

Freedom Township Planning Commission
Public Hearing
June 2, 2015

These minutes are not approved until our next meeting.

Chairman Lindemann called the Public Hearing to order at 7:31p.m.

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

A motion was made by Schaible with support from Little to open the Public Hearing for the TR Transport LLC conditional use permit. The motion passed.

Planner Rodney Nanney gave a quick overview. He stated in relation to the ordinance issues this is in part a way to right the wrongs.

Troy Busha said he was just trying to run his business. He has trucks that come and go every day. This application is for Ag use, he wants to increase these repairs.

We received letters from Brian and Megan Clark, Elmer Herschelman and Don and Kathleen Swalwell. These letters were all read. The Public Hearing was then opened to the audience.

Elmer Herschelman stated his issue was with working on trucks late at night.

Don Swalwell said his understanding was you can't run a business out of your home if you don't live there.

Al Berry asked if there was a Site Plan review on the table for this. The answer was yes. He wondered if the building was to be constructed on the backside and how it compared in size to the current barn. Troy answered the new building would be smaller and yes it would be built on the backside. Al Berry asked about the amount of traffic or additional vehicles this would bring? Troy answered nothing would change the vehicles leave early in the morning and come back at night.

Kathleen Swalwell asked how does this business incorporate the trucking business he's running right now. Answer was the application does not address the trucking business. She asked what the hours of operation would be and if there would be a noise berm? The answer was we don't have this information yet.

Jody Munson asked if this application is for farm vehicle repair and commercial vehicle repair. The answer was yes. She wondered if this incorporated the current trucking business. The answer was we have asked for more information from Mr. Busha.

Suzanne Berry said she noticed 3 semis out right now. The new building is for trucks? How big will your business be? Troy Busha said he does not want to have more than 5 semis.

Elmer Herschelman asked if there was a noise ordinance in the Township. Yes, the decimal reading is to be taken at the property line. He then asked is there was a time, hours of operation?

The answer was yes, but we have to get more information.

Don Swalwell – played a recording from 4:30 in the morning that was 1700 feet away taken from their bedroom window. We responded that as part of the conditional use there would be hours of operation. He then asked where the enforcement is. The answer was people have to report it. Our Zoning Ordinance Officer, Alvin Ernst should be contacted.

Fred Munson – Is there anything other than gravel moving? No, basically a hauling business.

Matt Little- Are there products coming in? Troy said nothing new is coming in, stopped after all the trouble with neighbors began.

Nate Munson – Do you have any back up noises (beeping sounds)? Troy said no the back up alarms in the morning are not from him.

Jody Munson – Why are we not looking at a permit that covers what you're doing?

Fred Munson asked about the acreage that Troy has.

Nate Munson – Asked if the new building would be for working on the vehicles? Troy said no it was for storage only. Nate asked how many trucks could be stored now. Troy said 3.

Susan Ochs – Asked how much gravel leaves your property. Troy said none. He said he is not mining, there is just material he had brought in before.

Fran Adler – Wondered if the building Troy has now is used to store any trucks. Troy said no.

Nate Munson – Inquired about property changes, has this been discussed as far as impact on the land. Response was there has been some fixing done.

Steve Bristle – The County Drain is a mess, it always has been.

Matt Little – Asked if the wet area was on the Northeast corner of Troy's property. Response was yes.

Larry Lindemann said no decisions would be made until we get more information from Troy; definitely none tonight and possibly at the August meeting.

Chairman Lindemann made a motion with support from Schaible to adjourn the Public Hearing. The motion passed. The Public Hearing was adjourned at 8:25p.m.

Respectfully submitted,

Carol Ann Huehl, secretary

