

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting Minutes
March 2, 2023 7:30 PM

A. CALL TO ORDER BY CHAIR

The meeting was called to order by Chairman Mike Walter at 7:35 PM. Members Present: Mike Walter, George Daubner, Dave Thompson, Sybil Kolon, Doug Brooks, Mike Fusilier, Ashley Buniack. Members Absent: None. Others Present: Recording Secretary Brenda Bancroft; Township Planning Consultant Alissa Starling; Manchester Township Supervisor Ron Milkey, Carl Werner.

B. APPROVAL OF AGENDA

Add under New Business: G: I. Land Preservation

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

C. APPROVAL OF MINUTES

Minutes from the February 2, 2023 Manchester Township Planning Commission Meeting were presented.

A motion was made by Kolon, second by Daubner, to approve the minutes of the February 2, 2023 Manchester Township Planning Commission meeting as presented. Ayes: all. **Motion carried.**

Minutes from the February 2, 2023 Manchester Township Planning Commission Public Hearing regarding a draft amendment to the Zoning Ordinance to define and refine Agricultural Tourism Regulations were presented.

Minutes to be amended for a typo in Public Comment – “ther” should be “there”.

A motion was made by Kolon, second by Brooks, to approve the minutes of the February 2, 2023 Manchester Township Planning Commission Public Hearing meeting as amended. Ayes: all. **Motion carried.**

D. PUBLIC COMMENT

Ron Milkey commented that a township resident expressed concerns regarding Thorn Lake Solar and asked for any questions that the Commissioners might have.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – No Report.

II. Report of Township Board Representative – Fusilier gave the planning a commission a report regarding the Special Manchester Township Meeting on February 14, 2023 regarding ARPA funding, as well as the Regular Manchester Township Board meeting from February 14, 2023.

III. Report of Zoning Board of Appeals – Chairman Walter reported that there is a request to meet in two weeks for a variance to erect a carport that would be closer to the property lines than is currently allowed.

IV. Report of Planning Consultant – Manchester Township Planning Consultant Alissa Starling advised the commission that they should be aware of cryptocurrency mining facilities, and is concerned regarding power supply issues should one move into the area. Also advised the commission that, should they discuss regulation, to consider it under the umbrella of data processing centers.

V. Reports of Committees

i. SWWCOG – Had a meeting on February 8, 2023. Sybil Kolon attended and provided her report to the planning commission.

ii. GIHRIC (Greater Irish Hills Regional Intermunicipality Committee) – Sybil Kolon reported that the next meeting is coming up later in March.

iii. Joint Planning Commission – Chairman Walter attended the meeting before this planning commission meeting. Reported that they are wanting to make sure that they are in agreement regarding the goals. Will be meeting monthly until it's ready to be presented for review.

VI. Correspondence – no correspondence.

F. UNFINISHED BUSINESS

I. Camping Ordinance – Planning Commission discussed revisions regarding camping ordinance language. Alissa Starling will make those revisions and present it for the next Planning Commission meeting.

II. Cargo Container Storage – Planning Commission discussed how to pursue concerns regarding Cargo Container Storage. Planning commission determined that they would like to update the existing ordinance language regarding barns/accessory structures and signs to address Cargo Container Storage. Alissa Starling will send this revision to Chairman Walter for review and will discuss at the next meeting.

G. New Business

I. Land Preservation – Chairman Walter suggested to the commission that Manchester Township should provide an ordinance and language supporting Land Conservation/Preservation. The planning commission recommended that the Manchester Township Board to add this topic to their agenda and would like some additional direction.

A motion was made by Kolon, second by Thompson to ask the Manchester Township Board to add a discussion regarding Land Preservation to their agenda for the next Manchester Township Board meeting. Ayes: all. **Motion carried.**

H. COMMENTS FROM COMMISSIONERS –

Fusilier commented that he though the Land Preservation meeting was very informative.

Brooks also was pleased at the turnout regarding the Land Preservation meeting.

Buniack questioned how appraisal for Land Preservation would work.

J. PUBLIC COMMENT

Carl Werner commented that he was not surprised about the favorable turnout regarding the Land Preservation presentation, due to our proximity to neighboring communities that have already embraced this idea.

K. ADJOURNMENT

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

Meeting was adjourned at 8:55 PM