

Lodi Township Planning Commission  
November 22, 2005

The meeting was called to order at 7:30 p.m. by Chairman Jack Steeb.  
Members present: Steeb, Crowner, O'Connor, Veenstra & Diuble.  
Absent: Ufer & Feldkamp

Douglas Veenstra is the new member of the Planning Commission.

The Public Hearing was called to order by Chairman Steeb.

I) The petitioner, New Cingular Wireless, proposes the installation of a Cellular antenna on the Nextel monopole at on Textile Road, SE ¼ Section 23. The petitioner requests a special use permit as specified in the Ag(agricultural) district section 11.03 H "Radio and television broadcasting and receiving antennae."

Moved by O'Connor and seconded by Diuble that a recommendation be made to the Township Board that a special use permit be granted to Cingular Wireless for collocation on the Nextel Communication Tower provided 5 items are presented to the Township Board before a building permit is issued.

- 1) A lease agreement
- 2) Written permission from Nextel
- 3) Verification regarding the ability of the proposed cellular tower to accommodate the proposed antenna array.
- 4) Verification of the status of the special use permit for Nextel.
- 5) Verification of site work as depicted on the Nextel site plan.

Motion passed 5-0

## II Pre-application Discussion

Joe Grammatico proposed that his property at Ellsworth Road and Maple Road be rezoned from Ag to PUD Light Industrial for the purpose of constructing self storage units. There are approximately 14 acres in this location. This project will use 6 of these acres. In a letter to the Township Board dated October 31 Mr. Grammatico indicates "future office buildings" on the balance of his property.

It was pointed out that self-storage units were not listed as a use under Light Industrial in the Lodi Township Ordinance. Neither were they listed under special uses in the Ag zoning. NOWHERE in the Zoning ordinance are self-storage units mentioned.

Any change in the ordinance must be for the benefit of the whole Township. To change the zoning in this area of the Township requires a change in the Master Plan. To change the master plan requires a Public hearing.

Don Pennington, Township Planning Consultant, will research the subject of Self Storage Units and make a recommendation to the Planning Commission.

Suggested changes in the Natural Resources Ordinance will be distributed by Don Pennington to Planning Commission members for review before the next meeting.

October minutes approved as printed 5-0.

Meeting adjourned at 9:15 p.m.

Respectfully submitted,

Margaret O'Connor  
Recording Secretary