

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

May 3, 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.

It was suggested to put New Business in front of Old Business. A motion was made by Huehl with support from Ochs to adopt the agenda as presented with the order change of New in front of Old Business. The motion passed.

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

Communications: Township Insights, Talked about Senate Bill 591 which would take away Township regulating Gravel Pits that mine 10,000 to 75,000 tons of materials a year. Susanne Hanf was present from Stoneco and was going to check into this. There were several letters from Township residents in regards to fencing at homes on and around Pleasant Lake.

Audience Participation: Carol Westfall stated she knew the fence issue had been tabled this week. She said "you know what we want". She said there is concern that the Township is trying to trick the residents around the lake and impose additional fence restrictions. There are all kinds of what if's. She thought the Riparian Committee was to do this. She feels we are trying to confuse the Lake Residents so they can change their opinions. She stated this is straining relationships between Residents and Township Officials.

Catherine Roberts – Stated the best thing for a lake is a buffer zone. We told her that a 25 foot zone from the Lake was talked about at the last meeting of the Planning Commission. Green Infrastructure was received by all members of the Planning Commission.

Ron N – 10 foot shrubs that doesn't block views, that's annoying to us. He said both him and his neighbor planted them. He has been watching from a distance and it concerns him. He feels if more restrictions are going to be put on Lake Residents they have to be more involved.

Karen Flahie - Talked more about the green infrastructure.

Lon Nordeen – He told us Catherine Roberts has a great example of lake buffering.

Susan Ochs let the audience know that Carol Huehl and she had done a tour of the lake with Beth Heuser.

Many of the Audience members felt the wording on the post cards that are to be mailed about the special meeting on Saturday, May 14, 2016 in regards to the regulation of residential fences on waterfront lots were very offensive.

At this point Chairman Lindemann stopped the discussion and explained fencing issues had been tabled and were not on the agenda for this meeting. He asked residents to please attend the Saturday, May 14, 2016 meeting in the Township Hall about the regulation of fences on waterfront lots.

New Business:

1) NRM (Natural Resources Management) letter Stoneco monitoring letter. We have 10 Years of data because of First Alert monitoring program. We were asked by Stoneco if we could reduce the monitoring of the wells.

Chairman Lindemann said we would have to give this to the Attorneys of both parties because of the consent judgment. Sue said she didn't know if she had a copy of the consent judgment and was going to go through the paperwork given her. Chip Tokar was present at the meeting. He had been asked to look at Stoneco's data. He said quarterly with annual water samples would give the same amount of information. This would reduce it from 12 to 4 a year if approved. Rodney Nanney stated it was possible to provide relief during dormant mining time. When they get to 90 feet feel we should definitely start monthly monitoring again. Three months prior to mining below the water table begin monthly monitoring. Larry will talk to Township Board to see about going to the attorney to avoid going in front of the judge.

Sue Hanf told us the Stoneco-Burmeister Pit would be moving plant down and replacing two pieces of equipment.

2) Consumers Energy baseline sound levels. Each Planning Commission member was given ahead of the meeting the existing station sound level survey to review. Larry went over the report. The Federal Government over rules our noise ordinance.

Old Business:

1) Zoning Ordinance review section 6.09 Fences and Walls. Tabled until after the Township Board special meeting.

2) Building % lake bottom? Swamp and or wetlands? There was some explanation and discussion about this but no action taken. Rodney Nanney will add it in when we get the fencing issue resolved.

3) Review of home occupations in R2 district. Larry was notified that someone had what looked like a lot of jet skies around their home and was repairing them. At the last Township Board meeting he had asked Alvin Ernst to check into this. He was not sure if Alvin had done it.

4) Committee –Riparian review master plan report from 4/21/2016 meeting. To make any changes to the Master Plan would require sending out notifications as before to add wording to the Master Plan. Larry wants to acknowledge that we have done a Green Infrastructure Map. All Planning Commission members, Township Board members and many township residents attended a workshop, created a map and now would like to use it. Susan Ochs said everyone came and picked up a pencil and circled trees and wondered what this does. It was a little upsetting when some were on her property. Karen Flahie explained this was identifying natural features on the map.

Reports: Larry said people are calling about the Kueblers gravel pit wondering what if someone wants to buy the property. It is an easement that goes with the land. Larry received an email about the Rose ZBA hearing on June 2, 2016.

Matt Little reported on Broadband. It needs to be a non profit organization in order to get grant money. It's moving slowly. He contacted Rural Reach. Each application could have two sites. He will keep us updated.

Audience participation: Beth Heuser said she drove down Fletcher Road recently and there was a semi on the road loading pallets in front of Greene Manufacturing Company. She asked why this was being done instead of using his loading dock. Larry will call Bruce Greene.

Chairman Lindemann adjourned the meeting at 9:37 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary

