

**Freedom Township Planning Commission
Regular Meeting
April 3, 2025, at 7:00 PM**

Planning Commissioners

Wayne Belt, Chairperson
John Sica, Vice-Chairperson
Edward Buchheit, Jr., Secretary
Paul Sharrer
Carol Dyke

Township Officials

Zach Gulden, Manager
Dominic Picarelli, KPI Technology

Members of the Public Present

Mary Buchheit & Bob Sharrah

Call to Order

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

Annual Board Reorganization

A. Vote for a Chairperson

Mr. Belt requested nominations for the 2025 chairperson position. Mr. Buchheit nominated Mr. Belt. Since there were no other nominations, Mr. Belt closed the nomination period. Mr. Buchheit made a **MOTION** to appoint Mr. Belt as the 2025 chairperson. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

B. Vote for a Vice-Chairperson

Chair Belt requested nominations for the 2025 vice-chairperson position. Mr. Sharrer nominated Mr. Sica. Since there were no other nominations, Chair Belt closed the nomination period. Mr. Sharrer made a **MOTION** to appoint Mr. Sica as the 2025 vice-chairperson. The **MOTION** was **SECONDED** by Ms. Dyke. The motion carried unanimously (5-0).

C. Vote for a Secretary

Chair Belt requested nominations for the 2025 secretary position. Mr. Sharrer nominated Mr. Buchheit. Since there were no other nominations, Chair Belt closed the nomination period. Mr. Sharrer made a **MOTION** to appoint Mr. Buchheit as the 2025 secretary. The **MOTION** was **SECONDED** by Vice-Chair Sica. The motion carried unanimously (5-0).

Public Comment

None

Approval of Minutes

Mr. Sharrer made a **MOTION** to approve the Minutes of the August 7, 2024, meeting. The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (4-0). Ms. Dyke abstained.

Old Business

None

New Business**A. Preliminary / Final Subdivision Plan for Ronald L. Coleman.**

Mr. Sharrer presented the plan.

Mr. Gulden stated that the County Planning Department comments were received. He also outlined the Zoning Officer comments.

Mr. Picarelli outlined KPI Technology's comments.

- i. Consider a waiver request of §195-11 of the Subdivision and Land Development Ordinance (SALDO) allowing the submission of a final plan only.**

Secretary Buchheit made a **MOTION** to recommend approval of a waiver request of §195-11 of the SALDO allowing the submission of a final plan only. The **MOTION** was **SECONDED** by Mr. Sharrer. The motion carried unanimously (5-0).

- i. Consider a modification request of §195.14.A.2. of the SALDO allowing plan sheets greater than 18"x24".**

Mr. Sharrer made a **MOTION** to recommend approval of modification request of §195.14.A.2. of the SALDO allowing plan sheets greater than 18"x24". The **MOTION** was **SECONDED** by Secretary Buchheit. The motion carried unanimously (5-0).

- ii. Consider a modification request of §195.B.9 of the SALDO allowing the vicinity map to be shown at a scale of 1" = 2000' instead of 1" = 1000'.**

Vice-Chair Sica made a **MOTION** to recommend approval of a modification request of §195.B.9 of the SALDO allowing the vicinity map to be shown at a scale of 1" = 2000' instead of 1" = 1000'. The **MOTION** was **SECONDED** by Chair Belt. The motion carried unanimously (5-0).

iii. **Consider the Preliminary / Final Subdivision for Ronald L. Coleman.**

Mr. Sharrer made a **MOTION** to recommend approval of the Preliminary / Final Subdivision Plat for Ronald L. Coleman with the following conditions:

1. Address Township Zoning Officer comments regarding the Gateway Corridor Overlay.
2. The plan needs to be updated to reflect the four separate zoning districts associated with the proposal. This includes, but not limited to, lot regulations, setback regulation and height regulations for each zoning district.
3. The bearings and distances for the entire tract boundary need to be shown on the plan.
4. A monument is set at a common lot line.
5. The developer should verify the proper setbacks and revise the plan accordingly.
6. A copy of the wetland delineation report should be provided to the Township for review.
7. Sewage facilities planning approval is required.
8. An executed owner's acknowledgement is required.
9. A note should be placed on the plan that states prior to issuance of a building permit, and an approved erosion and sedimentation control plan is required.
10. A clear sight triangle needs to be shown for the proposed driveway; also, the available and required sight distances need to be shown.
11. A minimum of one planting unit is required for each new lot.

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

Other Business

None

Public Comment

Ms. Buchheit asked for the zoning districts for the Coleman Subdivision. Mr. Picarelli stated Residential Low-Density, Residential Medium Density, Commercial Corridor, and Mixed Use.

Adjournment

There being no further business, Chair Belt made a **MOTION** to adjourn. The **MOTION** was **SECONDED** by Secretary Buchheit. Chair Belt adjourned the meeting at 7:18 PM.