

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 7, 2024

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

Little requested that Tom Pickett and Jason Fleece be added to Audience Participation. A motion was made by Little with support from Ochs to add this and adopt the agenda. The motion passed.

Flahie made a motion with support from Bossory to dispense with reading the April 2 minutes and approve as presented. The motion passed.

Reports: Little received a complaint about New Leaf having fans running all the time. Chris Olsen from the Huron River Watershed Council has some new greenbelt stuff for the Huron River. The Barn Sanctuary has postponed their Public Hearing for now. A freedom of information request was received on property at the corner of Schneider Road and Pleasant Lake Road. The Gravel Pit tours went well; everything seemed to be in order. Rodney reported that the State Legislation has a new bill for short term rentals. It is very different from the previous one.

Audience participation: Lon Nordeen said there are two bills out there about septic fields and wondered if the Planning Commission knew. Robert Huehl inquired about the Barn Sanctuary's Public Hearing. Bruce Greene from Greene Manufacturing wants to replace the North wall of his business and extend the Lean-to. He wondered what he needed to do this. He was told a minor site plan approval would be needed. Tom Pickett has purchased the Kuebler gravel pit. He is requesting an extraction permit for sand and gravel. It will be called Big R Sand & Gravel. Jason Fleece went over the proposed operation. They were told they would need a conditional use permit first. Marcus suggested they have a discussion with Stoneco/Burmeister about the property between the two operations.

New Business:

- 1) Wolverine Pipeline Fence. Edwin Peters a representative from Wolverine Pipeline was present to go over the proposed fencing. He began first with an apology about the previous Supervisor's handling of this. The front yard fence will be a six foot tall black ornamental security fence and the side and rear fencing will be a six foot tall black coated chain link fence with barbed wire at the top. Rodney stated a minor site plan is in order and he was comfortable in recommending to the Planning Commission for approval. Please see attached motion. A roll call vote was taken. Little-yes, Bossory-yes, Flahie-yes, Schaible-yes and Ochs-yes. The motion passed.

Old Business:

- 1) Stoneco Conditional Use Application for Mining Expansion at Burmeister Site. James Campbell was present and went over the proposed plan. The vibration study shows no impact to the Church. Rodney reviewed the updated plan and stated he was comfortable with the plans presented. He stated they were complete and ready for Planning Commission approval. Please see the attached motion. A roll call vote was taken. Bossory-no, Flahie-yes, Little-abstained, Schaible-yes and Ochs-yes. The motion passed. A tentative special meeting is planned for May 28, 2024 at 7:30 p.m.

- 2) Postiff Land Division. Rodney stated the updated survey meets the requirements. Bossory with support from Flahie made a motion to approve the division of the 27.088 acre parcel N14-10-300-004 into a proposed 24.044 acre "Parcel 1" and a 3.044 acre remainder "Parcel 2" as depicted on the Arbor Land Consultants survey (job number 19022 dated April 16, 2024). A roll call vote was taken. Bossory-yes, Flahie-yes, Little-yes, Schaible-yes and Ochs-yes. The motion passed.
- 3) Master Plan Review-postponed.
- 4) Barn Sanctuary PUD. Cynthia emailed the Township on Wednesday May 1, 2024 asking to table the PUD until further notice. A motion was made by Bossory with support from Little to cancel the Barn Sanctuary PUD Public Hearing and postpone action on the plan to the November meeting. The motion passed.
- 5) Review Commercial Renewable Energy Installations. Rodney stated the State keeps trying to move forward. There is nothing for the Planning Commission to do right now.

Communications: MTA

Audience Participation: Nothing

A motion was made by Little with support from Bossory to adjourn the meeting. The motion passed. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Carol Ann Huehl, Recording Secretary