

**Manchester Community Joint Planning Commission
Manchester Township Hall
March 11, 2009**

UNAPPROVED MINUTES

I. Call to Order by Chairperson Vaillencourt at 7:46 PM

II. Roll Call

Bridgewater-absent

Freedom Twp. Board-Dale Weidmayer

Manchester Twp. Board-Ron Mann

Village Board-Pat Vaillencourt

Freedom Twp. Planning-Larry Lindemann

Manchester Twp. Planning-George Daubner

Village-Planning-Margene Dunsmore

Also Present – David Betts, Andrea Bibby, Bill DeGroot, Peter DeLoof, Shirley Haussler, Sybil Kolon, Brett Lenart, Melissa Milton-Pung, Jimmy Schiel, Jeff Wallace, Marty Way.

III. Approval of Agenda

Motion to have Karl Racenis to record by Mann, Daubner, approved by acclamation.
add approval of new Meeting Schedule by Mann, Supported by Lindemann, approved by acclamation

IV. Approval of minutes from February 11 meeting – motion by Mann, supported by Dunsmore, approved by acclamation. Spelling correction in item VII B.

V. Citizen Participation – none

Motion to accept Meeting Schedule as presented by Weidmayer, supported by Daubner, approved by acclamation.

VI. Old Business

Motion by Dunsmore to table draft approvals of Industrial and Residential chapters until April Meeting, supported by Mann, approved by acclamation

1. Discussion of draft Industrial chapter,
Industrial 3rd paragraph correction to show M-52 enters Manchester Township from North, then through Village

Discussion about defining high water usage and effluent discharge.

2. Discussion of revised draft Residential chapter.

Mann, Housing classification by Census shows this region as predominantly residential rather than agricultural as Zoned. Supported by Manchester Township Assessor's property classifications.

Wallace suggested that density (acreage) based map shows more realistic balance between residential and agricultural.

Milton-Pung and Lenart discussed County Build-Out analysis.

Build-out analysis to be place into “Parking Lot”

VII. New Business

Discussion of Community Facilities chapter

Public Services Objectives (p.109)

2. All agree.

6. Wallace questioned whether language is broad enough to cover possible regional opportunities. Lindemann questioned additional detail. Will limit language in this section; move additional language to Implementation section.

Storm Water Management Objectives (p.109)

10. DeLoof questioned using term “Best Management Practices.” Agreed to lower case this term to de-emphasize to other State or County standards.

11. Lindemann - concern about agricultural impact. DeLoof reinforced that Agricultural uses already have additional requirements so this paragraph should apply only to non-agricultural. County will rework language per discussion and resubmit.

Planned Growth Objectives (p.110)

Discussed comments.

Infrastructure Objectives (p.110)

1. Change word “ facilities” to “opportunities.”

2. Lindemann stated that list of cooperating groups should be more general.

1. Review of Agricultural chapter and Comments

Betts presented County response to Pennington/DeGroot Comments (markup distributed)

DeGroot agrees with County changes to A. Introduction. (p.112)

DeLoof disagrees with “apparent declining” statement about agricultural trends. (p.113)

County changed to “Best Management Practices.” (p.116)

2. Review of Commercial chapter and Comments

Betts presented County response to Pennington/DeGroot Comments (markup distributed)

Remove M52 and Pleasant Lake Road. Not in JPC area. (p.128)

Ann Arbor SPARK be in Industrial because it is their emphasis. Because of their office and commercial activities it was agreed that this should be included in both the Commercial and Industrial sections. (p.130)

Goal 1-Objective 3 revised to eliminate mention of Developers. (p.132)

Goal 1-Objective 4 reworded. (p.132)

Goal 4-Objective 2 changed “mandate” to “encourage.”

Add Goal 4-Objective 4 encouraging re-development of existing historic buildings. (p.133)

Goal 4-Policy 3 rephrased to positive language. (p.136)

Goal 4-Policy 5 Support for Commercial Enterprises to “Parking Lot” (p.136)

3. Discussion of JPC Agreement/9th member

Lenart expressed opinion, supported by MSU, that 9 members are not required by Joint Planning Act (226 of 2003).

Jeff Wallace expressed concern that Legal Opinion should be gotten on this issue.

Motion by Kolon, supported by Daubner, to retain Attorney Jesse O'Jack to render Legal Opinion on need for ninth member of the JPC, with the cost to be shared equally among the four JPC members. Role Call Vote:

Freedom-Weidmayer	Yes	Freedom-Lindemann	Yes
Manchester-Kolon	Yes	Manchester-Daubner	Yes
Village-Vaillencourt	Yes	Village-Dunsmore	Yes

Motion passed unanimously.

4. Group Exercise on Growth Transition Area
Betts discussed presented document.

5. Parking Lot and Glossary
Milton-Pung discussed presented document.

VIII. Citizen Participation

Milton-Pung requester that JPC jurisdictions publicly post revised meeting schedule.

Milton-Pung indicated that County Planning and Environment Department currently reviewing new Freedom Township Master Plan update. This will be passed on to County Planning Advisory Board.

Vaillencourt explained Village Planning Commission action on Future Land Use Map with intention of using Joint Master Plan language as their 5 year Master Pan update.

DeGroot indicated that Freedom Township has set up a lake district in the Pleasant Lake area.

IX. Adjournment - motion by Lindemann, supported by Dunsmore at 9:56 PM.

Respectfully Submitted,
Karl Racenis