

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, February 6, 2020
8:00 p.m.

A. CALL TO ORDER BY CHAIR

The meeting was called to order at 8:00 p.m.

Members Present: Mike Walter, Deena McIntosh, Doni McLennan, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: None

Others Present: John Enos (Carlisle/Wortman)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by McLennan with a second by McIntosh to approve the agenda as written. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Daubner to approve the minutes of the January 9th meeting as amended to fix a spelling error. All ayes. Motion carried.

D. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There are no comments at this time.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: I received a copy of Doan's application to the state for their campground permit. They may start construction later this year. They are looking at 52 sites for phase 1. The original idea of the campground remains in the site plan, though things are slightly moved around, condensed, and closer to the road. The site plan still needs to go through a comprehensive review.

Enos: Doan would like meeting time in March. I will send out a review of the plan once it is complete so that everyone can look over the review before the next meeting. Since most of the legwork is done during the preliminary site plan, I do not expect many issues to arise now.

Seefeld: Is there a dump station or propane refill station on the plan?

Walter: There is one dump station.

Enos: I'll ask about propane during the review.

Walter: I have not heard anything else from the solar power people.

Enos: They called me because they are doing a similar project in Grass Lake. I talked to them through the Manchester Township process. They are pulling their plans together, and would like to have something for us in the springtime.

II. Report of Township Board Representative

There was discussion of the Township Board meeting. Minutes of the meeting were provided.

III. Report of Zoning Board of Appeals

There has not been a meeting.

IV. Report of Planning Consultant

There are no comments at this time.

V. Reports of Committees

i. SWWCOG

There has not been a meeting.

ii. Joint Planning Commission

McIntosh: We had a meeting tonight, updating one another on community happenings. Our next meeting is in May.

VI. Correspondence

There has been no correspondence.

F. UNFINISHED BUSINESS

I. Wedding/Event Barns

Enos: We removed event barns from the ordinance at your request and added a definition for Ag-Tourism. The uses of this ordinance are allowed in three districts under a conditional use. Applicants have to undergo a site plan review and a public hearing. They must also accept any requirements we attach. Because it is a special use, we can be stricter about whether applications are compatible with the master plan and what's best for the public wellbeing.

Seefeld: Could farmers claim Right to Farm for these uses?

Enos: Since these uses are for entertainment purposes, it would not fall under Right to Farm. Look through the ordinance, review it, and we'll talk about it in March and see how comfortable you are with it.

II. Short-Term Rentals

Enos: This ordinance is crafted so that if you want to rent a place out, you'll need to apply for a special use. A plot plan and public hearing are necessary. There is a 30-day rental minimum and applicants must accept any conditions we attach. This allows rentals to occur but prevents the nuisance of weekend parties. Again, look this over and we'll discuss it in March.

Seefeld: Will the township attorney have looked at it by March?

Enos: I will ask them to.

G. NEW BUSINESS

There is no new business.

H. COMMENTS FROM COMMISSIONERS

Daubner: Is the reclamation of the RV park outstanding?

Walter: Yes, the property owners around the site are still upset that the previous owners did not complete the full reclamation. We have no record of what that reclamation was supposed to consist of. When the state is processing the Doan's application, they will evaluate if a mine site is a good place for an RV park.

Enos: I'm confident that Doan will ensure the phases move forward as they should.

Daubner: If the village became a city, could city residents be buried in the ^{township} cemetery?

Kolon: The language says that primary rights go to Manchester Township residents and people with an association to Manchester Township. I assume that other people could be buried there, but they wouldn't have primary rights. People in the city could make the argument that they did live in the township and should therefore be allowed to be buried there.

Walter: This is something that would have to be discussed if we pursued cityhood.

Seefeld: Is there anything in the ordinance that says what we would do with septic and drain equipment if the RV park doesn't succeed? Would the main building stay up?

Walter: Decommissioning is included in the ordinance. We didn't require that the building be removed, but it'd need to undergo review to ensure that it meets the requirements of whatever use it would fulfill.

I. PUBLIC COMMENT --- (Limit to 2 minutes, please state name and address)

There are no comments at this time.

NEXT MEETING: **Regular Meeting – Thursday 3/5/2020 8:00 p.m.**

J. ADJOURNMENT

A motion was made by Thompson with a second by McLennan to adjourn the meeting. All ayes. Motion carried.

8:56 p.m.

X Debra McLaughlin
Secretary

X Annelise Beuron
Recording Secretary