



**Meeting Minutes
Lodi Township Planning Commission
March 23, 2010
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

- 1) Call to Order
Meeting was called to order by Vice-Chair Veenstra at 7:41 p.m. The Pledge of Allegiance was recited.

- 2) Roll Call of the Commission
Present: Canham, D'Agostino, Swenson, Veenstra
Absent: Diuble, Steeb, Thelen
Others Present: Planning Consultant Pennington
A. Salive (Ann Arbor Radio)
Recording Secretary Knepper
In the absence of Secretary Thelen, the Chair appointed Canham to be the Secretary for the meeting.

- 3) Approval of February 23, 2010 Minutes
D'Agostino noted a correction to the spelling of his name in the February minutes. Motion by Swenson to approve minutes with correction, supported by D'Agostino Motion carried 4-0.

- 4) Old Business
 - a) SBA Radio Tower Special Use Permit Request. Ellen Tencer, Attorney for SBA, called at 5:15 p.m. on March 23, 2010 to request that matter be tabled. Chair Veenstra suggested before the matter is tabled that several issues be discussed in an effort to keep things moving forward expeditiously.

Mr. Swenson expressed concern that his request for late arrival at the 3/23 meeting due to a school meeting was the reason for the delay. Chair Veenstra assured him that this was not the case.

Chair Veenstra raised two questions with our attorney Jesse O'Jack. First, whether this special use permit should be considered a modification of the existing Special Use Permit or if is really two separate special uses. Chair Veenstra read the attorney's response. "I am curious how the application was worded. However I clearly believe it should be appropriately two separate special uses as they are completely different in nature and requirements. Also, I would doubt that either would like any future decisions on their compliance based on the actions of the other. I also agree that the previous special use will need to be

amended. Just a quick example of how the special uses are inconsistent: 55.12 C 9 prohibits cell towers from having permanent employees on site which, if it was only one special use, would conflict with the needs of the equestrian facility." This is one special use. The equestrian facility is another special use. But if this special use is approved, the equestrian facility special use will need to be modified and the owner is willing to submit an application to modify that special use because the land area is different now and that brings up the matter of number of horses allowed.

The second issue is purchase of the Riddle property and permission for Carolyn Wheeler to apply for a special use permit on that property. Discussion followed regarding obtaining a document from the Riddles concurring with the application for a special use permit.

Discussion followed regarding the Planning Consultant's review of the site plan, whether site plan currently shows a clean legal description of the boundaries, variance of tower fall zone, whether proper documents have been forwarded to the township. Also discussed were conditions for approval.

Planner Pennington raised the question as to whether the request to table the SBA matter is just for this meeting. Continuing to table will depend on whether all necessary information has been received.

Canham noted that two different addresses appear in the documentation. Planner Pennington indicated the tower typically has a separate address, but he will check this out.

Mr. Salive from Ann Arbor Radio, sent as a representative for SBA, discussed the importance of the tower project moving forward. He had not been notified that the issue had been tabled for this meeting. He understands the efforts of the Planning Commission to keep the project on track and he was given no indication as to why there was a request to table.

A short discussion followed regarding the number of horses allowed on what was originally barely 30 acres, not including the Riddle property. That particular special use was for two years and then application for renewal would be required. It is uncertain whether the tower is considered taking up property. These are the kind of issues that will need to be discussed further and it would seem that it would be in the best interest of the SBA attorney and others to come to the Planning Commission meetings in order to resolve outstanding questions.

Motion by Canham, supported by D'Agostino, to table further consideration of the SBA Special Use request to the next meeting at the request of the petitioner. Motion carried 4-0.

- b) Bylaws. Members were e-mailed copies of corrections and additions to the proposed Bylaws which were discussed at the February meeting of the Planning Commission. Discussion followed regarding whether all members had an opportunity to review the final version or whether the final vote should be delayed until the April Meeting. It was determined that sufficient discussion had taken place at the February 23 meeting to allow proceeding with a vote. Canham moved, supported by Swenson, that the Bylaws be approved as corrected at the February 24 meeting.
Ayes: Canham, D'Agostino, Swenson, Veenstra
Nays: None
Absent: Diuble, Steeb, Thelen
Planning Commission Bylaws were ~~Code of Conduct~~ was adopted at 8:15 PM on March 23, 2010.
- c) Code of Conduct. Changes to Code of Conduct were reviewed and discussed briefly at this meeting. D'Agostino moved, seconded by Canham, to accept Code of Conduct.
Ayes: Canham, D'Agostino, Swenson, Veenstra
Nays: None
Absent: Diuble, Steeb, Thelen
Planning Commission Code of Conduct was adopted at 8:20 PM on March 23, 2010.
- d) Zoning Ordinance. Discussion had taken place at the last meeting regarding definitions of use districts in Lodi Township, a matter which had not been reviewed for quite some time—residential, recreational, natural resources, industrial uses, etc. It had been decided that Mr. Pennington would prepare in chart form the various uses for the different districts in the township. He had added two districts (Lodi Central and a Public/Semi-Public District, which would include government-owned facilities, churches, schools, cemeteries, etc.). These districts are not set by law, but are presented as a user friendly mechanism for policy and administrative decisions which will need to be made. Members were provided with copies of the chart for discussion purposes. The chart, which is a work still in progress, indicates special uses and conditions for township zoning districts, aiming for compatibility with the master plan for the township. Discussion followed regarding the format of the chart, which was deemed very favorable by the Commission. Further discussion regarding uses indicated in the chart for the various township districts, what uses are allowed, etc., and how the charting mechanism clarifies the zoning process ensued. Inquiries about various scenarios which might occur were raised (i.e., farm market, home occupations, foster homes, home improvement stores, taverns, aircraft landing strips, etc.). Mr. Pennington will edit the use issues discussed, make recommended

corrections and continue with fine tuning.

Mr. Pennington is preparing a draft Dimensional Standards Table. He will distribute this draft at least one week before the next meeting so we may discuss it at the April 27 meeting.

5. New Business
 - a) D'Agostino will be out of town and will not be able to attend the April 27 meeting.

6. Other Business
 - a) None

7. Adjournment. Swenson moved to adjourn, seconded by Canham. Motion carried. Meeting adjourned at 9:16 p.m.

Next meeting is at 7:30 p.m. on April 24, 2010.

Margaret Canham
Appointed Secretary