

FREEDOM TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR
WIRELESS COMMUNICATION EQUIPMENT
Amendments to the Zoning Ordinance
April 3, 2008

The Public Hearing was called to order by Chairman Lindemann at 7:00 p.m.

Members present: DeLoof, Horning, Huehl, Lindemann and Ochs. Also present Planner Bill DeGroot

A motion was made by DeLoof with support from Ochs to open the Public Hearing.
Motion passed.

DeLoof mentioned that the edits from Township Attorney Mark Reading and two others were worth noting to help to achieve this ordinance and help to streamline this is our Township. Amendments to our Master Plan are also needed. A mechanism to achieve what we want in our Township.

DeGroot said it would need to be put in as a coverage plan.

DeLoof commented about the noise (backup generators,) and that we needed to be sensitive to the fact of the potential visual impact of either large antennae or 20/20 style; make sure they aren't just stuck anywhere. Think about the design standards of towers, etc.

William Lockwood spoke of 20/20's enthusiasm to work with us and abide by our wishes. An individual would purchase a box and small antennae about 3x5 in size to attach on the house. To achieve further out broadcast point an individual antenna is needed. The timeline is 30 to 45 days from the time funding is finalized. He said people could purchase antennae to receive greater power under special circumstances only.

A motion was made by DeLoof with support from Horning to close the Public Hearing.
Motion passed.

Public Hearing was closed at 7:35 p.m.

Respectfully submitted,

Carol Ann Huehl, Secretary

FREEDOM TOWNSHIP PLANNING COMMISSION
PUBLIC HEARING FOR RON MILKEY PLACE I, LLC
LOCATED AT 11700 PLEASANT LAKE ROAD,
MANCHESTER, MI 48158
APRIL 3, 2008

The Public Hearing was called to order by Chairman Lindemann at 8:00 p.m.

A motion was made by Horning with support from DeLoof to open the Public Hearing. Motion passed.

Chairman Lindemann asked that members of the audience introduce themselves when asking a question or making a comment and that they limit it to 5 minutes.

Applicant Ron Milkey was asked to explain the proposed use of the property. Ron said he was asking to rezone the 6.05 acres from R-2 Residential to C-1 Commercial for the purpose of redeveloping the Pleasant Lake School into a local Commerce Center focusing on tenants desiring individual small business offices and facilities. Also, develop mini-storage to the West of the property. He realizes the proposed mini-storage is not in our current Zoning Ordinance. He stated he felt the proposed use would be a benefit to the Township and not become an eyesore.

It was noted that PUDS are not allowed on that property. Section 3.03 – Schedule of Use Regulations in our Zoning Ordinance has a lot of different uses allowed either permitted or by a conditional use permit.

Stan Tschiltz – If it is not listed as a current use labeled as permitted, conditional use or accessory use than it's not allowed.

Bill DeGroot – The County's tax parcel map needs to be addressed for this area. The current lot vacated and returned to original.

Larry Lindemann – Mark Reading said to go ahead with the Public Hearing; some changes that would not require a Public Hearing. It was not premature. The lot contains 2 parcels of 1.6 acres and 3 parcels under an acre each.

Peter DeLoof – Noted there would be some pre-conditions that have to occur beforehand.

Steve Milkey –Does not want to vacate the plat.

Peter DeLoof – Plat act is one thing, tax Ids are another. One parcel not five parcels is what may be needed. The Planning Commission can only give recommendation to the Township Board. The Township Board has the final say.

Ron Milkey-The mini storage units would be masonry buildings with storage for a total of 104 units. The end unit storage space is larger.

Peter DeLoof –We need to look at the property based on what could go there if we zone it Commercial. He referred to the Zoning Ordinance table Section 3.03 – Schedule of Use Regulations.

There was discussion over the list of Commercial use districts in our Ordinance.

Lois Milkey- Said this is our Township and we want to be neighborhood friendly. The proposed use of this property would bring in tax money for our Township. Change is good!

Steve Milkey- The for sale sign is up because Chelsea State Bank was going to call in the mortgage if the property did not show some use. The listing has ended. If the property is not rezoned or gets some use I don't want nor can I continue to care for it. If not rezoned Commercial it would become Residential.

Larry Lindemann – Mentioned non-conforming lots. He then noted that around Pleasant Lake there are non-conforming structures but permitted use.

Peter DeLoof – If not being operated as a school then it is Residential. This is in violation of the Zoning Ordinance if correct. “Another legal issue for the Courts.”

Stan Tschiltz- A condition offered to the Township, not used as a school.

Jeff Horning – He felt other members of the audience should have a chance to speak.

Karen Berg – Freedom Township does not have businesses other than here to go to. What will happen to this area if we do not let Milkey do what they have requested? What's their opportunity?

Jean Little – Mr. and Mrs. Milkey are good citizen's of our Township; Ron Milkey is not a citizen of our Township.

Karen Flahie – Life can change on a dime. We need to look at uses. Commercial Districts not established in our Township. What could there be?

Jan Neukom- This could be a good thing and besides she likes using the gym!

Jim Sauder – Need to get the Ordinance in order, get the joint Planning Commission done.

A motion was made by DeLoof with support from Horning to close the Public Hearing.
Motion passed.

Chairman Lindemann then asked if the Planning Commission had any questions or comments. Hearing none a motion was made by DeLoof with support from Horning to adjourn the meeting.
Motion passed. Meeting was adjourned.

Respectfully Submitted,

Carol Ann Huehl, secretary.

FREEDOM TOWNSHIP PLANNING COMMISSION
SPECIAL MEETING FOR BARRETT PAVING
April 3, 2008

Special Meeting was called to order at 9:00 p.m. by Chairman Lindemann.

All members of the Planning Commission were present.

Chairman Lindemann asked David Davis where C.R.O.W. was with the case. He said that all three parties needed to be in agreement. Attorney Mark Reading is corresponding between MDEQ, Barrett and the Township.

On page 6 under the Reclamation Plan a revised exhibit plan C is still coming. It was noted that the reclamation plan is a big part of this and it shouldn't be rushed. It needs to show the finished look when Barrett is all done.

On page 12 in regards to the on-site wells; Bob Hayes will be there when the wells are placed. We need to be very clear to Bob Hayes what he can and can't do for the Township. Dale Wiedmayer noted that he feels Barrett will put in three wells.

On page 16 23 b. under pollution the following was noted; there would be a baseline water quality from now going forward. We will now get water quality samples. A question was asked about the Groundwater divide and where is it.

The depth of the current lakes and the new proposed lakes were discussed. It was noted that a negotiating point was 120 acres with a depth to 100 feet.

The current permit has 9 years which is tied in with the MDEQ. It will need to be reviewed in 4 years.

Horning made a motion to forward to the Township Board the Resolution to Revisions to Extraction Permit No. 1 and Special Land Use Permit 80-3 held by Barrett Paving Materials, Inc. for their consideration of approval. Motion was supported by DeLoof. There was no more discussion and a roll call vote was taken with results as follows:

DeLoof – Yes
Horning – Yes
Huehl – Yes
Lindemann – Yes
Ochs – No

The motion passed with a total of 4 ayes and 1 nay.

It was decided to table any discussion on the Manchester Joint Planning Commission Regional Maps until our next meeting.

A motion to adjourn was made by DeLoof with support from Horning. Motion passed. The meeting was adjourned at 10:50 p.m.

Respectfully Submitted,
Carol Ann Huehl, secretary