

Minutes of meeting
LODI TOWNSHIP PLANNING COMMISSION
May 22, 2007

Present: Crowner, Steeb, Diuble, Swenson, Thelen, Veenstra, O'Connor

The Public Hearing on Heritage *Preserve* was called to order at 7:30 PM.

Heritage Preserve requests a zoning change from R-3 to PUD. The plan is to have 750 dwelling units on 108 acres of land .Questions were raised on the amount of off street parking, how boundaries of wet lands were determined, the use of the open spaces, and the appropriate location of the business area.

Moved by O'Connor, seconded by Crowner to close the Public Hearing. Motion passed 7-0

Planning Commission meeting called to order at 8:40 PM...

Motion by O'Connor and seconded by Crowner that the application by Heritage Preserve for a zoning change from R-3 to PUD be tabled until the information requested by the Township Planner and the Township Engineer is presented and until the concerns (about density, siting of the units, and preservation of natural features) expressed by Crowner and Veenstra are addressed. Motion passed 7-0

Wagner/Waters Crossroads requests a special use permit to build a "Community Center" that will house Shalom Community Church, The Ann Arbor Council for Traditional Music and Dance, and Gretchen's House Child Learning Center. Discussion was on the increased traffic on Wagner Road the project will bring, the fact that the use runs with the land and the question "is part of this a commercial use?"

The following motion was made by Veenstra, seconded by Steeb.

WHEREAS, Wagner Waters, LLC, has applied for a special use permit for land at the southwest corner of Waters and Wagner Roads, and

WHEREAS, Wagner Waters, LLC, is a partnership of a church, a non-profit dance group, and a day care business, and

WHEREAS, Wagner Waters, LLC, requests a permit to use the property for church services and related activities, for dances for which admission will be charged, and for business administration activities for a for-profit business, and

WHEREAS, Wagner Waters, LLC, will be bound by any Special Use conditions now and in future renewals of the Special Use Permit, and

WHEREAS, Wagner Waters, LLC, has submitted plans to build a multi-use building for use by the partners if the Special Use Permit is granted, and

WHEREAS, Wagner Waters, LLC, has stated that the usage will be approximately 1/3 church-related, 1/3 community dance-group related, and 1/3 business office related, and

WHEREAS, the Lodi Township Planning Commission finds:

1. The land is currently zoned AG-Agricultural District on the Lodi Township Zoning Map.
2. The Lodi Township General Development Plan indicates the land should remain zoned AG-Agricultural District.
3. Churches may be allowed as a Special Use within the AG-Agricultural District.
4. Community buildings may be allowed as a Special Use within the AG-Agricultural District.
5. The non-profit dance group activities are a reasonable use of a community building.
6. Business offices are not listed as Permitted Uses or Special Uses within the AG-Agricultural District.
7. The proposed business office use is a significant portion of the proposed activity and is not incidental to the church or dance group activities.
8. The Preliminary Site Plan meets the requirements of the Lodi Township Zoning Ordinance.

NOW THEREFORE, The Lodi Township Planning Commission recommends to the Lodi Township Board of Trustees:

1. A special use permit be granted to use the stated property for church-related activities and for community dances, with the following conditions:
 - a. No food preparation is to take place on the premises.
 - b. Community dance activities are not permitted after 10:00 PM Sunday through Thursday evenings and after midnight Friday and Saturday evenings.
 - c. The three parcels must be combined into a single parcel before any land clearing or construction begins.
 - d. The three parcels must be combined into a single parcel before the Preliminary and Site Plans are approved.
 - e. Approval must be obtained from the Saline Area Fire Department for the underground tank and for fire department access.
 - f. A permit must be obtained from the Washtenaw County Road Commission for the proposed drive approach off Waters Road.
 - g. A permit must be obtained from the Michigan Department of Environmental Quality for work within the wetlands and the proposed wetland crossing, fill, and point discharge locations from the detention basins.

- h. Review and approval must be obtained from the Washtenaw County Drain Commissioner.
 - i. Approval and permit must be obtained from the Washtenaw County Environmental Health Department for the proposed septic system.
 - j. A Soil Erosion and Sedimentation Control permit must be obtained from the Washtenaw County SESC.
 - k. A NPDES Notice of Coverage must be obtained.
 - l. Approval must be obtained from the owner of the 20-foot-wide utility easement that runs north-south through the center of the property.
 - m. Sale of goods and services are not permitted on the premises.
 - n. Overflow parking is not permitted on public roads.
 - o. Child day care is not permitted.
2. A special use permit not be granted to use the stated property for business office functions not related to the church or community dance group.

Motion passed 5-1

O'Connor voted No, Crowner abstained (he will vote on the resolution at the Township Board Meeting) and Steeb, Diuble, Swenson, Thelen, and Veenstra voted yes.

A Visioning session will be held May 24.

Minutes of the April 24 meeting were approved.

Meeting adjourned at 10:30 PM.

Margaret O'Connor Recording Secretary