



Lodi Township Planning Commission Minutes

June 28, 2022 7:00 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 Strader, at 7:01 PM. The Pledge of Allegiance was then recited.

2) Roll Call of the Commission

Present: Rogers, Stevenson, Strader, Swenson (7:05), Thelen, Vestergaard and Warner.

Absent: None

Others Present: Supervisor Godek, Township Planner Hannah Smith, Township Engineer Marcus McNamara, Leslie Blackburn, Kathryn Watson, and two other citizens.

3) Public Hearing

Public Hearing to receive comments on a proposed amendment to the Lodi Township Zoning Ordinance. Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Lodi Township, Washtenaw County, Michigan ordains the following amendment to the following sections within the Lodi Township Zoning Ordinance:

Article 2, Section 2.03 Definitions

Article 41, Section 41.31 Temporary Structures

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

Yea: Rogers, Stevenson, Strader, Thelen, Vestergaard, Warner.

Nay: None.

Absent: Swenson.

The motion passed 6-0.

Godek made several comments about the ordinances and Strader suggested changes. Smith explained some of the definitions and the reason for the proposed changes as part of a question from the public.

Moved by Thelen, seconded by Strader, to close the public hearing.

Yea: Rogers, Stevenson, Strader, Swenson, Thelen, Vestergaard, Warner.

Nay: None.

Absent: None.

The motion passed unanimously.

Moved by Warner, seconded by Rogers, to recommend to the Lodi Township Board of Trustees to adopt the proposed changes to Article 2, Section 2.03, Definitions, and Article 41, Section 41.31, Temporary Structures, of the Lodi Township Zoning Ordinances, with the additional changes discussed at this meeting.

Yea: Stevenson, Strader, Swenson, Thelen, Vestergaard, Warner, Rogers.

Nay: None.

Absent: None.

The motion passed unanimously.

4) **Announcements**

None.

5) **Public Comment**

Blackburn commented regarding the reforestation of property when trees are removed.

A public member asked if the action that was just taken to amend the Zoning Ordinances could be explained. Planner Smith provided an explanation.

Another resident commented that there is a need for a noise ordinance and that burning should be regulated for size and smoke. She also mentioned that shooting is occurring after dark near her residence.

6) **Approve Minutes**

a) **Regular meeting minutes of the May 24, 2022, Planning Commission meeting.**

Moved by Rogers, seconded by Vestergaard, to approve the minutes of the May 24, 2022, Lodi Township Planning Commission meeting.

The motion passed unanimously by voice vote.

7) **Approve Agenda**

Moved by Rogers, seconded by Warner, to approve the agenda as amended.

The motion passed unanimously by voice vote.

8) **Old Business**

a) Solar and Wind Energy Locations

Planner Smith noted that Commissioners have received an additional ordinance draft to review, but she has not had an opportunity to work the recently received comments from the Township Attorney into the document. Strader suggested that the Commission review the new document and any additional changes that may be made to the draft at a future meeting,

b) Revised Definition for Temporary Concrete or Asphalt Batch Plant.

Planner Smith reviewed suggested changes to the Article 2.0, Definitions, adding a paragraph defining Concrete and Asphalt Crushing Operation, and the addition of Section 41.08, Concrete and Asphalt Crushing Operations. McNamara also commented and answered commissioners' questions. Godek explained how violations are handled with mining operations in the township.

Motion by Thelen, seconded by Warner, to set a public hearing for receiving public comment on amendments to Section 2.0 and proposed Section 41.08 of the Lodi Township Zoning Ordinances, on Tuesday, July 26, 2022, at 7:00 PM at the Lodi Township Hall.

Yea: Strader, Swenson, Thelen, Vestergaard, Warner, Rogers, Stevenson.

Nay: None.

Absent: None.

The motion passed unanimously.

9) **New Business**

a) Request for Special Use Permit, No Bull Towing, 7650 Weber Road.

Planner Smith indicated that the application was incomplete and that she shared her concerns with the applicant prior to the Commission meeting. No action taken.

b) Application for Home Occupation, Kathryn Watson

Planner Smith reviewed the application and Watson clarified that the ducks are not being kept for slaughter, but rather for feather production. The Commission discussed what the requirements are for farming operations. Vestergaard asked why this operation would not be considered a hobby farm. Godek explained the background of the ordinance allowing only three chickens on 1 to 4.99 acres. Watson talked about her situation, and Smith indicated that this could potentially be reviewed as a farming operation. Godek advised Watson to contact her for information about the State of Michigan farm operation process, and Smith will also be back in contact with the applicant.

10) **Reports**

a) **Board of Trustees**

Swenson reviewed topics from the Township Board.

b) **Commissioners**

Commissioner Thelen asked about how any meetings with Arbor Preserve were progressing. Godek stated that there was nothing new to report. He also asked about Renaissance Farm.

c) **Planning Consultant**

Nothing further.

d) **Engineering Consultant**

McNamara indicated that the Township Attorney has sent a letter to Ann Arbor Sand and Gravel regarding compliance with Township ordinances. Stephenson expressed concerns about asphalt that is piled on the same property.

11) **Public Comment**

Nothing.

12) **Adjournment**

Motion by Stephenson, seconded by Vestergaard, to adjourn at 8:58 PM.

The motion passed unanimously by voice vote.

The next regular meeting is scheduled for July 26, 2022, at 7:00 PM.

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary