



**Meeting Minutes
Lodi Township Planning Commission**

**August 25, 2020
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

1) Call to Order

The meeting was called to order by Chair Thelen, at 7:00 PM. The Pledge of Allegiance was then recited. The Chair announced that if the meeting attendance reach 11 persons, it would be move to the exterior of the building. There were 9 people present.

2) Roll Call of the Commission

Present: Rogers, Stevenson, Strader, Swenson, Thelen, and Vestergaard.

Absent: Bunton

Others Present: Township Planner Don Pennington, Jan Godek, and Phyllis Roughton.

3) Public Hearing

Motion by Rodgers, seconded by Strader to open the public hearing regarding the establishment of a Residential – Office Zoning District. The motion passed unanimously.

Roll call vote: Bunton – absent
Rogers - yes
Stevenson – yes
Strader - yes
Swenson – yes
Thelen – yes
Vestergaard – yes

The motion passed unanimously.

There was one public comment about the number of employees that should be allowed, and a second comment in favor of the district.

Motion by Rogers, seconded by Vestergaard to close the public hearing.

Roll call vote: Rogers - yes
Stevenson – yes
Strader - yes
Swenson – yes

Thelen – yes
Vestergaard – yes
Bunton – absent

The motion passed unanimously.

4) **Public Comment**

None.

5) **Approve Minutes**

a) **Regular Meeting July 28, 2020**

Moved by Strader, seconded by Stevenson, to approve the minutes of the July 28, 2020 meeting.
The motion passed unanimously.

6) **Approve Agenda**

It was moved by Vestergaard, seconded by Rogers, to approve the agenda as presented. The motion passed unanimously.

7) **Old Business**

a) **Residential – Office District Zoning Ordinance Amendment.**

The Commission discussed the number of employees that might be permitted in an office in this district.

Findings of Fact

The Residential – Office Zoning District is compliant with the existing zoning and development patterns in the proposed area and is consistent with the Lodi Township Master Plan.

There is demonstrated market demand for this type of use, and applicants waiting for approval of this zoning district.

There is land in the Township that is already prepared and/or ready for this type of development.

The Commission has considered the impact on adjoining jurisdictions and found this type of zoning district compatible with the surrounding zoning.

There are adequate utilities in the area and the District has existing roadway capacity.

There are sufficient public safety resources to serve the District.

This change is not precedent setting.

Motion by Rogers, second by Swenson: Base on the above Findings of Fact, the Planning Commission recommends the adoption of the Office – Residential District Zoning Ordinance amendment to the Township Board of Trustees.

Roll call vote: Stevenson – yes
Strader - yes

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

The motion passed unanimously.

b) Township Board Request for a Zoning Ordinance Change for Medical Marijuana Caregiver Cultivation.

The Commission discussed the scope and impact of an ordinance that would require Medical Marijuana caregiver to obtain a special use permit for cultivation of marijuana cultivation. It was decided to refer the request to the Township Planner for recommendations at the October Commission meeting. Pennington did advise the Commission that Zoning can not be retroactive.

8) New Business

- a) Supervisor Godek reported to the Commission that the Township Board of Trustees has approved the purchase of laptop computers for all Commissioners. Once distributed, the Commission packets and relevant documentation will be sent electronically. Commissioners will be assigned Lodi Township email addresses.

9) Reports

a) Commissioners

Nothing.

b) Planning Consultant

Pennington reported on a recent meeting he had with a local business regarding major renovations the are being considering. He also talked about correspondence he has had with developers interested in property in Section 1.

c) Engineering Consultant

Nothing.

10) Public Comment

None.

11) Adjournment

Motion by Swenson, seconded by Rogers ~~Rogers~~, to adjourn at 7:52 PM. The motion passed unanimously.

The next regular meeting is scheduled for September 22, 2020 at 7:00 PM.

Respectfully Submitted,


Craig Swenson, Planning Commission Secretary