



**Meeting Minutes  
Lodi Township Planning Commission**

**September 25, 2018  
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: Giezentaner, Rogers, Steeb, Swenson, Taylor, Thelen, Veenstra

Absent: None

Others Present: Township Planner Don Pennington, Township Engineer Ron Cavallaro, John Crane, Charles Schaible, Ken Hieber and Bonnie Hieber.

**2) Public Comment**

None.

**3) Approve Minutes**

Commissioner Thelen moved, seconded by Commissioner Steeb, to approve the minutes of the May 22, 2018. The motion passed unanimously.

Commissioner Steeb moved, seconded by Commission Chair Veenstra, to approve the minutes of the July 13, 2018, August 8, 2018, and August 22, 2018 Zoning Ordinance Subcommittee minutes. The motion passed unanimously.

**4) Approve Agenda**

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

**5) Public Hearing**

Commissioner Steeb moved, seconded by Commissioner Taylor, to open a public hearing on Application 2018-005 Special Use Permit for a Proposed Cell Tower on parcel M-13-19-200-001, 8005 Pleasant Lake Road, Ann Arbor Mi. The motion passed unanimously.

Chair Veenstra opened the public hearing by explaining the process. After that, John Crane, representing Verizon Wireless, was asked to explain the application. The project will involve a 195-foot monopole antenna located just north of the Detroit Edison substation on property at 8005 Pleasant Lake Road. The upgrade is part of Verizon's preparations for 5G. Crane mentioned that the driveway will be gravel and designed to accommodate cranes that will be used in construction and servicing the facility. The crane will far exceed the weight of a fire truck that might use the drive. He also stated that while Verizon is willing to meet the landscaping requirements of the ordinance, it is their experience that when trees are planted around a facility such as this in a field that is actively farmed, the vegetation usually dies when herbicides are applied. They will be asking for a waiver of this requirement. Crane also stated that they would allow co-locators on the tower.

There being no other comments from the public, Commissioner Steeb motioned, seconded by Thelen, to close the public hearing. The motion passed unanimously.

## 6) New Business

### a) Application 2018-005 Special Use Permit for a Proposed Cell Tower on Parcel M-13-19-200-001, 8005 Pleasant Lake Road, Ann Arbor Mi.

Planner Pennington and Engineer Cavallaro reviewed their reports and mentioned things that had been addressed since their reports were submitted. Crane stated that Verizon does not do soil borings until after they have site plan approval since the specific location of the tower on the property could change, which would cause additional borings. Veenstra mentioned that state law puts deadlines for approval on this type of request, and he has concerns that the application is not complete. He does not believe that the Township Board would approve an incomplete application. He asked commissioners about their feelings on the height of the tower since the 195 foot would require a waiver. Most commissioners indicated that they felt the addition of 15 feet would not be noticed, but could enhance cellular and data coverage for residents.

Motion by Thelen, second by Steeb, to waive the 180-foot height limitation.

Roll call vote:       Veenstra – yes  
                          Thelen – yes  
                          Taylor – yes  
                          Swenson – yes  
                          Steeb – yes  
                          Rogers - yes  
                          Giezentaner – yes

The motion passed 7 – 0.

Chairman Veenstra asked about the screening issue and a discussion ensued. While it was felt that little value would come from planting trees around the fence, and it could actually restrict visibility into the compound. Planner Pennington mention that planting native trees near the roadway might be an option, but Charles Schaible noted that DTE recently asked him to sign a waiver

indicating that they will be spraying all vegetation below their power lines. There are power lines at the front of the property. The setback for the fall zone was also discussed and alternatives were mentioned. It was determined that the ordinance does not give the commission the authority to waive the setback. Schaible also explained his concerns about farming around the property if it moved from the proposed site. It was determined that the Zoning Board of Appeals could waive the setback requirements. The timing of a ZBA meeting was discussed, and Crane indicated he would waive the 90-day shot clock requirement.

Motion by Swenson, second by Thelen, to waive the requirement for vegetative screening of the site.

Roll call vote:        Swenson – yes  
                             Rogers - yes  
                             Veenstra – yes  
                             Taylor – yes  
                             Thelen – yes  
                             Steeb – yes  
                             Giezentaner – yes

The motion passed 7 – 0.

Crane indicated that he would generate a letter to the township that would waive the approval to as late as January 2019. He also stated that Verizon will revise their site plan to move the tower within the compound to an area where it is 195 feet away from the DTE property. Verizon will apply to the ZBA for a variance of the setback on the property to the south of the tower site.

Motion by Taylor, second by Steeb, to postpone a decision on the application until the next Planning Commission meeting.

Roll call vote:        Rogers - yes  
                             Taylor – yes  
                             Veenstra – yes  
                             Thelen – yes  
                             Giezentaner – yes  
                             Steeb – yes  
                             Swenson – yes

The motion passed 7 – 0.

## 7) Old Business

### a) Zoning Ordinance Update

Pennington gave an overview of the process up to this point. Chair Veenstra noted that the revisions to this point have been compiled and a copy of the updates provided to each Commissioner. He said that at our next meeting he would like to discuss setting a time for a public hearing. He indicated that he realized it might take some time for everyone to get through the entire document. There was also a discussion about what ordinance modifications might be considered in light of the tower discussion that was part of the Application 2018-005 discussion.

**8) Reports**

**b) Commissioners**

Commissioner Thelen reported on training he attended in Frankenmuth.

Chairman Veenstra mentioned that the township now has a new website and public notices are handled by a link to the Sun Times website.

**c) Planning Consultant**

Nothing.

**d) Engineering Consultant**

Nothing

**9) Other Business**

None.

**10) Policy Discussion**

None.

**11) Public Comment**

None.

**12) Adjournment**

There being no further business to come before the Commission, it was moved by Thelen and seconded by Steeb to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 9:20 P.M.

**The next regular meeting is scheduled for October 23, 2018.**

Respectfully Submitted,

Craig Swenson  
Planning Commission Secretary