

**MANCHESTER COMMUNITY JOINT PLANNING COMMISSION  
MINUTES OF MEETING  
WEDNESDAY, DECEMBER 10, 2008  
MANCHESTER 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 8:00 p.m.

**II. ROLL CALL**

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

Also present: Melissa Milton-Pung, Brett Lenart, Dave Betts, Andrea Bibby, Peter Deloof, Jesse O'Jack, Marty Way, and Mark Iwanicki.

**III. APPROVAL OF AGENDA**

**Mann moved to amend the agenda to add item Amendment Process under Old Business. Weidmayer seconded the motion which was adopted unanimously.**

**IV. APPROVAL OF MINUTES**

**Mann moved to approve the November 12, 2008 meeting minutes with corrections. Mull seconded the motion which was adopted unanimously.**

**V. CITIZEN PARTICIPATION**

There were no public comments.

**VI. OLD BUSINESS**

**A. Amendment Process**

Vaillencourt suggested revising the amendment process so that local planning commissions do not waste time reviewing a draft chapter only to find it necessary to review it again after county planners have made further revisions. The MCJPC agreed the MAMP draft chapters should initially be reviewed by local planning commissions, the MCJPC, and county planners, and then all feedback would come back to the MCJPC to amend the draft. Mann requested that all drafts be dated. County planners will track changes to show amendments.

**B. Approval of draft Natural Features chapter**

The MCJPC reviewed the Natural Features chapter's revisions from their October 8<sup>th</sup> and November 12<sup>th</sup> meetings. Lenart provided a non-scientific approach to delineating environmentally sensitive areas. Lenart provided a series of 6 maps showing his work and depicting all lakes and streams, prioritizing all surface water features, proposing a 50 foot buffer in developed areas, and a 500 foot buffer in rural areas, compared buffers to wetlands and floodplains, amended the buffer boundary, and came up with the environmentally sensitive lands overlay layer. Lenart concluded the River Raisin was the most important natural feature and environmentally sensitive area. Lenart said the MCJPC should consider a buffer along the River Raisin for filtering and protection purposes. The MCJPC expressed concern the amount of buffer may be unrealistic and difficult to enforce, and suggested leaving out the number of feet in the MAMP. The MCJPC discussed natural feature areas that need to be protected and how they can be protected through zoning ordinances. County planners recommended referencing state guidelines for buffers as a resource in the MAMP. The MCJPC recommended adding language

that all natural features are important. The MCJPC delayed approving the Natural Features chapter until revisions discussed tonight are incorporated in the draft.

**C. Approval of draft Community Facilities chapter**

The MCJPC reviewed the Community Facilities chapter's revisions from their November 12<sup>th</sup> meeting. The MCJPC identified some minor typographical errors and made some grammatical corrections to the chapter. County planners agreed to revise the draft with changes discussed tonight before the MCJPC took action to approve it.

**VII. NEW BUSINESS**

**A. Review of Agriculture chapter**

County planners distributed a revised draft (Draft 2) of the proposed Agriculture chapter with feedback from Terry Brinkman. Lenart said PDR eligibility needs to be clearly defined in the MAMP and Bridgewater Township's master plan already has language for this. Lenart added that prime farmland is already identified in the MAMP and there has been a long history of conservation through out the county. The MCJPC will review the new draft and distribute to their local planning commissions for feedback.

**B. Group Exercise on Commercial and Industrial**

Betts introduced the Commercial chapter in summary form. Betts condensed the commercial chapters from all master plans and provided a summary of policy statements and goals and objectives for the chapter. The MCJPC disagreed with the proposed objective, "Base land use regulations on the market demand determined by periodic analyses". The MCJPC expressed concern the objective implies the master plan may change based on market conditions and it's not realistic to do periodic analyses. Due to the late hour the MCJPC agreed to defer further discussion of the Commercial chapter until their January meeting.

**C. Joint Plan Progress Update**

Jesse O'Jack distributed a copy of the agreement establishing the MCJPC. O'Jack said the MCJPC needs an additional member to be in compliance with the new Michigan Enabling Act. The MCJPC suggested adding a school board member. O'Jack said he would research the legality of the potential appointment of a school board member and report back to the MCJPC.

**VIII. CITIZEN PARTICIPATION**

There were no public comments.

**IX. ADJOURNMENT**

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

Respectfully Submitted,  
Laurie Fromhart