

FREEDOM TOWNSHIP PLANNING COMMISSION

Public Hearing

September 5, 2023

These minutes are not approved until our next meeting.

Chairman Matt Little called the Public Hearing to order at 7:30 p.m. for proposed amendments to Articles 3.0 (Dimensional Standards), 4.0 (Land Use Table), 5.0 (Use Standards), 6.0 (General Provisions), 10.0 (Supplemental Development Provisions), 15.0 (Site Plan Review) and 19.0 (Definitions) of the Freedom Township Zoning Ordinance No. 43 for the purposes of revising the dimensional standards and inserting new and updated requirements for principal dwellings, accessory structures and building grades on waterfront lots; clarifying provisions for required waterfront setbacks; adding requirements for administrative site plan approvals for new construction and additions of 300 square feet or more on waterfront lots and inserting new and updated definitions all by the authority of Public Act 110 of 2006 as amended.

Members present: Matt Little, Karen Flahie, Susan Ochs and Dan Schaible. Mike Bossory came later. Township Supervisor Larry Lindemann was also present.

Little went over the proposed changes. He then asked Planning Commission members if they had any comments or questions. Hearing none he opened the floor for Public comments and questions.

Sharon Cermax asked if current home owners are grandfathered in. The answer was any new construction or additions over 300 square feet would be affected.

Christine Mikesell read the letter she had emailed in.

Carl Bergren asked if doing additions and the house is already above the designated height would that require a variance.

Lon Nordeen appreciates the work that's been done by the two lake residents and the Planning Commission members.

Rudy Layher asked if the basement requirements we have are the same as the County's.

Scott Sisco stated he was in the process of building right now and is nervous about these changes. He wondered about retaining walls.

Carl Bergren feels these are very restrictive regulations and would make it much more difficult. In Sec. 2.105 Lake District Zoning-Rural Hamlet, there is no definition for Hamlet. He feels we should not go ahead with these updates.

Kathleen Maddock emailed Matt Little and feels these proposed updates are an extreme reaction for all that only affects a few.

Norm and Lori Maxwell emailed Matt Little and they feel these proposed new changes are unnecessary.

Doris Taddonio also emailed that she was opposed to these changes.

John Taddonio is against the proposed changes.

Becky Bergren said if we go back to the way it was in the beginning then more variances would happen. She said there are a lot of rules already.

Jessica Roberts lives next to a place that is very active with people in and out and it's very noisy.

Carl Bergren had a question on basements used as a living area or just a storage area and how that would be considered.

Christine Mikesell wondered if septic systems are driven by number of bedrooms. The answer was yes.

Beth Heuser stated a huge grade change had happened in a place by her beginning on a Tuesday at 8:00 a.m. and went until Friday at 4:00 p.m. The drainage problem was horrendous. They did finally put in a retaining wall.

Carol Westfall has been involved in many discussions. She said there are so many restrictions but heard that these changes were just tweaking what we had. She likes the idea of a checklist.

Fred Schmerberg supports these proposed regulations. He said we need regulations to protect our properties. We need to establish what the high water mark is. He said our lake front needs these regulations.

Cathy Moore stated they count themselves lucky for the neighbors they have. She is in favor of the changes.

Jessica Roberts agrees that more rules are needed.

A motion was made by Flahie with support from Ochs to close the Public Hearing. The motion passed.

Chairman Little closed the Public Hearing at 8:40 p.m.

Respectfully submitted,

Carol Ann Huehl, Recording Secretary