

DRAFT

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting
August 4, 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; Danell Proctor, township clerk; John Enos, township planning consultant; Brenda Bancroft, recording secretary; Pam Wiseman, Todd Wiseman, William Gervick, Barbara Fielder, & Mike Brown.

B. APPROVAL OF AGENDA

A motion was made by Buniack, second by Brooks to approve the agenda as presented. Ayes: all. **Motion carried.**

C. APPROVAL OF MINUTES

A motion was made by Kolon, second by Brooks, to approve the minutes of the July 7, 2022 meeting and public hearing as presented. Ayes: all. **Motion carried.**

D. PUBLIC COMMENT

Mike Brown – spoke about how other townships have addressed solar farm restrictions. Provided board with copies of information and maps regarding solar farm policies of neighboring communities.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – Chairman Walter would like to address ordinances for short term rentals and tiny homes for a future meeting. Norvell Township supervisor has set up a tour for Levy Aggregate on Pleasant Lake Road and this will be a good learning opportunity in regards to updating mining ordinances. Public has made requests about using private property as a camping site – will need to take a look at the camping ordinance for what to allow and now allow.

II. Report of Township Board Representative – Seefeld reported briefly on the township board meeting on July 12, 2022.

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

IV. Report of Planning Consultant – John Enos passed out proposed future land use maps to the board and is drafting an overall usage plan to preserve rural character. Also

working on joint plan to provide the necessary force behind the language to support the gravel mining, solar & wind power generation moratoriums.

V. Reports of Committees

- i. SWWCOG – Kolon reported the next meeting will be held in September.
- ii. Joint Planning Commission – Walter reported they are pushing to have the new joint plan completed by year end.

VI. Correspondence – Buniack reported no correspondence.

F. UNFINISHED BUSINESS

I. Short Term Rentals

Board has expressed interest on formal language in place. Need to cover the needs of the township with an ordinance to address this appropriately. Enos would like to have the attorney review this language.

II. Agritourism

Chairman Walter reported that he is close to an ordinance that would be presented for a vote. Will contact some residents that have expressed interest in guiding this ordinance language for input before the next meeting.

G. New Business

I. Greater Irish Hills Intermunicipality Committee

Kolon reported that Manchester has agreed to join this Committee, as a portion of Manchester Township is considered Irish Hills in the southwest. They meet on the 3rd Friday at 8 AM, every other month at the Brooklyn Sportsman’s Club. Next meeting will be on September 16, 2022. Kolon volunteered to represent Manchester and also listed other possible names as well for member or alternate.

A motion was made by Daubner, second by Thompson, to appoint Sybil Kolon to represent Manchester in the Greater Irish Hills Intermunicipality Committee, and also to appoint an alternate as soon as possible. Ayes: Daubner, Thompson, Buniack, Seefeld, Brooks, Kolon, Walter. Nays: None. **Motion carried.**

II. Solar & Wind Power Generation and Mining Ordinances

Chairman Walter updated the board that Bob Thompson has volunteered to review the mining ordinance and will make suggestions for improvements on this ordinance, due to his extensive background working in mining. He will attend future meetings to present his suggested language. Enos discussed about how the board may want to revise the solar and wind moratoriums for the future.

H. COMMENTS FROM COMMISSIONERS –

Seefeld – the new campground is slated to open in spring 2023.

Kolon – would like a date for the gravel pit tour.

Walter - Will need to look at if making subcommittees will make more sense to help move forward as quickly as possible in regards to revising joint plan and ordinances.

J. PUBLIC COMMENT

Mike Fusilier – Would like someone from his farm assist the board in participating with agritourism language.

Barbara Field – Mentioned that an appeal has been filed by AES – would like to know how she could follow that process.

Kim Thompson – A free tire disposal event will be held at the Township Hall on 8/20 from 9am to 12pm. Up to ten tires can be disposed but no tractor tires.

K. ADJOURNMENT

A motion was made by Brooks, second by Daubner to adjourn the meeting. Ayes: all.
Motion Carried.

Adjourned at 8:26 PM.