



Lodi Township Planning Commission Minutes

September 27, 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, Thelen, Vestergaard and Warner.

Absent: None

Others Present: Supervisor Godek, Clerk Chris Smith, Township Attorney Jesse O'Jack, Planner Hannah Smith, Township Engineer Marcus McNamara, and numerous members of the public, including Candice Briere (Midwestern Consulting), Amy Miller, Leslie Blackburn, David Dixon Hammond, Clive and Tammie Wotten, Charles and Barbara Bielak, Ann Damon, Gilda Johnson, Don Rentschler, Dana Dever, Sharon Smith, Jim Reeves, Jan Millar, Matthew Parker, Christine Clisham, Karen Seltz, Mark Cramer, Chris and Nancy Heberer, Tim and Martha Mouch, Bobbi Movens, Tom Mayne, Jean Fiegel, and Mary Francis.

3) Public Hearing

A Public Hearing to receive comments on a request by Jason and Amy Miller, 6750 Bethel Church Road, requesting a Special Use Permit to allow for continued use of the Renaissance Farms Stables and Commercial Horse-Riding Facility at 6750 Bethel Church Road. Parcel #'s M-13-29-300-020, M-13-29-300-019, M-13-29-400-008, and M-13-29-400-007.

Strader advised that the applicants have requested to remove the public hearing from the agenda while they await information from the State of Michigan Department of Agriculture. Due to the late notice of the request, the public hearing will be held, then adjourned until the January 24, 2023 Planning Commission meeting. She also commented on the procedures for a public hearing.

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

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

Nay: None.

The motion passed unanimously.

Strader acknowledge a letter of opposition received by the township from Tim and Martha Mouch.

Dana Dever – An attorney practicing real estate law for 48 years. Noted that the application indicates that this is a continuous non-conforming use. Dever also stated that the zoning ordinance states that if

you cease the non-conforming use for a year, the property loses its non-conforming status. Dever stated that in 2013 the previous owners closed the stable. Said that if there are weekend horseshows, there will be overnight stays and that requires a state campground permit. Dever is also concerned about manure management, the septic field, driveway egress, and public roadway problems (particularly the blind hill).

Christine Clisham – Concerned about the number of horses and manure management. Farmers will not want the manure. Believes the scale of the project is more commercial than agricultural. Other concerns include the roads and equine diseases.

Tim Mouch – Stated that some of the things in the application are not consistent with what he has seen over the last few years. Mouch said that what was described as a paddock has really just been a field, with hay and occasionally corn grown there. The public road is only 14 feet wide in some areas and larger vehicles will not be able to pass. He noted that the events will tend to start and end at a specific time and that will focus traffic in an intense way, causing greater dust problems. Noted that the application is an expansion of use, not a continuation, and he is in opposition to the application.

Jim Reeves – Agrees with what has already been said. It appears to be becoming more of a fairground than a boarding stable.

Dan Dever – Facility should be a stable. Agritourism is not covered under the Right to Farm Act. Has not seen any of the details of the project. Stated that Freedom Township requires that stables be located on paved roads.

Charles Bielak - Does not support application. Wants area to stay agricultural. Project as proposed is commercial.

Moved by Thelen, seconded by Rogers, to adjourn the public hearing until January 24, 2023 at 7 PM.

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

Nay: None.

The motion passed unanimously.

4) Announcements

None.

5) Public Comment

Leslie Blackburn – Commenting on the rezoning of 2730 West Ellsworth. Noted that she has submitted several letters, and that there are additional signers for one of them. Believes that the six points for rezoning have not been met. Believes that rezoning to PSP would actually compromise the safety of township residents and that the project is not compatible with the master plan and zoning ordinance. Also believes the size and scale of the development is not compatible with the area, and that the roads are not adequate. Asks that the rezoning be denied.

Tom Mayne – Has lived on Ellsworth for 40 years. Traffic is bad. Does not want Lodi Township to become busy like Pittsfield Township.

Aleia McDonald – Has two additional signature to add to the Blackburn letter.

Mary Francis – Supports the Blackburn letter.

Bobbi Movens – The increase in traffic is alarming. Just moved in next door and wanted a peaceful surrounding. Driveway traffic fairly late into the night. Is concerned about car crashes.

6) **Approve Minutes**

a) **Regular meeting minutes of the August 23, 2022 Planning Commission meeting.**

Moved by Thelen, seconded by Vestergaard, to approve the minutes of the August 23, 2022, Lodi Township Planning Commission meeting.

The motion passed unanimously by voice vote.

7) **Approve Agenda**

Strader stated that the Lake Forest site plan request and the rezoning application for 2730 W. Ellsworth Road, are being removed from the agenda at the applicant's requests. The Special Use Permit and the Site Plan request for 6750 Bethel Church should be tabled while the applicant waits for a response from the State of Michigan regarding a Right to Farm Act request.

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

The motion passed unanimously by voice vote.

8) **Old Business**

Nothing.

9) **New Business**

Nothing.

10) **Reports**

a) **Board of Trustees**

Swenson reviewed several topics addressed at the Board of Trustees meeting, including setting the Saline Area Fire Department millage rate at .93 mils, approving a short term extension for a trailer to be kept on property in the township, talked about the Watson Right to Farm application, and passed Resolution 2022-011 regarding the Concrete & Asphalt Crushing ordinance.

Strader also noted that the Arbor Preserve presentation that was scheduled for the October 4th Board of Trustee's meeting has been removed from the agenda.

b) **Commissioners**

Nothing.

c) **Planning Consultant**

State law has changed regarding Child Care centers, and we may need to change our zoning ordinance in the future to confirm with the new law.

d) **Engineering Consultant**

Nothing further.

11) **Other Business**

Strader acknowledged the receipt of a letter from Jason Lee regarding the construction of small buildings in the township.

12) **Adjournment**

Motion by Thelen, seconded by Stevenson, to adjourn at 7:44 PM.

The motion passed unanimously by voice vote.

The next regular meeting is scheduled for October 25, 2022, at 7:00 PM.

Respectfully Submitted,



Craig Swenson, Planning Commission Secretary