



**Meeting Minutes**  
**Lodi Township Planning Commission / Work session with the Lodi Township Board of Trustees**

**July 23, 2019**  
**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 7:00 PM – The Pledge of Allegiance was then recited.

**Roll Call of the Commission**

Present: Bunton, Rogers, Steeb, Taylor, Thelen, and Veenstra  
Absent: Swenson

**Roll call of the Board of Trustees**

Present: Godek, Smith, Foley, Rentschler  
Absent: Swenson, Schaible, Lindemann

Others Present: Township Planner Don Pennington, Township Attorney Jesse O’Jack, Kristi Amatuzio, Anthony Amatuzio, Sue Kelly, Vilambroza Kish, Joseph Colman, Ray Coleman Jr.

**2) Public Hearing – Application 2019-011 Special Use Permit for a Group Child Care Home at 5240 Saline Waterworks Road**

*Motion by Taylor, second by Steeb, to open the public hearing on Special Use Permit Application 2019-011. Motion passed unanimously.*

Chairman Veenstra asked the applicant, Vilambroza Kish, to explain her request. She stated again as she had at the meeting May 28 that she has worked in child care for 10 years and would like to start providing this service in her home at 5240 Saline Waterworks Road. Veenstra then asked Pennington to review his report dated July 3, 2019. He stated that the question of ownership had been resolved as well as any concerns about parking. The applicant also indicated the fence is in the process of going up and will be complete after installation of new drain field in the back yard of property.

Veenstra then asked for public comment and several members of the audience spoke in support of the application and noted the applicant's experience and the need to good, high quality, affordable day care in the area. Ms. Kish responded that whenever the children are outside, they are with staff. The question of parking came up again and was addressed by the applicant by stating parking / drop off and pickup of children would not be a problem. That was also backed up by both Kristi and Anthony Amatuzio.

Commissioner Veenstra read a letter of support that was left on the Township door.

*Motion by Thelen, second by Bunton, to close the public hearing on Special Use Permit Application 2019-011. Motion passed unanimously.*

**3) Public Comment**

None.

**4) Approve Minutes**

**a) Regular Meeting June 25, 2019**

*Commissioner Steeb moved, seconded by Commissioner Rogers, to approve the minutes of the June 25, 2019 Planning Commission meeting. The motion passed unanimously.*

**5) Approve Agenda**

*It was moved by Commissioner Thelen, seconded by Commissioner Bunton, to approve the agenda. The motion passed unanimously.*

**6) New Business**

**a) Application 2019-011 Special Use Permit for a Group Child Care Home at 5240 Saline Waterworks Road**

The Commission asked several questions.

Commissioner Veenstra summarized the Findings of Fact. The Lodi Township Planning Commission finds the following facts:

- Vilambroza Kish, property owner, has submitted Special Use Permit Application 2019-011 to operate a Group Child Care Home at 5240 Saline Waterworks Road, Saline, Michigan 48176, Tax code number M-13-34-200-102.
- A Public Hearing on this application was held at the Lodi Township Hall on July 23, 2019. A notice of the Public Hearing was published in the SunTimesNews at least 15 days in advance of the Public Hearing. A notice of the Public Hearing was mailed to property owners and residents within 300 feet of the property at least 15 days in advance of the Public Hearing.
- 5240 Saline Waterworks Road is in the Agricultural Zoning District in Lodi Township.
- The Lodi Township Zoning Ordinance lists a group day care home as an allowable special use in the Agricultural District where it is proposed under this application.

- Section 40.07.A of the Lodi Township Zoning Ordinance requires that the group child day care home be licensed by the State of Michigan. It is understood that an application has been submitted, and that documentation of local zoning approval is necessary before a state license will be granted.
- The application appears to be in compliance with the 1,500-foot separation distance standard in Section 40.07.A.1 of the Zoning Ordinance. There appears that there is no record that any of the four (4) types of facilities listed in Section 40.07.A.1 are located within the required separation distance from the proposed group child day care home site.
- Drawings and notes submitted as part of the application materials confirm that the outdoor play area for the group child day care home will be provided in the rear yard area and will be enclosed and secured by a four-foot high fence satisfying the requirement for a fenced play area.
- Adequate area is available on the site for employee parking to support the proposed group child day care home, and a dedicated parking space is noted on the plans.
- There is sufficient space provided for pick-up/drop-off areas to accommodate the traffic anticipated for a group day care home.
- Based on the application materials provided, the proposed group child day care home would remain consistent with the visible characteristics of a single-family dwelling, as required per Section 40.07.A.4 of the Zoning Ordinance. No signage is proposed for the facility.
- Section 40.07.A.5 of the Zoning Ordinance states, “The use shall not exceed 16 hours during any 24-hour period. The Planning Commission may limit but not prohibit the operation of a group day care home between the hours of 10 p.m. and 6 a.m.” The proposed hours (6:30 a.m. to 6:00 p.m.) conform to this standard.

The Lodi Township Planning Commission recommends that the Lodi Township Board of Trustees approve Special Use Permit Application 2019-011 subject to the following condition:

- Prior to the start of group child day care home activities, the applicant shall provide a copy of State of Michigan approval to the Township Clerk.
- The applicant shall provide a copy of the State of Michigan license to the Township Clerk once the license is received.

A motion was made by Commissioner Steeb, seconded by Taylor, to recommend approval to the board with condition that the Township Clerk receive from applicant approval from the state to start activity on the property before start of group daycare activities. Also that Township Clerk will receive license from state when received by applicant.

The motion was passed by roll call:

Bunton – Yes  
 Rogers – Yes  
 Steeb – Yes  
 Swenson – Absent  
 Taylor – Yes  
 Thelen – Yes  
 Veenstra - Yes

**7) Discussion of act 425 of 1984 and Act 7 of 1967.**

- a) Much discussion was made in regard to the property at Saline-Ann Arbor and Saline-Waterworks rd. Mr. Pennington gave a report of the pros and cons of Act 425 and Act 7 as well as what possibly could happen at the end of any agreement along with any liability the Township would have at the end of any agreement. Lodi Township has no public works department to service any utilities when any such agreement runs out.
- b) Supervisor Godek agreed to reach out to the city and see if they have any future plans to expand the current water and sewer treatment plants. It was also agreed to tell the potential developer we need and are working on getting more information before we can make any decisions.

**8) Old Business**

**a) Lodi Township Zoning Ordinance Draft**

The commission discussed the latest draft of the Zoning Ordinance and made several comments and suggestions for enhancements to be incorporated into the document. Mr. Pennington will make the changes.

**9) Reports**

**a) Commissioners**

None.

**b) Planning Consultant**

None

**c) Engineering Consultant**

Not present.

**10) Policy Discussion**

None.

**11) Public Comment**

None.

**12) Adjournment**

*Motion by Thelen, seconded by Steeb, to adjourn at 10:12 PM.* The motion passed unanimously.

**The next regular meeting is scheduled for August 27, 2019 at 7:00 PM.**

Respectfully Submitted,

Gordon Taylor, Planning Commission Vice Chair