

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular meeting minutes

June 4, 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 7:31 p.m.

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

Matt wanted to add New Leaf Natives to New Business. A motion was made by Flahie with support from Schaible to adopt the agenda as presented with this addition. The motion passed.

Little made a motion with support from Ochs to dispense with the reading of the May 7, 2024 meeting minutes and approve them as presented. The motion passed.

Reports: Chairman Little reported the over burden pile at the South-West corner of Consumers property is all on their own property. Nothing more has been heard about Hornings getting a digester. Lindemann said it is not allowed in Ag District but is allowed in Industrial District. DBA has one issue pending. Rodney Nanney reported the petition to repeal solar has not gotten enough signatures yet. There is a bill going around for short term rentals that is favorable to the Township. Lindemann said the township audit has started again.

Audience participation: None

New Business:

- 1) Greene Manufacturing Minor Site Plan Review. Rodney went over his report. He stated they were comfortable with recommending to the Planning Commission for their response. Flahie with support from Ochs made a motion to approve the minor site plan received May 28, 2024 for a 19.0 foot by 29.5 foot addition to the Greene Manufacturing Industrial Building at 3985 S Fletcher Road (Parcel N-14-09-300-012) on the Northeast corner of S Fletcher Road and Ellsworth Road in the I-1 (Industrial-Research) Zoning District. A roll call vote was taken. Little-yes, Flahie-yes, Schaible-yes and Ochs-yes. The motion passed.
- 2) New Leaf Natives. Little went through the original conditions that were set by the Planning Commission. New Leaf Natives have received 2 violation notices. One for hours of operation and the other for fans running all the time. Chris from New Leaf Natives was present and gave some explanations. The fans that are running are circulation fans not exhaust fans. They are inside the Greenhouse and needed to circulate the air. In regards to hours of operation, he said there are only some workers there after hours and no sales are taking place after hours He is going to do some research on fans and then possibly come back to the Planning Commission for an amendment to his original plan.

Old Business:

- 1) Stoneco Conditional Use Application for Mining Expansion at Burmeister Site. Rodney went over his report. The application has a lot of outdated information that was handled in 2021. He has no objection to the application or the reclamation plan. He has no problem in recommending this plan as an amendment to the previous one. A motion was made by Flahie with support from Schaible to approve the requested amendment to the Stoneco-Burmeister Extraction Permit, previously approved on June 1, 2021, to also include the small expansion area on Parcel N-14-26-300-014 on the North side of Bethel Church Road, East of Schneider Road in the SW1/4 of Section 26 as depicted on the

amended Mine Plan dated April 4, 2024 and as revised June 3, 2024. A roll call vote was taken. Little-abstain, Ochs-yes, Flahie-yes and Schaible-yes. The motion passed.

2) Master Plan Review. Postponed

Communications: MTA

Audience participation: None

Little made a motion with support from Flahie to take July off and have the next meeting on Thursday August 8, 2024. The motion passed.

A motion was made by Ochs with support from Little to adjourn the meeting. The motion passed. Chairman Little adjourned the meeting at 9:30 p.m.

Respectfully submitted,

Carol Ann Huehl, Recording Secretary