



**Meeting Minutes  
Lodi Township Planning Commission**

**October 27, 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.

**2) Roll Call of the Commission**

Present: Bunton, Rogers (7:29 PM), Swenson, Stevenson, Strader, Thelen, and Vestergaard.

Absent: None

Others Present: Township Supervisor Godek, Township Engineer Marcus McNamara, Frank Julian, Tim Blacklock, Kate Bond.

**3) Public Hearing**

None.

**4) Public Comment**

None.

**5) Approve Minutes**

**a) Regular Meeting Minutes August 25, 2020 and September 22, 2020**

Bunton noted that Commissioner Roger's name was misspelled in one location in the September 22 minutes.

*Moved by Bunton, seconded by Strader, to approve the minutes of the August 25, 2020 and September 22, as corrected.* The motion passed unanimously.

**6) Approve Agenda**

*It was moved by Bunton, seconded by Stevenson, to approve the agenda as presented.* The motion passed unanimously.

7) **Old Business**

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

*Motion by Thelen, seconded by Bunton, to withdraw application 2019-20 at the applicants request.*

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

The motion passed 6 - 0.

b) **Application 2016-007, Julian Private Road**

Applicant Julian stated that he has not been able to obtain the required approvals from other agencies. He believes that he can complete the process by the December meeting. Engineer McNamara indicated that there were a few changes that need to be made to the plans and that those comments have been sent to Boss Engineering. He suggested that the applicant's engineer may be waiting for the comments from the agencies that are providing approvals to submit one final set of plans. Chair Thelen advised Julian that the plans need to be to the township three weeks prior to the meeting to allow the township consultants time to review the plans.

*Motion by Bunton, second by Vestergaard, to postpone consideration of Application 2016-007 until the December 15, 2020 meeting for final action.*

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

The motion passed 6 - 0.

8) **New Business**

a) Application 2020-003, Keystone Church

Kate Bond of Midwestern Consulting, provided an overview of the project and identified differences between the new and old plans. Township Engineer McNamara reviewed the engineering report and reported that the submission is in good order and in compliance with township standards. Chair Thelen summarized Planner Pennington's report.

*Motion by Bunton, second by Strader, to approve the Keystone Community Church Site Plan, application 2020-003, based on the following findings of fact:*

*Keystone Community Church, LLC, has submitted a Combined Preliminary and Final Site Plan, Application 2020-003, for approval of changes to be made to their property at 3375 Saline Waterworks Road, parcel M-13-36-300-008.*

*Keystone Church has submitted a complete application for a Combined Preliminary and Final Site Plan Review to Lodi Township.*

*The development will be a building expansion of approximately 3460 sf which includes additional auditorium space, a vestibule and classroom and office space.*

*The proposed building height conforms to the PSP zoning district requirements, and the minimum required yard setbacks and transition buffer for the zoning district are correctly shown on the revised site plan. In accordance with the variance approved by the Zoning Board of Appeals, the transition buffer requirements in Section 30.203.E (Transition Buffer) does not apply to the east and west sides of the lot.*

*The Site Plan has been reviewed by the Township Planner and he has determined that the Site Plan meets the minimum requirements found in Sections 44.08 and 44.11 of the Lodi Township Zoning Ordinances.*

*The Site Plan has been reviewed by the Township Engineer and found to be in compliance with the Lodi Township Zoning Ordinances.*

*The Site Plan has been reviewed by the Washtenaw County Health Department and in a letter dated November 13, 2020 they have stated that well and sewage permits will be issued.*

*Therefore, the Planning Commission approves the Combined Preliminary/Final Site Plan, application 2020-003.*

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

The motion passed 7 - 0.

## 9) Reports

### a) Board of Trustees

Chair Thelen asked Godek to provide an update on the Residential-Office District zoning change that was sent to the Board. She indicated that the application that had been submitted for this area has been withdrawn and that the Board of Trustees felt they could wait to take action until the Master Plan is reviewed next year. Thelen also talked about a letter from the City of Saline that was distributed to Commission members.

There was also a brief discussion about the plans that were submitted for Arbor Preserve North and South developments.

**b) Commissioners**

Chairman Thelen mentioned that the cell tower on Parker Road that was approved earlier this year is now being constructed. Commissioner Strader asked if that is why Pleasant Lake Road is closed, which led to a discussion about the Road Commission.

**c) Planning Consultant**

Nothing.

**d) Engineering Consultant**

Nothing.

**10) Public Comment**

None.

**11) Adjournment**

*Motion by Bunton, seconded by Rodgers, to adjourn at 8:40 PM.*

The motion passed unanimously.

**The next regular meeting is scheduled for November 24, 2020 at 7:00 PM.**

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary