

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

October 7, 2014

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: Susan Ochs, Dan Schaible, Matt Little, Larry Lindemann and Carol Huehl. Planners Rodney Nanney and Bill DeGroot, also Marcus McNamara was present.

An item #4 was added under New Business about the next meeting date. A motion was made by Little with support from Huehl to approve the agenda with the addition of item #4 as presented. The motion passed.

Approval of minutes: A motion was made by Schaible with support from Ochs to dispense of the reading of the Public Hearing minutes and approve as presented. The motion passed. A motion was made by Little with support from Ochs to dispense of the reading of the regular meeting minutes and approve as presented. The motion passed.

Communications: At the Public Hearing on September 2, Matt Little had suggested people send their views via emails or letters in regards to the Zoning Map for the Lake District. We received quite a few emails and also some letters. We appreciate this input from the Citizens. Huehl brought an article from the Sun Times News about the ET Rover Pipeline Company scouting property for energy resources.

Old Business:

1) Clark Land Division. We were given a new survey copy. It was discussed that the small barn needed to be 30' from the boundary line. The road frontage is not enough based on our Zoning Ordinance. Different options were discussed with Brian and Megan Clark, one of which was to put in a private road which only requires 66' road frontage, however this option would be costly. Chairman Lindemann reviewed the letter that he had sent to the Clarks. Jim Covals letter was also read. Planner Rodney Nanney suggested they look at the Zoning Ordinance Article 17 and in particular 17.08 for variances. The Clarks asked us to take action so they could proceed in other ways. A motion was made by Lindemann with support from Little with the findings of the side yard setbacks and Lot B not meeting road frontage requirements the application be denied land division for parent parcel#N1435400007. A roll call vote was taken. Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

2) Discussion on Zoning map Public Hearing. We changed this to follow all of the New Business.

New Business:

1) Helber land division. They want to divide the property on the corner of Schneider and Bethel Church Roads. Lindemann read the letter from Jim Coval dated 10-3-2014 which said the division corresponds with the Zoning Ordinance. In February Bethel Church did a boundary adjustment. A motion was made by Lindemann to accept the proposed land division as presented on survey dated 9-5-2014 for parcel#N-14-26-300-005. Huehl supported the motion. A roll call vote was taken. Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

2) OHM report and bond recommendation on Gravel Pits. Marcus from OHM went over the reports with us.

A. American Aggregate – the site has been inactive for a couple of years. The only change last year was the plant had been removed. The front of the property has been kept mowed. There still needs to be some berming done. The ridge separating American Aggregate and Stoneco (the old Waterland Pit) is the responsibility of American Aggregate. Lindemann made a motion with support from Schaible to set the bond for American Aggregate per OHM recommendation for 2015 for \$489,600.00. The motion passed.

B. Barrett Paving – This is the site with the most significant change. Jim Sauder has been promoted. The lake is bigger by about 4 acres. The South end of the site south of the Lake has been adjusted due to the reclamation that has taken place. A motion was made by Lindemann with support from Schaible to set the bond for Barrett Paving per OHM recommendation to \$431,000.00 for the year 2015. The motion passed.

C. Stoneco (Steinbach Road) – They will continue to mine in that same corridor that they have been in. They are working towards getting the plant down to the pit floor. A motion was made by Lindemann with support from Little to set the bond for Stoneco per OHM recommendation to \$347,500.00 for the year 2015. The motion passed.

3) Review of zoning updates was tabled until next meeting due to the time.

4) November meeting date change because of Election. A motion was made by Huehl with support from Ochs to change the November 4th meeting to November 6th due to the Election. The motion passed.

Old Business;

2) Discussion on Zoning Map public hearing. Schaible asked about the Ag land and if it should be taken out of the Lake District. Discussion followed and it was mentioned that the boundary lines would have to be changed and not as easily identifiable as the use of the roads for boundaries. Lindemann made a motion with support from Ochs to recommend to the Township Board to amend the Zoning Map to include the PSP District as defined in the Public Notice. A roll call vote was taken: Ochs -yes, Schaible-yes, Lindemann-yes, Little-yes and Huehl-yes. Motion passed. Lindemann made a motion with support from Huehl to recommend to the Township Board to amend the Zoning Map to include the Pleasant Lake area amendments as defined in the Public Notice. A roll call vote was taken: Schaible-yes, Little-yes, Lindemann-yes, Ochs-yes and Huehl-yes. The motion passed.

Reports: Rose wanted to add some more to their previous request. Rodney Nanney said there may be some new rules to zoning after the November Election is over. Bill DeGroot reported on changes to his work. He will be stepping down from the Planning Consultants. On September 21 Dan Schaible went to a meeting in regards to the proposed pipeline. He said it is still in the pre-filing stage until January. People are encouraged to go to FERC's (Federal Energy Regulatory Commission's) website, Docket #PF14-14 to email individual comments which are more effective than a petition drive.

Audience participation – nothing more.

A motion to adjourn was made by Lindemann with support from Huehl. The motion passed and the meeting was adjourned at 10:00 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary