

FREEDOM TOWNSHIP PLANNING COMMISSION

Virtual – Zoom Meeting

December 1, 2020

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Vice Chairman Matt Little called the meeting to order at 7: 31p.m.

Members present: Matt Little (Freedom Township Michigan), Dan Schaible (Freedom Township Michigan), Karen Flahie (Freedom Township Michigan), Susan Ochs (Freedom Township Michigan), Mike Bossory (Chicago, Illinois).

It was suggested by Little to move new business in front of old business. A motion was made by Flahie to approve the agenda with this change. Supported by Ochs. The motion passed.

A motion was made by Flahie with support from Schaible to approve the regular meeting minutes from November 5, 2020. The motion passed.

Communications: MTF magazine

Audience Participation: Kit Stanley voiced concern about a parcel of land near her at 6420 Lima Center Road. It is 3.7 acres and zoned agricultural. The building has been staked out. She was told we would have Jim Coval check into this. Lon Nordeen wants the safety issue discussed at some point.

New Business:

- 1) Boundary adjustment for Peter DeLoof. Land conservation. Part of establishing the Homestead. A motion was made by Schaible with support from Flahie to approve N1433300013 and N1433300014 as depicted from job #12620 dated 11-12-2020 boundary be moved 330' to the East to make lot N1433300013 be 18.349 acres and reducing lot N1433300014 to 12.22 acres. A roll call vote was taken. Ochs-yes, Bossory-yes, Little-yes, Flahie-yes and Schaible-yes. The motion passed.

Old Business:

- 1) Stoneco Conditional use permit for Burmeister expansion application. Little asked if we deny with proper reasons what might happen. Rodney Nanney answered it would go to Circuit Court. Ochs asked if this goes to the Courts would we lose our ability to put conditions on it? Rodney answered yes; it would be up to the Judge. Flahie asked if setback is closer or farther away does it effect vibrations. The answer was yes. Ken Vermeulen who represents Stoneco stated you cannot deny a gravel operation based on the Zoning Enabling Act. Any vibration to the Church is the only concern. Terri Jobkor is concerned about setbacks and wants any vibration studies to be done by an unbiased person. Austin Fisher from Stoneco stated a study was done the past week by a third party company. A meter was placed 25' from the center of Bethel Church Road, 180' from a loader and West of the pit 150' from a loader. The data showed .013 peet particle velocity–road traffic .015 range from loader. Lon Nordeen is concerned about the impact on the whole township, large trucks with increased traffic. Dave Wanless from GT Consulting Group for Bethel Church asked if sensors were placed at setbacks. Both road and service levels. He wants to get specific site specifications. Wants to have additional monitoring done. Judy Larabe understands some of the restrictions but asked that serious thought be given to the effects on the Church. Ken Vermeulen stated there would not be an increase in traffic; it would be the same as it is now. Austin Fisher said vibration studies are 1/3 to 1/2 of what ordinary traffic is. If traffic isn't

affecting the Church their mining would not. Rodney Nanney agrees that increase in traffic is not an issue in this case. He doesn't see anything that can't be mitigated. Larry Lindemann stated he has looked at this longer than most. This is the first one this close to a building. He would like to have some baseline tests done next summer for vibrations. Dan Schaible asked about noise levels. He has concerns about mid-week funeral burials. Karen Flahie asked if a greater setback would help with vibrations. She wants to see vibration studies continued throughout the process. Dave Wanless stated setbacks farther away would reduce vibrations. He suggests setting up sensors in the Church to see how vibrations affect the Church. Would have to have people on site to identify where vibration was from. Mike Bossory said it made sense to put monitoring in to see if there is a change to the church. Susan Ochs feels it's important to stay in control of this. She wants to be able to put down the conditions and not have a Judge do it. Matt Little wants to add more conditions. Mike Bossory is concerned about waiting. Austin Fisher stated the operation is the same now as it would be in the summer. Terri Jobkar said they do have dust and noise. She wants to be guaranteed that restoration is done if the mining stops. The attached motion was made by Bossory with support from Ochs. A roll call vote was taken. Bossory-yes, Flahie-yes, Schaible-yes, Little-yes and Ochs-yes. The motion passed.

Reports: None

Audience Participation: Ken Vermeulen stated there will be Court action.

The meeting was adjourned at 10:22p.m.

Respectfully submitted,

Carol Ann Huehl, recording secretary