

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For August 02, 2021 – The July 12, 2021 Meeting was Cancelled by Al Housler

Vice Chairman Eckardt called the meeting to order at 10:00 AM.

Planning Commission Members Present: Barnett, Young, Eckardt, and Maas

Absent: Seig.

A quorum was present.

Others Present: Al Housler & Carol Maas

Public Comments: None.

Minutes: Vice Chairman Eckardt asked for a motion “To accept the June 07, 2021 meeting minutes as written.” Motion: Barnett, 2nd Young: Motion Carried. – (July 2021 Planning Meeting Cancelled.)

Agenda: Vice Chairman Eckardt asked for a motion “To accept the August 02, 2021 Planning Commission Meeting Agenda as written: Motion: Maas, 2nd Young: Motion Carried.

Meeting Business Activities:

A. Chairman’s Comments:

1. Vice Chairman Eckardt stated that Mr. Seig was going to bring the Planning Information Book he was given to study back to the Planning meeting to give to Ms. Young. In an effort to get more of these books for the rest of the Planning Commission members Mr. Housler agreed that these books would be a good idea.

2. B. Education – General: None.

C. Zoning Administrator/Blight Officer Report: None.

D. Current Business:

1. Long Term Agenda: None.

2. Zoning Ordinance 8 amendment re: weekend camping on single lots and Covenants vs Township Ordinances:

a. It was brought up by Ms. Barnett and Mr. Housler that the property in question on Lake Tahoe has been sold and the new owner has no intention of having numerous campers. In this, the problem may have solved itself.

b. Mr. Housler also stated that the best way for the Lake Tahoe Association to proceed is to enact better rules or covenants to regulate this type of situation.

c. It was agreed by all Planning Commission members present that this item need not be carried on any further.

3. Proposed New Ordinance No. 41-DRAFT 2: “Code of Ethics for Freeman Township Officials Ordinance”.

a. Mr. Housler stated that the proposed Code of Ethics Ordinance is still pending with the Board.

4. Control No. of Trailers on a Single Lot or Property:

a. Chairman Eckardt stated that it would be very difficult to differentiate and/or enforce an ordinance between what may be deemed as work or commercial trailers and home use or recreational type trailers in general.

b. Mr. Housler stated that this stems from a case that has gone to court involving a Mr. Zilelski who has numerous trailers stored on his subdivision property that appear to be used for a commercial business.

Minutes For August 02, 2021 (continued) – The July 12, 2021 Meeting was Cancelled by Al Housler

- c. It was agreed by all Planning Commission members present that this item would put in abeyance until Mr. Housler could discuss the matter with the township attorney and with Mr. Logan.**

E. New Business:

- 1. Mr. Housler stated that there was a matter recently that was brought before the Board of Appeals concerning a land split on a 20 acre parcel that was zoned Agricultural (Ag). Per the Zoning Ordinance Ag Zoned properties 20 acres or less cannot be split without a variance. The variance was put in for and granted.
This begged the question that since Freeman Township appears to have numerous small Ag zoned parcels like the once referenced, how many of these are actually used for Ag use? Maybe we should be thinking about re-zoning some areas of Ag to Recreational/Conservation (R/C) or Residential (R).**
- 2. Ms. Young asked that if the 20 acre parcel was split and there can be nothing smaller than 20 acres zoned Ag; what are the two resulting parcels zoned now? Mr. Housler said this was a great question and that he would have to look into it.**
- 3. Mr. Maas stated that maybe the Ag parcel acreage size designation should be more in the area of 50 or more acres and anything less would automatically be re-zoned to R/C or R.**
- 4. Mr. Housler said these were all good ideas and he will research this more and get back with more information.**

F. Adjournment: Motion: Maas, 2nd Young “To adjourn”. Motion Carried. Time 10:45 AM.

Gary Maas, Secretary