

Lodi Township Planning Commission

July 27, 2021 7 PM

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

1) Call to Order and Pledge of Allegiance

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

Absent: Bunton, Swenson

Others Present: Township Planners Paul Lippens, Kyle Mucha

3) Public Hearing

None.

4) Announcements

Township Planning Consultant Paul Lippens of McKenna, introduced an associate, Kyle Mucha.

5) Public Comment

None.

6) Approve Minutes

a) Regular meeting minutes of the June 22, 2021 Planning Commission meeting.

Moved by Stevenson, seconded by Rogers, to approve the minutes of the June 22, 2021 Lodi Township Planning Commission meeting.

Roll call vote:

Bunton – absent

Rogers – yes

Stevenson – yes

Strader - yes

Swenson – absent
Thelen – yes
Vestergaard – yes

The motion passed 5 - 0.

7) **Approve Agenda**

Moved by Stevenson, seconded by Strader, to approve the agenda as presented.

The motion passed unanimously.

8) **Old Business**

a) EGLE Permit M10060283

Chair Thelen reported that the public hearing turned into a public information session since the application was put on hold at the applicant's request. Thelen gave a high-level review of what occurred.

b) Arbor Preserve Court Case

Chair Thelen indicated that the court substantially ruled in Lodi Township's favor and that the ruling shall run with the land, and be binding. Lippens stated he felt the key finding was that uses permitted in the R-3 Zone shall be permitted on the site, but that all other aspects of the Lodi Township Zoning Ordinance shall apply to the site. There was then a discussion about the length of time an application may be put on hold with both the Township and EGLE.

c) Medical Marijuana Discussion

Nothing was presented on this item.

d) Scio Township Master Plan

Thelen asked if any Commissioners had concerns about the Scio Master Plan. Strader indicated that the Scio Plan referenced Lodi Township on page 15 and she was not sure if the information was still correct.

Moved by Strader, seconded by Rogers, to have the Township Planner review page 15 of the Scio Township Master Plan, and to respond to Scio Township if the information is not consistent with the Lodi Township Master Plan.

Roll call vote:

Rogers – yes
Stevenson – yes
Strader – yes
Thelen – yes
Vestergaard – yes

The motion passed 5 - 0.

9) **New Business**

- a) Planner Review of Lodi Township Zoning Ordinance 30.205 - Access to Roads.

Lippens indicated that he has reviewed the ordinance and found that the intent of the ordinance is clear, but the current language could cause the Zoning Board of Appeals to have to interpret the ordinance. Lippens presented a document with proposed changes that included examples from other townships in the area. Mucha provided a brief description of the contents.

Moved by Stevenson, seconded by Thelen, to set a public hearing on proposed language enhancements to Section 30.205 – Access to Roads, for August 24, 2021 at 7:00 PM at the Lodi Township Hall.

Roll call vote:

Vestergaard – yes
Stevenson – yes
Strader – yes
Rogers – yes
Thelen – yes

The motion passed 5 - 0.

10) Reports

a) Board of Trustees

Nothing to report.

b) Commissioners

Thelen reported that Commissioner Bunten advised him in an email earlier in the day that he intends to resign his position as a Lodi Township Planning Commissioner effective August 1, 2021. Thelen reported that Bunton also served as the Planning Commission representative to the Zoning Board of Appeals and asked if a commissioner would volunteer to have their name submitted to the Township Board. Commissioner Strader indicated that she would consider the position.

c) Planning Consultant

Lippens indicated that he would like to have information on the marijuana ordinance changes ready for next month.

d) Engineering Consultant

Nothing

11) Public Comment

Nothing.

12) Adjournment

Motion by Vestergaard, seconded by Stevenson, to adjourn at 8:02 PM.

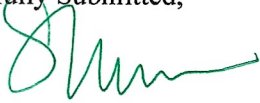
Roll call vote:

Rogers – yes
Stevenson - yes
Strader – yes
Thelen – yes
Vestergaard – yes

The motion passed 5 - 0.

The next regular meeting is scheduled for August 24, 2021 at 7:00 PM.

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary