



**Meeting Minutes
Lodi Township Planning Commission**

**May 26, 2020
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 7:02 PM. The meeting was held via telephone and video conference in accordance with the Governor's Executive Order 202-75. Commissioner Bunton provided a flag and the Pledge of Allegiance was then recited.

Roll Call of the Commission

Present: Bunton, Rogers, Swenson, Thelen, Veenstra and Vestergaard.

Absent: Steeb

Others Present: Township Planner Don Pennington, Jan Godek, Ron Cavallaro, Sally Boss, Karen Guntow, Tami Elliot, and John Crane.

The Chair asked Godek to introduce the new commissioner, Carsten Vestergaard.

2) Public Comment

None.

3) Approve Minutes

a) Regular Meeting February 25, 2020

Moved by Bunton, seconded by Rogers, to approve the minutes of the February 25, 2020 meeting.

Roll call vote:

Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes

Thelen – yes
Veenstra – yes
Vestergaard – yes

The motion passed unanimously.

4) **Approve Agenda**

It was moved by Rogers, seconded by Thelen, to approve the agenda as presented.

Roll call vote:

Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes
Thelen – yes
Veenstra – yes
Vestergaard – yes

The motion passed unanimously.

5) **Old Business**

a) **Application 2019-20, Keystone Community Church Site Plan Amendment, 3375 Saline Waterworks Road, Parcel M-13-36-300-008**

Chairperson Veenstra indicated that he had received a request from the applicant to postpone consideration of this application at this time. Veenstra recommended moving consideration of the application to the September 22, 2020 meeting.

Motion by Thelen, second by Bunton, to postpone consideration of Application 2019-20 until the September 22, 2020 meeting.

Roll call vote:

Rogers - yes
Steeb – absent
Swenson – yes
Thelen – yes
Veenstra – yes
Vestergaard – yes
Bunton – yes

The motion passed unanimously.

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

Chairperson Veenstra indicated that information about this application has been delivered to the Township, but it was not received in time for this meeting. The applicant agreed that consideration of this matter should be scheduled for the June meeting.

Motion by Bunton, second by Rogers, to postpone consideration of application 2016-007 until the June 23.

Roll call vote:

Thelen – yes
Veenstra – yes
Vestergaard – yes
Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes

The motion passed unanimously.

- c) Application 2017-004, Rezone Parcels M-13-13-13-300-008, -026, and -032 to PUD.

Veenstra stated that the applicant has sent a letter to the township indicating a desire to withdraw the application.

Motion by Thelen, second by Bunton, to approve the withdrawal of application 2017-004.

Roll call vote:

Swenson – yes
Thelen – yes
Veenstra – yes
Vestergaard – yes
Bunton – yes
Rogers - yes
Steeb – absent

The motion passed unanimously.

- d) Master Plan and/or Zoning Ordinance potential amendments for a residential office district.

Veenstra explained that he chose to defer this item to the June meeting. This decision was based on the fact that the meeting was being held by conference call and it was anticipated that the Keystone Church application would take a fair amount of time from the agenda. That item was pulled at the last minute and there was not time to prepare for this topic.

Godek mentioned that unfortunately the virus pandemic has disrupted this process, but the Township must still follow state law. Tami Elliot, the owner of the property, spoke regarding her concern for the length of time this process is taking. Karen Gumtow also mentioned that her mortgage application to buy the building is being impacted by a delay.

Motion by Veenstra, seconded by Thelen, to postpone this item until June 23, 2020.

Roll call vote:

Steeb – absent
Rogers - yes
Bunton – yes
Vestergaard – yes
Veenstra – yes
Thelen – yes
Swenson – yes

The motion passed unanimously.

6) New Business

a) Application 2020-006 Verizon Wireless tower, Parcel M-13-19-200-001.

John Crane, representing Verizon, reviewed the project and indicated that the site plan approval had expired and so he is asking for new approval. Pennington indicated that he found the submittal acceptable. Engineer stated that it did not appear that anything had changed from the previous application which was approved. Crane also asked that the Commission also renew their waiver of landscaping the tower due to it being impacted by spraying of the field immediately adjacent to this parcel.

Findings of Fact

Application 2020-006 is a request to re-approve an expired site plan. The site plan was initially approved by the Lodi Township Board of Trustees February 5, 2019, as part of the Special Use Permit for the cell tower.

Section 54.04.F of the Zoning Ordinance in effect at the time of approval states, “Approval of a final site plan shall expire and be of no effect unless a building permit shall have been issued within one hundred eighty (180) days of the approval of the final site plan” No building permit was issued within that time frame, so the final site plan expired.

This site plan is an integral part of the Special Use permit approved on February 5, 2019, so the application was reviewed based on the Zoning Ordinance in effect at that time.

The site plan submitted as part of application 2020-006 is consistent with the previously approved site plan. The Planning Commission’s Findings of Fact at its January 22, 2019, meeting for application 2018-005 are incorporated by reference.

The perimeter screening of the ground equipment enclosure required by Section 14.02.D.9 of the Zoning Ordinance in effect at the time was waived by the Planning Commission at its September 25, 2018, meeting. The remote agricultural location and the natural screening provided by the crops and brush were deemed sufficient screening to meet the intent of the Ordinance. This waiver remains in effect.

Motion by Swenson, second by Bunton:

Based on the above Findings of Fact, the Planning Commission recommends that the Township Board approve application 2020-006 with the following conditions:

- 1. Receive and submit to the Township current approvals from the following agencies:
 - a. Washtenaw County Road Commission.*
 - b. Washtenaw County Water Resources Commissioner's Office (if required by that office).*
 - c. Washtenaw County SESC.*
 - d. Saline Area Fire Department.**
- 2. Provide a colocation agreement acceptable to the Township Board.
 - a. Provide an agreement and financial guarantee acceptable to the Township Board to assure removal of the tower, including all structural components above and below ground, within twelve (12) months of cessation of operation.**

Roll call vote:

Swenson – yes
Thelen – yes
Veenstra – yes
Vestergaard – yes
Bunton – yes
Rogers - yes
Steeb – absent

The motion passed unanimously.

b) Township Board request for an amendment to the Zoning Ordinance.

Veenstra indicated that there is a recent Supreme Court ruling that allows townships to regulate primary caregiver operations under the original 2008 Michigan Medical Marijuana Act, and the Township Board has asked that the Planning Commission review the matter.

Motion by Thelen, second by Rogers, to request that the Township Planner draft an amendment to the zoning ordinance for Planning Commission review.

Roll call vote:

Veenstra – yes
Vestergaard – yes
Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes
Thelen – yes

The motion passed unanimously.

c) Election of Planning Commission Officers

Veenstra stated that he will be moving into the City of Saline and feels he should step down as Planning Commission chair, and eventually from the Commission. After a lengthy discussion, the following motions were made:

Motion by Thelen, second by Bunton, to nominate Swenson for Secretary.

Roll call vote:

Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes
Thelen – yes
Veenstra – yes
Vestergaard – yes

The motion passed unanimously.

Motion by Swenson, second by Bunton, to nominate Veenstra for Vice Chair.

Roll call vote:

Bunton – yes
Rogers - yes
Steeb – absent
Swenson – yes
Thelen – yes
Veenstra – no
Vestergaard – yes

The motion passed unanimously.

The position of Chairman will be taken up at the June meeting.

7) **FYI**

a) **Rural Livability Workshop Report**

Veenstra reported he distributed this report in case any of the commissioners were interested in it.

8) **Public Comment**

None.

9) **Adjournment**

Motion by Rogers, seconded by Bunton, to adjourn at 8:12 PM.

Roll call vote:

Vestergaard – yes
Veenstra – no
Thelen – yes
Swenson – yes
Steeb – absent
Rogers - yes
Bunton – yes

The motion passed unanimously

The next regular meeting is scheduled for June 23, 2020 at 7:00 PM.

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary