

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, January 9, 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), Gene DeRossett (327 Woodhaven Place), and Pat Vaillencourt

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by Daubner with a second by Kolon to approve the agenda as amended to add Cemetery Ordinance Updates under Unfinished Business. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by McIntosh to approve the minutes of the December 5th meeting as written. All ayes. Motion carried.

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

DeRossett: Thank you for all of your hard work. It is appreciated.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: Doan is planning on bringing a site plan to the Planning Commission for us to review.

Enos: The plan covers phases 1 and 2 (the phases we approved) in greater detail. I would expect the plan to be ready in February.

Seefeld: Will approval for water and sewer have to go through the county?

Enos: Both the well and septic system will require county and state approval. If we are comfortable with all other details of the plan, we can condition our approval on the approval of those agencies.

Walter: There have been inquires from S Power about establishing the township's first solar farm, so be ready to discuss that in the coming months. We have also been asked to review our

land division ordinance in order to clean up the language and ensure it aligns with recent changes to the law. This will also be a possible agenda item in the near future.

Enos: Since it is a general law ordinance, the Township Board will have the ultimate decision. It is a straightforward ordinance.

Walter: A member of the Rover pipeline team sent me an email and requested that they be looped in on any projects that would bring construction near/on top of the pipeline. They'd like to ensure there is no right of way infringement or safety concerns.

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

Enos: I had a conversation with the solar company, walking them through ordinances and requirements. It would be a special use, so they'd have to apply and submit a site plan. They are unsure when they will pursue this.

V. Reports of Committees

i. SWWCOG

Daubner: We discussed potential changes in the fire department, in the relationship between the village and the township, and happenings in surrounding communities. It was also stated that the Board of Commissioners will not be taking over the WCRC. Our next meeting is April 7th, 2020.

ii. Joint Planning Commission

McIntosh: Our next meeting is February 6th at 7:30 p.m.

VI. Correspondence

There has been no correspondence.

F. UNFINISHED BUSINESS

I. Wedding/Event Barns

Enos: If you see merit in taking time to draft an ordinance, we can write some language. If you don't, we should move on.

Walter: If we were to make it a conditional use in the commercial district, would we eliminate the conditional use that allowed the previous event barn to be approved in the township?

McIntosh: I think we beefed up the definitions after the loophole was found, though he ended up withdrawing his application.

Enos: I will double-check the records and clarify the conditional use if it hasn't been already.

Walter: I am not sure how much demand there is for event barns in this part of the county.

Kolon: I am in favor of considering it. Society has changed a lot and we need to be open to new ways of thinking and new ways of making an income.

Daubner: We do have to worry about the problems it might create.

Enos: Other AG tourism uses (hayrides, corn mazes, apple orchards, etc.) will not cause issues, but the event facilities could. It is our goal to keep the village commercial and protect the agricultural heritage of the township.

McLennan: Some may not even consider building a facility because of the stumbling blocks associated with it, such as traffic, noise, etc.

Kolon: Since each project is unique, we can evaluate the amount of traffic and what the existing roads are like and condition requirements from there.

Enos: I'm not hearing much opposition to pursuing the language or to the setup of the sample ordinance I provided. I'll find the right place to take that language and put it in our ordinance in a way that works. It will be a conditional use in the AR district. How would the Township Board feel about this, given that ultimately they will need to approve it?

DeRossett: I think the board would be open to it.

Seefeld: I'm fine with the other AG tourism uses but I feel that event barns will create too many issues unless you put them in a commercial area. I wouldn't want them back out in the township.

Enos: What we'd do is add banquet halls to the conditional uses in the commercial district, so we're allowing it but someone would have to get rezoning if not in the commercial district (which is not easy). The rest of the AG tourism uses will be allowed anywhere in the township under a conditional use.

Seefeld: That sounds good.

II. Short-Term Rentals

Enos: We previously discussed easy fixes with time frames, but it is all about enforcement. If the Township Board desires, we can make short-term rentals a conditional use in the AR district and add some specific conditions to that, like the 30 day rental minimum.

Thompson: If there is a problem, ~~it~~^{it} gives us something to work with.

Enos: It does. It allows us to hold public hearings and add the 30 day minimum, as well as parking requirements and other details. A special use gives us control over the issue.

III. Cemetery Ordinance Updates

Enos: The Township Board is pleased with the Cemetery Ordinance and our attorney has reviewed it. There were a few minor changes after review and it has been cleaned up. If everyone is comfortable, we can make a motion to move it back up to the board for approval.

A motion was made by Seefeld with a second by Daubner to approve the Cemetery Ordinance and send it to the Township Board for their review and approval. All ayes. Motion carried.

G. NEW BUSINESS

There is no new business.

H. COMMENTS FROM COMMISSIONERS

Kolon: I was looking at the Township Board minutes from November and December but I felt there were details missing. I understand the minutes should be succinct but it's difficult to understand what happened.

Seefeld: There is an MTA Conference at the end of April. If interested in attending, contact Danell Proctor.

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

Vaillencourt: Destination Ann Arbor is working on putting together a 10 year tourism plan for Washtenaw County. Many communities, including ours, are working together to determine what the plan should consist of. They are very interested in our portion of the county and are willing to invest resources to help us stay a viable community.

McLennan: Did you mention the campground development?

Vaillencourt: I did not but that's a very good point, thank you.

NEXT MEETING: **Regular Meeting – Thursday 2/6/2020 8:00 p.m.**

I. ADJOURNMENT

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

9:02 p.m.

X Debra M. [Signature]
Secretary

X Annellee Barton
Recording Secretary