

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, August 1, 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, George Daubner, and Sybil Kolon

Members Absent: None

Others Present: Chris Atkin (Carlisle/Wortman), Ruth Blumenauer (10833 Parr), Bill Haeussler (420 E Duncan), and Keith Bennett (8430 Neal)

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

A motion was made by McIntosh with a second by Seefeld to approve the minutes of the July 11th meeting as written. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Walter: Our consulting group has put together a draft proposal that includes the conditions we have discussed.

Atkin: The Doans have agreed to connect to village water and sewer within 500ft and to a 6ft chainlink fence around the entire property. They will also contract with a private security firm to have on call security 24 hours a day. They will resubmit a final site plan for phases 3 and 4. The guidelines in this proposal are backed up by state requirements.

Kolon: I think our township attorney should review the proposal before we approve it, in time for us to review his comments before our next meeting.

Seefeld: I still have an issue with the water and sewer. We are going against the master plan that took us years to create. I know we can postpone the requirement, but I still worry we will open up a can of worms for future applicants. It's not that I don't want to see this happen, it's just that I don't think we are doing ourselves any favors by letting them slide.

Thompson: People aren't lining up to develop in this area. Next time, we may have to do the same thing.

Kolon: If connection is within, say, 600ft instead, we cannot require them to connect. There isn't a lot of flexibility.

McIntosh: Could it say within 500ft of property or prior to phases 3 and 4 being approved?

Walter: It could. Item number 4 does state that we can review the distance they need to connect within. At the point they move into phases 3 and 4, we will review their final site plan and discuss connection, onsite waste treatment, and whether or not we want to approve it.

Kolon: Is the reclamation bond only good for 5 years?

Atkin: You can renew and update it every 5 years.

Kolon: That should be clarified. Also, will there be a caretaker living on the property?

Seefeld: From past plans, I understood that there would be.

Walter: We'll make sure to clarify the reclamation bond and require a caretaker.

Kolon: The proposal says that the site plans shall be harmonious, meet township objectives, and be compatible with the natural environment. If we make a determination that this is not being observed, would we have to file a lawsuit to get them to be harmonious and compatible?

Atkin: If it is in the site plan, and they deviate without planning commission approval, then yes.

Walter: Email myself or John Enos individually if you have any other concerns. Considering that we have not had a chance to look at this proposal prior to the meeting, we will postpone our decision only one more month.

A motion was made by Kolon with a second by Daubner to table the Doan Project until September with a review from the township attorney the Monday prior. All ayes. Motion carried.

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

Bennett: I am opposed to this project because it will affect the uses of my property. I think your plan and guidelines are strong enough, but I am leery that they will follow them. The reclamation for the gravel pit was nonexistent. I think going against the master plan is asking for a problem. I don't see the profit of this, especially with the supermarket and pharmacy being closed, and I think the road will be an issue. I hope you hold them to whatever conditions you create.

Haeussler: I agree with everything Keith said. If they are not hooking up and not doing an onsite plant, what are they doing with the sewage?

Walter: There will be a large septic field, regulated by the county and state.

Haeussler: Will that take away from the site?

Walter: Yes. They have figured that into their site plan.

Haeussler: Like Keith said, they did a poor job reclaiming the gravel pit. I hope they will do it right next time.

Seefeld: We can renew the bond before 5 years is up.

Atkin: If necessary, we can increase the bond amount.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

There are no comments at this time.

II. Report of Township Board Representative

Seefeld: The Township Board and the board that runs Oak Grove Cemetery had a meeting last week. We are working together to resolve their financial issues.

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 met tonight and gave updates. Our next two meetings are October 3rd and December 5th at 7:30 p.m. in the Township Hall.

VI. Correspondence

There is no correspondence.

G. UNFINISHED BUSINESS

Walter: John Enos has provided a document going over the items in our parking lot list. It covers what modifications to our ordinances we might need to make in order to address the items. I'd like him to be here and present it before we discuss it.

Seefeld: What are our concerns regarding the two acre minimum lot size?

Walter: It was requested we look into making it larger, smaller, or keeping it the same.

Seefeld: I'd rather leave it. I wouldn't want it any larger or smaller.

H. NEW BUSINESS

There is no new business at this time.

I. COMMENTS FROM COMMISSIONERS

There are no comments at this time.

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

Haeussler: I'd like to see the revised site plan for the Doan Project.

Walter: We have yet to see a revised one based on our clarified conditions.

Seefeld: We'll see if it can be put on the website or in the office.

NEXT MEETING: *Regular Meeting – Thursday 9/5/2019 8:00 p.m.*

K. ADJOURNMENT

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

8:52 p.m.

X Dora M. Daff
Secretary

X Annette Baron
Recording Secretary