

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 4, 2016

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

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

Members present: Susan Ochs, Matt Little, Dan Schaible, Larry Lindemann and Carol Huehl. Planner Rodney Nanney was also in attendance.

A motion was made by Little with support from Ochs to adopt the agenda as presented. The motion passed.

A motion was made by Little with support from Ochs to approve the minutes as presented. The motion passed.

Communications: Township Focus and an update on the Rover pipeline thru an email that was sent to Rodney Nanney from Bridgewater Township. It stated that Bridgewater had granted Rover Pipeline approval to come thru their Township. The Rover Pipeline will be 713 miles of natural gas.

Audience Participation: It was stated an email had been sent to Alvin Ernst and had not heard back from him. It was in regards to a camper trailer that sits on a lot in the Bonnie Brae subdivision. This person was wondering if this was allowed in our ordinance and if so for how long. Rodney looked it up in the Ordinance in section 11.03 and stated it was not allowed unless there was a dwelling on the lot. The person was encouraged to call Alvin Ernst.

Some officials from Consumer's Energy were present and asked what they needed to bring to our next meeting for their presentation. Also, how we preferred to receive it. An introduction was made for Casey Tacey.

Old Business:

1) Recommendation and discussion on zoning updates from the Public Hearing. Larry would like to see the diagram change in section 6.09. Rodney stated he will work on this diagram and the wording to correspond with it. Referring to section 6.09E for Agriculture uses is good. Watercourse to Wetland setbacks should be 25' for Wetlands and 50' for Watercourse. On page 4, section 6.09 under E limitations established to meet that stipulation. Need to add 4" statement to all 3 illustrations and some language to the proposed update. After no more discussion the Chairmen called for a motion.

Lindemann with support from Ochs made a motion to recommend that these Zoning Ordinance updates be approved by the Township Board based on the draft dated 6-30-2016 with changes to illustrations on corner and waterfront lots as discussed at the Planning Commission meeting on 8-4-2016. A roll call vote was taken; Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

New Business:

1) HRWC (Huron River Water Council) email from Kris Olsen in regards to recommended Master Plan and Zoning Ordinance elements for Freedom Township. A brief discussion followed. It was decided we did not like being compared to Ann Arbor Township as we are very different from them. TDR (transfer development rights) involves the Landowner, not the Township. The Landowner gets the funds not the Township.

Reports: Chairman said he had received the revised survey dated 6-30-2016 for Mike and Marie Cornell. The ZBA did not meet. Stoneco will be doing their first water testing at the old Barrett Pit on August 10, 2016. Larry will contact our Engineer to see if he could be there.

Audience Participation: It was asked if we had any updates on what is happening with the PLI. It was answered that they are in the process of making changes. The owner would like to put property into residential homes.

With no further business, Chairman Lindemann called the meeting adjourned at 9:20 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary