

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
October 2, 2012

These minutes are not approved until our next meeting.

Chairman Lindemann called the meeting to order at 7:43 p.m.

We began with the Pledge of Allegiance.

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

Schaible made a motion to move new business before old and add Item #4 (Discussion on zoning update and Public Hearing recommendation.) Little supported. Motion passed.

A motion was made by Schaible with support from Little to suspense of the reading of the September minutes with the following correction in item 1 new business last sentence reading property just North of Neil Weidmayer. Motion passed.

Communications: MTA News

Audience participation: Beth Heuser asked if the Gas Company used the compressor at the Pumping station at the lake to cool. We did not know. She wondered if we had a work schedule for the Gas Company and suggested we should get one. Also it was noted that there should be a contact person when something happens.

New Business:

1) Review of bond agreement from bank. Township Board revisions.

In item C – 10 days after effective date if complete application is received.

In item D 15 to 21 days is not for review of Piggott in view of violations for corrective plan.

Just added clarification.

H- dispute crossed out reasonable and put in party with 60 days from. It must be a written request.

Items 2 and 3 were put back in as the motion never got a second. The motion was made and denied at the Township level due to no support.

L is still struck out.

Upon an impasse would go back to Zoning Ordinance 32. Found a numbering mistake. Struck out item 30 which was stated under 6C ... 45 days to get information back to us.

#31 new permit and bond must be in place before May 31, 2013. This is when the current letter of credit expires and would be a supplement to this.

Lindemann made a motion with support from Little to give our recommendations for the reclamation agreement version dated 10-2-2012 to the Township Board for their approval. A roll call vote was taken.

Schaible –yes, Little-yes, Lindemann-yes and Huehl-yes. Motion passed.

2) Enbridge boundary adjustment application.

Jim Coval sent a letter stating the adjustment corresponds with the Township Zoning Ordinance. We need to get Zoning Compliance from Jim Coval. Little made a motion with support from Schaible to approve the

boundary adjustment application as presented with the letter from Jim Coval stating that the boundary adjustment corresponds with the Freedom Township Zoning Ordinance. Also let it be noted that the County did not follow proper procedures with this application and we are approving after the fact. The Boundary adjustment comes from tax code N1415400-001 and 1415100-004 and the applicant is Enbridge Pipeline Company. A roll call vote was taken. Schaible – yes, Little-yes, Lindemann-yes and Huehl-yes. Motion passed.

3) Change November 6, 2012 meeting date due to Election.

After discussion on available dates with Planning Commission members the following change was made. Huehl made a motion with support from Lindemann to change our November meeting from November 6, 2012 to November 7, 2012 at 7:30 p.m. at the Freedom Township Hall. Motion passed.

4) Discussion on zoning update and Public Hearing recommendation.

Lindemann made a motion with support from Little to recommend changes to the Township Board for approval and to get published. Motion passed.

Old Business:

1) Zoning ordinance update. Review article 16 and article 18.

We reviewed both Articles and there were very little changes. In Article 16.0 under Conditional Use Approval Process B Eligibility the last sentence should read (Applications that are found by the Township Planner or Planning Commission to be incomplete or inaccurate shall be returned to the applicant with no further action until a completed or accurate application is given. There was some discussion about getting a Surety Bond or Letter of Credit and we were told by the Township attorney that a Letter of Credit is best.

It was asked if we should be reviewing Conditional uses on an annual basis. This is not a Planning Commission issue but could be reviewed by the Zoning Ordinance Officer or Township Planner. We will review Articles 7, 8 and 9 at our next meeting. Planner Rodney Nanney will be sending some additional items.

Little asked if there was any thought to putting in ordinances covering mineral rights and oil extractions. Lindemann said he would like to have something for ultimate energy alternatives. This will be looked into.

Reports: Lindemann said there was an Ann Arbor Transportation meeting and the Township would have to decide if they wanted to be out or not. No further reports were given.

No further Audience participation.

A motion was made by Little with support from Huehl to adjourn the meeting. Motion passed. The meeting was adjourned at 10:05 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary