

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
December 2, 2008

These minutes have not been approved until our next meeting.
Chairman Lindemann called the meeting to order at 7:35 p.m.

Members Present: DeLoof, Horning, Huehl, Lindemann, Ochs and Planners Pennington and DeGroot.

Minutes of the previous meeting were read with a correction under new business that Peter DeLoof had also attended the SWWCOG Special Meeting. Ochs made a motion with support from Horning to accept the minutes as read and corrected. Motion passed.

DeLoof made a motion with support from Ochs to dispense of the reading of the Master Plan Public Hearing minutes dated December 2, 2008 and accept them. Motion passed.

Communications: MTA News, Huron River Watershed (video contest), email from Marcus of OHM stating he had gone to Barrett's on November 26 and reviewed the reclamation efforts. The seeding has not been done yet. It was noted though that Barrett had contacted someone about doing the seeding.

A motion was made by Horning with support from Ochs to add an Agenda item under New Business about the C & T Trucking violation. Motion passed.

Audience Participation: Mr. Steve Hoffman was asked to explain his operation on the corner of Pleasant Lake and Schneider Roads. He said he put the signs up because he paid a lot for them and did not want to just throw them away. HTC stands for Hoffman Training Center. He explained it was not a riding stable or a place for boarding horses. He gives lessons on show horses for show people only and the horses he uses are his own. He does help out 4-H groups too. It was recommended that he get on record of what he does with the Township for protection of himself as well as the Township. Also, he should get a permit for the sign.

Jan Neukom asked if the Planning Commission was going to recommend to the Township Board what to do about the Barrett reclamation. Larry said he would be taking it to the Township Board.

Jeff Horning told us that the Whitaker and Gooding Trucking Company are no longer in business.

Karen Flahie wondered if the Township had a wind energy ordinance and if we should have one. She said wouldn't it be better to be proactive and get working on it. Larry said yes that an alternative energy ordinance would be a good idea.

Old Business:

1) Rezoning application request for Place 1 LLC (Ron Milkey). A lot has been happening. They have gotten some amendments to the plat. Some things are not covered. Biggest thing is vacating Lake access for a Commercial piece of property. A memo was received from attorney Mark Reading in regards to the request. He noted that you cannot vacate this plat only amend it because the property goes across the road to the South. Lots 1 through 67 on this zoning request are the ones effected which are now 2 and 4 acres in size. Mark Reading feels this is suitable to recommend to the Township. Larry asked if we could make a recommendation to the Township Board; are we at this point? Horning stated he would like to see them have a chance to make this Commercial and Huehl agreed. A lot of discussion followed. Horning made a motion with support from Huehl that we recommend to the Township Board that based on Section 15.05 – Findings of Fact that Place 1 LLC property be changed to commercial bearing the amendments and correspondence as received by the Township Attorney, Mark Reading. A roll call vote was taken. DeLoof – no, Huehl - yes, Horning – yes, Lindemann – yes and Ochs before voting said she has been on this board for a number of years and tries to vote what the people want not just what she wants. She said most of the people do not want this changed to Commercial and because of this she has to vote no. Ochs – no. Motion passed.

2) Conditional use application for Jennifer Bucholtz is still tabled until January 2009.

3) The Master Plan updated draft. A Lake District draft that was written by Bob Miller will be used. We went through the draft and made some corrections. Bill will add these changes to the draft and get the updated version to us by next week. Huehl made a motion with support from Horning to get the finalized draft out to neighboring communities to make comments and get back to us. A roll call vote was taken will all yes votes. Motion passed. Bill DeGroot will send this out with the official letter.

4) Zoning Ordinance update discussion of section 1 and 2 was tabled.

New Business:

1) Manchester Joint Planning Commission meeting December 10, 2008 at the Manchester Township Hall at 7:30 p.m.

2) Set calendar for 2009 meetings. We will meet the first Tuesday of each month at 7:30 p.m. unless there are conflicts.

3) MTA Convention training. Larry is going to talk to the Township Board about this. Any interested members of the Planning Commission are to let Larry know if they want to attend any of the sessions. DeLoof and Ochs both showed an interest in going to the Alternative Energy one.

4) C & T violation update. On November 6, 2008, Marcus from OHM did a follow-up visit and said that 30 to 40 feet still need to be filled in. Additional work is required. Larry will ask the Township Board what they want to do.

A motion was made by DeLoof with support from Horning to adjourn the meeting. Motion passed. The meeting was adjourned at 10:25 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary