

FREEDOM TOWNSHIP PLANNING COMMISSION
Public Hearing for Proposed Changes to the Official
Zoning Map for the Pleasant Lake Area
September 2, 2014

These minutes are not approved until our next meeting.

At 7:05 Chairman Lindemann asked for roll call. Dan Schaible, Matt Little, Larry Lindemann, Susan Ochs and Carol Huehl were all present. Rodney Nanney and Bill DeGroot were also present.

Schaible made a motion with support from Little to open the Public Hearing. Motion passed.

Lindemann started by saying that the Lake District variances had been gone through over a 15 year period and that these proposed changes to the Zoning Map were to ease some of the burdens of the Citizens in the Lake District and that it was more administrative. Citizens would not have to come to the Board of Appeals all the time. The Township Planners have done the maps.

Rodney Nanney stated that by doing these proposed changes to the Lake District and the other PSP (Public and Semi Public Districts) it would definitely ease the need for variances.

Our Township Clerk received many calls on what was going on with the Lake District. If two acres were already being taxed Residential then the taxable value will not change.

Laurie Maxwell – Wanted to know what the fees will be? This will not change taxes.

Annette Bennett- Said if in a Lake District they are charged a \$200.00 minimal fee per lot. It was answered that it was not a Township fee. She then asked isn't a Lake District required to get a sewer system? Answer was no, land use determination only. We are catching land use up to what's taking place. One quarter acre for Lake District.

Tom – These reclassifications do not change existing lots? Larry said no it protects new things coming in. Would like to see Lake District circle the Lake; but understand why its not. He asked if the property that's not zoned Lake District would be able to start raising cattle and let them go into the water? The answer was land use for this district does not change. The first Zoning Ordinance was done in 1957.

Norm Maxwell – The Buss property is zoned Agricultural District. What about the guy who is shooting on this property? Did he come in for a variance? He has target benches and targets set up right now. Larry answered that our Zoning Enforcement Officer has been investigating this.

Lyle Wahl (Bethel Church Representative) – If they wanted to build a new building on the property they just required to the North of the Church could they? Answer was to be consistent with Federal Law it will do away with a conditional use but would still need a site plan.

It was asked what the requirements for set backs were in Residential? It was a minimum of 1 acre and made it 3 acres. Front yard 50 vs. 20 and rear 35 vs 35, so the biggest change is acreage.

Catherine Roberts – Where Freedonia and Haabs Hardware used to be, what is this District? Answer is zoned Commercial. House is R2. There would be no change on the map for these.

Bob Myers – Stated he owns a home on Pleasant Lake Road that was built in the early 50's. Does this affect his house? Answer was no change in regards to use. This is a District change not a use change.

Bob said it sounds like you are eliminating smaller lots to not allow expanding of homes? Answer was no we made areas smaller for building sites in the Lake District.

A resident on Happy Hollow asked how this would affect them down the road. Is this really just to alleviate variances or will it make something else happen? What are the possibilities down the road? Answer was to alleviate variances.

Bob Miller – So, if any existing building is added on to, this means not having to go to the Zoning Board of Appeals? Answer – For some circumstances will still need to go to Zoning Board of Appeals, but, if not changing the footprint then no.

David Watson – Does this change in zoning change how decisions are made by the Township? Answer – In the current zoning we do have a Keyhole Ordinance. The Keyhole Ordinance has not changed.

Laurie Maxwell - I've complied with the Zoning Ordinance. I don't see the reason to change it. Everyone being evaluated is the way to go. Answer was the State does not agree.

Peggy Watson – What if we say no to changes to the Lake District? What standards will it be or don't we have to have one? Answer is we have to have one. This meets the standard and characteristic of the Township. We don't want to over regulate in anyway.

Why are Churches and Cemeteries rezoned? Have to apply for a Conditional Use and come in front of a site plan review. If changes need to be made you simply have to get a site plan approval. Not a discretionary process.

Susan Ochs – The depth of the new Zoning Ordinance is mandated by the State. We were approached by residents of the Pleasant Lake Association to make a Lake District.

Does weakening the Lake District Zoning help strengthen the whole Zoning Ordinance? Answer is yes but don't look at this as weakening.

Beth Heuser – Thanked us for our hard work. Said the Planning Commission was developing this to protect the Lake residents. She said there is a lot of population around the Lake.

Carolyn Wright – Doesn't Keyhole protect future development around the Lake? Answer was yes it does.

Matt Little – Stated there are people with views on different sides. He invites the people to send their views via emails so we can give the Township the best decision. Matt said again that this will not change tax rates.

A motion was made by Chairman Lindemann to close the Public Hearing. Little supported the motion. Motion passed. The Public Hearing was closed at 8:35p.m.

Respectfully Submitted,

Carol Ann Huehl, secretary

