

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting, January 3, 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, Dave Thompson, John Seefeld, George Daubner, and Sybil Kolon

Members Absent: Deena McIntosh

Others Present: John Enos (Carlisle/Wortman), Gene DeRossett (327 Woodhaven Place), and Matt Doan (3670 Carpenter Rd)

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 December 6th meeting, as amended to fix an error. All ayes. Motion carried.

D. DOAN PROJECT UPDATES

Enos: This project will consist of 173 campsites, 124 cabins, lots of open space, and a variety of recreational opportunities. If you were to have a public hearing in February and recommended approval, they would then submit a final site plan. I've been told that in order for this partnership to work, the village wants both public water and sewer hookup and the ability to provide police protection through the sheriff's department. I think the township and village are putting together a group to discuss a 425 agreement (the process of allowing village infrastructure out to township property and how we trade off tax dollars as well as what happens at the end of the agreement).

Seefeld: Has there been any discussion about a bond to help offset some of the cost to the village and township?

Enos: The applicant has submitted a good chunk of money to the township for engineering, attorney, and planning fees.

Doan: In my opinion, a 425 agreement, because of the distance (a little over 3,000ft) could be \$1 million, which would cause the project to no longer be feasible. The first phase consists of

amenities and 50 lots, for which we have proposed a basic onsite treatment system. The second phase, which we would propose to do within a couple of years, would require an onsite pretreatment site. It would be regulated by the DEQ, so it would not be a township or village expense at that point. The first and second phase rely mainly on the county. The third phase, which also involves pretreatment, would go above and beyond a certain limit and would go to the DEQ. There would be 2 or 3 pods in the ground, not visible, which would be part of the onsite treatment facility. The septic field would be able to continually handle more equipment as the phases continue. We would also have a well onsite for water.

Walter: The biggest question is whether the pretreatment equipment will cause future issues we would have to handle as a township.

Daubner: We haven't decided which way we are going, so if we have a public hearing in February, it would be difficult to answer questions.

Enos: We could push back the public hearing and further discuss this with our engineers and Matt Doan next month. I will discuss this all with the Township Board. One thing that does concern me is the density on the campground on holiday weekends. We need to ensure there is police coverage for the area.

Doan: In my opinion, that is a community issue, and not just a project specific issue.

Walter: From my conversations with community members, it has been clear that police coverage is a big concern for them. At this point, let's plan for a public hearing in March. Next month, we will review the onsite system. This way, we can discuss the pros and cons of each method and better understand how we are trying to move forward with this. The township wants to encourage business and we want to ensure it is done in a harmonious way.

Doan: We would not want to do anything detrimental to the village or township.

Enos: I am certain that the township does not want to be in the business of running a waste water treatment plant. If there is a rock-solid way through the DEQ to avoid this and do waste and water privately, I think that is a step in the right direction.

Doan: We would prefer public water and sewer, but because of the distance, it is cost prohibited.

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

DeRossett: I want to thank you all for your dedication to community in which we live and Matt Doan for bringing this project to the township. I think that the Doan Project adds to Watkin's Lake State Park and the trail connectivity through the township to the village, as those in the park are going to use those trails, go out to Watkin's Lake State Park, and be in the village. I see these developments as a very, very positive thing for the area and the community.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson

Walter: I have been getting copies of the Township Focus magazine. It is in my mail slot, and you all are welcome to take a look at it at any time.

II. Report of Township Board Representative

There was discussion regarding the last 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: The MTA Conference is coming up in early April, so sign up soon if you would like to go.

V. Report of Committees

i. SWWCOG

DeRossett: I have found these meetings to be very helpful and informative. It might be good to start them up regularly again.

ii. Joint Planning Commission

There has not been a meeting.

VI. Correspondence

There has been no correspondence.

G. UNFINISHED BUSINESS

I. Towers Ordinance

Enos: Tyler Lasser sent out some draft ordinances. We have a pretty comprehensive section of our ordinance to regulate cell towers. What were potential changes you thought may be needed?

Walter: We wanted to ensure that it is up to date and that the ordinance would regulate new technology that may be coming soon.

Enos: That makes sense. That gives me some more direction, and we can look at an addendum to the cell tower ordinance to ensure we keep up with new technology.

H. NEW BUSINESS

There is no new business.

I. COMMENTS FROM COMMISSIONERS

There are no comments at this time.

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

There are no comments at this time.

NEXT MEETING: *Regular Meeting – Thursday 2/7/2019 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.

9:12 p.m.