

Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

May 27, 2025 at 7 pm

1. Call to Order and Pledge of Allegiance

The meeting was called to order by Chair Strader at 7:01 pm. The Pledge of Allegiance was then recited.

2. Roll Call

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

Absent: None

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Attorney Jesse O'Jack,
Township Engineer MC Moritz,
Township Supervisor Jan Godek,
Township Trustee Leslie Blackburn,
Laura Lindeman, Neil Lindeman, Sue Lindeman, William Meier, Scott
Postiff, Kathy VanKoevering, and several other members of the public

3. Announcements: None

4. Approval of Agenda

Stevenson moved to approve the agenda as presented. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. 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 7:03 pm.

7. Approval of Minutes – 3/25/2025

Sweetland moved to approve the minutes of the April 22, 2025 Lodi Township Planning Commission meeting and the May 6, 2025 Lodi Township Planning Commission meeting as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried.

8. Old Business

a. Lodi Township Master Plan update

Township Planner Hannah Smith provided a timeline/roadmap for reviewing and updating the Master Plan that breaks the Master Plan up into parts and shows which parts are to be reviewed at which monthly Planning Commission meeting. The proposed timeline has the draft Master Plan being reviewed in full in about six months' time which may be subject to change based on who Smith is able to find to update the mapping as well as the submittal of other projects that take precedence over the Master Plan.

Smith noted that she is working on a new plan to update the maps in the Master Plan as Washtenaw County, who created the maps previously, no longer provides that service.

Questions were asked about timeline for receiving the draft documents for review before the meeting. It was requested to be able to receive the draft documents at least a week before the meeting in order to allow time for the Commissioners to review those documents before discussing them at the meeting. It was also asked if comments and questions expressed at meetings will delay the timeline or if those corrections would be able to be made in addition to the scheduled draft sections. Smith responded that it would depend on how many comments and/or questions there are and how much research is needed to address them. Her thinking was that the presented timeline would take precedence over the updates to already reviewed parts if both are not possible in a month.

Strader would like more consistency between the Master Plan and the Zoning Ordinance as well as have a way to connect the two documents together better. Marsh asked if it would be a good idea add a question on applications asking the applicant how their request ties into the Master Plan as a way to tie the two documents together.

Questions were also asked and answered about the process for finalizing and adopting the Master Plan once the full draft has been reviewed and updated.

The Commissioners were in agreement with the presented timeline/roadmap.

b. Copperleaf Crossing update

Marsh recused himself from the discussion due to a conflict of interest.

There is no update for this meeting. Chairman Strader and the Planning Commission have requested Copperleaf Crossing to be on the agenda every month until it is resolved.

Questions were asked about how to engage in dialogue, receive updates, and receive answers to questions regarding this issue since the previous representatives for this project are now on the Commission and/or the Board and are no longer allowed to discuss the issue. Township Attorney Jesse O'Jack suggested having the Commission draft a letter to Copperleaf Crossing's attorney requesting a representative to help answer questions and provide guidance. That letter will then be given to Township Clerk Christina Smith to send to Copperleaf Crossing's attorney.

Township Attorney O'Jack also recommended any questions about this project be sent to Township Clerk Smith who can pass it on to the Commissioners in order to prevent noncompliance with the Open Meetings Act.

c. Solar Energy Systems Ordinance

Draft language for an ordinance for solar energy systems that are larger than an accessory system, but are less than the 50-megawatt threshold set by PA 233 was distributed to the Commissioners beforehand. Township Planner Smith reviewed some key items such as being a special land use, what districts would be allowable for these types of systems, heights, setbacks, fencing, sound, groundcover, landscaping and screening, decommissioning, abandonment, drainage, agricultural protection, annual reports, and site plan requirements.

Township Planner Smith noted that the Planning Commission will need guidance from the Township Board as to how they want address systems covered under PA 233.

Township Attorney O'Jack notified the Commission that the Michigan House did vote to repeal PA 233 about a month ago. It is unknown if this will be passed by the Michigan Senate and Governor, but given this recent event, it is possible that PA 233 could be repealed in the future. This could change the discussion that the Township needs to have.

After further discussion, Commissioners decided to review the draft presented by Township Planner Smith further and plan for more discussion in the June meeting.

9. New Business:

a. Preliminary/Final Site Plan Review - Ann Arbor Baptist Church, 2150 S Wagner Rd. 8,643 SF Addition for religious activities, childcare for congregants and restrooms

Township Planner Smith reviewed the presented plans and her plan review dated May 17, 2025. She noted that updated drawings were submitted on May 22, 2025 to incorporate feedback from the Saline Area Fire Department. In the updated drawings, a 20-foot-wide gravel road capable and maintained to withhold the weight of a fire truck was added to comply with International Fire Code requirements. From the provided electronic plans, Smith is unclear if the proposed road meets the 10-foot setback from the property line as outlined in the Zoning Ordinance. Smith noted that she is comfortable recommending that the Planning Commission recommend approval of the proposed site plan to the Township Board with the conditions noted in her report.

Township Engineer MC Moritz reviewed her plan review and stated that, from an engineering standpoint, the presented plans are recommended for approval. Moritz reviewed the four comments regarding the proposed plan that were detailed in her plan review. Questions were asked regarding Moritz's review and answered to the Commissioners' satisfaction.

Additional questions were asked and answered by the Ann Arbor Baptist Church representatives to the Commissioners' satisfaction.

Strader moved to recommend approval to the Township Board of the proposed combined preliminary/final site plan for Ann Arbor Baptist Church Building Addition, dated April 16, 2025 and updated on May 22, 2025, located at 2150 S Wagner Road (parcel # M-13-02-100-007) subject to the following conditions:

1. The applicant provide a landscaping plan for the stormwater detention facility to be reviewed and approved administratively;

2. The applicant provide additional clarification on tree removal, mechanical equipment screening, lighting changes, and driveway setback on the North property line for the fire truck access road;
3. Review and approval is obtained from all applicable consultants, departments, and agencies.

Second by Vestergaard. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

10. Public Comment

Public comment began at 8:26 pm. Comments were received from 2 people. Public comment ended at 8:30 pm.

11. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on May 6, 2025.
- B. Commissioners: Strader acknowledged the receipt of letters from John Vine and Susan Miller regarding the Arbor Preserve project.
- C. Planning Consultant: Smith noted that Arbor Preserve is getting ready to resubmit their final site plan. Questions were asked about when Arbor Preserve would be on the agenda again. Smith noted that it could possibly be on the June agenda, but it will depend on the date of the submission and the completion of the submission.
- D. Engineering Consultant: Moritz commented on the potential non-motorized pathway that was mentioned on Waters Rd during the discussion surrounding Arbor Preserve. That location is one of a number of options that is being researched during a feasibility study that should be finished in about a month.

12. Other Business: None


13. Adjournment

Sweetland moved to adjourn at 8:40 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for June 24, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary



Michelle Joppeck,
Recording Secretary