



**Meeting Minutes
Lodi Township Planning Commission**

**March 22, 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. Craig Swenson was appointed as acting Secretary of the Planning Commission; taking Peg Canham-Keeley's vacated position as Township Board representative. Gordon Taylor will take Craig Swenson's place on the Planning Commission.

2) Roll Call of the Commission

Present: D'Agostino, Diuble, Swenson, Steeb, Taylor, Thelen, Veenstra

Others Present: Don Pennington, Township Planner, Bill DeGroot, Township Planner, Jan Godek, Township Supervisor and members of the public, Bill Higgins, Mike Leoni and Cindy Veenstra

3) Approve Minutes

Commissioner Steeb moved to approve the January 26, 2016 Commission minutes with corrections to page 1 striking "and" out of the "Planning and Enabling Act" and on page 2 adding comments made by Commissioner D'Agostino and Commissioner Canham-Keeley. This motion was seconded by Thelen. Passed 7-0.

4) Approve Agenda

It was moved by Steeb, seconded by D'Agostino to approve the Agenda as presented. Passed 7-0

5) Public Comment

Bill Higgins addressed the Planning Commission regarding the Master Plan update, and the area they own, requesting some form of feedback from the Planning Commission regarding this requested change. Chairman Veenstra stated this would be addressed later in the meeting since it is an agenda item.

No other Public Comments were offered.

6) Old Business:

a) Master Plan

Don Pennington addressed the commission regarding the Draft Master Plan on a few main topics: Section 1 – The municipal service designation has been removed from section. The area has not developed as anticipated several years ago, and the size of the municipal services area was reduced in previous Master Plan revisions. At this point, it does not appear that providing water and sewer from surround municipalities is practical. SEMCOG and census statistics also indicate that growth will not increase are previously expected. Therefore, removing this municipal services area from the plan would be consistent with sound planning practices.

Pennington asked for confirmation that the Commission still intends to remove the municipal services designation from Section 1 and add an area near the boundary with the City of Saline. Commissioner Veenstra commented that he reached out to the City of Ann Arbor Planning Department regarding their capacity at the sewage treatment plant, and they stated they are at capacity, especially during heavy storm events. Pennington also commented that the wording states that the Township policy does not allow private onsite sewage treatment systems, which is important because the township has had that policy for a long time. Pennington asked if what he is proposing is consistent with the objectives of the township. Commissioner Veenstra said the proposal looks good to him and asked for any other comments regarding this. D'Agostino commented that it appeared consistent with the services that appear available. Mike Leoni inquired what R-1 referred to in Section 1 and what is the other part of Section 1. Veenstra explained R-1 refers to 1 acre lots with well and septic, and the other part is for light industrial. Mr. Leoni also questioned the SEMCOG survey results, stating there won't be any significant change in growth. Pennington addressed this, stating that it is the legal responsibility of the Planning Commission to review the plan every five years, and if things change in the future they can be accommodate in future revisions. Mr. Leoni stated that in his opinion, he feels that Sections 1 and 2 are more appropriate for municipal services than the Saline area. Commissioner D'Agostino reiterated his comment that there does not appear to be municipal services available in the NE corner of the township from surrounding municipal entities. Commissioner Diuble asked Pennington if he was certain that the City of Saline would provide sewer and water to the areas shown in the draft plan and he stated that he did not have absolute assurance. Commissioners continued a discussion about the Saline area, including comments about the Bridgewater Township sewage system and the appropriate density of the area.

Planner Pennington also discussed the Lodi Central area and asked if the Rouse drain might be a natural delineation between the commercial and residential area. If the commercial area east of the drain were eliminated, additional commercial zoning could be planned on Ann Arbor-Saline Road across from the large Farm Council Grounds parking area. Commissioner D'Agostino asked if it might be possible to add additional commercial area on the east side of Ann Arbor-Saline Rd on the ground owned by the Washtenaw Farm Council. Commissioners had an extensive discussion about the area, including Supervisor Godek stating that the township values the presence of the Farm Council Grounds. Planner Pennington indicated that 400 feet of the Ann Arbor-Saline Rd frontage of the Farm Council Grounds are currently zoned commercial. Several commissioners indicated that the zoning has been present in the area for many years and Chairman Veenstra indicated that we are currently not talking about changing any actual zoning. The discussion continued with many additional comments by all of the commissioners.

Steeb motion to accept both proposals brought to the Commission by Planner Pennington as presented, supported by D'Agostino. Roll Call Vote: YEA: Taylor, Steeb, D'Agostino, and Veenstra. Nay: Thelen, Diuble, and Swenson. Passed 4-3. The pieces will be incorporated into the Master Plan. Planner Pennington presented proposed resolutions to the Commission for consideration. Commissioner Thelen would like the Commission to take a look at the draft Master Plan after the changes have been made. Chairman Veenstra asked for members to attend a subcommittee meeting to go over these changes. The subcommittee will review the changes when they are available, with Chairman Veenstra, Commissioner Steeb, and either Commissioner D'Agostino or Swenson convening to review the final document.

b.) Zoning Ordinance

Chairman Veenstra said in the packets there are corrections based on Attorney review another round of corrections will be coming shortly. Commissioner Steeb inquired about Section 30.20385 and mobile homes for Agriculture Workers. Planner Pennington said there is another round of corrections coming, he is in the process of going over all of the Attorney recommendations. There is a numbering error on page 30-6 that

needs to be changed. Commissioner Thelen said there will be some changes/regulations on stand alone housing, not just mobile homes. More changes to come.

5) **New Business:**

a) **Annual Election of Officers:**

Chairman Veenstra stated he is willing stay on as Chairman of the Planning Commission until he moves, if he moves out of the Township, the enabling act says one member on the Commission can be a non-resident. Commissioner Swenson nominates Veenstra as Chairman, supported by Steeb. No other nominations. A unanimous ballot is cast for Veenstra. Passed 7-0.

Nominations for Secretary of Planning Commission: Commissioner Thelen nominates Commission Swenson for Planning Commission Secretary supported by Steeb. No other nominations were received. Motion Thelen, supported Veenstra to cast a unanimous ballot for Swenson. Passed 7-0.

Nominations for Vice Chairman of Planning Commission: Commissioner Steeb nominates Commissioner D'Agostino as Vice Chairman supported by Thelen. No other nominations were received. Motion Steeb, supported by Thelen to cast a unanimous ballot for D'Agostino. Passed 7-0.

6) **Reports**

a) **Commissioners**

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

1. Emerson School wants to build a storage building on its property.
2. Number of discussions with an unusual driveway situation.
3. Someone wanted to build a garage with an apartment over the top on an existing home site.
4. Conversations with Mr. Higgins regarding his property.
5. Question from the Self Storage Place, replacing the caretaker residence with office space.
6. Discussion with Mr. Leoni regarding what he addressed the Commission with tonight
7. Potential buyer is wondering about adding canopy's over the gas pumps at Lodi Food Mart
8. O'Conner Farm sale options-possible development

Chairman Veenstra noted if any concrete plans come in they will be on an agenda.

Commissioner D'Agostino said he went to the Pipeline dinner. The talk was replacing the existing line. He also mentioned Travis Pointe is hosting to LPGA which could be interesting with the pipeline. LPGA will be held on Memorial Weekend, the Pipeline Company will hold off on working on that section until after the event. LPGA has rented out the whole Farm Council Grounds for their event. There are no zoning concerns with the Township regarding this.

Commissioner Thelen asked about the building behind Lodi Food Mart, wondering the usage. It is used as office space.

b) **Planning Consultant**

Discussion regarding the roundabout at Textile/Ann Arbor Saline Road. Project will take place after Labor Day weekend.

No other business.

c) **Engineering Consultant**

None

7) **Other Business**

Chairman Veenstra explained the difference between a Public Hearing and the Planning Commission deliberation.

8) **Policy Discussion**

None

9) **Public Comment**

Supervisor Godek addressed the Commission urging them to be careful what you say while sitting in front of the public.

10) **Adjournment**

There being no further business, it was moved by Thelen and seconded by Steeb to adjourn the meeting. Passed 7-0. The meeting was adjourned at 9:25 p.m.

The next Regular Meeting is April 26, 2016

Respectfully Submitted,

Christina M. Turner
Acting Recording Secretary
Lodi Township Clerk