

FREEDOM TOWNSHIP PLANNING COMMISSION
Special Meeting
December 27, 2006

The meeting was called to order by Chairman Lindemann at 7:32 p.m.

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

It was not necessary to read the minutes from the previous meeting as this was a special meeting and not a regular one. There were no communications either.

No audience participation.

Old Business:

Washtenaw County Parks application. There were two changes made on section F and H only. The Commission members were asked to express any questions or concerns that they had. The question about fencing and when it would be completed was asked and the answer was it would be installed before opening the park in mid-summer of 2007. The park sign will show the hours of operation which is 8:00 a.m. to dusk. A motion was made by DeLoof with a second from Horning that went like this: Whereas, Washtenaw County Parks & Recreation Commission ("Applicant") is the owner of a parcel of land consisting of 187.58 acres, more or less, located on Waters Road/Parker Road("Property") in the Township of Freedom, County of Washtenaw, State of Michigan particularly described as follows: Commencing at the Northeast corner, Section 12, R4E, Freedom Township, Washtenaw County, Michigan; thence along the East line of said Section 12 and the centerline of Parker Road South 00 degrees 58' 19" West 736.30 feet for a POINT OF BEGINNING; Thence continuing along said East line of Section 12 and the centerline of Parker Road South 00 degrees 58' 19" West 1948.77 feet to the East ¼ corner of said Section 12; thence continuing along said east line of Section 12 and the centerline of Parker Road South 00 degrees 58' 19" West 1342.53 feet to the Southeast corner of the Northeast ¼ of the Southeast ¼ of said Section 12; thence along the South line of the Northeast ¼ of the Southeast ¼ of said Section 12 North 89 degrees 57' 32" West 1343.43 feet to the interior 1/16 corner of the Southeast ¼ of said Section 12; thence along the West line of the Northeast ¼ line of said Section 12 North 89 degrees 57' 40" West 1346.24 feet to the center of said Section 12: thence along the North and South ¼ line of said Section 12 North 00 degrees 44' 00" East 1749.26 feet to a point distant 14 chains and 14 links (933.24 feet) from the North ¼ corner of said Section 12; thence along the Northwesterly side of a ditch North 50 degrees 39' 17" East 1472.27 feet to a pint o the North Line of said Section 12 and the centerline of Waters Road North 89 degrees 59' 16" East 840.80 feet; thence continuing along the centerline of Waters Road South 68degrees 29' 32" East 304.46 feet; thence South 00 degrees 59' 02" West 626.19 feet; thence North 89 degrees 47' 10" East 451.27 feet to the point of Beginning, being a part of the Northeast ¼ and the Southeast ¼ of Section 1, T3S, R4E, Freedom Township, Washtenaw County, Michigan.

Tax Parcel ID No. N-14-12-100-005

Whereas, the Property is zoned Agricultural/Resource District pursuant to Section 3.02(A) of the Freedom Township Zoning Ordinance and the Applicant has submitted a request to use the land as a Public Park as provided in Section 3.03 of the Ordinance; and

Whereas, The Planning Commission held a public meeting on June 7, 2005 and considered information provided by the applicant, and held a public hearing on July 5, 2005 to receive public comment on the conditional use application; and

Whereas, based on the record before the Planning Commission, the Planning Commission makes the following findings: (1) The proposed conditional use is compatible and harmonious with the surrounding uses, the orderly development of the surrounding areas and anticipated future uses in the area; (2) Existing vehicular and pedestrian traffic will not be significantly altered; (3) The proposed use does not pose a significant increase in noise, dust, fumes, smoke, odor, vibration or adversely impact air or water quality or quantity; (4) The proposed use does not involve the location or height of any building or structure which would interfere or discourage the appropriate development of adjacent land; (5) The proposed use relates harmoniously with the physical and economic aspects of adjacent land uses; (6) The proposed use is designed so as not to pose a threat to the public health, safety and welfare; and (7) The proposed use will not adversely affect property values; and

Whereas, the Planning Commission carefully reviewed the submitted information and data and carefully considered the applicable standards.

Now, Therefore, Be It Resolved:

1. The Freedom Township Planning Commission grants a conditional use which authorizes the Property to be used as a Public Park in accordance with the Site Plan attached hereto and incorporated herein, provisions of Freedom Township Zoning Ordinance, and other applicable ordinance, rules and regulation, and subject to the following conditions:

A. The park uses are to be limited to passive recreation activities such as walking, jogging, bird watching, nature studies, and other quiet inactive pastimes. Motorized recreation vehicles, including but not limited to, snowmobiles, and any type of off road vehicles, bicycles, motorcycles, personal watercraft, or similar types of vehicles, are prohibited.

B. The improvements on the property are limited to those shown on the approved Site Plan prepared by Atwell-Hicks bearing Job No. 101010, dated September 3, 2004 which is incorporated by reference herein. Also contained within the submittal are graphical depictions of the entrance sign as well as internal directional and informational graphics, environmental assessment, topography, soils, entrance to the site and parking delineation which are also incorporated by reference herein.

C. Should the property ever be sold, transferred, or otherwise conveyed by the Applicant or its successor in interest, other than a successor Washtenaw County governmental entity the conditional use shall terminate as of the date of such conveyance.

D. Paved surfaces including access roadways, parking areas, and internal trails are prohibited. Internal trails shall consist of wood chips.

E. No fishing shall be allowed on any water body within the Property.

F. On or before September 1, 2007 the Applicant at its sole expense shall install a fence and signs, identifying the Property as Washtenaw County property on land which abuts the following Tax Parcel Nos. N-14-12-400-004, N-14-12-400-002, N-14-12-400-003, N-14-12-200-003 and N-14-12-100-005. In the event the owner(s) or any subsequent owner(s) to Tax Parcel No. N-14-12-100-004 request in writing to have their lands fenced and signs posted, then the Applicant at its sole expense shall install and post signs of that Property which abuts Tax Parcel No. N-14-12-100-004.

G. All aspects of the natural preserve shall be contained within the Property.

H. No artificial lighting shall be placed on any portion of the Property.

I. The hours of operation shall be from 8:00 a.m. to dusk.

J. The Applicant shall cut noxious weeds on the Property two or three times a year or more often as may be necessary to avoid a nuisance, or in the alternative plant prairie grass or other similar plant materials.

Motion passed by roll call vote. It was also noted that there will be other costs besides the meeting that will have to be paid by the Washtenaw County Parks as well.

Robert Miller expressed his thankfulness for being able to serve on the Planning Commission. He resigned his position as of January 1, 2007.

A motion to adjourn was made by DeLoof with a second from Miller. Motion passed. Meeting adjourned at 7:55 p.m.

Respectfully submitted,

Carol Huehl, Secretary