

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

November 3, 2010

These minutes are corrected from our last meeting on December 7, 2010

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

The Pledge of Allegiance was recited.

Members present: Peter DeLoof, Carol Huehl, Larry Lindemann, Susan Ochs, Dan Schaible and Planner Bill DeGroot. Also present Marcus J McNamara, Project Engineer for OHM (Orchard, Hiltz & Mcliment, Inc.) our Township Engineer.

Adoption of the agenda: It was suggested to change the order by having new business first. A motion was made by DeLoof with support from Ochs to adopt the minutes with the change in the order. Motion passed.

A motion was made by DeLoof with support from Ochs to dispense of the reading of the minutes. Motion passed. The minutes were accepted as presented.

Communications: MTA News

Audience Participation: Nothing

New Business:

1. St Thomas Church conditional use application (for part of Hickory Sticks Property). A copy of a pre-meeting application was dropped off to Jennifer Alexa, Township Clerk just before the Planning Commission meeting. A date was set for the pre-meeting for Monday evening, November 8 at 6:00 p.m. at the Township Hall. The applicant representative, Stephen Worwizk was asked about the out building on the property and he said they were not changing it right now that they were just getting the Club House ready for a daycare. He said they had checked about the septic field and that it was adequate size. He told us the age of the children attending the daycare would be infants to toddlers up to 3 years old. When asked about a time frame he said they would like to get going on it as soon as possible as they had persons interested in teaching the program and did not want to keep them waiting.

A motion was made by DeLoof with support from Lindemann to set a Public Hearing for the St. Thomas conditional use application for December 7, 2010 at 7:00 p.m. at the Township Hall. Motion passed. Huehl will get the notice to the paper on November 15, 2010 for publication on Thursday, November 18, 2010. Also, she will send the letters out to residents within 300 feet of the property. Dale Weidmayer, Township Supervisor will get the addresses to her.

2. Renewal Application for Waterland Trucking. It was suggested that we get a numbering system for all renewal applications and conditional uses to make for easier tracking of them. Bill DeGroot said they could generate a program for this. Bill DeGroot stated that Waterland Trucking restoration plan looked good but would like to have added plans for the property after reclamation was finished. Marcus McNamara from OHM was asked to go through the new ordinance and list what is needed. Neither OHM nor our Planners had any major changes in their reports. The Planning Commission would like both Engineer Marcus McNamara and Planner Bill DeGroot to review the new ordinance and report back to us on

what may be needed. The Planning Commission postponed any further discussion until we receive additional reports from OHM and Planner Bill DeGroot.

3. Reclamation bond amounts for gravel pits for 2011. OHM will have the calculation amounts for our review. Marcus McNamara from OHM stated that Waterland Trucking had done a small amount of reclamation of the East side of the pit. The economy has kept things quite slow for them. DeLoof made a motion with support from Schaible to set the reclamation bond amount to \$480,000.00 for 2011 for Waterland Trucking based on the analysis of the Township Engineer, Marcus McNamara. Motion Passed.

American Aggregate – Marcus McNamara from OHM stated there was no change on the site. The calculation was under the \$250,000.00 minimum. DeLoof made a motion with support from Ochs to set the reclamation bond to \$250,000.00 for 2011 for American Aggregate based on the analysis of the Township Engineer, Marcus McNamara. Motion passed.

Barrett Paving – Marcus McNamara from OHM stated there were significant changes along the South end of the pit. A lot of restoration has been done. DeLoof made a motion with support from Schaible to set the reclamation bond to \$600,000.00 for 2011 for Barrett Paving based on the analysis of the Township Engineer, Marcus McNamara. Motion passed.

C & T Materials – Marcus reported that there were no dead or dying trees found on the South boundary. The set back posts were in the right area. Lindemann needs to contact Mark Reading before the reclamation bond amount is set.

Michigan Paving/Stoneco – Lindemann will speak with Mark Reading, the Township Attorney before we proceed with setting the reclamation bond.

Old Business:

1. Zoning Ordinance update. This was postponed to our next meeting.

Reports: Nothing

Audience Participation: Nothing

A motion was made by Lindemann with support from Huehl to adjourn the meeting. Motion passed. The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Carol Ann Huehl, Secretary