



LODI TOWNSHIP BOARD OF TRUSTEES

Regular Meeting Minutes

Tuesday, May 6, 2025 at 6:30 pm

Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

1. Call to order - Pledge of Allegiance

The regular meeting of May 6, 2025 opened with the Pledge of Allegiance at 6:30 pm.

2. Roll Call

Present: Blackburn, Foley, Godek, Marsh, Matelski, Rentschler, Smith
Absent: None

3. Consent Agenda

- C-1: Approve – April 8, 2025 Regular Meeting Minutes
- C-2: Accept - Investment Report (treasurer report)
- C-3: Approve - Checks for Approval – 4/9/2025-5/6/2025
- C-4: Recognize - Monthly Budget Report
- C-5: Amend Budget 2024/2025 Budget Year

Budget Amendments 5/6/2025

2024-2025 Budget

<u>Category</u>	<u>Description</u>	<u>DEBIT</u>	<u>CREDIT</u>
<u>DISBURSEMENTS</u>			
101101:900	Public Notices		\$ 67.50
101101:726	General Supplies		\$ 191.67
101101:930.1	Copy Machine		\$ 248.60
101276:930	Cemetery Maintenance		\$ 115.00
101400:801	Consultant Fees		\$ 346.25
	TOTAL DISBURSEMENTS		\$ 969.02
101215:702.1	Deputy Clerk Salary/Wages		\$ (969.02)
	DIFFERENCE		\$ -

- C-6: Recognize Planning Commission Minutes – April 22, 2025
- C-7: Recognize Board of Appeals Minutes – none
- C-8: Recognize Sheriff Report – March 2025

Smith moved to approve the consent agenda as presented. Second by Foley. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

4. Attorney Report: None

5. Planning Commission Update

Marsh reviewed the most recent Planning Commission meeting held on April 22, 2025.

6. Short Public Comment

Public comment began at 6:32 pm. Public comments were received from 4 people. Public comment ended at 6:39 pm.

7. Revision / Approval of Agenda

Godek requested to add authorization for sending someone from the clerk's office and the cemetery sexton to MTA's Cemetery Challenges & Solutions course held in June. It was also requested to add a discussion on short-term rentals and how the Board would like to address them in order to give direction to the Planning Commission.

Smith moved to approve the agenda as amended. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

8. Unfinished Business: None

9. New Business:

1. StoneCo Gravel Pit Annual Report

Township Engineer Marcus McNamara reviewed StoneCo's gravel pit annual report. He had no comments or recommendations for corrective actions at this time.

Blackburn asked about PFAS testing in the water testing. It appears that PFAS was not tested for. McNamara did note that nothing in gravel extracting would increase PFAS levels. Blackburn was interested in testing for PFAS anyway to determine base levels at the site.

Foley moved to accept StoneCo's 2024 annual report as presented. Second by Smith. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

2. Ann Arbor Sand & Gravel Annual Report

McNamara reviewed Ann Arbor Sand & Gravel's annual report. Activity on the site is in conformance with the recently updated and approved reclamation plan. Annual monitoring to confirm conformance is recommended. He did note that the future plan does seem to suggest potential future mining which has not been approved and is not allowed under their current permits. Leoni will provide the files for the import tickets which will be shared with the Township.

McNamara is also recommending surface water testing to be completed. Godek noted interest in requiring surface water testing on a yearly basis since she has seen numerous unknown trucks dumping into the pond, even when no one else is at the site. Leoni stated that he was happy to perform those tests and provide the results. McNamara's recommendation would be to require surface water testing every six (6) months. Leoni did not object to that. Blackburn noted a desire to add PFAS testing as well, but McNamara stated that the Township would not be allowed to require PFAS testing.

Godek asked StoneCo and Ann Arbor Sand & Gravel if they would be willing to perform a PFAS test. The StoneCo representative was unable to make that decision, but would check if they would be willing to do that testing. Leoni stated that Ann Arbor Sand & Gravel would not be willing to commit to have PFAS testing done.

Leoni provided the receipts for the requested repairs to the fence that were completed.

Smith moved to accept Ann Arbor Sand & Gravel's 2024 annual report with the addition of surface water testing to be completed every six (6) months. Second by Rentschler. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

3. Lodi Township Road Projects 2025

Potential road projects for 2025 were discussed.

Foley moved to approve the following road projects for 2025:

- | | |
|---|--------------|
| • Ellsworth, Zeeb to Wagner | \$258,000.00 |
| • Alber, Textile to Pleasant Lake | \$114,000.00 |
| • Saline Waterworks, Dell to Grass | \$153,000.00 |
| • Dell, Saline Waterworks to Twp Line | \$ 67,000.00 |
| • Katz Farm Ct, Brassow to end of road | \$ 4,000.00 |
| • Grass, Bethel Church to Saline Waterworks | \$ 65,000.00 |

For a total of \$661,000 with the remaining \$14,170 in the budget being used for spot gravel. Second by Smith. A roll call vote was taken. Foley=aye, Rentschler=aye, Matelski=aye, Blackburn=aye, Marsh=aye, Godek=aye, Smith=aye. Motion carried, 7-0.

Rentschler said that he attended the Washtenaw County Road Commission (WCRC) held earlier in the day and reported on the results of that meeting.

4. Copperleaf Crossing Noise Complaint/Violation

Due to being affiliated with Copperleaf Crossing, Marsh and Matelski moved from the Board to the audience.

Numerous noise complaints have been received from neighbors of Copperleaf Crossing. Godek has tried to mediate between the two parties without any success. Godek asked for approval from the Board to start the process of sending a Noise Violation ticket to Copperleaf Crossing.

Township Attorney O'Jack explained that due to the violation being based on reports instead of personal observation by Godek, the Township Prosecutor has to approve the citation. Due to the conflict of interest with Marsh and Matelski on the Board as well as a personal conflict of interest with one of the neighbors, O'Jack is unable to act as the Township Prosecutor in this case. He is working to find someone who is willing to serve as a one-time prosecutor for the Township.

After a discussion regarding this issue, Smith moved to proceed by having O'Jack find a possible prosecuting attorney who will review the case and decide if a Municipal Civil Infraction should be issued against Copperleaf Crossing for noise and, if the attorney approves it, for the Township to issue the Municipal Civil Infraction. Second by Rentschler. A roll call

vote was taken. Godek=aye, Blackburn=aye, Rentschler=aye, Foley=aye, Smith=aye, Marsh=abstain, Matelski=abstain. Motion carried, 5-0, 2 abstain.

5. Discussion on the possibility of a Special Meeting for Ethics Policy Development

With the conflict of interest over, Marsh and Matelski returned to the Board.

A lengthy discussion was held regarding this issue which included the effects of holding the proposed meeting on the budget.

Smith moved to postpone discussion of the Ethics Policy development until later in the year. Second by Rentschler. After a discussion, Smith amended her motion to postpone discussion of the Ethics Policy development until the December Board meeting. Rentschler confirmed his second.

Blackburn moved to amend the motion to postpone discussion of the Ethics Policy development until the August Board meeting. Second by Matelski. A roll call vote was taken. Godek=nay, Smith=nay, Foley=nay, Rentschler=nay, Matelski=aye, Blackburn=aye, Marsh=aye. Motion failed, 3-4.

Due to the failure of the motion to amend the motion, a roll call vote was taken on the original motion to postpone discussion of the Ethics Policy development until the December Board meeting. Rentschler=aye, Foley=aye, Smith=aye, Godek=aye, Marsh=aye, Blackburn=aye, Matelski=aye. Motion carried, 7-0.

6. Authorize someone from the Clerk's office and the cemetery sexton to attend MTA's Cemetery Challenges & Solutions course held in June

The Michigan Township Association is holding a Cemetery Challenges & Solutions course in Jackson, MI on June 10 for \$100 per attendee.

Smith moved to approve attendance by someone from the Clerk's office and the cemetery sexton to the MTA's Cemetery Challenges & Solutions course held in Jackson, MI on June 10, 2025 at a cost of \$100 per attendee. Second by Marsh. A roll call vote was taken. Blackburn=aye, Marsh=aye, Godek=aye, Smith=aye, Foley=aye, Rentschler=aye, Matelski=aye. Motion carried, 7-0.

7. Discussion surrounding short-term rentals

The Planning Commission asked the Board for guidance on how to proceed with short-term rentals. The Planning Commission wanted to know if the Board was interested in a regulatory ordinance, zoning ordinance, or both. After a discussion, the Board was interested in starting with a regulatory ordinance and once that is completed, seeing if a zoning ordinance is necessary. The Board asked Township Attorney O'Jack to begin the creation of a draft regulatory ordinance for short-term rentals.

10. Closed Session: None

11. Public Comment

Public comment began at 8:07 pm. Public comments were received from 6 people. Public comment ended at 8:15 pm.

12. **FYI:** Blackburn thanked the Board for allowing attendance at the MTA conference and is willing to share what was learned, if desired.

13. **Next Meeting will be on June 3, 2025 starting at 6:30 pm.**

14. Adjournment

Foley moved to adjourn at 8:16 pm. Second by Matelski. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

Respectfully Submitted,



Christina Smith,
Lodi Township Clerk



Michelle Joppeck,
Recording Secretary

