



Meeting Minutes
Lodi Township Planning Commission
June 22, 2010
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103

- 1) Call to Order
Meeting was called to order by Chair Jack Steeb at 7:30 p.m. The Pledge of Allegiance was recited.

- 2) Roll Call of the Commission
Present: Canham, D'Agostino, Diuble, Steeb, Swenson, Thelen, Veenstra

Others Present: Planning Consultant Pennington
E. Tencer (SBC Attorney)
Dan Mettler (Clear Channel Radio)
Cheryl Sweetland
Jan Godek
Jesse O'Jack (Township Attorney)
Recording Secretary Knepper

- 3) Approval of April 27, 2010 Minutes (no May meeting)
Motion by Canham to approve minutes, supported by Diuble. Motion carried 7-0.

- 4) Public Hearing
 - a) Public Hearing for Special Use, and Preliminary and Final Site Plan for parcel M13-04-300-001 requested by SBA Communications Corporation and Clear Channel Radio – Brian and Cheryl Sweetland – 400 foot antenna. Ellen Tencer explained that the only difference from the previous approval is that the tower must be higher because the land is at a lower elevation. She was accompanied at this meeting by Dan Mettler from Clear Channel should Planning Commission members have questions. There were no questions.

Mr. Pennington provided a Special Use Report which indicated that the applicant SBA had provided an appropriate response to his request for additional information. A brief discussion followed regarding placement of the tower in relation to the fence row. Mr. Pennington also inquired about the vegetation shown on the site plan. Ms. Tencer indicated no trees needed to be cut—that there was a natural opening in the tree line. Mr. Pennington asked about the timeline. Ms. Tencer also indicated all permits have been submitted. The Road Commission will do a field inspection for the driveway (perhaps today) to assure no trees are blocking the view at the road.

The Building Permit is forthcoming. FAA approval has been granted as there is no hazard to air navigation. Notice is required when the antenna reaches its height. The tower will be 395-foot guyed tower with a 5 foot lightning rod. The new equipment at ground level will be housed in a prefabricated radio building. The utilities will be underground. The drive must be indicated on the plan. OHM Engineering Advisors questioned how the excavated earth for the improved drive will be handled. Ms. Tencer spoke with Brian Sweetland about this. He indicates that the drive has a solid stone base with a shallow topsoil coating which has been used by his father and his grandfather to move heavy farm equipment for many years. Ms. Tencer said that the layer of topsoil covering the stone base will be removed and taken off-site at Mr. Sweetland's request. Jan Godek brought up the matter of the drainage to the county drain. Ms. Tencer assured her this was not an issue since no culvert and no excavating are indicated. Diuble moved, Canham supported that the public hearing be closed. Motion carried 7-0.

- 5) Consideration of Application for Special Use, and Preliminary and Final Site Plan for parcel M13-04-300-001 requested by SBA Communications Corporation and Clear Channel Radio – Brian and Cheryl Sweetland – 400 foot antenna.

.Jan Godek brought up the issue of land division and a legal description of the property. Ms. Tencer stated she has the \$500 check in hand when all considerations are met.

Findings of Fact:

1. SBA Communications Corporation and Clear Channel Radio applied for a Special Use Permit to erect a 400 feet tall guyed radio communication tower on parcel 13-04-300-001 on May 19, 2010 (Application 10-004).
2. The property owner has signed the Application for a Special Use Permit.
3. On June 8, 2010, the Lodi Township Zoning Board of Appeals approved a variance to allow a 400 feet tall radio communication tower on this parcel.
4. On May 27, 2010, the Federal Aviation Administration issued a Determination of No Hazard to Air Navigation for a tower 400 feet above ground level at this location.
5. The applicant has demonstrated the need for a communication tower of this approximate elevation in this approximate location as required by Section 55.12.B.6 of the Zoning Ordinance.
6. The applicant has agreed to allow the Washtenaw 800 Megahertz Consortium the ability to install, free of charge, an omni directional antenna (up to 10' in length) or a 2' diameter microwave dish. The applicant has also agreed to make additional space available to the Washtenaw 800 Megahertz Consortium at discounted lease rates.
7. The applicant has stated that the proposed communication tower will accommodate collocation of additional antennae for future users as required by Section 55.12.B.3.g of the Lodi Township Zoning Ordinance.
8. The applicant has stated that the proposed radio communication tower is intended to replace a tower formerly located near Scio Church Road in the Township. The applicant further states that it is its intent to remove its tower on Wagner Road within

the Township once the clear Channel Radio and Ann Arbor Transit antennae have been moved to the new tower.

9. Article 55.12.C.2.a of the Lodi Township Zoning Ordinance states, “No single tower shall be located within two (2) miles of another communication tower...”
10. The proposed communication tower is less than one mile from an approved Special Use on parcel M-13-10-200-014 for a similar communication tower. The applicant has agreed to rescind this request for Special Use upon approval of this new Special Use.

Veenstra moved to recommend approval of new Special Use, supported by D’Agostino. Carried 7-0.

Veenstra moved, supported by Canham, to recommend combined preliminary and final site plan approval. Carried 7-0.

6) Revisions to the Zoning Ordinance.

Jan Godek suggested a provision for emergency housing be added to the ordinance so if a township resident’s home was destroyed, for example by fire, they could be allowed emergency housing on site without paying special fees.

Mr. Pennington had prepared revisions to Article 10 of the Township Zoning Ordinance. Some Planning Commission members had not received a copy of the revisions or the e-mail sent by Mr. Pennington. Mr. Swenson suggested the Township Office include a list of attachments with the Meeting Agenda so when the meeting packet was received, members would know what was missing. Ms. Godek made copies of Article 10 for those Planning Commission members who didn’t have a copy. Mr. Steeb also suggested members bring materials from the previous meeting with them to meetings as well.

Members provided suggested minor changes to Article 10, some of a clerical nature and others to keep in step with the Master Plan for the Township. Mr. Pennington will incorporate these changes into the ordinance.

At the next meeting of the Planning Commission, Mr. Pennington will be prepared to discuss Article 40. Since it is a much larger document, he will attempt to send at least part of it to members before the July 4th holiday.

7) New Business.

There followed a brief discussion regarding the wind towers at the Unitarian Church. Mr. Steeb indicated the church may not be ready to submit a request for a special use permit in time for the July meeting.

No other new business.

- 8) Adjournment. D'Agostino moved to adjourn, seconded by Thelen. Motion carried.
Meeting adjourned at 9:00 pm.

Next meeting is at 7:30 on July 27, 2010.

Margaret Canham
Appointed Secretary