

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

February 1, 2022

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Little called the meeting to order at 7:31 p.m.

Members present: Karen Flahie, Mike Bossory and Matt Little. Members absent: Susan Ochs and Dan Schaible. Engineer Marcus McNamara, Planner Rodney Nanney and Supervisor Larry Lindemann were also present.

A motion was made by Flahie with support from Bossory to move New Business before Old Business and to adopt the agenda. The motion passed.

A motion was made by Flahie with support from Bossory to dispense with reading and to approve the Public Hearing minutes as presented. The motion passed. A motion was made by Little with support from Flahie to dispense with reading and approve the Regular Meeting minutes as presented. The motion passed.

Reports: Chairman Little gave an update on Consumers. A solar energy consultant from Dexter had contacted Little and he would like to have her come to a meeting and give a presentation. There were no ZBA meetings. Supervisor Lindemann said there had been a Supervisors meeting. The Township Board had gone over the cost recovery ordinance. Alex McKay is the new Manchester Library Delegate. He said Levy/American Aggregate wants to do something different with their signs.

Audience participation: Nothing

New Business:

- 1) Eric and Lydia Coval boundary adjustment. Rodney gave his review. He said it mostly conformed to the ordinance. It was missing some information on the survey. He said documentation of the land sale would be needed. The survey needs to have legal descriptions of the existing and proposed parcels; locations of easements and yard setbacks and locations of existing structures in relation to the nearest lot boundaries. A motion was made by Flahie with support from Little to approve a boundary adjustment to parcel N-14-24-400-020 (31.59 acres), owned by the Ann Wedemeyer Trust, to transfer a 3.85 acre portion to be included in a land combination with the two separated parcels N-14-24-300-008 (23.17 acres) and N-14-24-400-021 (17.90 acres) owned by Eric and Lydia Coval, as depicted on the Midwestern Consulting survey (job number 21170) with a revision date of December 28, 2021, subject to administrative verification and acceptance by the Township Planner of an updated application and survey that includes: (1) Legal descriptions of the existing and proposed parcels; (2) Locations of easements and yard setbacks and (3) Locations of existing structures in relation to the nearest lot boundaries. A roll call vote was taken, Flahie-yes, Little-yes and Bossory-yes. The motion passed.
- 2) Gravel Pit Reports. Pleasant Hill Pit 9. There has been no mining on site. No changes. The timeline to start mining there is in 3 to 5 years. Burmeister Pit. It has had a good year. No changes except for the 40 acre addition that should be finished in 2025 or 2026. There were no huge changes to landscape. American Aggregate/Levy pit has a new plant at the site. They hope to increase amount of mining this year. A date for the gravel pit inspections was set for April 23 at 9:00 a.m. beginning at the American Aggregate/Levy pit, then to Burmeister and ending with a drive thru at the Pleasant Hills Pit 9.
- 3) Start review of old conditional use permits. There were a few listed that need to have a further review of: Thompson-McCully Company, Swalwell Horse Training /Boarding, Demery Dog Kennel and Harper Dog Kennel. The files will be looked at and then further discussion will take place.

Old Business:

- 1) Alternate Energy Zoning Amendment discussion. The Planning Commission wants to get a copy of Bridgewater's plan to look at. Little said he would like to have Kathy Webber, the Consultant for Solar Ladies from Dexter come and give a presentation. He will contact her.
- 2) Jessica Roberts letter review. It was discussed that most of what she had in her letter were budget issues and should be turned over to the Township Board for their review.

Audience Participation: Nothing

Supervisor Lindemann mentioned if there was any interest from the Planning Commission to go to MTA Conferences or Michigan Association of Planning to let him know.

Communications: nothing more

Chairman Little adjourned the meeting at 9:50 p.m.

Respectfully Submitted,

Carol Ann Huehl, recording secretary