

**Freedom Township Planning Commission
Regular Meeting
February 2, 2022
7:00 P.M.**

Meeting located at the Greenmount Fire Department

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary
Paul Sharrer
Richard Groomes

Township Officials

Zach Gulden, Manager (via phone)

Members of the Public Present

Jennell Evans, Jamie Long, Darren Marshall, Ricky Floyd, Janis Masm, Harry Scott, Jim Geleta, Pete Hagarman, Judy Bugert, Frank Golembieski, James Rife, Charley McElhise, Sue Currens, Gary Currens, Ehlann Williams, Frank Williams, Elaine Floyd, Matt Young, Jason VanDyke, Michael Martini, Matthew Robinson, Kevin Crawford, David Salisbury, Norma Calhoun, Mary Buchheit, Ray Schwartz, Patti Schwartz, Jon Holler, Randy Oliver, Micky Barlow, Maran Sutton, Jim Sutton, Katie Carrol, David Smith, Dave Swomley, & Linda Golenbieski.

Call to Order

Mr. Belt called the Planning Commission's Meeting to order at 7:00 P.M.

Annual Board Reorganization

Mr. Sharrer nominated Mr. Belt as the 2022 chairperson. No other nominations were received. Mr. Sharrer made a **MOTION** to appoint Mr. Belt as the 2022 chairperson. The **MOTION** was seconded by Mr. Sica. The motion was approved unanimously (5-0).

Mr. Sharrer nominated Mr. Sica as the 2022 vice-chairperson. No other nominations were received. Mr. Sharrer made a **MOTION** to appoint Mr. Sica as the 2022 vice-chairperson. The **MOTION** was seconded by Chair Belt. The motion was approved unanimously (5-0).

Mr. Sharrer nominated Mr. Buchheit as the 2022 secretary. No other nominations were received. Mr. Sharrer made a **MOTION** to appoint Mr. Buchheit as the 2022 secretary. The **MOTION** was seconded by Vice-Chair Sica. The motion was approved unanimously (5-0).

Public Comment

Chairperson Belt stated that the applicant for the conditional use withdrew their application; however, he still welcomes public comment.

Katie Carroll stated she moved to Freedom Township due to its rural character and opposes the campground use; therefore, the zoning should be looked at in the Rural Conservation District.

Sue Currens stated she opposes the campground use.

Kevin Crawford stated the septic plans do not match the proposed use. The campground could result in 1,400+ people. The noise currently generated on the property is not controlled. He is also concerned with traffic from the campground use.

Patti Schwartz asked if the current owner of 2047 Pumping Station Road pays taxes. Mr. Young answered that they do pay taxes.

Randy Oliver opposed the campground use due to traffic and the current owners do not care about the Township, since being from California.

Judy Burgert stated the 2001 water study does not support a campground application. There are water supply problems within the Township. Stormwater will runoff into Middle Creek.

John Holler requested a copy of the campground application, and it was provided by Secretary Buchheit.

James O'Shea stated there are existing noise concerns with 2047 Pumping Station Road.

Harry Scott stated he did not receive notification of the campground application. Mr. Gulden stated that the code only requires adjacent property owners to be notified by mail.

Charles McElhse stated there would be year-round residents in the proposed campground who do not pay taxes. He was also concerned with traffic.

Frank Golembieski stated there are benefits in having County zoning instead of individual township zoning.

Approval of Minutes

Chair Belt made a **MOTION** to approve the Minutes of the December 1, 2021 meeting. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

Old Business

None

New Business

A. Review & make recommendation on a conditional use application for 2047 Pumping Station Road – Campground.

Mr. Gulden stated that the applicant withdrew this application approximately 2 hours before this meeting. At the request of the Commission member's, he read his Zoning Officer conditional use application review memo dated February 2, 2022.

Mr. Sharrer made a **MOTION** to recommend that the Board of Supervisors consider a zoning text amendment to remove the campground use from the Rural Conservation zoning district. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

B. Review & make recommendation on proposed changes to Zoning and Subdivision and Land Development Ordinance as a result of the Codification project.

Mr. Gulden stated there were very minor changes to both ordinances as a result of the codification project. The changes included cleaning up administrative errors and updating language due to State law requirements.

Vice-Chair Sica made a **MOTION** to recommend approval of the proposed changes to the Zoning and Subdivision and Land Development Ordinance as a result of the Codification project. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

Other Business

None

Public Comment

None

Adjournment

There being no further business, Vice-Chair Sica made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Sharrer. Chair Belt adjourned the meeting at 8:17 P.M.