

FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
July 5, 2005

Chairman Lindemann called the meeting to order at 7:50 p.m.

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

Minutes of the Previous Meeting – DeLoof moved to dispense of reading of the minutes, second by Ochs. Motion passed.

Communications: Huron River Report, Letter from Barrett regarding “Chemical analysis” reports of ground water, Letter from Barrett regarding revised bond amount, Letter for DEQ on Barrett Pit, Letter from Scio Township intent to amend Master Plan, Letter from Committee for Chelsea Parks.

Public Participation: there wasn’t any.

Old Business – 1. Site plan review of Panhandle application. Communications between Don Pennington and Panhandle have taken place. A Site visit is scheduled for Tuesday, July 12, 2005.

2. PDR updates requirements. A summary was given by Don Pennington. A handout was provided to each Commission Member. Need to send out a letter of intent to the County as soon as possible. Don Pennington will provide the letter to be signed by Larry Lindemann and send it to the County and adjoining Governments.

3. Update of Waterland and American Aggregates. The Committee consisting of Miller DeLoof and Lindemann did not meet in June. It is felt the Committee should meet alone before meeting with the Gravel Pits again.

4. HRC invoices and detail list. Chairman Lindemann has sent a letter to HRC with everything we have questions to in regards to the invoices.

5. Ford Land division application – We have received an updated survey showing the structures and revised 66’ foot of right away. Motion to approve the application for the land division of Michael and Jill Ford of Parcel J and K subject to Deed surveying the property is submitted to the Chair for approval and verification that 40.74 acres designated as K has no further split; and that Parcel J has only one division remaining. The maintenance agreement for Parcel K easement have a copy provided to the Township and be recorded at the time of sale. Motion was made by Tschiltz and second by Lindemann. Motion passed by roll call vote.

New Business

1. Washtenaw County Parks Conditional Use Permit application. The Commission reviewed information that was provided at the Public Hearing. Concern over possible sale of the property to developers. Also, concern that it should be fenced and posted all around the property. Some would like to see a record of how much use the Preserve would get. The Commission needs to define in our Conditional Use Permit what the definition of the Preserve would be and what restrictions there are.
2. Review of Conditional Use Permits

A. Kennedy Dog Kennel – 1988 Peter DeLoof will check on this and report at our next meeting.

B. Hickory Sticks – this was amended in 2001 – no need to review.

3. Reclamation Bond for gravel pits. We do not have all the amounts for the bonds. The Commission feels we should extend the bond reclamation amount of \$ 250,000.00 for Waterland and American Aggregate. The other Gravel Companies need to pay the new bond amounts. On the basis of the Township Engineer the bonds are established as revised on April 1, 2005. A letter will be sent out by Chairman Lindemann. A motion was made by DeLoof that the bonds be established for C&T Transport at \$435,434.00 to be paid within 30 days of notification. Second by Ochs. Motion passed. A motion was made by DeLoof that the bond for Barrett Asphalt Paving be established at \$884,688.00 to be paid within 30 days of notification. Second by Ochs. Motion passed. A motion was made by DeLoof that Waterland' bond be extended for 120 days at \$250,000.00 because of negotiations on a revised restoration plan are still on going. Second by Ochs. Motion passed. A motion by DeLoof that American Aggregates bond is extended for 120 days at \$250,000.00 because of negotiations on a revised restoration plan are still on going. Second by Ochs. Motion passed.

A motion was made to adjourn by DeLoof. Seconded by Tschiltz. Motion passed. Meeting adjourned at 9:35 p.m. The next meeting will be Tuesday, August 2, 2005 at Freedom Town Hall at 7:30 p.m.

Respectfully Submitted,

Carol Huehl, Secretary