



**Meeting Minutes
Lodi Township Planning Commission**

**June 25, 2013
Lodi Township Hall
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

1) Call to Order

Meeting was called to order by Chairman Veenstra at 7:30 p.m. – The Pledge of Allegiance was then recited.

2) Roll Call of the Commission

Present: Canham-Keeley, Thelen, Diuble, Swenson, Steeb, Veenstra

Late Arrival: D'Agostino

Others Present: Don Pennington, Planning Consultant, Marcus McNamara, Township Engineer, Jeff Brainard, Toll Brothers, William Anderson, A-Team Assoc., Michael Kallis, Michael Kallis Const., Jim Butler, PEA, Inc., Mac Whitehouse, Lon Cooke & John Calkins from Pheasant Hollow Subdivision and Township resident, David Ufer.

3) Approve Minutes of May 28, 2013

It was moved by Steeb, seconded by Thelen to approve the May 28, 2013 minutes as written. Passed 7-0

4) Approve Agenda

It was moved by Steeb, seconded by Swenson to approve the Agenda. Passed 7-0

5) New Business

a) Five Star Store It Final Site Plan Review – Application 13-003 – 2200 Airey Court

Jim Butler from PEA, Inc., representing Five Star Store It, reported that their final site plans are being presented for the 65' x 180', 11,700 square foot, climate controlled storage building being built at 2200 Airey Court. He noted there were two minor alterations to their preliminary site plans. The first one was based on previous comments from the Planning Commission and consisted of adding additional landscaping and a berm on the west property line. The second alteration was based on the engineering design and, due to grading, allowed for additional green space between the proposed building and the existing buildings.

Don Pennington stated he felt the landscaping appears to be adequate and the berm seems reasonable & complimentary with the rest of the site. He felt the plans and project were ready to be discussed by the Planning Commission.

Engineer Marcus McNamara reported he had no new comments and that the plans meet all the requirements.

Chairman Veenstra questioned whether the oak trees on the west side were really adequate for screening due to their height. Pennington stated that was not a problem and they added landscape diversity.

Chairman Veenstra read Article 54 Section 54.04.C of the Township Zoning Ordinance – Standards for Review for Final Site Plan Approval. Steeb moved to recommend to the Township Board approval of the Five Star Store It final site plan because it meets all the standards listed. This was seconded by Swenson.

Roll Call Vote: Canham-Keeley – yes D’Agostino – yes
 Thelen – yes Diuble – yes
 Swenson – yes Steeb – yes
 Veenstra – yes

Passed 7-0

b) Riding Oaks Estates Preliminary Site Plan Review, Application 13-010 – Scio Church Road

Bill Anderson of A-Team Associates presented the Toll Brothers Preliminary Site Plans for review. He advised the biggest change in their plans had to do with removing the boulevard entrance originally anticipated. The county Road Commission no longer allows boulevard entrances. They have tried to simulate this kind of entrance, but not everyone is in agreement with what they have come up with yet. He noted these plans have gone further than for a Preliminary Site Plan and are much more in line with a Final Site Plan. They have added additional details on landscaping and pathways. They have received technical approval from the Washtenaw County Road Commission and preliminary approval from the drain commission. He advised he is ready to answer any additional questions or concerns the Planning Commission has. Veenstra advised Mr. Anderson that the Zoning Ordinance requires that the approved Area Plan be recorded with the County Register of Deeds. He should contact our clerk to arrange for preparation of the appropriate documents.

Consultant Pennington reported:

- 1) The Preliminary Site Plan appears to be in compliance with area plan, but stated there may be additional minor adjustments as we go forward.
- 2) He will do a specific tree mitigation study when the Final Site Plan is ready and will make sure neighboring trees are not impacted.
- 3) He has no additional comments on the residential lot layout.
- 4) He felt they might look at other options for the boulevard entrance which might enhance it.
- 5) He suggested that Pedestrian Paths might have added vegetation and benches for more visual impact.
- 6) He felt the Scio Church entrance needed to be looked at further by the Township and Planning Commission. He believed because Scio Church is considered a regional roadway, and additional cars will be using this roadway due to future development anticipated in the Lodi and Scio Township Master Plans, thought should be given now as to traffic improvements such as by-pass lanes and passing lanes. Future function should not be sacrificed. If this is not addressed now, it may be difficult to address as future development occurs along Scio Church Road.
- 7) From a planning perspective he believed the Preliminary Site Plan is fine.

Engineer McNamara reported:

- 1) He agrees with everything Pennington said about the road improvement considerations and felt it was critical these be considered.
- 2) He felt more coordination with Road Commission is needed to look at the big picture and a decision about bypass lanes or a left turn lane on Scio Church Road can be accommodated with the added right-of-way the plan shows.
- 3) Regarding the storm water run-off concerns he felt the site plans presented go above and beyond the county storm water requirements. This coordination continues up to the Final Site Plan.
- 4) He noted consideration should be given to set up a Drainage District for the Riding Oaks Estates. This would allow for legal action to be taken if there is poor maintenance, or no maintenance, done to alleviate storm water issues. Mr. Anderson said this would be done in coordination with the Water Resources Commissioner’s office.
- 5) He would like more details on the Final Site Plan regarding grading and stock piles.
- 6) The hydrant needs to meet all requirements.
- 7) He felt there were no sticking points and minor issues will be ironed out in the Final Site Plan.

- 8) All permits should be in good order – Road Commission, MDEQ, Drain Commission, County Health Dept., County SESC, and NPDES.
- 9) He felt the plan is complete for a Preliminary Site Plan and ready for discussion by the Planning Commission.

Pheasant Hollow resident, Lon Cooke requested an explanation of “Drainage District”. McNamara advised this was done through the Water Resource Commissioner and would encompass the entire 64acre parcel of Riding Oaks Estates, to include their ponds, swales, etc. It would require adequate passage of storm water from collection to conveyance. If proper passage was not maintained by the Homeowners’ Association, the Water Resources Commissioner has the authority to assess a tax on the property owners. In this case the HOA would be the HOA of Riding Oaks Estates. There was some discussion as to whether the Drainage District would encompass the outlet area that will pass through Pheasant Hollow. Bill Anderson said he would work with the Drain Commission to address this issue.

Planning Commissioner Diuble expressed his continued concern regarding the drainage flow to Liberty Road. He stated it is a serious issue now and will be worse if this development goes through. Anderson stated he felt they were doing everything they could do to address this by designing a plan to restrict water flow from the pond at a rate it currently runs off. They have done this by having trenches and over sizing the benches to improve on-site infiltration. He feels they have gone over and above the Drain Commission requirements. He felt the current problem at Liberty Road needed to be addressed at the Liberty Road area.

Lon Cooke wanted to express to the Planning Commission the concerns of the Pheasant Hollow homeowners regarding the passing issues on Scio Church Road. He stated there are currently problems and there will be accidents if something isn’t done. McNamara advised that passing/no passing lanes were not added because of volume, but are almost always added because of sight distance. Swenson added that he personally knows putting up a sign or adding a stripe doesn’t work. He works at the Police Department and drivers still pass illegally in front of that building.

Pheasant Hollow resident, Mac Whitehouse wanted to know who is responsible for assessing adequacy of utilities. He noted that Pheasant Hollow often has brownouts and, with the addition of Riding Oaks Estates, this could only get worse. Veenstra believed this is a DTE business decision; Swenson mentioned that the additional population may make them add improvements.

Bill Anderson added several final comments. He reiterated they are doing as much as they can on their site to control storm water runoff, but are willing to integrate any suggestions. He also stated they would be willing to go above and beyond to help deal with the traffic problem on Scio Church Road, and are open to discussing what they can do.

He pointed out the Final Site Plan engineering has been done. They would like to do their on-site grading and roadway construction after they receive Township Board approval and all permits needed are in order.

Veenstra had a few final questions and comments:

- 1) He wanted to know the dimensions of the internal streets. Anderson replied, 66’ right-of-ways, 12’ lanes, all meeting county and township standards.
- 2) He asked about the decorative fence and where it goes. Anderson replied, it is accent fencing to trail system and will possibly be on the east and south border limits.
- 3) Why are they deleting only two drives to farmhouse rather than all three? Anderson stated one is now needed because they are not sure what will happen to the farm in the future.
- 4) Where is the construction trailer going? Jeff Brainard from Toll Brothers advised it will be placed behind the pole barn and out of view. They would like to put the trailer on site before final approval is given. Veenstra advised them to talk to the Township Supervisor about obtaining Township approval for the trailer. It will need water and septic access. The Township Board needs to approve a permit for a temporary trailer; the Planning Commission is not involved.

- 5) Veenstra advised that Township Supervisor, Jan Godek, had a conversation with Gary Streight from the Washtenaw County Road Commission regarding the traffic concerns on Scio Church Road. He advised that the WCRC cannot require a no pass/left turn lane in that area, but, if the Township would require it, they would be very supportive because they felt this was a safety issue.
- 6) Regarding grading, Veenstra wanted to know where the dirt is coming from and where it is going. He felt a Cut/Fill Map is needed. Anderson advised that the dirt would not be leaving the property, but would be happy to provide this information.

Thelen requested Pennington amend his report to show Scio Church Road as the north-facing road, not Zeeb Road.

Chairman Veenstra read Article 54, Section 54.03.C of the Township Zoning Ordinance – Standards for Review of a Preliminary Site Plan. Steeb moved to recommend approval of the Riding Oaks Estates Preliminary Site Plan because it meets all requirements of the Township Zoning Ordinance and is in accordance with previously approved Area Plan. This was seconded by Swenson.

Roll Call:	Canham-Keeley – yes	D’Agostino – yes
	Thelen – no	Diuble – no
	Steeb – yes	Swenson – yes
	Veenstra – yes	

Passed 5-2

A request was then made by Bill Anderson to commence with site improvements, to include grading and road construction, on the condition of obtaining the proper permits. Veenstra also added the Township engineer would need to approve the cur/fill plan.

Steeb moved that upon receipt of necessary county permits (NPDES, SESC, Road Commission Temporary access permit), and the township engineer’s approval of the grading plan, the Planning Commission approve the request to commence site improvements. This was seconded by Swenson.

Roll Call:	Canham-Keeley – yes	D’Agostino – yes
	Thelen – no	Diuble – no
	Steeb – yes	Swenson – yes
	Veenstra – yes	

Passed 5-2

6) Old Business

a) Zoning Ordinance Update

Veenstra advised he was waiting for attorney O’Jack to send in his corrections/comments. Also comments from Supervisor Godek and Clerk Masters.

7) Commissioners’ Reports

- a. Verizon Wireless would like to change their antennae at 3433 Waters Road. However, after two months of discussions they still have not submitted the proper requests nor the required information. Therefore, their application for requested changes has not been accepted.
- b. Dr. Kumar of Three Arch Bay, after buying the unsold lots that were foreclosed, wants to resume selling the lots. She will be submitting a site plan amendment for landscaping changes for consideration at next month’s meeting. She will also submit revised master Deed and Bylaws for approval sometime in the future.
- c. The City of Ann Arbor has notified us regarding their plans for non-motorized transportation.

8) Other Business

No other business

9) Public Comment

No Public Comment

10) Adjournment

There being no further business, it was moved by Steeb and seconded by D'Agostino to adjourn the meeting. The meeting was adjourned at 9:00 p.m.

The next regular Planning Commission meeting will take place on Tuesday, July 23, 2013 at 7:30 p.m.

Respectfully Submitted,

Margaret Canham-Keeley
Secretary