

LODI TOWNSHIP BOARD OF TRUSTEES
JULY 5, 2005 - 7:30 P.M.
LODI TOWNSHIP HALL

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

Roll Call of the board: Present: Radecki, Godek, Masters, Foley, Crouner, and Rentschler. Absent: Lindemann. Also present: Attorney Jesse O'Jack, Planning Chair John Steeb, Deputy Kovach and 18 citizens.

Moved Foley, second Godek to **approve the minutes** of the June 7, 2005 meeting. Carried.

Reports were received from the Treasurer, Planning Commission, Board of Appeals, Sheriff, and zoning administrator.

Public Comment: None.

Moved Masters, second Rentschler to approve the agenda adding Lindow under new business. Carried.

Unfinished Business

Keystone Community Church: Moved Masters, second Foley to approve the June 9, 2005 final site plan for Keystone Community Church addition. The church will provide copies of their permits, as they receive them, to the township. Carried.

Election parking: Because the use of the parking lot is a temporary lot, we can temporarily mark the site on election days. Township has applied to the state for help with purchasing supplies for marking the site. Estimated amount is around \$400. (All items will be reusable.)

Moved Masters, second Rentschler to authorize the supervisor and clerk to sign the 2005 Road Agreement with Washtenaw County Road Commission. Projects include

Dust Control	\$ 74,681.00
Sealcoat	
Lodimeadow Ct, Lodimeadow Dr, Hereford	
And Lodi Ln	\$ 26,337.00
Alber Road - Pleasant Lk to Textile	\$ 41,100.00
Noble Road - Saline Waterworks to Weber	\$ 41,100.00
Alber at Pleasant Lake approach	\$ 4,500.00
Spot Gravel/Limestone	\$ 7,000.00
Less Matching	<u>\$-31,014.00</u>
Total	\$163,704.00

Roll Call Vote: Yea: Crouner, Rentschler, Masters, Godek, Foley and Rentschler.

Absent: Lindemann. Motion Carried.

New Business

Moved Rentschler; second Masters to renew for two years the following home occupations/special use permits.

- a. AT&T Wireless - Collocation - Waters Road
- b. Nextel - Bauer Tower - Saline Waterworks Road
- c. John Grevers - 2507 Lone Oak Dr. - Consulting

- d. James Low - 3431 E Surrey Dr. - Consulting
- e. Thomas Keller - 3200 Textile Rd - Truck Storage
- f. Jean Wegner - 7785 Lindemann Rd - Product Distributor
- g. Boyd Harris - 3578 Gensley - Carpenter/Contractor
- h. Lakhbir Randhawa - 8104 Bethel Church Rd - phone/software support
- i. Peterson Mortgage - 2050 S. Wagner - Mortgage Co.
- j. PAWS Mobil Vet Service - 5814 Textile Rd - Mobile Vet Service
- k. Pennie Bressett - 4388 W. Ellsworth - Sale of Plants
- l. Jacqueline Schulstrom - 7580 Dell Rd - Child Care on Ann Arbor Saline Road

Carried.

Moved Masters, second Godek to send a variance request by James and Karen Emery at 5614 Blue Grass Lane to the Board of Appeals. Carried.

Moved Crowner second Foley to accept the Planning Commission recommendation to deny the application by Peters Summit (Heritage) for rezoning for a 812 unit subdivision, totaling approximately 203 acres located between Scio Church and Waters Road, east of Wagner Road from AG (agricultural) to R-3 (low Density Multiple-family Residential).

The recommendation is based upon the following facts and circumstances:

- 1. The Planning Commission has followed Act 184 Public Acts of Michigan, 1943, as amended.
- 2. Followed the rezoning amendment procedure outlined within Section 58.03 of the Lodi Township Zoning Ordinance.
- 3. Held a public hearing on March 22,2005 as required within Section 58.03 of the Lodi Township Zoning Ordinance.
- 4. Requested and received significant public input at the required public hearing and scheduled Planning Commission meetings where aspects of the proposed rezoning petition were reviewed.

The recommendation to disapprove the rezoning request is based upon the following:

Lodi General Development Plan which designates the proposed area as Suburban Residential, that states that "housing in the designated areas (1 to 4 dwelling units per acre) is intended to create a suburban character in those areas fully served by public sanitary sewer and water Facilities."

Section 22.01 of the Lodi Township Zoning Ordinance which states the purpose of R-3 Low Density Multi-Family Residential District states that "the regulations of this district are designed to permit a low density of population and a low intensity of land use in those areas which are served by a public water supply system and a public sanitary sewerage system."

Therefore, we conclude that lands to be considered for R-3 zoning must **currently** be served by a public water and sanitary sewerage system which is not the case for

the Heritage Project.

Motion approved by a vote of 6-0 with Lindemann absent.

Discussion on a house fire on Maple Road, owned by Donald and Janet Cunningham. The fire was very suspicious, but fire department can't prove who or what actually started the fire. Lodi Township policy, because of the current fire millage, is not to ~~we don't~~ bill the property owner, so the bill will not be submitted to the owner.

Police services were discussed. Current contract expires 12/31/2005. We have not received anything from the sheriff department for 2006/2007. Have some word that contracts may be \$112,000 per deputy plus the township would be responsible for paying all overtime. Possible road patrol will be gone after 2007. Discussions are ongoing for future police services.

Discussion on the triangle engineering bills pertaining to the review of helping the residents find a solution to their failing septic systems. The attorney will look at the information and get back to the board.

Moved Masters, second Radecki to have Mr. O'Jack address the trash at 6212 Bethel Church Road. Carried. In a letter, dated June 30, 2005 the owner states his intention to bring a house onto the property. The property currently has a house on it and though a land division is pending, the property has not been split because of unpaid taxes. Mr. Lindow states in the letter that the house is a modular home. He has not presented the information to the township to assure the township of its construction. Crowner moved, Masters second to have the attorney send a letter to the owner of the property, if the house is brought onto the property and not stored correctly. Carried.

Moved Godek, second Crowner to pay the bills presented. Carried.

PUBLIC COMMENT began at 9:00 p.m. and ended at 9:00 p.m.

No other business brought before the board, the meeting adjourned at 9:01 p.m.

Next meeting will be August 2, 2005 at 7:30 p.m., Lodi Township Hall.

Elaine E. Masters
Clerk

double underline are additions

~~strike throughs are deletions~~