

**MANCHESTER COMMUNITY JOINT PLANNING COMMISSION  
MINUTES OF MEETING  
WEDNESDAY, MAY 13, 2009  
FREEDOM TOWNSHIP HALL**

**I. CALL TO ORDER**

The regular monthly meeting of the Manchester Community Joint Planning Commission was called to order by Chair Vaillencourt at 8:10 p.m. with pledge allegiance to the flag.

**II. ROLL CALL**

Voting Delegates: Pat Vaillencourt, Jeff Wallace, Ron Mann, Deena McIntosh, Jolea Mull Laurie Fromhart, Dale Weidmayer, and Larry Lindeman.

Also present: Melissa Milton-Pung, Anya Dale, Sybil Kolon, Andrea Bibby, David Betts, Marty Way, Jesse O'Jack, Shirley Haeussler, Karl Racenis, Bill De Groot, Peter Deloof, Ray Berg and Bill Lewis.

**III. APPROVAL OF AGENDA**

**Mann moved to approve the agenda as amended. Weidmayer seconded the motion which was adopted unanimously.**

**IV. APPROVAL OF MINUTES**

**Wallace moved to approve the April 8, 2009 meeting minutes. McIntosh seconded the motion which was adopted unanimously.**

**V. CITIZEN PARTICIPATION**

There were no public comments.

**VII. 2. Discussion of JPC Agreement/9<sup>th</sup> Member**

The MCJPC discussed O'Jack's opinion at length and considered the five options available in choosing the composition of the MCJPC. O'Jack advised that planning commission members would not have an incompatibility problem because they would not be voting on the same issue twice. Under township powers one board member can be on the MCJPC, however, the supervisor may be different because of how planning commission members are appointed. O'Jack indicated the MCJPC would have to use village powers in order to keep Wallace on the MCJPC. The MCJPC questioned whether the MCJPC can appoint a 9<sup>th</sup> member or does one of the participating jurisdiction have to appoint a 9<sup>th</sup> member on a rotating basis. **Mann moved to adopt option 1.B. with a need to clarify allowance of supervisor as one of the ex-officio members and procedures on how to appoint a 9<sup>th</sup> member according to the opinion of Jesse O'Jack.** O'Jack will report back at the June meeting with proposed language for the JPC and direction of appointing a 9<sup>th</sup> member.

**VI. OLD BUSINESS**

**1. Approval of revised draft Industrial Chapter**

**2. Approval of revised draft Residential Chapter**

Milton-Pung advised the MCJPC that she will provide finalized draft versions of the Industrial and Residential chapters for the MCJPC's approval at the June meeting.

## **VII. NEW BUSINESS**

### **1. Build-out Analysis**

Anya Dale presented the build-out analysis by Washtenaw County for the MCJPC region based on existing land use plans. Dale explained that a build out analysis shows the outcome of a municipality's policies and zoning ordinances. Dale said the County is now using GIS as a new tool that makes the build-out analysis dynamic and gives visual representation with spatial specificity. Dale explained the build-out analysis defines buildable area by including overall buildable area and removing what is not buildable. Dale provided an example of the new GIS tool which pools information, municipal boundaries, wetland square footage, and exempt parcels. Dale indicated the first step in the process is to take out all unbuildable areas. The second step adds the distribution of dots and overlay areas for what zoning calls for, and the third step factors in existing buildings. Dale added the build-out analysis allows a municipality to factor in costs of development and to use it for zoning and future land use decisions.

### **3. Feedback on Plan Implementation draft chapter**

### **4. Initial Review of Future Land use draft chapter**

### **5. Feedback on Parking Lot and Glossary**

The MCJPC deferred discussion of these items to the June meeting due to the late hour.

## **VIII. ADJOURNMENT**

**Fromhart moved to adjourn the meeting at 10:05p.m. Mull seconded the motion which was adopted unanimously.**