

**FREEDOM TOWNSHIP BOARD OF SUPERVISORS
REGULAR MEETING
February 12, 2020
7:00 P.M.**

BOARD OF SUPERVISORS

Allen Beckett, Chairperson
Paul Kellett, Vice-Chairperson
Matt Young

TOWNSHIP OFFICIALS PRESENT

Zachary Gulden, Township Manager
Linus Fenicle, Township Solicitor

MEMBERS OF THE PUBLIC PRESENT

Norma Calhoun, Dan Ohler, Wayne Belt, Herb Milligan, Ross Clements, Auton Mackey, Nicolas Toscano, Joe Clements, Bob Sharrah, Sebastian Toscano, Samantha Cool, Ed Buchheit, Mary Buchheit, Jim Geleta, Jeremy Ivans, & Roger Johnson

CALL TO ORDER

Chair Beckett called the Board of Supervisor's Meeting to order at 7:00 p.m.

PUBLIC COMMENT

Mr. Belt requested that the Supervisor's adopt a wellhead protection ordinance. He also requested an ordinance, which would ban open loop geothermal HVAC systems. Vice-Chair Kellett asked Mr. Gulden to reach out to Adam McClain of Adams County to obtain a model wellhead protection ordinance.

Mr. Milligan introduced Boy Scout Crew 230 to the Board. He said they are at the meeting in order to help them earn a public service badge.

APPROVAL OF MINUTES

Chair Beckett made a **MOTION** to approve the Minutes of the January 6, 2020 reorganization meeting. The **MOTION** was **SECONDED** by Mr. Young. The motion carried unanimously (3-0).

Mr. Young made a **MOTION** to approve the Minutes of the January 6, 2020 regular meeting. The **MOTION** was **SECONDED** by Chair Beckett. The motion carried unanimously (3-0).

Chair Beckett made a **MOTION** to approve the Minutes of the January 8, 2020 park/rec workshop. The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0).

Chair Beckett made a **MOTION** to approve the Minutes of the January 22, 2020 special meeting. The **MOTION** was **SECONDED** by Mr. Young. The motion carried unanimously (3-0).

APPROVAL OF BILLS IN THE AMOUNT OF \$27,224.62 FOR CONSIDERATION

Chair Beckett made a **MOTION** to approve the bills in the amount of \$27,224.62. The **MOTION** was **SECONDED** by Mr. Young. The motion carried unanimously (3-0).

ROAD REPORT

The road crew completed the following tasks in January:

- Check roads, clean debris, & brush cutting.
- Plow, salt, & anti-skid roads (2 freezing rain & ice storms).
- Salt delivery from Morton Salt (1 load).
- Anti-skid delivery from Specialty Granules (2 loads hauled by Welty Backhoe Service).
- Repairs to Dodge truck at Keisers (four wheel drive and headlight switch & misc.).
- Allen & Ed went over some roads and discussed base repairs and widening at various areas on Wenschhof, Middle Creek, Boyle, Shorbs Mill, & Natural Dam Roads.
- Misc. maintenance work on trucks & plows. Took down 2 dead trees at township lot.

Road Crew Employee	Hours Worked
Mike Wenschhof	49
Ed Wenschhof	34
Allen Beckett	0

Mr. Young made a **MOTION** to approve January's Road Report as submitted. The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0).

EMS & FIRE REPORTS

Adams Regional Emergency Medical Service (AREMS) responded to two calls to Freedom Township in January.

Mr. Ohler read the fire report. The Greenmount Fire Department had a total of 3 calls for the month of January. Their calls included: 1 motor vehicle accident, 1 fire police request, and 1 structure fire. Of those calls, 2 were to Freedom Township and 1 was to Franklin County.

OLD BUSINESS

None

NEW BUSINESS

A. Zoning Ordinance Amendment for Consideration.

Mr. Gulden stated that the Township's Planning Commission and the Adams County Planning Department has been working on the zoning ordinance update since March of 2019 and has prepared an amendment.

General Changes

- Integrated the following uses into the ordinance:
 - Accessory apartments are now permitted by right in all districts that allow residents.
 - Agricultural tourism operation.
 - Banquet hall.
 - Farm worker housing.
 - Forestry.
 - Group home.
 - Halfway house.
 - Home occupation.
 - Hospital.
 - Medical marijuana dispensary facility.
 - Medical marijuana transport vehicle.
 - Medical office or clinic.
 - Municipal facilities.
 - No-impact home-based business.
 - Retreat.
 - Rural events venue.
 - Solar farm.
 - Tasting rooms, wineries, cideries, and breweries.
 - Vacation rental.
 - Wireless telecommunication facilities.

Note* adding these uses within the zoning ordinance will allow for Freedom Township to better regulate how and where these uses occur.

- Cross-referenced uses with their corresponding use standards.
- Ensured the format of district sections are uniform.
- Revised conditional use standards.
- Removed Special Exception uses from the ordinance, and replaced them with Conditional Uses.
- Revised existing definitions are necessary to comply with Federal and State laws.
- Update references to the 1993 Comprehensive Plan with correct references to the recently adopted Southwest Adams Joint Comprehensive Plan.
- Removed permissive language. All standards within the ordinance are required. Standards deemed unnecessary were removed.
- Removed language that gives decision making ability to an incorrect entity.

- Nonconformance standards in Article 3 were changed to distinguish between alterations and expansions of nonconforming uses and structures.
- An Airport Overlay, as required by Federal Law, was added to Section 1205.
- Parking requirements in Article 14 were reduced.
- Sign standards in Article 15 were replaced to comply with recent federal case law.
- Conditional use approval now expires after one year if a land development plan has not been approved within that time.

Mr. Gulden read a letter from Dusty Patterson of 110 Rohrbaugh Road stating that he is in favor of increasing the impervious use of his land and supports the solar farm use.

Mr. Ivans asked to increase the height restriction of non-ag buildings. He stated that he supports the solar farm use.

Chair Beckett made a **MOTION** to include following corrections/changes/additions/deletions into the zoning ordinance amendment as presented by the Planning Commission:

1. Tasting Room / Winery / Cidery / Brewery / Distillery, either as a Principal Use or as an accessory ~~to a Farm or Agricultural~~ Use, in accordance with Section 1302.
2. Add solar farm as conditional use in the Mixed Use and Rural Conservation Districts.
3. 1301.SS.
 - 5. The maximum floor area for all permanent structures associated with the Rural Events Venue shall be no more than ~~ten~~ **FIFTEEN** percent (~~10~~ **15**%) of the total lot area.
 - 9. Overnight accommodations shall be accessory to the principal use of the property as an Events Venue and shall not **primarily** be open to the general public as a stand-alone use.
4. Increase the height restriction of non-ag buildings to 30' in the Rural Conservation District and 20' in the Mixed Use District.

The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0).

Vice-Chair Kellett made a **MOTION** to forward the proposed zoning ordinance amendment to the Planning Commission for review and comment, schedule the mandatory public hearing for the amendment on April 8, 2020 at 6:00PM, and consider adoption of the amendment at the regularly scheduled meeting on April 8, 2020 at 7:00PM. The **MOTION** was **SECONDED** by Chair Beckett. The motion carried unanimously (3-0).

OTHER BUSINESS

Mr. Gulden stated that FEMA is updating the floodplain maps; therefore, we are required to update the Township's floodplain ordinance. He requested adoption of the amendment at the April 8th meeting.

Chair Beckett made a **MOTION** to approve an advertisement to state the Township's intent to adopt the floodplain amendment at the April 8, 2020 meeting. The **MOTION** was **SECONDED** by Vice-Chair Kellett. The motion carried unanimously (3-0).

Mr. Gulden stated the Township received a letter requesting the presence of the Board in order to appoint a chairperson to the UCC Board of Appeals. Chair Beckett stated he will attend the meeting on behalf of the Township.

STAFF REPORTS

None

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business Chair Beckett made a **MOTION** to adjourn. The Motion was **SECONDED** by Vice-Chair Kellett. Chair Beckett adjourned the meeting at 7:46 p.m.