

MANCHESTER TOWNSHIP PLANNING COMMISSION
Manchester Township Hall, 275 S. Macomb, Manchester, Michigan 48158
Regular Meeting Minutes
February 1st, 2024 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, Mike Fusilier, Sybil Kolon, Doug Brooks. Absent: Dave Thompson. Others Present: Recording Secretary Brenda Bancroft, Township Planning Consultant Alissa Starling, Carl Werner.

B. APPROVAL OF AGENDA

Amend under New Business and add I. Ordinance Book Review.

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

C. APPROVAL OF MINUTES

Minutes from the January 4th, 2024 Manchester Township Planning Commission Meeting were presented.

Fix typo under second Public Comment section – should read “there was” not “there were”.

A motion was made by Kolon, second by Brooks, to approve the minutes of the January 4th, 2024 Manchester Township Planning Commission meeting as amended.
Ayes: all. Absent: Thompson. **Motion carried.**

D. PUBLIC COMMENT

The Planning Commission heard no comments from the public.

E. REPORTS AND CORRESPONDENCE

I. Report of Chairperson – Walter reported that he’s awaiting to have the open position on the planning commission filled. Looks to have that filled for next month’s meeting.

II. Report of Township Board Representative – Mike Fusilier provided the Planning Commission a brief report from the January 2024 Manchester Township Board Meeting.

III. Report of Zoning Board of Appeals – Will be a meeting on February 15, 2024 for a zoning variance request for a deck that would be too close to the water with current setbacks.

IV. Report of Planning Consultant – Alissa Starling reported that she had spoken with the Township Attorney regarding further developing a Solar Ordinance, especially in light of recent legislation that had passed regarding regulations. Will be speaking with the Planning Commission regarding an agricultural district later in the meeting during the Agricultural Tourism section.

V. Reports of Committees

i. SWWCOG – No report. Next meeting is March 13th, 2024.

ii. GIHRIC (Greater Irish Hills Regional Intermunicipality Committee) – Meeting will be held later in February 2024.

iii. Joint Planning Commission – Working on scheduling the next meeting, and Walter hopes to have that date soon. Needs to have the Joint Master Plan completed soon as they are behind schedule.

iv. Land Preservation – Kolon provided a brief report of this meeting, which was held directly before the Planning Commission meeting. Would like to look at the Cluster Development Ordinance as well as the Natural Features Ordinance for further discussion and perhaps modifications.

VI. Correspondence – No Correspondence.

F. UNFINISHED BUSINESS

I. Agricultural Tourism – Alissa Starling presented some examples to the Planning Commission regarding creating an agricultural district – will present more information at the next meeting. Would like to develop a more narrow focus regarding this project.

II. Parking Lot Items – No new parking lots items at this meeting, other than what was added at the last meeting.

G. NEW BUSINESS

I. Ordinance Book Review – Carl Werner spoke to the Planning Commission regarding his work revising the Ordinance Book. Has a few areas he would like looked at that need review before officially adopting it for the Planning Commission and Township Board. Will send those to Mike Walter for the next meeting to address and is requesting for the Planning Commission's feedback regarding his progress and any additional suggestions.

H. COMMENTS FROM THE COMISSIONERS

Fusilier commented that a speaker from Michigan Farm Bureau will be having a discussion at the identity meeting on February 22, 2024.

Brooks inquired regarding the Joint Master Plan in regards to the Land Preservation Status and what the timeline would be in completing that.

Kolon commented that our gravel roads help define our rural character and would like to look at defining development along paved roads and not into the gravel roads.

I. PUBLIC COMMENT

There were no comments from members of the public.

J. ADJOURNMENT

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

Meeting was adjourned at 8:55 PM.

Approved: March 7, 2024