

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

March 7, 2023

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

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

Members present: Karen Flahie, Matt Little, Susan Ochs, Dan Schaible and Mike Bossory. Also in attendance were Planner Rodney Nanney and Township Supervisor Larry Lindemann.

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

A motion was made by Flahie with support from Ochs to dispense of reading and approve the regular meeting minutes as presented. The motion passed. A motion was made by Little with support from Ochs to approve the Public Hearing minutes with this correction to the last paragraph, Little stated "Had it on the Platter and do what you want". The motion passed.

Reports: A question came up about land management and preservation; this is something that the Township Board has to handle. There were no ZBA meetings. Dan Schaible said there was a good article on Right to Farm in the Township Focus magazine. The State Legislature is spending a lot of time on getting organized. The Township Board approved the Planning Commission By-laws. Larry was contacted by the fiber optics person. Hopefully by the end of March it will be all around the lake. Washtenaw County Roads has some grants that Valisa is looking into. There will be a budget meeting next week for the new year. A reminder that the gravel pit tours will be April 15 beginning at Levy at 9:00 a.m.

Audience Participation: none

New Business:

- 1) Consumers Energy Site Plan Application. A representative for Consumers gave a brief description of what the site plan is for. They are replacing a natural gas city gate. There will be no employees on site except for maintenance. It is remotely operated. The main entrance will stay the same. The driveway is gravel. Rodney Nanney then went over his report. The preliminary site plan is complete, but, the final site plan is missing information needed for final approval. A motion was made by Little with support from Bossory to approve only the preliminary site plan dated December 22, 2022 for reconstruction of the Pleasant Lake City Gate facility at the Consumers Energy Freedom Compressor Station on the south side of Pleasant Lake Road west of Reno Road in the I-1 (Industrial-Research) District. The motion passed.

Old Business:

- 1) Horning Land Division/Re-Zoning. Rodney Nanney found everything in order and ready for Planning Commission review and action. A motion was made by Bossory with support from Ochs to approve the division of the 87.76 acre parcel N-14-21-200-002 into a proposed new 18.037 acre "C.E.CO.3 parcel and a 69.83 "Horning" remainder parcel; plus approval of the combination of this new 18.037 acre "C.E.CO.3" parcel with the existing N-14-21-200-003 "C.E.CO.2" parcel and the existing N-14-21-200-005 "C.E.CO.1" parcel to create a new 38.304 acre parcel occupied by the Consumers Energy Freedom Station facility, all as depicted on the Arbor Land Consultants survey (job number 03522) dated April 15, 2022. A roll call vote was taken. Bossory-yes, Flahie-yes, Little-yes, Schaible-yes and Ochs-yes. The motion passed.

2) Oesterling Conditional Land Use Application. Rodney went over his report and said he was comfortable in recommending it for the Planning Commission review and action. Chris Oesterling asked if it would be alright to have an Open House. The answer was yes. A motion was made by Flahie with support from Bossory to approve an after-the-fact conditional use permit for establishment of the New Leaf Natives wholesale plant nursery operation on parcel #N-14-35-400-002 at 9587 Saline-Waterworks Road, consisting of 53.5 acres on the south side of Saline-Waterworks Road west of Steinbach Road in the southeast quarter of Section 35 and in the AR (Agriculture-Resource) zoning district, finding that the proposed use as depicted on the site plan dated September 5, 2022 along with the additional barn details and landscape strip details dated January 14, 2023 can fully conform to all applicable standards of Section 5.107 (Nursery) and Section 16.04 (Standards for Conditional Use Approval), subject to the following findings and conditions:

- 1) The proposed tree row as depicted on the Landscape Strip details sheet dated January 14, 2023 is accepted as an alternative design per Section 10.10K (modifications), provided that the improvements conform to Section 10.10C (Standards for Size and Variety of Plant Materials) and Section 10.10I (Installation and Maintenance) of the Zoning Ordinance.
- 2) Nursery business operations other than plant care and maintenance shall be limited to between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday and between 8:00 a.m. and 12:00 noon on Saturdays. Greenhouse ventilation fans shall only be operated during these hours except in emergencies with prior notification to the Township OEO (Ordinance Enforcement Officer).
- 3) Temporary portable toilets shall be provided on-site for use by nursery employees and shall be screened from the road right-of-way and adjacent lots within a six foot high fenced enclosure.

A roll call vote was taken. Bossory-yes, Flahie-yes, Little-yes, Schaible-yes and Ochs-yes. The motion passed.

- 3) By-laws adoption. These were approved by the Township Board at their February Meeting. Chairman Little signed them at this Planning Commission meeting.
- 4) Review of Lake District Article 3.0 & Ordinance 43-B. Rodney provided comments for the Planning Commission consideration on Basement as a Story, Dwelling Height, Front Yard Setback, Side Yard Setback, Ground Floor Coverage, Waterfront Setback and Cutting and Filling of Waterfront Lots. Each topic was discussed separately. There was a lot of discussion on these and will be more to follow in future meetings.

Communications: MTA

Audience Participation: none

Chairman Little adjourned the meeting at 10:00 p.m.

Respectfully Submitted,

Carol Ann Huehl, Recording Secretary