



**Meeting Minutes
Lodi Township Board of Appeals
November 20, 2018
7:30 pm
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103**

1) Call to Order

Meeting was called to order by John Steeb at 7:30 p.m. The Pledge of Allegiance was recited.

2) Roll Call of the Commission

Present:	Foley, Shutes, Bauer, Steeb, Bunton
Absent:	none
Others Present:	Charles Schaible, Jonathan Crane, Douglas Veenstra, David Simmons, Tania & Mike Arras, Theresa & Joe Galea,

3) Approval of July 17, 2018 Meeting Minutes

There being no additions or corrections, Chair Steeb called for a motion to approve the July 17, 2018, minutes. Motion by Shutes, seconded by Bauer, to approve the minutes. Motion passed 5-0.

4) Public hearing for Verizon Wireless Tower #1104 Pleasant Lake Rd:

Public hearing variance requested by Jonathan Crane for a waiver of minimum setback from all property boundaries equal to the height of the proposed tower located on Township Parcel M-13-19-200-001 located at 8005 Pleasant Lake Rd., Ann Arbor, MI 48103.

Jonathan Crane presented a revised plan moving the tower to the Northern end of the enclosure. However, it still left the southern portion of the fall zone on adjacent property. The adjacent property owner's children were there to oppose, on behalf of their mother, letting the fall zone reach into their property. Discussion followed by the Board of Appeals.

Motion by Shutes, second by Foley to deny the variance based on the following Findings of Fact:

- 1) The fall zone still crosses the property boundary on the South.
- 2) There is sufficient property to move the tower north to conform to the zoning ordinance.
- 3) The proposed new revised zoning ordinance 55.12 C.2c would not change the boundary requirement.
- 4) The adjacent property owner affected is opposed to the variance.

By vote of the planning commission the motion passed 4-1.

Bauer – No
Bunton – Yes
Foley – Yes
Shute – Yes

Steeb – Yes

5) Other Business

None.

6) Adjournment

There being no further business, motion to adjourn by Shutes supported by Bunton at 8:20pm. Motion passed 5-0.

John Steeb
Chairman