



**Meeting Minutes
Lodi Township Planning Commission**

**February 28, 2017
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

1) Call to Order

The meeting was called to order by Chairman Veenstra at 7:30 PM – The Pledge of Allegiance was then recited.

Roll Call of the Commission

Present: Diuble, Swenson, Taylor, Thelen, Veenstra.

Absent: D'Agostino, Steeb

Others Present: Township Planner Don Pennington and members of the public, including Kim Bryant, Dave Ploucha, Neelam Kumar, Surrendra Kumar, Garrett Wickham, George Riedel, Nicholas Mazzola, Joe Salanta, Julius Bunek, Janet Ploucha, and Bill Parker.

2) Public Hearing – Rezoning Application 2017-001, Parcel M-13-24-100-005

Chairman Veenstra explained the public hearing process and also that the Commission would address the request formally further down the agenda after the hearing is completed.

It was moved by Commissioner Thelen, seconded by Commissioner Taylor to open the public hearing. Motion carried unanimously.

Chairman Veenstra invited George Riedel to speak on behalf of the property owners, Ronald and Perla Hatch. Riedel stated that it is the desire of the owners to change the zoning to R-1 and eventually divide the parcel into three lots for the construction of single family dwellings.

Chairman Veenstra asked Planner Pennington for his comments. Pennington noted that he has met with the applicant and reviewed the site and that three lots could be draw on the parcel while meeting and township requirements. He further stated that the property is currently zoned agricultural, but it is surrounded by residential use, including a Planned Unit Development, Three Arch Bay. He noted that the property has not been used for agriculture at any time in the recent past. The parcel has two buildings, one of which is a barn, and it has many trees. He has talked with the applicant about preserving as many trees as possible. The zoning change should not significantly increase the need for township services and it should add value to the property. He stated that he does not see any concerns with the request.

Chairman Veenstra then read an email from Dr. Katrina Rosculet who owns property in Three Arch Bay and was unable to attend the meeting. The writer's concerns focused on keeping the character of the area rural and maintaining trees. Next Dr. Neelam Kumar, a resident of Three Arch Bay, spoke and expressed similar concerns about preserving the trees and property value in the neighborhood. Garrett Wickham spoke and talked about landscaping and buffering referenced in the Lodi Master Plan. Kim Bryant mentioned that she felt she had been misled by the pipeline that touches her property, and the impact on her property has been more significant than she expected.

Chairman Veenstra asked Planner Pennington to explain what regulations Lodi Township might have for the trees. He explained that since the owner plans to divide the lot using the metes and bounds method, the township has no formal say over the trees and landscaping. If the project required a site plan, then township regulations for vegetation would apply. He did say that the township will encourage the owner to preserve trees as much as possible because they tend to add value to the property and the area.

Julius Bunek spoke and asked if there was anything that would restrict the owner from removing many or all of the trees from the site, and Planner Pennington stated that the township would not be able to stop such action. He did emphasize that he strongly recommended to the property owner that they preserve as many trees as possible.

Motion by Diuble, second by Taylor, to close the public hearing. Motion passed unanimously.

3) Approve Minutes

Commissioner Diuble moved, seconded by Commissioner Taylor, to approve the minutes of the January 24, 2017 Commission meetings. The motion passed unanimously.

4) Approve Agenda

It was moved by Thelen, seconded by Commissioner Diuble to approve the Agenda. The motion passed unanimously.

5) New Business

a) Rezoning Application 2017-001

Chairman Veenstra indicated that it is clear from the public hearing that residents are concerned about the trees and general appearance of the homes to be built on the parcel. He asked Riedel if he could comment on the owner's intent. Riedel indicated that the owner is very sensitive to the trees and wants the site to be as attractive as possible since he is a resident of the area. He was not able to comment on specifics of the lots since they have not been laid out yet. Chairman Veenstra explained the approval process. Riedel commented that he has worked with Mr. Hatch for a number of years and that his projects are always first class. Swenson indicated that he heard residents wondering about the value of the homes that would be built, and Riedel said they would be consistent with the surrounding houses. Diuble asked if the pipeline went across the property, and it is believed that it does touch a corner of the property. Swenson asked if the owner would be willing to share plans with the Three Arch Bay Association for consultation, with the understanding that the owners were under no obligation to adjust anything, but if there were concerns that could be worked out, it would be good for the neighborhood. Riedel stated he would take that back to the owner. Kumar commented that she felt sharing the plan would also be a welcomed idea.

Motion by Commissioner Taylor, second by Commissioner Diuble to recommend the Township Board approve the rezoning request based on the following findings of fact:

- Rezoning of the subject parcel into the R-1 zoning district should not create unwanted precedents to the surrounding area or other portions of Lodi Township.
- The capacity of Lodi Township or other government agencies to provide any services, facilities, and/or programs that might be required if the rezoning petition were approved should not be a burden to Township facilities.
- Effect of approval of the rezoning petition on the condition and/or value of property in Lodi Township or in adjacent municipalities should not be negatively impacted. With the intended use of single family residential, the property value should increase.
- The relationship of the rezoning petition to the Lodi Township Master Plan is viewed as being in compliance.

Roll call vote:

D'Agostino - absent
Diuble - yes
Steeb - absent
Swenson - yes
Taylor - yes
Thelen - yes
Veenstra - yes

The motion passed 5 – 0.

Chairman Veenstra advised the members of the public that the next action on this topic would be in front of the Township Board of Trustees at their March meeting.

b) Pre-application Presentation

Bill Parker, a resident living on Scio Church Road, presented a concept for input from the Planning Commission, for use of his property at the corner of Scio Church Road and Oak Valley Road. He is in the very beginning stages of the project and is seeking township input on his ideas. Parker owns the barn with the M Go Blue sign on the roof. He is thinking that a good way to preserve the barn might be to turn it into a restaurant. The Commission listened to his ideas and provided limited input given that the project is simply a concept. Planner Pennington also provided Parker with information that he will need as he goes forward. Parker was advised that he should engage an architect or designer as his next step in determining if the project is feasible, and that township approval is considerably further along in the process.

6) Old Business

a) Zoning Ordinance Update

Planner Pennington stated that he is currently working on the document, particularly Article 42.

7) Reports

a) Commissioners

Chairman Veenstra advised that he and Planner Pennington met with the Pittsfield Township Utilities Manager and were informed that the northwest portion of their township does not have excess municipal services capacity. Any connectivity with Lodi would involve significant

improvement to the infrastructure in Pittsfield Township, something that would probably be very costly. Veenstra also mentioned that he has been contacted by Keystone Church about an expansion and another party that is interested in buying property on Pleasant Lake for a cider mill and winery.

b) Planning Consultant

Three Arch Bay construction is picking up and Pennington is working with the primary contractor on landscaping plans for each lot where a house is being built.

8) Other Business

None.

9) Policy Discussion

None.

10) Public Comment

None.

11) Adjournment

There being no further business, it was moved by Commissioner Diuble and seconded by Commissioner Taylor to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 10:00 P.M.

The next regular meeting is scheduled for March 28, 2017.

Respectfully Submitted,



Craig Swenson
Planning Commission Secretary