

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 4, 2007
(Unapproved minutes)

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

Members present: DeLoof, Huehl, Horning, and Lindemann. Ochs was absent. Planner Bill DeGroot was present.

Minutes of the previous meeting were read. A correction was made in regards to approval of the October minutes. DeLoof had abstained from voting because he was absent at the October meeting. A motion was made by Horning with support from DeLoof to accept the corrected minutes as read. Motion passed.

Communications: MTA News, Notice of GMP revision for Saline Township, Invoices from OHM for annual inspection done on November 6, 2007 of the Gravel Pits. Also, three copies of the groundwater report for the American Aggregate Company were received earlier by Huehl. A copy was given to our Township engineer, Marcus to look over and let us know if he saw any problems.

Audience Participation: Dave Davis had heard that Wireless Washtenaw was dead and wondered if this were true. We told him we had not heard that. He said he was looking into a private company just in case it was dead. Larry said he would get a draft of the Wireless Washtenaw to Ray Berg to publish on the Township Website.

Old Business: Rezoning Application request for Jennifer Wells/David Bucholtz. We had to set a new Public Hearing date because the first date did not get put in the Manchester Enterprise. A motion was made by DeLoof to set the Public Hearing date for Jennifer Wells and David Bucholtz for Thursday, December 20, 2007 at 7:00 p.m. at the Freedom Township Hall. Horning supported. Motion passed. Huehl will send out letters to the surrounding property owners. Lindemann will post notice at the Township Hall. Jennifer Wells and David Bucholtz will post the necessary signage on the property that's to be considered for the rezoning.

2) Site Plan Review for Greene Manufacturing. Marcus from OHM gave his review of the site plan and noted the following issues. A new proposed floor that would be 5 to 6 foot lower with an internal ramp. A Retaining wall between the building and the wetlands. Marcus said that Bruce Greene had gone to the DEQ for a delineation request. There needs to be a calculation for the Storm Water runoff. The letter dated November 7, 2007 from Washtenaw Engineering did not include the storm water calculations. It was asked if the County Drain Commission needed to get involved in reviewing the calculations and was answered no, as the MDEQ would take care of that. He said he suggested lessening the width of the building. A variance would be needed for the front yard and the wetlands. DeLoof made a motion with support from Horning to table this review until the next meeting to get an updated Status report. Motion passed.

3) Ordinance Updates- Wireless Communications was tabled until a revised draft with all the changes is received from Planner Pennington.

4) Growth Management Plan update was tabled until our next meeting because of Ochs absence as she had a lot of information on this.

5) Barrett modified draft extraction permit and monitoring plan. Status report due January 22, 2008. Attorney Mark Reading has gone all through the draft. Negotiations are still going on. Barrett will agree if we use First Monitoring Alert Program and drop all the lawsuits. Barrett will do monitoring with the Township being involved. The Township still needs to get a lot of information from Barrett in regards to their Operations and Reclamation Plans. If the Commission Members have any questions or comments they were asked to get them to Larry or Mark Reading right away.

6) Natural Features Ordinance discussion was tabled until next meeting.

New Business: 1) The next meeting of the SWWCOG Regional Planning Commission will be December 12, 2007 at 7:00 p.m. at the Manchester Township Hall. Anyone is welcome to come.

2) Land Division for the Heimerdinger Estate. The survey needs to show dimensions on it. The residence on Parcel A had burnt and thus just left a barn. There was no tax bill submitted in the packet. Jim Mann was present and said he had title insurance showing that the taxes had been paid. Jim was asked if the property has a driveway access that's been approved by the Washtenaw County Roads. He answered that the preliminary site distance review had been done by the County. A motion was made by Horning with support from Huehl to approve the land division based on the addition of the dimensions of the structure on Parcel A be included in the survey and having recorded the new tax ID numbers as supplied by the County Office. Also, a Tax Bill needed to be included in the packet. A roll call vote was taken and passed unanimously.

3) Annual report from OHM on Gravel Pits and set reclamation bond amount for 2008. Marcus gave his report on each of the Gravel Pits and after much discussion the following motions were made. DeLoof made a motion with support from Horning to set the Reclamation Bond for C&T Trucking at \$250,000.00 based on the OHM report dated November 30, 2007. Roll call vote taken and passed unanimously.

A motion was made by DeLoof with support from Horning to set the Reclamation Bond for Barrett Paving at \$851,000.00 based on the OHM report dated November 30, 2007. A roll call vote was taken and passed unanimously. The Commission directed OHM to get the depth of the lakes being excavated and what the cost would be to get this done. Barrett would have to cover the charge for this.

It was noted that American Aggregate/Levy is working under a consent judgment. A motion was made by DeLoof with support from Lindemann to set the Reclamation Bond

for American Aggregate/Levy at \$250,000.00 based on the OHM report dated November 30, 2007. A roll call vote was taken and passed unanimously.

A motion was made by Horning with support from Huehl to set the Reclamation Bond for Waterland Trucking at \$520,000.00 based on the OHM report dated November 30, 2007. A roll call vote was taken and passed unanimously.

Marcus will get the reports and maps to all the gravel pits and hard copies of pictures taken will be given to the Commission members. It was noted that the bond calculations were less due to the change in the Ordinance of the top soil amount from 6" to 3" when doing restorations.

4) Set meeting date for the January Planning Commission meeting. The date for our next meeting will be January 3, 2008 at 7:30 p.m. unless the Township Hall is being used for something else.

A motion to adjourn the meeting was made by DeLoof with support from Horning. Motion passed. The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Carol Huehl, Secretary