

FREEMAN TOWNSHIP PLANNING AND ZONING COMMISSION MEETING MINUTES

Minutes For September 13, 2021

**Vice Chairman Eckardt called the meeting to order at 10:00 AM.
Planning Commission Members Present: Young, Eckardt, and Maas
Absent: Seig & Barnett
A quorum was present.
Others Present: Al Housler & Harold Logan
Public Comments: None.**

Minutes: Vice Chairman Eckardt asked for a motion "To accept the August 02, 2021 meeting minutes as written." Motion: Young, rd Maas: Motion Carried.

Agenda: Vice Chairman Eckardt asked for a motion "To accept the September 13, 2021 Planning Commission Meeting Agenda as written: Motion: Young, r^d Maas: Motion Carried.

Meeting Business Activities:

A. Chairman's Comments:None.

B. Education — General: None.

C. Zoning Administrator/Blight Officer Report: None.

D. Current Business:

1. Long Term Agenda: None.

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

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

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

a. Mr. Housler stated that this issue has resolved itself and can be removed from the Planning Commission agenda.

4. Possible Re-Zoning of Ag zoned properties to Rec./Conserv. or Res. where Ag zoning criteria does not allow for splitting of properties of 20 Acres or less. Possible change the acreage criteria.

a. Mr. Logan stated that as the Zoning Ordinance stands now Ag zoned properties cannot be split if 20 acres or less without getting a valiance from the Board of Appeals, and that we cannot rezone after a single Ag split to fit Rec./Conserv. or Res. as this would constitute "spot zoning" which is illegal.

b. Mr. Maas asked if this has been done successfully in the past and Mr. Logan said he believes so.

c. It was discussed to change the criteria for Ag property splits to 50 acres instead of the existing 20acres, but all agreed that this would probably lead to a cascade effect of changing criteria for property splits.

d. All Planning Commission members present agreed it would be in the best interest of Freeman Township to leave the Ag property 20 acre criteria as is and if a property owner wished to split a section off they would still need to go through the Freeman Township Board of Appeals.

E. New Business:

1. It was decided to cancel the November 01, 2021 Planning Commission meeting.

F. Adjournment: Motion: Young, 2nd Maas "To adjourn". Motion Carried. Time 10:40 AM.

Gary Maas, Secretary

