

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
February 7 2017

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

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

Members Present: Susan Ochs, Dan Schaible, Larry Lindemann and Karen Flahie Excused absence for Matt Little. Others present: Planner Rodney Nanney, Engineer Marcus McNamara and past secretary Carol Huehl were in attendance also.

A motion was made by Schaible with support from Flahie to adopt the agenda. The motion passed. A motion was made by Lindemann with support by Ochs to dispense with the reading of the minutes of the December 6th meeting, The motion passed

Schaible read the minutes from the January 3rd. 2017 meeting which was adjourned after roll call due to a lack of quorum. Lindemann made a motion for approval, second by Ochs. The motion passed.

Audience participation: Frank Lobbestall asked about building a pole barn on a separate parcel of land than his home but adjacent to it. He was referred to Zoning Inspector Jim Coval with several options.

Communications: Township Focus, a large article on medical marijuana.

Old Business:

Commission reorganization:

Motion by Ochs with support by Flahie to nominate Lindemann for Chair The motion passed.

Motion by Lindemann with support by Schaible to nominate Little for Vice-chair. The motion passed.

Motion by Ochs with support by Flahie to nominate Schaible for secretary. The motion passed

Carson boundary adjustment:

Additional information was provided in the form of the survey and legal description.

A motion was made by Lindemann with support by Ochs to approve the Carson boundary adjustment, lots 88, 89, 90, 91 and the southern end of vacated Stuart drive added to lots 96, 97, 98, 99 of the Bonnie Brae Subdivision, as depicted on the survey. The motion passed.

A 2016 monthly recap of planning commission activity was provided by Carol Huehl

New Business:

Gravel pit annual reports:

American Aggregates- no mining activity, the sign on Pleasant Lake road fell down, three monitoring wells are in. Flahie asked about a date on the monitoring well report. Dale Sawyer representing American Aggregates said it must be a typo. Lindemann reminded the Commission that according to the consent judgment they are working under American Aggregates are not required to provide

monitoring well data. There was a question raised whether we need to review Ordinance 32 in regards to the need for an annual aerial photo when a gravel pit is inactive

Stone Co.:

Esch Rd Inactive 250,000 bond

Burmeister active 604,500 bond. Mining increased from 66 to 70 acres. Restoration ongoing on the north side of the entrance road about 11 acres and 7.5 acres new mining area on the south side of the pit. The processing plant is now moved to the pit floor.

Pit 9. No mining, removing stockpiles. Lindemann asked for tonnage of material removed from stockpiles, Stone Co to provide amounts. Also there was no bond provided to the township for Pit 9. We require it; Stone Co will look into it. A question was raised whether a bathymetric survey on the lake needs to be done when there is no mining

Spring gravel pit tour set for April 22 at 8:00am at the Burmeister pit

Consumer's site plan review:

Consumers gave a handout on the site plan and gave an overview of some of the reasons the new building needed to be closer to Pleasant Lake road than their first proposal. Not enough room in the back part of property for setbacks act. Lindemann asked planner Rodney Nanny for his comments. Rodney said he needed a complete noise report, he also suggested possible alternative parking requirements, protecting existing trees on the site, and the need for outside agencies approval, county health, road and drain commissions, and lighting. He questioned the need to light up the berm in front. He also talked about fixed mount lighting and flat mount lighting to minimize offsite light pollution. Township engineer Marcus McNamara talked about the need for county health, road and drain approvals and construction traffic access to the site. Members of the audience expressed a lot of concern with possible noise and light issues. Rodney Nanny also suggested a possible alternative berm regulation to help the Pleasant Lake road side for sight and sound. After much discussion Chairman Lindemann tabled the issue until the applicant provides more information.

Next meeting March 7th 2017.

Agenda: Herrest boundary adjustment
Consumers site plan
Private road ordinance

Adjourned 10:20.

Respectfully Dan Schaible