

Freedom Township Planning Commission Meetings

Chair: Larry Lindemann
Vice Chair: Peter Deloof
Secretary: Carol Huehl

Jeff Horning, Susan Ochs
Jennifer Alexa – Township Clerk 4383
Twp-freedom

Freedom Township
Planning Commission Minutes
April 4, 2007

Item 1 Call to Order: Roll Call

Chairman Lindemann called the meeting to order at 7:34 p.m.
Other Members Present: Deloof, Horning, Ochs.
Members Absent: Huehl

Quorum: Yes, 4 present.

Item 2 Minutes of Previous Meeting

Minutes Approved as Presented.

Item 3 Communications

- Reference made to meeting regarding Purchase of Development Rights (PDR) that would take place at 6:30 on April 30, 2007 at the offices of the Intermediate School District
- Reference made to the requested MDEQ permit for the mobile home park that would allow a rerouting of water lines within the development.

Item 4 Audience Participation

- Audience discussion regarding request from St. Johns Lutheran church to install two new signs.
- Audience discussion concerning the County's Brauer Preserve Park. Reference was made to an agreement signed between Township and County attorneys stating that the property could not be farmed. Permission has been requested to farm portions of the farm. Planning Commission response was to contact the attorneys to straighten this out. Planning Commission referenced their previous action which stated that weeds had to be controlled if it was farmed.
- Stan Tschiltz initiated comment on Barret MDEQ permit. Hed reference the original application regarding size and depth of the proposed lake. He wanted to know what the changes were between the original application and the MDEQ approval. Discussion also centered on the current position of Barret to come back to the Township prior to beginning operations on the extraction site. Barfret stated that it was their position that they did not need to come back to the Township. The position of Freedom Township appears to be that they should come back to the Township.

5. Old Business

A. Amendments and recommendations from Mark Reading on the extraction Ordinance. Update package received March 29, 2007.

- All corrections appear to be made by Mark in the Ordinance however the following comments were discussed by Planning Commission members.
- Comments:
 - Reference was made to page 16 (Section 7.08B2iv) which states...” *sufficient number of well logs may be selected to represent each general group of well logs...*” Concern was expressed as to what is a sufficient number? After additional discussion it was agreed that under the circumstances that would be incorporated in making this determination, that the wording was acceptable.
 - Reference was made to the existing Ordinance on page 25 (Section 8.01F) which states, “*In the event the Township’s expert and applicant’s expert do not agree, then the Township’s expert shall make the determination*”. This wording does not appear in the new draft ordinance and it was agreed by Planning Commission members to add this wording to the new ordinance.
 - Additional reference was made to the existing Ordinance on page 25 (Section 8.01F which states that, “*At the option of the Township...*”It was agreed that this wording should be added to the new ordinance.

Motion: Deloof / Horning

Recommend adoption to the Township Board with revisions as discussed in Section 8.01.

Yes: 111

No: Lindemann

Motion Passed.

B. **Update on Barrett Lake application with the State DEQ office. Permit issued by MDEQ signed by Barrett on March 23, 2007**

- Lindemann reported he had a copy of the draft permit and is waiting for Bob Hayes to do a final review. Township will then make their decision.
- Deloof asked if Barrett intended to come back to the Township. Response from Barrett, present in the audience, was they are keeping the same stance as previously voiced which is that they believe they have a valid permit and will only come back with a reclamation plan.

C. **Spring gravel pit tour is May 5, 2007 8:00**

- May 5, 2007 date confirmed.

D. **Zoning Act updates**

- Discussion took place regarding the need to set a public hearing.
- A public hearing date was set for May 2, 2007 at 7:00.
- I will prepare wording for public hearing notice that must be in paper by Friday.

E. **Private Waste Water Ordinance – GMP revisions**

- Review of the draft Ordinance looks fine at this time.
- Discussion took place on a regional prospective regarding regional land use and conformance to general regulations.

- Continued discussion will take place on next months agenda. This would allow additional time for Planning Commission members to review the document.
- Draft revisions to the GMP will also be reviewed as it relates to this issue.

6. New Business

A. Updates required to GMP and Zoning ordinance

- Pennington will look at adding wording to the GMP concerning a section on regional prospective for growth. and incorporate reference to area plans.
- Pennington will provide a bullet point list of items for the Planning Commission to review as part of the Zoning Ordinance update.
- Planning Commission discussion centered on draft regulations for revisions to cellular towers. Being able to accommodate Wireless Washtenaw regarding regulatory requirements was discussed. I passed out a draft regulation for Superior Township which dealt with similar regulations. Additional discussion to take place at the next Planning Commission meeting.

B. SWWCOG – work on review of regional plan. Updates to zoning to match regional plan (district and nomenclature).

- Pennington was to review the SWWCOG regional plan and consider regional information in regards to Freedom Township GMP.

C. Wireless Washtenaw – testing on two points in Freedom Township

- A report was given to the Planning Commission which stated:
- The pilot program is complete.
- The radio frequency needed for entire county is being finalized. Consideration is being given to where suitable transmitting points should be within the County.
- Currently review is being done regarding locations that have been offered for antenna
- Four types of assets are being considered to mount wireless equipment. Efforts are being made to use existing assets and limit the need for new towers.
- Four classes of assets consist of:
 - Private residential or commercial – This would include grain elevators, silos, other antennas, or barns. The goal is that this asset would be desirable and that AC power should be available.
 - Municipal – This would include township hall locations.
 - Existing private commercial towers – This option may be too expensive.
 - New tower – Towers could come in all sizes and shapes.
- Planning Commission Discussion
 - Review will be undertaken of the Zoning Ordinance to determine procedure and what is required.
 - Consideration would be given to the desirability of any additional towers in the community.
 - Through Planning Commission discussion it was determined that we need to respond quickly; however we need to consider alternate resources not just what the company tells us at this time. What are the alternate locations – e.g. Utility poles etc.

Item 7 Adjournment

The meeting was adjourned at 9:38.