

**MANCHESTER TOWNSHIP PLANNING COMMISSION**  
**Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158**  
**Regular Meeting Minutes**  
**September 1, 2022 7:30 PM**

**A. CALL TO ORDER BY CHAIR**

The meeting was called to order by Chairman Mike Walter at 7:36 PM. Members Present: Mike Walter, George Daubner, Dave Thompson, Ashley Buniack, Sybil Kolon. Members Absent: John Seefeld, Doug Brooks. Others Present: Ron Milkey, township supervisor; Alissa Starling, township planning consultant representative; Brenda Bancroft, recording secretary, Tony Stefani.

**B. APPROVAL OF AGENDA**

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

**C. APPROVAL OF MINUTES**

Minutes from the August 4, 2022 Planning Commission Meeting were presented. Change in E1 from “now allow” to “not allow”. Change in E4 - John Enos has presented “proposed future land usage maps” to “existing land usage maps”.

A motion was made by Kolon, second by Thompson, to approve the minutes as amended of the August 4, 2022 meeting. Ayes: all. **Motion carried.**

**D. PUBLIC COMMENT**

Tony Stefani – Owner of Hillside Christmas tree farm on 14745 Sharon Hollow Rd. Spoke about his suggestions for agritourism to the board.

**E. REPORTS AND CORRESPONDENCE**

I. Report of Chairperson – Chairman Walter – nothing new to report.

II. Report of Township Board Representative – As John Seefeld is absent, Township Supervisor Ron Milkey reported briefly on the township board meeting on August 16, 2022.

III. Report of Zoning Board of Appeals – No Meeting.

IV. Report of Planning Consultant – Alissa Starling had nothing to report.

V. Reports of Committees

i. SWWCOG – Kolon informed the board that the next meeting will be on September 28, 2022, in Sharon Township at 7 pm. Asked the board if someone else will go in her stead, as she will be unavailable due to an upcoming medical procedure. Mike Walter may attend and will also ask if Doug Brooks can attend.

ii. Joint Planning Commission – Mike Walter met with the Joint Planning Commission just before this meeting, and is requesting the board read the current draft of the Joint Master Plan and is asking for any suggestions and input, as he is looking to have this completed by year end.

iii. Correspondence – Mike Walter received legal correspondence from AES in regards to Thorn Lake Solar.

#### F. UNFINISHED BUSINESS

I. Short Term Rentals – The board discussed the current draft of the short term rental ordinance and how best to protect the township and residents. Alissa Starling suggested the board should look at a cap on the number of residences in an area providing short term rentals. More discussion on this will occur at the next meeting.

II. Agritourism – Walter gave board a copy of the suggested language and opened the floor to Tony Stefani for input. Currently working with the township attorney and planning consultant on developing this ordinance and more discussion will occur at the next meeting.

#### G. New Business

No new business.

#### H. COMMENTS FROM COMMISSIONERS –

Daubner – Has not received the last few months of planning commission minutes and is requesting he has copies of them. Also inquired about the current status of the Thorn Lake Solar appeal.

Kolon – Camping ordinance has been worked on and will be on the agenda for the next meeting.

Buniack – Inquired to the board about the current status of ordinances for tiny houses. Was also interested if Tony Stefani’s farm would expand to other holidays or events.

Thompson – Thanked Alissa Starling for coming to the meeting, as John Enos was out of town.

#### J. PUBLIC COMMENT

Tony Stefani thanked the board for their time in listening to his suggestions on agritourism.

#### K. ADJOURNMENT

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

Adjourned at 8:40 PM.

Approved 10/06/22

Brenda Bancroft