

Lodi Township Planning Commission

July 20, 2023, Arbor Preserve Work Session Minutes

Call to Order and Pledge of Allegiance

At 7:00 P.M., July 20th, 2023, Cindy Strader called the meeting to order and led the Pledge of Allegiance.

Roll Call

Present: Cindy Strader, Dave Stevenson, Craig Swenson, Carston Vestergaard, Janet Rogers, Ann Warner

Absent: Brian Sweetland

Board of Trustees

The board of Trustees did not have a quorum, it was noted Craig Swenson was present and is a Trustee.

Public Comment

Shannon Beeman, Washtenaw County Commissioner for District 3 introduced herself. Ms. Beeman explained she was there for updates on how the project was going and would also fill in her colleague Caroline Sanders District 4. Ms Sanders does not support the project because of the impact this project may have on water and drainage.

Meg West, Travis Point resident was present. Ms. West is a Landscape architect and a member of Livable Lodi. Ms. West had a few questions: Who will be the actual builders? What Successful Projects have Red Equities Developed? She has concerns about the water and drainage changes the project may create. Why is Red Equities pursuing a PUD not the standard residential zoning it falls in? Cindy Strader acknowledged the questions and said the non-technical issues would be better asked at the next regular Planning Commission meeting, since this meeting is just to explore technical issues related to wells, surface drainage and wastewater disposal.

Elijah Forsythe, representing Stonebridge introduced himself and stated his concerns about water the aqua filter and drainage.

Announcements/Introductions/ Purpose of Meeting

Cindy Strader introduced the participants and reminded the group that the scope of the meeting was to gather more information about the wells, the wastewater, and the drainage regarding this property, and that no decisions would be made tonight.

Present in the group: Jennifer Conn from Washtenaw County Environmental Health. Evan Pratt, Water Resource Commissioner of Washtenaw County.

Red Equities was represented By Jim Eppink, Allan Greene, Bill Anderson, and Jeff Landers.

Red Equities is hoping to negotiate an amended consent judgement agreement with the Township to a PUD rezoning for no more than 107 homes on the project sites with individual wells and community wastewater treatment plants.

Bill Anderson stated the intended wastewater treatment will be a community wastewater treatment system for each project.

Wells

Jennifer Conn spoke about the well drilling process and how her department will determine if 107 private wells are feasible. She stated the developer will be required to have a hydrogeologic study performed. The study will determine if the new wells will impact nearby existing wells, and if the aquifer has sufficient capacity for this development. Wells are reviewed for the drawdown on surrounding wells for a minimum of a quarter mile. She stated Community wells (Type 1) could be a possibility, which would add to the monitoring burden. If one section of the development requires a Community Well, then the entire project would need to be on the Community system. They will not mix types of water supply systems. The State of Michigan (EGLE) regulates Type 1 Community Wells. Washtenaw County regulates individual private wells. Red Equities prefers a private well for each property.

She gave her opinion on the chances of the Gelman plume, PFAS contamination at Emerson School and other contaminates spreading into our area, indicating she felt more wells would not do that. We can ask for aquifer flow direction as part of the hydrogeological study. Bill Anderson acknowledged that a hydrogeological study would need to be done. If a community well was to be used, the master deed will provide for maintenance and repair. A discussion about the Lake Isabella legal case sets precedence for the Townships liability for failed systems. Ms. Cann was asked if all the wells could be sited before the final approval is given. She responded that it was not supportive of that because wells can be a conduit for contamination to the aquifer.

Janet Rogers asked if test wells had been dug? Bill Anderson says a few wells have been dug to test the possibility of water. Although not official those results could be shared with the township.

Stormwater Drainage

Evan Pratt spoke about how decisions are made regarding drainage management in the district. He stated since the 70's water drainage technology has changed. Rainfall has increased in the last few years, and they have updated their standards for this statistical increase. Mr. Pratt says the county would hold the drainage to the predevelopment conditions, including wastewater surface discharge to the Rouse Drain. All development would also have to increase water detention capabilities. Mr. Pratt stated the water infiltration problems and flooding at Stonebridge and Travis Point are a result of outdated drainage designs in those developments. Mr. Pratt plans to meet with representatives of Stonebridge to further discuss their concerns.

Mr. Pratt also stated that the current drainage plan for this project still needed modifications but conceptually is possible. Mr. Pratt also explained how public stormwater systems vs private stormwater systems have different funding options for future repair. The township could make a condition of permitting, such as county drain commission inspection be added to the permitting process.

Mr. Pratt did respond to questions about Phosphorus discharge. Mr. Pratt did feel that EGLE needed to raise the bar for permitting regarding effluent discharge limits for phosphorus. Communities can establish their policies about what they permit. His concern about the discharge is that it would be going to a low flow stream.

Wastewater Treatment

Bill Anderson stated the soil samples indicated the property was not conducive to traditional septic systems. Cindy Strader noted she had checked with the County Health Dept and there was no official record of soils investigation/determination for any of the properties listed to be developed. Bill indicated a few test pits were dug privately a few years back, but soils were not suitable for on-site septic systems. The intention of Red Equities is two separate Sequencing Batch Reactor Systems. They will be underground and fenced in, as well as landscaped. Odor concerns were raised. Mr. Anderson indicated the constant monitoring of the system means any non-compliance be caught quickly.

Jenny Conn noted that the Community WW treatment system would be permitted by EGLE not the County. Permit is reviewed every 5 years and must be re - permitted. Red Equities indicted that the facilities would be owned by the Home Owners Association, who would hire a licensed operator to operate and maintain it according to all applicable standards. Funding is put in place by the HOA to be able to pay for this in perpetuity, and to cover any major repairs/maintenance costs. It was mentioned we can require EGLE mandated testing results be copied to us. Bill Anderson stated the monitoring makes the system safer than the privately owned septic systems that are often neglected for years. Craig Swenson asked if there is a preference for septic vs. community systems? Ms. Conn Stated she was not aware of any. Cindy Strader reported she had contacted EGLE and they had no preference.

Red equities will bring information to the next Planning Commission Meeting with some information to address public comments that were not addressed in this work session. Janet Rogers moved to Adjourn. Seconded by Dave Stevenson

Respectfully Submitted,

Ann Warner, Lodi Township Planning Commissioner

A handwritten signature in cursive script that reads "Ann Warner".

