

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting Minutes – May 5, 2022, 2022

7:30 PM

A. CALL TO ORDER BY CHAIR

The meeting was called to order by Chairman Mike Walter at 7:30 PM. Members Present: Mike Walter, George Daubner, Dave Thompson, Doug Brooks, Ashley Buniack, Sybil Kolon and John Seefeld. Members Absent: None. Others Present: Ron Milkey, township supervisor; Kim Thompson, township treasurer; Mike Fusilier, township trustee; John Enos, township planning consultant; 32 local members of the public signed in.

B. APPROVAL OF AGENDA

A motion was made by Kolon, second by Daubner to approve the agenda with the addition of a statement by Mike Brown of five minutes at the beginning of public comment. **Motion carried.**

C. APPROVAL OF MINUTES

A motion was made by Daubner, second by Thompson to approve the minutes of the April 7, 2022 regular meeting as presented. **Motion carried.**

D. PUBLIC COMMENT

Mike Brown read a statement with many concerns about the proposed utility-scale solar energy system on Sharon Hollow and Herman roads. He does not believe this project fits with the township master plan regarding preservation of rural character. Brown and several other members of the public reiterated many of the points that had been made at the public hearing on the topic on April 21. Everyone who spoke is against the project and suggested various ways to minimize the impact on the community if it is built.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – Walter reported receipt of many written public comments regarding the solar project. This correspondence is being compiled as part of all public comment that will be considered as part of the planning commission's decision on the application.

II. Report of Township Board Representative – Seefeld reported briefly on the township board meeting on April 12.

III. Report of Zoning Board of Appeals - Nothing to report.

IV. Report of Planning Consultant – John Enos reviewed the process currently underway to update the township and village Joint Master Plan and Joint Recreation Plan that was enacted nearly five years ago. These plans must be

reviewed every five years. There will a public meeting in the fall to seek public input.

V. Reports of Committees

- i. SWWCOG – Kolon reported the next meeting will be at 7:00 PM on May 11 at the Manchester Township Hall.
- ii. Joint Planning Commission – The JPC had met just before this meeting. Walter confirmed the JPC will be meeting more frequently to update the Joint Master Plan and the Joint Recreation Plan with the Village of Manchester.

VI. Correspondence – Correspondence has been received with public comment on the solar facility which is being compiled as part of the public record.

F. UNFINISHED BUSINESS

- I. Bustamante Cluster Housing Development update – Enos explained how this project helps preserve open space by placing homes on small lots on a small portion of a property. Walter stated the Water Resources Commissioner had requested additional information about the drainage of the project.

G. NEW BUSINESS

I. Annual Election of Planning Commission officers

Daubner nominated Mike Walter to serve as chair. There were no more nominations for chair and nominations were closed. The commissioners elected Mike Walter as chair by voice vote.

John Seefeld nominated Dave Thompson as vice chair. There were no more nominations for vice-chair and nominations were closed. The commissioners elected Dave Thompson for vice-chair by voice vote.

Daubner nominated Ashley Buniack as secretary. There were no more nominations for secretary and nominations were closed. The commissioners elected Ashley Buniack as secretary by voice vote.

H. COMMENTS FROM COMMISSIONERS

Kolon reported on the Greater Irish Hills Region Intermunicipality Committee that Manchester Township is considering joining. It is similar to the Southwest Washtenaw Council of Governments, where local municipalities can share information and collaborate on various projects.

Other members of the commission expressed their appreciation for the public taking time to provide comments.

I. PUBLIC COMMENT

There were a few general comments and a few more in opposition to the solar project.

NEXT MEETING:

Regular Meeting – June 2, 2022 NOTE TIME CHANGE: 7:30 PM.

J. ADJOURNMENT

A motion was made by Thompson with a second by Brooks to adjourn the meeting. Motion Carried. Adjourned at 8:42 PM.

Submitted by Sybil Kolon, May 21, 2022

Minutes Approved:  6/2/2022
Secretary Date