

**Freedom Township Planning Commission
Regular Meeting
April 2, 2026, at 7:00 PM**

Planning Commissioners

Wayne Belt, Chairperson
Edward Buchheit, Jr., Vice-Chairperson
Carol Zegarski, Secretary
Paul Sharrer

Township Officials

Zach Gulden, Manager
Dominic Picarelli, KPI Technology

Members of the Public Present

Norma Calhoun, Austin Steffy, Matthew Brubaker, Aaron Waybright, Ken Scott, & Jeffrey Yingling.

Call to Order

Mr. Belt called the Planning Commission's meeting to order at 7:00 PM. Mr. Sica was noted as absent.

Annual Reorganization

A. Vote for Chairperson

Mr. Sharrer made a **MOTION** to appoint Mr. Belt as chairperson. The **MOTION** was **SECONDED** by Mr. Buchheit. The motion carried unanimously (4-0).

B. Vote for Vice-Chairperson

Chair Belt made a **MOTION** to appoint Mr. Buchheit as vice-chairperson. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (4-0).

C. Vote for Secretary

Mr. Sharrer made a **MOTION** to appoint Ms. Zegarski as secretary. The **MOTION** was **SECONDED** by Vice-Chair Buchheit. The motion carried unanimously (4-0).

Public Comment

None

Approval of Minutes

Mr. Sharrer made a **MOTION** to approve the Minutes of the December 4, 2025, meeting. The **MOTION** was **SECONDED** by Vice-Chair Buchheit. The motion carried unanimously (4-0).

Old Business

None

New Business

- A. Zoning text amendment application from Mason Dixon Farms, Inc. to increase the maximum impervious lot coverage from 10% to 25% in the Agricultural Zoning District.**

Chair Belt made a **MOTION** to recommend approval of the zoning text amendment application. The **MOTION** was **SECONDED** by Secretary Zegarski. The motion carried unanimously (4-0).

- B. Final Subdivision Plan for Jeffrey Richard Yingling.**

Secretary Zegarski made a **MOTION** to recommend denial of the Final Subdivision Plan for Jeffrey Richard Yingling due to the zoning violation as outlined by the Zoning Officer in his memo dated March 20, 2026, lack of preliminary plan specifications, and the comments outlined in KPI’s memo dated April 1, 2026. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (4-0).

- C. Final Land Development Plan for Mason Dixon Farms**

- a. Consider a waiver of Section 195-11 of the SALDO, submission of a preliminary plan.**

Mr. Sharrer made a **MOTION** to recommend approval of the requested waiver to Section 195-11. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (4-0).

- b. Consider a waiver of Section 195-29 of the SALDO, installation of sidewalks.**

Chair Belt made a **MOTION** to recommend approval of the requested waiver to Section 195-29. The **MOTION** was **SECONDED** by Vice-Chair Buchheit. The motion carried unanimously (4-0).

Secretary Zegarski made a **MOTION** to recommend approval of the Final Land Development Plan for Mason Dixon Farms. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (4-0).

Other Business

None

Public Comment

None

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Mr. Sharrer. Chair Belt adjourned the meeting at 7:55 PM.