

FREEDOM TOWNSHIP PLANNING COMMISSION  
Regular Meeting  
March 1, 2011

These minutes are not approved until our next meeting.

Chairman Lindemann called the meeting to order at 7:35 p.m.

We began with the Pledge of Allegiance.

Members present: Dan Schaible, Susan Ochs, Matt Little, Larry Lindemann and Carol Huehl. Bill DeGroot, Planner and William Craigmile, Engineer from OHM was also present.

A motion was made by Schaible with support from Little to adopt the agenda with the recommended change in the order of new business having site plan review for Consumers Energy application first and the annual gravel pit reports second; also placing the new business before the old business. Motion passed.

The minutes from the January 4, 2011 regular meeting were read by Huehl. A motion was made by Little with support from Schaible to accept the minutes as read. Motion passed.

Communications: The Michigan Citizen Planner, Michigan State University is offering Complete Streets Workshop Series.

Audience Participation: Beth Heuser asked if St. Thomas Lutheran Church had bought the property from Hickory Sticks for the Daycare. The answer was yes they had.

New Business:

1) Site Plan review for Consumers Energy application. The temporary building is to prepare for a future project which is to increase the efficiency of the plant. The temporary building is a triple wide, skirted all around with no real grading, just walks to it. When the project is done it would be replaced by a permanent building. There was concern about closeness to the drain field. They were told to check about the county requirements for this. Lindemann told them to contact Washtenaw County to make sure they meet the commercial standards. Planner DeGroot mentioned that the site plan needed to have storm water grades noted, parking area needs to be included, the proximity to well location and also the lighting both on and around the building. DeGroot asked for a project narrative. He reminded them they needed to comply with the Zoning Ordinance and article 2 for temporary structure. There was more discussion on the building and we were told it would have concrete piers under it with hurricane straps 24" in size. Ochs asked that they put in the project narrative how they will remove the concrete pier foundation. Lindemann gave Consumers permission to communicate directly with the Township Engineers OHM and Township Planner Bill DeGroot. Lindemann said he thought we could act on a preliminary site plan and Planner DeGroot agreed that this was true. Little felt that DeGroot had concerns and he also said he would like to have some issues answered before he would vote. Little stated he was concerned with the length of stay in the temporary building. He said these buildings don't hold up well and he would like to get a proposed timeline narrative to be depicted on the site plan. Huehl made a motion with support from Ochs to table the application until further requested information is received. Motion passed.

2) Annual Gravel Pit reports.

American Aggregates (Levy) was represented by Dale Sawyer. The tonnage of material removed in 2010 was 19,568 tons. Dale said they were working part-time on an as needed basis only. Lindemann asked if we could get his groundwater reports electronically. Dale said he would check into it. An audience member, Stan Tschiltz, asked about the ridge between American Aggregate and Waterland. Stan wondered where they were with that and mentioned that it had been a long time in getting it resolved. Stan asked what the Planning Commission plans were for permitting this; did it mean an amended plan to the mining? He was answered yes, that the consent judgment would be amended.

Barrett Paving was represented by Jim Sauder. He reported that they had a very solid year. Amount of tonnage removed in 2010 was 502,261 tons. They have restored approximately 23 acres. Jim stated that it would look very different when we came to do the annual tour. The commission noted that he would need to address the next phase of restoration and wanted Barrett to keep the momentum going. Little asked what plans they had for Wildlife Preservation. It was noted that the South Lake has created one for birds and fish right now. Jim told us that Barrett had received a National Stone and Gravel award.

C&T Materials was represented by Rob Martin. He reported 56,000 tons of material removed in 2010. They had no restoration activities in 2010. When asked about the setback posts, if they had been fixed he said yes they were in place. Rob was questioned about his renewal application. He responded by saying it was premature to talk about it now.

Waterland Trucking was represented by Steve Lemons. Steve told us their business was also down, a sign of the economy. The total tonnage of material removed in 2010 was 58,000 tons. No restoration has taken place.

The annual Gravel Pit Spring tour date was set for May 7, 2011 at 8:00 a.m. beginning at C&T Transit. We will work our way west ending at Barrett Paving.

Old Business:

1) Zoning Ordinance update on sections 1-5. Postponed to our next meeting.

Reports: Dale Weidmayer, Township Supervisor reported the gratefulness for the road approval. We received \$23,000 from the mileage.

On the agenda for our April meeting will be the Gravel Pit permit renewals and Zoning Ordinance update.

Schaible made a motion with support from Little to adjourn the meeting. Motion passed. The meeting was adjourned at 9:54 p.m.

Respectfully submitted,

Carol Ann Huehl, secretary