

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting, November 7, 2019**  
**8:00 p.m.**

A. CALL TO ORDER BY CHAIR

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

Members Present: Deena McIntosh, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Mike Walter and Doni McLennan

Others Present: John Enos (Carlisle/Wortman) and Gene DeRossett (327 Woodhaven Place)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by Kolon with a second by Daubner to approve the agenda as written. 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 October 3<sup>rd</sup> meeting as written. All ayes. Motion carried.

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

DeRossett: The extension of the 5 year road millage was approved, as was our fire equipment fund. I attended the Washtenaw County Board of Commissioners meeting last night and spoke for keeping the Road Commission as it is. I had a sense that they will retain the Road Commission as is, though they may add some new commissioners. They were pleased that Manchester Township was there to speak up.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

There are no comments at this time.

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

DeRossett: The Planning Commission recommended that we continue Southwest Washtenaw Council of Governments meetings, which are meetings between four townships: Bridgewater, Sharon, Freedom, and Manchester. Pat Vaillencourt sent out an email to those involved but said that no one has responded. I think it's important for our area and community to continue these meetings. If there is no interest, however, it won't work.

##### ii. Joint Planning Commission

McIntosh: The next meeting is December 5<sup>th</sup>, 2019.

#### VI. Correspondence

There is no correspondence at this time.

#### F. UNFINISHED BUSINESS

##### I. Cemetery Ordinance Language Discussion

Enos: This ordinance is a general law ordinance regulating our cemeteries. The main change we've made is taking out the Cemetery Board and giving the Township Board the ability to assign designees to run the cemeteries. I am comfortable with sending this to the Township Board. The Township Board can make any changes they see fit and adopt it at any time. It has been reviewed and approved by the former township attorney.

Daubner: Looks good to me.

A motion was made by Daubner with a second by Kolon to send the Cemetery Ordinance up to the Township Board for approval. All ayes. Motion carried.

##### II. Wedding/Event Barns

Enos: The main question is whether or not we want to allow this type of use in the township. Pros include the potential to preserve agricultural property, barns, and Manchester's rural character. Cons include the potential for nuisance activities, such as noise, traffic, and trespassing. This does not fall under the Right to Farm Act. It includes other AG tourism, such as hayrides, apple orchards, corn mazes, and cider mills. This would be a special use in the AG district. If someone wanted to attain a special use, they would come before us, we'd have a public hearing, and we could attach specific conditions. If they violate the agreement, we could revoke the use. This is a way for farmers or large property owners to generate additional revenue and add destinations to the township. Take a look at this. If you don't want to regulate event ~~barns~~, we can still regulate the other AG tourism uses.

barns

Thompson: Since it's a special use we can regulate where it is to prevent traffic and neighbor concerns.

Seefeld: The township's lack of police protection could be an issue for controlling noise, crowds, etc.

Enos: Look it over. We'll come back next month and discuss what kind of action you all would like to take.

### III. Housing Rentals

Enos: The state is still wrestling with Airbnb issues. If we are going to regulate rentals (not Airbnbs), the easy fix is to attach a 30 day minimum for a rental. This prevents people coming and going every weekend for a party. Like any ordinance language, it is only as good as the enforcement.

Kolon: I don't believe we need to have a short term rental ordinance, as our issue lies with enforcement, not the ordinance.

Enos: I agree. I do not believe there is a need for it. If we do anything, we'll put a sentence in the zoning ordinance about time frames.

Thompson: We don't have a way of knowing if the ordinance is being violated.

Enos: We can continue to talk about it or we can take it off the discussion list.

Kolon: I don't think passing a 30 day stay would change anything. It doesn't matter if we don't enforce it.

Thompson: It's a double-edged sword. The reason some people want to live in a rural township is because they want to do whatever they want (to a certain extent), but it becomes a problem when it bothers other people.

DeRossett: If it's infringing on neighbors and disturbing their peace, it's no longer private property rights. In fact, this is a commercial operation.

Thompson: Things won't change if we don't enforce our ordinance.

Enos: It sounds to me like there is not a strong interest in regulating this. I would take it off the agenda.

### G. NEW BUSINESS

There is no new business at this time.

### H. COMMENTS FROM COMMISSIONERS

Seefeld: If you get a chance, pull up the minutes from last month's Village Council meeting. I'd like to hear your opinion on the conversation.

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

DeRossett: There was a 4-hour open house for vacant buildings that the property owners are selling or leasing. It was well attended, and I believe it is a positive thing for the community. If we don't put our community out there, people won't see what we have to offer.

NEXT MEETING: *Regular Meeting – Thursday 12/5/2019 8:00 p.m.*

J. ADJOURNMENT

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

8:50 p.m.

Debra Mullaly  
X Secretary

Annalisa Burton  
X Recording Secretary