

## **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**

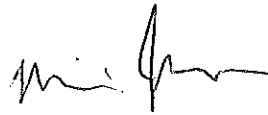
Sweetland moved to adjourn at 8:14 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

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