



Lodi Township Planning Commission Meeting Minutes

February 27, 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 7:01 PM. The Pledge of Allegiance was then recited.

2. Roll Call of the Commission

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

Absent: Rogers, Warner.

Others Present: Township Planners Hannah Smith, Attorney Jesse O'Jack, Jan Godek, Steve Marsh, Alex Matelski, Carly Rose, Ben Kellum, Susan Miller, Ann Damon, Tom Mayne, Leslie Blackburn, Pat Tibbetts, Kevin McMahon and several other citizens.

3. Announcements

There were no announcements.

4. Approval of Agenda

Strader noted that we need to approve sending a Notice of Intent to review the Master Plan to neighboring communities. She asked for that to be added under Old Business.

Motion by Vestergaard, second by Sweetland to add this to the agenda.

The motion was approved unanimously by voice vote.

Upon Attorney O'Jack's recommendation, review of Zoning Ordinance sections 42.106 and 44.08 was also added to the agenda.

Motion by Vestergaard, second by Stevenson to approve the agenda, as amended

The motion was approved unanimously by voice vote.

5. Public Hearing

None.

6. Public Comment

There were no comments from the public.

7. Approval of Minutes

Moved by Sweetland, seconded by Vestergaard, to approve the minutes of the January 23, 2024 Lodi Township Planning Commission meeting.

The motion passed unanimously by voice vote.

8. Old Business

A. 2730 Ellsworth Rd Rezoning Request from AG to PSP

Smith reviewed the application and noted that a public hearing was held in August of 2022 at which time a number of citizens spoke. Concerns were expressed about water, trees, noise, dust, and safety at the intersection of Saline-Ann Arbor Rd and Ellsworth. The concern for the intersection is the sight distance from the south, and the angle of the intersection. Smith also reminded the Commission that a rezoning request can not be tied to a specific use, but any permitted use would still have to go through the site plan process. Strader mentioned that since there are so many uses in the PSP zone, it might make sense to consider putting religious institutions back in the AG zone. O’Jack mentioned that many of the uses listed in the PSP zone are accessory uses that are tied to the primary use. Stevenson confirmed with Smith that each use in a zone would be permitted on the property and O’Jack clarified that they would still have to meet the requirements of the ordinance.

The commission continue a discussion about PSP zoning. A woman from the audience that appeared to represent the applicant said the application is two years old, and that this is the same discussion that happened then. She also stated that Lodi Township is currently being investigated by the Department of Justice for violation of RLUIPA, the Religious Land Use and Institutionalized Persons Act. She claimed that the Department of Justice is waiting for the outcome of the application before they take action. O’Jack recommended that if it is the desire of the commission to put Institutional uses in the AG zoning district, then it should be done with all deliberate speed. The woman stated that the Township has 180 days to make a decision on an application, and there was a discussion about when the applicant and the Planning Commission agreed to put the application on hold.

Motion by Strader, seconded by Swenson, to table the rezoning request.

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

Nay: None.

Absent: Rogers, Warner.

The motion passed unanimously.

Motion by Strader, seconded by Stevenson, to hold a public hearing on March 26th, at 7 PM to add Institutional Use to AG zoning. The motion passed unanimously.

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

Nay: None.

Absent: Rogers, Warner.

The motion passed unanimously.

- B. Amendments to Zoning Ordinance 42.106, 44.08, and 44.11 regarding Standards for Site Plan review.

Smith stated that the reason for the requested changes which involve detailing the process for the modification of Site Plans and Area Plans. In Section 44.11, Smith is recommending that confirming that a new plan conforms to the approved Area Plan be added to the checklist. In Section 44.08 she added in the Site Plan Data and Notes area of the table, to confirm conformance with any approved Area Plan. 42.106 adds language to make the meaning of the section clearer.

Motion by Stevenson, seconded by Vestergaard, to hold a public hearing on March 26, 2023 at 7:00 PM to receive comments on the proposed changes to Zoning Ordinance 42.106, 44.08, and 44.11

Yea: Sweetland, Swenson, Vestergaard, Stevenson, Strader

Nay: None.

Absent: Rogers, Warner.

The motion passed unanimously.

- C. Lodi Master Plan Review

Strader talked about the need for a survey of township residents. Godek also supported that idea. The next step is to get the previous survey information and create a new survey with the Clerk's Office. The Planning Commission should also try to schedule a working session with the Board of Trustees. Hannah will report on the progress next month.

- D. Amendments to Planning Commission By-laws

Strader talked about several of the changes she is recommending.

Motion by Stevenson, seconded by Vestergaard, to approve the Lodi Township Planning Commission By-laws as amended, effective February 27, 2024.

Yea: Swenson, Vestergaard, Stevenson, Strader, Sweetland

Nay: None.

Absent: Rogers, Warner.

The motion passed unanimously.

9. New Business

- A. PSP Zoning District

Strader noted that this topic was discussed earlier during old business. Smith and the Commission had further discussions. No action taken

- B. Lodi Master Plan Amendment Letter

Smith presented the Commission with a draft Notice of Intent to Prepare a Master Plan Amendment letter to be sent to neighboring communities.

Motion by Vestergaard, seconded by Stevenson, to send the Notice of Intent to Prepare a Master Plan Amendment letter to neighboring communities.

The motion passed unanimously by voice vote.

10. Public Comment

Ann Damon complimented Chair Strader on her graciousness in dealing with her duties.

Kevin McMahon expressed his concern about the sewage disposal at the proposed rezoning property at 2730 West Ellsworth.

Leslie Blackburn mentioned that the property on 2730 West Ellsworth Rd was purchased as a residential property but when she talked to one of the owners, they said they just believe that it will be approved. Leslie said that traffic has definitely increased over time.

Pat Tibbetts asked if the township can require that a natural features inventory be done by consultants recommended by the township, instead of whomever a developer chooses.

Susan Miller expressed her concern about the Red Equities development.

11. Reports

A. Board of Trustees

Swenson reported that Janet Rogers was appointed to the Township Board of Trustees to fill the vacancy created by Bill Lindeman's resignation. Jesse O'Jack was appointed Township Attorney, OHM, was designated as the Township Engineer, and CIB Planning was appointed as the Township Planning firm. Carl Bauer, Kathy Vankoering, and Dan Dever were appointed to the Zoning Board of Appeals, and Brian Sweetland was reappointed to the Planning Commission.

B. Commissioners

Nothing.

C. Planning Consultant

Nothing further to report.

D. Engineering Consultant

Not present.

12. Other Business

None.

13. Adjournment

Motion by Strader, seconded by Vestergaard, to adjourn at 9:06 PM.

The motion passed unanimously by voice vote.

The next regular meeting is scheduled for March 26, 2024, at 7:00 PM.

Respectfully Submitted,

A handwritten signature in green ink, appearing to read "Swenson", with a long horizontal flourish extending to the right.

Craig Swenson, Planning Commission Secretary