

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
August 2, 2005

Chairman Lindemann called the meeting to order at 7:32 p.m.

Members present: DeLoof, Horning, Huehl, Lindemann, Ochs and Tschiltz

Minutes of the previous meeting- Motion was made by Lindemann and second by Tschiltz to dispense of reading of the minutes. Motion passed.

Communications: Scio Township Master Plan Amendment, The Vehicle, WCRC review, Sullivan & Leavitt, PC (C & T Attorneys on bond). Received notice from Don Beagle that he had revised the Township billing for gravel pits.

Old Business

1. Site plan review for Panhandle application. An update was given by Don Pennington, Planner. Don submitted a memo to Larry. Pennington looked over the site plan review and met with Panhandle on July 12, 2005. Pennington stated the various items present on the site plan and also the ones missing. The Commission requested documentation is submitted to the Township so we have the information for our files. The information will be requested by phone or documentation. The Commission would like Pennington to make the request to the Panhandle Company. Huehl made a motion to table the application until further information is received. Second by Lindemann. Motion passed.

2. PDR update requirements. Don Pennington gave a summary of his findings. The process was initiated by letters being sent to all involved. Amendments to the Growth Management Plan (GMP) needed to be done by September 1, 2005. We could not meet this deadline. Secondly, at one point Townships were required to adopt their own ordinance. If a county wide ordinance was adapted; the Township could use the County ordinance. This was not feasible for Washtenaw County. Our Township must have an adopted PDR ordinance. We don't qualify for 2005. After a lot of questions and discussion it was decided to review again at our next meeting.

3. Update on Waterland American Aggregates. The Subcommittee did meet and reviewed things. They were in agreement to talk to Bob Little, Twp. Supervisor about variance of this land. The Subcommittee is not to a point where they can meet with the Gravel Pits.

4. HRC Invoices and Detail List. Don Beagle phoned Lindemann and will have updated information for us for tomorrow. We are holding about \$4000.00 in invoices so far. We need to go over these with them. A question was asked about having a Township Board member present at the meeting. It's not required but felt it would be a courtesy to the board. Is there interest in being on a committee to meet with HRC? DeLoof, Horning and Tschiltz are willing to serve on this subcommittee. A time and date will be set up to meet within the week.

5. Washtenaw County Parks conditional use permit application. Received a letter from Gerald Clark and Shutta Crum which expressed their approval of using the property in this way. The entrance to the preserve will be off Parker Road not Waters Road as stated in the minutes of the Public Hearing. Commission would like to have deed restrictions in regards to resale of property. Tom Freeman will look into this. DeLoof offered to contact Freeman to get this inquiry started. We need to make sure we look at our Ordinance for compliance. Tschiltz made a motion to amend Public Hearing minutes with correction to be entrance off Parker Road not Waters Road. Second by Ochs. Motion passed. No further action taken. Tabled until Sept. 6, 1905

New Business

1. Review of Conditional Use Permits. Kennedy Dog Kennel reviewed by Peter DeLoof. There were no records on file here at the Township. Not much to review. Did not make a visit to the site yet. Probably only three dogs on the site. Not sure what their plans are. Will continue review to our next meeting.

2. DEQ notice of Public Hearing on Barrett expansion of lake from 58 acres with an additional 125 acres with a depth of over 100 feet. This notice was received Sunday afternoon. Entered in meeting for a brief discussion. There was an extensive discussion with Planning Commission members and Representatives of Barrett Paving. The Township has hired a Hydrogeologist since the last review and wants him involved in the request. Barrett will send packet to George Henry (Hydrogeologist) and HRC. The DEQ made recommendation for Barrett to make application request with a Public Hearing.

3. Revised reclamation amounts will be sent to all Planning Commission members to be reviewed at our next meeting.

4. The Commission gave either Lindemann or Huehl the authority to write a letter to both Barrett and CT Trucking about revised bond amounts because if we don't do it they will be in violation of our 30 days. This will be done as soon as the information is available Motion was made by Tschiltz, second by Ochs. Motion passed.

A motion was made to adjourn by Tschiltz, second by Horning. Motion passed. Meeting adjourned at 9:45 p.m.

Respectfully submitted,

Carol Huehl, Secretary