

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
January 4, 2011

These minutes are not approved until our next meeting.

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

We began with the Pledge of Allegiance

Members Present: Carol Huehl, Larry Lindemann, Matt Little, Susan Ochs and Dan Schaible. Also present were Bill DeGroot, Planner and Marcus McNamara, Township Engineer.

It was suggested to change the order of the agenda by placing item #3 in Old Business to after the New Business. A motion was made by Huehl with support from Ochs to adopt the agenda as presented with the suggested change. Motion passed.

Schaible made a motion with support from Ochs to dispense of the reading of the regular meeting minutes from the December 7, 2010 meeting. Motion passed. The minutes from the December 7, 2010 Public Hearing for the St Thomas Lutheran Church conditional use application on the Hickory Sticks Property was read. The following corrections were made: spelling of Stephen Warwick's last name and the fencing mentioned was for around the playground area of the proposed use for the parcel. Schaible made a motion with support from Ochs to approve the minutes as read and corrected. Motion passed.

Chairman Lindemann then introduced the new Planning Commission member Matt Little. He is replacing Peter DeLoof whose term had expired.

Audience Participation: Beth Heuser asked Matt Little to tell about himself since he was the new Commission Member.

Old Business:

1) Michael Ellison Land Division application. Mr. Ellison gave each Commission Member a registered land survey and explained The Washtenaw County Road Right away that goes to 25 acres that is owned by Jim Bristle. Planner DeGroot said the application was in line with the Township Ordinance at this time and he had no other questions for the applicant. Lindemann with support from Ochs made a motion to approve the Land Division coming out of Michael Ellison's 56.72 acres which would be 50.9 and 6.255 as separate parcels and as recorded under the survey with the road right away still being there. Motion passed.

2) Robert Ludwig Boundary Adjustment application. Mr. Ludwig gave each Commission Member a registered land survey as requested at the previous meeting. Planner DeGroot said he had no further questions of the applicant and the Commission members were all satisfied as well. Schaible made a motion with support from Little to approve the boundary adjustment. Motion passed.

3) St Thomas Lutheran Church conditional use application. The Commission members had more questions for Stephen Warwick. He was asked what they would do if someone wanted to have a wedding reception at the Daycare location? He replied that he does not foresee this happening and they had not thought about doing or even considering doing this there. They will not be catering or renting out for these types of things. In regards to activities outdoors; the Commission wanted to make sure they understood that this was an Agricultural area. Warwick said the Community events would be small and close to the clubhouse. There would be no large outdoor Community events. They would like to have Parent Classes, Bible studies and Christian classes. They do not intend to use the area around the building for anything but Church activities. It was noted that any changes on a large scale basis would require them to come back to the Planning Commission to amend the Conditional Use Permit. The maximum capacity for the clubhouse is 150. Hours for the Daycare will be 6:00 a.m. to 8:00 p.m. weekdays only. If the Conditional Use ceases to exist for 180 days it reverts back to Ag as it is now. Warwick wants to start in May or June because it takes time to get people signed up and Staff in place. If the property is sold to someone else; the new owner must come in and amend the conditional use. Signage was discussed and they will be using the current sign.

Secretary Huehl read the proposed conditional use permit compliant with section 6.0 of the Freedom Township Zoning Ordinance and the restrictions that were attached. Huehl then made the motion with support from Ochs to grant the Conditional Use Application for St Thomas Lutheran Church to use the former Hickory Sticks Clubhouse as a Daycare and contemporary religious education area. A roll call vote was taken: Schaible-yes, Little-yes, Huehl-yes, Lindemann-yes and Ochs-yes. Motion passed.

New Business

1) Steve Lemons from Waterland Trucking was present and gave the Planning Commission the proposed final Restoration Plan for their pit.

2) Marcus McNamara from OHM gave his reviews on the gravel pit inspections. Waterland had very little activity and no notable difference from last year. We needed a restoration plan which we were given tonight.

Levy-American Aggregate had no changes in disturbed areas. We will get his aerial in a few days, possibly send it electronically. No complaints had been reported.

Barrett Paving has done quite a lot of restoration on the South side. McNamara said it looked a lot better. North Lake has a lot of overburden –stock piles. They had done some restoration in this area and were hoping to get it completed fairly soon. It was noted they needed to revise Exhibit C to reflect what has been done. Water quality samples had been taken. Well #14 was fine however well #7 needs some further confirmation.

C&T Trucking. When Marcus did the walk through Rob Martin was not there but Duane Kirchner was. The encroachment issue is almost resolved. The setback stake had fallen over and it was noted that he had been asked to put in larger ones. All the trees on the berm to the South of the pit looked good.

Stoneco wants to keep permit in place even though they are not sure when any extraction would begin.

2) Election of Officers for 2011. Ochs stated what an excellent job Larry was doing as Chairman and how much we all appreciated his efforts. Ochs made a motion with support from Schaible to keep Larry as Chairman. A roll call vote was taken. Schaible -yes, Little-yes, Huehl-yes, Lindemann-abstained and Ochs-yes. Motion passed.

Lindemann made a motion to nominate Susan as Vice Chairman with support from Huehl. A roll call vote was taken. Schaible-yes, Little-yes, Huehl-yes, Lindemann-yes and Ochs-abstained. Motion passed.

Ochs made a motion with support from Lindemann to nominate Carol as secretary. A roll call vote was taken Schaible-yes, Little-yes, Huehl-abstained, Lindemann-yes and Ochs-yes. Motion passed.

3) Zoning Ordinance updates were postponed because of the late hour.

There were no reports from the Chair, Township Board Representative, ZBA Representative, Planning Consultant or Township Officials.

No more Audience Participation.

Schaible with support from Ochs made a motion to adjourn the meeting. Motion passed. The meeting was adjourned at 10:10 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary