

FREEDOM TOWNSHIP PLANNING COMMISSION
Regular Meeting
July 6, 2010

These minutes are not approved until our next meeting.

We began with the Pledge of Allegiance.

Members present: Larry Lindemann, Peter DeLoof, Susan Ochs and Dan Schaible. Planner DeGroot and Washtenaw County Parks Planner Richard Kent were also present. Carol Huehl was absent due to an obligation with his work.

Adoption of the Agenda: DeLoof made a motion with support from Ochs to accept the agenda as presented with the change of the presentation by Planner Pennington on the upcoming sections of the zoning ordinance to be presented at our August meeting and move New Business ahead of Old Business.

Motion passed.

Approval of Minutes: DeLoof made a motion with support from Ochs to dispense of reading the minutes and to accept them as presented.

Motion passed.

Communications: Nine Golden Rules of Defensible Decision making MTA Planning , MTA News from June, Huron River Report Spring, WC Department of Health Survey.

Audience Participation: None Heard

New Business –

County Parks Applications – Expansion of conditional use permit. Set public hearing date?

Chair Lindemann sent a letter to the Washtenaw County Parks System in order to receive a site plan, and in response the County Parks submitted an application to expand the Park Area along Waters Road.

Richard Kent (Washtenaw County Parks Planner) – gave a short presentation explaining the parks interest with the expansion of the Property and the submitted site plan. He explained 39 acres additional for farming and future trails. The county does not want to fence the property but have been asked by the property owners to make sure the boundaries are known by users of the park.

Commissioner DeLoof – Fence concept is troubling especially through the wooded area. What is the reason for the fence in this location, but these fences were previously approved by the conditional use hearing. Farm fence will be uses wood post wire fencing four feet high six inches raised off the ground. The Parks Office has not contacted all of the property owners regarding the fence and the location of the proposed fence.

Commissioner Schaible – concerned about “stream” drainage ditch used as storm water flow. The county parks does not have any intension of improving or changing or working any part of the “stream” but they will enlarge and area in order to make sure that the farmer can move his equipment from side to side.

Chair Lindemann – New conditional use procedure – clear process set for one permit for the entire acreage.

Motion: DeLoof supported by Schaible that August Meeting 12th Thursday night – set public hearing – 7:00 pm.

Motion Passed

September 7th was discussed for the final site plan approvals with Mr. Kent. All communications from the property owners can be handled in e-mail form as written verification.

2) August 12 PC Meeting will be changed from August 3, because of the primary election held in the Township Hall. Motion – DeLoof supported Schaible immediately following the public hearing.

Motion Passed.

Old Business

1) Zoning Ordinance discussion – Don to give briefing on upcoming sections tabled until next meeting date – present information to the Planning Commission before the meeting for review

2) Continued working on the Matrix Table – page 4-8

Started at

1. “Distribution and Truck Terminals” change definition of “warehouse” to “facility”
2. Dry Cleaning or Laundry – Central Cleaning/ Processing Plant – take the hyphen out and add definition – should be conditional because of hazardous chemicals
 - a. Correct dry cleaning on page 4-6 to conditional use in commercial and industrial
3. Feed or flour mills – no corrections
4. Fabrication or Assembly of Motor Vehicles – take out “similar products” – change to conditional use
5. Hazardous Material Storage – have Planners make sure it shall be part of the zoning ordinance
6. Take out “intensive industrial operations...” – delete
7. Take out all “similar uses, materials, items”
8. Machine, welding, and sheet metal shops – left as is – define all uses
9. Manufacture, compounding, ext. – strike all after “Products” and add “manufacture products from any materials” – define all
10. Manufacture, processing, production - strike out unless planners can justify

- inclusion
11. Concrete or asphalt batch plant change to “Temporary” – planners will supply language only to allow a state agency permission
 12. Outdoor storage general – take out
 13. Outdoor storage boats – combine with motor vehicles farming machinery and change to conditional use
 14. Add indoor climate control storage facility to C-1 only and define – planners shall submit

Audience Participation: Nothing more.

A motion was made by DeLoof with support from Schaible to adjourn the meeting. Motion passed. The Meeting was adjourned at 9:40 p.m.

Respectfully Submitted,

Bill De Groot, C/O
Carol Ann Huehl, secretary