



Lodi Township Planning Commission Meeting Minutes

January 23, 2024, 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 7:02 PM. The Pledge of Allegiance was then recited.

2. Roll Call of the Commission

Present: Rogers, Strader, Sweetland, Swenson, and Vestergaard.

Absent: Stevenson, Warner.

Others Present: Township Planners Hannah Smith, Steve Marsh, Alex Matelski, Carly Rose, Ann Damon, and Leslie Blackburn.

3. Announcements

There were no announcements.

4. Approval of Agenda

Swenson asked to have approval of the minutes of the joint work session with the Township Board of Trustees on January 9th added to the agenda.

The agenda, as amended, was approved unanimously by voice vote.

5. Public Hearing

None.

6. Public Comment

Carly Rose spoke about the wolf dog at Cooper Leaf Crossing and stated that it appears he was put in the enclosure on January 14th. She reported that he often howls as early as 6:30 AM, and as late as midnight. Carly stated that she has texted Steve Marsh when several of the incidents happened and he responded. She does not think he is in a shelter. Marsh indicated that he is no longer in the enclosure and he plans to install security cameras so they can see what is causing Harry and Sally to bark and howl.

7. **Approve of Minutes**

- A. Regular meeting minutes of the November 21, 2023, Planning Commission meeting and minutes from the January 4, 2024 Work Session.

Moved by Swenson, seconded by Strader, to approve the minutes of the November 21, 2023, Lodi Township Planning Commission meeting and the January 4, 2024 work session minutes.

The motion passed unanimously by voice vote.

8. **Old Business**

- A. Cooper Leaf Crossing PUD Update

Strader reported that several of the Commission members attended the work session, and that the township has discovered new original documents providing additional details about the original PUD. Marsh mentioned that they are putting extensive pressure on their engineering firm to have an updated plan ready for review within 60 days.

9. **New Business**

- A. Amendment to Sections 44.11, Standards for Site Plan Review

Hanna will work with Jesse to revise this section to enumerate the requirements for a PUD so that future applications will have a checklist of items required to be completed before the application is sent to the Planning Commission. We will set a public hearing at next month's meeting if the information is available.

- B. Lodi Master Plan Review

Smith reviewed her document speaking to initial comments/recommendations for the Lodi Township Master Plan review. Strader said she felt that a survey of the residents would be important since we have not done one in a while. She also asked Smith about the order of items that would comprise the list of input mechanisms for developing the Master Plan. Smith said that she would like to be sure that Commissioners review the goals and objectives of the plan to make sure it is consistent with current thoughts. Strader mentioned that the maps are hard to read, in addition to needing to be updated. Smith reviewed each part in her report and Commissioners provided comments. There was a discussion about how to keep the Zoning Map updated when changes are made. Vestergaard recommended that we address the structure of the document before getting into the details, and Swenson asked Smith if she could forward examples of Master Plans with different formats that her firm has worked on in the past and that she would recommend. Strader talked about an index between the Master Plan and the Zoning Ordinances that would allow us to understand how each document impacts the other.

Smith will send examples, and Commissioners will come back next month with more feedback after listening to the discussion at this meeting. No further action taken at this time.

- C. Planning Commission By-laws

Chair Strader reviewed areas of the current by-laws that she has questions about and the Commission discussed each issue. Strader will talk with Attorney O'Jack about several questions that came up, and bring the answers back at the next meeting.

D. 2023 Annual Report

Moved by Swenson, seconded by Sweetland, to approve the 2023 Annual Report of the Lodi Township Planning Commission, as presented.

The motion passed unanimously by voice vote.

E. 2024 Work Plan

Moved by Rogers, seconded by Sweetland, to approve the 2024 Lodi Township Planning Commission Work Plan.

The motion passed unanimously by voice vote.

F. City of Ann Arbor Comprehensive Plan

Swenson said it appears from their website that the City of Ann Arbor is starting their Master Plan process. He observed that we share a minute border, and we have I94 as a buffer. Strader indicated she would send out the information for review.

G. Resolution 2024-001, Setting of Regular Meeting Dates for 2024.

Resolution No. 2024-001

PLANNING COMMISSION RESOLUTION TO SET ITS REGULAR MEETING DATES

BE IT HEREBY RESOLVED AS FOLLOWS:

The Regular Meeting times and dates of the Lodi Township Planning Commission for the coming year will be at 7:00 PM on the dates listed below at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103:

January 23, 2024

February 27, 2024

March 26, 2024

April 23, 2024

May 28, 2024

June 25, 2024

July 23, 2024

August 27, 2024

September 24, 2024

October 22, 2024

November 26, 2024

December 17, 2024

Moved by Swenson, seconded by Strader, to approve Resolution No. 2024-001, setting the meeting dates for the Lodi Township Planning Commission for 2024.

Yea: Rogers, Strader, Sweetland, Swenson, Vestergaard.

Nay: None.

Absent: Stevenson, Warner.

The motion passed unanimously.

At 9:00 PM Chair Strader asked the Commission if they wished to continue the meeting past the two-hour limit. All members were in favor of finishing the agenda.

10. Public Comment

Leslie Blackburn commented that she is very interested in being involved in the Master Plan review. She asked how she could become a part of that. She also mentioned that the Soil Conservation District will do species inventories on property in the township, and recommended that the Planning Commission make this a requirement for the Arbor Preserve developments since she does not believe studies by Atwell Hicks can be trusted since they are paid for by the developer. Ann Damon asked about the Master Plan and if there is a timeline for completion. She would like to see the township newsletter used to make residents aware of any surveys that are planned. She, too, would like to be a part of the process. Steve Marsh commented that the township might want to have planning and zoning applications indicate how they support the Master Plan. He also mentioned that the survey might be done using QR codes. Blackburn mentioned that the township may want to consider a township milage to purchase development rights to preserve farmland.

11. Reports

A. Board of Trustees

Swenson reported that the Board of Trustees approved agreements with the Road Commission to improve 3 culverts in the township. They also directed the Planning Commission to review the PSP Zoning District and talked about the 425 Agreement for property at Ann Arbor-Saline Rd. and Saline-Waterworks Rd.

B. Commissioners

Nothing.

C. Planning Consultant

Smith noted that Kelly McIntyre from CIB has moved to another position and she has taken on some of her responsibilities.

D. Engineering Consultant

Not present.

12. Other Business

None.

13. Adjournment

Motion by Vestergaard, seconded by Sweetland, to adjourn at 9:42 PM.

The motion passed unanimously by voice vote.

The next regular meeting is scheduled for February 27, 2024, at 7:00 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Swenson", written over the typed name.

Craig Swenson, Planning Commission Secretary