



**Meeting Minutes
Lodi Township Board of Appeals
February 18, 2020
7:00 p.m.
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103**

Call to Order

Meeting was called to order by Acting Chair Giezentaner at 7:00 p.m. The Pledge of Allegiance was recited.

Roll Call:

Present: Bauer, Foley, Giezentaner
Absent: Steeb
Others Present: Kelly Overend, Tim Blacklock, Ken Gilmore, Kate Bond
(Midwestern Consulting), Douglas Veenstra, Dwayne Joppeck, Kim Joppeck, Jerry Rushlow.

Approval of November 1, 2019 Minutes

There being no additions or corrections, Acting Chair Giezentaner called for a motion to approve the November 1, 2019, minutes. Motion by Foley, seconded by Bauer to approve the minutes. Motion passed 3-0, with one absent.

Approval of November 19, 2019 Minutes

There being no additions or corrections, Acting Chair Giezentaner called for a motion to approve the November 19, 2019, minutes. Motion by Foley, seconded by Bauer to approve the minutes. Motion passed 3-0, with one absent.

Motion to Close the Regular Meeting & Open the Public Hearing for Keystone Church:

Acting Chair Giezentaner called for a motion to close the regular meeting and open the public hearing regarding the request by Keystone Church for relief of section 30.203E of the Lodi Township Zoning Ordinance, 30' Transition Buffer on the east and west sides of the church property, parcel #13-36-300-00822.

Motion by Bauer, seconded by Foley to close the regular meeting and open the public hearing.

Foley- Yes
Bauer- Yes
Giezentaner-Yes
Steeb- absent

Public Hearing

Kate Bond, Midwestern Consulting, presented the background for the request for relief.

Two Breconshire Drive residents had concerns about the impact to their properties on the south side of the Church property in regard to lighting, the placement of the dumpster, landscaping, and visibility of the parking lot. One Waterworks Road resident whose property bounds the east side of the Church property had concerns about possible impact to the setback area bounding his property. All concerns were addressed by Ms. Bond or Mr. Gilmore.

Acting Chair Giezentaner reiterated that the Board was charged only with determining whether relief from the requirement for buffer zones on the east and west sides of the property should be granted and that other concerns would be decided by the Planning Commission. Mr. Veenstra explained the next steps in the process which will come before the Planning Commission.

Mr. Blacklock, facilities manager for the property, mentioned that he had been in conversation with Mr. Butcher, owner of the property on the west side of the Church, and they were working on finding a workable solution to the appearance of the back side of the building. Acting Chair Giezentaner acknowledged receipt of a letter from Mr. Butcher regarding the same.

Motion to Close the Public Hearing for Keystone Church and Reopen the Regular Meeting:

Acting Chair Giezentaner called for a motion to close the public hearing regarding the request by Keystone Church for relief of section 30.203E of the Lodi Township Zoning Ordinance, 30' Transition Buffer on the east and west sides of the church property, and reopen the regular meeting.

Motion by Bauer, seconded by Foley to close the public hearing and reopen the regular meeting.

Foley - Yes

Bauer - Yes

Giezentaner - Yes

Steeb - Absent

Findings of Fact

Following discussion by the Board of Appeals, a motion by Foley, seconded by Bauer to grant the request by Keystone Church for relief of section 30.203E of the Lodi Township Zoning Ordinance, 30' Transition Buffer on the east and west sides of the church property, based on the following Findings of Fact:

1. The zoning ordinance was changed by the township making church use non-conforming in the then current AG district zoning of the property in question.
2. The property was rezoned to PSP where church properties are a permitted use; however PSP requires a 20' setback plus a 30' transition buffer which cannot be met due to the existing building and parking lot being located in the newly

required 30' buffer area. The existing church building falls in the buffer zone on the west side, a portion of the existing drive and parking lot fall with the buffer area on the east side and the location of the septic field on the southern end of the east side preclude the planting required in the buffer area.

3. Relief from the transition buffer requirement on the east and west sides will have minimal, if any, impact of the neighboring properties.

By vote of the Board of Appeals, the motion passed with one absent.

Bauer – yes

Foley – yes

Giezentaner – yes

Steeb - absent

Adjournment

There being no further business, motion to adjourn by Foley, seconded by Bauer, the meeting was adjourned at 7:43 p.m.

Bauer – yes

Foley – yes

Giezentaner – yes

Steeb – absent

Barbara Giezentaner
Acting Chair