

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 1, 2008

(Unapproved minutes)

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

Members Present: DeLoof, Horning, Huehl, Lindemann, Ochs and Planner Bill DeGroot.

Minutes of the previous meeting were read. A motion was made by DeLoof with support from Ochs to accept the minutes as read. Motion passed.

Communications: MTA News, Huron River Report, Citizen Planner Program, Michigan Planning Enabling Act Program.

Audience Participation: None

Old Business:

- 1) Site Plan Review-Greene Manufacturing. Larry forwarded some emails to every Commission member and until we can all look at them and hear from Bruce Greene it was tabled.
- 2) Ordinance Updates- Wireless Communications. We received a response from Mark Reading and it will be reviewed at the Public Hearing. The current draft is on the Township Website. The Public Hearing is set for April 3, 2008 starting at 7:00 p.m.
- 3) Growth Management Plan update. There are changes due to the new Act. We will be getting the changes required soon.
- 4) Barrett Paving. A new permit draft had been received from Mark Reading. We will go thru the plan resolutions and everything else after the two public hearings on April 3, 2008. Immediately following the public hearings we will have a special meeting for Barrett Paving. Larry will post the notice for this meeting at the townhall.
- 5) Zoning ordinance update memo from Don Pennington dated August 8, 2007. It was felt that the flow chart was very useful. Uses that are allowed in specific categories need to be reviewed. Illustrations are good to explain things better, "a picture is worth a thousand words." We need to put a boundary on different uses. Self storage is not in zoning ordinance right now. The PUD we have now is focused on Residential and needs to be expanded. We need to look at natural features. There are several areas we need to think about and need to be prepared for what's coming in the future. We should have a category for site plan light (not a full blown site plan always needed.) Possibly a third site plan with standards is needed. We have to address Commercial within the character of this Community. We need to have boundaries around these different districts. "Be on the leading edge of what's happening." We should have character based zoning. On page 8 under Signage; everything needs to be reviewed. On page 11 Residential Design Standards – mobile home standards for individual dwellings needs to be reviewed. The

Duties and Authorities section is really good. It was then asked how we want to go through the Zoning Ordinance. The Commission would prefer to have the documents in front of us.

6) Rezoning Application request for Place 1 LLC (Ron Milkey) located at 11700 Pleasant Lake Road. A Public Hearing has been set for April 3, 2008 starting at 8:00 p.m.

7) Natural Features Ordinance discussion was tabled until a later date.

New Business:

1) Set date for annual gravel pit tour. It was decided that the tour would be on Saturday, May 3, 2008 beginning at 8:00 a.m. at Barrett Paving and ending at C&T Materials. Letters to the gravel pits will be mailed by Secretary Huehl. It was noted that with the exception of Barrett most of the tours would last just an hour.

2) Manchester Joint Planning Commission regional maps, review land use categories, future land use categories, locations of land uses and the Pleasant Lake area. There was some discussion and one thing decided was that the Light Industrial areas in Freedom Township could be expanded some from where they are currently located. Also, that most of the Township would stay Agricultural. The Commission members were asked to give the rest some thought and we would continue discussion at our next meeting.

A motion was made by DeLoof with support from Ochs to adjourn the meeting. Motion passed. The meeting was adjourned at 10:55 p.m.

Respectfully Submitted,

Carol Ann Huehl, Secretary