

LODI TOWNSHIP BOARD OF TRUSTEES
JUNE 1, 2004 - 7:30 P.M.
LODI TOWNSHIP HALL

The regular meeting opened with the flag pledge.

Roll of the Board: Lindemann, Solowczuk, Godek, Masters, Foley, Crouner, and Rentschler. Also present: Planning Chair John Steeb, Attorney Jesse O'Jack, Ron Goldie, Phil Maly, and Paul Malocha from Ayres, Lewis, Norris and May, Deputy Ed Kovach and 16 citizens.

Moved Solowczuk, second Foley to **approve the minutes** of the May 4, 2004 meeting with the removal of the word up in the second line of page two. Carried.

The **treasurer's** report was received. Deputy Kovach filed the May **sheriff report**. The **planning commission** report of May 25 was received recommending approval of Copper Leaf Farm final site plan with receipt of permits and approval of the changes to the private road ordinance section 55.17. The planning commission also recommended approval of the home occupation request by James Wingler. Three Arch Bay tabled until June planning commission meeting.

The **zoning report** was received.

PUBLIC COMMENT - None

With Solowczuk seconding, Foley moved to **approve the agenda** as revised adding 6212 Bethel Church Road, trees in the cemetery, adding bills received since the report was printed, removing the fee schedule and Phase II information. Carried.

UNFINISHED BUSINESS

Gravel pit review follow-ups.

Waterland (Drake Pit)

1. Fly over with contours - still need the contours - They are working on it.
2. Some fence work has been done and some still needs to be done
3. Open gate, corrected
4. Faded signs were replaced; still need a couple more.
5. NE corner of site soil erosion, silt fence added needs to be toed in.

Report filed in the Drake Pit report file.

Ann Arbor Sand and Gravel

1. satisfied with contour map until 2005
2. Fence items - some have been corrected, but still have some areas that need addressing.
3. Water testing/abandonment of wells - Godek will provide engineers with what she has in the file and will follow up from there.
4. Signs are in process of being improved.
5. Smooth out SW corner where the water runs.
6. NW fence line - erosion still going on
7. Permit from soil erosion is outstanding for 2002 for soil brought in from City of Ann Arbor
8. No topsoil where required in restoration. Mr. Leoni states that if the soil is stabilized there is no need for the topsoil since the future plan is for housing.

Gensley Gravel Pit

1. Fly over photo without contours supplied. Attorney for Thompson McCully feels that what has been provided is sufficient. Mr. Doud stated that a fly over shows the progress. There are other means for getting the information.
2. Permanent signs have been added.
3. Corner on North end was addressed but still a little low (fence item).
4. Engineer feels that additional shelves could be added South of Emerson School for safety purposes to soften the effect of the danger of the slope.
5. Township will continue to note that TM will restore according to the consent judgment.
6. Water testing has been done but report has not been received. Will hire someone else who can complete the report if they are not able to contact the person hired to complete the report. TM will make a decision by the end of this week.
7. Questions about topsoil
- 8.

Moved Foley, second Masters to approve the **2004 Road Contract** in the amount of \$158,930.00. Roll Call Vote: Yea: Godek, Rentschler, Crouner, Lindemann, Masters, Solowczuk, and Foley. Nay: None. Carried.

Discussion on new PSU's as opposed to additional PSU's. A letter is to go with the check paying the training fees. The letter to include the township's position on the wording of the contract.

Resident of **3895 Diuble Road** stated that they hope to have the storage trailer removed as soon as the weather allows them to get it out of the field, hopefully by July. She will send a letter to the supervisor to that effect.

With Lindemann seconding, Foley moved to approve the **zoning map change** for Kim Driving Range, Lodi Township Parcel M-13-03-300-009 from AG to PUD. Carried. (This item was approved in July 2003, but missed the publishing date. The vote was to re-approve the vote from then.)

Moved Masters, second Solowczuk to approve the **zoning map change** for Three Arch Bay/Wexford, Lodi Township Parcel M-13-24-100-011 from AG to R-1. Carried. (This item was approved in August 2003, but missed the publishing date. The vote was to re-approve the vote from then.)

Phase II information discussed. Township state costs will be \$1,000.

NEW BUSINESS

Lindemann seconded and Solowczuk moved to approve a 2-year home occupation requested by **James Wingle** at 7925 Scio Church Road, Lodi Township Parcel M-13-06-100-011, for a small engine repair business, with no outdoor storage or operation of engines after 8 p.m. Carried.

Discussion on the application by Steve Marsh for preliminary and final site plan for **Copper Leaf Crossing**. Moved Solowczuk, second Lindemann to approve the preliminary and final site plan with deed restrictions that will be required by the health department for buildings in the PUD to remain under single ownership, and receipt of current written assurances and approvals from Washtenaw County Road Commission, Washtenaw County Drain Commission, and Washtenaw County Health Department.

Moved Masters, second Foley to add the following amendment to the proposed motion. Require the parcels involved in the PUD be combined with the exception of the residential parcel. Carried.

The amended motion: To approve the preliminary and final site plan for Copper Leaf Crossing with deed restrictions that will be required by the health department for buildings in the PUD to remain under single ownership, receipt of current written assurances and approvals from Washtenaw County Road Commission, Washtenaw County Drain Commission, and Washtenaw County Health Department, and require the parcels involved in the PUD be combined with the exception of the residential parcel. Carried 5-2.

The board looked at the proposed changes to the **private road ordinance** as well as the other areas of the zoning ordinance that looks back at the private road ordinance. Several questions were raised. Moved Masters, second Foley to table the private road ordinance for refinement and more study and addition of the schedule for violations. Carried.

With Solowczuk seconding, Masters moved to appoint Paul Thibault to the **Board of Appeals** for a three-year term. Carried.

Moved Masters, second Foley to send **Pheasant Hollow** back to the Planning Commission for a minor change of the PUD. Carried.

6212 Bethel Church Road. Moved Foley, second Lindemann approving the attorney to send a letter concerning the removal of the debris and trash from the property. Godek will supply the attorney with copies of the letters she has sent to the property owners. Carried.

Moved Godek second Masters to allow up to \$1500.00 for **removal of 2 trees at Lodi Cemetery** taking the funds from the cemetery fund. Carried.

With Solowczuk seconding, Foley moved to **pay the bills** presented. Carried.

Resolution 2004-007

Resolution required by Bank of Ann Arbor designating their bank as a depository for funds of Lodi Township until express written notice of its rescission has been received by the Financial Institution. Moved Lindemann, second Rentschler to approve the resolution presented. Roll Call Vote: Yea: Solowczuk, Foley, Godek, Rentschler, Crowner, Lindemann, and Masters. Nay: None. Resolution adopted. Copy filed in the resolution book.

PUBLIC COMMENT

None

Discussion held on the **commercial uses of Special Use holders**, such as Ann Arbor Baptist Church with the driver training, and First Universalist Church - leasing building for school. Question was asked that if they were leasing part of their facility, would they remain tax exempt? Moved Crowner, second Foley to send a **directive to the Planning Commission** to look at the zoning ordinance including buildings to have an individual septic system and work on updating it as needed. Carried. 5-2.

No other business brought before the board, the meeting adjourned at 10:48 p.m.

Next regular meeting, July 6, 2004, 7:30 p.m., Lodi Township Hall.

Elaine E. Masters
Clerk, Lodi Township