

DRAFT

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

A. CALL TO ORDER BY CHAIR

The meeting was called to order by Chairman Mike Walter at 7:34 PM. Members Present: Mike Walter, George Daubner, Mike Fusilier, Sybil Kolon, Doug Brooks. Absent: Ashley Buniack, Dave Thompson. Others Present: Recording Secretary Brenda Bancroft, Manchester Township Planning Consultant Alissa Starling; Manchester Township Supervisor Ron Milkey; Kathy Fusilier, Carl Werner.

B. APPROVAL OF AGENDA

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

C. APPROVAL OF MINUTES

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

Ashley Buniack was mistakenly listed as present and also absent – she should be listed as absent.

A motion was made by Fusilier, second by Brooks. to approve the minutes of the November 2nd, 2023 Manchester Township Planning Commission meeting as amended. Ayes: all. Absent: Buniack, Thompson. **Motion carried.**

D. PUBLIC COMMENT

The Planning Commission heard 3 comments from the public.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – Chairman Walter announced that Ashley Buniack will not be attending this meeting due to illness, and read a brief statement on her behalf thanking the Planning Commission for allowing her to serve. She has resigned from the Planning Commission as she is relocating out of Manchester Township. Also discussed that the Planning Commission needs to set the calendar for 2024 - will meet the first Thursday of every month, except for July (will meet on the next Thursday, July 11th), at 7:30 PM. Walter will bring a calendar to the next meeting with the dates. There's been an inquiry about building a "barndominium" – it would be two living spaces under the same roof

with a garage. Walter was looking into how best to define it under current ordinances and is concerned on how to define this and if it should be considered a duplex or ADU.

II. Report of Township Board Representative – Mike Fusilier provided the Planning Commission a brief report from the November 14, 2023 Manchester Township Board Meeting.

III. Report of Zoning Board of Appeals – Met a week earlier for two requests for an appeal – one for a barn setback. After review of the applicant’s request, they approved the variance of 15 feet – it was granted due to the topography of the land. Another review was to build a barn where an old barn had burned down – that was also approved. No other meetings have been requested at this time. Still looking to fill a position on this Board – position has been posted.

IV. Report of Planning Consultant – Township Planning Consultant met with the Land Preservation meeting before this meeting. Will also discuss more about the Agritourism revisions later in the meeting.

V. Reports of Committees

i. SWWCOG – Kolon reported that they had a meeting in December 2023 and gave a brief report to the Planning Commission. There was significant discussion regarding Broadband internet. Bridgewater Township is having difficulties with their sewer system.

ii. GIHRIC (Greater Irish Hills Regional Intermunicipality Committee) – Next meeting is December 20, 2023.

iii. Joint Planning Commission – no meeting scheduled. Will likely meet again in January 2024. John Enos will have a presentation on where they are at in the process at the next meeting.

iv. Land Preservation – Kolon reported that they met before this meeting. Alissa Starling brought maps and other documents to assist the Land Preservation Committee. Kolon also published some articles in the Manchester Mirror regarding rural character.

VI. Correspondence – No Correspondence.

F. UNFINISHED BUSINESS

I. Agricultural Tourism – Manchester Township Consultant Alissa Starling presented to the Planning Commission a review of the draft language for the Agricultural Tourism Ordinance. The Planning Commission brought some suggestions for further revisions and will revisit this at the January 2024 meeting, especially in what is considered a “conditional use”.

- II. Review of Parking Lot Items – Event Barns, Short Term Rentals, and Data Processing Centers are currently listed - 2-acre lot size minimums has fallen off. Walter inquired with the Planning Commission on what topics they should keep in the parking lot. Alissa Starling discussed proposing a Natural Features Ordinance. Carl Warner discussed reviewing the existing Sign Ordinance and the Subdivision Ordinance. There was also discussion regarding on Residential Cluster Options, which would tie into Subdivisions and Natural Features as well..

G. NEW BUSINESS

No new business.

H. COMMENTS FROM THE COMMISSIONERS

Kolon commented that she would like the Planning Commission to pursue looking into sliding scale zoning, especially in regard to 2-acre lot sizes.

Brooks inquired regarding the developments of the Agritourism Ordinance.

Walter commented that he is looking forward to the next Township Identity meeting. He enjoys the public input and is hoping for it to continue and it's vital for these meetings. Thanked Ashley Buniack for her service on the Planning Commission and hope to have a replacement for her position soon.

I. PUBLIC COMMENT

There were 2 comments from members of the public.

J. ADJOURNMENT

A motion was made by Kolon, second by Brooks, to adjourn the meeting. Ayes: all. Absent: Buniack, Thompson. **Motion carried.**

Meeting was adjourned at 9:29 PM.

Approved as presented.

1/4/24

Brenda Bancroft

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Approved as presented.

11/11/11

Andrew Bennett