

Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

April 22, 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, Stevenson, Strader, Sweetland

Absent: Vestergaard

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Attorney Jesse O'Jack,
Township Supervisor Jan Godek,
Township Trustee Leslie Blackburn,
Steve Sheldon from The Sun Times News,
Judy Church, Ben Kellum, Ella Marsh, Vicki Marsh, Susan Miller, Scott Postiff,
Carly Rose, and two other members of the public

3. Announcements: None

4. Approval of Agenda

Strader noted that the next regularly scheduled meeting is May 27, not April 29 as shown on the agenda.

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

5. Public Hearings: None

6. Public Comment

Public comment began at 7:01 pm. Comments were received from 2 people. Public comment ended at 7:03 pm.

7. Approval of Minutes – 3/25/2025

Marsh noted that there is an error on the minutes. The next regularly scheduled meeting on the meeting minutes should be April 22, 2025 instead of April 29, 2025 as presented.

Sweetland moved to approve the minutes of the March 25, 2025 Lodi Township Planning Commission meeting as amended. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

8. Old Business

a. Lodi Township Master Plan update

Township Planner Hannah Smith provided an updated Lodi Township Survey Summary Comparison for 2002, 2007 and 2024. She also provided the Existing Community Character & Environment Agricultural Goals & Objectives, Industrial Goals & Objectives, Natural Features Goals & Objectives, and Residential Goals & Objectives which contain a few updates based on the survey data and the Zoning Ordinance.

Froberg asked what the timeline goal was for this Master Plan update. Smith stated that six months would be a reasonable timeframe to finish updating the Master Plan unless other items come up that would need prioritized over the Master Plan.

Strader asked for updated and more detailed maps to be included in the Master Plan that would be able to be zoomed in on the digital copy. Smith said that something could be worked out to get that completed.

Sweetland did note that he knows of a couple local farms that participated in a PDR program, but now the State of Michigan is saying that they are no longer eligible for PA116. This development may change some of the goals, objectives and/or strategies that are included in the Master Plan.

Smith asked the Planning Commission how they would like to proceed with the Master Plan update. After a discussion about how to proceed, the Planning Commission decided to split the Master Plan into sections and review draft updated sections as they are ready to be reviewed.

b. Copperleaf Crossing update

Due to his involvement in Copperleaf Crossing, Marsh moved into the audience to avoid a conflict of interest.

Township Planner Smith reviewed the history and status of the Copperleaf Crossing PUD. Lodi Township has created a PUD specific application which was given to the applicant. Smith did receive some questions from Copperleaf Crossing regarding their submittal and is working on the answers for those questions. She believes she should be able to answer those questions within the next week. A Public Hearing will need to be held once the Area Plan is received and reviewed. Due to timing, the Public Hearing will likely occur at the June meeting at the earliest.

c. Solar Ordinance Discussion

With the conflict of interest over, Marsh returned to the Planning Commission.

Township Planner Smith presented a sample Commercial Solar Energy Systems ordinance that was drafted in 2023, before PA 233 was passed by the State of Michigan. The presented ordinance would still be able to be enforced, if passed by the Township, as long as it was made clear that it applies to systems less than 50 megawatts. Smith noted that there are three options the Township has with the passage of PA 233:

1. Establish a Compatible Renewable Energy Ordinance which mirrors PA 233 standards which would require that the developer go through the Township first.
2. Not regulate systems over the 50 megawatt threshold and all developments over that threshold would go straight to the State of Michigan, which is required notify the Township.

3. Adopt an Ordinance that is incompatible with PA 233. If a developer were to apply for a system over 50 megawatts and was unhappy with the Township's ordinance, they can go right to the State of Michigan and leave the Township out of it.

Smith noted that she would be able to update the presented draft ordinance for the next meeting to apply to systems under 50 megawatts. In order to address systems over 50 megawatts, she would need direction from the Township as to what option the Township wants to pursue.

Strader asked if glare would need to be defined in the ordinance and Marsh asked if a glare study should be required. Questions were asked about how fires related to battery storage facilities would be handled since those fires are difficult to put out. Steve Sheldon from The Sun Times was able to provide information on how a potential development in another local Township is handling this issue. Questions were also asked about PA 116 and commercial solar energy systems.

d. Short Term Rental Ordinance Discussion

A 180-day moratorium on short term rentals was approved by the Board on February 13, 2025. There was uncertainty regarding how the Board wants to address this issue. This issue cannot be pursued further until more guidance is received. Marsh noted that he would ask the Board whether they want to address this issue via a regulatory ordinance, zoning ordinance or both.

Froberg asked the Board to think about the operational execution of whatever option is chosen.

9. New Business:

a. Election of Planning Commission Officers for 2025-2026

The position of Planning Commission Secretary for 2025-2026 was voted on last meeting.

Strader noted that she was willing to be Chair for one more year. Marsh moved to nominate Strader to be Planning Commission Chair for 2025-2026. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

With the absence of Vestergaard, the Planning Commission was unsure whether Vestergaard was interested in continuing as Vice Chair. Stevenson noted that he was willing to be Vice Chair. Strader moved to nominate Stevenson as Planning Commission Vice Chair for 2025-2026. Second by Rogers. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

10. Public Comment

Public comment began at 8:17 pm. Comments were received from 2 people. Public comment ended at 8:22 pm.

11. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on April 8, 2025.
- B. Commissioners: Sweetland responded to comments made by Susan Miller during the last Public Comment session. He stated that Drain Code of 1956 only applies only to County Drains.
- C. Planning Consultant: None
- D. Engineering Consultant: None

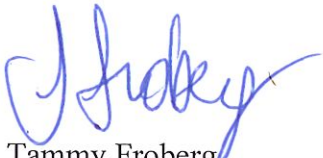
12. Other Business: None

13. Adjournment

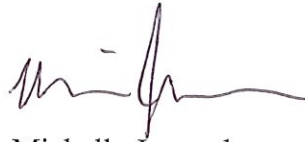
Sweetland moved to adjourn at 8:25 pm. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for May 27, 2025 at 7:00 pm.

Respectfully Submitted,



Tammy Froberg,
Planning Commission Secretary



Michelle Joppeck,
Recording Secretary