

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting, September 5, 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, John Seefeld, and George Daubner

Members Absent: Sybil Kolon

Others Present: John Enos (Carlisle/Wortman), Mary Fielder (403 East Main Street), Ruth Blumenauer (10833 Parr), Gene DeRossett (327 Woodhaven Place), Matt Doan (3670 Carpenter Road), and Bill Haeussler (420 E Duncan)

Notetaker: Annelise Baron

**B. APPROVAL OF AGENDA**

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

**C. APPROVAL OF MINUTES**

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

**D. DOAN PROJECT UPDATES**

Walter: Our consulting firm updated the campground resolution to include our comments from last month. Both the applicant and township attorney have seen it and provided their feedback.

Enos: Our attorney suggested lots of changes in the way the resolution is laid out, but not about the conditions themselves. The applicant has requested a farm style fence (instead of chain), no reclamation bond after construction is complete, that a caretaker may live on site, and that the site will be security monitored on an as-needed basis.

Thompson: The farm style fence would fit in much better with the surroundings.

Enos: There will be at least a 20ft wooded buffer on the inside of the campground.

Seefeld: Will the upstairs of the store be living quarters for a caretaker?

Doan: Not now, but it could be. There will be a scheduled caretaker.

Enos: The applicant didn't have any problems about phases 3 and 4 coming back to us. If there were problems on site, we could revisit the conditions at that time.

Seefeld: Will there be some type of security person there?

Doan: Not a dedicated person, but an onsite one during business hours. There will be video monitoring and security as needed. If there was a demand, we'd hire a private staff.

McIntosh: Who monitors the video?

Doan: There are services that do that.

Walter: What would be the appropriate way to address the bond question?

Enos: Typically, reclamation bonds are for projects where the topography makes the land unusable if nothing is done to it. That is not the case for this project, so a bond shouldn't be necessary after 5 years. By then, the campground will be up and running and we'll know if it's a working project. Again, we can always reassess at phases 3 and 4.

Walter: Does an onsite septic system have its own conditions for reclamation?

Enos: Yes, typically through the state. The beauty of a conditional use is that if there are violated rules or continual problems, you can revoke the use. I am comfortable with these conditions moving forward.

Walter: If any member of the public would like to voice any comments or concerns, please do so.

Haeussler: The septic field will be large enough for which phases? How do you come up with the size of it?

Doan: For phases 1 and 2. It is governed by the state and county. There are guidelines we have to follow that typically require that it is built well in excess of actual use.

Haeussler: Are four-wheelers allowed?

Doan: Four-wheeler ATVs are not permitted, though golf carts may be.

Haeussler: I am concerned about people wandering onto others' property.

Enos: I could add to the resolution that there should be no trespassing signs.

Doan: I'm concerned about what that would look like.

Walter: You could use private property signs instead.

Doan: We want to be something that is welcomed by the community. If not, we aren't the guys to do this. If we are gonna put our name on it, we are going to have it managed at high level. If there are issues with campers disturbing neighbors, those people would not be welcomed back.

Enos: I will finalize the resolution with the comments from the attorney and from tonight so that it is ready next month.

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

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

There has not been a meeting.

###### ii. Joint Planning Commission

There has not been a meeting.

##### VI. Correspondence

There has been no correspondence.

#### F. UNFINISHED BUSINESS

There is no unfinished business at this time.

#### G. NEW BUSINESS

##### I. Cemetery Ordinance Language Discussion

Walter: The township will be taking over the cemetery and we need an ordinance to support that.

Enos: Jesse O'Jack took the Lodi Township ordinance and amended it to fit Manchester. When we take control of the cemetery, this ordinance is what it'll be governed under. I suggest looking over this throughout the next month and acting on it at the October meeting. It is straightforward. The township will be keeping records, maintaining it, and monitoring it.

Walter: I understand that the cemetery board will not be disbanded, but will manage the cemetery. Given that, the ordinance needs to allow designees to be able to carry out duties. It

would be good if we could get a copy of some rules and regulations the cemetery board operated under.

Enos: Good point. They should look at this ordinance as well.

Walter: We want continuation in how this is managed. There have been no complaints regarding how it's managed. The issue is that less people are choosing to be interred there, so there is less income.

DeRossett: By statute and state regulation, the cemetery must be governed and maintained by the township. It was suggested that the current board could be an advisory committee, but all decisions and proceeds are for Manchester Township.

Enos: I will update the ordinance for next month.

Walter: If anyone else wants to make sure something is included, let John Enos or myself know.

#### H. COMMENTS FROM COMMISSIONERS

McIntosh: Does the township give money to the library? This past month, I went to get a library card and it would cost \$125/year because I don't live in the township. They said they don't get any tax dollars from the township.

DeRossett: It is a regional district library for many townships. I am glad you brought it up. I'll look into it.

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

DeRossett: On Tuesday, the board will be voting on applying for another grant for Watkin's Lake State Park. The project is on track and moving forward, though it is a long process. It is receiving lots of positive attention.

NEXT MEETING: *Regular Meeting – Thursday 10/3/2019 8:00 p.m.*

#### J. ADJOURNMENT

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

8:54 p.m.

X Debra McPherson  
Secretary

X Annelise Baron  
Recording Secretary