



**Meeting Minutes  
Lodi Township Planning Commission**

**January 26, 2016  
Lodi Township Hall  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103**

**1) Call to Order**

Meeting was called to order by Chairman Veenstra at 7:30 p.m. – The Pledge of Allegiance was then recited.

**2) Roll Call of the Commission**

Present: Canham-Keeley, Veenstra, Diuble, D’Agostino, Thelen, Swenson, Steeb  
Others Present: Don Pennington, Township Planner, Bill DeGroot, Township Planner, Jan Godek, Township Supervisor and Township residents, Doug Higgins, Bill Higgins, Mike Leoni and Cindy Veenstra

**3) Approve Minutes**

Commissioner Thelen moved to approve the September 22, 2015 Commission minutes and the October 26, 2015 Zoning Ordinance committee minutes as written. This motion was seconded by D’Agostino. Passed 7-0

**4) Approve Agenda**

It was moved by Canham-Keeley, seconded by Thelen to approve the Agenda as presented. Passed 7-0

**5) Public Hearing**

Commissioner D’Agostino moved to open the Public Hearing for the Draft Lodi Township Master Plan. This motion was seconded by Steeb and carried 7-0. The Public Hearing was opened at 7:33 p.m.

Prior to opening the floor for discussion, Chairman Veenstra laid out the guidelines for what the Public Hearing entailed, stipulating it was to receive comments from the audience in attendance regarding the proposed Master Plan and to put into the record any written comments received.

Chairman Veenstra then asked Planning Consultant, Don Pennington, to briefly describe the purpose of a Master Plan for the Township. Mr. Pennington said the philosophy of a Master Plan goes back a number of years and is outlined in the Township Statute. It looks at the character of the community and the surrounding areas. It takes into account trends and projections for future population growth and development. According to Act 33, the Planning and Enabling Act, the Master Plan should be reevaluated and updated every five years. The draft Master Plan contains updated maps and charts, along with looking at transportation issues, development and the continued character of Lodi Township. SEMCOG projects that the Township’s population will stay steady or decrease over the coming years. The Planning Commission has looked at land uses, public services, along with what has happened in surrounding communities and has changed a few areas from the previous Master Plan.

Mr. Pennington stressed that this document contains goals and strategies. It is a policy document, not a zoning ordinance, which implements a plan. The Public Hearing is not a time to discuss or review, but a time to receive comments and suggestions from the community. The Planning Commission will then look at all comments

presented and review and discuss at a future meeting. Once the draft Master Plan is completed, it then goes to the Township Board for approval.

Chairman Veenstra advised that the Township had received a formal written response from Saline Township. Two points were made. First, on Map 2 Dexter is denoted as a Village. It is recommended the map be modified to illustrate Dexter's recent incorporation as a City. Second, they commended Lodi Township's goals for its Municipal Service District, as they are consistent with those of Saline Township's Urban Service Area. Overall, they complimented Lodi Township for the robust planning effort embodied in the draft Master Plan.

Chairman Veenstra asked if anyone in the audience had comments to bring forth regarding the draft Master Plan. First he asked Bill Higgins to review the written comments he had submitted. Mr. Higgins stated he wanted to discuss a zoning change he would like to see made in the Master Plan. He advised he and his father, Doug Higgins, owned a business located in one of the commercial buildings at the corner of Ann Arbor-Saline Road and Travis Pointe Road. They had recently purchased a 12 acre parcel and a 9 acre parcel just north of Travis Pointe Road. 3.4 acres of that land are currently zoned Commercial and he would like to see them zoned Residential. Their hopes are to build 12 to 15 single-family homes on the property they have purchased. This property hasn't been developed in 45 years and the commercial property currently in that area shows no demand for expansion. He also noted the 3.4 acres in question have many natural features, and the Rouse Drain is a natural divider between the residential property and current commercial property. He pointed out the Master Plan notes other parcels in the area as possible future Residential zoning. He claimed that surrounding Travis Pointe residents are in favor of this proposal. He would like the Planning Commission to consider making all of his property Residential zoning.

Chairman Veenstra thanked Mr. Higgins for his comments and asked if there were further comments from the audience. Mike Leoni said he had something to present to the Planning Commission. He handed out his proposal, which he called Lodi Preserve. Mr. Leoni said he had been reading up on the Planning Commission meeting minutes for the last six months and noted there has been quite a bit of development interest in Lodi Township recently. He said his Ann Arbor Sand and Gravel Property has put an \$820,000 Reclamation Bond in place for restoration. Eventually this property will have a 1 to 3 and 1 to 4 slope ratio, making this attractive property. This 700 acre parcel could be ideal for industrial/research, commercial, or residential with walking trails and bike paths. Other options could be athletic fields, amphitheatre, chip and putt course, senior citizen complex, etc.

Mr. Leoni pointed out that Sections 1 and 2, shown in the Master Plan, are ideal Municipal Service Districts since the Ann Arbor Wastewater System is at 45% of capacity. A wastewater treatment facility would eliminate the current lagoons at the Mobile Home Park, which currently flow into the Rouse Drain.

Mr. Leoni said these were ideas/concepts he had for many years and hoped the Planning Commission would look at them seriously and consider them when working on the draft Master Plan.

There being no further comments from the audience or the Commission, Chairman Veenstra asked for a motion to close the Public Hearing. Commissioner D'Agostino moved to close, seconded by Commissioner Thelen. Passed 7-0. The Public Hearing was closed at 8:01 p.m.

## **6) Old Business**

### **a) Draft Lodi Township Master Plan**

Chairman Veenstra said, with the comments made earlier in the Public Hearing, there was lots to digest regarding the Draft Master Plan. He suggested there were three options for discussing the issues. First, the discussion could take place at tonight's meeting; second, it could be postponed for a future Planning Commission meeting; third, the sub-committee could take this up at their next meeting. Commissioner D'Agostino moved to have the Master Plan sub-committee look at this and bring their thoughts back to the Planning Commission. This was seconded by Commissioner Thelen. Chairman Veenstra said this brought up an issue that needed to be addressed and asked Commissioner Canham-Keeley to explain. She advised she

was moving and had tendered her resignation as Trustee for Lodi Township affective January 31, 2016. This also meant her resignation from the Planning Commission. Chairman Veenstra felt there needed to be a replacement for her on the Master Plan sub-committee. He handed out copies of the By-Laws, which state the chairman may establish an ad-hoc committee and appoint members to that committee. The number of members on the committee must be less than a quorum. Chairman Veenstra said he would prefer to have three members serve on the committee. Commissioner Swenson and Commissioner D'Agostino said they might be available at certain times. The motion and second were still on the floor for the discussion to go to the sub-committee, and a vote was taken. Passed 7-0

Chairman Veenstra said he would like to wait until after the next Township Board meeting to officially see who would replace Canham-Keeley. He would then set up the ad-hoc committee. The committee's suggestions and comments would then be brought to the full Planning Commission at a future meeting.

**b) Zoning Ordinance**

Chairman Veenstra said he finally had received comments from the Township attorney in late September. These comments were reviewed by the sub-committee and it was determined Planning Consultant Pennington was to review this information and determine whether any were policy issues. Consultant Pennington advised almost all updates and questions have been addressed and that Article 10, Article 30 and Article 40 have all been revised. He said he has taken some of Article 40 and made Article 41, making the Ordinance flow easier. When finished he would present the entire Draft Zoning Ordinance to the Planning Commission at a future meeting.

**7) New Business**

**a) Set Planning Commission Meeting Dates for 2016**

Chairman Veenstra distributed a list of the proposed meeting dates for the 2016 year. The meeting will be held at 7:30 p.m. on the fourth Tuesday of each month, except December. The dates are as follows:  
February 23, 2016    March 22, 2016    April 26, 2016    May 24, 2016    June 28, 2016    July 26, 2016  
August 23, 2016    September 27, 2016    October 25, 2016    November 22, 2016    January 24, 2017  
It was moved by Commissioner Steeb, seconded by Commissioner D'Agostino to accept the meeting dates as presented. Passed 7-0

**b) 2015 Annual Report of the Planning Commission**

Chairman Veenstra handed out the 2015 Annual report noting the significant things that had been accomplished. However, he said he was disappointed the Zoning Ordinance and Master Plan revisions had not been completed. It was moved by Commission Steeb, seconded by Commissioner Swenson to accept the Annual Report as presented. Passed 7-0

**c) 2016 Planning Commission Work Plan**

Chairman Veenstra distributed a copy of the proposed Work Plan for 2016. He noted one item listed, hold a Public Hearing for the Master Plan, has already been completed at tonight's meeting. It is hoped the Zoning Ordinance and Master Plan will be completed this year and recommend them for adoption to the Township Board. It was moved by Commission Diuble, seconded by Commissioner D'Agostino to accept the proposed 2016 Work Plan as presented. Passed 7-0

**8) Reports**

**a) Commissioners**

Chairman Veenstra listed the various meeting he had regarding Planning Commission issues that had occurred over the last few months:

1. The Wolverine Pipeline is holding a liaison meeting on February 18<sup>th</sup> if anyone is interested in going.
2. Had a request for a separate address for a barn on a single piece of property. Veenstra advised them this would not be approved.

3. Had a discussion with Higgins regarding his property. Steeb wanted to know if Travis Pointe had agreed on Higgins's proposal. Supervisor Godek said Travis Pointe would not go along with this unless the Township fully approved it.
4. Had a question from a resident about putting in a private road. Veenstra told them it should not be a problem, but suggested they file their application before Zoning Ordinance and Master Plan are completed and approved.
5. Three Arch Bay wanted to modify their Master Deed. Veenstra and Pennington agreed this could just go before the Board, which they did, and it has been approved.
6. Copper Leaf wants to put in another Vet building on the south side of the parking lot. This is already plotted on the original plan, so should not be a problem.
7. Someone wanted to buy some AG property on Textile Road and turn it into an adult foster care small group home. They were talked out of this.
8. A developer was looking at some property on Waters Road, but have not heard anything more.
9. Long-time farm owner wants to build a new home on their property. Options were given to them about different ways to go about it – maybe split or boundary adjustment.
10. Discussion with Tippins regarding parking lot and building expansion
11. Had discussion with Farm Council Grounds and Township attorney regarding parking for the LPGA and using the parking lot for vehicle storage for a car dealer. Since the parking must have a legitimate connection with the Council Grounds, there will be no vehicle storage, however, the Council Grounds are leasing out one, or more, of their buildings to the LPGA which makes their leasing of the grounds legitimate. These contracts have been signed.
12. Have had discussions with Ducks Unlimited regarding the property donated by Stoneco. The donation has been completed and Ducks Unlimited is having an Open House on January 28<sup>th</sup> to show the community their future plans. Veenstra noted this property will need to be rezoned and they will need final Site Plan approval.
13. Had a discussion with Mike Leoni regarding his request to reconfigure some property on Wagner and Scio Church roads.
14. Had a discussion with a resident regarding a non-conforming parcel – issue was resolved.

Chairman Veenstra noted he found it helpful to have these informal meetings, where many issues could be resolved quickly without having to come before the Planning Commission.

Commissioner D'Agostino said he had read an article regarding the County Road Commission and their plans to resurface Textile Road and put a Roundabout at Textile Road and Ann Arbor-Saline Road. It seems the original surface on Textile Road was never done properly, but they still plan to only pulverize the existing material and resurface. A lengthy discussion took place regarding the pros and cons of a Roundabout at Textile Road. The majority of the Commissioners did not like the idea.

**b) Planning Consultant**

None

**c) Engineering Consultant**

None

**9) Other Business**

Commissioner Canham-Keeley thanked the Planning Commission for allowing her to serve and said she appreciated their support and friendship during her time on the Commission. Chairman Veenstra said the Township Clerk, Christina Schaible, has agreed to transcribe future minutes until someone can be found to take the minutes.

**10) Policy Discussion**

None

**11) Public Comment**

None

**12) Adjournment**

There being no further business, it was moved by Steeb and seconded by Swenson to adjourn the meeting. Passed 7-0. The meeting was adjourned at 9:07 p.m.

The next Regular Meeting is February 23, 2016

Respectfully Submitted,

Margaret Canham-Keeley  
Secretary