

LODI TOWNSHIP PLANNING COMMISSION

June 28, 2005

The Public Hearing was called to order by Chairman Steeb at 7:30 P.M.
Members present: Steeb, Crowner, O'Connor, Feldkamp, Ufer, and Diuble.
Absent: Katz

APPLICATION FOR A PRIVATE ROAD (GREAVES WAY) BY KURT
GREAVES AT 6000 TEXTILE ROAD. Parcel number 13-21-300-006.

APPLICANT IS REQUESTING PRELIMINARY AND FINAL SITE
PLAN APPROVAL

The Lodi Township Board of Appeals has granted a variance under zoning Ordinance 55.17.B.12 because of practical difficulties i.e. grade and prior construction as a very wide driveway necessitates this variance with the following conditions: That the road only serves two homes and the road has a single name to be approved by the Saline Area Fire Department and the Saline Post Office.

Moved by Crowner and supported by Ufer that the request be tabled until Correspondence from the Road Commission, and from the Post Office, is received.

Motion passed 6-0

Motion by O'Connor, seconded by Feldkamp, that the Public Hearing be closed.

Motion passed 6-0

The Planning Commission Meeting was called to order at 7:55 P.M. by Chairman Steeb.

I) CLAY CREEK PRIVATE DRIVE

THE APPLICANT REQUESTS APPROVAL OF A CLASS 2 PRIVATE ROAD SERVING THREE (3) PARCELS.

The Washtenaw County Road Commission has approved the plans.
The Saline area Fire Department and the U.S. Post Office have approved the street name.

Moved by Diuble, supported by Ufer, to approve the application for Clay Creek Drive.

Motion passed 6-0

II) LIVING WATERS CHURCH OF THE NAZARENE

THE APPLICANT REQUESTS A SPECIAL USE PERMIT

UNDER AG ZONING FOR THE CONSTRUCTION OF A CHURCH ON THE NORTHWEST CORNER OF ZEEB AND WATERS ROAD.

They also seek permission to place a sign on the property conforming to township ordinance that would indicate the “future home of Living Waters Church of The Nazarene currently meeting at.....and hold occasional Outdoor Worship events during the warmer months of the year.

The site plan received by Don Pennington, Township Planner, only depicts phase I of an anticipated two-phase Development. The second phase was not received by him.

Moved by Crowner and seconded by O’Connor to table the application for a special use permit until both phases are received.

Motion passed 6-0

III) THREE ARCH BAY

THE APPLICANT SEEKS FINAL SITE PLAN APPROVAL.

There is a conflict between Township engineer's report and that of the Applicant’s Engineer’s report. No letter from the Drain commissioner to show approval. Significant corrections to the plan must be made.

Moved by Crowner and seconded by O’Connor that approval of the Final site Plan for Three Arch Bay not be recommended to The Township Board until Township Engineer's requests are met, until all permits are in hand, and until the Township Attorney approves revised by-laws.

Motion passed 6-0

Township Engineer will meet with the Three Arch Bay Engineer to resolve conflict.

IV) HERITAGE

THE APPLICANT REQUESTS REZONING OF 206 ACRES in SECTION I OF LODI TOWNSHIP FROM Ag to R-3.

Rezoning request was reviewed by the petitioner.

Motion made by Crowner and seconded by O’Connor that the Planning Commission recommend disapproval of the rezoning to the Township Board of the Heritage Project totaling approximately 203 acres located between Scio Church and Waters Road east of Wagner Road that have been requested to be rezoned from AG (agricultural) to R-3 (low Density Multiple-family Residential).

The recommendation is based upon the following facts and circumstances:

1. The Planning Commission has followed Act184 Public Acts of Michigan, 1943, as amended.

2. Followed the rezoning amendment procedure outlined within Section 58.03 of the Lodi Township Zoning Ordinance.
3. Held a public hearing on March 22,2005 as required within Section 58.03 of the Lodi Township Zoning Ordinance.
4. Requested and received significant public input at the required public hearing and scheduled Planning Commission meetings where aspects of the proposed rezoning petition were reviewed.

The recommendation to disapprove the rezoning request is based upon the following:

Lodi General Development Plan which designates the proposed area As Suburban Residential which states that “housing in the designated Areas (1 to 4 dwelling units per acre) is intended to create a suburban Character in those areas fully served by public sanitary sewer and water Facilities.”

Section 22.01 of the Lodi Township Zoning Ordinance which states the purpose of R-3 Low Density Multi-Family Residential District states that “the regulations of this district are designed to permit a low density of population and a low intensity of land use in those areas which are served by a public water supply system and a public sanitary sewerage system.”

Therefore, we conclude that lands to be considered for R-3 zoning must **currently** be served by a public water and sanitary sewerage system which is not the case for the Heritage Project.

Motion passed 6-0

V) KIM DRIVING RANGE

The applicant requests final site plan approval.

Motion made by Diuble and seconded by Ufer that a recommendation Of Approval of Kim Driving Range be made to the Township Board for Final site plan approval.

Motion passed 6-0

VI) ST NICHOLAS GREEK CHURCH

The applicant requests site plan changes.

The church would like to develop 3 on-site components—a Soccer Field, Basketball Court and a Playground.

Motion made by Crowner and seconded by Ufer that the request will Be a minor site plan change for St Nicholas Greek Church. Preliminary/ Final site plans are to be submitted for review.

Motion passed 6-0

Motion made by Feldkamp and seconded by Diuble to approve the Planning Commission minutes of May 24, 2005.

Motion passed 6-0

Meeting adjourned at 10:50 P.M.

Respectfully submitted,

Margaret O'Connor
Recording Secretary