

**MANCHESTER TOWNSHIP PLANNING COMMISSION**

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

**Regular Meeting, March 7, 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, George Daubner, and Sybil Kolon

Members Absent: Doni McLennan, Dave Thompson, and John Seefeld

Others Present: Tyler Lasser (Carlisle/Wortman) and Bill Haeussler (420 East Duncan)

Notetaker: Annelise Baron

**B. APPROVAL OF AGENDA**

A motion was made by McIntosh with a second by Kolon to approve the agenda as written. 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 February 7<sup>th</sup> meeting, as written. All ayes. Motion carried.

**D. DOAN PROJECT UPDATES**

Lasser: The public hearing will be held on March 21<sup>st</sup> at 7:00 p.m. Another review will be sent to you early next week regarding economic impact, conditional use standards, and the status between the village and township about utilities. The Washtenaw County Road Commission had a couple of concerns about the road leading up to site. It may need to be paved, and there may be some traffic problems.

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

Haeussler: What is the timeline for the three phases of the Doan Project?

Walter: In the first phase, they plan to build the store, septic system, and approximately a third of the sites. Then, they can generate revenue and move as quickly as possible into phases two and three. This could be take as little as three years, or it could take longer.

Haeussler: The gravel pit was supposed to be reclaimed but it never was. Couldn't this happen again?

Walter: Because this is a conditional use, we can build a plan into it to reclaim it and bring it into an acceptable state.

Haeussler: Won't the septic system cut into the number of sites?

Walter: Their plan shows where primary and backup fields are located, as well as septic tanks. The third phase is where they would consider connecting to village sewer and water, as the village may have plumbing closer to the site by that time. They predict there wouldn't be a need for connection before this, as the campground will not be at full capacity.

Haeussler: Will there be someone living on site?

Lasser: That is not proposed in the plan. The only permanent structures are the pool house, lobby, and store. The front is for offseason RV storage, and the rest is seasonal RV parking.

Haeussler: I thought the storage part was just for those renting lots.

Lasser: I believe so, I will double check.

## E. REPORTS AND CORRESPONDENCE

### I. Report of Chairperson

There are no comments at this time.

### II. Report of Township Board Representative

There are no comments at this time.

### 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. Report 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

### I. Towers Ordinance

Lasser: This is the same language you saw at the last meeting, but organized within the ordinance. It is very simple, as most of the regulations are beyond our power.

Kolon: Looks pretty straightforward.

A motion was made by Kolon with a second by McIntosh to schedule a public hearing, for April 4<sup>th</sup> at 7:30 p.m., to incorporate proposed changes to the cell tower language. All ayes. Motion carried.

G. NEW BUSINESS

There is no new business at this time.

H. COMMENTS FROM COMMISSIONERS

Daubner: I have heard there is a possibility of a new fire hall.

Walter: There is nothing official as of yet, but there is a committee discussing it and looking at other halls in the area, trying to determine what they like. It would be across the road from the current hall, and would hopefully have living quarters for full-time firefighters. The current hall is quickly running out of space.

Kolon: I confirmed with the Brownfield Authority that the township is eligible for a grant through the local Brownfield Redevelopment Fund. If the fire hall were to be built, this could mean that the township would not have any extra costs because of contamination. I will be sure to keep John Seefeld and Gene DeRossett updated.

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

Haeussler: I would like to see the site plan for phase one.

Walter: It will be at the public hearing. The Doans will be there to address concerns and answer questions.

NEXT MEETING: **Regular Meeting – Thursday 4/4/2019 8:00 p.m.**

J. ADJOURNMENT

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

8:27 p.m.

X Debra Michyn  
Secretary

X Chanelle Baron  
Recording Secretary