



Lodi Township Planning Commission

November 23, 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: Township Planner Hanna Smith, Township Attorney Jesse O'Jack.

3) Public Hearing

a) Public Hearing for Zoning Ordinance Amendment to Address Marijuana Caregiver Home Occupation Permits

Moved by Strader, seconded by Rogers, to open the public hearing.

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

The motion passed unanimously.

There were no public comments.

Moved by Rogers, seconded by Stevenson, to close the public hearing.

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

Vestergaard – yes
Rogers – yes

The motion passed unanimously.

b) Public Hearing for Amendment to Zoning Ordinance Article 43.0 Special Uses

Moved by Vestergaard, seconded by Rogers, to open the public hearing.

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

The motion passed unanimously.

There were no public comments.

Moved by Stevenson, seconded by Vestergaard, to close the public hearing.

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

The motion passed unanimously.

4) Announcements

Chair Thelen advised that the reason for the mask was due to positive test by two office personnel.

5) Public Comment

None.

6) Approve Minutes

a) Regular meeting minutes of the October 26, 2021 Planning Commission meeting.

Moved by Stevenson, seconded by Strader, to approve the minutes of the October 26, 2021 Lodi Township Planning Commission meeting.

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

The motion passed 6 - 0.

7) **Approve Agenda**

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

The motion passed unanimously by voice vote.

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 there is no new information on these applications.

- c) Solar and Wind Energy Locations

Township Planner Smith will work on new proposed language for the Commission to consider. Smith indicated that she has reviewed our current language and asked a few questions to get direction from the Commission.

9) **New Business**

- a) **Review of Zoning Ordinance Amendment to Address Marijuana Caregiver Home Occupation Permits.**

Planner Smith reviewed the proposed document and the Commission discussed several points. Attorney O'Jack brought a concern about how inspections would be conducted and who would be responsible for those duties. The Commission had an in-depth discussion about this point and clarified that it should be a person designated by the Supervisor. The Commission decided on the following changes:

Sec. 40.13.C.4.

Change from "The total of floor area used by the home occupation shall not exceed twenty percent (20%) of the gross floor area of the dwelling" to "The *total of all areas occupied* by the home occupation *combined* shall not exceed twenty percent (20%) of the gross floor area of the dwelling"

Sec. 40.13.C.5.

Standards for cultivation of medical marihuana added as item 5 under Under Additional Standards for a Home Occupation, General.

Change "...is permitted under this Ordinance as a home occupation" to "...is permitted under this Ordinance as a *Home Occupation, General.*"

Sec. 40.13.C.5.e. Growing.

Change "...as reviewed and approved by the Building Official" to "...as reviewed and approved by *individual(s) designated by the Township Supervisor*"

Sec. 40.13.5.C.e (1) Indoor Growing.

Add correct section reference (*Section 40.13.C.5.e(2)*)

Add to "...shall be inside a fully enclosed dwelling" to say "...shall be enclosed inside a fully enclosed dwelling *or accessory structure.*"

Sec. 40.13.5.C.g. Lighting.

Add "*If lighting methods are utilized at the growing location, lighting methods that exceed usual residential periods between the hours of 11 p.m. and 7 a.m. shall employ shielding methods to prevent ambient light spillage that may create a distraction for adjacent properties.*"

Moved by Rogers, seconded by Stevenson, to approve the proposed text changes to Section 40.13 of the Lodi Township Zoning Ordinance and refer these changes to the Township Board of Trustees for approval.

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

The motion passed unanimously.

b) Review of Zoning Ordinance Amendment to Article 43.0 Special Uses

The Commission reviewed with the Planner and Attorney proposed changes the Article 43.0 of the Lodi Township Zoning Ordinances. The Commission decided on the following changes:

Sec. 43.03 Review Procedures

Change Special Use Permit Approval Process flow chart to include *Pre-Application Meeting* as first step.

Sec. 43.03.A. Pre-Application Meeting

Section added to require pre-application meeting for special uses prior to submitting a formal application. Text added is the second alternative option of text presented to the Planning Commission, which is the language consistent with the requirements of a special district application.

Sec. 43.03.B. Submittal of Application

Changed section title from "Information Required" to "*Submittal of Application*" to be consistent with the process steps laid out in the flow chart.

Moved by Strader, seconded by Rogers, to approve the proposed text changes to Section 43.0 Special Uses of the Lodi Township Zoning Ordinance and refer these changes to the Township Board of Trustees for approval.

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

Swenson – yes
Thelen – yes
Vestergaard – yes

The motion passed unanimously.

10) Reports

a) Board of Trustees

Swenson reported that the BOT reviewed the annual audit report from the auditors, approved a new fee schedule, discussed Ann Arbor Sand and Gravel, approved the purchase of Holiday decorations for the cemetery and a contract for snow plowing, and accepted Jean Little's resignation from the ZBA.

b) Commissioners

Thelen mentioned that he will not be able to attend the January meeting. Thelen also asked about the December meeting and it was decided that it should be cancelled this year.

Moved by Thelen, seconded by Rogers, to cancel the December meeting of the Lodi Township Planning Commission meeting.

The motion passed unanimously by voice vote.

c) Planning Consultant

Nothing additional

d) Engineering Consultant

Nothing

11) Public Comment

Nothing.

12) Adjournment

Motion by Thelen, seconded by Vestergaard, to adjourn at 8:50 PM.

Roll call vote:

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

The motion passed 5 - 0.

The next regular meeting is scheduled for January 25, 2021 at 7:00 PM.

Respectfully Submitted,

Craig Swenson, Planning Commission Secretary