

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
May 7, 2009

These minutes are not approved until our next meeting.

Larry Lindemann called the meeting to order at 7:40 p.m.

Members present: Peter DeLoof, Carol Huehl, Larry Lindemann, Dan Schaible, Susan Ochs and Planner Bill DeGroot

Peter DeLoof made a motion with support from Susan Ochs to dispense with the reading of the minutes from our March 24 and April 23 work sessions on the Zoning Ordinance and also the regular meeting on April 7, 2009. Motion passed. Minutes of the work sessions and regular meeting were accepted as presented.

Communications: MTA news, ASTI baseline water testing to be done on June 2, 2009. It was requested that OHM give a cost for this to the Township Board ahead of time for their approval. An email was received from the Washtenaw County Extension Office about an MSU Citizen Planner Workshop on Effective Meetings, Hearings and Minutes to be held on May 28, 2009. Both Larry Lindemann and Carol Huehl would like to go. Larry Lindemann will ask the Township Board for permission to go.

Audience Participation: Ron Milkey and Jeff Whitman are working on a high speed internet – wireless internet that they would like to serve the Township with. They surveyed the area and found a couple of locations that they would need to get too. They would use existing structures, silos to be exact and then relays to make sure the whole Township is covered. A pre-application will be done on Thursday, May 14, 2009 with Larry Lindemann, Bill DeGroot, Don Pennington, Ron Milkey, Jeff Whitman and possibly Dale Weidmayer. There was a hearing done on April 28, 2009 in regards to the consent judgment to vacate a portion of Bonnie Brae Boulevard, an unnamed road, Crocker Road, Rose Court and Meyers Drive in the plat of Bonnie Brae Country Club Subdivision.

Old Business:

- 1) Conditional Use Application for Jennifer Bucholtz is tabled until June 2009.
- 2) A Zoning Ordinance work session is set for May 19, 2009 at 7:30 p.m. to go over sections 3 and 4. Larry will check if the Township Hall is available and let the Planning Commission members know.
- 3) Victor and Susan Mann land division. A letter dated April 24, 2009 was received from Jim Coval stating no problems with this land division. A boundary adjustment was done at our last meeting. It was stated that a deed restriction and new tax ID numbers would be needed for the divisions. A motion was made by Peter DeLoof with support from Susan Ochs to approve the lot split as presented upon condition of receiving new tax parcel ID numbers and having a deed restriction of no further lot splits allowed under

the State Applied Act and Township Zoning Ordinance. A roll call vote was done. DeLoof – yes, Huehl – yes, Lindemann – yes, Ochs – yes and Schaible – yes. Motion passed unanimously.

New Business:

1) Review of by-laws from Don Pennington. The Planning Commission will have to set the calendar for the next year in December and then publish the meeting dates along with the submittal deadlines. Meeting rules will be suggested by the Planners after the by-laws are approved. In section 6.1 annual meeting is first meeting of the new year. In section 5.1 add must be residents of Freedom Township to serve on the Planning Commission. Section 7.1 Anything in Zoning Ordinance is what our rule is. Authorization is given through the Zoning Ordinance. Planner Bill DeGroot will clarify this. In section 7.3 In the Secretary's absence, the Commission shall appoint another commissioner ...need to add or another person to serve during the meeting. Under A. Sign all approved site plans. Have it be the Chairman, Vice Chairman or Secretary. In section 8.9 Order of Business. This should always be the same way so the minutes reflect this at every meeting.

A. Pledge of Allegiance at the start of the meeting.

B. Call to order by the Chairman.

C. Roll Call.

D. Adoption of agenda.

E. Approval of minutes.

F. Communications and any announcements from the Commission members.

G. Audience participation.

H. Public Hearings.

I. Old Business.

J. New Business.

K. Reports: 1) Chair 2) Township Board Representative 3) Zoning Board of Appeals Representative 4) Planning Consultant 5) Committees 6) Township Officials

L. Any other Audience participation

M. Items for the next meeting if they are known or any reminders of upcoming things.

N. Adjournment.

Bill DeGroot will make the revisions and then get the members a clean copy for our review.

2) Riparian Rights Ordinance- This was on the Township Board agenda on January 8, 2001 and in the Township Board minutes dated February 12, 2001 a motion was made by Robert Little to approve the changes with support from Jeff Horning. The motion passed. Because the Riparian Rights Ordinance was not published it's not effective. We need to find the one that was agreed upon and then figure out if there were any changes or not and if they were approved. Bill DeGroot will go through his files to see what he has in regards to the Riparian Act.

3) Application to repeal conditional use permit for Hickory Sticks Golf Course. No discussions until our next meeting.

4) Review Manchester Community Joint Planning Commission Jesse O'Jack's review on allowable number of members. This is still in question as to what Township the additional member will come from.

5) Review of Planners Don Pennington and Bill DeGroot on Manchester Community Joint Planning Commission dated April 22, 2009. If the Commission members have any comments we are to get them to Larry Lindemann before Tuesday, May 12, 2009.

A motion was made by Carol Huehl with support from Peter DeLoof to adjourn the meeting. Motion passed. The meeting was adjourned at 10:08 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary