

FREEDOM TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
February 1, 2005

Chairman Lindemann called the meeting to order at 7:30 p.m.

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

Minutes of the January 4, 2004 meeting were read and motion was made by Horning and second by Tschiltz to accept the minutes as read. Motion passed.

Communications: Information from MTA on Contract Zoning. Freedom Township web site which is [www.twp-freedom.org](http://www.twp-freedom.org). A training session for the computer website was attended by Ray Berg, Larry Lindemann and Sarah Bassett.

Public Participation: there wasn't any.

Old Business – 1. The Swalwell Horse Building has been red tagged by the Zoning Inspector.

2. Review of Conditional Use Permits. We need to go over the list of permits and review and update them.

3. The Brauer Property has been purchased by the County. They have preliminary plans for a trail going through the site. Tom Freeman and Gwen Bunning will be at our March meeting for a presentation. This will be an informational meeting only.

4. Some Future planning thoughts were suggested. First, should we have a wetlands ordinance? It was felt that a discussion was needed to determine the merits of this and if it should be done or not. Some of the Commission members felt there were enough controls on wetlands and nothing further would be needed. Second, would Lake zoning be beneficial for our Township? It was felt the Pleasant Lake Properties Association would be the ones to consult on this.

New Business – Stan Tschiltz was recognized for his long time of service as the Chairman of the Planning Commission it had been 10 years.

The date for our annual review of the gravel pits will be on Saturday, May 7, 2005 at 8:30 a.m. We will begin at C & T Transport. A letter will be sent out to the gravel pits when the date will be and the order of our visit.

Agenda Item I – Annual report from gravel pits. American Aggregates went first. Dale Sawyer gave the report. He told us he had received the letter with copies of the report from Hubbell, Roth & Clark. He stated he had issues with the bonding requirements. He told us a bond document had been sent to the Township Clerk for the specified amount. We were reminded of the Consent Judgment that governs their mining operations. This judgment including amendments has no requirement for an Annual Report but in the interest of good faith he would provide us with one. 19,428 tons of material was shipped from the site. No restoration on the mining area has occurred. Restoration along the new haul road and driveway entrance was completed and seeding will be reevaluated in the spring of this year. Approximately 17 acres of land including the haul road office site

and entrance areas have been restored. No acres in the excavation area have been restored. The total acres of disturbed land are approximately 20.2 acres. Monitoring well records have been submitted. A list of the equipment located on and used at the site was submitted. An aerial photograph was provided. It was noted that Waterland and American Aggregates have met and are ready to meet with designated representatives of the Commission to discuss the area between the two pits.

Barrett Pavings report was given by Nelson Wesenberg. The amount of gravel removed in 2004 was 669,842 tons. A list of equipment on the site was provided as well as the monitoring well reports. 8 acres of land was reclaimed and it just needs to be seeded. An aerial photograph will be updated in the spring and given to the Commission during our visit. They installed 6 additional monitoring wells in 2004 and 2 staff gauges are still being used. The clean-up of junk and unused items continues. The South mining area has been surveyed and fencing was done.

C & T Transport, Inc. was reported on by Rob Martin. They removed 147,000 tons of materials in 2004. The berms are 90% completed with some seeding and planting of trees still needing to be done. Reclamation has been done on the East wall and North sides of the pit. They will be filling in the two wash ponds and all washing will take place in the floor of the pit instead as this is more economical. Total amount of acres disturbed was 20 acres. Aerial photograph will be provided later. He too feels the new bonding amounts are too much and hopes to discuss that with the Commission on a later date. He has a list of equipment but did not provide us with a copy at this time.

Steven Lemons gave the Waterland Trucking Service, Inc. report. They have filed an application for variances on ordinance #29 which is our Extraction Ordinance. The Public Hearing on this will be held on Tuesday, February 8, 2005 at 7:00 p.m. He feels there has been some good discussions with Dale Sawyer from American Aggregates and is prepared to meet with the designated Commission members to discuss the area between the two pits. The amount of materials removed in 2004 was 484,252 tons. Restoration occurred mainly in the Southwest Quadrant of the facility. A storm water retention area was also completed. Landscaping activities for this agricultural site included surrounding fields of corn and alfalfa. Approximately 7 acres of land was restored with another 84 acres of land that is not completely restored. Extraction and restoration activities will occur in the Northeast Quadrant of the site during 2005. A water sample testing report was provided showing the last three consecutive years of results. An aerial photograph from April of 2004 is on file but a new one will be provided as soon as the weather permits. A list of equipment and their values was provided.

A meeting with Waterland Trucking Service, Inc. and American Aggregates and the members of the Planning Commission Sub-Committee (Larry Lindemann, Peter DeLoof, Robert Miller and Ray Berg) will meet on Thursday, February 10, 2005 at 9:00 a.m.

Our next meeting will be Tuesday, March 1, 2005 at 7:30 p.m. Motion to adjourn by Horning and second by Huehl. Meeting adjourned at 10:40 p.m.

Respectfully submitted,

Carol Huehl, Secretary