

# FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting Minutes

August 10, 2020

**APPROVED**

## **THE PLEDGE OF ALLEGIANCE:**

### **CALL TO ORDER:**

A meeting of the Freedom Township Planning Commission was called to order by Chairman Lindemann at 7:38pm.

### **ROLL CALL:**

Present: Little, Lindemann, Flahie, Schaible and Ochs  
Absence: None  
Also, in Attendance: Planner Rodney Nanney, Project Manager Marcus McNamara and township residents.

### **ADOPTION OF THE AGENDA:**

A **MOTION** was made by Schaible supported by Little to approve the agenda. **MOTION passed.**

### **APPROVAL OF THE MINUTES:**

A **MOTION** made by Little supported by Ochs to dispense with the reading of the approval of the regular meeting minutes of July 7, 2020. **MOTION passed.**

**COMMUNICATIONS:** Consumers Energy construction update, Consumers is doing testing with the new compressors, there will be someone working 24/7 when the compressors are in use. The Board and residents would like a system that would alert everyone when there is a release from any pipeline or Consumers Energy pumping station. Nixle does not have a way to alert. The County is redoing their system, a resident suggested a system called Code Red. Slaughterhouse update, they would have to find a property that is suitable for this type of industrial business. They are thinking they will want 2500 square feet, will process 2000 animals a year, need 20 acres, this information is a little more than they first came to the township with. Sharon Township supplied the Planning Commission with an updated master plan draft notice. The State of Michigan updates on COVID.

**AUDIENCE PARTICIPATION:** A resident ask if the slaughterhouse could be refused by the Township; this business would need to be an industrial property.

### **OLD BUSINESS:**

**Stoneco amendment (renewal) Pleasant Hills pit 9** – tabled until further information.

**Stoneco Burmeister pit renewal application** – tabled until conditional use permit public hearing.

**Conditional use Stoneco of Michigan** – Special Public hearing request was set for Thursday September 10, 2020 at 7:30 PM alternate date will be October 6, 2020 at 7:30 before the regular planning commission meeting.

**Jim Clark 7855 Ernst Road** – tabled, not present.

**Alternate energy zoning amendments** The topography of the township would determine who this kind of solar farm business would be visible to. Sections 3, 10 and 15 are down the power lines. Sections 2,4,5 and 6 are from Parker to Scio Church. Conditional use permit process can be used and has set back standards. This

would be commercial zoning. Over lay zoning allows the planning commission to make the decisions they make.

### **NEW BUSINESS:**

**Set gravel pit tour for fall** – tabled. Project Manager Marcus McNamara will visit American aggregates and Stoneco Burmeister, so the bond amount can be set.

### **Secure Properties Rezoning -**

Chairperson Lindemann said that residential zoning is a better situation than another commercial property. This change would change the master plan a little for the township. The property across the road from the lake would not have lake access. Other planning commission members like the idea of the change it to residential, plus the safety for drivers not having to worry about people crossing the road to another commercial property.

Motion by Flahie, supported by Little, to recommend to the Board of Trustees to approve amendments to the Official Zoning Map to rezone the former Pleasant Lake Inn site, which consists of approximately 9.95 acres of vacant land at 11275 Pleasant Lake Road (parcel N-14-22-200-028) from the C-1 (Local Commercial) District to the LK (Lake) District; and to rezone approximately 2.52 acres of vacant land across from 11237 and 11275 Pleasant Lake Road on the north side of Pleasant Lake Road in the northwest quarter of Section 22 (parcels N-14-22-200-005 and -006) from the C-1 District to the R-2 (Single-Family Residential) District

### **FOR THE FOLLOWING REASONS:**

1. The proposed LK and R-2 zoning districts are both less intensive in character than the existing C-1 District.
2. The proposed rezoning to lesser intensity residential uses is more consistent than the existing C-1 District with regards to the capacity of soils for safe handling of septic system wastewater without impacting Pleasant Lake.
3. The functional capacity of Pleasant Lake Road would be improved by the permanent removal of any potential need for commercial parking across the road from waterfront commercial activities.
4. Existing police, fire, ambulance, schools, and other public services are sufficient to serve all potential land uses in the proposed zoning district.
5. The proposed rezoning is consistent with Lake Area Development Policies in Chapter 9 of the Master Plan, and with the general pattern of “Lake Residential” and “Rural Residential” land uses depicted on the Master Plan’s Future Land Use Map.
6. The demolition of the historic Pleasant Lake Inn building and removal of the existing commercial and multiple-family residential land uses is a significant change in conditions since the C-1 zoning was originally adopted.
7. Approval of the proposed rezoning would further protect water quality in Pleasant Lake by reducing the potential land use intensity on the subject land.

Roll Call Vote:

Ayes: Little, Flahie Lindemann, Schaible and Ochs

Nays: None

Absent: None

**Motion passed unanimously**

**Boundary adjustment Secure Properties:**

MOTION, by Little seconded Flahie by to approve the land combination of parcels N-14-22-200-005 and -006, and the boundary adjustment from parcel N-14-22-200-028 (11275 Pleasant Lake Road to enlarge the rear portion of parcel N-14-22-200-037 (11237 Pleasant Lake Road), all as depicted on the survey dated March 2016 (Job No. 160214).

Roll Call Vote:

Ayes: Little, Flahie Lindemann, Schaible and Ochs

Nays: None

Absent: None

**Motion passed unanimously**

**REPORTS:** None

**AUDIENCE PARTICIPATON:** None

**PROPOSED BUSINESS ON NEXT AGENDA:** Stoneco Pleasant Hills renewal.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 9:12 PM.

Jennifer Alexa

Recording Secretary