

APPROVED MINUTES
MANCHESTER VILLAGE COUNCIL
DECEMBER 3RD, 2018
7:00 PM VILLAGE HALL

President Vaillencourt called the regular meeting of the Manchester Village Council to order at 7:00pm with the Pledge of Allegiance to the Flag. Council members present: Vaillencourt, Way, DuRussel, Dresch, Woods and Chartrand. Council members absent: Andrews. Also present were: Manager Wallace, Clerk Schaible, Brent Jones (DPW), Susan Gleason (Parks), Laurie Carey, Ron Schook, Jim Keller, Dale Weidmayer, Karl and Margaret Jacob.

Vaillencourt requested a moment of silence to honor the late President George H. W. Bush.

The minutes of the November 19th, 2018 regular meeting were approved on a motion by Dresch, seconded by Way. Woods abstained.

AGENDA – The agenda was approved as amended: deleting Old Business C) Vacant Building Ordinance, adding old Business C) PA 425 Discussion and D) Broadband Update and deleting Reports: A) Sheriff; B) Parks; C) Planning Commission; D) DDA; E) Healthy Communities/Wellness Coalition; G) Building; H) Personnel Committee; I) Finance Committee on a motion by Dresch, seconded by Woods. Andrews entered at this time.

PUBLIC PARTICIPATION-None

A motion was made by Woods, seconded by Andrews, that the Council adjourn and convene as the Zoning Board of Appeals. Roll call vote: ayes-all. Motion passed.

Public Hearing

President Vaillencourt called the public hearing to hear comment regarding the variance request made by Ronald Schook to order. Schook reported that he would like to build a shed on his property within the required setback but had been denied a zoning permit because the shed is larger than allowed by the total floor area limit in the zoning ordinance. Wallace explained that the lot is large enough but the home, being only 1,000 square feet, is limiting for his existing garage and a 10 x 12 foot shed. The maximum accessory building sum total floor coverage is 50%. Dresch recalled a variance that had been denied in the last few years on Vernon and Clinton Streets. Chartrand confirmed that in that situation the lot coverage limit was at issue as there were many other accessory buildings on the parcel. Andrews noted that the sum total floor is the issue here and the large lot combined with a small home and normal sized garage is a unique problem. Way noted that Schook bought the home as is and that this is what variances are for. There was no public comment. Vaillencourt reviewed the non-use variance checklist. Council agreed that all items had been met. A motion was made by Chartrand, seconded by Andrews, that the dimensional variance at 215 Morgan Street be approved for a 12 X 10 shed with accessory building sum total floor coverage at 63.53%. Roll call vote: ayes-all. Motion passed.

A motion was made by Andrews, seconded by Woods, that the Zoning Board of Appeals be adjourned and the Council meeting reconvened. Roll call vote: ayes-all. Motion carried.

OLD BUSINESS-

PLANNING COMMISSION-Vaillencourt reported that she had spoken with William Brinkman, chair of the Village Planning Commission, and they are struggling to get a quorum at meetings. Vaillencourt suggested that a Council member step in until new members are found. Chartrand volunteered. A motion was made by Way, seconded by Dresch, that Marsha Chartrand be appointed to the Planning Commission. Motion passed.

RECREATIONAL MARIJUANA ORDINANCE- Wallace presented the ordinance draft to opt out of allowing marijuana establishments in the Village. Vaillencourt reported that the Wellness Coalition had recommended opting out. A motion was made by Dresch, seconded by Andrews, that Ordinance No. 299 Prohibition of Marijuana Establishments be adopted. Dresch noted that Seriously Manchester had also recommended opt out. Roll call vote: ayes-all. Motion passed.

PA 425 DISCUSSION- Vaillencourt reported that she had attended a productive meeting with Manchester Township representatives regarding the proposed RV park on the Doan property in Manchester Township. There was consensus to form a committee to draft a PA 425 agreement for Village services. She also noted that the Manchester Community Joint Planning Commission is in favor of the two municipalities working together. Vaillencourt advised that William Brinkman is willing to sit on the committee and asked Council members to consider representing the Village. Woods volunteered to be on the committee. Wallace will also attend meetings as a resource. Carlisle/Wortman is currently reviewing the site plan.

BROADBAND UPDATE-Dresch reported that the Broadband Committee has reviewed the feasibility study and it is ready for public review. She noted that there were no significant modifications and that although the Village is included there is no discussion of millage. Vaillencourt reminded Council that the full faith and credit of the Township would include Village residents. It was also noted that the feasibility study questions the feasibility of the project.

NEW BUSINESS

ANNEXATION-609 ADRIAN STREET- Wallace reported that he has been working with Ron Mann on a boundary issue with a Village and Manchester Township property. The home at 609 Adrian Street is in the Village put the next-door parcel that includes the septic and drain field is in the Township. The owner, Jack Wheeler, has requested that the parcels be combined and the Township parcel annexed into the Village. Wallace advised that the Township and Village Planning Commissions will review the issue and make recommendations. If the Township Board and Village Council also agree, Washtenaw County will hold the public hearing and the State Boundary Commission will make the final approval.

WALNUT TREE REMOVAL- DuRussel reported that he, Sue Gleason and Brent Jones had visited the walnut tree sites and that the Parks Commission is recommending that 1 River Raisin Park walnut, 5 Carr Park walnut and 1 Carr Park maple trees be removed. It was suggested that the revenue be used for planting large trees. A motion was made by Chartrand, seconded by Dresch, that a contract to remove the 6 walnut trees be approved at approximately \$700 revenue per tree. Roll call vote; ayes-all. Motion passed.

CITYHOOD DISCUSSION-Wallace presented additional information including actual

examples from former Villages who have gone through the process. He reported that his review of the material indicated modernization of government and a more business-like approach to delivering services. Wallace suggested that Council needs to understand the pros and cons and determine if it is a positive move for Village residents. He noted that the current broadband discussions alerted the Village to what could happen in the current form of government. Vaillencourt expressed her desire not to limit the Township in delivering services to their residents. Way indicated that the Council needs to make an informed, unanimous and confident decision to go forward. Vaillencourt asked Council if they are ready to commit to this. Woods indicated her preference to hear professional advice together with a committee and the public. Council continued to discuss the best ways to educate the public and get their input. Wallace will gather more information for the next Council meeting.

CORRESPONDENCE- Council acknowledged the following correspondence:

- Minutes of the Village Parks Commission meeting held November 26, 2018.
- Minutes of the Manchester Downtown Development Authority meeting held November 14, 2018.
- Announcement of a \$50,000 Connecting Communities Grant to Manchester Village and Manchester Township for the Watkins Lake Trail Engineering Study.
- PA 202 of 2017 Health Care (OPEB) Report.
- Consumers Energy Notice of Hearing.
- Hurst Foundation gift of \$75,000 for River Raisin Park in honor and at the request of the DuRussel Family.
- Copy of the Washtenaw County Broadband Equity Sub-Committee final report.

ACCOUNTS PAYABLE – Council reviewed the payables list. A motion was made by Dresch, seconded by Chartrand, to approve for payment the list dated 12/3/2018 totaling \$29,895.92. Roll call vote: ayes-all. Motion carried.

REPORTS

MANCHESTER COMMUNITY JOINT PLANNING COMMISSION- Vaillencourt reported that their meeting was productive and they will meet again on December 6th. Also, they will meet after the first of the year to elect officers and formulate the annual report.

DPW- Jones reviewed his report. The leaf pick-up this year has been wet and cold.

MANAGER– Wallace presented his report. He highlighted that the bids for River Raisin Park will be opened December 19th.

There being no further business, President Vaillencourt adjourned the meeting at 8:50pm.

Respectfully submitted,
Julie Schaible, Village Clerk