

FREEDOM TOWNSHIP PLANNING COMMISSION

Regular Meeting

April 2, 2024

These minutes are not approved until our next meeting.

The Pledge of Allegiance was said.

Chairman Little called the meeting to order at 7:32 p.m.

Members present: Karen Flahie, Mike Bossory, Matt Little, and Dan Schaible. Members absent: Susan Ochs. Engineer Marcus McNamara, Planner Rodney Nanney and Supervisor Larry Lindemann were also present.

Item #3 James McKay-Boone Land Division needed to be added to the agenda.

A motion was made by Flahie with support from Bossory to adopt the agenda with the addition of item#3. The motion passed.

A motion was made by Little with support from Flahie to dispense with reading and approve the Regular Meeting minutes from March 5, 2024 as presented. The motion passed.

Reports: Chairman Little said there was a meeting at the Town Hall about commercial solar. The fence at Wolverine Pipeline will be next month. There were no ZBA meetings. Supervisor Lindemann said they are looking for a Delegate for the Manchester Library. The Township budget was done.

Audience participation: Nothing

New Business:

- 1) Postiff Boundary Adjustment. Rodney gave a report. He said it does not meet requirements that apply for Parcel 1. Will be back at next meeting with revisions.
- 2) Cappaert-Boone Land Split. Rodney went over his report. A motion was made by Bossory with support from Schaible to approve the division of the 81.608 acre parcel N14-01-300-004 into a proposed 1.84 acre "Parcel 2B" and a 79.768 acre remainder "Parcel 2A" as depicted on the Arbor Land Consultants 9050 Waters Road survey (job number 26723) dated March 4, 2024 and to confirm that a maximum of 2 land divisions remain for Parcel 2A per Section 3.202A (AR District Sliding Scale Land Division) of the Zoning Ordinance. The motion passed.
- 3) James McKay-Boone Land Division. Rodney went over his report and stated the application was complete and ready for Planning Commission review and action. A motion was made by Bossory with support from Flahie to approve the division of the 55.565 acre parcel N14-01-200-003 into a proposed 2.877 acre "Parcel 1B" and a 52.688 acre remainder "Parcel 1A" as depicted on the Arbor Land Consultants Scio Church Road survey (job number 26723) dated March 4, 2024; and to confirm that one (1) land division remains For Parcel 1A per Section 3.202A of the Zoning Ordinance. The motion passed.

Old Business:

- 1) Stoneco Conditional Use Application for Mining Expansion at Burmeister Site. James Campbell went over any changes to his original application. Rodney was frustrated because they did not provide justification for why the changes from the original application. They need to show why the change is needed. James Meyer from Bethel Church said their main concern was vibrations. Bossory made a motion with support from Flahie to suspend taking action on this application until the May meeting to allow the applicant to address the concerns along Bethel Church Road. A roll call vote was taken. Schaible-yes, Bossory-yes and Flahie-yes, Little abstained. The motion passed.
- 2) Master Plan Review. Postponed to a future meeting.
- 3) Barn Sanctuary PUD. Joe Maynard from Washtenaw Engineering went over the phases to the project. Little made a motion with support from Flahie to schedule a Public Hearing for the Barn Sanctuary at the May 7, 2024 meeting at 7:00 p.m. The motion passed.

- 4) Review Commercial Renewable Energy Installations. It was decided it was not worth doing anything at this time. Little encouraged the Commission members to think about this for further discussion.

Communications: MTA

Audience Participation: Nothing

Little adjourned the meeting at 10:00 p.m.

Respectfully submitted,

Carol Ann Huehl, Recording Secretary