

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 8, 2008

Chairman Lindemann called the meeting to order at 7:35 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 Horning to accept the minutes. Motion passed.

Communications: MTA News, Citizen Planner Class presented by MSU, The Vehicle, WATS (a map of road construction projects in Washtenaw County).

Audience Participation: Fran Adler was approached by an oil drilling company from Allen, MI named Dakota Oil. She explained that they thought there was a large reserve of oil on her property and wanted to get her permission to test for it. They offered \$50.00 an acre and if oil was found she would receive an eighth of the net profit. She is concerned about water contamination and also does not want to see oil wells. She was asking if there was anything the Township could do to prevent this. It was explained that if she allowed them to come onto her property that it was an agreement between her (the property owner and the oil company) and the Township would only be involved if they violated certain ordinances, for example, noise, on site storage and so on.

Old Business:

1) Barrett Paving new permit and exhibits. We looked at the new map and several questions were asked. It was suggested that the map topographical lines be made clearer. The South Lake boundary is close to a wetland, so they will transfer the area from there to the North end of the lake. A question was asked about the mitigated wetlands and wondered why they were not labeled on the map. The Commission went over the information we have and it seemed to be complete. Wells are covered in the permit and the bond for the Township covers everything if in non-compliance. A motion was made by DeLoof to adopt the Resolution To Approve Revisions to Extraction Permit No. 1 and Special Land Use Permit 80-3 held by Barrett Paving Materials, Inc. with the following additions in the final paragraph of the Resolution reading Now, Therefore, be it resolved: The Planning Commission approves the revisions to Extraction Permit No. 1, signed by John L. Krispin, Regional Manager, Barrett Paving Materials Inc. dated April 24, 2008 and presented to the Planning Commission on May 8, 2008, subject to and conditioned upon:

- 1) Wetlands not already designated be shown on Exhibits B and C to the Permit,
- 2) Barrett providing the Township with electronic versions of Exhibits B and C to the Permit,
- 3) The Township receiving approval of the Township engineer of revised Exhibits B and C to the Extraction Permit, and authorizes the Chairperson upon receipt of the referenced items to sign the Extraction Permit, as revised, in duplicate and delivers one duplicate original to Barrett Paving Materials, Inc.

A roll call vote was taken DeLoof, yes; Horning, yes; Huehl, yes; Lindemann, yes and Ochs, no. Motion passed with 4 ayes and 1 nay.

- 2) MJPC regional maps, review land use categories, future land use categories, locations of land uses and Pleasant Lake area. The Industrial has been extended to include the existing business. We looked at the current descriptions of land uses. The transfer Station needs to change back to Ag. Pumping station and Panhandle are Industrial. Dropped Prime Ag and just have it say Agricultural. Keep Industrial as is with no increases except to the township of Manchester. Need to come up with a description for the Lake District. What factors to consider in this definition of a Lake District? Water Shed – can this be protected? We ended the discussion for now due to our 30 minute time limit allotted for this.
- 3) Site Plan Review for Greene Manufacturing, received package 5/2/2008. Tabled until everyone has a chance to review it. Our Planning Consultant will have a site plan report to all Planning Commission members 10 working days prior to our next meeting for our review.
- 4) Ordinance updates – Wireless Communications. Discussion from public hearing. Secretary Huehl read the minutes from the Public Hearing. Horning made a motion with support from DeLoof to accept the minutes as read. Motion Passed. A motion was made to recommend for approval the Wireless Communications Draft to the Township Board with support from Huehl. A roll call vote was taken; DeLoof, no; Horning, yes; Huehl, yes; Lindemann, yes, Ochs, yes. Motion passed with 4 ayes and 1 nay.
- 5) Growth Management Plan – updated draft. A work session was set for May 27, 2008 at 7:30 p.m. as long as the Township Hall is available. Chairman Lindemann will check on the availability and let all Commission members know.
- 6) Rezoning Application request for Place 1 LLC (Ron Milkey) location at 11700 Pleasant Lake Road. Discussion from Public Hearing. The minutes of the Public Hearing were read. There was one correction. A motion was made by DeLoof to accept the minutes as amended with support from Ochs. Motion passed. A request was received from Ron Milkey to allow him time to resolve issues brought up in Bill DeGroot memorandum. A motion was made by DeLoof with support from Ochs to table the application request indefinitely until we hear from the applicant. Motion passed. DeLoof wondered about the current operations – an exercise group- and wondered if this was a permitted use. He asked if Mark Reading knew about this. Chairman Lindemann will take to Mark Reading about this.
- 7) Zoning Ordinance update. Setup review process for this next month. Review it section by section for easier review. Asked the planner to give us language to go with table of contents so that we could review them together.

New Business:

- 1) Conditional use Applications (Jennifer Wells Bucholtz) 11495 Pleasant Lake Road, Manchester, MI. Discussion from the Public Hearing. Property has been rezoned to Commercial Use. A legal survey is needed from a Registered Engineer. The parking lot needs set back dimensions from the road. DeLoof suggested to authorize Bill and Don (our Planners) to talk to applicant to make sure what they submit is in compliance with the ordinance. The Commission members had no problem with letting them do this. The

Planners are to get their report back to the Planning Commission members ten working days before the next meeting. The timeline was asked about and it will be ready to review in June at our regular meeting, A Public Hearing would then be required for this Conditional Use.

- 2) Report on Gravel Pit Tour. C & T Transport, Inc was a no show. Larry received an email from Rob Martin's wife that he had been in a motorcycle accident and she did not look at his calendar. The Commission members were asked if we wanted to re-schedule a tour at a later date. It was decided that we would like to do this. Larry will contact Rob Martin to see when he is available.

A motion was made by DeLoof with support from Horning to adjourn the meeting. Motion passed. Meeting adjourned at 10:40 p.m.

Respectfully Submitted,

Carol Ann Huehl, secretary