

Freedom Township Planning Commission
August 4, 2015 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 7:35 p.m.

Members present: Matt Little, Dan Schaible, Susan Ochs and Larry Lindemann. Members absent: Carol Huehl (excused). Planner Rodney Nanney was 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 Schaible with support from Little to adopt the agenda as amended to reverse the order of new and old business. Motion passed.

Chairman Lindemann read the minutes of the June 2, 2015 public hearing, and a motion was made by Little with support from Ochs to approve the minutes as presented. Motion passed. Chairman Lindemann then read the minutes of the June 2, 2015 regular meeting, and a motion was made by Schaible with support from Ochs to approve the minutes as presented. Motion passed.

Communications: Chairman Lindemann noted receipt of the July and August editions of the MTA magazine, and a MTA continuing education flyer; and noted receipt of a letter and a phone call from two residents expressing concern about the possibility of a new boat launch facility on Pleasant Lake.

Audience Participation: Karen Flahie presented a resolution to the Planning Commission against any potential new boat launch facility on Pleasant Lake. Comments were received from audience members regarding lake access and the previously approved keyhole ordinance language. Patricia Rice commented that Zoning Administrator Jim Coval has not returned her telephone calls. Chairman Lindemann responded that Mr. Coval is currently on vacation.

New Business:

1) Ron Milkey, owner of the former Pleasant Lake School property, made a presentation to the Planning Commission regarding potential changes to the buildings roofline plans for re-use of the property for a combination of commercial, office, and meeting/event space activities.

2) Kenneth & Nancy Burkhalter land division/boundary adjustment application: Ken Burkhalter appeared to present his application for approval of a land division/boundary adjustment to expand a 13.83-acre parcel established in 1989 to a total of 27.89-acres of land, including land in both Freedom and Lima townships. Commissioner Schaible requested and was permitted to abstain from participation in review or action on Mr. Burkhalter's application, due to a potential conflict of interest resulting from the fact that he and his brother are involved in a land purchase associated with this property. Chairman Lindemann summarized the purpose of the application, and Planner Rodney Nanney gave his review of the application.

A motion was made by Lindemann with support from Little to accept the 1989 survey as the

starting point and basis for purposes of this application; and to approve the land division/boundary adjustment as depicted on the Arbor Land Consultants boundary survey (4-sheets), job number 07215, dated 7/20/2015, subject to (1) the number of potential future land divisions conveyed to the proposed 27.89-acre parcel shall be limited to zero; (2) additional land divisions or boundary adjustments that would reduce the land area or road frontage of the 27.89-acre parcel shall be prohibited without prior establishment of a public or a private road conforming to Freedom Township standards; and (3) the applicant shall record these conditions in the Washtenaw County Register of Deeds Office for the 27.89-acre parcel, and shall provide proof of recording to the Planning Commission Chair and Zoning Administrator to be recorded on the Township's parcel map. A roll call vote was taken. Ochs-yes, Little-yes, and Lindemann-yes. Motion passed.

3) Discussion of keyhole information: Chairman Lindemann summarized the discussion that took place during the July Township Board meeting regarding the status of Township ordinances regarding lake access. He noted that state representative Gretchen Driskoll contacted the Michigan Dept. of Natural Resources and Washtenaw County Parks & Recreation Commission, and had reported back that neither agency had intentions or plans to pursue park or boat launch development on Pleasant Lake at this time. Discussion of master plan policies and the history of keyhole ordinance provisions in the Township Zoning Ordinance. Planner Rodney Nanney introduced a proposed Zoning Ordinance amendment to re-establish the keyhole ordinance language in the Zoning Ordinance, along with a similar change to re-establish the reduced lot width standard for non-farm residential parcels in the AR zoning district.

A motion was made by Lindemann with support from Ochs to set a public hearing on the proposed Zoning Ordinance amendment for the September 1, 2015 regular meeting at 7:30 p.m., with the regular meeting to follow. Motion passed. Nanney said that he would work with Clerk Bristle to publish the required notice.

Old Business:

1) Master plan update: Chairman Lindemann stated that the Township Board has authorized the proposed master plan update to be sent out to the surrounding units of government, the county, and other agencies for review and comment per the Michigan Planning Enabling Act. Mr. Nanney will prepare copies on CD-R and send them out as required.

2) Barrett Paving extraction permit transfer to Stoneco of Michigan: Susanne Hanf, Environmental Engineer for Stoneco of Michigan, appeared to answer questions about the transfer request. Planner Rodney Nanney summarized the proposed changes to the language of Extraction Permit No. 1 that would be necessary to accommodate the permit transfer. Discussion of the proposed conditions, security for back entrance, stabilization of the eastern slope due south of South Lake, and potential for wind-blown dust from existing stockpiles. Mr. Hanf stated that the slope will be reviewed by the project engineer, and that Stoneco will present a plan for stabilization as part of their annual report in February, 2016. Chairman Lindemann requested that Planner Rodney Nanney revise the conditions for review during the September meeting.

Reports: Chairman Lindemann summarized the actions taken by the Zoning Board of Appeals during their June 15, 2015 and August 3, 2015 meetings. Township Board Representative Schaible reported on the status of planned pipeline installations in the Township.

Audience Participation: None.

Items on next month's agenda are action on the John Mann land division application in response to the Zoning Board of Appeal's 8/3/2015 variance approval, and on Stoneco of Michigan's request for transfer of Barrett Industries' existing extraction permit.

A motion was made by Little with support from Ochs to adjourn the meeting. Motion passed. The meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Rodney C. Nanney, AICP, Acting Secretary