

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 3, 2008

Chairman Lindemann called the meeting to order at 7:35p.m.

Members present: Lindemann, Huehl, Horning and Planner Bill DeGroot. Absent were DeLoof and Ochs.

Minutes of the previous meeting were read. A correction was made under new business item number 3, second paragraph. It should read the Commission directed OHM to get the depth of the lakes being excavated and what the estimated cost would be to get this done. A motion was made by Horning with support from Huehl to accept the minutes as corrected as read. Motion passed unanimously.

Audience Participation: A thank you was expressed to Carol Huehl on the accuracy of her minutes and how easy they were to understand. Bob Miller wanted to express his approval to the request for rezoning property of Dave Bucholtz and Jennifer Wells from Residential to Commercial. He approves the proposed use of the property as well.

Old Business:

1) Rezoning application request for Jennifer Wells and David Bucholtz. The Commission members present expressed their opinions. Lindemann said the Growth Management Plan was intending for an increase in Commercial land use but it did not specify a limit on it or where it was to be. Huehl said she was in favor of it and felt this was a good area for it. It keeps the commercial use all together. Horning said he felt he has to listen to the public and base his opinion on what they say. He felt the use fits this location and would work there. It was noted that under the Growth Management Plan for Commercial zoning not every use may fit this property. It's a fairly small grouping of Commercial zoned property and that it's not easy to combine tax parcels. The setbacks and parking would have to be looked at. Dave Davis doesn't feel the Township could turn them down based on the Growth Management Plan and what he's heard the people say. It was noted that the Planning Commission is a fact-finding board and in this case would have to give their recommendation to the Township Board. Bill DeGroot explained that findings of fact are supported by the existing documents. He would put together the supporting documentation either way and give it to the Planning Commission for our information and recommendation to the Township Board. Supporting documentation should go with our recommendation for the Board. Findings of Fact are to be properly structured for use later by both the Applicant and the Planning Commission. The Commission asked if we could have the findings of fact by at the latest January 14, 2008. It would then be up to the Commission to decide and give their recommendation to the Township Board. A motion was made by Horning to table until we get the findings of fact from the planner. Supported by Huehl. Motion passed unanimously.

2) Site Plan review for Greene Manufacturing. No new information has been received. No information has been received from the MDEQ either. Tabled until further information is received.

3) Ordinance updates – Wireless Communications. This ordinance would be a revision to the Zoning Ordinance not a stand alone ordinance. It needs to fit into our current ordinance. There was discussion over G (Standards for Satellite Dish Antennae.) Section 3 take out first sentence One (1) satellite dish antennae shall be permitted per lot. Have everything in the same measurements please; feet and or meters combined or just one or the other. Section H 3 there was discussion about number of antenna. Decided to change antenna to tower. It was noted that any text amendment to our Zoning Ordinance needs to have a Public Hearing.

A work session was scheduled for January 22, 2008 at 7:30 p.m. here at the Town Hall to work on the Wireless Communication and Natural Features ordinances.

4) Growth Management Plan updated draft. The following are the changes that were made. Page 8 need to update this table to include actual for 2000. Page 11 need to update this Freedom Township population chart. Page 15 eliminate school out of first paragraph under concepts. Page 15 Plan Elements take out Natural Resources. Page 16 Two strategies that were added in last two sections on this page. Page 23 F what's streetscapes? How to maintain streets with open ditches and dirt roads instead of curbs and drains. Need to update land use table dated 1995. PDR us required by State law recommendations. Make 26 and 27 understandable difference by labeling accordingly. Page 28 change Thompson McCully to Stoneco. We need clarification of page 28 #1 and #2 in regards to Barrett and Thompson McCully. Page 30 paragraph 2 take out commercial development is focused on the following. Pg 31 G we added to give strength to our goal of limited commercial development. Page 33 Community Facilities A take out first sentence.

We stopped at page 34 (Roadway Systems) and will continue at our next meeting.

5) Barrett Paving Status Report is due on January 22, 2008 to the State. No other new information has been received.

6) Natural Features Ordinance was tabled to be discussed at our work session on January 22, 2008.

New Business:

1) SWWCOG – Regional Planning Commission has their next meeting on January 16, 2008 at 7:00 p.m. The location will be announced later on the website.

2) Set calendar for the 2008 meetings. There are a lot of elections on Tuesdays this year. It was decided to hold our meeting on the first Tuesday of each month at 7:30 p.m. with the exceptions of the following meetings that would be held on Thursdays at 7:30 p.m.

These dates are May 6, 2008, August 7, 2008 and November 6, 2008. A motion was made by Horning with support from Huehl to accept the above date and times for our 2008 Planning Commission Meetings. Motion passed unanimously.

3) Election of officers for 2008. A motion was made by Horning with support from Lindemann to keep the same officers that we have now. A roll call vote was taken as follows: Huehl Yes, Horning Yes and Lindemann Yes. Motion passed. The 2008 officers are: Chairman – Larry Lindemann
Vice Chairman – Peter DeLoof
Secretary – Carol Huehl

A motion was made by Horning with support from Huehl to adjourn the meeting. Motion passed unanimously. Meeting adjourned at 9:50 p.m.

Respectfully Submitted,

Carol Huehl, secretary