

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 6, 2005

Chairman Lindemann called the meeting to order at 7:37 p.m.

Members present: DeLoof, Horning, Huehl, Lindemann, Miller, Ochs and Tschiltz

Minutes of the November 1, 2005 meeting were read and corrected. A motion by Horning and support by Lindemann to approve minutes as read and corrected. Motion passed.

Communications: Don Pennington's invoices, Sencog and American Planning Association. Also, a copy of the letter sent to Mr. James Sallee, MDEQ by Geoforensics, Inc., Robert A Hayes, Hydrogeologist.

Audience Participation: Dr William Wellman brought copies of his property deed and gave one to each Commission Member. The property in question was sold to him by Tim Powell. The Township did not put the stipulation "this parcel not a legal building site under current zoning ordinances" on to the site plan. Dr. Wellman was advised to go the County and see what they could recommend to get this sentence out of the bill of sale.

Old Business.

1. Update on Waterland and American Aggregates meeting. A letter was sent to Robert Hayes, Hydrogeologist from the Sub-Committee with some questions they had. When the Sub-Committee Chair hears from Hubbell, Roth and Clark he will notify the two Gravel Pits. A question was asked about the acres outside the permitted area; wondered if the pits would come up with the money to get a permit to mine this area? The next meeting of the Sub-Committee will be after response from Hubbell, Roth & Clark.
2. Washtenaw County Parks site plan. Chairman Lindemann had received language from Peter DeLoof. Park is to be used for passive activities only. A lot of the language used is right out of the County Ordinance. The Commission needs to get copies of Don Pennington's report well in advance of the January meeting. Chairman Lindemann tabled until further information is received.
3. Amendments and recommendations from Mark Reading on the Extraction Ordinance. Mark is still in the process of updating information from Robert Hayes and from the public hearing comments. The Chairman asked other Commission members to e-mail him about any additions we would like to have considered for the ordinance and get to him before the January meeting. Chairman will e-mail the Gravel Pits about any concerns they may have.
4. Update on Barrett lake application with the State DEQ office. The Commission looked at the report that Robert Hayes, Hydrogeologist had sent us via e-mail. A lot of

discussion followed. December 9, 2005 is the deadline from the DEQ Office. Nothing new has been received from Mark Reading or Barrett.

5. Site plan review Panhandle. Don Pennington has a letter in the process but has not sent it yet. The Commission members were asked if they had any additional comments. A motion was made by Bob Miller to accept the Panhandle site plan as submitted. Motion was supported by Tschiltz. A roll call vote was given with four no votes and three yes votes. Motion denied. Chairman Lindemann tabled.

New Business

1. Review of Thompson and McCully Pit which is now called Michigan Material & Aggregates Company. The Conditional use permit was given in August 1995. The conditional use permit was to mine over a 20 year period. The berm around the pit has been completed. The original haul route was to be Esch Road but after a meeting with the Gravel Company, Township and Planning Commission it was changed to Kothe Road. We need to send them a copy of the new Extraction Ordinance. Hubbell, Roth and Clark will be asked to give us a quote for a reclamation bond. Motion to have Chairman contact them to give us a reasonable quote for annual review of the Michigan Material and Aggregates Company was made by Bob Miller with support from Tschiltz. Motion passed.

2. Wetland Ordinance versus Natural Resources. A lot of discussion followed. The Wetland ordinance is a stand-a-lone ordinance. Woodlands would need to be preserved. The process for a Wetland ordinance would be to have a good map, send out notices to every property owner in the Township and would have to have a public hearing.

3. Carol Huehl attended a Michigan wetland workshop and brought back a lot of material to look at.

A motion was made by Lindemann with support from Horning to adjourn. Motion passed. Meeting adjourned at 10:47 p.m.

Respectfully submitted,

Carol Huehl, Secretary