

Freedom Township Planning Commission
Regular Meeting
September 4, 2012
These minutes are not approved until our next meeting.

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

The Pledge of Allegiance was said.

Members present: Dan Schaible, Matt Little, Larry Lindemann, Susan Ochs and Carol Huehl. Planners Bill DeGroot and Rodney Nanney were also present.

Adoption of Agenda: Little suggested under new business to move item #3 to first. A motion was made by Huehl with support from Schaible to adopt the agenda with the above change being made. Motion passed.

Approval of minutes: Huehl read the minutes from the August 9, 2012 meeting. A motion was made by Little with support from Lindemann to accept the minutes as read. Motion passed.

Communications: MTA News. A question was asked about mandatory Flood insurance. It seems FEMA recanvassed the Washtenaw County Map and it was updated. There is more flooding nation wide and this is what prompted the revision. Properties are looked at by computer aerial shots. To argue with a decision on the insurance a website was given, Fema.gov.

Audience Participation: nothing. The audience consisted of Township Supervisor Dale Weidmeyer and representatives for Enbridge.

Old Business:

1) Zoning Ordinance update. This was tabled until the new sections are received.

New Business:

1) Enbridge site plan review. A brief presentation was given by Glen Jones, who is the Lead Project Manager. He introduced all the personnel who were representing Enbridge. The plans that were presented to the Commission members a few days prior to the meeting are the actual site plans. Enbridge does not plan to put a gate across the driveway to the property unless it becomes an issue with people trespassing. There will be a fence all around the equipment with signage on all four sides. Schneider Road Junction sign will be at the roadside. Lighting on the concrete shelter does not run all the time. There will be an on site Construction trailer and port-a-johns. The DEQ permits are on file. A question was asked about the containment area and the floor in the containment area. The floor is made from a material called Mirafi 600x geotextile fabric which does not allow crude oil to pass through it. The crude oil is coming from Canada and North Dakota. Approximately 800lbs goes to Edmonton Control Center. Mr. Jones was also asked about the high tension power lines being so close and if there were any concerns. He answered no. He said there is a small current put on the pipes to prevent corrosion. There will be concrete pads to work on equipment which will give a more level surface to work on. The driveway will remain a dirt one. They will be maintaining the gravel road during construction through the Washtenaw County Road Commission. They are not sure of the flow; but estimate 80,000 barrels a day. The

pipeline goes three to five foot in depth and some areas are deeper. The Refineries are in Detroit and he wasn't sure where it goes from there. The address is not yet official. The site will have temporary bathroom facilities.

Lindemann made a motion with support from Little to approve the Enbridge Site Plan for Schneider Road for the construction of a pipeline repair facility in compliance with Section 2.08 with the following conditions:

- 1) Copies of all governmental permits associated with this project are given to the Township.
- 2) Copy of approved boundary adjustment from the County (verify the distance from the silos to the property line).
- 3) PA 116 Compliance
- 4) Potential installation of Schneider Road gate for access restriction.
- 5) Require final as building site plan be submitted to the Township.
- 6) Change page 6 section a – a typical from pavement to gravel.

A roll call vote was taken, Little-Yes, Schaible-yes, Lindemann-yes, Ochs-yes and Huehl-yes. Motion passed. A reminder was made to get the Boundary Adjustment to the Township Clerk for tax code 8114-15-100-004 on the 14.6 acres of property just South of Neil Weidmayer.

2) Review and recommendation to Township Board on revision to current Zoning Ordinance. A motion was made by Lindemann with support from Ochs to set a Public Hearing for October 2, 2012 at 7:30 p.m. Motion passed. Huehl will get notification ready by September 10 and sent to the paper for publication.

3) Review of bond agreement from bank and finalize per Attorney Mark Reading email. Under D change to 21 days. 5) Corrective action plan, item 3c FFB must supply a corrective action plan with approved recommendation from OHM within 10 days of effective date in accordance with stipulations in section 6c. H. Dispute resolutions 1) Any party may within 60 days written notice declare an impasse. Eliminate items 2 and 3. Refer to Ordinance 32 section 15. On page 8, 28 remove replace, supplement to the letter of credit. We are to give our recommendations to the Township Board for their approval. A motion was made by Lindemann with support from Schaible to recommend to the Township Board with the changes as stated tonight that the Township Board approve the Reclamation Agreement for C & T Transit. A roll call vote was taken: Schaible-yes, Little-no, Lindemann -1, Ochs –no and Huehl –yes. Motion carried.

Reports:

Lindemann reported on the Ridge Project (Leased Premises Area) between Waterland and American Aggregate. We will have to have a Public Hearing for the modification of the Conditional Use Permit for the Waterland (Burmeister area).

Planner Nanney mentioned a 2 ½ day conference given by the Michigan Association of Planning. It is to be held in mid-October on a Wednesday, Thursday and Friday at the Grand Traverse resort. He gave us a website to look at, which is PlanningMI.org.

A motion was made by Lindemann with support from Little to adjourn. Motion passed. The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary