

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
November 9, 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: Karen Flahie, Matt Little, Larry Lindemann, Susan Ochs and Dan Schaible,
Also in attendance: Planner Rodney Nanny, Supervisor Dale Weidmayer and Engineer Marcus
McNamara

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

A motion was made by Little and supported by Ochs to dispense with the reading and approve the minutes of the Happy Hearts Conditional Use public hearing. The motion passed.

A motion was made by Flahie, with support by Ochs, to dispense with the reading of and approve the minutes of the October 3, 2017 meeting. The motion passed.

Communications:

- There is a invitation to a meeting on November 17th at 10 to 11:30 at the Scio Township Hall in regards to the purchase of property development rights. It is put on by the Huron River Watershed Council.
There was a short discussion on the differences between a PDR ,County Parks and Conservation Easements.
- There was a response to Lindemann's letter to the Rover Pipeline in regards to above ground valves in the interest of public safety. Rovers attorney basically said that they are regulated by FERC not the township but our attorney could talk with theirs. Lindemann still has more questions and will send a letter to FERC.
- Susan Ochs said that Dr Wellman asked her about some ugly berms built next to him, was told to have Alvin look into it.

Audience Participation:

- Sara Bassett told a personal story of three lost kittens that were found. They were sent to Happy Hearts Rescue and adopted out. She said they do a great community service.
- Richard Dixon asked about being denied a permit to build a pole barn. Coval, Lindemann and Planner Nanny had discussed this, it is on a 50 acre lot that is land locked with a 33 foot easement with many other parcels also using the same easement , they would all have the same address making it hard for emergency responders to locate someone. Planner Nanny said that he needs a private road. Mr. Dixon said he didn't think his neighbors would go for that.
- Dominic Dixon said he didn't see the difference of having a shed or just walking in the woods as far as emergency responders being able to find you.

Old Business:

- Happy Hearts Feline Rescue

Rodney presented his report regarding the Conditional Use Permit applied for by Happy Hearts Feline Rescue dated September 25, 2017. He reviewed the reports' conclusions. The Commission will need to decide if the activity is a rescue or a kennel. If it is a kennel, the ordinance will not allow a conditional use permit. If it is a rescue, it can be allowed under a home occupation. After discussion, Flahie moved that the feline rescue/shelter does not meet the definition of kennel in the Township ordinance and is a different land use and so should be considered a home occupation. The motion was supported by Little. Motion passed.

Rodney's report detailing compliance with home occupation use standards was reviewed. Commissioners concluded that accessory structures A and B on the site are part of the shelter and that Building C is a personal use building. In regards to volunteers at the business, they are not allowed per the current home occupation ordinance and the Commission is not ready to entertain a change in ordinance at this time. Everything else is in compliance. Discussion on personal cats as opposed to sheltered cats was held. A motion was made by Flahie, seconded by Ochs, that the conditional use permit to allow the Happy hearts Feline Rescue facility to lawfully operate as a home occupation in the LK (Lake) District subject to the following findings and conditions:

- A maximum of 40 rescue cats shall be kept or maintained on the subject parcel at 10905 Pleasant Lake Road while the conditional use permit is in effect.
- The rescue facility shall be maintained in strict compliance with the limitations imposed by section 5.204 (Home Occupations) and the scope of the activity described in the applicant's 08/06/2017 letter and application documentation.
- Maintenance and odor control associated with the rescue facility shall be kept in compliance with the detailed maintenance plan as submitted by the applicant.
- The applicant shall send copies of the state animal shelter inspection and license renewal to the Township Planning Commission.

Motion passed.

New Business:

Gravel Pit 2018 Bonds-Marcus, the Township engineer made the following bond recommendations:

- Stoneco -Pleasant Hills-Bond of \$431,000 based on 2016 report with no mining or reclamation activity in 2017. Motion made by Lindemann, second by Schaible. Motion passed.
- Levy/American Aggregates-Bond of \$489,600. No mining activity during 2017. Motion by Lindemann, seconded by Little. Motion passed.
- Stoneco -Burmeister- They have agreed to adjust the use of their access road. 26 acres north of their road is graded to go back to farming so is removed from the calculations. The bond is \$492,500 for 2018. Motion by Lindemann, seconded by Flahie. Motion carried.

Bossory Site Plan- The final site plan was sent but has not been received. Rodney does not have a report but noted the following items need to be clarified by the applicant:

- Driveways servicing two barns are not connected to anything.
- Site plan not to scale.
- Tasting room not drawn to scale.
- All details from footnotes to buildings need to be included on the large site plan drawing.
- Lighting specs (fixtures/lumens) are needed.
- Screened rubbish area needs clarification.
- Land division process can be part of the site plan approval with no additional fees.

Review of Section 5.201- Accessory Dwelling B-

Rodney stated that per the township ordinance you cannot have a bathroom in a detached building. Commissioners discussed changing the ordinance to allow living areas in a detached building and what the negative effects might be opened for the township, such as it could be used to get around the sliding scale standards, how many lake lots would be big enough to allow a second living area, and other concerns. Supervisor Weidmayer noted his preference to review the ordinance. After much discussion, Rodney was asked to draft changes to the ordinance.

Audience Participation: None

There being no further business, the meeting was adjourned at 10:11pm.

Respectfully Dan Schaible, Secretary