

FREEDOM TOWNSHIP BOARD OF TRUSTEES  
APPROVED Minutes of the Regular Meeting  
August 13th, 2019 8:00 pm

**1. Call to Order/Roll Call**

Supervisor Weidmayer called the meeting to order at 8:00pm

Members present: Weidmayer, Bristle, Layher, Huehl, Schaible      absent: none    40 were present in the audience.

**2. Pledge of Allegiance**

**3. Change to Agenda:** Moved by Huehl supported by Bristle to:  
Add Short-Term Rentals to new business.

Motion carried with all Ayes. CARRIED

**4. Approval of Minutes:** Moved by Layher supported by Huehl to:  
Approve the July 9, 2019 Township Board minutes.

Motion carried with all Ayes. CARRIED

**5. Treasurer's Report:** Moved by Bristle supported by Schaible to: Approve July 9, 2019 Treasurers report.

Roll call vote was unanimous. Aye: Weidmayer, Bristle, Huehl, Layher, Schaible      Nay: none      CARRIED

**6. Communications:** A letter from the state was received stating the township received a perfect score on the audit of our tax assessment records and procedures. Wash. Co. Sheriff's Report had 28 calls for the month of July. DTE public hearing in Lansing on Sept. 4<sup>th</sup> at 9:30 and 11:00am. There is a MTA meeting on local fire departments on Sept. 25<sup>th</sup> and the supervisor may attend.

**7. Public Comment:** Before Public comment was opened Clerk Bristle stated that several complaints and concerns regarding a short-term rental at 5202 Happy Hollow Dr. have been received. After speaking with the township attorney and planner and reviewing our zoning ordinance this situation is a violation of allowable uses and steps will be taken to address this violation.

Theresa Langen expressed her concern about the home at 5202 Happy Hollow Dr. operating as an airbnb. There are many different people on the property all the time, trespassing on others property, using profanity and inappropriate behavior. Hattie Carson shared as the neighbor to 5202 Happy Hollow she has counted, from June 15-Aug 13, over 235 people on the property. People on the property have been parking on private property, taking pictures, using inappropriate language and making the neighbors feel uncomfortable. Doug Higgins asked what the violations are and what can be done. This will be addressed under new business. Steve Carson shared that sometimes when the renters run out of room at 5202 Happy Hollow they park extra vehicles at the town hall parking lot. Beth Heuser expressed concern about the septic tank (she has heard it may be only 25ft. from the lake).and so many people using one bathroom in the house. Carolyn Rice asked if the home was under homestead exemption and Treasurer Layher responded that it is 100% PRE. Someone asked what the state classifies as short-term rentals; response was rental less than 28 days. Catherine Roberts asked if it was a single family dwelling. Patricia Redis shared if you have a health department question to call Jeff Leighton at Washtenaw Co. health dept. He has been helpful in an issue at her neighbor's house. He will check sewage leakage. Someone stated that the advertisement on airbnb.com has the home listed as 8 guests, 3 bedrooms, 8 beds, 1 bath. Carol Westfall expressed thanks to the board for the notice in the Sun Times and Manchester Mirror thanking Stoneco and Enbridge for their donations to the back-up generator for the town hall. She added her recommendation for Matt Little and Karen Flahie to be considered for re-appointment to the planning commission if they wish to continue.

**8. Reports:**

Planning Commission report: Larry reported the August meeting was canceled. An email was received regarding a consent judgment between a resident and the township and Supervisor Weidmayer gave an update that the township attorney would make sure it was filed and the deed restriction in place. Consumers Energy has started a month long hydro testing on their pipes. If you want more information it is on the township website. A question on a boundary adjustment on Boettner road revealed that Freedom Township owns 4.76 ac. along Boettner road. We may need to do some work to clean up that paperwork. He has been in contact with OHM and the county to work on updating the township's zoning maps. MTA will have a meeting in Chelsea on Oct. 16<sup>th</sup> that he may be interested in attending once the agenda is set. A full copy of the PC minutes is available from clerk.

Ordinance Enforcement Officer: Austin Helber reported that he sent the 3<sup>rd</sup> and final notice to the Fowlers. A letter was sent the Carver's regarding cleaning up the property and cars. A letter was sent to a property owner on Koebbe rd to clean up cars from the property. A letter was sent to a property owner on Waters Rd to clean up junk and vehicles around the property. And a letter was sent to a property owner building a dock on pleasant lake that they need to contact the state for a permit. A complaint for a hemp growing operation on Bethel Church Rd. was received. Supervisor Weidmayer will contact the state police and gather some more information in how to proceed.

Zoning Inspector- Jim reported for the month of June there was one zoning for a deck at 7557 Boettner Rd. He put up a stop work order at 9419 Pleasant Lake Rd. for a new deck with no permits. It was removed when they received a permit. For the month of July he had one zoning for a barn being relocated at 13011 Bethel Church Rd. He issued a stop work order at the corner of Lima Center and Hieber Rd for a new dock being built without a permit. Property owner was told to contact the state and DEQ will issue a permit.

Library- Susan submitted a report that at the last meeting a summary of the summer reading program was given with participation from 74 adults, 19 teens, 45 tweens and 65 children.

Clerk report: 147 voters participated in the election on August 6<sup>th</sup>, 2019. There was a problem with the electronic pollbook (the program used to look-up voters) so election workers had to resort to the paper list. Washtenaw County will participate in a pilot risk limiting audit put on by the state. There may be an election in November for Chelsea school district voters.

### **9. Unfinished Business:**

Cemetery Ordinance- The following resolution was offered by Huehl, and supported by Layher to adopt Ordinance #49 Cemetery Ordinance.

Roll call vote was unanimous. Aye: Weidmayer, Bristle, Schaible, Layher, Huehl                      Nay: none                      CARRIED

### **10. New Business:**

Washtenaw Co. Board of Commissioners 2021-2024 Road Millage Renewal- The board is invited to a discussion meetings on the proposed 2021-2024 Roads and Non-Motorized Millage Program on September 9<sup>th</sup> at the WCRC Administration Building.

Short-Term Rentals- The current zoning ordinance does not allow short-term rentals as a possible use in the lake district. Also a commercial operation in a residential zoned dwelling is not allowed. This is not a home based occupation. Other issues of concern with this situation are lack of parking or parking on private property and noise complaints.

Motion by Schaible supported by Layher: To have the supervisor or the clerk contact the township attorney to address the zoning violations at 5202 Happy Hollow Dr. and how to proceed.

Roll call vote was unanimous.                      Aye: Layher, Schaible, Huehl, Bristle, Weidmayer                      Nay: none                      CARRIED

**11. Warrants:** Motion by Huehl supported by Schaible: To approve the online payments for the 941 tax withholding and warrants 4282-4303.

Roll call vote was unanimous.                      Aye: Weidmayer, Layher, Schaible, Bristle, Huehl                      Nay: none                      CARRIED

### **12. Public Comment:**

Catherine Roberts asked when the township was going to get sirens. Steve Carson asked who you call if you need the police for a situation. Supervisor Weidmayer instructed him to dial 911 and they will send either the state police or a Washtenaw County officer based on the situation and who is available.

Adjourned at 9:27 pm

Valisa L. Bristle, Clerk, Freedom Township