

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 3, 2008

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

Members Present: Horning, Huehl, Lindemann and Ochs, absent DeLoof because he was ill. Also present were Planners DeGroot and Pennington.

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

Communications: MTA News

Audience Participation: An email was received from Dave Davis about the addition of a Hamlet District. He distributed 115 letters to citizens' in the surrounding area of Pleasant Lake. He has received some feedback and will have more suggestions coming. The Pleasant Lake Association will be meeting in two weeks. Another letter was received from Catherine Roberts. Bruce Greene would like to see a sewer system on Fletcher Road and natural gas. He could do a lot more if he received better services there.

Old Business:

- 1 Site plan review for Greene Manufacturing. Bruce Greene was at our meeting and we told him we needed to get a copy of the letter from the MDEQ. Bruce had questions about number of employees listed on the site plan. He has installation crews that go all over the country and do not work at the company everyday. In regards to the front yard setback; the Planning Commission will review the site plan and then forward to the Zoning Board of Appeals. Bruce expressed his feelings about the process and how it's not very smooth. In regards to the application fee it needs to be explained that this does not cover everything. Any review fees are separate. He felt all these things needed to be explained up front and not just as needed. We discussed handicap parking and felt that a sign near the front entrance of the building in the paved area would be fine for Handicap Parking. The Company sign needs to have more detail and actually have a drawing of it for the plan. Lighting for the outside of the building needs to be addressed in the final site plan. A planting list was discussed and the caliber used as well as the plant designations.

A motion was made by Horning with support from Ochs to accept the Preliminary Site Plan with the revised date of April 24, 2008 with the stipulations of proof of the DEQ letter and approval from the Zoning Board of Appeals on the variance for the front yard set back. Also, the letter from the Health Department in regards to the drain field. A Roll Call vote was taken with 4 ayes. DeLoof was absent. The motion passed. The Commission had no problem with contacts between our

Planners and Bruce Greene. It could even be submitted PDF to help save money and streamline the process.

2. Manchester Joint Planning Commission Regional Maps. We decided to not define the Lake District at this time until we hear from the Pleasant Lake Association and the other surrounding residents. We reviewed the land use categories and future land use categories along with locations of various land uses. The Pleasant Lake area was also discussed. Due to the time we did not get a lot decided on and will continue discussions at our next meeting.
3. Conditional use application for Jennifer Bucholtz. A description of the site plan and survey needs to be done. The surveying company is Jacobsen and Sons. The Commission gave permission to have Jennifer and the Surveying Company speak directly with Planner DeGroot.
4. Growth Management Plan updated draft. We tabled the review of this until we receive a new draft from Planner Pennington. A quote was given that “policy is good but regulation is better.”
5. Rezoning application request for Place 1 LLC (Ron Milkey) was tabled per the applicant’s request.
6. Zoning Ordinance update. Articles 1 and 2 were given to the Commission members to review and be ready to discuss at our next meeting. It was noted that the articles are different than the originals and easier to understand.

New Business:

1. C & T Gravel Pit Tour will be June 7, 2008 starting at 9:30 a.m.
2. Manchester Joint Planning Commission will hold a meeting between the Township Boards and Planning Commissions to go over the procedures they are working on June 11, 2008 at the Freedom Township Hall at 7:00 p.m.
3. A boundary adjustment request was received by William Wellman for the corner of Saline-Waterworks and Parker Road. It was stated that boundary adjustments should come before the Planning Commission so we can put it on our map. It’s a courtesy to the property owner if not in violation of the Zoning Ordinance. Chairman Lindemann will contact Mr. Wellman to let him know when he has the survey done of the new boundaries he should give it to the Zoning Inspector, Jim Coval, and a copy for the Township records.
4. The first testing of the monitoring wells for water quality for the Barrett Paving Pit will start tomorrow. Barrett is working on getting the wells and ecotone devices in.

A motion was made by Horning with support from Ochs to adjourn the meeting. Motion passed. The Meeting was adjourned at 9:30 p.m.

Respectfully Submitted,

Carol Ann Huehl, Secretary