

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
June 7, 2016

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Lindemann called the meeting to order at 7:30 p.m.

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

A motion was made by Little with support from Ochs to adopt the agenda with the change of new business in front of old business. The motion passed.

In the minutes from May 3, 2016 the following corrections were made: under new business on page 2 in the first paragraph, three sentences from the bottom of the paragraph change feet to days and the next sentence beginning Three months prior eliminate all together. A motion was made by Schaible with support from Ochs to approve the minutes as corrected. The motion passed.

Communications: Citizens letters on fences, SB 591 and Consumers Energy Fire gate test schedule on June 28, 2016.

Audience Participation: We were questioned if there was a better way to notify the citizens of events happening at the Consumer Energy Plant. Lindemann said he could post a schedule on the Township Office bulletin board and will check into possible other ways.

Karen Flahie asked about having a person from another Township come and talk to us about the Green Infrastructure that they have in place. Lindemann stated that this would be in his report at the end of the meeting.

New Business:

1) NRM (Natural Resources Management) letter Stoneco monitoring resolution. Sue Hanf said she had not found a copy of the letter. Chairman Lindemann read the proposed resolution to allow a temporary reduction in monitoring of the Stoneco-Pleasant Hills Quarry. Sue Hanf was asked if she had any questions, she said no it sounded like what we had talked about earlier. A motion was made by Lindemann with support from Little to approve the resolution as read. A roll call vote was taken; Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed and the resolution was declared adopted.

2) Consumers phase 2 site plans. Consumers would like to come to our August Planning Commission meeting with the preliminary site plan.

3) Rose Land Division. The Roses went to the ZBA last Thursday and were granted a variance for the side setbacks. They want to change property from three parcels to two parcels. This will be on our next agenda.

Old Business:

1) Zoning Ordinance review section 6.09 Fences and Walls. A letter with a summary of our current ordinance standards and graphic were provided by Donald Pennington and Rodney Nanney, Township Planning Consultants to aid in our deliberations related to establishing updated standards for fences on waterfront lots. It was stated that definitions needed to be provided for waterfront, noting that waterfront does not include back lots. After a lot of discussion between PC members and the Audience; the following motions were made:

Little with Support from Ochs made a motion in regards to area B that a 4' maximum height with 50% see thru is allowed on waterfront lots only. A roll call vote was taken. Little-yes, Lindemann-yes, Ochs-yes, Schaible-yes and Huehl-yes. The motion passed.

Ochs with support of Little made a motion in regards to area C that a 4' maximum height with 50% see thru is allowed on side lots of waterfront property only. A roll call vote was taken. Little-yes, Lindemann-yes, Ochs-yes, Schaible-no and Huehl-yes. The motion passed.

Schaible with support of Little would like to see language that would allow privacy screen up to and around patios and hot tubs outside of yard setbacks in Area B and C of the diagram. A roll call vote was taken. Little-yes, Lindemann-yes, Schaible-yes, Ochs-yes and Huehl-no. The motion passed.

In area A and area D on the diagram no changes were made from our April 5, 2016 Planning Commission meeting.

2) In section 3.204 Permitted yard encroachments page 3-7 table, Rodney Nanney was directed to do a word search on ordinance about privacy fence.

3) Building % lake bottom? Swamp and/or wetlands? Rodney Nanney is working on this.

4) Set Public Hearing for Zoning updates. This will be done at our next meeting.

New Business item #4.

A motion was made by Lindemann with support from Ochs to move our July 5, 2016 meeting to June 28, 2016. The motion passed.

A motion was made by Lindemann with support from Huehl to move our August 2, 2016 meeting to August 4, 2016. The motion passed.

Reports: The Lyndon Township Chairman can come to a Township Board meeting and give a discussion on what they have done on Green Infrastructure. Possible dates have been given to them. Riparian Access suggestion to change to 60 feet based on majority of plotted lots. Sec 10.21? The ZBA had a meeting with the Roses. In regards to Troy Busha moving his business, he has until March of 2018. The owner of the old Pleasant Lake Inn property would like to get out of Commercial and possibly go to a PUD/residential zoning.

Audience Participation- We were thanked for what we did.

Chairman Lindemann adjourned the meeting at 10:04 p.m.
Respectfully submitted, Carol Ann Huehl, secretary

Waterfront Lot Fence Standards

