

**DRAFT**

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester High School Auditorium 20500 Dutch Drive, Manchester, Michigan 48158**  
**Combined Regular Meeting & Public Hearing, July 7, 2022**  
**7:00 PM**

**A. CALL TO ORDER BY CHAIR**

The meeting was called to order by Chairman Mike Walter at 7:00 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; Brenda Bancroft, recording secretary; Frank Krawczel, Sarah Lindemann, Tom Tuffey of Thorn Lake Representatives (AES); Stephen Estey of Dykema; 72 local members of the public signed in.

**B. APPROVAL OF AGENDA**

A motion was made by Seefeld, second by Buniack to approve the agenda with the addition of a statement by Jim Samonek of five minutes at the beginning of public comment. Ayes: all. **Motion carried.**

**C. OPEN THE PUBLIC HEARING**

**I. STATEMENT OF THE REASON FOR THE HEARING**

II. Presentation of an update to the Conditional Use Permit request by Thorn Lake Representatives.

III. Review of Project by the Manchester Township Planning Consultant

IV. Jim Samonek spoke before public comment that this property had been continuously farmed by him for 30 years, and would be kept within the Samonek family after his death and that his children would inherit the property of the proposed solar farm. He said that he estimated 40 people to be in the room and that represented roughly 1% of the Manchester population and that the other 99% were either for the solar farm or indifferent.

**V. PUBLIC COMMENT**

Edward Bancroft, Dan Rigato, Jeff Hansen, Patricia Hansen, Mike Brown, Carl Radcliff, Jeremy Rippey, Shannon Brown, Laura Gervick, Tom Pierce, Shannon Beeman, Kevin Canali, Travis Fusilier, Scott Loller, Keith Bennett, Barbara Fielder, Pam Wiseman, Peter Knox, Randal Baier, Jill Coopas, Rachel Taylor.

**D. CLOSE THE PUBLIC HEARING**

**E. APPROVAL OF THE MINUTES**

A motion was made by Kolon, second by Brooks, to approve the minutes of the June 2, 2022 meeting as presented. Ayes: all. **Motion carried.**

**F. REPORTS AND CORRESPONDENCE**

I. Report of Chairperson – Walter reported receipt of public comments and correspondence regarding solar project.

II. Report of Township Board Representative – Seefeld reported briefly on the township board meeting on June 14.

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

IV. Report of Planning Consultant – John Enos discussed pursuing additional monies to improve Watkins Lake Trail. Recreation Commission is discussing passive recreation in township. Will discuss agritourism options at a future meeting.

V. Reports of Committees

i. SWWCOG – Kolon reported the next meeting will be held in September.

ii. Joint Planning Commission - Walter reported that they are renewing, reviewing, and updating the master plan. Will address the joint master plan rewrite concerns. August meeting will discuss this.

VI. Correspondence – Buniack has received correspondence with public comment on the solar facility which is being compiled as part of the public record. Received signed petition against the solar farm at this meeting.

#### G. UNFINISHED BUSINESS

I. Thorn Lake Solar – discussion by the Commissioners

A motion was made by Thompson, second by Brooks to propose a voice vote on whether to table Thorn Lake Solar site plan for further evaluation. Ayes: all. **Motion carried.**

**Majority voice vote yay to move forward with voting on Thorn Lake Solar plan for this meeting.**

A motion was made by Kolon, second by Buniack, for approval of Thorn Lake Solar site plan as submitted with amendments for conditional use. Ayes: Brooks, Kolon, Walter. Nays: Daubner, Thompson, Buniack, Seefeld. **Motion lost.**

A motion was made by Thompson, second by Seefeld, to deny petition and condition of amendments and attach the resolution as part of denial.

Ayes: Daubner, Thompson, Buniack, Seefeld. Nays: Brooks, Kolon, Walter. **Motion carried.**

H. New Business – no new business.

I. COMMENTS FROM COMMISSIONERS – Walter commented on his appreciation of public input and encourages the community to come to future meetings.

J. PUBLIC COMMENT

Carl Radcliff, Jeremy Rippey

**K. ADJOURNMENT**

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

Adjourned at 9:54 PM.

A handwritten signature in black ink, appearing to be 'C. Radcliff' or similar, written in a cursive style.

8/4/2022