



**Meeting Minutes
Lodi Township Planning Commission**

**November 27, 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, Veenstra

Absent: Thelen

Others Present: Township Planner Don Pennington, Township Engineer Sally Bos, Township Attorney Jesse O'Jack, John Crane, Charles Schaible, and Melynda Jardine.

2) Public Comment

None.

3) Approve Minutes

Commissioner Steeb moved, seconded by Commissioner Giezentaner, to approve the minutes of the September 25, 2018 Planning Commission meeting. The motion passed unanimously.

Commissioner Steeb moved, seconded by Commissioner Rogers, to approve the minutes of the September 28, October 8, October 10, November 14, and November 16, 2018 Zoning Ordinance Subcommittee minutes. The motion passed unanimously.

4) Approve Agenda

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

5) Old Business

a) **Application 2016-007, Elodea Lane Private Road, Parcel M-13-16-400-002.**

Chairman Veenstra reported that after receiving comments from the Washtenaw County Road Commission and the Water Resource Commissioner's Office, the applicant has requested that this item be postponed until he can submit a new set of plans.

Motion by Giezentaner, seconded by Steeb, to postpone consideration of application 2016-007. The motion passed unanimously.

b) **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.**

Chairman Veenstra asked Commissioner Steeb to report on the Zoning Board of Appeals (ZBA) application submitted by this applicant. Steeb indicated that since the tower could be brought into compliance by moving the tower 60 to 75 feet to the north, the ZBA denied the variance application.

Jon Crane, representing the applicant, stated that he submitted new plans this evening, based on the ZBA decision. The tower height was reduced by 20 feet. He stated that their concerns are to provide better services while minimizing the acreage taken out of agricultural production, and he asked that the plan be approved at this meeting. Chairman Veenstra asked Planner Pennington to provide input on the topic, and he recommended that the application be addressed at the January meeting after both he and the township engineer have had an opportunity to review the new plans. Chairman Veenstra asked attorney O'Jack for his opinion and a discussion about the timetable for approval took place.

Mr. Crane presented the following handwritten letter agreeing to extend the shot clock to allow review of the resubmitted application:

I agree to extend the 90 day shot clock and consider the matter as a resubmittal with additional information including the revised site plan of 11/26/18. The extension shall continue through Feb. 14, 2019.

J. R. Crane, PE, Atty P33749

Motion by Steeb, second by Taylor, to accept the revised plans dated November 26, 2018 and the accompanying shot clock extension letter from Jonathan Crane, P. E., dated November 27, 2018, for application 2018-005 pending review by consultants to determine the completeness of the application.

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

The motion passed 6 – 0.

Motion by Giezentaner, second by Steeb, to postpone further discussion of application 2018-005 until the Planning Commission meeting of January 22, 2019.

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

The motion passed 6 – 0.

c. Zoning Ordinance Update

Chairman Veenstra advised that the Ordinance Subcommittee is still waiting for attorney comments on Article 59. He also noted that the draft has been distributed to each Commission member for review and he would appreciate thoughts and comments from other commissioners. Commissioner Taylor asked that revisions that have been made since the draft document was presented to the commissioners be highlighted so they may be easily reviewed. Pennington gave a short history of the ordinance and talked about the reasons for the update and the relationship between zoning ordinances and the Master Plan. There was also a discussion about when another public hearing should be held. It was decided to make that decision after a final draft is completed.

6) New Business

None.

7) Reports

a) Commissioners

Nothing.

b) Planning Consultant

Nothing.

c) Engineering Consultant

Nothing

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 Giezantner and seconded by Taylor to adjourn the meeting. The motion passed unanimously. The meeting adjourned at 8:27 P.M.

The next regular meeting is scheduled for January 22, 2019.

Respectfully Submitted,

Craig Swenson
Planning Commission Secretary