

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
June 6, 2017

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Lindemann called the meeting to order at 7:40 p.m.

Members Present: Matt Little, Karen Flahie, Larry Lindemann, Susan Ochs and Dan Schaible
Also in attendance: Planner Rodney Nanny, Supervisor Dale Weidmayer.

A motion was made by Little and supported by Ochs to approve the agenda. The motion passed.

A motion was made by Ochs with support by Flahie, to dispense with the reading of and approve the minutes of the May 2nd meeting. The motion passed.

Communications:

- Township Focus
- Letter from the Washtenaw Co. a preliminary report on the Kramer/Kuebler/Alder historical site
- MTA training seminar on Taxation and looking to the future
- Water management meeting, Monica Day

Audience participation:

- Keith Weidmayer spoke in favor of allowing the 4H animals to stay.
Kim Ford spoke in favor of allowing the 4H animals to stay.
Janet Pyle read a letter from a close neighbor, Harriett Lafer, who could not attend the meeting that stated the cows brought her nothing but joy.
Tom St Charles spoke in favor of changing the ordinance to allow the cattle to stay.

Old Business:

- Consumers Site Plan:

Craig Degenfelder spoke on the noise study of the new pumps. The readings of noise levels at the property line came in at 75 to 80 dba .The ordinance calls for maximum of 71 dba. Consumer's representative asked for a one month variance of the ordinance to fix the problem. They were told that Phase 1 of the site plan called for fixes of the sound levels if over 71 dba, so a variance is not needed. They will come back next month with a new test after tuning of the pumps, other fixes, and the installation of a sound absorbing wall.

Consumer's representatives were asked what the work on Reno Rd was. The answer was fixing a leaking flange on one of the cooling pipes.

Beth Heuser asked how much lake water was being used for cooling the pumps the answer was they didn't have that figure because plant 2 is the primary pump and they don't use lake water. Plant 1 which does is only used sporadically under peak demand.

- Private Road Ordinance: Tabled- nothing back from the Township Board / Attorney.
- Temporary camping on vacant parcels: Tabled no report from the Planner.

New Business

- Ernst boundary adjustment

A new survey was presented along with Rodney's report. After review and discussion there was a motion by Lindemann with support by Little to approve the boundary adjustment per the survey recorded June 1, 2017, parcel number N-14-33-400-004, with the conditions that within 90 days the applicant shall also record an easement on the proposed parcel B to specifically prohibit any land division that would reduce the gross land area or road frontage width associated with this parcel with copies of the recorded documents submitted to the township clerk. All yeas, motion passed.

- Bossory minor site plan

Mike Bossory gave an overview of the project, taking down the old barn by the road and rebuilding it in the orchard as a wedding / meeting venue with restrooms and a food prep area. Rodney gave his report. He stated that this is more than just a minor site plan. There are a lot of questions that need to be answered, similar to a regular site plan with greater detail. Additional discussion was held on the list of information needed for the site plan (see Rodney's report dated May 31, 2017). Bossory will supply information for the final site plan.

The second part of the application is rebuilding of the barn that is already non-conforming. After discussion, the Planning Commission decided that the proposed farm use building is a lawful alteration to a legal non-conforming structure that would not increase its non-conformity and that 50% of the building was still being used. The Planning Commission accepted Mike and Therese's drawing as a preliminary site plan dated 05/08/2017. Motion to approve the site plan by Lindemann, support by Flahie. All yeas, motion passed.

- July meeting

Motion by Flahie, support by Ochs, to cancel the meeting originally scheduled for July 4th, 2017. Motion passed.

Reports: None

Audience participation: None.

There being no further business, the meeting was adjourned at 10:10 pm.

Respectfully Dan Schaible, Secretary

