

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

A. CALL TO ORDER BY CHAIR

The meeting was called to order by Chairman Mike Walter at 7:31 PM. Members Present: Mike Walter, George Daubner, Dave Thompson, Mike Fusilier, Sybil Kolon, Ashley Buniack, Doug Brooks. Others Present: Recording Secretary Brenda Bancroft, Manchester Township Planning Consultant Ralph Pasola. Township Supervisor Ron Milkey, Carl Werner, John Kampf.

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

Minutes from the August 3rd, 2023 Manchester Township Planning Commission Meeting were presented.

A motion was made by Thompson, second by Buniack, to approve the minutes of the August 3rd, 2023 Manchester Township Planning Commission meeting as presented.
Ayes: all. **Motion carried.**

Minutes from the June 29, 2023 Manchester Township Planning Commission Public Hearing were presented.

A motion was made by Daubner, second by Fusilier, to approve the minutes of the June 29th, 2023 Manchester Township Planning Commission Public Hearing as presented.
Ayes: all. **Motion carried.**

D. TEIJIN AUTOMOTIVE TECHNOLOGIES PARKING LOT SITE PLAN PRESENTATION

Plant Manager John Kampf presented a parking lot site plan to the Planning Commission for Teijin Automotive Technologies on West Austin Road. This plan would renovate their existing parking lot and would also bring it up to current code.

Manchester Township Planning Consultant Ralph Pasola spoke to the Planning Commission regarding the site plan and inquired if there was approval from the Drain Commission, as well as a review from the Fire Department and the Police. He also inquired about updating the lighting as well as ensuring the parking lot met ADA compliance with having 4 handicapped parking spaces, as the current plan only has 3. He advised the Planning Commission that they should

make a note to allow this with only 2 loading docks as loading dock spaces are generally calculated using the square footage of the building and this would normally call for 4 loading docks for this building.

Motion Brooks, Second Thompson, to approve this as a final site plan review with the following amendments: to make a note to allow this to move forward with 2 loading docks that are currently in use, and add to an additional handicap space to make this ADA compliant.

Ayes: Brooks, Buniack, Thompson, Kolon, Thompson, Fusilier, Walter. **Motion carried.**

E. PUBLIC COMMENT

Carl Werner commented that the current lights are very bright at Teijin and is requesting that the new lights will face down and are shrouded to keep them from being as bright. He also commented that the new hiking path may also impact the landscaping as well.

F. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – No report.

II. Report of Township Board Representative – Fusilier presented a brief report from the August Manchester Township Board meeting.

III. Report of Zoning Board of Appeals – No request for meetings.

IV. Report of Planning Consultant – No report.

V. Reports of Committees

i. SWWCOG – next meeting is scheduled September 13, 2023 in Bridgewater.

ii. GIHRIC (Greater Irish Hills Regional Intermunicipality Committee) – Last meeting was in August 2023.

iii. Joint Planning Commission – Will be meeting later this month. Dates have been proposed and are working on finalizing that meeting.

iv. Land Preservation – Sybil Kolon presented to the planning commission a report of this committee which met at 6pm before this meeting. They plan on meeting again at 6pm before the next meeting in October. The Land Preservation Committee discussed the next steps and that includes creating a mission statement. Will also be consulting with neighboring townships and will bring that information to the next meeting.

VI. Correspondence – Planning and Zoning Team Retreat mailing was sent by the MTA. Township Focus magazines for August 2023 and September 2023.

G. UNFINISHED BUSINESS

I. Agricultural Tourism

Currently under review of the Planning Consultant.

H. NEW BUSINESS

No new business.

I. COMMENTS FROM COMMISSIONERS –

Thompson thanked Kolon for her work on the Land Preservation committee.

Buniack commented that she heard from fiber optic installers that they will be connecting to her house soon.

Kolon commented that she was brainstorming on who could come and speak to the Land Preservation committee.

Brooks inquired regarding updates with potentially looking at hiring a different Planning Consultant Firm.

J. PUBLIC COMMENT

Carl Werner commented that he doesn't know what the perfect solution is with the Planning Consultant is but agrees that looking at this further is needed. Also commented that he would like to have a large public meeting regarding input with the Joint Planning Commission.

K. ADJOURNMENT

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

Meeting was adjourned at 8:50PM.

Approved as presented.

10/5/23

Brenda Bancroft

