



LODI TOWNSHIP BOARD OF TRUSTEES
SPECIAL MEETING MINUTES
June 18, 2015 – 9:00 A.M.
LODI TOWNSHIP HALL
3755 PLEASANT LAKE ROAD
ANN ARBOR, MICHIGAN

1. **SPECIAL MEETING** - The special meeting of June 18, 2015 opened with the Pledge of Allegiance at 9:00 a.m.
2. **Roll Call** – Present: Rentschler, Giezentaner, Foley, Turner, Godek, Lindemann, Canham/Keeley. Also present 2 citizens and Planning Commission Chairman Veenstra.
3. **Agenda** – Moved Lindemann, seconded Giezentaner, to approve the Agenda as presented.
4. **Agenda:**

1. **Toll Brothers Phase 2 Final Site Plan**

Jeff Brainard addressed the board regarding the final site plans for Riding Oaks Phase 2-combining Phase 1 with Phase 2. Toll Brothers has satisfied all changes per Planning Commission requests. Toll Brothers has proposed adding 14 lots to the current Ufer property. The sale of the property will be completed upon approval of phase 2. A boundary adjustment will be done following approval and sale. The board asked about the property being fenced off. Toll Brothers will continue the current fencing around the new property, going around the niche that Ufer retains possession of. Questions regarding the use of a Home Owners Association were addressed and Toll Brothers will start the process of moving towards the use of the HOA. Kramer Triad will be the HOA managing company, they will give approval on landscaping, deck, and other home improvements updates before the Township can give approval. This process can't be done until 85% of current lots are closed on.

Planning Commission Chairman Veenstra addressed the board regarding the following:

- a. Disclosure-Members of the Planning Commission were concerned with the new homeowners being made aware of their country surroundings, stating a way to disclose this information is needed. Discussion regarding how to properly disclose this information and the right avenue to use to relay this information.
- b. There was concern regarding the fact that the property isn't currently owned by Toll Brothers. The current owner has signed the application, making this a non-issue.
- c. The combining of Phase 1 and Phase 2 making it one parcel.
- d. The Planning Commission approves proposal brought forth by Toll Brothers.

Motion Lindemann to approve Riding Oaks Final Site Plan as presented with findings of facts and other conditions as presented by the Planning

Commission, seconded Foley. Roll Call Vote: YEA: Giezentaner, Canham/Keeley, Lindemann, Rentschler, Foley, Turner, Godek. NAY: None. Carried.

2. Approve Ann Arbor News as Paper of Record

Motion Giezentaner, seconded Lindemann to use Ann Arbor News as Paper of Record for Lodi Township. Carried.

5. Public Comment – 9:18 a.m. – None

6. Adjournment – Moved Lindemann, seconded Canham/Keeley, to adjourn at 9:18 a.m. Carried.

7. Next meeting will be Tuesday July 7, 2015 @ 7:00 pm.

Christina Turner
Clerk, Lodi Township