

MANCHESTER TOWNSHIP PLANNING COMMISSION

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

Regular Meeting Minutes – June 2, 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; 38 local members of the public signed in.

B. APPROVAL OF AGENDA

A motion was made by John S., second by Daubner to approve the agenda.
Motion carried.

C. APPROVAL OF MINUTES

A motion was made by Seefeld, second by Thompson to approve the minutes of the May 5, 2022 regular meeting as presented. **Motion carried.**

Public hearing approval

A motion made by Seefeld, second by Thompson.

Motion carried.

D. PUBLIC COMMENT

Mike Brown He does not believe this project fits with the township master plan regarding preservation of rural character. Karen Revill commented on solar farm effects on property values and how the Township plans to limit solar farms in the future. Travis Fusilier also made comment on creating a moratorium to help plan and prevent future solar farm projects. Jeremy Rippley, Sabrina Blair and several other community members all had property value concerns.

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 in May. He stated that recycle bins have been moved temporarily. New location to be determined. Tire recycle event-Date to be announced, Cemetery cleanup looks good, Parks and rec want to make the park more handicap accessible and disk golf course is moving along.

III. Report of Zoning Board of Appeals – Variance for sign at Sharon Hollow and Austin rd. for Fusilier Farms-Approved

IV. Report of Planning Consultant – John Enos reviewed the process of how the planning commission will make decision on Solar farm. Gravel pit fight still ongoing and how working on ordinances will help with Future solar farm, possible wind, and gravel pits in Townships future.

V. Reports of Committees

i. SWWCOG – Nothing to report

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. Thorn Lake Farms General discussion by Commissioners.

Sybil-Asked about more information regarding Bridgewater township and the success they had rejecting solar farm proposed in the area. Enos will research this. Sybil also commented on landscape plan and maintenance of landscape after project build completion.

Dave Thompson-Asked about possible set back requirements in the ordinance. Look at Moratorium for future Solar facilities.

G. NEW BUSINESS

I. Moratorium on new Solar farms, Wind turbines and sand & Gravel pits.

Dave Thompson commented ordinance needs to follow Masterplan and suggested 1 year before another Solar farm plan can be considered.

Doug Brooks would like definition on what constitutes as a “Solar Farm”. How many acres and size of panels?

Motion to recommend Moratorium was made by Walter. Second by Seefeld.

Motion passed.

H. COMMENTS FROM COMMISSIONERS

Doug Brooks commented that further investigation be done to preserve rural land.

Survey to propose mileage to buy property to preserve it in the township was discussed by commissioners.

I. PUBLIC COMMENT

Several comments were made by public in opposition to the Solar Farm.

Travis Fusilier commented that sign was still not up at proposed site.

Karen Revill suggested names of commissioners be on tables.

Pat Parkinson asked where AES was and that they should be at meetings to address concerns.

