

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**

**Regular Meeting, April 4, 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, Deena McIntosh, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Doni McLennan

Others Present: Tyler Lasser (Carlisle/Wortman) and Gene DeRossett (327 Woodhaven Place)

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 Kolon with a second by McIntosh to approve the minutes, of the March 7<sup>th</sup> meeting, as written. All ayes. Motion carried.

**D. DOAN PROJECT UPDATES**

Waler: The Doans requested to cancel the public hearing scheduled for a few weeks ago. They wanted the township and village to better define the details for the 425 agreement. I've talked with John Enos since then and we agreed it'd be best to reschedule the hearing on a date separate from our regular meeting. Let me know what you think of that idea. I have not talked directly to the Doans yet.

Thompson: I think we need to better understand the criteria of the project before holding a public hearing. We have spent time on this and our planning consultant suggested it was time for a public hearing. However, we were also sent a report that recommended we do not approve the project.

Lasser: Based off of the master plan, conditional use factors, and the zoning ordinance, we do not suggest moving forward without water and sewer hookup. However, there needs to be a step where we gather information from the public.

Thompson: No applicant should be spending money if we do not think the project is going anywhere.

Walter: The growth transition area in the master plan denotes the next growth areas for the village. Utilities would extend into that. It's a concern that in the first project in a growth transition area, utilities wouldn't be extended. While the master plan does not state it has to be a 425, it suggests it.

Lasser: The conditional use standards within the zoning ordinances are legally binding. It is our job to go by exactly what the laws and the master plan say. However, you don't have to listen to us.

Thompson: Security is another issue. Police protection is a lot to put on the applicants. These issues should be worked out before we have a public hearing.

McIntosh: I don't think we can do anything about police protection. A public hearing will ensure that Doan comes and informs us of updates and details.

Walter: We would still have to have a public hearing down the line, as the application will change.

Thompson: If we are going to uphold the master plan, this is cut and dry.

Kolon: They have not withdrawn their plan, so we need public input before we make a decision. The planning consultant or someone else needs to talk to the Doans to find out if they will withdraw if we require hookup at the start of the project.

Walter: Does anyone know what the Township Board thinks about this project?

DeRossett: The board has not had any conversation about approving or not approving it. I had a brief conversation with Matt Doan. He would like to do this project in stages, starting with an onsite septic system and working out a 425 agreement as the site grew. I feel that if Doan is willing to invest money to improve the property and make the project viable for the community, it is a great project. However, the project needs to be viable and income-producing. If the road commission says that they want Parr Road updated and paved, the project would not be economically feasible.

Walter: The next step is to finding out what we do not know. If the road needs to be redone or if the group decides that the project requires connection to utilities, the project will be killed. As a group, we need to decide how tightly we are going to adhere to what the master plan recommends we do. This will guide what we do going forward with future projects. Not knowing the expectations of the road commission, I'm not sure we have enough information to ask for a public hearing. If a road extension is not required, the question would be if would are willing to do onsite disposal with phases and connection later. I propose we table this conversation until next our meeting, with the expectation that we will hear from the road commission. We will not schedule a public hearing until we feel ready to move forward with the project. Can the planning consultant let the Doans know about all this?

Lasser: Yes.

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

There are no comments at this time.

## F. REPORTS AND CORRESPONDENCE

### I. Report of Chairperson

Walter: George and Dave, you are up for term renewals. If you are willing and want to continue, let Gene DeRossett know so that he can recommend you to the Township Board for approval. The election of officers takes place next month.

### II. Report of Township Board Representative

There is no report at this time.

III. Report of Zoning Board of Appeals

There has not been a meeting.

IV. Report of Planning Consultant

There were no comments at this time.

V. Report of Committees

i. SWWCOG

There has not been a meeting.

ii. Joint Planning Commission

Walter: We have not met, but will soon schedule our next meeting.

VI. Correspondence

Walter: I received a pamphlet from the MTA. There is an Introduction to Planning and Zoning Conference in the middle to end of May. There are 3 different locations, one of which is in Jackson. If you are interested in attending, let Danell Proctor know.

G. UNFINISHED BUSINESS

I. Towers Ordinance

Walter: We will vote on the ordinance next meeting, when it is formatted for approval.

H. NEW BUSINESS

There is no new business at this time.

I. COMMENTS FROM COMMISSIONERS

Daubner: I would like to thank the board for letting me attend the MTA convention. The classes were very informative and it was well worth the time. It was my privilege to attend.

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

There are no comments at this time.

NEXT MEETING: **Regular Meeting – Thursday 5/2/2019 8:00 p.m.**

K. ADJOURNMENT

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

8:52 p.m.