

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, July 11, 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: John Enos (Carlisle/Wortman), Gene DeRossett (327 Woodhaven Place), Bill Haeussler (420 East Duncan), and Ruth Blumenauer (10833 Parr)

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 Daubner with a second by Kolon to approve the minutes of the June 6th public hearing, as amended to fix grammatical errors. All ayes. Motion carried.

A motion was made by Kolon with a second by McIntosh to approve the minutes of the June 6th meeting, as amended to fix grammatical errors. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Enos: I asked the applicant if they're willing to develop phases 1 and 2 under a septic field, and when/if phase 3 arrives, they'd connect to the village. They indicated that they'd be willing to connect if it was within 500ft. I think this is fair. The other issue is police protection. The applicant stated that they wouldn't be willing to provide any fees for police service but they will have full-time, onsite security. These answers open up conversation that should lead to a decision. We can approve phases 1 and 2 and revisit the project when phases 3 and 4 arrive. There could be a water/sewer connection nearby at this point, and/or onsite technology may be more advanced. I don't think the WCRC will require the road to be paved. However, this project may weaken the joint master plan. I am comfortable recommending the phased approach, with a revisit of phases 3 and 4 down the road. I think the campground will be great for the community. We should make a decision in August. I will provide a resolution for our next meeting.

Walter: Are there any additional conditions we want to specify? We want to ensure any and all are included in the proposal.

Kolon: Will we outline reclamation and/or some type of bond to protect the township if the project fails?

Enos: I think Doan would understand those requests. If we are assured that we will not be responsible for an onsite treatment system, that makes the project much more comfortable.

Walter: Another thing to consider are conditions to ensure that the Doans remain a good neighbor. If there is anything not detailed in the campground language, we want to ensure that we detail that in the proposal.

Enos: Doan could have a discussion with each of their neighbors and ask if they are okay with natural barriers (trees) so that they don't have to cut down mature trees and put in fencing.

Kolon: Can we include our rationale in the language regarding why we are, to a certain extent, going against the master plan?

Walter: The proposal should explain the possible plans for phases 3 and 4 so that our expectations are known, with the understanding that they may change. If anyone comes up with further conditions or concerns, let John or myself know.

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

Haeussler: I own property on the north side of the Doan property. There is a steep bank out by the road, but that's it as far as barriers go. I don't want anyone to have a campfire and end up setting the woods on fire. My other concern is how narrow the road is. If farming equipment meets a camper, or even a car, there is not enough room.

Enos: What kind of barrier would you prefer?

Haeussler: Probably a fence.

Thompson: It'd probably be good if the whole property was fenced. We could also require Doan to put up signage at the exit saying that campers must exit only to the south.

Walter: We appreciate the input, and will do our best to consider your concerns moving forward.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: The Rover Pipeline installation punch list was passed along to me. Most of what they have left to do is landscaping and ground repair to fix what they have disturbed. The pipeline through Washtenaw County is mostly completed, so any concerns about installation has passed.

II. Report of Township Board Representative

There was a discussion of the June 11th and July 2nd Township Board meetings. Minutes of the meetings were provided.

III. Report of Zoning Board of Appeals

There has not been a meeting.

IV. Report of Planning Consultant

Enos: Please take a look at the parking lot items, and remember that if it isn't broke, there is no need to fix it. Take into account what Manchester actually needs. We may want to explore second homes, which allow in-laws to reside on one's property.

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

There is no new business at this time.

H. COMMENTS FROM COMMISSIONERS

There are no comments at this time.

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

Haeussler: Will the Doan campground be self-patrolled?

Enos: That is what's proposed.

Haeussler: Will there be a groundskeeper cabin?


Walter: We will double-check that, thank you.

NEXT MEETING: **Regular Meeting - Thursday 8/1/2019 8:00 p.m.**

J. ADJOURNMENT

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

8:57 p.m.


Secretary


Recording Secretary