



**Meeting Minutes
Lodi Township Planning Commission**

**March 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 7:31 PM – The Pledge of Allegiance was then recited.

Roll Call of the Commission

Present: D'Agostino, Diuble, Steeb, Swenson, Taylor, Thelen, Veenstra.
Absent: None

Others Present: Township Planner Don Pennington and Lodi Township resident Barbara Giezentaner.

2) Public Comment

None

3) Approve Minutes

Diuble moved, seconded by D'Agostino, to approve the minutes of the February 28, 2017 Commission meetings. The motion passed unanimously.

4) Approve Agenda

It was moved by Steeb, seconded by Swenson to approve the Agenda. The motion passed unanimously.

5) Old Business

a) Zoning Ordinance Updates

Pennington passed out updated drafts of Articles 42 (Special District Regulations), 43 (Special Uses), and 44 (Site Plan Review). He stated that the drafts included previous comments from the Planning

Commission and input from the township attorney. He also distributed a memorandum with his comments on Articles 42 and 43, and a second memorandum on Article 44. The commission decided to have the Ordinance Subcommittee meet to review the drafts. Veenstra, Steeb, Swenson, and Pennington will determine a time to meet that works with their schedules.

6) **New Business**

a) **Election of Officers**

Veenstra explained the process for electing officers and noted that the Township Board had not reappointed Commissioner D'Agostino at their March meeting. Thelen asked what the rationale for that decision was and Veenstra explained that there was a concern about attendance. A discussion ensued.

Motion by Steeb, seconded by Thelen to forward the following resolution to the township board.

The planning commission appreciates the work that Al D'Agostino has done in the past and sincerely believes that he adds a great contribution to the planning commission and we would like to see him reappointed to his present position.

The motion carried unanimously.

Chairman Veenstra indicated that he was willing to continue as chair, with the understanding that he will be downsizing his living arrangements and he could potentially be moving out of the township, but staying in the area. He has been informed by Supervisor Godek that there is a provision in state law to allow one Planning Commission member to be a non-resident. He was stating this information for members to consider when voting for chairman. There was also a discussion about the duties of the chairman and the planning consultant and how those positions function in Lodi Township.

Motion by Steeb to nominate Veenstra for Chair, Taylor for Vice-chair, and Swenson for Secretary, seconded by D'Agostino. The chair asked for any further nominations, and with none being heard, Steeb moved to close the nominations, seconded by Veenstra. The motion carried by voice vote, with one dissenting vote. A discussion followed about whether the election could be postponed until a response is received from the Township Board to the resolution reappointing D'Agostino. It was stated that the Planning Commission By-laws state that elections shall be held at the regularly scheduled meeting in March. Pennington explained that a current member could be elected to a position, and if they are not reappointed then the position would be filled as is done when a member leaves in the middle of their term. At this point Thelen moved to reconsider the previous action, and that was seconded by Taylor. Veenstra called for a vote to reconsider closing nominations and it passed unanimously. Veenstra called for additional nominations and Steeb nominated D'Agostino for Vice-chair seconded by Thelen. Diuble moved that nominations be closed and it was seconded by Steeb. Pennington advised that because there is an office with two candidates, a paper ballot should be used. Veenstra distributed ballots and they were counted by Pennington, Veenstra, and Giezentaner. The results were D'Agostino 6, Taylor 1. Steeb then moved a unanimous ballot for the remaining two positions, second by Thelen. The motion passed unanimously.

b) **Review Planning Commission Bylaws**

Veenstra indicated that it has been seven years since we first established the by-laws and suggested that it might be time to update them. There was a discussion of the attendance section and how to address members that have multiple absences. It was decided that the word "shall" will be changed to "may" in this paragraph to provide for reasonable, extenuating circumstances such as temporary illness. There was also a discussion about misconduct, and it was decided that Veenstra would rework some of the language and bring it back to the Commission for review. It was also decided to have the township attorney review the section on Not Voting On the Same Issue Twice. Veenstra also suggested that the language about the election of officers might be changed to reflect flexibility in the case where there is no other business for the March meeting. There was also a discussion about the use of Robert's Rules or some other set of parliamentary procedures. Thelen suggested that we should research when the statutes require roll call votes and define those in the by-laws. There was a discussion about the duties of the Secretary and the regular meeting dates. Swenson mentioned that he would like to change the public participation portion of the agenda to allow for comment on any topic at both the beginning and end of the meeting. This would allow a citizen to comment on any topic at the beginning and not require them to wait through the entire meeting. Veenstra will speak with Supervisor Godek about the township vehicle mileage procedure. Veenstra will bring a revised document back to the Commission for review.

7) Reports

a) Commissioners

Chairman Veenstra advised that Stoneco has submitted something to begin mining below the water table. He anticipates there may be a public hearing at the May meeting. He has also had some discussion with the developer that is working on a proposal for the R3 zoning in Section 1.

b) Planning Consultant

Nothing.

c) Commissioner Thelen

Commissioner Thelen informed the Commission that he will be absent from the April and May meeting due to work conflicts.

d) Commissioner Taylor

Commissioner Taylor noted that he will be absent from the April meeting also.

8) Other Business

None.

9) Policy Discussion

None.

10) Public Comment

None.

11) Adjournment

There being no further business, it was moved by Commissioner Steeb and seconded by Commissioner Diuble to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 10:30 P.M.

The next regular meeting is scheduled for April 25, 2017.

Respectfully Submitted,



Craig Swenson
Planning Commission Secretary