

FREEDOM TOWNSHIP PLANNING COMMISSION
Virtual –Zoom Meeting
February 2, 2021

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Little called the meeting to order at 7:30 p.m.

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

A motion was made by Flahie to do land split for Heuser first and then go to New Business. Little supported. The motion passed.

There were two corrections to the January minutes. Bossory was in Chicago and the meeting was adjourned by Chairman Little. A motion was made by Schaible with support from Ochs to approve the minutes with these corrections. The motion passed.

Communications: MTF magazine

Audience participation: Rick Wilson from a solar company wondered if he would be included in tonight's meeting or if our agenda was too full. He was told most likely not.

Old Business:

- 1) Land Split Heuser. Rodney Nanney went over their report. Schaible asked what the current zoning was for this property. The answer was R-2. Flahie asked if these conditions could be recorded to the property. Schaible said should be tied back to the houses they serve. Flahie asked if a deed restriction could be on Heusers but not the other. Heuser said there is an easement that is recorded in the County that ties her property to the drain field. Bossory asked if the other drain field was tied to Heusers also. Rodney responded there are two separate easements listed for the properties and both are recorded with the County. Lon Nordeen said since these are recorded with the County that should be alright. A motion was made by Bossory with support from Flahie to approve the boundary adjustment to transfer approximately 0.203 acres of land from parcel N14-22-300-020 to parcel N14-22-300-006 to create a new 3.905 acre resulting parcel described as "Proposed parcel A & B combined (subsequent to boundary adjustment)" and a 10.770 remainder parcel described as "Proposed parcel C" on the boundary adjustment survey dated 1/25/2021, Job No. 19320. A roll call vote was taken. Bossory-yes, Flahie-yes, Little-yes, Schaible-yes and Ochs-yes. The motion passed. A motion was made by Flahie with support from Ochs to approve the division of the 3.905 acre resulting parcel into the Proposed parcel B (3.0 acres) described on the Certificate of survey (2 sheets) revised 1/25/2021, Job No. 19320, the Proposed parcel A-1 (0.440 acres), and the Proposed parcel A-2 (0.465 acres) described on the Certificate of survey detail "A" (2 sheets) revised 1-25-2021, Job No.

19320 contingent upon approval of the Zoning Board of Appeals of variances from the minimum 3.0 acre lot area and minimum 150.0 foot minimum lot width requirements of Article 3.0 (Dimensional Standards) for the R-2 District to allow the establishment of the non-buildable parcels A-1 (0.440 acres, 81.13 feet) and A-2 (0.465 acres, 123.79 feet). A roll call vote was taken. Bossory-yes, Flahie-yes, Little-yes, Schaible-yes and Ochs-yes. The motion passed.

New Business:

1) Gravel Pits Annual Reports. Stoneco Burmeister Pit was represented by Austin Fisher. He said they were expecting a strong year. He asked if there were any questions from the board. Little asked about materials removed. In 2020 they removed 804,463 tons of material which was an increase from 2019. No tour was done in 2020 because of Covid. Marcus McNamara said the report looked good. Rodney Nanney was pleased to see the reclamation work that had been done. Schaible asked where the stripping of overburden had gone. Austin replied it was used for reclamation.

Pleasant Hills 9 was represented by Austin Fisher. He stated there were no significant changes. Little said that previously there was some material taken out by Cadillac Asphalt and wondered if that had happened this year. Austin said no. Austin was asked about the lake expansions and he said that once they moved back to Pit 9 the North and South lakes would be combined. Little asked Marcus about the water samples and he said everything looked fine, no concerns. Austin said there would be some select tree cutting not clear cutting. Schaible asked if they were working with a Forrester and Austin said yes. Schaible also asked if a number of trees to be removed could be provided and Austin responded yes. Larry Lindemann said that last year they asked about testing for PFAS and wondered if this could be done. Marcus said that there were tests for this. Larry Lindemann also said that in the original use permit there were no mining activities in certain areas and thinks that this should be looked at. Rodney responded that there are areas labeled no mining activities permitted.

Levy and American Aggregate did not send any reports.

Old Business:

- 2) Stoneco Burmeister Pit renewal application. Nanney said the map submitted matched what the conditional use permit was for. Austin Fisher said they would like to show the Planning Commission what they would like, what has been approved and what else is needed. Nanney said in regards to vibrations it was suggested that data be collected and then looked at a later date. Scott Diuble asked if the maps could be shared with other people surrounding the Pitt area. Little said they could be. Austin said there would be a baseline reading of vibrations at the Church. Little asked Austin what his time frame was for putting up the berm. Austin said as early as March and as late as June. Teri Jobkar would like the berm moved closer to their property line.
- 3) Stoneco amendment (renewal) Pleasant Hills Pit 9. Marcus, Rodney, Matt and Austin will meet to get things going on this.

- 4) Alternate energy zoning amendments. Rodney will get us an updated copy by the next meeting.

Reports:

Susan Ochs asked if someone wanted to get a cemetery lot who would they contact? She was told Denny Huehl. Larry Lindemann said that Dale Weidmayer's cancer was back. He said Sharon Township has an updated version for their solar system. Larry said the ZBA held a meeting for property on Happy Hollow Road. He had a meet and greet with water resources. Larry wants to get the pipeline companies and Consumers together for a meeting about safety. Little said there was a cell phone tower put up on private property. No permits were pulled for this. Jim Coval will look into this. Rodney said zoom meetings will end in March unless there is a declared emergency. He will keep in touch with Little in regards to this. Lindemann said he was contacted by the manager for Dollar General. They would like to put one on the corner of Schneider and Pleasant Lake Roads. Larry referred him to the Pleasant Lake School since it was already zoned for commercial use. Larry sent him contact information for Rodney and Marcus.

Chairman Little adjourned the meeting at 9:51 p.m.

Respectfully submitted,

Carol Ann Huehl, recording secretary