



**Meeting Minutes
Lodi Township Planning Commission**

**April 24, 2018
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

1) Call to Order

The meeting was called to order by Vice-chairman Taylor at 7:30 PM – The Pledge of Allegiance was then recited.

Roll Call of the Commission

Present: Giezentaner, Rogers, Steeb (7:35P), Swenson, Thelen, Taylor

Absent: Veenstra

Others Present: Township Planner Don Pennington, Township Attorney Jesse O’Jack, Jan Godek, Joe Phillips, Doug Higgins, Bill Higgins, Amy Cyphert, Tom Gunn, Fred Kiener, Gary Dootz, Judy Mac, Brian Connelly, Mary Kane, Bob Grant, ? Grant, Larry Chaffee, Carly Rose, Steve Rose, Karen Jeffson, Dave Bennett, Hellen Bennett, Kelly ?, Tom Covert and several other members of the public.

2) Public Comment

None.

3) Approve Minutes

Commissioner Giezentaner moved, seconded by Commissioner Thelen, to approve the minutes of the February 27, 2018 meeting. The motion passed unanimously.

4) Approve Agenda

It was moved by Commissioner Giezentaner, seconded by Commissioner Swenson to approve the agenda. The motion passed unanimously.

5) Old Business

a) Application 2017-014 Travis West Estates Planned Unit Development

Tom Covert, of Midwestern Consulting, explained the changes to this application since the November meeting. Covert gave an overview of the project that would include 15 lots on about 21 acres. He indicated that they are proposing to provide sewer service by connecting to the Travis Pointe sewer system. Stormwater management will be handled onsite. Covert noted that they have provided a Natural Features Analysis and addressed comments made by the township planner when the application was last before the Commission in November 2017.

Joe Phillips, an attorney for the Higgins family, spoke about the sewage treatment solution and stated that it was a health and safety issue. He believes that connecting this property to the Travis Pointe sewage system is the best option. He also noted that the township had requested a parallel plan including onsite sewage treatment, but he stated that the township ordinance does not require this. Phillips also commented on the culvert replacement and tree removal in October of 2017. Vice-chair Taylor asked about the expansion of the sewer system to include Maple Pond and Phillips said it is not clear if the consent judgement was amended to allow this. He also asked about permits he found on the County website.

Dave Bennett from Travis Pointe spoke in favor of the application.

Phillips added that the project cannot go forward without amending the consent agreement, and the Township Board must approve that. He requested that the Planning Commission make a recommendation, either up or down, to the Township Board so that they could vote on modifying the consent agreement and modifying the Master Plan.

Doug Higgins mentioned that they have worked with partners in Travis Pointe and he feels they have done everything that they can.

Resident Carly Rose spoke against the application and stated that she feels that the property should be developed as the majority of the rest of the township is, on one acre lots with onsite septic systems. She feels that most residents do not want developments of greater density in the township.

Tom Gunn, President of the Travis Pointe Sewage Treatment Association, spoke about the system and the consent agreement. Gunn stated that there is adequate capacity at the plant to accommodate 15 additional homes. He spoke in support of the application.

Planner Pennington reviewed his report dated April 16, 2018. He noted that improvements have been made to the submittal, but that there are still several concerns about conformance to the Master Plan and Township Zoning Ordinances. He cautioned the Planning Commission about taking actions that are contrary to the Master Plan because that can then open the Township to other requests for development that does not meet the Plan.

Bill Higgins commented that the Travis Pointe Sewer System is already in the Lodi Central area. It was pointed out that those parcels are part of the consent agreement. There was additional discussion about amending the Master Plan. Rose commented that there seems to be enough land to accommodate 15 lots with onsite sewer and Phillips stated that that was not true and there could only be 10 lots, making the project economically unviable. Phillips again reiterated that he would like to see a vote on the proposal so that it could go to the Township Board for a determination.

Motion by Swenson, second by Giezentaner to ~~deny~~ not forward the Application 2017-014, the Travis West Estates Planned Unit Development to the Township Board.

Roll call vote: Giezentaner – yes
 Rogers - yes
 Steeb – no
 Swenson – yes
 Taylor – no
 Thelen – no

The motion did not pass, the vote being 3 – 3.

Steeb commented that there are several stumbling blocks to this project, the Master Plan and the Consent Agreement. The discussion continued and several comments were made about amending the Master Plan. Jan Godek asked Doug Higgins if any perk testing had been done on the property and he said that they have had test holes dug. Godek stated that Riding Oaks Development is an example of a project recently approved by the township as a PUD with onsite septic and very high-priced homes. There was further discussion about how to proceed given the tie vote and the process for amending the Master Plan and the consent judgement.

At 9:11 PM Vice-chair Taylor called for a short recess and then called the meeting back to order at 9:19 PM.

Motion by Steeb, second by Thelen to table the application. The motion passed unanimously.

6) New Business

a) Lodi Food Mart Pre-Application Presentation

Planner Pennington indicated that he had met with Amy Cyphert, of Corrigan Construction, to discuss the Lodi Food Mart. Pennington indicated that the property has been non-conforming for many years and that the purpose of any improvements would be to move the property closer to conformity with the zoning ordinances.

Cyphert stated that Corrigan has recently purchased the property and would like to make improvements to the site and building. She engaged the Commission in a general discussion about what the township would like to see if improvements are made and referred to a conceptual drawing she provided to the township. Commissioners asked questions and provided feedback about the site.

b) Election of Officers

Motion by Steeb, second by Thelen, to elect Veenstra Chair, Taylor Vice-chair, and Swenson Secretary of the Commission. The motion passed unanimously.

7) Reports

a) **Commissioners**

None.

b) **Planning Consultant**

Planner Pennington noted that development is increasing in the area and he believes that we can expect to see an increase in development interest in Lodi Township in the near future.

c) **Engineering Consultant**

None.

8) **Other Business**

None.

9) **Policy Discussion**

None.

10) **Public Comment**

None.

11) **Adjournment**

There being no further business to come before the Commission, it was moved by Steeb and seconded by Thelen to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 9:50 P.M.

The next regular meeting is scheduled for May 22, 2018.

Respectfully Submitted,



Craig Swenson
Planning Commission Secretary