

Lodi Township Planning Commission

Minutes --April 22, 2003

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

Members present--Katz, Feldkamp, Steeb, O'Connor

Absent: Crowner, Radicki, Diuble

I) EMERSON SCHOOL requests combined preliminary and final site plan approval. However the applicant has not provided enough information for the Planning Commission to consider that request.

Moved by O'Connor, seconded by Katz, that the request be tabled.

Motion passed 4-0

II) WEXFORD DEVELOPMENT GROUP PRE-APPLICATION

R. James Gorenflo, director of the Wexford Group, presented information on the proposed PUD located along Maple Road between Travis Pointe and Stonebridge.

The proposed plan would be a cluster type housing community of 28 homes. There is an 18 acre lake and a pond on the southern boundary. It would be a private, gated community.

Gross acreage (61..25 acres) minus bodies of water and designated wet lands equals a net acreage of 41..51 acres.

The plan utilizes a community septic field system. Mr Gorenflo states that the community septic field system is more environmentally responsible than a septic tank for each residence.

O'Connor said, that while that may be true, the current Lodi Zoning Ordinance requires a septic tank for each residence, and asked if there were alternative plans to follow that Zoning Ordinance requirement.

No actions was requested nor required at this time.

Minutes from the March Meeting were approved.

The Meeting was adjourned at 9:45 P.M.

Respectfully submitted

Margaret O'Connor
Recording Secretary