



**Meeting Minutes
Lodi Township Planning Commission**

**July 23, 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: Diuble, Veenstra, Canham-Keeley, D’Agostino, Thelen

Late Arrival: Steeb

Absent: Swenson

Others Present: Don Pennington, Planning Consultant, Bill DeGroot, Planning Consultant, Ron Cavallaro, Jr., Township Engineer, Jamie Gorenflo representing Three Arch Bay, Neelam & Swendra Kumar representing Three Arch Bay, Judd Chaille representing Verizon and Township Supervisor, Jan Godek

3) Approve Minutes of June 25, 2013

It was moved by D’Agostino, seconded by Thelen to approve the June 25, 2013 minutes as written. Passed 6-0

4) Approve Agenda

It was moved by Steeb, seconded by D’Agostino to approve the Agenda. Passed 6-0

5) New Business

a) Three Arch Bay Final Site Plan Amendment – Application 13-013

Jamie Gorenflo advised the Commission he was one of the original developers of this property in 2004-2005, and was, therefore, familiar with the original Site Plans. He reported that Dr. Kumar is requesting modifications and simplification of amenities on the original plan. A number of the structural amenities being eliminated include various walls, fences, pergolas along Maple Road. Also being eliminated are a fountain and tea house, bridge to the island, board walk/pier and stone fire pit.

Neelam Kumar stated the Homeowners’ Association has met and all agree they don’t want all of that “pomp and circumstance”, and would rather keep the development simple and natural.

Commissioner D’Agostino asked Dr. Kumar how many lots had been sold thus far. Dr. Kumar stated there were two homeowners there now and one lot ready to go. This was out of a total 23 lots.

Dr. Kumar added that the Master Deed and By-Laws have been amended to reflect the changes they are requesting. She is working in partnership with builders who will sell the lots and build the homes.

Planning Consultant Pennington reviewed his July 18, 2013 report on Three Arch Bay. He began by stating that the original plan had been proposed and approved a number of years ago. Recently he has met with Mr. Gorenflo, Dr. Kumar and the Township attorney to go over their requested changes. He has looked at several issues and noted

that, although the volume and scale has been reduced, it doesn't have a bearing on the overall residential development of the site. Also, the revised landscaping plan appears to be an acceptable option and would be similar to landscaping of other residential developments on Maple Road. He felt what is being taken away will not impact the character of the site.

Mr. Pennington has been advised that the septic and well systems are current and valid. However, he did feel the Township needed verification to that fact. Regarding the Storm Water Management System, he has been advised it had been installed per the approved final site plan and required no additional maintenance.

He pointed out the roadway has its final coat and is in good condition. He did feel there might need to be some tweaking regarding the tree mitigation, but that would be a minor detail. From a planning perspective, he believed the plans presented are ready for the Planning Commission to take a firm look.

Township Engineer, Ron Cavallaro, Jr., reviewed his July 23, 2013 report regarding Three Arch Bay. He noted there were five issues that needed to be addressed. First, he found there were several changes on the plans that have not been noted on the Cover Sheet. Second, he pointed out there appeared to be changes to the originally approved grading throughout the site. These changes may require a new permit from the Washtenaw County Water Resource Commission. Third, the septic field locations appear to have been modified in several locations. Concurrence that the changes are acceptable must be obtained from the Washtenaw County Environmental Health Department if this is the case. Fourth, it is noted on the Cover Sheet that the entrance gate is being modified. However, there are no details for the change in the plan set. Finally, a proposed pathway to the north and west of Lot #23 appears to have been modified and this needs clarification.

Chairman Veenstra reviewed the history of the Three Arch Bay development with the Planning Commission.

2005 – Final Site Plan approved by the Township Board

2006 – Planning Commission approved a Minor Site Plan Change

2007 – Planning Commission approved the Landscaping Plan

2008 – The PUD was given an 18 month extension & Site Plan approval for the first building

No Planning Commission action since 2008.

Chairman Veenstra stated he has met with Dr. Kumar several times, along with Don Pennington and the Township attorney, Jesse O'Jack. He said he needed clarification on some of the stated amendments to the Master Deed and By-Laws. Dr. Kumar advised she is considered a "successor developer" and still takes responsibility for the development. She also explained why a clause was removed regarding restricting golf carts on the connection path to Travis Pointe Country Club. It seemed the original developer had an earlier arrangement with Travis Pointe; however, that agreement is no longer in force. There are now plans in the works for Travis Pointe to allow Three Arch Bay homeowners, who are club members, to use the pathway and they will be charged a one-time fee. Chairman Veenstra said the Township would need some documentation regarding that agreement.

Dr. Kumar said there were only a few changes being made to the Master Deed and By-Laws, those being:

- Elimination of the common elements
- Removal of Homeowners' Association responsibility for individual lot maintenance, making each homeowner responsible for their own lot
- Mail boxes will be individual at each home, not cluster
- Will have working capital contribution of \$3,000
- Give all new buyers a copy of By-Laws

There was a question as to what the entrance would look like. Mr. Gorenflo advised there were really no new changes to the current pillared entrance. However, a card-swipe security gate was being added for safety of residents. The gate will be 12 feet back from the current gateway, enough space for two cars to be there and not back up traffic on the roadway. Veenstra questioned as to how deliveries will be made, etc. Dr. Kumar advised that each homeowner would have a security number and would be able to advise the driver on how to enter gate. Emergency vehicles would be able to enter because they would have the codes.

Don Pennington asked if the Maple Road landscaping would be done this year. Dr. Kumar stated she planned to have it done this fall if she is able to sell some lots and have the funding available.

There continued to be a question on the walking pathway from Three Arch Bay to Travis Pointe Country Club. Mr. Gorenflo stated the only major change was the elimination of the connection near Lot #23 to South Arch Road, and the minor change was pathway from South Arch Bay Road to Travis Pointe Country Club is being added to the Plan.

Engineer Cavallaro asked again about the septic field location changes from the original plans. Dr. Kumar said that was a mistake, no changes were made, and that would be corrected.

Commissioner Steeb asked Dr. Kumar whether lots could be combined to make larger parcels. She stated they could, however, the buyer would need to obtain a site plan amendment at that point.

Chairman Veenstra advised the Planning Commission that, because there were numerous changes to the original Plan, and changes to the Master Deed and By Laws, this needed to be considered as a full Final Site Plan Amendment. Therefore, the Commission needed to vote and send its recommendation to the Township Board.

Chairman Veenstra stated that a Conditional Recommendation to the Township Board was needed. The conditions needing to be addressed are:

1. Note all proposed changes on Cover Sheet with page numbers
2. Clarify permits from the Washtenaw County Water Resource Commission and Washtenaw County Environmental Health Department
3. Correct septic field location
4. Show gates for entryway on Plans
5. Label path to Travis Pointe Country Club near lot #23
6. If changing the Master Deed, change Drain Commission to Washtenaw County Water Resource Commissioner

Chairman Veenstra proposed that for the Findings of Fact the Commission consider the above six conditions and if these are addressed to the satisfaction of the Township Planning Consultant and the Township Engineer, then these would continue to be in conformance with the original approved PUD and would conform to the surrounding area.

Commissioner Steeb moved that the Commission give a Conditional Recommendation of Approval to the Township Board if the six conditions were met, a corrected set of plans were given to the Township Planning Consultant and Township Engineer by July 31, 2013, and were approved prior to the Township Board meeting on August 6, 2013. Steeb added that the motion was given because the plan is in accordance with the original approved PUD and fits the scope of the Township requirements. This motion was seconded by D'Agostino.

Roll Call: Diuble – yes Steeb – yes
 Veenstra – yes Canham-Keeley – yes
 D'Agostino – yes Thelen – yes

Passed 6-0

b) Verizon Antenna Change Final Site Plan Amendment – Application 13-012

Judd Chaille, representing Verizon presented the antenna change plans to the Planning Commission. He reported that six old antennas would be replaced with six new, upgraded, antennas on the current tower. He also advised that tower-mounted radios would be attached behind each new antenna, which would increase the efficiency and data transmittal for each antenna. They would also be adding fiber-optic cable for the radios.

Chairman Veenstra asked if there would be a need for more electrical equipment because of the added radios. Mr. Chaille advised there would not be a need for additional electrical service or new power work. He noted that the work would probably take only about one half a day. He also stated he had obtained an approval letter from

the county advising that no further building permits were needed and he had approval from the tower owner, American Tower for the work to be done.

Planning Consultant Pennington’s assistant, Bill DeGroot, summarized his report on the antenna change request by stating he had reviewed the Township Zoning Ordinance and, because there were no additional changes being made and nothing more was being added than was originally approved, from a planning perspective this was ready for review by the Planning Commission.

It was moved by Commissioner Steeb and seconded by Commissioner D’Agostino that the Planning accept this as a Minor Site Plan Change.

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

Passed 6-0

It was then moved by Commissioner Steeb and seconded by Commissioner D’Agostino to accept the Minor Site Plan Change as submitted.

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

Passed 6-0

Commissioner Steeb advised that this should take immediate effect.

Township Supervisor, Jan Godek, noted that the Township Zoning Inspector needed to give Zoning Compliance for this plan change so the Township would have a record of it. She suggested Mr. Chaille needed to contact Zoning Inspector, Bill Lindeman to obtain this Zoning Compliance Certificate. He stated he would contact Mr. Lindeman in the morning.

6) Old Business

a) Zoning Ordinance Update

Chairman Veenstra advised he is still waiting to receive comments on the Ordinance from the Township attorney.

Supervisor Godek suggested the Planning Commission needed to look at allowing chickens in the Township. They are allowed in Ann Arbor, Saline and Detroit. She stated she continues to get calls by residents wanting to have chickens. Commissioner Thelen pointed out the problems many of these areas are having, and stated they are finding that after about 18 months the chickens are no longer wanted and are being dumped at animal rescue. Chairman Veenstra pointed out that the draft Zoning Ordinance has a provision allowing for three hen chickens in AG areas.

7) Commissioners’ Reports

Chairman Veenstra advised he had been out of town and did not have much to report.

He did note there were people interested in purchasing the vacant bank building on the corner of Ann Arbor-Saline Rd. and Travis Pointe Rd. Supervisor Godek had talked with them and it seems there is some conflict over the signage on the property. Also, if this property was split off from the larger parcel, it would require a complete Site Plan Change. There are ongoing discussions.

8) Other Business

Commissioner D’Agostino had a question regarding the property behind the Township building and the large equipment that seems to be stored there. Supervisor Godek was made aware of this and would be looking into it.

9) Public Comment

There was no public comment given.

10) Adjournment

There being no further business, it was moved by Commissioner Steeb and seconded by Commissioner D'Agostino to adjourn the meeting. The meeting was adjourned at 9:15 p.m.

The next Regular Planning Commission Meeting is August 27, 2013 at 7:30 p.m.

Respectfully Submitted,

Margaret Canham-Keeley
Secretary