

**FREEDOM TOWNSHIP PLANNING COMMISSION
REGULAR MEETING
June 12, 2019
6:00 P.M.**

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

Mary Buchheit, Bob Sharrah, & Janet Christansen

CALL TO ORDER

Chair Belt called the Planning Commission's Meeting to order at 6:00 p.m.

PUBLIC COMMENT

None

APPROVAL OF MINUTES

Vice Chair Sharrer made a **MOTION** to approve the Minutes of the April 24 and May 22, 2019 meetings. The **MOTION** was **SECONDED** by Secretary Beckett. The motion carried unanimously (5-0).

OLD BUSINESS

None

NEW BUSINESS

A. Futurestake, Inc. Subdivision Request

Bob Sharrah represented Futurestake, Inc. Mr. Sharrah stated that the proposal is to subdivide a 27.202 +/- parcel of land into two lots (lots 1 & 3). Both lots 1 and 3 will host existing structures. The project site is located parallel to Cunningham Road in the Rural Conservation (RC) District. The proposal is deemed nonconforming, because the existing buildings lay within the required setbacks; however, this will not have a positive or negative effect on the proposed subdivision.

Mr. Gulden said that Township staff, the Adams County Planning Department, and KPI Technology have reviewed the proposed subdivision. He said they recommend conditionally approving the subdivision based on the following KPI review comments:

1. It is recommended that a street monument be set along a common property line at the street right-of-way line (304.A.18).
2. Sewage facilities planning approval is required (304.B.1).
3. An executed owner's acknowledgment is required.
4. The following notes should be placed on the plan:
 - a. No construction requiring Township building permits shall begin until approval of the Final Plan and any other required governmental authorizations are obtained.
 - b. Prior to receipt of a building permit for any residential structure, a site grading and stormwater management plan may be required to be submitted to the Township for review.

Chair Belt said the subdivision application stated there were no nonconforming structures, yet there are a few shown on the plan. Mr. Sharrah stated it was an administrative error.

Mr. Sica made a **MOTION** to recommend approval of the Futurestake, Inc. subdivision request with the following conditions:

1. It is recommended that a street monument be set along a common property line at the street right-of-way line (304.A.18).
2. Sewage facilities planning approval is required (304.B.1).
3. An executed owner's acknowledgment is required.
4. The following notes should be placed on the plan:
 - a. No construction requiring Township building permits shall begin until approval of the Final Plan and any other required governmental authorizations are obtained.
 - b. Prior to receipt of a building permit for any residential structure, a site grading and stormwater management plan may be required to be submitted to the Township for review.

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

Mr. Gulden said staff recommends that the Board waive the requirements of performing a wetland delineation, because no buildings are being proposed.

Vice-Chair Sharrer made a **MOTION** to recommend approval of a waiver request to waive the requirements of Section 304.A.32 – wetland delineation. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (5-0).

OTHER BUSINESS

None

PUBLIC COMMENT

None

ADJOURNMENT

There being no further business, Mr. Buchheit made a **MOTION** to adjourn. The Motion was **SECONDED** by Mr. Sharrer. Chair Belt adjourned the meeting at 6:07 p.m.