

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting Minutes
October 6, 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, Ashley Buniack, John Seefeld. Members Absent: Sybil Kolon, Doug Brooks. Others Present: Alissa Starling, township planning consultant representative; Brenda Bancroft, recording secretary; Mike Fusilier, Kathy Fusilier, Richard Stefani, Tony Stefani

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

Minutes from the September 1, 2022 Manchester Township Planning Commission Meeting were presented.

A motion was made by Seefeld, second by Thompson, to approve the minutes as presented of the September 1, 2022 meeting. Ayes: all. **Motion carried.**

D. PUBLIC COMMENT

Mike Fusilier – spoke about agritourism ordinance is proactive in keeping local farms in the area and thanked the board for pursuing it.

Kathy Fusilier – had input and concerns about the agritourism ordinance, especially in regards to Right to Farm.

Richard Stefani – has provided the board with suggested notes on the agritourism ordinance and gave suggestions to the board.

Tony Stefani – spoke that he was also there for input with the agritourism ordinance.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – Mike Walter – has received an authorization from EGLE in regards to the Bustamante Wetland Project. Has not been presented with a site plan but will likely see this in the next few months.

II. Report of Township Board Representative – John Seefeld – Meeting was held September 13, 2022. Manchester Fire Department had 82 calls for the month of August. Overhead doors will be painted by Alber Painting for \$2,240. Broadband construction slated to start Spring 2023 to be done by end of year 2023. MEC is the one providing this service for the gap portion and should be a \$99 connection fee for fiber optic to the house in their areas. Security cameras for the recycle bins were donated by Krista Jarvis and township is looking at hooking them up and also where to place them. Board also discussed permanent placement for the recycle bins. New computers were purchased for the township office and assessor as the township's computer firm suggested updating as they were over 10 years old. Mr. Thompson spoke to the board on his expertise on gravel pits. Board is currently looking at general law ordinances involving mining/solar/wind.

III. Report of Zoning Board of Appeals – Mike Walter – meeting scheduled 10/20/22. Only one action that has been currently brought before ZBA – it regards an appeal for building a garage and its proximity to a property line.

IV. Report of Planning Consultant – Alissa Starling – brought copies/summary of legislation with short term rentals, solar mapping from last month's meeting, Future Land Use Map.

V. Reports of Committees

i. SWWCOG – Mike Walter – every municipality showed and it was a full house. Washtenaw County Sheriff's department had report on activity – key point, most likely approved funding from state, for one more at large radio car patrolling the entire county. Currently have 1, will hopefully have 2 for at large policing in the county. Representative from the broadband taskforce was there and is looking to start connecting by Spring 2023. Is working to have current addresses all hooked up in this area by 2024. The Manchester superintendent spoke on updates and was proud about Homecoming Day and Homecoming Dance – that things are starting to return to normal, as there had been a break in these activities. Pat Vaillencourt brought up village ordinances - including the golf cart ordinance, abandoned buildings ordinance - and discussed a potential location for a proposed marijuana dispensary.

ii. Joint Planning Commission – Alissa Starling met with Joint Planning Commission on October 6, 2022. Decided they need more time for discussing this, and have agreed to hold another meeting October 18, 2022 at 7pm to have a longer work session.

VI. Correspondence – Received correspondence in regard to input with Agritourism Ordinance. Also received documentation from EGLE for a wetlands project.

F. UNFINISHED BUSINESS

I. Short Term Rentals – The board agreed to pause working on this ordinance until the following meeting, pending potential state legislation regarding short term rentals in Michigan.

II. Agritourism – Richard & Tony Stefani spoke as owners of Hillside Christmas Tree Farm in regards to suggestions on revising the ordinance. Kathy & Mike Fusilier also provided their suggestions in regard to this, as owners of Fusilier Farms. The planning commission and Alissa Starling discussed revisions with the draft of the Agritourism Ordinance. Board agreed that they need more time to develop this and to use the Right to Farm language as a guideline for this Agritourism Ordinance.

G. New Business

Camping ordinance is being discussed but not currently ready.

H. COMMENTS FROM COMISSIONERS –

Daubner – inquired about the current status of Thorn Lake Solar.

Thompson – commented that he was thrilled to have constructive community input regarding the Agritourism Ordinance.

Buniack – found it helpful to have such rigorous community input at the meeting.

Seefeld – asked the board to drive by the new RV park as they are making significant progress. Also concerned that there's no parking available for the Watkins Lake Trail.

Walter – spoke about looking at the 10/20/50 year plan for the township. Additionally, if the village becomes a city, they will need to look at township income. Has been discussing commercial corridors within the township with Alissa Starling. Also suggested the need to plan for when the fiber optic goes live and an influx of business and amenities requests with township residents, as this will increase their ability to work from home.

J. PUBLIC COMMENT

No public comment.

K. ADJOURNMENT

Adjourned at 9:14 PM.

Brenda Bancroft
11/03/22

