



Lodi Township Planning Commission
3755 Pleasant Lake Rd
Ann Arbor, MI 48103

2024 Annual Report

January 23, 2024 - Regular meeting held at Township Hall. On-going discussion on the CopperLeaf Crossing PUD, waiting for the update to the Area Plan. Amendment to Section 44.11 Standards for Site Plan Review discussed, to clarify requirements. Began discussion of updating the Township Master Plan. Updates to the Planning Commission Bylaws discussed. Reviewed the 2023 Annual Report, and the 2024 Work Plan.

February 27, 2024- Regular meeting held at the Township Hall. Discussed rezoning request for 2730 Ellsworth Rd from AG to PSP for a Muslim Prayer Hall (from August 2022– pulled from agenda by applicant in September 2022, requested to be put back on agenda this month). Discussed adding Institutional Uses back into the AG district - as either a permitted or special use. Tabled request to next month's meeting, when a Public Hearing would be held. Amendments to Zoning Ordinances 42.106, 44.08, 44.11 discussed regarding Site Plan and Area Plan checklist – Public Hearing set for March meeting. Master Plan update discussed.

March 27, 2024- Regular meeting held at Township Hall. Michelle Joppeck introduced as recording secretary. Public Hearing to rezone parcel M-13-01-100-019 from A-1 to I-1. After discussion PC moved to recommend approval to Twp. Board. Public Hearing on amendments to Zoning Ordinances 42.106, 44.08, and 44.11. After discussion PC moved to recommend approval to Twp. Board. Public Hearing on amendments to Zoning Ordinance 20.04 to allow Institutional Uses in the AG district. After discussion PC moved to recommend approval to Twp. Board to add Institutional Uses as a Permitted Use in the AG District. Discussed rezoning request for 2730 Ellsworth Rd from AG to PSP . Since Institutional Uses will most likely be added to AG zoning, the PC voted to deny the rezoning request. Reviewed Home Application for 5200 W. Ellsworth Rd for using his home for the administrative activities of his construction business. Request approved. Officers for the 2024 term were elected: Chair Strader, Vice-Chair- Vestergaard, Secretary- Warrner (with Michelle J preparing official minutes).

April 4, 2024- SPECIAL MEETING held at the Township Hall, to discuss updating Zoning Ordinance 41.14, Institutional Uses, and Sec. 20.04, Table of Uses, per Board of Trustees request. Determined that Hannah and Jesse need to provide draft language to the commission before we set a Public Hearing. PC

appointed 2 members of PC to Farm Council Grounds Committee- Vestergaard and Swenson, with Warner as backup.

April 23, 2024 – Regular meeting held at the Township Hall. Continued discussion on allowing Institutional Uses in the AG district. Discussed clarifications/additions to Sec. 41.14 Institutional Uses, and Sec. 55.21 Lighting. Set date for Public Hearing on these proposed changes for next month. For the Master Plan update, the draft citizen survey is being prepared by the Planner.

May 28, 2024- Regular meeting held at the Township Hall. Public Hearings held for 1) Article 41 Sec.41.14 Institutional Uses – recommended approval of amendments to the Board. 2) Article 55 Sec. 55.21 Exterior Lighting- recommended approval of amendments to the Board. Voted to recommend the addition of Institutional Uses to the AG district as a Permitted Use, to the Board, under Article 20, Sec 20.04. Draft Citizen Survey for the Master Plan is ready for review. Much discussion on Copperleaf Crossing modified Area Plan, and whether the many changes that have occurred would be considered major or minor. PC requested more information for next meeting.

June 25, 2024 – Regular meeting held at the Lodi Township Hall. Reviewed Copperleaf Crossing Minor Site Plan submittal – was tabled to allow copies to be provided to all PC members (only 1 copy provided to Twp) Planner to review and prepare report. Master Plan- Citizen Survey reviewed, some changes made – recommended approval to Board to accept the survey and mail out to citizens. Reviewed the Findings of Fact for the proposed changes for Zoning Ordinance Sec. 55.21 Exterior Lighting, and Sec. 20.04 Table of Uses to allow Institutional Uses as a Permitted Use in the AG district.

July 18, 2024 – SPECIAL MEETING/- a Special Meeting was held from 6-8 pm at the Township Hall to hear information regarding Green Infrastructure, by Huron River Watershed Council. We broke into small groups to look at aerial photo maps of the Township and identify areas that could be considered as green “pathways” for water/ wildlife connecting areas of the Township. They will compile the information and bring it back for us to review. No action taken.

July 23, 2024- Regular meeting at the Township Hall. Discussed Copperleaf Crossing to determine if their latest submittal is a major or minor change. After much discussion the PC determined it was a major change.

August 27, 2024- Regular meeting at the Township Hall. Citizen Surveys for the Master Plan have been mailed and are beginning to be returned. Small scale wind turbines were discussed – Planner to do more research and bring back information.

September 24, 2024- No Regular meeting – no items submitted or pressing.

October 22, 2024- Regular meeting at the Township Hall. Planner provided update on the Master Plan Citizen Survey results – some data will be reformatted to be easier to read. Also discussed adding cemeteries as a permitted use or accessory use into the AG district, tying in to adding Institutional Uses into AG district. Planner to discuss with Attorney and report next month. Discussed Lipscomb Home Occupation application for pet sitting. Determined this would be a Home Occupation -General, which is a Special Use and would require a Public Hearing. Will set it for the November Meeting.

November 26,2024- Regular meeting at the Township Hall. Planner reviewed the results of the Citizen Survey. Lipscomb Home Occupation Public Hearing held but request removed by applicant. Addition of cemeteries as a use in AG district was ongoing discussion – will hopefully finalize in January. Small scale wind turbines – planner still doing research but our current ordinance will cover private systems until we get an ordinance created small scale building mounted wind turbines.

December 2024- No regularly scheduled meeting

Respectfully Submitted – Cindy Strader, Planning Commission Chairperson