

**FREEDOM TOWNSHIP PLANNING COMMISSION  
REGULAR MEETING  
June 3, 2020  
7:00 P.M.**

**\*\* A VIRTUAL MEETING WAS HELD DUE TO THE COVID-19 PANDEMIC & IN THE INTEREST OF  
THE PUBLIC’S HEALTH AND SAFETY\*\***

**PLANNING COMMISSIONERS**

Wayne Belt, Chairperson  
Paul Sharrer, Vice-Chairperson  
Kim Beckett, Secretary  
John Sica  
Edward Buchheit, Jr.

**TOWNSHIP OFFICIALS PRESENT**

Zachary Gulden, Township Manager

**MEMBERS OF THE PUBLIC PRESENT**

Robert Dufour & Robert Sharrah

**CALL TO ORDER**

Chair Belt called the Planning Commission’s Meeting to order at 7:00 p.m.

**PUBLIC COMMENT**

None

**APPROVAL OF MINUTES**

Secretary Beckett made a **MOTION** to approve the Minutes of the March 4, 2020 meeting. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (5-0).

**OLD BUSINESS**

None

**NEW BUSINESS**

- A. Recommend approval/denial of a conditional use application for 660 Cunningham Road (Cottage Industry Use – Frosty Fruit) with/without recommended conditions for consideration.**

Chair Belt stated he was concerned with potential truck traffic on local roads as a result of this business. Mr. Dufour stated that bulk product will be received by freight shipments coming from

the packager approximately 5 or 6 times per year. These shipments arrive via a tractor trailer; however, the trucks will pull off onto their property to unload, so it should not affect the traffic flow. He said shipments leave the property typically are on a UPS parcel delivery truck, which is not any different than packages arriving/leaving another residence in the Township.

Mr. Sica made a **MOTION** to recommend approval of the conditional use application for 660 Cunningham Road (Cottage Industry Use – Frosty Fruit). The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

**B. Recommend approval/denial of a conditional use application for 2047 Pumping Station Road (Rural Events Center – Middle Creek Retreat & Event Center) with/without recommended conditions for consideration.**

Mr. Sica made a **MOTION** to recommend approval of the conditional use application for 2047 Pumping Station Road (Rural Events Center – Middle Creek Retreat & Event Center) with the following recommended conditions:

1. The applicant will need to provide the maximum occupancy calculations that any one event will hold (staff, overnight guests, etc.) to determine if adequate parking and handicapped spaces are provided (1302.SS.3).
2. The applicant will need to supply the expected maximum occupancy (1302.SS.6).
3. A copy of the permit for the wastewater facility is needed to ensure it has enough capacity for the proposed Use. Also, a copy of the last maintenance report should be provided to the Township to ensure that the current facility is working properly (1302.SS.10).
4. No further subdivision may take part in Freedom Township, with the exception of subdividing along the Freedom/Liberty Township's boundary line.

The **MOTION** was **SECONDED** by Vice-Chair Sharrer. The motion carried unanimously (5-0).

**OTHER BUSINESS**

Mr. Sica made a **MOTION** to recommend that the Township Supervisors amend the zoning code to require conditional use applicants post the property at least 10 days before the public hearing and notify adjacent neighbors of the potential use of the property. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

**PUBLIC COMMENT**

None

## **ADJOURNMENT**

There being no further business Mr. Sica made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Buchheit. Chair Belt adjourned the meeting at 7:35 p.m.