

Lodi Township Planning Commission Special Meeting Minutes

August 22, 2023 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 Vice Chair Stevenson at 7:01 PM. The Pledge of Allegiance was then recited.

2) Roll Call of the Commission

Present: Rogers, Stevenson, Sweetland, Swenson, Vestergaard and Warner.

Absent: Strader.

Others Present: Township Planners Hannah Smith, Supervisor Jan Godek, Mark Eby, Paul Steigerwald, Alex Matelsle, Skyler Hofbauer, Anne Shelton, Richard Happle, Xavier Edwards, Gabriela Eykich, Dennis Marr, Joseph Molnar, Vicki Marsh, Steve Marsh, Mary Orczykowski, Amber Palmer, Kira Edwards, Nivedita Biswal, Julie Holst, Eric Holst, Leslie Blackburn, and several other citizens.

3) Announcements

Vice Chair Stevenson introduced himself and noted that since Chair Strader is absent, he would be running the meeting.

4) Approval of Agenda

Smith requested that a discussion of an amendment to Section 40.05 regarding caretaker living quarters be added as an item to New Business.

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

The motion passed unanimously by voice vote.

5) Public Hearing

A. Public Hearing to receive comments on an amendment to the Lodi Township Zoning Ordinance regarding Principal Dwelling Units.

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

The motion passed unanimously by voice vote.

Smith explained that the proposed changes are aimed at focusing wording and providing additional clarification of the purpose of this section. She believes that the specific intent of the section is not being changed. She reviewed a section draft with the proposed changes highlighted and noted that the following definitions are proposed for change: Caretaker Living Quarters, Accessory Dwelling, and Single Family Dwelling. There were several other wording changes.

There were no public comments

Moved by Warner, seconded by Sweetland, to close the public hearing.

The motion passed unanimously by voice vote.

The Commission then discussed the changes and decided to send the proposed changes to the Township Board of Trustees.

Motion by Vestergaard, second by Sweetland to recommend approval of the proposed changes to the Lodi Township Board of Trustees.

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

No: None

Absent: Strader

The motion passed unanimously.

6) **Public Comment**

None.

7) **Approve of Minutes**

A. Regular meeting minutes of the July 25, 2023 Planning Commission meeting.

Moved by Swenson, seconded by Rogers, to approve the minutes of the July 25, 2023, Lodi Township Planning Commission meeting.

The motion passed unanimously by voice vote.

8) **Old Business**

A. Cooper Leaf Crossing-Minor Site Plan

Smith reviewed the efforts to find the original PUD approval and restrictions, and at this point neither the Township or the property owner are able to provide that documentation. Smith said that the applicant is most concerned about completing the proposed K-9 enclosure quickly, and is willing to go through a major site plan review, including the change to the parking lot, to update the PUD to conform with current and future uses, as agreed upon by both parties, if the minor site plan for the enclosure is approved.

Smith provided the Commission with two options. First, halt all work on the property and require that the PUD be updated as part of a major site plan review. The second option would be to approach the K-9 enclosure as a minor site plan review, and if the Commission is satisfied with the documentation present, approve that, with the requirement that a complete review of the PUD be conducted as part of a major site plan review. Smith recommended that that happen within six to nine months if this option were to be selected.

Steve Marsh, representing Cooper Leaf Crossing and The Creature Conservancy, spoke about the original PUD and his recollections of the process. He also stated that the Board of Directors of the Creature Conservancy has voted to participate in a major site plan review and to develop a list of species that the Conservancy will not house at this site. Marsh said that he is happy to participate in a major site plan review, but said that the time limit was a concern because he does not have control over how long it takes the Township to review plans. Warner asked for a clarification on the purpose of the amendment to the PUD, and Smith indicated that it should include information about all the types of activities that are being conducted on the property such as kid's camps. Stevenson asked about the fence setback and Marsh indicated that he would be willing to make one of the fences a privacy fence. Stevenson also asked what other species could be moved into this enclosure once the wolf hybrid is gone. Marsh said that it is being constructed for K-9s and that they could put dingoes, coyotes, or arctic foxes. A member of the audience clarified that there are three fences involved in the project. First, there is a property line fence to keep people off the property. Then, there is an eight foot high fence with rails on the top, middle and bottom, and vertical rebar sunk into the ground every 4 inches. Inside of that is another enclosure to house the animals at night or during storms. Marsh also responded to a question from Stevenson about using goats to maintain the vegetation in the 3-foot service isle.

Findings of Fact

Cooper Leaf Crossing is a business that has operated in Lodi Township for over 15 years.

Cooper Leaf Crossing was approved by Lodi Township as a Planned Unit Development (PUD), but the records of the exact approvals and restrictions are currently not available.

On May 23, 2023, Cooper Leaf Crossing submitted an application for site plan review for a K-9 enclosure on their property.

The location of the enclosure was chosen because other portions of the property that are large enough have water drainage problems that prohibit building this structure on them.

The structure is being built to house a wolf-dog hybrid and his mate, and it will greatly decrease the probability of animal escape, and increase the safety of the neighborhood.

The Township Planning Consultant believes that a minor site plan review is an appropriate option for approval of the current site plan review application.

The enclosure has double escape proof entrances and the design has been approved by the USDA Inspector responsible for inspection of such facilities.

The enclosure meets the requirement set forth in the Michigan Wolf-Dog Cross Act.

As part of this minor site plan approval process, Cooper Leaf Crossing has agreed to work with the Township Planner to amend the PUD as part of a major site plan review within the next nine months.

Motion by Swenson, seconded by Warner, to determine that the K-9 enclosure is a minor site plan review, and that the information submitted to the Commission is adequate to substantiate approval of the structure, with the clear understanding that this approval is limited to only the K-9 enclosure and the modification to allow the eight-foot fence. Additionally, within the next 9 months, the applicant will work with Planner Smith to submit

a modification to the PUD that reflects the current and future uses of the property as agreed to by both parties.

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

No: None

Absent: Strader

The motion passed unanimously.

B. Short Term Rentals

Smith stated that she had nothing new for this subject. Warner did ask a question about whether the township could somehow restrict bonfires and fireworks at short-term rentals. There was a general discussion about this that also included septic system requirements and other aspects of short term rentals. No action was taken.

C. Solar/Wind

Smith mentioned that the Township Board has established a six-month moratorium on solar and wind installations. Two graduate students from the University of Michigan, Kira Edwards and Nivedita Biswal, participated in the discussion based on their research and experience.

9) **New Business**

A. Section 40.05 Amendment

Smith reported that she has reviewed this section with Township Attorney O'Jack and he would like to add language that requires 30 hours of work per week maintaining the parcel by a person that is living there as a caretaker. Commission members discussed the appropriate number of hours to comply with the intent of the ordinance. Smith also shared that the Commission might want to allow a caretaker's family to also live on the property. The current language seems to limit the occupancy to the caretake only.

Moved by Warner, seconded by Sweetland, to set a public hearing to receive public comment on the proposed amendment of Section 40.05 of the Lodi Township Zoning Ordinances for September 26, 2023, at 7:30 PM.

The motion passed unanimously by voice vote.

10) **Public Comment**

A. None.

11) **Reports**

A. Board of Trustees

Swenson reported that he was unable to attend the Board of Trustees meeting in August due to being out of town.

B. Commissioners

Nothing.

C. Planning Consultant

Nothing

D. Engineering Consultant

Nothing.

12) Other Business

None.

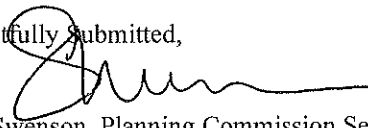
13) Adjournment

Motion by Rogers, seconded by Vestergaard, to adjourn at 8:53 PM.

The motion passed unanimously by voice vote.

The next regular meeting is scheduled for September 26, 2023, at 7:00 PM.

Respectfully Submitted,


Craig Swenson, Planning Commission Secretary

