

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
September 2, 2008

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

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

Minutes of the previous meeting were read. A correction was made under communications; it should read Stan Tschiltz will give the SWWCOG communication to Larry Lindemann. A motion was made by Ochs with support from DeLoof to accept the minutes as corrected. Motion passed.

Communications: MTA News, HRWC fundraiser, OHM letter dated July 21, 2008. A violation of C&T Materials was mentioned and a motion was made by Horning with support from DeLoof to add this as an agenda item. Motion passed.

Audience Participation: none

Old Business:

1) Growth Management Plan updated draft. What to call the area around Pleasant Lake? Hamlet or Lake District? Further discussion is needed on this topic. Planner DeGroot will have a full draft ready in about two weeks for the Commission members and the Public to review before our October meeting.

2) Conditional use application for 11495 Pleasant Lake Road (Jennifer Bucholtz). A meeting was held with David Bucholtz, Larry Lindemann, Bill DeGroot, Dale Wiedmayer, Don Pennington and Bucholtz Engineer. Bucholtz asked to have the application removed due to the added expense and required changes to the property to meet the requirements of the different agencies involved. A motion was made by Ochs with support from Huehl to table the Bucholtz request until our next meeting. Motion passed.

3) Zoning Ordinance update. Sections 1 and 2 had been given to the Commission members to read and then have a discussion on. Section 3 was given to the Commission members at this meeting with encouragement to read and be ready for discussion at our next meeting.

4) Site Plan Review for Greene Manufacturing, Inc, final site plan review and escrow amount for inspection, etc. A copy of the letter from the Health Department dated June 19, 2008 was received for the file. Marcus our Township Engineer mentioned that the retaining walls over 18" have structural clarification included on the site plan. A lot of discussion was had. Marcus from OHM was asked if they were satisfied with storm water runoff and detention. Marcus replied yes they were. A lot more discussion was had. A member of the audience expressed his disappointment with the members of the

Planning Commission for the continued time taken to make decisions on applications. He said the Commission Members should be ashamed of ourselves, that we were not doing justice to the Township. Horning made a motion with support from Ochs to approve the site plan with the recommendation from our Engineer about the retention wall with location and calculations given. A roll call vote was taken. Motion passed with all yes votes. Chairman Lindemann asked the members if an escrow account for final inspections should be established. Discussion followed. Ochs made a motion with support from Horning to put the escrow account at \$1,000.00 for expenses incurred in the final inspections pursuant to the Zoning Ordinance. A roll call vote was taken. Motion passed with all yes votes. We will have Jennifer, Township Clerk; send the bill to Greene Manufacturing, Inc.

5) Rezoning Application for Place 1 LLC (Ron Milkey) was tabled as we have received no new information.

6) Hickory Sticks land division application. A variance for the Private Road has been submitted. The Township Board has set a Public Hearing for September 9, 2008 at 7:30 p.m. before the regular meeting.

7) The discussion on the Zoning ordinance updates, section 1 and 2 were tabled until another meeting due to the late hour of the meeting.

8) MJPC regional maps review of the Transportation chapter was tabled until our next meeting.

New Business:

1) Olsen land division application. A letter was received from Jim Coval stating there was no problem with this division. A motion was made by DeLoof with support from Horning to approve the proposed lot split by the applicant R Stephen and Mary Olsen subject to receipt of a survey by a registered surveyor of Michigan establishing boundaries of the parcel and showing the drainage easements as described in the application and that the deed for the proposed sale of the partial split show that no further divisions be allowed. A roll call vote was taken. Motion passed with all yes votes.

2) C & T Materials violation. Letter from OHM in regards to Spring Tour. Marcus had spoken to Rob's wife. Rob's Operator was present when Marcus made the visit to the pit on July 17, 2007. A lot of discussion followed. Larry will go to the Township Board to ask Mark Reading to write a letter to Rob Martin about this violation stated in OHM's letter dated July 21, 2008. The cost of this will come out of the escrow account.

A motion was made by DeLoof with support from Horning to adjourn the meeting. Motion passed. Meeting adjourned at 10:25 p.m.

Respectfully Submitted,

Carol Ann Huehl, Secretary