

FREEDOM TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
November 1, 2016

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Lindemann called the meeting to order at 7:45 p.m.

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

A motion was made by Huehl with support from Schaible to move New Business in front of Old Business and have item #2 before item #1 and accept the agenda with these changes. The motion passed.

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

Communications: Township insights, Township Focus, Emergency Preparedness in regards to Pipelines. Larry and Valisa met with a representative of the Pipeline and she can get them in touch with their safety person. A community workshop is requested so everyone is aware of what to do in case of an emergency. We feel all involved need to get together and talk. Larry will email Rover Representative and Consumer Representative to get something put together or at least get what they already have in regards to emergencies.

Audience participation: nothing at this time.

New Business:

1) Conditional Use Permit for 11444 Bethel Church Road (Lori Preis, group child care). Lori told us the fence has not been installed yet. She was waiting until after tonight's meeting to get it done. She was told if the property were sold the Conditional Use Permit goes with the property. Lori stated she did not want to go larger than a total of 12 children. Dan asked if there were any problems with agriculture and farmers being so close to a child care facility here in Michigan. Rodney answered no nothing in Michigan law yet.

A motion was made by Lindemann with support from Ochs for approval of the Group Child Care at 11444 Bethel Church Road with the report and findings of fact from Planner Rodney Nanney, along with the notice from Washtenaw County that the septic is OK which was dated October 11, 2016 with review #ARV2016-00189. Also, the revised hours of operation were given of 6:00a.m. to 5:30p.m. M-F; the 40' x 40' 4' high fence would be installed no later then May 31, 2017 and the Township Clerk will be provided with a copy of the license within 30 days of receiving it. A Roll Call Vote was taken; Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

2) Reclamation Bonds for Gravel Pits for 2017. Marcus gave the reports on the Gravel Pits. American Aggregates/Levy – Production costs are up. There is no activity in this pit and no changes. The Levy sign has blown over. This needs to be taken care of. Larry will notify Dale Sawyer to look at the signage. The inspection and administrative cost is 10% of the total bond. Little with support from Ochs made a motion to except Marcus recommendation for American Aggregates/Levy pit, OHM job#0047-16-1141 at \$489,600.00. A roll call vote was taken – Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

Stoneco-Pleasant Hills Pit. Plant materials are gone and conveyors are down on the ground. Materials have been removed from stock piles. They are looking for options for the materials on the South side of the pit. When they come in for their annual review we will need to check timeline of their permits. A motion was made by Schaible with support from Ochs to accept Marcus recommendation for Stoneco-Pleasant Hills Pit, OHM job#0047-16-1121 at \$431,000.00. A roll call vote was taken-Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

Stoneco-Burmeister Pit. The access road has been relocated south of its original location. The Plant operations have moved to the Pit floor. The access road has been paved to meet the Ordinance requirement. It was decided that a spring visit to the Pit would make sense. Marcus too felt this would be worthwhile. A motion was made by Little with support from Schaible to accept Marcus recommendation for Stoneco-Burmeister Pit, OHM job #0047-16-1131 at \$604,500.00. A roll call vote was taken-Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

Carol will send out Bond Reclamation letters and reminder of the February meeting for the annual reports. We would like to receive 4 paper reports and 3 electronic ones.

Old Business:

1) Update review of Private Road Ordinance #21. We reviewed the report from Rodney dated October 8, 2016. It was asked if the County had Private Road or just minimum standards. The answer was minimum standards. Crushed concrete is available and Contractors often ask for this instead of limestone. Need to look at costs. Marcus will be sending us information.

Reports: Lindemann had nothing more, Township Board reminder the election is coming. SWWCOG is looking for a member of the Planning Commission to come to meetings. If anyone is interested please let Dale know. The ZBA did not meet. Nothing from the Planning Consultant.

Audience Participation: Nothing

Chairman Lindemann adjourned the meeting at 9:35 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary