



LODI TOWNSHIP BOARD OF TRUSTEES

REGULAR MEETING

July 11, 2023

LODI TOWNSHIP HALL

3755 PLEASANT LAKE ROAD
ANN ARBOR, MICHIGAN 48103

1. **Regular Meeting** - The regular meeting of July 11, 2023, opened with the Pledge of Allegiance at 6:30 p.m.
2. **Roll Call** – Rentschler, Schaible, Foley, Smith, Godek, Lindemann, Swenson
3. **Public Hearing**
Request by Peter Bowe, Mary Bowe, and Sara Bowe for annexation to the City of Saline from Lodi Township at 7641 Ann Arbor Saline Road, Saline, MI 48176, known as the Saline Picture Frame Shop. Lodi Township parcel # M-13-36-400-001.
Motion Smith seconded by Foley to open the Public Hearing at 6:31pm
Roll Cal Vote: YEA: Rentschler, Schaible, Foley, Smith, Godek, Lindemann, Swenson.
NAY: None
ABSENT/ABSTAIN: None
Carried 7-0.
Comments were received.
Motion Schaible, seconded by Foley to close the Public Hearing at 6:32pm.
Roll Cal Vote: YEA: Swenson, Lindemann, Godek, Smith, Foley, Schaible, Rentschler.
NAY: None
ABSENT/ABSTAIN: None
Carried 7-0.
4. The Consent Agenda approved as presented. Motion Lindemann seconded by Schaible. Approved 7-0. Carried.
 - C-1: Approve June 6, 2023, Regular Meeting Board Minutes & July 3 & 6, 2023 Special Meeting Minutes
 - C-2: Accept Investment Report (treasurer report)
 - C-3: Approve – Payment of Bills 6/7/2023-7/11/2023.
 - C-4: Recognize – Monthly Budget Report
 - C-5: Amend Budget – if needed
 - C-6: Acknowledge Planning Commission Minutes – June 27, 2023
 - C-7: Acknowledge Board of Appeals Minutes – none.
 - C-8: Acknowledge Sheriff Report – May 1-31, 2023.
 - C-9: Acknowledge Zoning Report
5. **Attorney Report – NONE**
6. **Planning Commission** – short Planning Commission Report from Commissioner Swenson. The Planning Commission held a public hearing on a Special Use Application for a home bakery, took comments regarding the Arbor Preserve project, and looked at a minor site plan amendment for Copperleaf Crossing. There is a joint meeting with the Township Board on 7/20 regarding Arbor Preserve

development.

7. **Public Comment** - offered at 6:35pm. There was no comment.
8. **Approve/Revise Agenda** – Motion Smith seconded by Foley to approve the agenda as presented with 3 additions to the agenda: 1. Ordinance #2023-001R Commercial Solar Moratorium. 2. Resolution #2023-008 and 3. Approval of Closed Session Minutes from June 6, 2023. Carried 7-0.
9. **Old Business: NONE**
10. **New Business:**

1. 7641 Ann Arbor Saline Road Annexation to the City of Saline M#13-36-400-001. Discussion regarding proposed 425 Agreement from the City of Saline. Noting the “assessed valuation” in Section 5 (b) should be “taxable value”. On page 5, correcting Christina’s name deleting “Jan”.

Motion Swenson seconded by Foley to approve 425 Agreement with change in section 5 (b) “assessed valuation” to “taxable valuation” and the correction to Christina’s name deleting “Jan” in front of Chirstina’s name on page 5.

Roll Call Vote: YEA: Rentschler, Schaible, Foley, Smith, Lindemann, Swenson.

NAY: Godek

ABSENT/ABSTAIN: None

CARRIED: 6-1.

2. Gula Special Use Application per Planning Commission.

The applicant has taken care of the items the Planner requested. He added a fence around the Tower and will receive zoning from the Township once the Special Use Application has been approved.

Motion Foley seconded Smith to approve the Special Use Application based on the Findings of Facts from the Planning Commission.

Roll Call Vote: YEA: Swenson, Lindemann, Godek, Smith, Foley, Schaible, Rentschler.

NAY: none

ABSENT/ABSTAIN: none

CARRIED: 7-0

Based on the Planning Commission Findings of Facts:

1. *A special use application by Christopher Gula to the allow operation of an existing wireless communication tower at his residence of 7650 Weber Rd, Saline MI 48176, parcel number M-13-30-100-016, approx. 4.47 acres, currently zoned Agricultural, was received by Lodi Township on March 1, 2023.*
2. *A Notice of Public Hearing was issued by the Lodi Township Clerk, and was published in the official local paper of record, and mailed to adjacent property owners in accordance with the Lodi Township Zoning Ordinance, and the Michigan Zoning Enabling Act (Public Act 110 of 2006).*
3. *Public Hearing was held at the regular Planning Commission Meeting held on May 23, 2023 at 7:00 pm. to hear the matter, and comments were taken from those persons who wished to be heard.*
4. *Section 54.12, Wireless Communications Facilities, of the Lodi Township Zoning Ordinance sets forth the requirements for application information, type of review required, and the applicable standards for review of these facilities*
5. *That the Zoning ordinance allows towers with a maximum height of 45-feet in the AG zoning district.*

6. *The applicant has an existing 55-foot freestanding tower that was erected without permits or approvals approximately 8 years ago, and he is seeking to bring the tower into compliance with the Zoning Ordinance.*
7. *The tower is currently used to provide Lodi residents in the area of the tower with high speed Internet access.*
8. *A Site Plan Review dated April 20, 2023 was prepared for the Planning Commissions review by CIB Planners, with recommendations to approve the tower with conditions: receipt of additional required information prior to Board of Trustees review, clarification on fencing and other climb prevention installation, and review/approval from all applicable consultants, departments and agencies.*

Yes: Rogers, Stevenson, Strader, Sweetland, Swenson, Vestergaard

No: None

Absent: Warner

The motion passed unanimously.

3. Rachel Martindale, Special Use Application for a home baking business at 3702 Meadow Lane, Lot Parcel #M-13-23-180-005.

Motion Smith seconded Schaible to approve Special Use Application for a Home Bakery at 3702 Meadow Lane based on Planning Commission Findings of Facts.

Roll Call Vote: YEA: Rentschler, Schaible, Foley, Smith, Godek, Lindemann, Swenson.

NAY: None.

ABSENT/ABSTAIN: None

CARRIED: 7-0.

Based on Planning Commission Findings of Facts:

- The proposed special use, Home Occupations, General, is a permitted special use in the R-1 District. Meadow Lane is in the R-1 District.
- The special use is compatible with adjacent uses and will be designed, constructed, operated, maintained, and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the zoning district and neighborhood.
- The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.
- The proposed special use is in compliance with all applicable regulations and standards of this Ordinance, other applicable ordinances, and state and federal statutes.
- Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.
- The impact of the special use will not exceed the existing or planned capacity of public municipal services or infrastructure; including utilities, roads, police and fire protection services, refuse disposal, areas drinking water wells, and drainage structures. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.
- The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be detrimental or injurious to the environment or the public health, safety, and welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or the adverse impacts.
- Approval of the Home Occupation, Special Use, is recommended by the Township Planners, CIB Planners.

Yes: Rogers, Stevenson, Strader, Sweetland, Swenson, Vestergaard, Warner

No: None

Absent: None.

The motion passed unanimously.

4. His Eye on the Sparrow Gaming License Resolution #2023-009 – Lake Forest Golf Course – Event July 22, 2023. Motion Lindemann, seconded Smith to

approve the presented Charitable Gaming License for His Eye on the Sparrow for an event at Lake Forest Golf Course on July 22, 2023.

Roll Call Vote: YEA: Swenson, Lindemann, Godek, Smith, Foley, Schaible, Rentschler.

NAY: none

ABSENT/ABSTAIN: none

CARRIED: 7-0

5. Culvert Agreements from the Washtenaw County Road Commission. The Township received a grant from the county's Water Resource Division with the grant we can replace 3 culverts this year.

1. Ellsworth Rod, West of Gensley Culvert \$44,250.00

2. Ellsworth Road, West of Zeeb Culvert \$11,500.00

3. Weber Road Culvert \$60,750.00

Motion Lindemann seconded by Foley to approve the 3 culvert projects with Township ARPA Funds.

Roll Call Vote:

YEA: Rentschler, Schaible, Foley, Smith, Godek, Lindemann, Swenson.

NAY: None.

ABSENT/ABSTAIN: None.

CARRIED: 7.0

6. Ordinance #2023-001R –Commercial Solar Moratorium

The Planning Commission is working on an Ordinance, but in the meantime the Township has received several inquiries on Commercial Solar. Supervisor Godek has requested a 180 day Moratorium be placed on Commercial Solar.

7. Resolution # 2023-008

Motion Godek, seconded Swenson to approve Resolution #2023-008, Commercial Solor Moratorium.

Roll Call Vote: YEA: Swenson, Lindemann, Godek, Smith, Foley, Rentschler.

NAY: Schaible.

ABSENT/ABSTAIN: none.

CARRIED: 6-1.

8. Closed Session Minutes Approval

Motion Schaible, seconded Foley to approve closed session minutes from June 6, 2023, meeting. Approved 7-0.

11. FYI - none

12. Adjournment – Moved Lindemann seconded by Schaible to adjourn at 7:06pm. Motion Carried 7-0.

13. Next meeting on July 20, 2023 @ 7pm and next Regular Meeting August 1, 2023, at 6:30 pm.