

**LODI TOWNSHIP BOARD OF TRUSTEES  
OCTOBER 7, 2008 – 7:30 P.M.  
REGULAR MEETING  
LODI TOWNSHIP HALL**

The meeting opened with the flag pledge at 7:30 p.m.

**Roll Call** of the Board: Radecki, Rentschler, Lindemann, Foley, Crowner, Masters, and Godek. Also present Attorney O'Jack, Planning Chair John Steeb and 8 other citizens.

Masters Foley, seconded Radecki to approve the Consent Agenda withdrawing the minutes.

Consent agenda included

1. Investment Report (Treasurer's Report)
2. Zoning Compliance Report
3. Planning Commission Minutes
4. Payment of Bills

Motion Carried.

**MINUTES** - The Clerk stated the following changes to be made to the minutes: Public Comment time at the beginning should be corrected to 7:34 p.m.; # 2 under Cedar Ridge should be an application; #9 to be corrected according to the Planning Commission records (no changes, what was written in the minutes was a correct copy); Item #3 under Frederick Farms, the township received a verbal request, not a letter. Moved Lindemann, seconded Radecki to approve minutes with corrections. Carried.

**PUBLIC COMMENT** – offered at 7:33 p.m. None.

**REVISED AGENDA** - Moved Masters, seconded Foley to add a letter from Stowaway Storage Phase III on New Business; remove #6 under unfinished business and also #2 under unfinished business. Carried.

**UNFINISHED BUSINESS**

1. **Bennett Court Date**- Mr. Bennett owner of 3333 W. Ellsworth requested the informal hearing be postponed from October 7, 2008 until October 17, 2008. Godek will attend for the township.
2. **Cedar Ridge** - Mr. Pennington presented his report regarding the submittal for Conditional Use. Certain information needs to be shown and clarified on the plans.
  - a. Acreage needs to be correct on the plan
  - b. Shared driveway or separate driveway? A shared driveway must have permanent unobstructed easement for its use. Road Commission permit is required for a new driveway.
  - c. Berms - Require stabilization or landcover/landscaping. Current plan doesn't mention landscaping. Need a time line for completion.
  - d. Signage - No sign currently on plan. Ordinance specifies it must be shown. He doesn't have to have a sign, but it should be on the site plan as to where and what size will be used.
  - e. The buildings on an adjacent parcel can not be part of the special use. Some of the items could be addressed through a memorandum from the applicant. Concern was raised about parking.

Mr. Cooch stated the setbacks are corrected. Mr. Cooch had a letter and permit from Washtenaw County Road Commission for the shared driveway. Barn use from adjacent parcel have been crossed off of the plan. Mr. Cooch stated that the berms will be completed. Mr. Cooch stated that he will not have a sign.

Mr. Cooch was questioned about the acreage. He stated that he was going to do a boundary adjustment with a parcel on Zeeb Road to make his parcel 30 acres net. He was told the steps that needed to happen to get that done. Godek stated then that that change will change the site plan. The site plan would have to be modified after the changes in the acreage and go back to the planning commission for review of a minor site plan change. There is no specific requirement in the zoning ordinance concerning berms other than they should be stabilized. The dirt hauled in came from a pond excavation on Wagoneer Court, from 4588 Bridgeway Road in Loch Alpine Subdivision from a foundation excavation, and from the Washtenaw County Road Commission along Waters Road.

Moved Foley to table the Special Use request for Cedar Ridge for one month until the November 11<sup>th</sup> board meeting. Acreage must be correct on the site plan, permanent easement of the shared drive way is recorded and payment of fees due to Lodi Township.

A five minute break was taken to verify the acreage of the parcel in the township records. The 2008 Legal Description on file with the township is 31.13 gross acres with the net acreage at 29.75. The different plans submitted have different acreages shown. Masters seconded the previous motion. Carried 5-2.

3. **Lodi Food Mart** - Another citation was issued to Mr. Cueter. He doesn't want to pay his fine. Moved Crowner, seconded Lindemann to let the \$125 fee stand for Lodi Food Mart. Carried.
4. **Potra** - The peacocks are gone, however he still needs zoning compliance for the shed. The cages are still there that housed the peacocks. He has not responded to the notices from the Supervisor and has received 2 tickets that he has not paid. Moved Radecki, seconded Crowner to issue a citation that will take the case to court. If he fixes the problems, the citation can be dismissed. Carried.
5. **Pheasant Hollow invoice from OHM** - When a parcel in Pheasant Hollow was built upon, the contractor re-contoured the lot causing storm water to run onto a neighboring lot. The original site plan for the development was approved showing the lines for grading. The township needs to establish design standards to be followed and escrow funds need to be held until the development is totally finished. There is a small balance in the escrow for Pheasant Hollow. Those funds should be used to cover a portion of he bill. The builder that re-contoured the lot needs to be billed for the remainder of the balance.

## **NEW BUSINESS**

1. **Amend Budget** - Moved Masters, seconded Foley to move from 101101:805 - Legal Services \$200.00 and move \$200 to 101101:860.1- Education. Carried.
2. **Vertical Properties** - Moved Lindemann, seconded Rentschler to approve the Planning Commission's recommendation to approve the final site plan for Vertical Properties to construct a tower on vacant Textile Road property owned by Lloyd and Betty Guenther. Carried.
3. **Pleasant Lake Road sign** - The Welcome to Lodi Township sign on Pleasant Lake Road east of Parker Road is in need of replacement. Moved Radecki, seconded Foley to allow up to \$300 to replace the sign. Carried

4. **AT&T Franchise Agreement extension** - AT&T requested a 2 year permit extension. Godek will request a 30 day extension for signing the agreement.
5. **Stowaway Storage Phase III** - The owners are requesting the township amend the Township Ordinance to allow them to have outside storage on their property. The original owners did not intend to have outside storage. A letter will be written to them stating that if they want an amendment to the zoning ordinance, they need to apply for it.
6. **Public Comment** - None at 9:12 p.m.
7. **Closed Session** - Moved Lindemann, seconded Foley to go into closed session at 9:13 p.m. to discuss pending litigation. Roll Call Vote: Aye: Lindemann, Masters, Foley, Rentschler, Godek, Crowner and Radecki. Nay: None. Absent/Abstain: None. Carried.
8. **Return from Closed Session** - Moved Masters, seconded Godek to return to open session at 9:37 p.m. Roll Call Vote: Aye: Rentschler, Foley, Masters, Godek, Lindemann, Radecki, and Crowner. Nay: None. Absent/Abstain: None. Carried.
9. **Adjournment** - No other business, the meeting adjourned at 9:38 p.m.

Elaine E. Masters  
Clerk, Lodi Township

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