

Lodi Township Planning Commission

Minutes --February 25, 2003

The meeting was called to order at 8P.M.

Members present--Crownier, Katz, Diuble, Feldkamp, Steeb, and O'Connor,
Absent-- Radecki

I Public Hearing on Pheasant Hollow

(previously Diuble Woods)

Family Land L.L.C. , petitioner, requests a change in zoning from Ag (two acre lot size minimum) to PUD (Planned Unit Development).

. The petitioner wishes to develop a residential site condominium consisting of:

58.99 gross acre site

51.81 net acreage

26.01 acres stated to be in open space

26 residential lots

Stated residential density of one dwelling unit /2acres

Single road access from Scio Church Road.

Location --south of Scio Church Road and west of Zeeb Road

A presentation on PHEASANT HOLLOW was made by Tom Covert of Atwell Hicks .Ralph Frey --a neighbor of the proposed project stated that his property is presently flooded, after heavy rains, from run off from the Pheasant Hollow property. He inquired about the retention ponds planned .Mr. Covert stated that the retention ponds and the contouring of the land should slow down the water flow to Mr. Frey's property. Two other neighbors of the proposed development expressed the same concern.

Moved by Crownier and seconded by Katz that a recommendation be made to the Township Board that rezoning of this property from Ag to PUD be tabled until all issues raised by the Township Planner and the Township Engineer, are resolved. (see attachments).

Motion passed 6-0

II Public Hearing on Wexford Development

Three Arch Bay

Wexford Development Company requests a zoning change from Ag to PUD.

The petitioner wishes to develop a residential site condominium consisting of :

61 .25 gross acre site
28 residential lots
stated residential site density of 0.46 dwelling units per acre
beach areas, docks and nature trails
gated entry
proposed community septic system

The location is west of Maple Road and north of Brassow Rd

James Gorenflo, director of Wexford Development Company sent a telefacsimile to the Planning Commission stating that he has a back injury and will be unable to attend the planning commission meeting. The Fax was received the same day as the meeting. He requests that the application for a zoning amendment be tabled to a future date to be determined. This is the second time the application has been removed from the agenda at the petitioner's request.

A letter from Don & Laura Schwab expresses concern about the proposed development --the community septic system proposed is not allowed by the present Zoning ordinance and the proposed density is inconsistent with lot sizes of surrounding properties.

Moved by Crouner, and seconded by Feldkamp that a recommendation be made to the Township Board that the request for rezoning be denied for the following reasons:

- 1) 55.10 of the ordinance states "if no public sewer is available, each dwelling shall have an independent on site septic system."
- 2) 42.07 of the ordinance states that wetlands and lakes cannot be included in acreage calculation
- 3) 42.01 of the ordinance states a parallel plan must be presented

Wexford may apply again --with a new application and a new fee-in the future.

Motion passed 6-0

III Private Road Application by Mohamed and Suzanne Baccouche-Miakoda

A plan was presented by the petitioners. Proposed ditches and proposed contours were not shown on the plan.

Moved by Crouner and seconded by O'Connor that the application be tabled until issues in the engineers report are met.

Motion passed 6-0

IV Diuble MeadowsThe site is zoned PUD and an area plan has been accepted for residential development of the site. The petition contains 155.34 gross acres including:

77 residential lots

95.4 acres of open space

site density of 0.50 dwelling units per acre.

A request for preliminary site plan approval was made by Peters Building company.

Motion made by Crowner, and seconded by Katz that a recommendation be made to the Township Board that the request be, tabled until issues, stated by Township Engineer and Township Planner, in their reports, be addressed.(see attached letters).

Motion passed 6-0

V First Unitarian Universalist Church

The request is for final site plan approval.

The revised final site plan dated Febr 12,2003 has been submitted for a building addition which would increase the existing 18,284 sq. ft. facility by an additional 17,690 sq. ft. The total sq footage would amount to 35,974 sq. ft. The church facility is located on a 45.97 acre parcel. It is located at the corner of Ellsworth and Ann Arbor Saline Roads.

A letter from the Department of Environmental Health Regulation states that there are 7 things they will need before a health permit will be issued .Moved by Crowner and seconded by Diuble that a recommendation be made to the Township Board that the request be tabled until Washtenaw County Environmental Health Department requirements are met and approval issued

Motion passed 6-0

In a letter Scio Township Board states a copy of their proposed Master Plan will be sent to Lodi Township. Lodi, in return, will send its Master Plan to Scio.

The January 2003 minutes were approved.

Respectfully submitted,

Recording Secretary

Margaret O'Connor
Recording Secretary