

**MANCHESTER COMMUNITY JOINT PLANNING COMMISSION
MINUTES OF MEETING
WEDNESDAY, FEBRUARY 11, 2009
MANCHESTER VILLAGE HALL**

I. CALL TO ORDER

The regular monthly meeting of the Manchester Community Joint Planning Commission was called to order by Chair Vaillencourt at 7:45 p.m. with pledge allegiance to the flag.

II. ROLL CALL

Voting Delegates: Laurie Fromhart, Pat Vaillencourt, Margene Dunsmore, Ron Mann, Deena McIntosh, Dale Weidmayer and Larry Lindeman.

Absent: Jolea Mull

Also present: Melissa Milton-Pung, Brett Lenart, David Betts, Andrea Bibby, Peter Deloof, Jeff Wallace, Karl Raesnis, Shirley Haeussler, Sybil Kolon and Jesse O'Jack.

III. APPROVAL OF AGENDA

Mann moved to approve the agenda as presented. McIntosh seconded the motion which was adopted unanimously.

IV. APPROVAL OF MINUTES

Mann moved to approve the January 14, 2009 meeting minutes. McIntosh seconded the motion which was adopted unanimously.

V. CITIZEN PARTICIPATION

There were no public comments.

VI. OLD BUSINESS

A. Approval of revised draft Agriculture chapter

B. Approval of revised draft Commercial chapter

Fromhart expressed concern she was not prepared for tonight's meeting due to the late delivery of the MCJPC packets from county planning staff. Milton-Pung apologized for MCJPC members receiving their packets the day of the meeting and explained it was a very busy month for the county's planning department. Vaillencourt recommended laying over approval of the chapters so the MCJPC can review the comments from Freedom Township's consultants and possibly approve the chapters at the March meeting. Lindeman noted that Freedom Township's Planning Commission still needs time to review the Commercial chapter.

VII. NEW BUSINESS

A. Review of Industrial chapter

The MCJPC reviewed the Industrial chapter and edited the text. Dunsmore recommended making sure references to the MCJPC were consistent throughout the text. The MCJPC recommended that industrial development should be directed to areas where there is supporting infrastructure. Vaillencourt expressed concern of promoting expansion of industry where there is existing industry. Vaillencourt indicated the Village has existing industry in residential areas which they do not want to see expanded. The MCJPC recommended a brief description of

industrial areas including those areas for possible expansion and those areas that may revert to something else. The MCJPC also recognized the importance of minimizing impacts on water and air in relation to industrial development. The MCJPC agreed to move extraction operations to the Agriculture chapter and to add Freedom Township's extraction sites to the text. County planners indicated they would present the MCJPC with a newly revised Industrial chapter at next month's meeting

B. Review of Residential chapter

The MCJPC reviewed the Residential chapter and edited the text. The MCJPC recommended removing the tables under "Age of Hosing Stock" and "Current Allowable Densities"; removing references to "work force housing" on page 135 and removing references to numbers under "Type of Housing" on page 136. The MCJPC also recommended adding a reference that lofts are residentially occupied under "Historic District-Exchange Place" on page 138. The MCJPC recommended that further expansion of population centers around recreational areas shall be discouraged and only encouraged where it is supported by infrastructure. County planners indicated they would present the MCJPC with a newly revised Residential chapter at next month's meeting

C. Discussion of 9th member

The MCJPC discussed the 5 options available to them in the selection of a 9th member. County staff recommended appointing someone from the Village because it is the most populous unit and has the most diverse and intense land uses. County staff also recommended appointing a member from Manchester Township because it will have jurisdiction over the proposed Growth Transition Area. Lindeman and Fromhart expressed concern over appointing someone from either of these jurisdictions and the perception that they may have controlling authority. The MCJPC recommended adopting option #4 and appointing a member among the four jurisdictions on a rotating basis. O'Jack said he will check into the legality of such an appointment and report back to the MCJPC.

D. Memos from Freedom Township's Consultants and County Staff Response

The MCJPC agreed to table discussion until the March meeting so they would have time to review the memos.

VIII. CITIZEN PARTICIPATION

There were no public comments.

IX. ADJOURNMENT

Dunsmore moved to adjourn the meeting at 10:00 p.m. Lindeman seconded the motion which was adopted unanimously.

Respectfully Submitted,
Laurie Fromhart