

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 7, 2009

These minutes are not approved until our next meeting.

Chairman Larry Lindemann called the meeting to order at 7:32 p.m.

Members present: Larry Lindemann, Susan Ochs and Dan Schaible, Peter DeLoof, also, Planner Bill DeGroot. Carol Huehl was absent due to a prior commitment.

Minutes from June 2, 2009: Motion by DeLoof - to approve the minutes and dispense with the reading of them into the record - and Supported by Schaible, motion passed.

Communications: Master Plan updates Letters received by Lima, Village of Manchester, and final draft of the Master Plan from Scio; Well Water test data from the Barrett Gravel Operation was sent in electronic form to the Township and was forwarded to OH & M the Township Engineering Firm for analysis; A Certificate of Limited Liability Insurance Coverage from the Barrett Company was submitted to the Township.

Audience Participation: Discussion about the Barrett Open House by Planning Commissioners and Public. The Public asked if the Township can send out a newsletter stating the facts of the current operation. Can the Township test the water in the South Lake for Mercury?
Pastor Schultz, representing St. Thomas Lutheran Church asked the Planning Commission for general direction to the process of opening a daily youth center at either the parsonage or the Pleasant Lake School property. The Planning Commission explained the re-zoning and conditional use processes and timelines. It was agreed that if the Church would like to continue the project, then they need to submit a proper plan consistent with the Township Zoning Ordinance and schedule a pre-application meeting.

Old Business:

1) Conditional use application for Jennifer Bucholtz was postponed until our July 2009 meeting. Carol will send a letter to Jennifer requesting her intent for the Conditional use application.

A Letter was sent by the Township Planning Commission on June 9th with a project update request by June 26th. No information was received to date. Chair Lindemann has left telephone messages but has not received any response. Motion by DeLoof that the Planning Commission postpone action until August meeting and refer the matter to the planners to report the options and recommendations for potential Planning Commission Action during the August Meeting. Motion was Supported by Ochs and passed 4-0.

2) Final Review of the By-Laws from Don Pennington. Under section 8.9 Order of Business will be:

- A. All corrections from June 2, 2009 were made by Planner De Groot
- B. Motion by DeLoof to approve the By-Laws without changes – Supported by Ochs
- C. Roll Call Vote: DeLoof – Yes, Lindemann – Yes, Ochs – Yes, Schaible - Yes

3) Zoning Ordinance update. Article 4.0. The Section 4.0 Chart is easier to read than the current chart. The suggested major change is to remove the Black Bold zoning district headers from each section. These headers are confusing because they suggest differences in current zoning code. This will be changed in future drafts. Key uses need to be defined so that a clear difference can be understood by an applicant and the Planning Commission, as an example will be Commercial or Private Kennel or Animal Hospital verses Veterinary Service. The Planning Commission asked that the Planners be prepared to give definitions or differences to each use at the next meeting. The Planning Commission will go through each use line by line at the next meeting.

New Business:

1) Manchester Joint Planning Commission Report given by DeLoof.

A motion was made by DeLoof with support from Schaible to adjourn the meeting. Motion passed. The meeting was adjourned at 10:13 p.m.

Respectfully submitted,

Bill De Groot, Planner