

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

November 5, 2020

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: Dan Schaible, Matt Little, Larry Lindemann and Susan Ochs. Karen Flahie was absent. Planner Rodney Nanney, Marcus McNamara, Engineer and Township Supervisor Dale Weidmayer were also in attendance.

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

A motion was made by Schaible with support from Ochs to approve the regular meeting minutes from September 1, 2020. The motion passed. A motion was made by Schaible with support from Ochs to approve the Zoom Public Hearing minutes from September 10, 2020. The motion passed. A motion was made from Little with support from Ochs to approve the special meeting minutes from September 10, 2020. The motion passed.

Communications: Covid updates, Board of Public Works letter that was sent out to the residents of the Township, Township Focus, MTA training that Lindemann has been attending and an update from Consumer's construction.

Audience Participation: Scott Diuble from Bethel United Church spoke about the proposed conditional use for Stoneco-Burmeister pit. He stated there were concerns to protect the Church structure and foundation, that it was a historical building and landmark. Questioned what it would do to the Church well as well as the surrounding wells. Also, the noise and overall appearance of it.

New Business:

1) Boundary adjustment for Mark and Risa Johnson and Marcia Loop. There was a question about the distance of the septic from the property line. It was far enough away. The boundary adjustment met all requirements. A motion was made by Little with support from Ochs to accept the boundary adjustment for Mark and Risa Johnson and Marcia Loop between parcels N14-09-100-014 and 015 to accommodate establishment of suitable septic system locations for both parcels from Job#2019-0255A. A roll call vote was taken, Schaible-yes, Little-yes, Lindemann-yes and Ochs-yes. The motion passed.

2) Land division and boundary adjustment for Maxwell-Goodwin.. A motion was made by Schaible with support from Ochs to approve the division of parcel N14-22-302-309 evenly from North to South and subsequent combinations as depicted on the boundary survey dated 10-3-2020 Job #17620 to merge the Western half with parcel #N14-22-302-038 (11100 Hieber Road) and the Eastern half with parcel #N14-22-302-040 (11076 Hieber Road). A roll call vote was taken, Schaible-yes, Little-yes, Lindemann-yes and Ochs-yes. The motion passed.

3) Reclamation Bonds for 2021. The reports for the bond amounts were given by Marcus McNamara. The bond for the Stoneco-Burmeister Pit increased due to the additional land disturbance. A motion was made by Schaible with support from Little to set the bond for the Stoneco-Burmeister at \$585,500.00. The motion passed.

A motion was made by Little with support from Ochs to set the bond for the Stoneco-Pleasant Hills pit #9 at \$431,000.00. The motion passed.

A motion was made by Schaible with support from Ochs to set the bond for the American Aggregate-Levy Pit at \$705,500.00. The motion passed.

#### Old Business:

1) Site plan dated October 25, 2020 for Jim Clarke, 7855 Ernst Road. The proposed Greenhouse for on site public sales was abanded. The barn was built 3 years ago. Section 5.207 of the Zoning Ordinance in regards to the conversion of a steel building to a house needs the Planning Commission's direction the Mr. Clarke. The type of siding and location of doors were in question. The front door is located on the North-West corner and the other door is on the side. It was decided to withdraw the site plan application and limit the activities to agricultural use of the land. A motion was made by Lindemann with support from Ochs to confirm that the proposed conversion of the recently constructed agricultural building at 7855 Ernst Road (parcel #N-14-33-300-008) on the East side of Ernst Road South of Bethel Church Road in the AR(Agricultural-Resource District) into a detached single-family principal dwelling fully conforms to all requirements of Section 5.207 (Single-family dwelling detached) according to plans dated October 25, 2020. A roll call vote was taken, Schaible-yes, Little-yes, Lindemann-yes and Ochs-yes. The motion passed.

2) Stoneco-Burmeister conditional use permit on expansion application. Judy Larabe spoke about concerns of expanding the gravel pit. Bethel Church is a stone Church with stained glass windows and vibrations could cause severe damage to the Church structure. Dave Wanlass, a Geotechnical Engineer also spoke. He stated a site specific monitoring needs to be done. Pastor David Bucholz of the Bethel United Church said we need to keep in mind the over all well being of Freedom Township. Joe and Terri Jobkar said a place of worship and your home means a lot to people. They asked what this would do to their property values; and as property values go down would their taxes go down. Dale Weidmayer said as a Township we would do everything to protect Bethel Church. This will be continued at our next meeting because it was after 10:00 p.m. and the Planning Commission by-laws state our meetings are to be done at 10:00 p.m.

#### Reports:

Supervisor Dale Weidmayer said the clean-up would be held next summer at the Farm Council Grounds in Saline.

Susan Ochs said this would be Larry Lindemann's last Planning Commission meeting and thanked him for his many years of service.

Respectfully submitted,

Carol Ann Huehl, recording secretary