

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, October 3, 2019
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, Doni McLennan, Deena McIntosh, Dave Thompson, George Daubner, and Sybil Kolon

Members Absent: John Seefeld

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

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

A motion was made by Daubner with a second by McLennan to approve the minutes of the August 1st meeting as written. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Enos: The resolution has been approved by Jesse O'Jack, and his comments have been added. With a conditional use, such as this, the applicant and property owner have to abide by the conditions we attach. They'll have to come back to the Planning Commission with a final site plan for phases 3 and 4. At that point, we can make a decision regarding water and sewer connection. I am comfortable recommending approval and I think it'll be a nice addition to the township. This decision is yours, it does not go up to the Township Board.

Daubner: When does phase 3 come in?

Enos: It is based on density. If they run into problems or are not following our conditions, we can revoke the use.

Daubner: Would the hookup to the village come into effect at phase 3?

Enos: Possibly, it depends on the distance to village hookup and technology advancements. If connection is still too far away and the township is not comfortable with the private system, we don't have to approve phases 3 and 4. The biggest concern, which could change, is the idea that the township could be responsible for the system.

Daubner: Would the reclamation carry forward if the property was sold to another owner?

Enos: Yes, all the conditions are attached to the land.

Daubner: Especially given that we have the support of Carlisle/Wortman, I am comfortable with moving forward.

Kolon: What exactly does 'during the hours of operation' mean?

Walter: Doan said that they would have 24 hour video surveillance during the RV season. At this point, the caretaker will not be living on site. That could change as the project moves forward.

Kolon: Could you clarify what the purpose of the bond language is?

Enos: We require reclamation bonds; however, this project will be graded in a way that will make it easily developed into a residential development if the project were to go south. The bond is just a protective measure. This means that if there were concrete pads or underground infrastructure, they'd have to be removed to bring it back to a natural state for redevelopment.

A motion was made by Daubner with a second by Thompson to approve the resolution for a conditional use and the preliminary site plan for construction of the Hidden Lakes RV Resort on Parr Road by the Doan Companies.

Roll call vote. Thompson: aye. Kolon: aye. McIntosh: aye. McLennan: aye. Daubner: aye. Walter: aye. Motion carried.

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

DeRossett: We had a meeting on Monday to discuss connecting Watkins Lake State Park to Brooklyn. We are also talking about connecting Wamplers Lake, and maybe even further on through Sharon Township and into Chelsea. This would bring a lot of people to our community. The township has retained Willam Fahey and his group to be our new township attorney. We look forward to working with them.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: I've heard there is a possibility of putting a solar farm somewhere in the township. If that were to occur, we'd have site plan review and approval. We already have strong language in place, but I wanted you all to be aware.

II. Report of Township Board Representative

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

III. Report of Zoning Board of Appeals

There has been no meeting.

IV. Report of Planning Consultant

Enos: I gave a presentation on Event Barns at a conference recently, and I'd be happy to share that information with you.

Daubner: Would it be good to have language in place to protect ourselves?

Enos: Since we don't have it in our language and it is a commercial use, we have to right to say no since most property is zoned agricultural, not commercial. On the other hand, it is a way for farmers to generate more revenue. I can provide some AG tourism language for you to look at, which covers event barns and more.

Walter: Since it is our first parking lot item, I think it'd be good to take a look at it.

Kolon: If we open it up for discussion, we can figure out if the community is dead set against it or if it is something worth talking about.

V. Reports of Committees

i. SWWCOG

Kolon: Pat Vaillencourt has expressed an interest in continuing these meetings.

DeRossett: I think it is very important that these meetings continue.

ii. Joint Planning Commission

There are no comments at this time.

VI. Correspondence

There has been no correspondence.

G. UNFINISHED BUSINESS

I. Cemetery Ordinance Language Discussion

Enos: Jesse O'Jack has approved the language. It is very straightforward. This would go to the Township Board and they would make the final decision on it.

Walter: The Cemetery Board would stay on as an advisory committee, and the Township Board would have control. I think we should have one more round of review before we approve it. Have you gotten any feedback from Cemetery Board about what guidelines they follow?

DeRossett: They have not yet provided any information. We are currently waiting for paperwork to go through the state to approve Township Board takeover.

Walter: When might that happen?

DeRossett: Probably pretty soon.

Walter: Is having an ordinance in place something necessary for state approval?

DeRossett: I think it would be good.

Walter: Do you have a recommendation on how to proceed, given that this is a time sensitive issue?

Enos: I am comfortable with recommending approval at the next meeting. I will create a resolution.

H. NEW BUSINESS

There is no new business.

I. COMMENTS FROM COMMISSIONERS

Kolon: I recently attended another Irish Hills Inter Municipality meeting. One of their main goals is to put together a recreation plan for the entire Irish Hills area so that they have an approved plan to support grant applications. It was a very good meeting with lots of positive connections. I think it's something we need to keep going here with SWWCOG. I think so much more can be generated when you are sharing information.

Daubner: Do we have an ordinance for short-term rentals?

Enos: We do not allow it.

DeRossett: If there are no regulations and people move short-term rentals into commercial situations, it creates a lot of havoc for neighborhoods and the surrounding property owners.

Enos: I will generate some more information for everyone to look at. It is a simple language.

Kolon: I don't see that there is a huge demand for short term rentals here.

Enos: We can write the best ordinance in world, but it won't be effective if it is not enforced. For the most part, it is complaint driven.

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

There are no comments at this time.

NEXT MEETING: *Regular Meeting – Thursday 11/7/2019 8:00 p.m.*

K. ADJOURNMENT

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

8:56 p.m.

X Danya M. Chitt
Secretary

X Annelise Barron
Recording Secretary