



LODI TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING MINUTES
FEBRUARY 2, 2013 – 9:00 A.M.
LODI TOWNSHIP HALL
3755 PLEASANT LAKE ROAD
ANN ARBOR, MICHIGAN

1. **Open Meeting** - The meeting opened with the flag pledge at 9:00 a.m.
Roll Call – Present: Lindemann, Canham-Keeley, Giezentaner, Godek, Foley, Rentschler, and Masters. Also in attendance were Attorney Jesse O’Jack and Mary Hess.
2. **Public Comment** - Public comment was offered at 9:01 a.m. None
3. **Approve/Revise Agenda** – Moved Masters, second Foley to add the Vertical Properties Tower on Textile Road to the agenda. Carried.
4. **Unfinished Business**
 1. None
5. **New Business**
 - a. **Possible 425 Agreement with City of Saline regarding Keystone Community Church** – A sample agreement was handed out to the board. The attorney also passed out talking points to review and possibly incorporate into a 425 agreement. The church wants to annex to the City of Saline in order to acquire sewer and water for expansion of their building. The State Boundary Commission would like to include a number of other parcels into the annexation in order to have a more squared off boundary between City of Saline and Lodi Township. The other property owners involved in the possible annexation are not willing to be annexed into the city. In the agreement their properties cannot be annexed, it’s not a guarantee. A 425 agreement must be for economic development. At first it was for commercial property. The Attorney General has expanded it to include housing developments and everything like that, that would include for profit activity. Parks would not be included. The agreement must be written either by the vote of the board or city council, or if either one passes a resolution, it can be done by the vote of the electors. Several things we must consider in doing an agreement. Must tie to economic development. Without a 425 agreement the annexation of all the properties may happen. With a 425 agreement for the Keystone property the annexation for the surrounding properties would be off the table. The church has said that they would withdraw the application. Must put in something about sharing of taxes (if any) during the agreement. Can also agree to some type of buffering between the city and township. Can also do a joint planning review between the entities. Fees, insuring against liabilities. Who has jurisdiction of the property during the agreement and length of agreement and who will the property belong to at the end of the agreement. The city wanted a list of bullet point information by Wednesday February 6. The city has a working session the following Monday and would like to have a copy to work with. Question asked whether anyone lives on the property. The board knows of no one living on the property. Questions ask as to what do about buffering for surrounding property. Setbacks can be stated in the agreement as to who’s (city or township) setbacks apply.

The control would be Saline Police and Saline Fire. Suggest the length of the agreement be 35 years with a possible extension of another 35 years. What is Lodi's long range plan for the area? The agreement for the 35 years protects the properties that do not want to go into the city for 35 years with a possible extension of another 35 years. If sewer is not installed within a certain period, the agreement will terminate. City will have jurisdiction. Potential of economic development because of location of parcel. Mr. O'Jack will put together a draft agreement for the township board to review at the meeting on Tuesday February 5, 2013. The draft agreement will then need to be sent to the city for their review and comment.

- b. Guenther Tower** – Textile Road – The tower property and personal property taxes are not current and will be going up for taxes on February 20th. Supervisor Godek questioned whether the township might want to pick up the property. It will be going up for auction after February 20th. Property owners may pick up the taxes, Foley stated that she expected that.
- 6. Public Comment** – Offered at 9:50 a.m.
- 7. Adjournment** – Moved Foley, seconded Lindemann to adjourn the regular meeting at 9:52 a.m. Carried
- 8. Budget Workshop** – began at 9:52 a.m. The board reviewed the current budget and amendments and established amounts for specific line items.
There was some discussion on the possibility of charging other townships or municipalities for sheriff services when they are called out of Lodi Township to assist in another municipality. That is currently just a talking item.
The budget total established was \$1,156,500. If any road services are done, the money will need to be transferred in from the general fund. There was also discussion on whether in the future the township may need to add a police or road millage.
- 9. Adjournment** – Moved Lindemann, seconded Masters to adjourn at 11:35 a.m.

Elaine E. Masters
Clerk, Lodi Township