

## **DRAFT - Lodi Township Planning Commission Meeting Minutes**

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

**June 24, 2025 at 7 pm**

### **1. Call to Order and Pledge of Allegiance**

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

### **2. Roll Call**

Present: Marsh, Rogers, Stevenson, Sweetland, Vestergaard

Absent: Froberg, Strader

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Smith,  
Township Attorney Jesse O'Jack,  
Township Supervisor Jan Godek,  
Township Trustee Leslie Blackburn,  
Representative from Travis Pointe Country Club Daniel Sonntag, Kori Isaac,  
and Joseph Golden  
Several other members of the public

### **3. Announcements: None**

### **4. Approval of Agenda**

The date for the Approval of the Minutes was incorrect. The correct date of the minutes to be approved is 5/27/2025.

Sweetland moved to approve the agenda as amended. Second by Marsh. A roll call vote was taken. Marsh=aye, Rogers=aye, Stevenson=aye, Sweetland=aye, Vestergaard=aye, absent=2. Motion carried.

### **5. Public Hearings: None**

### **6. Public Comment**

Public comment began at 7:02 pm. No comments were received from the public. Public comment ended at 7:02 pm.

### **7. Approval of Minutes – 5/27/2025**

Rogers moved to approve the minutes of the May 27, 2025 Lodi Township Planning Commission meeting as presented. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Stevenson=aye, Vestergaard=aye, Marsh=aye, Rogers=aye, absent=2. Motion carried.

## **8. Old Business**

### **a. Lodi Township Master Plan update**

Township Planner Hannah Smith reviewed the changes made and information covered in Part 1 Introduction, Part 2 Basic Concepts of the Master Plan, and Part 3 Background. It was requested to have changes tracked in the following months to make it easier to review and compare changes. Marsh noted a numbering error: 1.6 Regional Setting should be 1.7 Regional Setting. Marsh also questioned the use of the terms citizen, resident versus property owner throughout the presented sections. Smith stated that she will look at those and standardize the term use. Marsh also asked for statistics on what percentage of the residents answered the survey to be included. Other questions were asked and answered to the Planning Commission's satisfaction.

### **b. Copperleaf Crossing update**

A letter was sent to Copperleaf Crossing's attorney with questions regarding the project. An email was received from Benjamin Bayram requesting more information regarding the requests stated in the letter. Township Attorney Jesse O'Jack responded to the email. Bayram responded to O'Jack's email and it appears that there are still questions regarding the letter. O'Jack stated that he would call Bayram tomorrow to help resolve any confusion and remaining questions.

### **c. Solar Energy Systems Ordinance**

Sweetland asked how drainage tiles are dealt with in this ordinance so that tiles on the property of a solar energy system can still be maintained without difficulty. The setbacks were also discussed at length. It was also asked if these types of systems would need to be located near transmission lines or a substation as that would help determine how much of the Township would be useable for these types of systems. Township Planner Smith will do some research and report back to the Planning Commission. Due to all of the questions expressed, the Planning Commission decided to wait to set the public hearing.

## **9. New Business:**

### **a. Travis Pointe Country Club – major or minor site plan determination**

Township Planner Smith reviewed the requirements that would need to be met to be considered a major PUD amendment. Daniel Sonntag, Kori Isaac, and Joseph Golden were present as representatives for this project. Sonntag reviewed their plans and provided larger plans and pictures of the proposed changes.

After a discussion, Sweetland moved that the submitted amendments to the Travis Pointe Country Club PUD constitute a minor PUD change. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Stevenson=aye, Marsh=aye, Rogers=aye, absent=2. Motion carried.

### **b. Short Term Rental Zoning – set Public Hearing**

In response to guidance from the Board of Trustees, Township Attorney O'Jack wrote up and presented Zoning Ordinance changes to prohibit short term rentals. An email from Froberg regarding the proposed Ordinance changes was discussed as well. After input from O'Jack, the Planning Commission was satisfied with the proposed changes.



Marsh moved to set the public hearing for the Short Term Rental zoning amendments for July 22, 2025. Second by Vestergaard. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

#### **10. Public Comment**

Public comment began at 8:05 pm. Comments were received from 1 person. Public comment ended at 8:10 pm.

#### **11. Reports**

A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meetings held on June 3, 2025 and June 18, 2025.

B. Commissioners: None

C. Planning Consultant: None

D. Engineering Consultant: None

#### **12. Other Business: None**

#### **13. Adjournment**

Sweetland moved to adjourn at 8:14 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

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

Respectfully Submitted,

Carsten Vestergaard,  
Acting Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary

Additional Check for Approval July 1, 2025

Western Washtenaw Recycling	\$300.00
Washtenaw County Sheriff's Department	\$40,185.20
Sun Times	\$118.00
Chase Card Services	\$1767.62
Comcast	\$228.85
DTE-Gas	\$62.04
DTE-Sirens	\$97.48
DTE-Electric	\$396.59

Scott Postiff  
Project Manager  
Ann Arbor Baptist Church  
2150 S. Wagner Rd  
Ann Arbor, MI 48103

Board of Trustees  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

Attention: Jan Godek, Township Supervisor

Subject: Update on Ann Arbor Baptist Church Addition, 2150 S Wagner Road (Parcel # M-13-02-100-007), Combined Preliminary & Final Site Plan

Dear Supervisor Godek and Members of the Township Board,

Thank you for the opportunity to provide an update regarding the combined preliminary and final site plan for the proposed building addition and stormwater detention facility at Ann Arbor Baptist Church, located at 2150 S Wagner Road (Parcel # M-13-02-100-007). We have received and reviewed the letter dated May 29, 2025, from CIB outlining the Planning Commission's recommendation for approval, subject to specific conditions. Below, we address each condition to provide clarity on our progress and compliance:

- **Combined Preliminary and Final Site Plan Approval:**

No updates on this matter as there have not been any objections raised to treating our site plan as a combined preliminary and final site plan.

- **Landscaping Plan for Stormwater Detention Facility:**

There are a number of considerations involved in the landscaping plan for the stormwater basin. The zoning ordinance calls for a perimeter greenbelt buffer to be provided in accordance with section 55.09.D.1. Within this section there is a requirement for one tree and three bushes for every 15 linear feet of greenbelt (as measured along the centerline of the greenbelt). The requirements for a greenbelt are as follows:

- *Greenbelt buffer. The purpose of this method is to establish a buffer between adjacent land uses, or between uses and adjacent road rights-of-way. This method is intended to provide a partial visual screen, particularly where the adjacent uses (including uses that are adjacent across a road right-of-way) are less intense than the use of the subject site.*

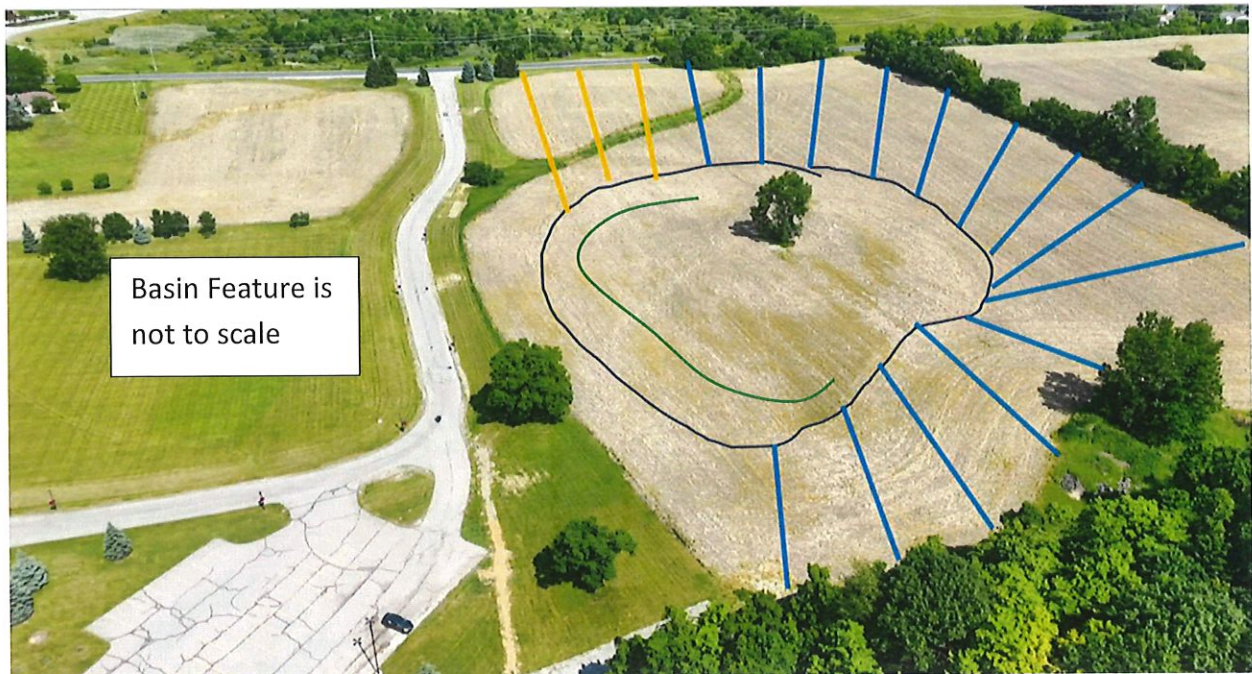
- *Greenbelt buffers shall consist of the following (see illustration at end of Section 55.09):*
  - *a. Greenbelts shall have a minimum width of 20 feet. No road, driveway, parking area, sidewalk or similar improvement shall be located within a required greenbelt, except to cross in a more or less perpendicular direction.*
  - *b. A mixture of deciduous shade trees, ornamental trees, evergreen trees, and shrubs shall be planted along the greenbelt buffer at a minimum concentration of one (1) tree and three (3) shrubs per 15 linear feet of greenbelt length. The Planning Commission may require additional plantings to achieve the screening objectives of this Section.*
  - *c. Such required plant materials may be placed at uniform intervals, at random or in groupings.*
  - *d. The greenbelt length shall be measured along the centerline of the greenbelt for its entire length, inclusive of all driveways.*

Additional direction for landscaping stormwater basins is provided in 55.09.J.2 which states the following allowances that are very pertinent to the site at Ann Arbor Baptist Church:

*Existing conditions. The Township Board shall have the authority to determine that requirements of this Section have been satisfied by existing topography, vegetation or other means recommended for acceptance by the Planning Commission.*

Overhead View of Proposed Stormwater Basin Location:





The existing vegetation and topography provide natural screening from the right of way (Wagner Rd). The southeast corner of our lot has a tree line just inside the road easement and the open section between the tree line and the driveway is at a much lower elevation than the proposed stormwater basin. From the road the finished basin (east side of the bowl) will appear to be natural terrain and the stand pipe will not be visible (see yellow sketched lines of sight). However, we are proposing that the required screening green belt will wrap around the "front" east side to ensure that the basin is completely screened from the roadway regardless of the elevation change. The blue lines of sight illustrate that our property already has complete natural screening to the south (bordering neighboring agricultural field) and to the west (our woods). Based on the provision 55.09.J.2 we are asking that the south tree line be considered pre-existing natural screening to eliminate the greenbelt requirement along that side of the stormwater basin. The green line depicted on the above overhead shot illustrates the greenbelt that we are proposing which will be over 20 feet wide and will have 1 tree and 3 shrubs for every linear 15 feet as measured along the greenbelt's centerline. Below is a screenshot from the updated landscape plan showing this landscaping.

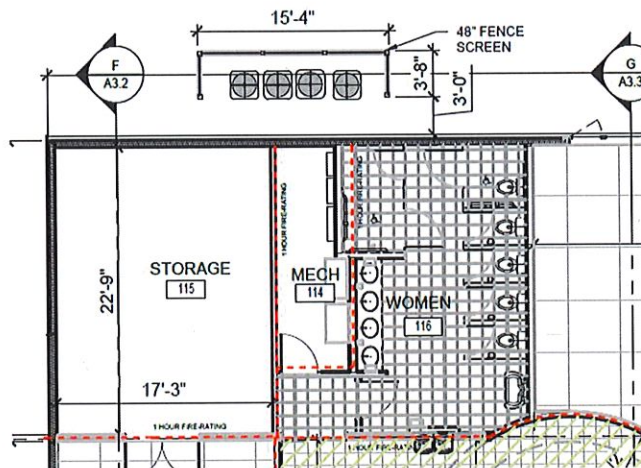




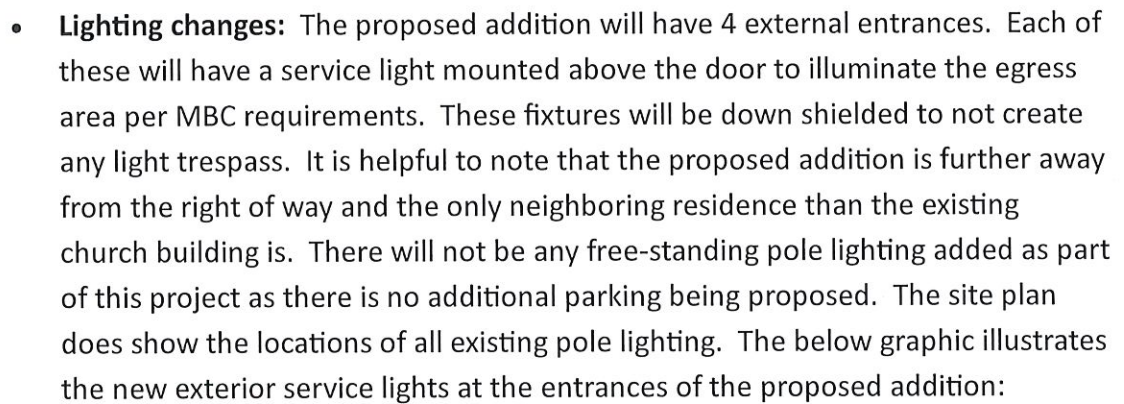


proposing to save this tree as we feel that the reshaping of the earth around it is far enough away that it will not impact its health, and the cottonwood is known to thrive in areas with high moisture, such as riverbanks, floodplains, or near streams. They have a high tolerance for wet soils and can even handle periodic flooding, making them a good fit for consistently moist or seasonally wet areas. We do not believe that the stormwater basin will be holding water regularly except potentially in the spring after snow melt or after very heavy rains.

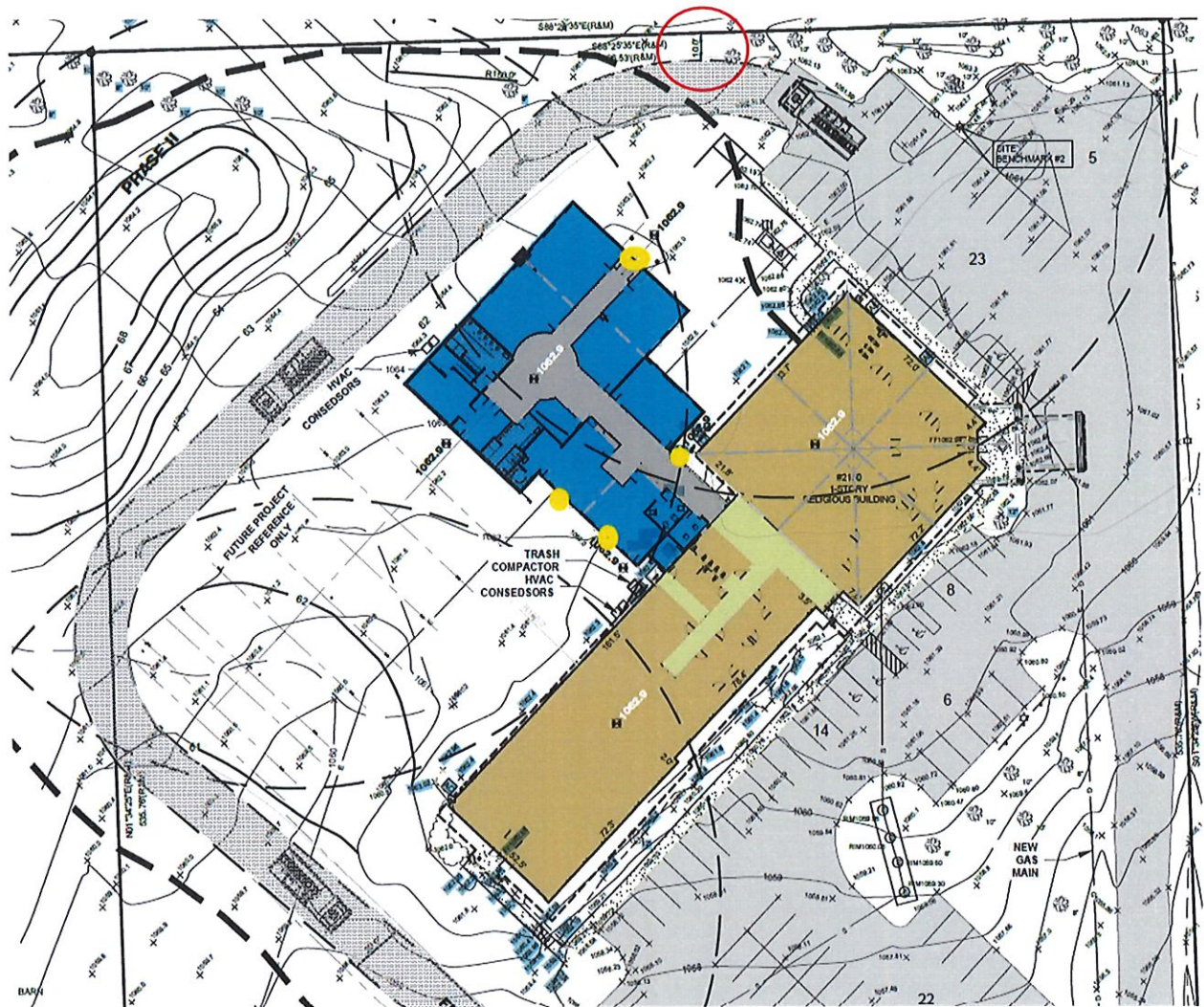
- **Mechanical equipment screening:** Our site plan includes two areas that will require screening around mechanical equipment. The first area is on the west side of the addition where there will be four air conditioning condensers set on a concrete pad. Our site plan has been updated to include fencing around these units as shown in this screenshot:



The second area is between the existing building's south wing and the proposed new construction. There will also be 4 air conditioning condensers and a trash collection area. These items will all be screened as depicted below and on the site plan:







- Driveway setback for fire truck access road:** We submitted an updated site plan that pulled the drive away from the north lot line and resolved the setback issue (10 feet minimum) of the fire drive. This was submitted prior to the June Board or Trustee's Meeting, and should be considered as a resolved issue. See the above screenshot that also illustrates this update (circled in red).
- Presence of Existing Roof Drains:** The stormwater basin design that we have proposed was originally engineered in 1999. That design included roof drains along the southern wing of our building which was under development at that time. OHM Advisors asked for clarification if the roof drains depicted in the 1999 design were actually installed so as to confirm the "as-built" condition. We have determined that roof drains were not installed, and we have subsequently updated the detail that we have imported into our current submission to eliminate the previously depicted roof drains. As MC Moritz of OHM Advisors has indicated in relation to the presence or



absence of the roof drains, there is no impact to the layout of the site and there is insignificant impact on the stormwater management for the site.

- **Review and Approval from Applicable Consultants, Departments, and Agencies:**

The fire chief (SAFD) has reviewed and approved the site plan. Additionally, the Washtenaw County Environmental Health Department has issued a permit for the addition (in regards to well and septic). There are other agencies that will be reviewing the site plan, but those agencies are typically looking to review the township approved site plan as part of their activity. For example, the Washtenaw County SESC and Washtenaw County Building Inspection will both review the approved site plan as part of the permitting process for the activities that are under their respective jurisdictions.

Based on the Planning Commission's recommendation for conditional approval at their May 27, 2025, meeting, and with only a week leading up to the June 3, 2025, Township Board meeting, we were unable to fully resolve all concerns documented by CIB Planners, which formed the basis for the conditional approval. Subsequently, we have made good-faith efforts to address all of the issues, including revising our plans for the stormwater basin landscaping, mechanical screening, exterior lighting, and fire access drive setbacks. We believe these revisions completely address the Township's concerns, and we respectfully request approval of the site plan to allow our project to move forward.

We believe that the stormwater basin landscaping plan which we are presenting does conform to the zoning ordinance, although we do recognize there is some room for differing interpretation. To address this, we highlight that the zoning ordinance provides flexibility for alternative designs. The ordinance also allows for conditional approvals, and provides robust enforcement mechanisms to ensure applicants follow through with all provisions of conditional site plan approvals. First, Section 55.0 (Modifications) allows the Township Board to approve alternative designs or plant materials for stormwater basin landscaping and to determine that existing conditions or redevelopment sites meet the ordinance's objectives (Article 55.0, Sections 1-3, effective June 20, 2019). This flexibility acknowledges that compliance with landscaping standards can be subjective, enabling the Township Board to accept alternative solutions or existing site features that align with the ordinance's purpose, ensuring practical and reasonable compliance tailored to our project (A stormwater basin in an agricultural field). Second, the ordinance supports conditional site plan approvals, as demonstrated by the Planning Commission's May 27, 2025, recommendation, allowing the Township Board to impose specific conditions to address any outstanding concerns. Third, Section 44.14 (Rescinding Site Plan Approval) authorizes the Township Board, upon the Planning Commission's recommendation, to rescind a final site plan approval if the site is not improved, constructed, or maintained in accordance with approved permits, site plans, or conditions, with a public hearing

per Section 57.10 ensuring due process. Additionally, Section 44.17 (Violations) reinforces this authority by stating that an approved site plan carries the full force of the Zoning Ordinance, and any violation of the plan or its conditions is deemed a violation under Section 57.09, empowering the Township Board or Zoning Administrator to issue stop-work orders or withhold permits and Certificates of Occupancy until corrections are made.

These provisions equip the Township with clear and effective tools to enforce compliance, giving the Township Board confidence to approve our site plan even if conditions that protect community standards and safety need to be attached. We are committed to collaborating with the Township to meet all conditions outlined by the Planning Commission and ensure full compliance with township requirements. Please let us know if additional information or clarification is needed. Thank you for your consideration and continued support, and we look forward to your approval to proceed with this project.

Sincerely,

Scott Postiff  
Project Manager  
Ann Arbor Baptist Church  
734 341 3870 / [spostiff@gmail.com](mailto:spostiff@gmail.com)



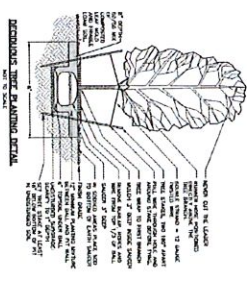
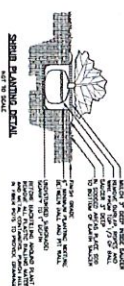
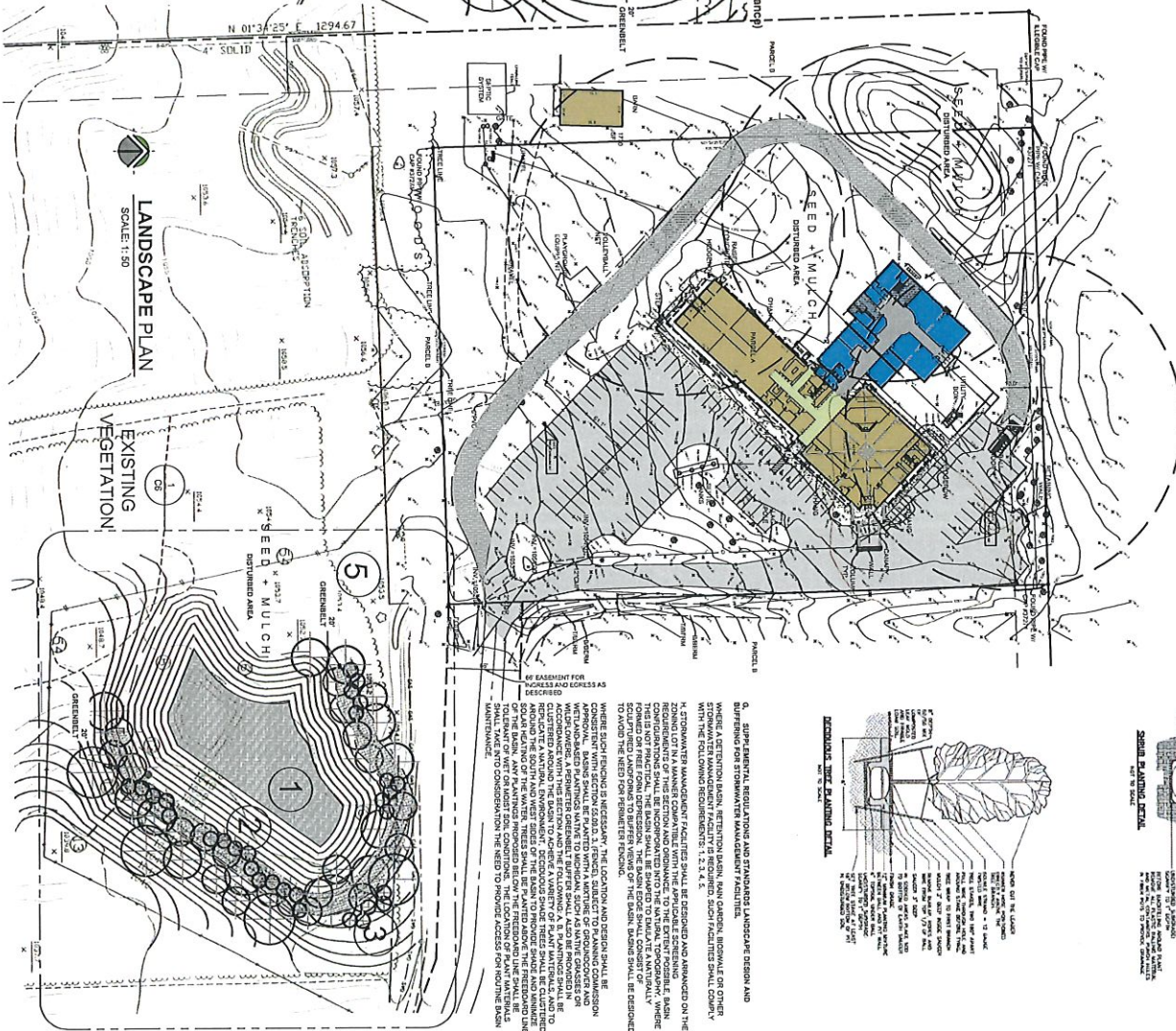
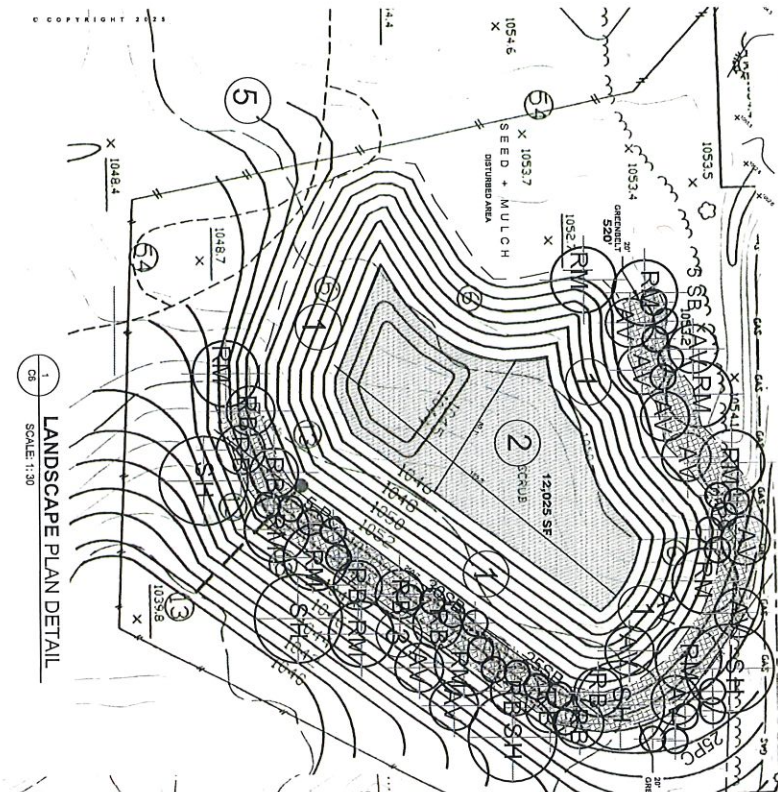
## Native Michigan Planting Palette

NO.	NAME	NAME	SIZE
10	RED MAPLE	<i>Acer rubrum</i>	2.5"
5	SHAGBARK HICKORY	<i>Carya ovata</i>	3"
10	ARROWWOOD VIBURNUM	<i>Viburnum dentatum</i>	2.5"
10	ROVER BIRCH	<i>Betula nigra</i>	2.5"
50	PURPLE CORNFLOWER	<i>Cornus purpurea</i>	1 GALLON
55	SERVICE BERRY	<i>Amelanchier laevis</i>	1 GALLON

GREEN BELT = 520' / 30015' = 105 SCRUBS PROVIDED

[illegible]

1. **Wet Interfered Zone** (moist soils, seasonal standing water)
  - Carex stricta* (Tufted Sedge)
  - Juncus effusus* (Common Rush)
  - Iris versicolor* (Blue Flag Iris)
  - Verbena hastata* (Blue Vervain)
  - Scirpus cespitosus* (Woodgrass)
2. **Basin Floor** (moist soils, prairie mix)
  - Andropogon gerardii* (Big Bluestem)
  - Sporobolus heterolepis* (Prairie Dropseed)
  - Rudbeckia hirta* (Orange Coneflower)
  - Liatris spicata* (Blazing Star)
  - Monoarda fistulosa* (Wild Bergamot)
3. **Greenbelt Butte / Upland Edge**
  - Sorghastrum nutans* (Copper Top)
  - Solidago rigida* (Whiteleaf Goldenrod)
  - Echinacea purpurea* (Purple Coneflower)
  - Ammannia bicolor* (Scarvesweety)
  - Cornus racemosa* (Gr. Dogwood)
  - Quercus bicolor* (Swamp White Oak)
4. **Acres / Trees and Shrubs** (esp. South & West)
  - Acer rubrum* (Red Maple)
  - Carya ovata* (Shagbark Hickory)
  - Viburnum dentatum* (Arrowwood / Viburnum)
  - Betula nigra* (River Birch)
5. **Access Paths**
  - Open foot or no-mow rescue blend for minimal maintenance

[illegible]

A D D I T I O N  
ANN ARBOR BAPTIST CHURCH  
2150 SOUTH WAGNER ROAD | ANN ARBOR, MICHIGAN

## STORM WATER LANDSCAPING

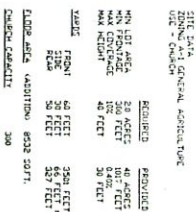
96

PROJECT NUMBER  
50 - 2025

**MEIER**  
**ARCHITECTS**  
3467 WEST DELHI ROAD  
ANN ARBOR, MI 48103  
BILL@THEMEIERGROUP.COM  
734.646.1432







WINDWARD PROTECTION, WHEN CALLED FOR, SHALL BE PLAIN  
AND INSTALLED AS PROVIDED BY MDOF SPEC. 60108.  
RIPRAP MATERIAL SHALL MEET THE REQUIREMENTS OF MDOF SPEC. 61902.  
ANIMAL GUARD SHALL BE INSTALLED AT OUTLETS INTO FOREBAY.

LEGAL DESCRIPTION OF TOTAL PARCEL

[illegible]

A PARCEL OF LAND LOCATED IN THE NE CORNER OF SECTION 2, T.35, R.5E, CO. LIN. CO. WASHINGTON OF APPROXIMATE 60 ACRES RECORDED AS PLAT 100, 101 AND 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908,

[illegible]

A D D I T I O N  
ANN ARBOR BAPTIST CHURCH  
2150 SOUTH WAGNER ROAD, I ANN ARBOR, MICHIGAN



**MEIER**  
**ARCHITECTS**  
3467 WEST DELTA ROAD  
ANN ARBOR, MI 48103  
BILL@THEMEIERGROUP.COM  
734.646.4322







June 29, 2025

Board of Trustees  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

Attention: Jan Godek, Township Supervisor

**Subject: Ann Arbor Baptist Church Addition, 2150 S Wagner Road (parcel # M-13-02-100-007),  
Combined Preliminary & Final Site Plan Review**

Dear Trustees:

At the June 3<sup>rd</sup> Board of Trustees meeting, the Board considered the site plan for a proposed building addition and stormwater detention facility at the Ann Arbor Baptist Church located at 2150 S Wagner Road. At that time, the site plan had some outstanding issues, including the landscaping plan for the detention facility and other details. The Board tabled approval of the site plan to allow for receipt and review of the outstanding landscaping plan, tree removal information, mechanical equipment screening information, and information about lighting changes.

Since that meeting, the applicant has been working on updated plans to address the outstanding issues. The applicant has provided a letter and updated plans for the Board's consideration. We offer the following comments on the materials provided:

- 1. Landscaping Plan for Stormwater Detention Facility.** A perimeter greenbelt buffer is required around a stormwater detention facility providing one (1) tree and three (3) shrubs per 15 linear feet. The applicant is proposing to provide the required greenbelt for a portion of the stormwater facility, and use existing conditions to satisfy the rest of the requirement.

Existing Conditions: There is a wooded area on the southwest portion of the parcel, which is directly west of the proposed detention basin. There also appears to be an existing tree line along the south property line, which is directly south of the proposed detention basin. There also appears to be a tree line along the very southern portion of the lot frontage along Wagner Road. The applicant is requesting that this existing vegetation be used to satisfy the screening requirement for the detention facility. Figures below show existing conditions and graphic provided by the applicant. *Section 55.09.J* of the Zoning Ordinance allows the Township Board to determine that landscaping requirements have been satisfied by existing vegetation and topography.

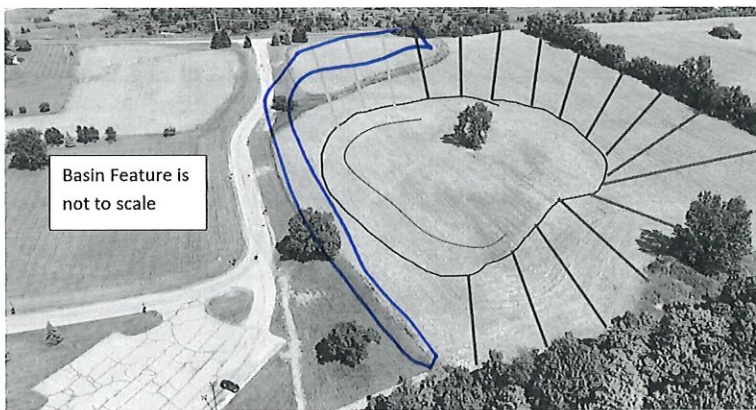
Proposed Planting: For the areas of the proposed stormwater facility that do not have existing vegetation, the applicant is proposing plantings in line with the ordinance requirements. This includes along the entrance drive into the Church (along the northern portion of the



detention basin). It appears the applicant is also proposing to provide screening along the portion of the pond visible from Wagner Road that does not have an existing tree line. The applicant has indicated that the total area that is not screened by existing vegetation is 520 linear feet, which would require 35 trees and 105 shrubs. The applicant is proposing 36 trees and 115 shrubs.



Aerial photo of Ann Arbor Baptist Church site. Existing wooded area at the southwest corner of the site and existing tree line along the southern property line and southern portion of lot frontage on Wagner Road.



Graphic provided by applicant. Blue lines indicate where existing vegetation provides screening. Yellow lines indicate frontage without existing vegetation and notes there is an elevation change. The applicant is proposing plantings along the entrance drive where there is not existing vegetation, as well as the yellow area to prevent visibility from the road.

If the Township Board finds that the existing conditions along with the proposed plantings are sufficient to meet the required landscaping, it may approve the landscaping plan as proposed.

2. **Tree Removal & Replacement.** The applicant has indicated that no existing trees are proposed to be removed with this site plan. There is an existing tree within the stormwater detention area that is proposed to remain. This information is sufficient for our requested clarification.

3. **Mechanical Equipment.** The applicant has provided additional information on mechanical equipment screening, as requested. These include air conditioning condensers and a trash collection area. The applicant is proposing a 4-ft. fence screen around these areas. This is sufficient screening for these units.
4. **Lighting.** The applicant has clarified that there will be four external entrances with the building addition, which will each have a service light mounted above the door. They have indicated that these lights will be down-shielded. There is no proposed freestanding pole lighting with this addition. This information is sufficient for our requested clarification and meets the ordinance.

Given the information provided, our outstanding comments from the site plan review letter (dated May 17, 2025) and memo to the Township Board (dated May 30, 2025) have been addressed. **The Township Board should review the provided landscaping information and make a determination if the proposed landscaping is sufficient for stormwater facility screening.**

The applicant has also provided some clarification information for the Engineer's review concerning existing roof drains, as well as indicated that approval from all other applicable agencies will be obtained as required.

If you have any further questions, please contact us at 810-734-0000.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hannah Smith', with a stylized flourish at the end.

Hannah Smith  
Planner, CIB Planning