



Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

November 26, 2024 at 7 pm

1. Call to Order and Pledge of Allegiance

The meeting was called to order by Chair Strader at 7:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present: Strader, Stevenson, Sweetland, Vestergaard

Absent: Warner

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Trustee Leslie Blackburn
Vicki Marsh, Ella Marsh, and Judy Church

3. Announcements: None

4. Approval of Agenda

Sweetland moved to approve the agenda as presented. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

5. Public Hearings:

Request by Corey Lipscomb and Sarah Maccarone Lipscomb for a Special Use Permit to allow a Home Occupation, General use at 8460 W Ellsworth Drive, Ann Arbor, MI 48103, parcel # M-13-07-300-003.

The applicant has asked that this request be removed for the agenda.

No notices were sent or published in the Sun Times News.

Stevenson moved to open the public hearing at 7:03 pm. Second by Vestergaard. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Due to the applicant asking for this request to be removed, no discussion was held and Sweetland moved to close the public hearing at 7:03 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

6. Public Comment

Public comment began at 7:03 pm. Comments were received from 1 person. Public comment ended at 7:07 pm.

7. Approval of Minutes – 10/22/24

Stevenson moved to approve the minutes of the October 22, 2024 Lodi Township Planning Commission meeting as presented. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

8. Old Business

a. Lodi Township Master Plan update

Township Planner Hannah Smith reviewed the results from the Lodi Township Master Plan Citizen survey. All questions from Commissioners were answered to their satisfaction.

b. Addition of Cemeteries as a use in AG district

Township Planner Hannah Smith discussed the issue with Township Attorney Jesse O'Jack and Township Supervisor Jan Godek since the last meeting. After a discussion, it was determined that more discussion was needed and this issue will be postponed until the January meeting.

c. Small Scale Wind Turbines

Township Planner Hannah Smith is still doing research on this issue, but did note that the current Ordinance does allow private wind energy systems as an accessory use to a use with the primary purpose of providing energy for that use. While this ordinance is geared for a standalone windmill on a tower, these standards would still apply if someone were to apply for a small scale wind turbine while the Planning Commission is working on an ordinance geared for small scale building mounted wind turbines.

9. New Business: None

10. Public Comment

Public comment began at 7:46 pm. Comments were received from 1 person. Public comment ended at 7:55 pm.

11. Reports

A. Board of Trustees: None

B. Commissioners: None

C. Planning Consultant: Township Planner Hannah Smith mentioned that there is state legislation that has been passed, but has not gone into effect yet, regarding large scale renewable energy development. The developments that are covered under this legislation include large scale solar, wind, and battery energy storage. This legislation says that townships can have a compatible ordinance in place for these types of developments. If a township has a compatible ordinance as deemed by the State of Michigan, then the project in question would have to go through the township ordinance for approval first. If the township does not have a compatible ordinance or has an ordinance that a developer decides that they

do not want to work with, they can override the township and go to the Public Service Commission to get approval for their project and decide where the project will be located in the township. If a township has a compatible ordinance, the project would have to go through the township first, but if the project gets denied by the township, the developers can appeal the decision with the Public Service Commission to get approval for their project. There has been a lawsuit filed challenging parts of the legislation. Smith wanted to bring this issue to the Commission so that they are aware that this may be an issue coming to the Commission in the near future. Smith has a sample compatible ordinance and a sample workable ordinance ready for the Township to start with once details surrounding the legislation gets ironed out.

D. Engineering Consultant: None

12. Other Business: None

13. Adjournment

Sweetland moved to adjourn at 8:11 pm. Second by Vestergaard. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for January 28, 2025 at 7:00 pm.

Respectfully Submitted,



Brian Sweetland,
Acting Planning Commission Secretary



Michelle Joppeck,
Recording Secretary

