

FREEDOM TOWNSHIP BOARD OF TRUSTEES
APPROVED Minutes of the Regular Meeting
August 9, 2022, 8:00 pm
In Person at the Freedom Township Hall

1. Call to Order/Roll Call

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

Members present: Lindemann, Bristle, Layher, Huehl, Schaible absent none 14 were present in the audience

2. Pledge of Allegiance

3. Change to Agenda: none

4. Approval of Minutes: Moved by Huehl supported by Schaible to: Approve the July 12, 2022, Township Board minutes with corrections. Motion carried with all Ayes **CARRIED**

5. Treasurer's Report: Moved by Schaible supported by Bristle to: Approve July 12, 2022, Treasurer's report. Roll call vote was unanimous. Aye: Schaible, Lindemann, Layher, Bristle, Huehl Nay: none **CARRIED**

6. Communications: Supervisor Lindemann reported he received a training flier from MTA for "Emergency Services" and it will be held in-person on Sept. 12th, or you can get a recording of it. Manchester Township has partnered with others to put on a second annual Scrap Tire Collection Event at Manchester Township Hall on Saturday, August 20, 2022. Event is from 9 am to 12 pm. The event is open to all Washtenaw County residents and each resident can bring up to 10 tires. Rims on tires are accepted. Agricultural and semi-truck tires are not accepted. The town hall manager thinks the new camera and signs by the recycling trailers are helping to eliminate illegal dumping. The landscaping around the town hall is completed and many residents have shared how pleased they are with the final results.

7. Public Comment: Beth Heuser gave the board a letter from the Pleasant Lake Property Owner Association supporting Karen Flahie's reappointment on the planning commission for 2023.

Lon Nordeen shared a letter from Kris Olsen, from the Huron River Watershed Council, recommending the board delay the decision to rezone the Horning parcel until the implications of this rezoning are fully considered. Would like to see a 100-foot setback and 25-foot vegetated buffer from creeks and lakes, before rezoning decision.

Chris Mikesell has questions regarding the yard that touches the lake side. Is it that the front or back yard? She was told the front lot line that touches a public/private road is the front but according to Article 19 Definitions 131-a front lot line says if it touches water, it is the front yard. Bristle will contact the township planner to review this question for clarification. And she couldn't find the updated short term rental section of the zoning ordinance on the website.

Chris Mikesell stated at the last planning commission meeting it was shared that Horning's were selling 18ac to Consumer Energy but not the intent of the use for the property. It would be nice if they only needed 2ac. for their parking lot and could donate the other 16ac to the township to protect the waterway running through the parcel.

Larry Lindemann shared that Consumer's has until 2023 to complete the upgrades to the facility and may need to use the property for demo equipment and help with the flow of traffic.

Carol Westfall asked do we have protection for the waterway if we rezone the proposed parcel. To help protect the lake should we change the setback from 50ft to the high-water mark to 100ft like Kris Olsen recommended.

Larry Lindemann shared that OHM looked at the property and given the size the retention pond met the minimum requirements, but more land would allow for a larger more adequate retention pond.

Beth Heuser said this property has the start of the Huron River watershed headwaters, would like to see protection of water quality for everyone.

Jared Mauch shared his company is expecting construction to start on or before August 22nd to lay fiber for internet service and to have service built down to the area near the town hall hopefully by October and starting around the lake shortly thereafter. He also shared in looking at the lake area for his fiber build out that if you change the setback from 50ft to 100ft along the water's edge you would not be able to have any new constructions or remodels on those lots. That would not be favorable to properties around the lake.

8. Reports:

State Police/Washtenaw County Sheriff Report: July Report showed there were 30 calls 12 handled by the Mich. St. Police, 1 by Wash. Co., and 17 were administratively cleared.

Manchester Fire Department Report: no report for July

Planning Commission report: Matt Little submitted a report from the meeting held last Thursday. The P.C. had a public hearing for the proposed rezoning of an 18ac parcel that the Horning family owns. During the regular meeting the P.C. voted 4-1 to recommend approval of the proposed rezoning. Next it will go before the township board for approval. At the next meeting the P.C. will review the lake district article 3 and Zoning Ordinance 43-B. A full copy of the PC minutes is available from clerk or on twp. website.

Ordinance Enforcement Officer- Austin Helber submitted his report for July with five letters being sent out. Property maintenance at 12430 Ellsworth Rd, vehicles without proper registration at 6123 Lima Center Rd, storage container violation at 5770 Parker Rd. storage container violation at 9781 Saline Waterworks Rd, and vehicles without proper registration at 6251 Lima Center Rd. Bristle would like to see the Heller property (Brooks rental) at 11445 Waters Rd. cleaned up with a due date. It will go under new business for discussion.

Zoning Inspector – Jim Coval submitted 2 new zoning issued for the month of July. A pole barn at 10766 Koebbe Rd, and a gazebo on Elmdale (no address just a parcel #). Question why an accessory dwelling is allowed without a principle structure. Bristle will ask Jim Coval about it.

Library- no report

Clerk report- Clerk Bristle reported the Primary Election on August 2nd ran smoothly for Freedom Township. Voter turnout was 35.5% with 177 voters voting by absentee ballots and 283 voting in-person. Summer newsletter went out and several residents have shared positive feedback on the content and layout. The annual audit for the township is continuing. A FOIA request has been received.

Pleasant Lake Trailer Park– The trailer park has changed ownership and with that change the township can take over the responsibility of the public water supply if they feel it is not being managed properly. Otherwise, it will continue to be managed by the owner of the park.

Motion by Lindemann supported by Huehl: to adopt Resolution 2022-07 that Freedom Township refuses to accept ownership of or operation, maintenance, and administrative responsibilities for said particular drinking supply. Freedom Township endorses the application of Pleasant Lake Park, LLC to continue these responsibilities under state permit.

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

9. Unfinished Business:

Audio/Visual Equipment Quotes–No new updates, tabled till next month.

Manchester Fire Department Contract- a new 3-year contract for Fire Rescue Protection with the Manchester Fire Department was reviewed. When a person calls 911 it goes to the Sheriff's office and fire, or EMS calls are transferred to HVA, and they dispatch the Manchester Fire department if key words are used and requiring a first responder in that situation.

Motion by Lindemann supported by Layher: to sign the 3-year contract and continue to use Manchester Fire Department as our fire protection providers and first responders.

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

10. New Business:

Rezoning Horning's Parcel- The Horning family would like to rezone 18ac (that they are selling to Consumer Energy) from agricultural to industrial land use. It was leased to Consumer's with hopes of restoring it back to farmland but that is not currently feasible. It first went before the Planning Commission, and they voted to recommend approval of the proposed rezoning. It now goes to the Township Board for our approval or denial. If approved, it will need to be removed from PA116 then come back to the Planning Commission for the land division to finalize the sale. Concern was shared regarding Pleasant Lake and protection of all waterways. There was discussion on if the 50ft setback was enough. That is something that can be changed/increased if and when Consumer Energy submits a site plan to develop that space.

Motion by Layher supported by Huehl: to adopt Ordinance 43-G to amend the official zoning map of Freedom Township. The following tract of land is hereby rezoned from the A-R (Agricultural Resource) zoning district to the I-1 (Industrial-Research) zoning district: Approximately 18.037-acres of land located to the south and west of the Panhandle Eastern pipeline facility and adjacent Consumers Energy Freedom Compressor Station at 12201 Pleasant Lake Road in the western 1/2 of the northwest 1/4 of Section 21 that is part of a larger 87.76-acre parcel #N-14-21-200-002.

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

11445 Waters Road Property Clean-Up- Multiple violation letters and civil infraction notices have been sent to the property owner and renter of 11445 Waters Road for property clean-up with little or no response. The board would like to see a date set for the property to be cleaned up and brought into compliance with Freedom Township ordinances. Motion by Lindemann supported by Bristle: To send the final notice to the homeowner and the renter of 11445 Waters Road for the property to be cleaned up and brought into compliance with Freedom Township ordinances on or before October 1, 2022. Motion carried with all Ayes **CARRIED**

11. Warrants: Motion by Huehl supported by Layher: To approve the online payments for the 941-tax withholding and warrants 5053-5079. Roll call vote was unanimous. Aye: Bristle, Huehl, Lindemann, Schaible, Layher Nay: none **CARRIED**

12. Public Comment: Lon Nordeen asked about the house at 5160 Happy Hollow that Joyce Van Ryn asked about at the last meeting. If it was being advertised as a short-term rental. Bristle and Lindemann looked into it further and the house is being listed as a long-term rental and is within its right to do so.

Adjourned at 10:01 pm
Valisa L. Bristle, Clerk, Freedom Township