

LODI TOWNSHIP PLANNING COMMISSION
January 24, 2006

Members present: Steeb, O'Connor, Ufer, Feldkamp, Diuble, Veenstra
Absent: Crowner

Chairman Steeb called the Public Hearing to order at 7:30 P.M.

Ali Damsaz , Optima Oil Enterprises, proposes the remodeling of the Convenience store at 6137 Saline-Ann Arbor Road (Lodi Food Mart). and the relocation of an existing building on the site. Information provided indicates expansion of use. The site consists of approximately 2.7 acres and is a non conforming use of the land zoned rural residential.

Planning Commission members asked why the present 2 gas pumps had been increased to 4 pumps before a site plan had been approved or variances granted. They also noted that no permits had been received from the County Road Commission, the County Drain Commissioner, nor from the County Health Department.

Neighbors point out that the facility is now selling diesel fuel and kerosene, water is draining on neighbor's property, and light from the property is annoying.

Township Planner, Don Pennington, states that no action can be taken until variances and revised site plan with narrative is presented to the Planning Commission. Other information is requested (see attachment),

Michael Bickel, Township Engineer, states that no action can be taken. "PRESENT Use of the site should be indicated as well as proposed changes to the site."(see attachment).

Moved by O'Connor and seconded by Ufer that the application be tabled until information requested by the Township Planner and by the Engineer is received.

Motion passed 6-0

Public Hearing adjourned.

The regular meeting of the Planning Commission was called to order. Motion made by Ufer and seconded by Veenstra to remove Ann Arbor Academy from the table.

Motion passed 6-0

The Academy, a private, non profit school for students with learning disabilities and attention deficits, proposes to lease space at the First

Unitarian Church on Ann Arbor –Saline Road. All necessary permits to use the church facilities have been received.

Motion made by O’Connor, seconded by Ufer, that we recommend to the Township Board that a special use permit be given ~~to the Unitarian church to lease class rooms~~ to the Ann Arbor Academy TO LEASE CLASSROOMS FROM THE UNITARIAN CHURCH.

Motion passed 6-0

Discussion on Ann Arbor Baptist Church

Occupancy permit was issued without the retention pond being built.

Lodi Township has not passed an ordinance which says it must comply with County Drain Commissioner’s recommendations. Retention pond seems not to be needed, although site plan was approved showing the pond.

Motion made by Ufer and seconded by Veenstra to take Ann Arbor Baptist Church from the table.

Motion passed 6-0

Motion made by O'Connor, seconded by Veenstra that we disapprove amended site plan with notation that we will waive construction of the retention pond as shown in the 1999 original site plan..

Motion passed 6-0

Motion made by Veenstra and seconded by Feldkamp that the November minutes be approved as printed.

Motion passed 6-0

Meeting adjourned at 9:35

Respectfully submitted,

Margaret O’Connor
Recording Secretary