

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting Minutes
December 5, 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: Matt Little, Larry Lindemann, Susan Ochs and Dan Schaible

Absent: Flahie

Also in attendance: Planner Rodney Nanny, Supervisor Dale Weidmayer

A motion was made by Little and supported by Schaible to approve the agenda and move the new business before the old business. The motion passed.

A motion was made by Little with support by Ochs, to dispense with the reading of and approve the minutes of the November 9th, 2017 meeting. The motion passed.

Communications:

- Michigan Township News Magazine

Audience Participation:

- None

New Business:

- Huehl Land Division-

Melaney Huehl supplied the needed authorization from the owners (Huehl Acres LLC, Mr. Gerald and Mrs. Susan Huehl, Mr. Dennis and Mrs. Carol Huehl) for the split.

Rodney gave his report stating that the proposal conforms to all township requirements and noting there is a slight discrepancy between the acreage of the parent parcel and the total of the two new surveyed parcels. He said that this is not uncommon.

Lindemann noted the closeness of the driveway to the new property line and recommended to stay 10 feet away.

There was a motion by Schaible to approve the application of the Huehl land division as presented, supported by Ochs. The motion passed.

- Set Planning Commission calendar for 2018-

After discussion there was a motion by Little to set the meeting on the first Tuesday of every month at the Townhall at 7:30pm., supported by Ochs. Motion carried.

Old Business-

- Bossory Site plan review and land division
Tabled waiting for more information.
- Temporary camping on vacant parcels

Discussion on RVs and accessory buildings needing to be out of the property line setbacks. Ochs worries that people that have been living here for years will be suddenly out of compliance. Schaible said that he doesn't like all the rules but that if a person owns a lot they should be able to use it so we should probably go ahead with the new ordinance. Little asked if we could have a variance for RVs in the set backs. Rodney said that would possibly put an RV out of the owner's view but block the neighbors view. Little proposed to wait for Rodney revised draft at the January meeting. The issue was tabled.

- Review of Sec.5.201 Accessory Dwelling B

There was discussion on the Dexter Township accessory building ordinance because it was brought to us to look at by Mr. Sisco, to see if we could use it for our Township. Rodney said that their ordinance allows living space in accessory buildings but is so restrictive that it wouldn't work for Mr. Sisco's proposal. Schaible said that to allow living space in accessory buildings would side step the sliding scale in the township generally and if a sewer went in around the lake could almost double the amount of allowed residences depending on the lot size. After discussion Rodney was directed to offer a draft of a possible change to the ordinance for the January meeting.

- Other reports/ discussion

Lindemann brought up the subject of medical marijuana he is getting a lot of calls. Rodney said that the Township board can vote to opt out and then we would be on a list of not allowing it.

Supervisor Weidmayer spoke about PDR said that development is just a matter of time; the subject will be a board discussion next year.

Little talked about another emergency preparedness committee meeting this week and should be ready for a public meeting in the spring.

Schaible said that the loud noise that was heard last week was Rover pipeline pressure testing at the valve by Pleasant Lake Road.

Audience participation:

Jean Spencer asked about changing the zoning to allow volunteers in a home based business. Rodney is looking in to it but it is a tough one because it is hard to differentiate between volunteers and employees and would be hard to enforce in other home occupation situations.

There being no further business, the meeting was adjourned at 9:25 pm.

Respectfully Dan Schaible, Secretary