

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For May 4, 2017

Chairman Stevens called the meeting to order at 7:00 PM.

Planning Commission Members Present: Stevens, Wells, Phillips, Pohoda and Maas

Absent: None.

A quorum was present.

Others Present: Harold Logan

Public Comments: None.

Minutes: Chairman Stevens asked for a motion "To accept the April 6, 2016 meeting minutes as written."

Motion: Wells, 2nd Phillips: Motion Carried.

Agenda: Chairman Stevens asked for a motion "To accept the May 4, 2017 Planning Meeting Agenda as written": Motion: Pohoda, 2nd Phillips: Motion Carried.

Meeting Business Activities:

A. Chairman's Comments:

1. Chairman Stevens stated that he had spoke with Al Housler concerning updating the Freeman Township Cemetery Ordinance; especially in reference to grave site decorations. It was agreed by all Planning Commission members to put this item on next month's regular agenda.
2. Chairman Stevens also stated that he had been asked how much land in Freeman Township was "state land". He reported that there is to date 4,685 acres of state land in Freeman Township.

B. Education – General: None.

C. Zoning Administrator/Blight Officer Report:

1. Mr. Logan stated that he has had three (3) zoning permits so far this month.
2. Chairman Stevens stated that he had been asked where the "set-backs" were measured from in Lake of the Pines and were they measured from the middle of the road? Mr. Logan stated that all the properties in the Lake of the Pines had documented lot lines and that the set-backs were measured from these lot lines.
3. Mr. Logan stated that he has about fourteen blight cases right now, and that he up-dates the progress on all of these each week then gives Julie Lightfoot a summary at the end of each month.
4. Mr. Pohoda asked Mr. Logan to take a look at a place at Shadowbrook and Woodland in Lake of the Pines that seems to be a very long term unfinished build. Mr. Logan stated that he would look into it.

D. Current Business:

1. Long Term Agenda: None.
2. Master Plan:
 - a. Chairman Stevens requested that this item be put into abeyance until the next meeting as he would like to move quickly to the "Solar Farm" issue since Mr. Logan was ready to discuss it.

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Minutes For May 4, 2017 (continued)

3. Landlord & Tenant Rental Ordinance:

- a. Chairman Stevens stated that he had obtained a copy of Surrey Township's Landlord & Tenant Rental Ordinance and will make copies for all Planning Commission members for the next meeting. It was agreed by all Planning Commission members to put this item in abeyance until next month's meeting.

4. Solar Farm:

- a. Mr. Logan stated that a person representing a "Solar Farm" company approached him concerning possibly setting up a solar farm in Freeman Township, that it would require anywhere from forty (40) to fifty (50) open land acres, and would like to know what it would take to lease such land. Mr. Logan stated that he told the person that there really weren't too many open land areas of that size, none of which were zoned appropriately for this operation and that he would have to try and get a zoning variance.
- b. Mr. Logan stated that from his research solar farms can cause radio interference and have been known to cause problems for aircraft due to the reflective nature of the solar panels. Mr. Logan added that it has been quite a while since he last talked with the person and believes this person was dissuaded due to the variance issue and lack of open areas.
- c. It was agreed by all Planning Commission members to not carry this item on the agenda for now and not put it on the Long Term Agenda as well. Should the person from the solar farm come back the item can be addressed further at that point.

E. New Business: None.

F. Adjournment: Motion: Phillips, 2nd Pohoda "To adjourn". Motion Carried. Time 7:45 PM.

Gary Maas, Secretary