

Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

March 25, 2025 at 7 pm

1. Call to Order and Pledge of Allegiance

The meeting was called to order by Chair Strader at 7:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present: Froberg, Marsh, Rogers, Strader, Sweetland, Vestergaard

Absent: Stevenson

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Attorney Jesse O'Jack,
Township Engineer MC Moritz,
Township Supervisor Jan Godek,
Township Clerk Christina Smith,
Township Trustee Leslie Blackburn,
Township Trustee Donald Rentschler,
Toll Brothers representatives Jason Iacoangeli and Scott Hansen,
Steve Sheldon from The Sun Times News,
Hannah Blackburn, Gary Eaton, Dixon (David Hammond), Patricia Harroun, Gloria Keefer, Susan Miller, Eric Roberts, John Vine, and several other members of the public

3. Announcements: None

4. Approval of Agenda

Strader noted that with the resignation of Ann Warner, the Secretary position is open. Strader asked to add Election of Secretary to the agenda under New Business.

Sweetland moved to approve the agenda as amended. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

5. Public Hearings: None

6. Public Comment

Public comment began at 7:04 pm. Comments were received from 9 people. Public comment ended at 7:26 pm.

7. Approval of Minutes – 1/28/2025

Rogers moved to approve the minutes of the January 28, 2025 Lodi Township Planning Commission meeting as presented. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

8. Old Business

a. Lodi Township Master Plan update

There is no update on the Lodi Township Master Plan update at this time.

b. Addition of Cemeteries as a use in AG district

There is no update on this issue at this time.

9. New Business:

a. Arbor Preserve Final Site Plan Submittal Application #2025-002, 2/4/2025

Toll Brothers Land Development Director Scott Hansen and Toll Brothers Land Entitlement Manager Jason Iacoangeli were present to receive feedback. Additionally, they answered questions from the Planning Commission to the best of their ability.

Planning Commissioners asked the developer to please consider the following issues in addition to the items noted in the engineer's report and the planner's reports:

- More creativity and respect for the property; make as a Gateway to the Township
- Save natural features as much as possible, more land balancing within the sites
- Address the easement to Susan Miller's property
- Preserve as many trees as possible and clearly mark the existing trees and which ones will be removed – update tree inventory on plans
- To help minimize wetland destruction, please consider the following:
 - Bridges over water courses
 - Move stormwater Detention Basin D (North) to open area between lots 6 and 23 to preserve more of Natural Area O.
- Grading – work on blending more into natural grades and contours to allow for more usable areas for residents (see Zoning Ordinance 45,10.B.5.a,f)
- Make open spaces more useable
- Confirm that Open Space calculations do not include wetlands
- Conduct a natural features survey 100' beyond the property as required in the Zoning Ordinance
- Conduct a septic field and well survey 100' beyond the property
- Potential impact and changes to water quality for surrounding properties as a result of newly drilled wells for these developments
- Type of wastewater treatment plant

Township Planner Smith noted that the developers have received the engineer's report and the planner's report and they are already working on their revised plans in response to those reports. Once the developers have submitted their updated final plan, they will be presented for review to the Planning Commission along with new reports from the engineer and planner.

Township Engineer Moritz also noted that there are many other government agencies that will need to reviewing these plans and approve them before the construction can be started. Township Planner Smith also noted that generally Township site plan approval is conditioned on receiving required approvals and permits from all required agencies. Moritz confirmed that those approvals

and permits would need to be provided to the Township Engineer.

Iacoangeli noted that they are interested in setting up a time to come in, meet with staff, discuss the plans, and get feedback in order to attempt to create plans that all parties are satisfied with.

Strader moved to table further discussion and approval until revised plans are received. Second by Sweetland. A roll call vote was taken. Rogers=aye, Sweetland=aye, Vestergaard=aye, Marsh=aye, Froberg=aye, Strader=aye, absent=1. Motion carried.

b. Election of Secretary

With the resignation of Ann Warner, the position of Secretary is vacant. Froberg volunteered to serve as the Planning Commission Secretary.

Strader moved to elect Froberg as Planning Commission Secretary. Second by Vestergaard. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

10. Public Comment

Public comment began at 8:11 pm. Comments were received from 2 people. Public comment ended at 8:15 pm.

11. Reports

A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on March 4, 2025.

B. Commissioners: Strader noted that she attended an interesting discussion presented remotely by Michigan State University about merging agriculture and solar energy production in creative ways.

Marsh noted that he would like to see the Township encourage the planting of native species as opposed to invasive species. Township Attorney O'Jack noted that the Township Ordinance does have a list of trees that cannot be planted.

Sweetland asked if there was any update regarding the Prayer Hall on Ellsworth Rd. Township Attorney O'Jack was not aware of the current status.

C. Planning Consultant: None

D. Engineering Consultant: None

12. Other Business: None

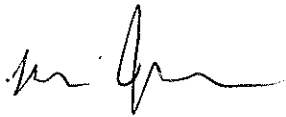
13. Adjournment

Sweetland moved to adjourn at 8:22 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for April ²²~~29~~, 2025 at 7:00 pm.

Respectfully Submitted,

Carston Vestergaard,
Acting Planning Commission Secretary


Michelle Joppeck,
Recording Secretary

