

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting, June 6, 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), Pat Vaillencourt, Ruth Blumenauer (10833 Parr Road), Mary Fielder (403 East Main Street), Bill Haeussler (420 East Duncan), Jen Wojtowicz (131 Adrian), Bennet (8430 Neil Rd), and Steve Alber

Notetaker: Annelise Baron

B. APPROVAL OF AGENDA

A motion was made by McIntosh with a second by Daubner to approve the agenda as amended to fix an incorrect date. All ayes. Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Kolon with a second by Daubner to approve the minutes, of the May 2nd meeting, as amended to fix an incorrect date. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Walter: We heard updates during the public hearing. Does anyone have any other input?

McLennan: After phase 1 and 2, if they didn't want to connect, could they stop at that growth phase and keep the water and sewer onsite?

Kolon: It is not in their best economic interest to only do phase 1 and 2.

Enos: Density generates income.

Walter: Doan said they could continue onto phase 3 (full growth) with onsite as far as the state is concerned. They would only connect if, before phase 3, future developments brought public utilities closer to the site. The only guarantee of connection at phase 3 is requiring it as part of the conditional use.

Enos: I'll get more information from Doan on specifics and whether they'd be willing to do that.

Walter: The village or other projects extending connection are big ifs.

McLennan: As far as setting a precedent goes, just because we make a consideration for one project doesn't mean we will for another.

Enos: We need to look at things on a case by case basis and what makes sense for each unique use, location, and density.

McLennan: Exactly. We wouldn't make the same decision for someone else automatically.

Kolon: This could set us up for potential legal issues, however.

Daubner: That's why we have a planner. I hate to go against their recommendations.

Enos: The master plan is a legal document, but it is also a guide. In 5 years it may relax a little. However, to go against the master plan in the first project in the growth area is certainly a test of its strength. It could be legally problematic if we went against an approved document.

Walter: These are all good points we need to consider. We owe Doan a vote. We'll think it about it and get feedback from Doan before our next meeting. We are close to making a decision.

E. STEVE ALBER PROJECT REQUEST FOR PROPERTY

Alber: The 4 acre property is west of town. We want to build a shop building and a storage building. We probably won't complete it for a few years.

Walter: This would be for storage and commercial use?

Alber: It would be for our excavating company. We'd have an excavator, a couple of gravel trains, stuff like that.

Seefeld: Would the entrance be off of Austin or Grossman?

Alber: Austin.

Daubner: What is the request?

Walter: The request is to submit a project proposal and receive feedback from us.

Kolon: Is the parcel divided by drainage?

Alber: I'm thinking of creating a pond from the 2 drains, and using the dirt for landscaping and balancing out areas. I have talked to the DEQ about permits for culverting. I have also talked to the drain inspector for work I want to do by the mill, which would come before this project.

Enos: The zoning of your property is probably community commercial. I would suggest sketching out the parcel with your short- and long-term plans for it. I can talk with Carl Macomber and provide you with a game plan. We will have to see you again at some point, whether it's for zoning or a site plan. The uses seem compatible.

Walter: Once we have a sketched plan with intended uses listed, we can understand if this fits into the property.

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

There are no comments at this time.

F. 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 May 14th 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

Enos: I will have comments on the parking lot list for the July meeting.

V. Reports of Committees

i. SWWCOG

DeRossett: We've regular meetings for the last couple of years, but have not had meetings for multiple months. The chairman concluded that there was a loss of interest. Those meetings brought many people together to talk about issues, and I gathered a lot of information from them. I don't know if we should meet every 2 months or once a quarter, but I feel that all players should make a decision. If you don't mind, I'd appreciate a motion to recommend reconvening meetings in an attempt to determine the next step.

A motion was made by Kolon with a second by Walter to recommend resuming regular meetings of the SWWCOG committee before September.

ii. Joint Planning Commission

McIntosh: There was a meeting today at 7:00 p.m. We set up our next 3 meetings. The next one is August 1st at 7:30 p.m.

Walter: The village is having a hard time getting members to be part of the committee, mainly alternates.

VI. Correspondence

Walter: We received an invite to the planning and zoning team retreat from July 9th to 10th at Shanty Creek Resort. I also have copies of the Township Focus magazine if anyone wants to take a look.

Enos: I think it'd be a good idea to have a joint workshop in the fall to review planning, zoning, roles, and responsibilities.

G. UNFINISHED BUSINESS

There is no unfinished business at this time.

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 got the impression that you will make a decision for the Doan project next month. Will that answer some of the unanswered questions?

Walter: Our plan at this point is for the planning consultant to get some answers so that we can discuss the project at the next meeting and make an up or down vote. The Doans need to know if they can move forward or not.

Haeussler: They deserve an answer, but there are a lot of unanswered questions.

Enos: Then the township may not have a choice.

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

K. ADJOURNMENT

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

8:57 p.m.