

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting, May 2, 2010**  
**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), and Mike McLennan (10950 M-52)

Notetaker: Annelise Baron

**B. APPROVAL OF AGENDA**

A motion was made by Kolon with a second by Daubner to approve the agenda as amended to add a report of the Joint Planning Commission under Reports of Committees. All ayes. Motion carried.

**C. APPROVAL OF MINUTES**

A motion was made by Kolon with a second by McIntosh to approve the public hearing minutes, of the April 4<sup>th</sup> meeting, as written. All ayes. Motion carried.

A motion was made by Thompson with a second by Daubner to approve the minutes, of the April 4<sup>th</sup> meeting, as amended to fix a grammatical error. All ayes. Motion carried.

**D. ELECTION OF OFFICERS**

A motion was made by Daubner with a second by Seefeld to nominate Walter for chairman. All ayes. Motion carried.

A motion was made by Daubner with a second by Seefeld to nominate Thompson for vice chairman. All ayes. Motion carried.

A motion was made Daubner with a second by Kolon to nominate McIntosh for secretary. All ayes. Motion carried.

**E. DOAN PROJECT UPDATES**

DeRossett: I had the opportunity to talk to the Washtenaw County Road Commission. They will provide input regarding the Doan Project if/when it is approved.

Walter: We hoped the WCRC would have input, as we want Doan to know if they will need to pay for road extensions or upgrades.

Enos: It is not unusual to condition an approval or recommendation upon outside agency approvals, like the WCRC. The Doans haven't said if they are going to withdraw or not, but it seems that they would like to move forward with the phased plan. In the third phase, the Doans would consider hooking up to the village sewer and water system. In my opinion, that is the only way this will work. The township engineer is uncomfortable with the mini treatment plan.

Walter: A concern is the precedent we set by allowing the first project in the growth transition area to not have connection to village water and sewer, as the master plan states it should.

Thompson: Just because something is in the master plan, does that mean it has been researched and would stand up in court?

Enos: The master plan is an adopted law in regards to future growth. In a court of law, they would look to that document and decide what reason you have for going against it. You can go against it with a reasonable request. The master plan is solid and a treatment system does not fit into it.

Kolon: One way or another, we have to have a public hearing before we make a decision, correct?

Enos: Yes, unless they formally withdraw their request. It is only fair to the applicant that a decision gets made.

McIntosh: Does the fact that there is no longer a grocery store in Manchester hurt the viability of this project? It could cause the phased plan to be longer.

Walter: Others have had the same concern. The Doans would have to determine whether they want to go forward with it and whether they'd want to increase the size of their onsite store.

Thompson: I think that someone should talk to Doan and make sure they are willing to continue, even if they have to wait another year to start construction.

Seefeld: If we cannot come to agreement regarding water and sewer, why go any farther? That seems to be the sticking point.

Daubner: It is going to be difficult to go against the recommendation of the master plan and our planning consultant.

Seefeld: Setting this precedent could open up a can of worms for the next person who comes in.

Daubner: Are we prepared to answer questions regarding police protection?

Walter: The campground will be covered by the state police when they can get there, just like the rest of the township.

Kolon: We have to get public input if they are not going to withdraw.

Walter: We owe them an answer and should set a public hearing.

Enos: You do not have to make a decision after the public hearing, in fact I rarely recommend you do. I will make sure we notify everyone.

A motion was made by Daubner with a second by Seefeld to schedule a public hearing regarding the Doan Project for June 6th at 7:30 p.m. All ayes. Motion carried.

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

There are no comments at this time.

G. 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 that took place on April 9<sup>th</sup>. 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

McIntosh: We have a meeting on June 6<sup>th</sup> at 7:00 p.m.

VI. Correspondence

McIntosh: The MTA is holding an Introduction to Planning and Zoning Workshop, it has three locations and three dates if anyone is interested.

H. UNFINISHED BUSINESS

I. Towers Ordinance

Walter: The verbage was reviewed at the last meeting, but I wanted to ensure everybody had time to review it.

A motion was made by Kolon with a second by Daubner to recommend the Towers Ordinance to the Township Board for their review and approval. All ayes. Motion carried.

I. NEW BUSINESS

Seefeld: I received something from the MTA about a bill in the legislature regarding short term rentals.

Enos: It would take away local government's ability to regulate them, and will probably face a lot of opposition.

J. COMMENTS FROM COMMISSIONERS

Thompson: Has there been any discussion about AshKay Island?

DeRossett: There was a bench trial set for last Thursday that was postponed because the judge recommended that both parties go into mediation.

Walter: What can we remove from the parking lot list?

Daubner: Not event barns, they seem to be popping up everywhere.

Enos: I can share some agricultural tourism ordinances with you all. They do not permit event barns.

Thompson: Why was second homes put on there?

Walter: It was mainly added because more and more people want their parents close by to take care of them as they age, but they want them in a separate building. We wanted to discuss whether we wanted to allow them, and if yes, how they should be constructed. I propose that soon, hopefully after our next meeting, we add a parking lot item to the agenda. I think that we will have enough to tackle at our next meeting.

Seefeld: There are three public engagement meetings regarding 5-year recreation master plans. They are May 7<sup>th</sup> at the Ypsilanti District Library on Whittaker, May 9<sup>th</sup> at 7:00 p.m. at the Village of Manchester Offices, and May 16<sup>th</sup> at the Whitmore Lake Elementary School.

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

DeRossett: I believe that we are doing all the right things to move forward with Watkins Lake State Park.

Enos: We are working away at the details.

NEXT MEETING: **Regular Meeting - Thursday 6/6/2019 8:00 p.m.**

L. ADJOURNMENT

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

8:59 p.m.

X Michael Wake  
Secretary

X Annelise Barton  
Recording Secretary