



**Meeting Minutes  
Lodi Township Planning Commission**

**June 27, 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, Giezentaner, Steeb, Swenson, Taylor, Thelen, Veenstra.  
Absent: None

Others Present: Township Planner Don Pennington and Lodi Township resident Thomas Kean.

**2) Public Hearing – Kean Special Use Application**

Chairman Veenstra explained the public hearing process and invited Thomas Kean to explain his request. Kean indicated that he is looking to start a small home business manufacturing gun parts. As part of that endeavor, he will be obtaining a federal firearms license to produce these products.

Planner Pennington reviewed his report on the Kean application. He confirmed with Kean that the business would not extend beyond his garage and inquired about the amount of noise that would be emitted. Kean indicated that several woodworking machines he has as part of a hobby make more noise than the machines that will be used for the work described in the application.

There were no other comments from the public.

Motion by Steeb, seconded by Giezentaner, to close the public hearing. The motion passed unanimously.

**3) Public Comment**

Kean commented on his Special Use Application.

**4) Approve Minutes**

Motion by Steeb, seconded by Diuble, to approve the minutes of the March 28, 2017 Commission meeting, and the May 10 and May 12, 2017 Ordinance Subcommittee meetings. The motion passed unanimously.

5) **Approve Agenda**

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

6) **New Business**

a) **Kean Special Use Application 2017-06, Parcel M-13-09-200-009**

In response to a question from Veenstra, Kean clarified that Kean he will not have ammunition for sale on the premises. Veenstra also asked about the amount of inventory that would be kept on site and Kean explained that he expected most of the work to be custom made when an order is received. Veenstra asked how many customers might be visiting the business in a month, and Kean explained that he would expect less than 1 per month.

Veenstra explained that since the Federal Firearms License requires certification of local zoning compliance, a decision was made to go through the Special Use Permit process instead of simply approving a home occupation.

Motion by Steeb, seconded by Thelen, to approve the Special Use Permit based on the following findings of fact:

Thomas Kean of 6355 W. Waters Rd., Ann Arbor, MI 48103, tax parcel M-13-09-200-009, has applied for a special use permit for gunsmith work under a type 7 Federal Firearms License as a home occupation. This land is located in the AG (Agricultural) zoning district.

The limited scope of the proposed gunsmith activities, as described in the use statement accompanying the application, is consistent with the standard that the occupation shall be primarily incidental to the principal residential use. No operation has been contemplated that would require commercial or industrial zoning.

All gunsmith activities are proposed to take place within the attached garage.

The use statement indicates that the proposed gunsmith activities would include *“buying, selling, repairing, and machining firearms and firearms components...for online sales and pick up by appointment only.”* The applicant also stated that he intends to deliver products. This is consistent with the standard that no article shall be sold or offered for sale on the premises except such as is produced within the dwelling or accessory building or is provided incidental to the service or profession conducted within the dwelling or accessory building provided the applicant limits the *“buying and selling (of) firearms”* produced off-site to a minimal amount that is incidental to the overall set of proposed gunsmith services.

The proposed use will be harmonious with and in accordance with the general objectives, intent and purposes of the Zoning Ordinance

The proposed use will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the area.

No impacts to public services or public facilities are anticipated.

The proposed use will not be hazardous or disturbing to existing or future neighborhood uses.

The existing dwelling and attached garage conform to all applicable dimensional standards of the AG District.

The driveway and existing parking area include adequate area for off-street parking to serve the residence and the home occupation.

The applicant has agreed that no exterior signage will identify the property or building as a firearms business.

Given the above Findings of Fact, the Planning Commission recommends that the Lodi Township Board of Trustees approve application 2017-006 for a Special Use Permit for a type 7 Federal Firearms License Operator to perform gunsmith work, primarily to repair and machine firearms. As a condition of this permit, all products are to be secured in a safe designed for firearms storage when not being operated on.

Roll Call Vote:

Thelen	Yes
Taylor	Yes
Giezentaner	Yes
Swenson	Yes
Steeb	Yes
Diuble	Yes
Veenstra	Yes

The motion passed unanimously.

**b) Election of Planning Commission Vice-Chair**

Veenstra nominated Gordon Taylor to serve as vice-chair, second by Giezentaner. There was a procedural discussion. Taylor nominated Barb Giezentaner, seconded by Thelen. There was additional discussion about voting procedures.

Motion by Giezentaner, seconded by Steeb to close nominations. The motion passed unanimously.

Roll Call Vote:

Thelen	Giezentaner
Taylor	Giezentaner
Giezentaner	Taylor
Veenstra	Taylor
Swenson	Taylor
Steeb	Taylor
Diuble	Taylor

Commissioner Taylor was elected to the position of Planning Commission Vice-Chair.

**c) Review of Draft City of Saline Master Plan**

The Commission reviewed the Future Land Use map and noted that Lodi Township parcels on Ann Arbor-Saline Road are shown as Professional Office.

Motion by Steeb, second by Taylor, to acknowledge receipt of the draft City of Saline Master Plan with no comment at this time. The motion passed unanimously.

## **7) Old Business**

### **a) Review Draft Planning Commission Bylaws**

Veenstra indicated that he drafted changes to the bylaws based on the discussion at the March meeting. The township attorney commented on the first draft and changes were made. The second draft has been forwarded to the township attorney, but comments have not yet been received.

There was a discussion about the section addressing attendance and questions about definitions.

Motion by Steeb, seconded by Taylor, to table the discussion of the bylaws. The motion passed unanimously

### **a) Zoning Ordinance Updates**

Planner Pennington advised that all section updates completed by the Ordinance Subcommittee have been forwarded to the township attorney and are awaiting his review and comments.

## **8) Reports**

### **a) Commissioners**

Chairman Veenstra advised that he anticipates a private road agreement coming to the Planning Commission in July. The Stoneco application for mining below the water table was discussed and comments from the township were provided to the company. Stoneco has provided all the information requested by the township. There has also been discussion regarding the Higgins project. Veenstra asked each commissioner to provide him with information about whether they plan, at this time, to attend the August and September meetings.

### **b) Planning Consultant**

Pennington commented on the open meetings act. He will do further research on the topic of secret ballots and the Open Meetings Act.

### **c) Engineering Consultant**

None.

## **9) Other Business**

None.

## **10) Policy Discussion**

None.

## **11) Public Comment**

None.

**12) 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 9:07 P.M.

**The next regular meeting is scheduled for July 25, 2017 at 7:30 PM.**

Respectfully Submitted,



Craig Swenson  
Planning Commission Secretary