

Freedom Township Planning Commission
March 1, 2016 Regular Meeting
These minutes are not approved until our next meeting.

We began with the Pledge of Allegiance.

Chairman Lindemann called the meeting to order at 7:36 p.m.

Members present: Matt Little, Susan Ochs and Larry Lindemann. Members absent: Carol Huehl and Dan Schaible (excused). Supervisor Dale Weidmayer and Planner Rodney Nanney were also present. Chairman Lindemann noted that, in the absence of the Secretary, Planner Rodney Nanney had agreed to serve as acting secretary for this meeting.

A motion was made by Little with support from Ochs to adopt the agenda as amended to remove the new item due to the deteriorating weather conditions. Motion passed.

A motion was made by Lindemann with support from Ochs to approve the minutes of the February 2, 2016 regular meeting as presented. Motion passed.

Communications: Chairman Lindemann noted receipt of an email from Pleasant Lake area resident Carol Westfall, which had been on this agenda under new business. Instead, this item will be added to next month's agenda for discussion.

Audience Participation: none.

Old Business:

1) Rose Land Division: Chairman Lindemann announced that the applicant, Carl Rose, has withdrawn his current application, and may seek a variance because the family does not want to tear down the two existing barns that would be in the required side yard setback area.

2) Consumer's Energy Co. Final Site Plan Review: Scott Curry and Mark Nienow appeared to present their application for approval of a new structure and related installation of two (2) new compressors and auxiliary equipment as part of the company's "phase 1" improvements to the existing Freedom Compressor Station. Planner Rodney Nanney summarized his 2/24/2016 report and recommendations, noting potential impacts related to noise, exterior lighting, and the gap in the perimeter evergreen screen. Mr. Nienow explained the facility's noise attenuation features, and that the structure will be designed so that walls could be installed if necessary for noise abatement. Mr. Curry discussed the exterior lighting concerns noted in the Planner's Report, noting that the company will work to resolve light-related complaints related to the existing station while the construction crew is on-site this summer.

Mr. Nienow submitted an "Addendum 1" to their final site plan application to the Commission as a response to the noise, exterior lighting, and screening comments in the Planner's Report. Mr. Nienow noted that the new facility is intended to be commissioned in September 2016, and to become operational in January 2017. He also noted that the peak April – May operational period for the Compressor Station would offer the greatest potential for noise, and that the company's noise consultant will collect noise-related data for the existing station and the new facility.

A motion was made by Lindemann with support from Ochs to approve the Final Site Plan dated 2/12/2016 with the Addendum 1 as submitted to the Planning Commission on 3/1/2017, subject to the following conditions:

- (1) Add the following milestone dates to “Section 2.02” of Addendum 1:
 - Consumer’s Energy Co. shall provide copies of the benchmark operational noise data collected by the company’s consultant for the existing Compressor Station to the Township for the Planning Commission by April 18, 2016.
 - Consumer’s Energy Co. shall provide copies of the consultant’s preliminary noise study for the new facility to the Township for the Planning Commission by October 18, 2016.
 - Consumer’s Energy Co. shall provide copies of the consultant’s final noise study for the new facility to the Township for the Planning Commission by May 23, 2017.
- (2) Change the milestone date in “Section 2.04” of Addendum 1 for submittal of a landscape plan for installation of the evergreen screen to fill in the existing gap on the southeast side of the Compressor Station to read as “December 31, 2018.”

With regards to the current lighting and glare concerns, the Planning Commission acknowledges that, during construction of the improvements associated with this final site plan, the company’s representatives have committed to making every effort to permanently block light and glare coming from the interior of the Plant 2 building.

A roll call vote was taken. Little-yes, Ochs-yes, Lindemann-yes. The motion passed.

In response to a follow up question from Chairman Lindemann about Consumer’s process for responding to complaints, Mr. Nienow stated that Kay Lynn Lancour is the company’s key contact person for this site, and that he would provide her contact information to the Township.

New Business: none

Reports: Chairman Lindemann reported that the riparian committee had met and is working on compiling additional information from other townships. Chris Olson from the Huron River Watershed Council (HRWC) plans to attend the April Township Board meeting to present information and maps as a follow up to the January HRWC workshop at the Township Hall.

Audience Participation: None.

Chairman Lindemann declared the meeting adjourned at 8:40 p.m.

Respectfully submitted,

Rodney C. Nanney, AICP, Acting Secretary