



Lodi Township Planning Commission

October 26, 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, Swenson, Thelen and Vestergaard.

Absent: None.

Others Present: Supervisor Jan Godek, Township Planners Kelly McIntyre and Hannah Smith.

3) Public Hearing

None.

4) Announcements

Chair Thelen announced that we have new township planners, Hannah Smith and Kelly McIntyre, and asked that they each introduce themselves.

5) Public Comment

None.

6) Approve Minutes

a) Regular meeting minutes of the September 28, 2021 Planning Commission meeting.

Moved by Stevenson, seconded by Rogers, to approve the minutes of the September 24, 2021 Lodi Township Planning Commission meeting.

Roll call vote:

Rogers – yes
Stevenson – yes
Strader - yes

Swenson – yes
Thelen - yes
Vestergaard – yes

The motion passed unanimously.

7) **Approve Agenda**

Chair Thelen added addressing marijuana caregivers as a home occupation in the Zoning Ordinance under Old Business, and under New Business, solar wind energy locations and an amendment to the Special Use process.

Moved by Vestergaard, seconded by Stevenson, to approve the agenda, as amended.

Roll call vote:

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

The motion passed unanimously.

8) **Old Business**

a) EGLE Permit M10060283

Chair Thelen reported there is no new information regarding this permit.

b) Arbor Preserve Project Application

Chair Thelen indicated that the applicant has been doing some soil testing. Commissioner Strader mentioned that she talked to someone from Washtenaw County that was on site and they were doing water infiltration testing.

c) Marijuana Caregiver Home Occupation

Thelen stated that York Township has marijuana caregiver language in their zoning ordinance that was taken to the Michigan Supreme Court and upheld. He asked the planners to review this language and modify it to fit Lodi Township.

Moved by Swenson, seconded by Vestergaard, to hold a public hearing on November 23, 2021 at 7 PM, at the Lodi Township Hall, to receive comments on amending the Lodi Township Zoning Ordinance to address Home Occupation permits for Marijuana Caregivers.

Roll call vote:

Strader - yes
Swenson – yes
Thelen - yes
Vestergaard – yes

Rogers – yes
Stevenson – yes

The motion passed 6-0.

9) **New Business**

a) Solar and Wind Energy Siting

Thelen requested that the Township Planners begin drafting language for our Zoning Ordinance to address large scale solar and wind energy farms. He requested to have something back to the Commission by the January 2022 meeting.

b) Special Use Permit Pre-Application Meeting

Thelen mentioned that when the Zoning Ordinance was recently updated, the requirement for a Special Use pre-application meeting was not included. He feels that this meeting helps both the applicant and the township to understand the project and it provides a better foundation for the application. He also stated that an escrow account needs to be associated with this process. Commission members were in agreement.

Motion by Thelen, seconded by Strader, to have the Township Planners prepare an amendment to the Lodi Township Zoning Ordinance that requires a pre-application meeting for Special Use permit applications and require that an escrow account be established to cover the costs associated with the process and to hold a public hearing on November 23, 2021 at 7 PM, at the Lodi Township Hall, to receive comments on amending the Lodi Township Zoning Ordinance to address the amendment.

Roll call vote:

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

The motion passed 6-0.

10) **Reports**

a) **Board of Trustees**

Swenson reported that the Township Board approved both ordinances that were forwarded by the Planning Commission, and that they approved Community Image Builders as the township planners.

b) **Commissioners**

Thelen mentioned that if any members have suggestions for the Planning Commission vacancy, they should forward the name to Supervisor Godek. He also mentioned that he is interested in having the Planning Commission meetings available for attendance virtually. He indicated that the Township Clerk is looking into this idea.

c) **Planning Consultant**

Nothing.

d) **Engineering Consultant**

Nothing

11) **Public Comment**

Supervisor Godek updated the Commission on several property issues going on in the township.

12) **Adjournment**

Motion by Strader, seconded by Rogers, to adjourn at 7:57 PM.

The motion carried unanimously.

The next regular meeting is scheduled for November 23, 2021 at 7:00 PM.

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary