

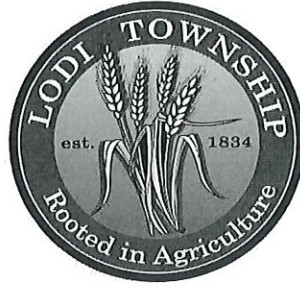


Lodi Township Planning Commission
3775 Pleasant Lake Road
Ann Arbor, Michigan 48103
7:00 P.M. August 26, 2025
Agenda

- 1. Call to Order and Pledge of Allegiance (both Planning Commission and Board of Trustees if there is a quorum)**
- 2. Roll Call (both if there is a quorum)**
- 3. Announcements**
- 4. Approval of Agenda:**
- 5. Public Hearings - None**
- 6. Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an **agenda item** not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
- 7. Approval of Minutes - 7/22/25 & 8/14/2025**
- 8. Old Business**
 - a. Lodi Township Master Plan update
 - b. Copperleaf Crossing update
 - c. Solar Ordinance Update
- 9. New Business**
 - a. Application for Caretakers Living Quarters at 6760 Noble Rd, Parcel # 13-27-400-001, Haley Scheich.
 - b. Update Fence Ordinance 55.18.A.2
- 10. Public Comment** - a member of the public may address the Planning Commission briefly (up to 2 minutes)
- 11. Reports**
 - A. Board of Trustees
 - B. Commissioners
 - C. Planning Consultant
 - D. Engineering Consultant
- 12. Other Business**
- 13. Adjournment**

Next Regularly Scheduled Meeting September 23, 2025, at 7:00 pm
Please note that Lodi Township does not visually record meetings
There is a possibility of a quorum of Board of Trustee Members at this meeting.

Individuals who require special accommodation should contact the Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.



DRAFT - Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

July 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, Vestergaard

Absent: None

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Engineer MC Moritz,
Township Attorney Jesse O'Jack,
Township Supervisor Jan Godek,
Township Clerk Christina Smith,
Township Trustee Leslie Blackburn,
Steve Sheldon from the Sun Times News,
Washtenaw County Commissioner Shannon Beeman,
Toll Brothers Representatives Alan Greene, Jason Iacoangeli, and Scott Hansen,
Jeff Bridgland from Niswander Environmental,
Ann.Damon, S. Bahnsen, Steven Duddy, Patricia Harroun, Susan Miller,
Gloria Keefer, Tina and Bob Wells, Julie Hall, Barbara Wilson, Thomas Clemeris, Kevin Siess, Pamela Marr, Laura Fredericks, Jeff Jones, James Kimble, Kevin McMahon, Wes Ichescio, Susan Moessner, Sharon Taylor, Chris Turner, Larry Swisher, Marilyn Carse, Merv Carse, Addison Walkvsky, Sandi Spear, Dm Tormanen, David Giampetroni, Jan Militello, Sharon Walper, Tony Woodrich, Tom Luttrell, Ruthanne Luttrell, Pat Werderitsch, Tony Woodrich, Pat Tibbetts, Susan Estep, Gerry Eaton, and numerous 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 Hearing:** Short Term Rentals: The Lodi Township Planning Commission will hold a Public Hearing at 7:00 pm on Tuesday, July 22, 2025, at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan, 48103. This Public Hearing is to receive comments on a proposed amendment to the Lodi Township Zoning Ordinance. Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Lodi Township, Washtenaw County, Michigan ordains the following amendment to the following sections within the Lodi Township Zoning Ordinance:

- *Article 2, Section 2.03 Definitions*
- *Article 40, Section 40.31 Single-Family and Two-Family Dwellings*

Rogers moved to open the public comment section of the public hearing for a proposed amendment to the Lodi Township Zoning Ordinance regarding Short Term Rentals within Article 2, Section 2.03 Definitions and Article 40, Section 40.31 Single-Family and Two-Family Dwellings at 7:06 pm. Second by Stevenson. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

In response to a member of the public asking what the definition of a short term rental is, Township Attorney Jesse O'Jack reviewed the proposed changes to the Zoning Ordinance regarding Short Term Rentals.

Multiple questions were asked by the public including:

- What qualifies as a short term rental?
- Is it 30 days in aggregate or 30 days per incidence?
- Where are the short term rentals being built?
- There is someone known to bring in 11 beds in a 2-bedroom house for football games. Would this be allowed?
- Is this a problem?
- If the Township Board votes to allow short term rentals and an HOA does not allow short term rentals in their bylaws, would this be a legal issue?

Those questions were answered by the Planning Commission and O'Jack to the best of their abilities.

Sweetland moved to close the public comment section of the public hearing at 7:12 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

A discussion was held among the Planning Commission members regarding the proposed changes to the Zoning Ordinance regarding Short Term Rentals.

Rogers moved to recommend approval to the Township Board for the following changes to the Lodi Township Zoning Ordinance regarding Short Term Rentals:

- Add the following to Section 2.03 Definitions:

Short Term Rental. A dwelling or dwelling unit, or a room or group of rooms located within a dwelling or dwelling unit, rented on a daily, weekly, or other basis for less than 30 days per rental period. The term short term rental does not include a bed and breakfast inn, a hotel, a motel, an inn, or the temporary occupation of a dwelling or dwelling unit by the purchaser or seller pursuant to a valid purchase agreement.

- Amend the introductory paragraph of Section 40.31 Single-Family and Two-Family Dwellings to read as follows:

The intent of this Section is to ensure compliance of single-family and two-family dwellings on individual lots with all applicable Ordinance standards for the protection of the public health, safety, and welfare; to ensure that new dwellings on individual lots are aesthetically compatible with existing residential dwellings in the surrounding area; and to ensure that the use of single-family and two-family dwellings are compatible with and do not create nuisances for neighboring properties. The standards of this Section are not intended to apply to dwellings located within a licensed and approved manufactured housing park in the MHP (Manufactured Housing Park Residential) District.

- Add a subsection C to Section 40.31, "Single-Family and Two-Family Dwellings" to read as follows:

C. Short Term Rentals prohibited.

Short Term Rentals are prohibited in Single-Family and Two-Family Dwellings to preserve and maintain the integrity, permanence, non-transience, and other essential qualities of life for the residents of single-family and two-family dwellings in the township and to preserve and maintain the residential and agricultural character of the township, and to prevent nuisances to adjacent properties.

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

6. Public Comment

Public comment began at 7:18 pm. Thirty-seven comments were received from the public. Public comment ended at 8:06 pm.

7. Approval of Minutes – 6/3/2025 and 6/24/2025

Sweetland moved to approve the minutes of the June 3, 2025 Lodi Township Planning Commission meeting and the June 24, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

8. Old Business

a. Arbor Preserve North and South Final Site Plan Review (5/22/2025 Plans)

Strader reviewed the history of this property and the background and process that has led to the Final Site Plan Review that was being discussed at this meeting. She also noted her disappointment that she has not received, to this date, a complete set of plans from the applicant.

Township Planner Hannah Smith reviewed her report regarding the Arbor Preserve North and South Final Site Plan dated 5/22/2025. Requirements that were not satisfied or were missing were noted.

Township Engineer MC Moritz reviewed her report regarding the Arbor Preserve North and South Final Site Plan dated 5/22/2025.

During the presentations made by Smith and Moritz, the following comments or questions were expressed members of the Planning Commission:

- Strader stated that in their drawing on the open space, it looks like they are including wetlands in there. The house space, lot space, roads, wetlands and easements cannot be included in the open space calculations. She asked if the open space numbers included on the plans were recalculated and confirmed. Smith stated that she did confirm with the applicant that the wetlands were not included in the calculation, but she did not recreate the calculations.
- Strader mentioned that there is not much detail on the wastewater treatment plants and it is unsure if they have chosen the type of treatment plant yet. In researching the different types of plants online, there is a possibility of an open tank which is a safety issue in her opinion. More information has been requested in the past regarding this. If auxiliary power is necessary and the exact footprint are both unknown. If auxiliary power is needed, there is will be an auxiliary building to go with it. For that auxiliary building, Service Area Screening outlined in Section 55.09.F would apply. Fencing in compliance with Section 55.09.D would be encouraged for public safety.
- Strader asked if the Homeowner's Association deed, documents and bylaws got submitted today because she did not receive them? Smith noted that they were received prior to the date of the meeting.
- Strader asked if the Homeowner's Association bylaws indicate the operation and maintenance responsibilities for the private roads, the wastewater treatment plants, and the detention ponds and how are those bonds established.
- Strader stated that the 25-foot wetland setbacks should be left natural and not mowed. Strader is concerned that homeowners will mow those setbacks down and would like to see something that shows potential homeowners the importance of not to mowing those setback areas. If that is not a part of the bylaws, then homeowners will think it is part of their lawn and mow everything down.
- Strader noted that the intermittent stream is dry most of the year. With the addition of the wastewater treatment plants, that stream will change from an intermittent stream to a flowing stream that is flowing with treatment plant effluent except when it is raining. If Strader was a homeowner along that stream, she would want to know that the stream consists of mostly treatment plant effluent.
- Strader asked the Toll Brothers representatives if they are really proposing a parking garage type one arm gate for the one entryway and a nice metal gate for the road entryway. A Toll Brother's representative confirmed that that was the proposal. In response to this confirmation, Strader stated that that has to go. She stated that the gate is a brand-new thing and it is not in the character of the Township. We are an open, neighborly Township. A gate makes you feel that you are closed off, closed in, or that you do not want people in and you are not going to come out. If you are providing a gate, do not provide a railroad crossing type gate 100 yards away and the gates should match. Strader feels that it looks horrible. Smith stated that the Zoning Ordinance do not include any regulations regarding entryway gates so she defers to public safety that those proposed methods of entry are acceptable to them. Strader noted that the Township is rooted in agriculture. She mentioned that Riding Oak's gates have a more rural feel, but the proposed gates feel like Novi or Livonia and do not give the agricultural feel that the Township is looking for or what the Township wants to reflect. Having a gate in the first

place feels standoffish. Strader asked the Toll Brothers' representatives why the gate was proposed. The Toll Brothers' representatives responded that it was a marketing decision for the type of community they are trying to build. In response, Froberg asked if we live in a community where we have to keep our neighbors out. In her opinion, a gate says "do not come here."

- Susan Miller noted that the ingress/egress easement providing access to Parcel M-13-01-300-013 expires in December 2025. Marsh asked how she would gain access to her property with the proposed gates. Sweetland asked what happens when the easement expires. Township Attorney O'Jack stated that it is not the Township's easement; it is a negotiation between the homeowner and the developer.
- Strader wanted to note that a natural features evaluation has not been provided for the area 100 feet outside of the project. This was requested over a year ago and is required in the Zoning Ordinance. That requirement has not been met. Since this has not been provided, it is unknown how the developers are proposing to blend the site balancing with the neighbor's property.
- Strader requested confirmation that the homes still located in the 50-foot wetlands setback need to be moved out of that setback. Smith replied that per the Zoning Ordinance, yes, the buildings would need to be moved, but the Township Board might be allowed to permit a modification for this as part of the Consent Judgement.
- Strader asked if Smith could describe the wetland mitigation process. Smith was unsure how the process works. Jeff Bridgland from Niswander Environmental, LLC explained the process of wetland mitigation through wetland banking and answered questions from the Planning Commission regarding this.
- Strader asked if the proposition of improving the wetlands on-site by removing and treating the invasive species, establishing an easement to protect the areas in perpetuity, implementing an invasive species management plan, and installing native species goes into the Homeowner's Association deed documents?
- Strader noted that other than the wetlands and a little bit of the perimeter, the land is going to be cleared and rebalanced. Strader does not feel like the developer is making a concerted effort to work with the land and its footprint. There are not a lot of steep slopes and is mostly just rolling land. Strader feels that this is in conflict with Section 54.08.B.5.
- Strader asked what the statement referenced in Smith's report stating "Applicant is proposing to maintain 360 ft of frontage and existing plants along Water Rd in Arbor Preserve South" means since the plans show removal of all of the trees along all of Waters Rd. Smith stated that that was part of their landscaping calculations that was provided on the landscaping plan that showed that that area was to remain untouched. Strader asked why the trees are showing as being removed then.
- Strader asked the developers to consider replanting trees with closer spacing than the proposed distance to help meet the tree replacement requirements.
- Strader also stated that there is virtually no open space or recreational space on either site. What space is proposed is graded so steeply that it would be unusable.
- Strader noted that the home elevations were not provided in the paper submittals.

- Strader asked who would pay for the public road improvements that were recommended by the Washtenaw County Road Commission. Smith is unsure.
- Strader asked if they were required to comply with the Zoning Ordinance regarding the dry hydrants and possible storage tanks. Moritz reviewed the correspondence received from Saline Area Fire Chief Sperle. Strader asked where those dry hydrants would be located. Sweetland said that they would be located in the detention basins. Strader asked if the detention basins now also being used for dry hydrants were calculated to make sure that they have year-round water availability as required. Moritz replied that it is currently not included, but the review from the Washtenaw County Stormwater Management notes that the ground water elevation is showing as higher than the bottom of Basin A which suggests that it would be wet year-round. Moritz noted that it would need to be sorted out to get the final approval from the engineers and the Saline Area Fire Department. Strader asked if the Washtenaw County Water Resource Commissioner knows that those basins will also be functioning as dry hydrants as well. Moritz said that she will make sure that that communication happens. Stevenson asked if it has to be proven that they will hold water year-round or can they build based on where the known water height is now, and, if so, what happens if those dry up. Moritz stated that the basins are to manage the water runoff that does not exist currently, but will exist with the creation of the roads and buildings. Marsh asked what happens when the water table changes from the proposed wells.
- Strader noted that a letter was received from a member of the public which stated that this member of the public was under the impression that the stormwater discharge from the detention ponds and the raw sewage from the treatment plant was going to mix in the detention ponds. Strader noted the proposed plans do not have the stormwater and the sewage mixing together and then discharging into the land. Moritz confirmed that the stormwater and wastewater were not going to mix and explained how the two systems would work.

After the discussion of both reviews, Toll Brothers representatives Alan Greene and Jason Iacoangeli made a presentation about the history of the property, the consent judgement, and the proposed plans.

At this point the Planning Commission considered the three options on the table: recommend approval to the Township Board with or without conditions, recommend denial to the Township Board, or postpone the decision. In response to the discussion by the Planning Commission, Scott Hansen from Toll Brothers stated "The plan is the plan at this point and a postponement will not result in any changes to that plan." Further discussion was held between the Planning Commission Chair and Toll Brothers representatives regarding the options on the table and missing information and documentation.

In response to the missing bat survey, a Toll Brothers representative stated that the bat issue is handled through the US Fish and Wildlife Service and there is no Zoning Ordinance regarding bats. Greene clarified further that if bats were found on the property during the survey, then the trees those bats are living in would not be allowed to be removed between May and October to protect their reproductive habitat; it would not mean that those trees cannot be removed at all or change the development plans.

Strader asked Smith who keeps track of the approvals from the various government agencies that are required and the contingencies that are placed on final approval by the Township Board. Smith said that it would depend on what the items were. If the Township Board was comfortable with items being reviewed administratively, then the Township Board would need to clarify that in their motion and Smith would sign off on those items administratively once they have been received and approved. It would also be possible for the Planning Commission to recommend approval to the Township Board with stipulations that certain items be provided and/or clarified before going to the Township Board. Once those items were received by Smith, they would be reviewed and presented to the Township Board before they decide on approval.

More discussion was held between Planning Commission members, Smith, Moritz, and Greene regarding the options for the Planning Commission.

Marsh moved to recommend to the Township Board denial of Arbor Preserve North and South Final Site Plan Review (5/22/2025 Plans) due to the following Findings of Facts:

- The Natural Features Statement of Impact, Protection, and Mitigation does not meet the criteria detailed in Section 54.08.D.
- The wetland setbacks, as required by the ordinance in Section 54.08.E.6 and amendment consent judgement, are not provided in all areas.
- The proposed tree replacement plan is not in compliance with ordinance requirements in Section 54.08.O and proposed replacement offered by applicant is an insufficient alternative.
- The proposed plan will increase the volume of existing surface water on neighboring property in violation of Section 55.02.B.

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.

b. Lodi Township Master Plan update

Due to the lateness of the hour, Strader moved to table Old Business b. Lodi Township Master Plan update, c. Copperleaf Crossing update, and d. Solar Energy Systems Ordinance as well as New Business a. Update Fence Ordinance 55.18.A.2 until next month's meeting. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

c. Copperleaf Crossing update

See motion under Old Business b. Lodi Township Master Plan update.

d. Solar Energy Systems Ordinance

See motion under Old Business b. Lodi Township Master Plan update.

9. New Business:

a. Update Fence Ordinance 55.18.A.2

See motion under Old Business b. Lodi Township Master Plan update.

10. Public Comment

Public comment began at 10:34 pm. Comments were received from 2 people. Public comment ended at 10:35 pm.

11. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meetings held on July 1, 2025.
- B. Commissioners: Sweetland is upset with whoever approved this Consent Judgement and the position it puts the Township in.
- C. Planning Consultant: Smith noted that she has more information on the Solar Energy Systems to provide at the next meeting.
- D. Engineering Consultant: None

12. Other Business: None

13. Adjournment

Vestergaard moved to adjourn at 10:36 pm. Second by Strader. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for August 26, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary



DRAFT - Lodi Township Planning Commission Special Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

August 14, 2025 at 7 pm

1. Call to Order and Pledge of Allegiance

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

2. Roll Call

Present: Froberg, Rogers, Stevenson, Strader, Sweetland

Absent: Marsh, Vestergaard

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Engineer MC Moritz,
Township Attorney Jesse O'Jack,
Township Supervisor Jan Godek,
St. Nicholas Greek Orthodox Church representatives George Bairactaris and
Nathan D'Andrea

3. Approval of Agenda

Strader mentioned that Approval of the Agenda needs to be added to the Agenda. Item number 5 on the presented Agenda (which is moved to number 6 with the addition of Approval of Agenda) should be changed to St. Nicholas Greek Orthodox Church minor site plan review.

Rogers moved to approve the agenda as amended. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

4. Public Comment

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

5. Announcements: None

6. St. Nicholas Greek Orthodox Church minor site plan review

St. Nicholas Greek Orthodox Church submitted an application for a minor site plan revision on 8/14/2025 for the addition of a storage unit. St. Nicholas Greek Orthodox Church representative Nathan D'Andrea explained the reasoning behind the request. St. Nicholas Greek Orthodox Church holds a Greek Festival every year and the church pays for offsite storage to store the tables, chairs, tents, grills, etc. used for that festival. In order to save money on storage costs and make setup and teardown of the festival easier, St. Nicholas Greek Orthodox Church would like

to install a storage unit onsite for storage of those items. D'Andrea confirmed that no large equipment or vehicles are intended to be stored in the structure. New plans created by Washtenaw Engineering dated 8/14/2025 were provided to the Planning Commission, Township Planner and Township Engineer at the meeting. The original plans submitted with the application had the addition hand drawn in. The new plans show the addition moved slightly, present the addition to scale, show the setbacks as required by the Zoning Ordinance, show which way is North, indicate the proposed orientation of the structure, and confirm that no trees will be removed. D'Andrea added that it is likely that more trees will be planted to attempt to obscure the structure slightly. D'Andrea also confirmed that additional lighting will not be added since there are two light posts directly behind the building which will light the proposed addition sufficiently. A page showing the color palate for the roof, doors and building was also provided to the Planning Commission, Township Planner, and Township Engineer.

Township Planner Hannah Smith reviewed her memo regarding the application. She noted that due to the timing of the submittal and the meeting, the memo addressed a combined preliminary and final site plan review, recommends the Planning Commission making a recommendation to the Board of Trustees, and contains some typos. Smith did not receive the application until after the memo was created due to needing to wait for the applicant to be in town for a signature before the application could be finalized. Smith noted that since the application is presented as a minor site plan amendment, no action by the Board of Trustees is required and the application is approved administratively. Township Attorney Jesse O'Jack noted that the Planning Commission can decide to require a combined preliminary and final site plan review if they find reason to do so. Smith also noted that many of the questions addressed in the memo were addressed by the new plans and D'Andrea's presentation. Smith stated that the plan meets the requirements of the Zoning Ordinance.

Township Engineer MC Moritz noted that there are no requirements under utilities, stormwater management or grading for this project, but did want to note that a building permit from Washtenaw County would be required. The applicant understood this.

Sweetland moved to approve the proposed minor amendment to the approved site plan for St. Nicholas Greek Orthodox Church as presented based on the presented plans by Washtenaw Engineering dated 8/14/2025 subject to review and approval from all applicable consultants, departments, and agencies. Second by Rogers. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

Godek noted that the next steps will be to receive Zoning Compliance from the Township followed by receiving a building permit from Washtenaw County.

7. Adjournment

Stevenson moved to adjourn at 7:14 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

The next regular meeting is scheduled for August 26, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

PART 4 EXISTING CONDITIONS AND TRENDS

4.1 EXISTING LAND USE

Lodi Township ~~remains predominantly~~ is a largely rural community, ~~being~~ comprised of productive agricultural lands and scattered ~~residentially-orientated~~ with residential lots that ~~have~~ with on-site septic facilities. The most pronounced agricultural area is within the central and western portions of the Township where large parcels continue to dominate the landscape.

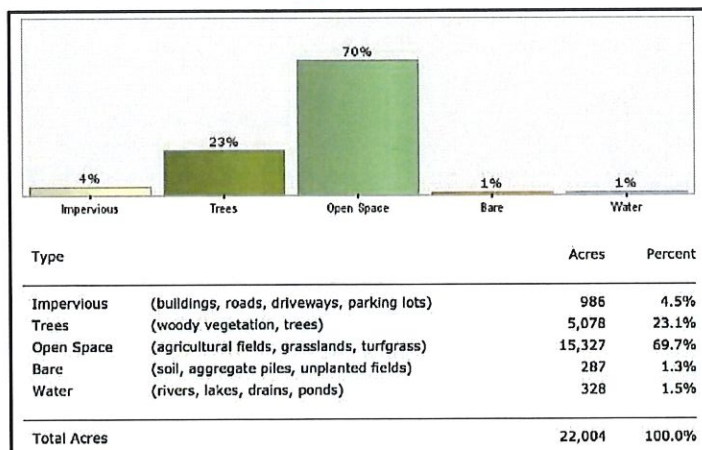
Intermingled within the Township's agricultural lands are numerous single-family residential dwellings, both on individual lots and as part of structured residential subdivisions. These residential dwellings are commonly located on large lots with an average lot size of two acres per dwelling unit in clustered PUD developments. Single-family dwellings are also located south of Pleasant Lake Road along Ann Arbor/ Saline Road where the lot size is generally a minimum of one acre.

The rural character within the eastern half of Lodi Township is more diverse, containing a greater assortment of land uses. Uses within this area primarily include residentially-oriented uses, golf courses, clustering of commercial and office at the intersection of Pleasant Lake and Ann Arbor/Saline Roads, a mobile home park, landscape nurseries, farm council grounds ~~and other similar uses, etc.~~

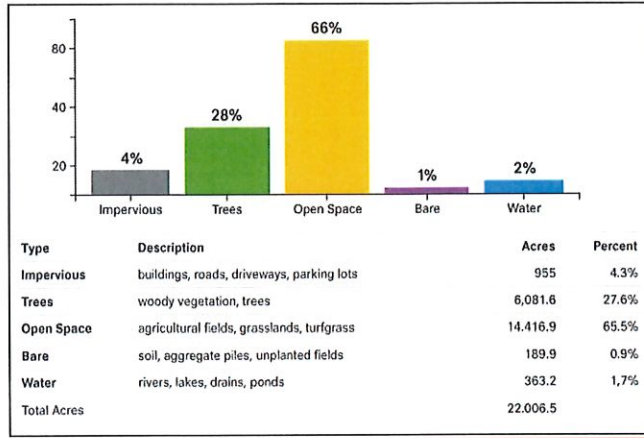
Existing Land Cover (20240)

In 20240, the Southeastern Michigan Council of Governments (SEMCOG) published updated land cover data based on aerial photo interpretation. Over ~~ninety percent~~ (90%) of the Township's land cover consists of woodlands, agricultural land, and open space. Less than five percent (5%) of the Township is covered by impervious surfaces (structures, roads, parking lots, etc.). The results are summarized below:

Figure 2 – SEMCOG 20240 Land Cover for Lodi Township



Lodi Township Master Plan



Source: Southeastern Michigan Council of Governments

Lodi Township Master Plan

It is worth noting that the 2020 land cover data closely resembles SEMCOG's findings from 2010. While open space declined four and a half percent (4.5%) over a decade, Lodi Township's tree coverage increased by over four and a half percent (4.5%) during the same period.

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Existing Land Use Change (1990 –2008)

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Map 3 on the following page depicts existing land uses in Lodi Township based on a 2007 survey conducted by the Washtenaw County Office of Strategic Planning.

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Table 2 summarizes the existing land use data compiled by SEMCOG for the years 1990, 2000, and 2008 from 2015 to 2020. However, SEMCOG applied a slightly different methodology in the creation of their post-2008 data sets, which included differing classifications for certain land uses that makes a direct comparisons to prior years problematic. Although the 2008 earlier data cannot be directly compared to the earlier-new data sets, the results continue to reflect the predominantly rural character of Lodi Township.

Agriculture/rural residential is defined by SEMCOG as any residential parcel containing one (1) or more homes on a parcel three (3) acres or larger. Agriculture and low-density housing continues to be the predominant land use in Lodi Township, occupying more than seventy seven percent (77.50%) of the acreage in the Township, despite a substantial increase in the amount of land designated "single family residential" in 2008. We note that SEMCOG previously categorized agriculture and residential as two separate and distinct land use categories; this new categorization makes it difficult to give a precise inventory of land that is used solely for agriculture. This residential category includes residential subdivisions and site condominium developments, as well as rural non farm residential parcels on lots generally of ten acres or less.

SEMCOG data indicates that the Township has experienced only modest changes in these categories between 2015 and 2020. The substantial increase in land area classified for commercial, industrial, and institutional land uses in the 2008 data set is not based on new development or changing conditions, since the Township has experienced only modest change in these categories between 2000 and 2008. Instead, the increase appears to come from the change in the SEMCOG methodology for classifying certain land uses.

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Table 2 – Lodi Township Land Use Cover 2015 - 2020 1990, 2000, and 2008

Existing Land Use	2015		2020	
	Acres	Percent	Acres	Percent
Single-Family Residential	1,750.8	8.1%	1,826.8	8.4%
Attached Condo Residential	3.8	0.1%	3.8	0.1%
Multiple-Family Residential	0.0	0.0%	0.0	0.0%
Mobile Home Park	59.4	0.3%	59.4	0.3%
Agricultural/Rural Residential	17,137.3	77.6%	17,071.0	77.4%
Mixed Use	108.5	0.5%	108.5	0.5%
Retail	67.8	0.3%	67.8	0.3%
Office	13.6	0.1%	34.8	0.2%
Hospitality	0.0	0.0%	0.0	0.0%
Medical	3.5	0.1%	3.5	0.1%
Institutional	213.2	1.0%	203.2	0.9%
Industrial	10.8	0.1%	10.8	0.1%
Recreational/Open Space	58.2	0.3%	58.3	0.3%

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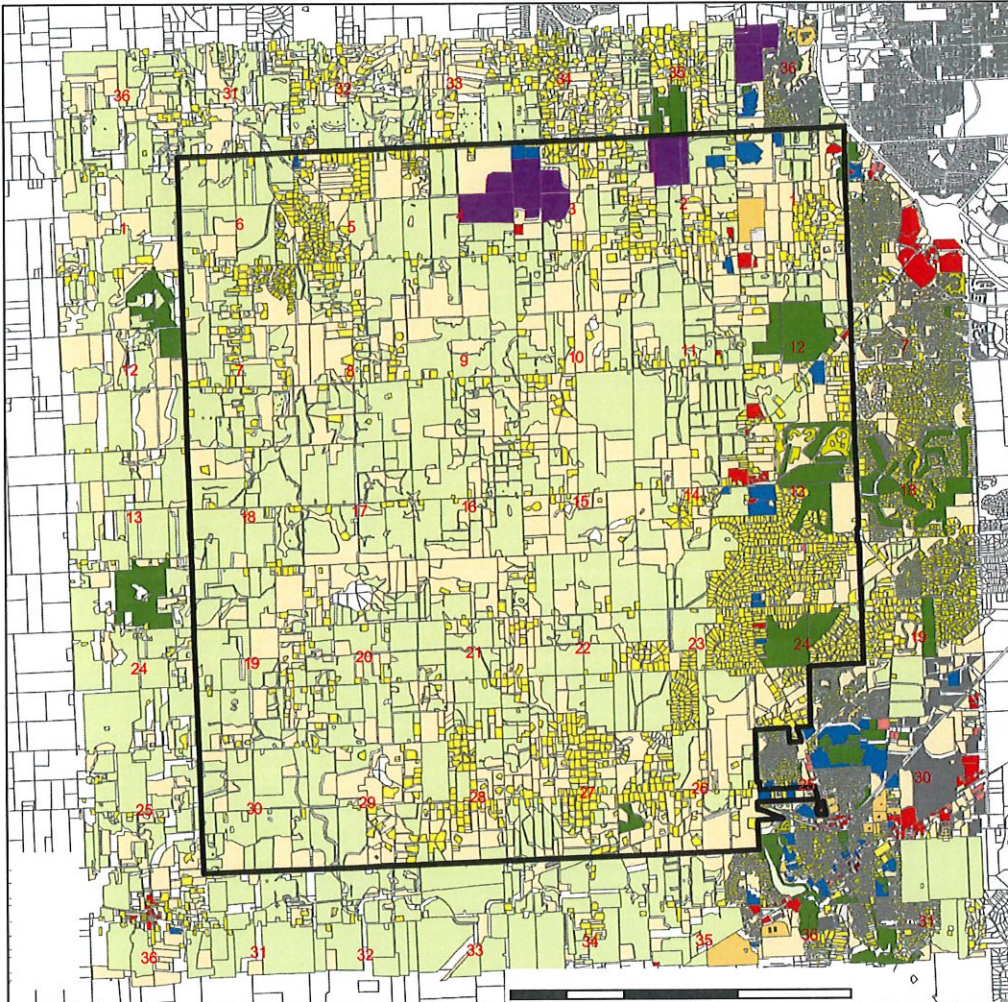
Source: Southeastern Michigan Council of Governments

Lodi Township Master Plan

Cemetery	4.9	0.1%	4.9	0.1%
Golf Course	480.5	2.1%	480.5	2.1%
Parking	2.7	0.1%	2.7	0.1%
Extractive	410.3	1.7%	410.3	1.7%
Transportation-Related	10.6	0.1%	45.5	0.2%
Vacant	1,077.3	4.8%	1,021.3	4.6%
Water	109.6	0.5%	109.6	0.5%
Not Parceled	522.2	2.1%	522.2	2.1%
Total	22,045	100.0%	22,045	100%

1. Agricultural/Rural Residential includes any residential parcel containing 1 or more homes where the parcel is 3 acres or larger.
2. Mixed Use includes those parcels containing buildings with Hospitality, Retail, or Office square footage and housing units.
3. Not Parceled includes all areas within a community that are not covered by a parcel legal description.
4. Parcels that do not have a structure assigned to the parcel are considered vacant unless otherwise indicated, even if the parcel is part of a larger development such as a factory, school, or other developed series of lots.

Lodi Township



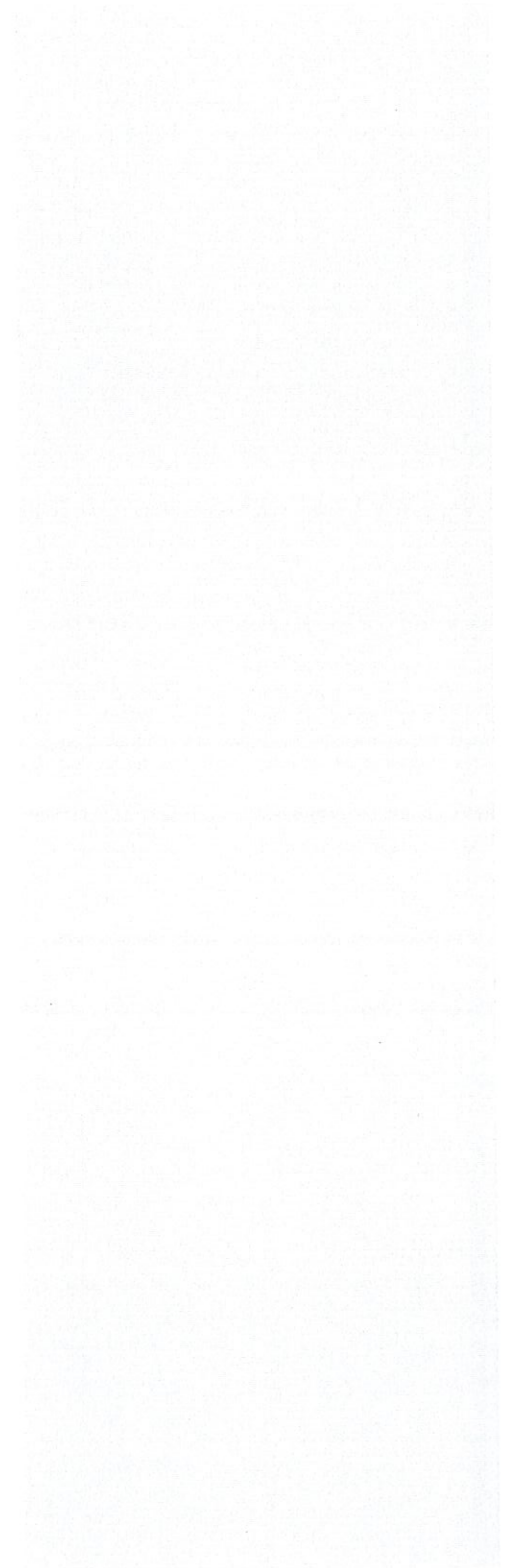
Map 3

Existing Land Use 2007 Washtenaw County Office of Strategic Planning
Comparison with Surrounding Communities

- | | | |
|----------------------------|----------------------|--------------------------|
| Agriculture | Commercial Office | Recreation |
| Open/Vacant | Commercial Retail | Research/Industrial |
| Low Density Residential | Extractive | Transportation/Utilities |
| Medium Density Residential | Mixed Use | |
| High Density Residential | Public/Institutional | |

The map shown here is for illustrative purposes only, and is not suitable for site-specific decision making. The data depicted is compiled from a variety of sources and at a variety of scales, that the information is provided with the understanding that the conclusions drawn from the data are solely the responsibility of the user. Any assumption of legal status is hereby disclaimed.

Source: 2007 Washtenaw County Existing Land Use, Washtenaw County Office of Strategic Planning



Lodi Township Master Plan

Existing Conditions in Surrounding Communities

Surrounding Lodi Township are municipalities with a variety of land uses. Following is a description of existing land uses, zoning, and future land use plans for the communities adjacent to Lodi Township.

Table 3 - Land Use and Zoning in Communities Bordering Lodi Township		
Existing Land Use	Existing Zoning	Future Land Use
Freedom Township		
On the western border of Lodi Township, land uses in Freedom Township maintain a rural and agricultural character. Estimated 2024 population: 1,329,448	Agricultural /Resource	Recreation and Open Space, and Agricultural
Pittsfield Township		
Generally, along the eastern border of Lodi Township are single-family subdivisions with municipal services. Some non-residential uses exist along Oak Valley Drive, which is at the northeast corner of Lodi Township. Estimated 2024 population: 39,917,558	Single-Family Residential (various densities)	Low, Moderate, and Urban Density Residential
Saline Township		
S Saline Township lies to the south of Lodi Township. Predominating in this bordering area are open space lands that are generally of agricultural orientation. Estimated 2024 population: 2,575,011	Agricultural	An urban service area is shown west of the City of Saline and bordering Lodi Township, which includes a range of rural, suburban, and urban residential designations. West of this defined area is planned for a continuation of agricultural activities.
Scio Township		
Directly north is Scio Township. Large lot single-family dwellings predominate along the north side of Scio Church Road. Some higher density single-family also exists in the eastern portion of Scio Township where municipal services are available. Jackson Road, also running east and west a short distance north of Scio Church Road, contains commercial centers, individual commercial activities, and research/industrial activities that are oriented to this corridor and the I-94 interchanges. Estimated 2024 population: 20,442,18,130	Single-Family Residential (various densities) and Agricultural	Future land uses that border Lodi Township consist of Agricultural, Open Space, densities of residential and Highway commercial north of Scio Church road and east of Wagner Road.
City of Ann Arbor		
This major municipality is a short distance to the northeast of Lodi Township. All types of urban activities are centered within this area. Estimated 2024 population: 121,940,17,745	A variety of urban types of zoning	Planning supports a full range of urban land uses and services, with specialized studies focusing on various parts of the City.

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Lodi Township Master Plan

Table 3 - Land Use and Zoning in Communities Bordering Lodi Township

Existing Land Use	Existing Zoning	Future Land Use
City of Saline		
Bordering Lodi Township along its southeastern border is the City of Saline. Typical urban land uses are found within the City. The city's close proximity is one of the reasons abutting portions of Sections 26 and 35 in the Township have been designated as a municipal service area. Estimated 2024 population: <u>9,1728,896</u>	<u>A variety of urban types of zoningSingle-Family-Residential</u>	Most of the land adjacent to Lodi Township exists as residential and the City of Saline Master Plan promotes the continuation of this concept.

4.2 ZONING

The vast majority of Lodi Township is zoned AG (Agricultural) which is designed to conserve, stabilize, enhance and develop farming and related resource-utilization activities. The district also allows a single-family dwelling to be constructed on a two-acre lot minimum.

Areas not zoned AG comprise the eastern portion of the Township, generally east of Ann Arbor/Saline Road. Zoning in this area allows higher densities of residential development. R-1 (Single-Family Rural Non-Farm) allows single-family at a minimum lot area of one acre. Also several PUD residential zoning districts exist within this area. LC (Local Commercial) exists at the intersection of Pleasant Lake Road and Ann Arbor-Saline Road. R-3 (Low Density Multiple-Family Residential) and LI (Light Industrial) exists in Section One of the Township, located in the northeast corner of the Township.

4.3 POPULATION

This section describes selected population characteristics of Lodi Township. It presents current population estimates and the results of the 2020 U.S. Census, and relates them to historical data and to the larger jurisdictions where appropriate. An estimate of future population prepared by SEMCOG is also presented.

Lodi Township experienced a steady increase in population over the past ~~four~~-five decades. Between 1970 and 2000, the Township experienced double-digit percentage increases in population, which far exceeded the percentage of population change for Washtenaw County as a whole:

- ▶ 1970 to 1980 = 43.4% increase
- ▶ 1980 to 1990 = 40.7% increase
- ▶ 1990 to 2000 = 46.3% increase
- ▶ 2000 to 2010 = 6.1% increase
- ▶ 2010 to 2020 = 5.8% increase

However, this trend appears to have leveled off with the Township's population only increasing 6.1% between 2000 and 2010 and 5.9% between 2010 and 2020, which is less than the overall 6.8% increase for Washtenaw County, between 2000 and 2010 and 8.0% increase between 2010

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and 2020 (see Table 6).

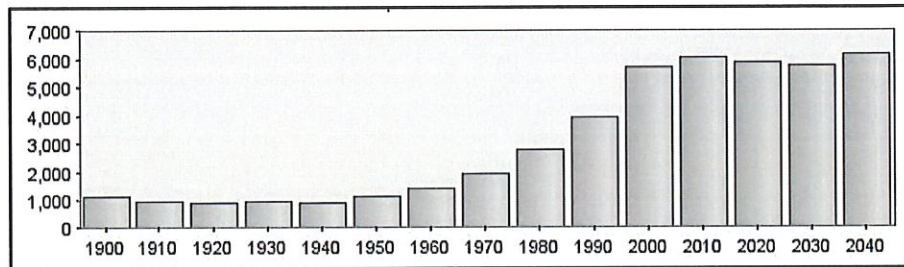
Revised SEMCOG population projections out to 20540 suggest only modest growth in coming years (see Table 4).

Lodi Township Master Plan

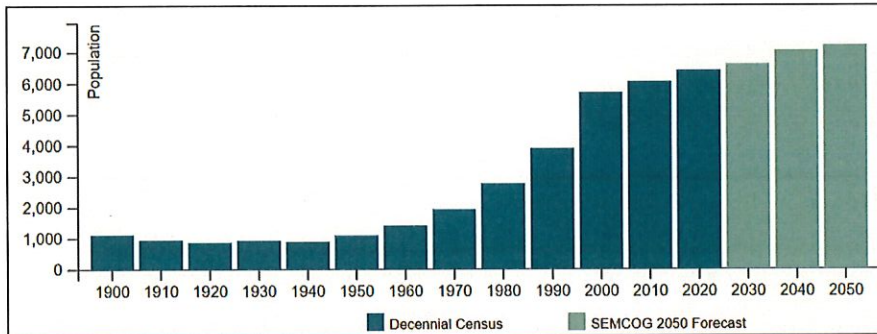
Table 4 - Population History and Projections (1900 - 2050)

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040	2050
1,121	954	868	940	898	1,101	1,411	1,934	2,773	3,902	5,710	6,058	6,417	6,620	7,064	7,223

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
1,121	954	868	940	898	1,101	1,411	1,934	2,773	3,902	5,710	6,058	5,887	5,791	6,174



Source: Southeastern Michigan Council of Governments



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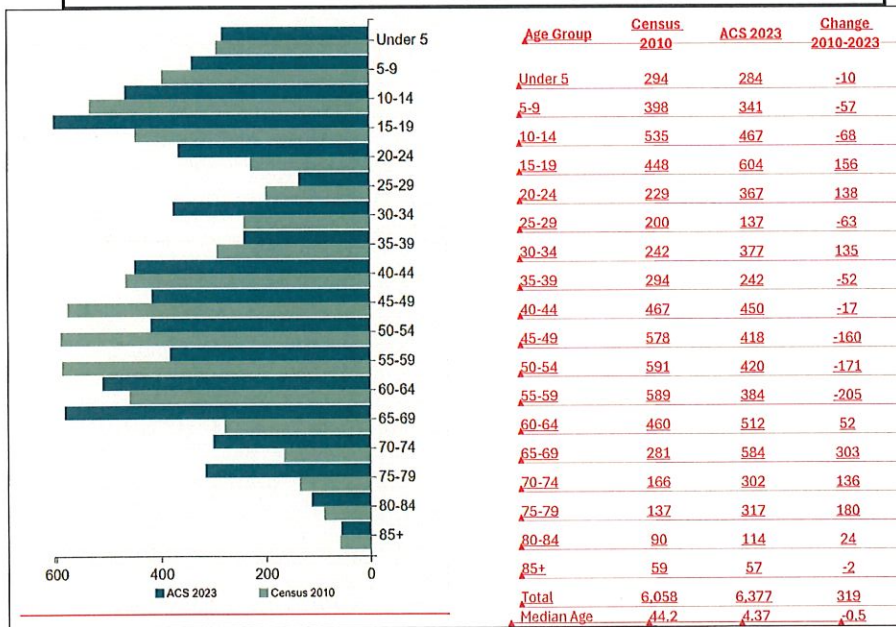
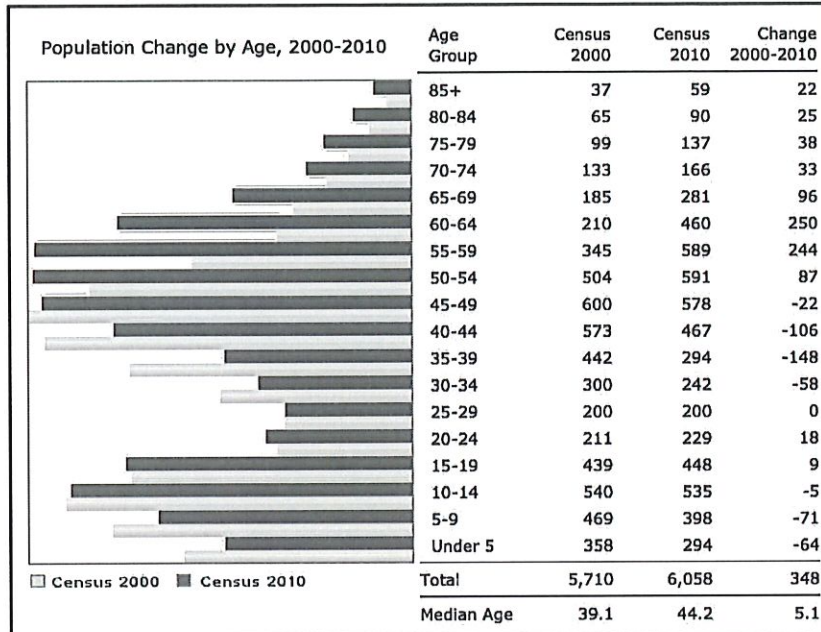
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The population of Lodi Township is aging, reflecting national trends of Americans living longer and the "Baby Boomer" generation ~~beginning moving into~~ their retirement years. The most notable demographic shift between 2010 and 2023 was the cohort of residents 65 years and older increased by approximately 87.5% (see Table 5). By contrast, the middle-aged population (residents between the ages of 45 and 59) declined sharply, suggesting out-migration or fewer people in this cohort moving to the community. The number of children also declined during this period. Overall, the population of adults 65 years and older increased by 41% between 2000 and 2010. However, the population of young adults and families in their child-bearing years in the Township has declined significantly during this same period (see Table 5).

Lodi Township Master Plan

Table 5 - Population Change by Age (2010 – 2023)



Source: Southeastern Michigan Council of Governments

Lodi Township Master Plan

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Lodi Township is surrounded by communities with diverse population densities. Communities to the north and east have much larger populations while communities to the west and south have much smaller populations. Table 6 lists the ~~1990~~, 2000, ~~and 2010~~ and 2020 U.S. Census population figures for Lodi Township and surrounding communities. Also listed below are the percent population changes for each ten-year period:

Table 6 – Population Change in Washtenaw County (~~2001~~1990 – 20210)

Municipality	1990 2000 Census	2010 Census	2020 Census	Percentage Change (2001 1990-2010)	Percentage Change (2010-2020)
Lodi Township	5,710 3,902	6,058 5,740	6,417 6,058	6.1% 46.3%	5.9% 6.1%
Scio Township	13,421 9,578	16,470 13,421	17,552 16,470	22.7% 40.1%	6.6% 22.7%
Pittsfield Township	30,167 17,650	34,663 30,167	39,147 34,663	14.9% 70.9%	12.9% 14.9%
Freedom Township	1,562 1,486	1,428 1,562	1,332 1,428	- 8.5% 5.1%	- 6.7% - 8.5%
Saline Township	1,302 1,276	1,896 1,302	2,277 1,896	45.6% 2.0%	20.1% 45.6%
Lima Township	2,517 2,132	3,307 2,517	4,024 3,307	31.3% 18.0%	21.7% 31.3%
Bridgewater Township	1,646 1,304	1,674 1,646	1,615 1,674	1.7% 26.2%	-3.5% 1.7%
Saline City	8,034 6,660	8,810 8,034	8,948 8,810	9.6% 20.6%	1.5% 9.6%
Ann Arbor City	114,024 109,608	113,934 114,024	123,851 113,934	0% 4.0%	8.7% 0%
Washtenaw County	322,770 282,937	344,791 322,770	372,258 344,791	6.8% 14.0%	8.0% 6.8%

Source: U.S. Census Bureau and Southeastern Michigan Council of Governments

As seen from the above table, Scio Township to the north and Pittsfield Township to the east have significantly **larger** populations than Lodi Township. These townships are adjacent to the City of Ann Arbor and have municipal sewer and water services, allowing greater densities of land use. Townships to the west and south, including Freedom, Lima, Bridgewater, and Saline, have significantly lower populations and represent more rural landscapes orientated toward agriculture and open space. **No municipal sewer or water services exist within these townships.**

There are several reasons why Lodi Township has a much lower population than its neighbors to the north and east:

- First, while Lodi Township is close to these rapidly growing areas, it does not have the same number, type, or quality of roads that its neighbors have. I-94, a limited access freeway, passes through both Scio and Pittsfield Townships. Also regional arterials, such as Jackson Road in Scio Township and US-12 in Pittsfield Township have significantly greater traffic flows than any road within Lodi Township. These roadways further serve to connect numerous collector roads within each of these townships that can give access to the City of Ann Arbor. Scio Church Road, comprising the boundary between Lodi and Scio Townships does carry a significant amount of traffic, however land uses are oriented to the north, within Scio Township, where secondary roadways connect with I-94. Most roads in Lodi Township are not paved; however, paved roads such as Ann Arbor/Saline, Pleasant Lake, Wagner, Zeeb, Maple, and Parker Roads carry significant traffic loads.

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Lodi Township Master Plan

Many of the roads are also not continuous for the whole length of Lodi Township making through traffic more difficult.

Lodi Township Master Plan

- Second, the urbanizing influence of the City of Ann Arbor extends into both Pittsfield and Scio Townships with established interconnected roadway systems. These areas contain urban uses and municipal services.
- Third, Lodi Township does not have municipal sewer or water service at this time. Except for the Travis Pointe residential development, the predominating type of land use along the northern and eastern border has been single-family residential development with individual on-site septic.
- Fourth, the internal land use character of Lodi Township is agriculturally based. Large farms remain and productive soils allow substantial crop harvests. Recent citizen surveys support a continuation of large farms (40 acres and above) within the Township.

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In April 2008 March 2023, SEMCOG adopted the published a report entitled “2050 Regional Forecast for Counties and Communities 2035 Forecast for Southeast Michigan Population, Households, and Jobs for Counties, Cities, Villages, and Townships 2005-2035.” The report states:

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The region is projected to grow by 315,000 people in the next 3 decades. It will also be older, and racially and ethnically diverse. The region is projected to experience significant demographic transitions in the coming years because of declining birth rates and aging population. By the end of this decade, all the baby boomers will be older than 65 and, the older population is projected to outnumber the children (under 18 years) for the first time in the region's history. Because of these transformative trends, net international migration is expected to overtake natural increase as a leading cause of population growth in the coming decades.

Southeast Michigan's economy will experience modest growth over the next 30 years. Employment growth will be limited by a continued labor shortage, but sectors such as healthcare, professional and technical services, transportation and warehousing, and construction will provide jobs for our residents. Employment in the manufacturing sector remains stable through 2030, but will start to decline after 2030 as the auto industry increasingly turns its attention to electric vehicle production.

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The region is currently experiencing an extended period of decline in jobs and population, led by significant decrease of manufacturing jobs and increasing out-migration of working age population. The region will not gain employment again until 2010 and will not gain population again until 2015. In the long term, the region's overall forecast is one of slow growth from 2005 to 2035. At the community level, the forecasts show many communities will experience very low population and household increases; some will experience losses. Few communities will experience the robust growth of the past.

Relatively speaking within the region, the strongest growth will happen at the edges of the urban area, where land is available and jobs are within commuting distance. Household growth will be strongest in western Wayne County, western and northern Oakland County, and central Macomb County.

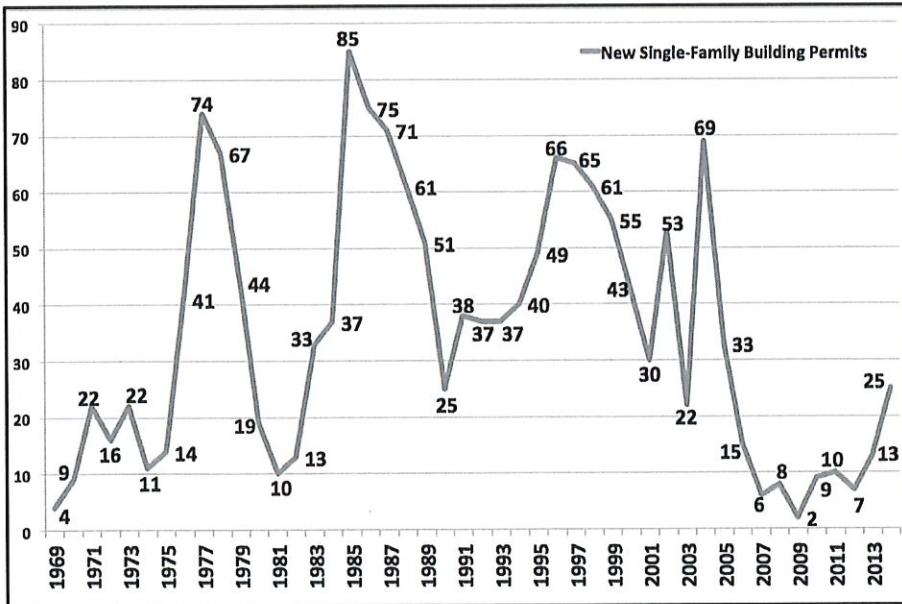
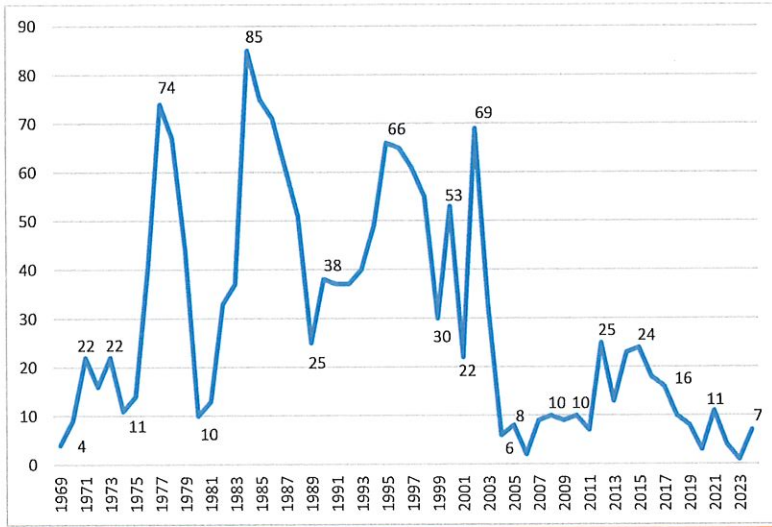
SEMCOG's more recent 20540 Forecast includes population projections for Lodi Township that predict ~~only~~ a modest overall increase of ~~603146~~ residents between 20340 and 20540. Based on these projections, the areas designated in this Master Plan for future rural residential development

could easily accommodate this projected increase in population during this time period.

4.4 HOUSING

Figure 3 illustrates single-family building permit activity per year from 1969 to 2024. There are currently 1,856 detached single-family structures and 68 attached single-family structures in Lodi Township as of 2023. There are four structures containing two apartments, and no other types of multiple family structures. The US Census indicates that there are 304 mobile homes (or other type of housing) in the Township. Single-family residential construction has declined from a peak of 69 building permits in 2003 to only 7 in 2024. Within this time period 1,597 single-family dwellings, 12 two-family, and 36 multiple-family dwellings were constructed. Single-family residential construction has varied from a low of two in 2009 to a high of 85 units being constructed in 1985. The Township has averaged about 13-34 new single-family building permits per year overall, but only about 20 permits per year over the past decades since 2010.

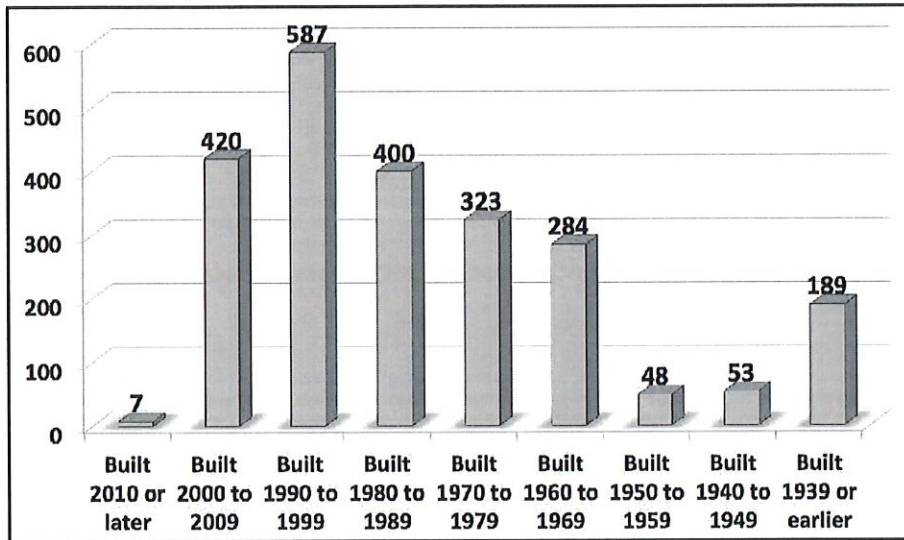
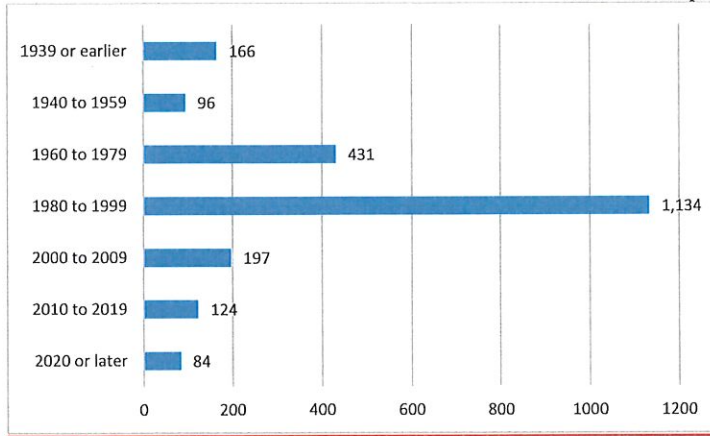
Figure 3 – New Single-Family Building Permits (1969 – 2024)



Source: Southeastern Michigan Council of Governments

Figure 4 – Year Structure Built for Existing Single-Family Dwellings (2023)

Lodi Township Master Plan



Source: U.S. Census Bureau, [2010-2023 ACS Estimate](#)

Figure 4 on the previous page illustrates the relative age of the Township's existing housing stock, most of which has been constructed ~~from since~~ 1960 ~~onward~~. Approximately ~~eight percent thirty~~ percent (308%) of the existing housing in the Township is more than ~~675~~ years old (~~693489~~ units).

4.5 SCHOOLS

Three school districts serve Lodi Township:

- ▶ Dexter Community Schools
- ▶ Saline Area Schools
- ▶ Ann Arbor Public Schools

Map 17 shows the boundaries of these school districts within Lodi Township.

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4.6 ROADS

All public roads in the Township are the responsibility of the Washtenaw County Road Commission. A number of the roads within the Township are unpaved, and there does not appear to be much public support for additional pavement in the Township. Road improvements to increase capacity are not required by population increases because the projected population increase over the next ten to twenty years appears minimal.

Major improvements designed to increase capacity to arterials within the Township including Wagner, Ann Arbor/Saline, Scio Church, etc., would have a negative effect on community character. Unnecessary hill leveling, curve straightening and/or lane widening (with accompanying roadside tree cutting) would also alter rural roadside features. Neither is consistent with current community character; however minor improvements may be required to maintain road safety.

DEFINITIONS

Solar Energy System (SES):

1. **Building-Mounted Solar Energy System:** A solar energy system attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a building.
2. **Ground-Mounted Solar Energy System:** A solar energy system that is not attached to and is separate from any building on the parcel of land on which the solar energy system is located.
3. **Accessory Solar Energy System:** A small-scale solar energy system with the primary purpose of generating electricity for the principal use on the site.
4. **Commercial Solar Energy System:** A utility-scale solar energy system, and associated facilities, with the primary purpose of wholesale or retail sales of generated electricity. Commonly referred to as solar farms.

Solar Array: A photovoltaic panel, thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

Dual Use: A solar energy system that employs one or more of the following land management and conservation practices throughout the project site:

1. **Pollinator Habitat:** A site designed to have vegetation that will enhance pollinator populations, including a diversity of flowering plants and wildflowers, and meets a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites.
2. **Conservation Cover:** A site designed with practices to restore native plants, grasses, and prairie with the aim of protecting specific species or providing specific ecosystem services, such as carbon sequestration or soil health. The site must be designed in partnership with a conservation organization or approved by the Washtenaw County Conservation District.
3. **Forage/Grazing:** Sites that incorporate rotational livestock grazing and forage production as part of a vegetative maintenance plan.
4. **Agrivoltaics:** Sites that combine raising crops for food, fiber, or fuel, and generating electricity within the project area to maximize land use.

Maximum Tilt: The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

Minimum Tilt: The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.

Participating Property: One or more properties under a signed lease or easement for development of a commercial solar energy system associated with a project.

Non-Participating Property: One or more properties for which there is not a signed lease or easement for development of a commercial solar energy system associated with a project.

COMMERCIAL SOLAR ENERGY SYSTEMS

Purpose. Lodi Township promotes the effective and efficient use of solar energy systems (SES) with the minimum regulations on the siting, design, and installation of SES so that the public health, safety, and welfare of neighboring property owners or occupants will not be jeopardized.

Standards for commercial solar energy systems. The following standards shall apply to all commercial solar energy systems in the Township:

1. **Approval Required.** Except where noted in this Section, it shall be unlawful to construct, erect, install, alter, or locate any SES project within the Township unless applicable approval has been obtained pursuant to this Ordinance. Commercial solar energy systems, as defined in *Article 2.0 Definitions*, are allowed by this Ordinance as a special use in the RC, AG, NR, C-1, PSP, and I-1 zoning districts. Commercial solar energy systems are subject to special use review and approval in accordance with *Article 43.0 Special Uses*, as well as site plan review and approval in accordance with *Article 44.0 Site Plan Review*, and additional standards listed below. Accessory solar energy systems, as defined in *Article 2.0 Definitions*, are not subject to these special use requirements.
2. **Height.** Commercial SES shall not exceed sixteen (16) feet measured from the ground at the base of such equipment to the top of the system when oriented at maximum tilt. The Planning Commission can permit up to twenty (20) feet in height systems as part of special use approval, to allow for grazing or other operations.
3. **Setbacks.** Setbacks shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any SES components. Commercial SES shall be setback in accordance with the setbacks for principal buildings or structures for the zoning district in which it is located.
4. **Fencing.** Commercial solar energy systems shall be fenced in with at least at a seven (7) foot chain link fence or seven (7) foot woven wire fence with wooden or steel posts. Fencing must meet all applicable standards, including National Electrical Code requirements. Barbed wire is prohibited. Fencing is not subject to setback requirements.
5. **Screening/Landscaping.** Landscape screening shall be provided to minimize visual impacts of the solar energy system to surrounding properties. Screening of a commercial SES shall be required in the form of a greenbelt buffer or evergreen screen in accordance with *Section 55.09(D) Method of Screening*. Required screening shall be placed outside of the perimeter fencing.
6. **Lot Coverage.** The total area of a commercial SES shall not be included in the calculation of the maximum permitted lot coverage requirements for the property.
7. **Sound.** The sound pressure level of a commercial SES and all ancillary equipment shall not exceed 45 dB(A) at the property line of adjacent non-participating properties or the exterior of any non-participating dwelling unit, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.
8. **Lighting.** Commercial SES lighting shall be limited to inverter and/or substation locations only. Any lighting shall be directed downward and be placed to keep light on-site and glare away from

- adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.
9. **Wiring.** Wiring, including communication and transmission lines, may be buried underground. Any above-ground wiring within the footprint of the SES shall not exceed the height of the solar array at maximum tilt.
 10. **Groundcover.** A commercial SES shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan.
 - a. Properties bound by a Farmland Development Rights Act (PA 116) Agreement must follow the Michigan Department of Agriculture and Rural Development's Policy for Allowing Commercial Solar Panel Development on PA 116 Lands.
 - b. Ground cover at properties not enrolled in PA 116 shall meet one or more of the following types of Dual Use, as defined in *Article 2.0 Definitions*, to promote ecological benefits:
 - i. Pollinator Habitat
 - ii. Conservation Cover
 - iii. Forage/Grazing
 - iv. Agrivoltaics
 11. **PA 116 Farmland Development Rights Program.** Per the Michigan Department of Agriculture and Rural Development (MDARD), land enrolled in the PA 116 program may be permitted to participate in solar energy development subject to MDARD policy and requirements. Per MDARD standards, this land must be able to be returned to agricultural uses following the end of the solar development agreement or if/when the solar development is decommissioned for any reason.
 12. **Signage.** Signage shall be permitted in accordance with *Article 53.0 Sign Regulations*. Signage shall be required to provide a 24-hour emergency contact phone number.
 13. **Decommissioning.** A decommissioning plan is required at the time of application to be reviewed and approved by the Planning Commission.
 - a. The decommissioning plan shall include:
 - i. The anticipated manner in which the project will be decommissioned, including a description of the process for removal of all structures and foundations, restoration of soil to a depth of four (4) feet and vegetation, and how all above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the zoning district.
 - ii. The project decommissioning costs for removal of the system (net salvage value in current dollars) and site restoration/soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels installed on PA 116 land.
 - iii. The method of ensuring that funds will be available for site decommissioning and stabilization. A financial guarantee in an amount determined and approved by the Township Board, based off of the decommissioning cost estimate provided by the applicant, is required. This financial security guarantee shall be in the form of a cash bond, irrevocable bank letter of credit, or performance

- bond in a form approved by the Township. The financial security guarantee must be posted at the time of receiving a land use permit.
- b. A review of the amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be reviewed every three (3) years, for the life of the project, and approved by the Lodi Township Board. Updated cost estimates based on these conditions shall be provided by the applicant for review.
 - c. A commercial solar energy system owner may at any time:
 - i. Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan;
 - ii. Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.
14. **Abandonment.** In the event that a commercial solar energy system has not been in operation for a period of one year without a waiver from the Planning Commission, the system shall be considered abandoned and removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and the property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure. The Township may utilize the benefit of any financial security being held under this Section to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.
15. **Compliance with construction and electrical codes.** Commercial solar energy systems, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.
16. **Drainage.** Drainage on the site shall be maintained in a manner consistent with, or improved upon, natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not negatively impact surrounding properties as a result of the development. This shall be maintained for the duration of the operation and shall be able to be returned to natural patterns following decommissioning.
17. **Agricultural Protection.** Commercial solar energy systems shall be sited to minimize impacts to agricultural production, including the following:
- a. Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.
 - b. Any access drives shall be designed to minimize extent of soil disturbance, water runoff, and soil compaction.
18. **Additional approvals and agency reviews.** The following approvals and agency reviews shall be required, as applicable:
- a. Department of Environment, Great Lakes, and Energy (EGLE);
 - b. Federal Aviation Administration (FAA);
 - c. Washtenaw County Soil Erosion;
 - d. U.S. Fish and Wildlife Service (USFWS);
 - e. Washtenaw County Water Resources Commissioner;

- f. Washtenaw County Building Department;
 - g. Saline Area Fire Department;
 - h. Local Airport Zoning (if applicable);
 - i. Tax Assessor
19. **Maintenance and Repair.** Repair, replacement, and maintenance of components is permitted without the need for a new special use permit. Proposals to change the project footprint of an existing system shall be considered a new application.
20. **Annual Report.** For a commercial solar energy system, a written annual report shall be submitted to the Township Board by a date determined at the time of special use approval. The annual report shall include an update on electricity generation by the project, as well as document all complaints received regarding the commercial solar energy system along with the status of complaint resolutions and the actions taken to mitigate the complaints.
21. **Indemnity/Insurance.** The Township shall be indemnified from all third-party claims for personal or property damage arising from the developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the commercial solar energy system and shall be listed as an additional insured on applicable insured on applicable insurance policies during the life of the project.
22. **Site Plan Requirements.** Commercial solar energy systems are subject to submittal and approval of a site plan meeting all requirements in *Section 44.08 Required Site Plan Information*, in addition to the following requirements:
- a. Location of all solar arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within one-hundred fifty (150) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, screening and landscaping details, and any signage;
 - b. Plans for land clearing and/or grading required for the installation and operation of the system;
 - c. Plan for ground cover establishment and management;
 - d. Anticipated construction schedule;
 - e. Sound modeling study including sound isolines extending from the sound source(s) to the property lines;
 - f. A decommissioning plan in accordance with *Section XX*;
 - g. The location of prime farmland, as defined by the U.S. Department of Agriculture, Natural Resources Conservation Service – Web Soil Survey;
 - h. Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:
 - i. **Visual Impact Assessment:** A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations to show what the project will look like (including proposed landscape and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project and documented on the site plan.

- ii. Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threatened species, and historical and cultural sites. If required, the analysis shall identify all appropriate measures to minimize, eliminate, or mitigate adverse impacts identified and show those measures on the site plan, where applicable.
- iii. Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the SES and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.
- iv. Glare Study: An analysis by a third-party qualified professional to determine if glare from the SES will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar energy system.

RECEIVED

JUL 21 2025

2025-011

Lodi Township

LODI TOWNSHIP

3755 Pleasant Lake Road

Ann Arbor, MICHIGAN 48103

- final
site plan \$1000⁰⁰
review
- PC approve
site plan

NOTICE TO ALL PETITIONERS AND APPLICANTS

FILING APPLICATIONS OR PETITIONS

You must call and schedule an appointment with the Township Clerk to file a petition or application. This includes special use petitions, rezoning petitions, site plan review application, etc. Applications or petitions cannot be filed or accepted without an appointment.

AGENDA DEADLINES (PLANNING COMMISSION ONLY)

Agenda deadlines are 12:00 noon on Monday four (4) weeks prior to the meeting date. In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy.

COMPLETENESS OF APPLICATION

You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance and the Land Use Development Plan. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections.

Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals cannot take action on incomplete submission.

APPLICATION FEES

Processing and review fees must be paid when you file your petition, application or appeal. Fees are applied to the Township's costs for publication of legal notices, professional reviews, etc., and are non-refundable. The Lodi Township Fee Schedule lists the base fees required for each application/petition. Petitions and applications that require professional reviews in excess of the number of base hours provided for in the base fee shall be billed for additional hours as outlined in the Fee Schedule.

Zoning Text Amendment \$1,000.00 application fee, \$3000.00 escrow deposit, hourly billing applies

Zoning Land (map) Amendment \$1,000.00 application fee, \$3000.00 escrow deposit, hourly billing applies

SITE VISITS

Filing a petition or application gives implied consent for Township Officials and/or consultants to visit the subject site.

PETITIONER'S ACKNOWLEDGEMENT

I hereby acknowledge that I have read the above, and that I have been given a copy of this notice and a copy of the appropriate fee schedule.

Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.

Halley Schleich
Signature of Owner

7-15-25
Date

[Signature]
Signature of Owner

7-15-25
Date

Signature of Owner

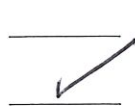
Date

Any additional Owners please attach signature and date signed to application.

LODI TOWNSHIP
APPLICATION FOR SITE PLAN APPROVAL AND/OR
PRELIMINARY PLAT APPROVAL

NAME OF APPLICANT Haley Scheich

APPLYING FOR



Preliminary Site Plan

Final Site Plan

Combined Preliminary and Final Site plan
(Combination is at discretion of Planning Commission)

Tentative Preliminary Plat

Final Preliminary Plat

Final Plat

Minor Site Plan Revision

Conventional, Manufactured Home, Commercial
or Industrial Site Plan

Meets and Bounds Site Plan

WILL PROJECT BE PHASED? _____ Yes ☒ No

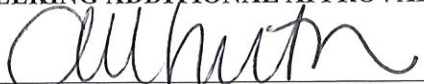
IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of Phases 1
- Phase Number of Current Application 1
- Name and Date of Preliminary Site Plan Approval

- Date of Previous Phase Approvals:

Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____
Phase #	_____	Date	_____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE _____ Yes _____ No


Signature of the Clerk or Designee

Date Sent to the Planning Commission

7/21/2025
Date of Receipt of Application

Date Transferred to Engineer & Planner

Amount of Fee: _____

LODI TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW AND/OR PLAT REVIEW

GENERAL INFORMATION

- NAME OF PROPOSED DEVELOPMENT Noble Rd Farm caretaker House
- ADDRESS OF PROPERTY 6760 Noble Rd Saline MI 48176
- CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY Ag
- HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS? YES ☒ NO
- TAX I.D. NUMBER(S) OF PROPERTY 13-26-300-002 / 13-26-300-003
PART OF SECTION 26 / 27 13-27-400-001

SITE LOCATION Property is located on (circle one) N S E W side of Noble
Road between Weber and Saline Waterworks Roads

- **LEGAL DESCRIPTION OF PROPERTY) PLEASE ATTACH A SEPARATE SHEET)**

Where a meets and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

- **SITE AREA (ACREAGE) AND DIMENSIONS** _____

- **ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?**
☒ **YES** ☐ **NO**

PLEASE EXPLAIN:

poll barn converting pole Barn portion
to caretaker House

LODI TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW AND/OR PLAT REVIEW

PROPOSED LAND USE

✓ RESIDENTIAL OFFICE COMMERCIAL
OTHER (PLEASE SPECIFY) CARE TAKER HOUSE

- NUMBER OF UNITS 1
- TOTAL FLOOR AREA OF EACH UNIT 2400 Sq Ft
- GIVE A COMPLETE DESCRIPTION OF THE PROPOSED DEVELOPMENT
convert section of existing pole barn to
CARE TAKER HOUSE -

ESTIMATED COSTS

- BUILDINGS AND OTHER STRUCTURES \$50,000.00
- SITE IMPROVEMENTS _____
- LANDSCAPING _____
- TOTAL \$ 50,000.00

ESTIMATED DATES OF CONSTRUCTION

- INITIAL CONSTRUCTION NA
- PROJECT COMPLETION NA
- INITIAL CONSTRUCTION OF PHASES (IF APPLICABLE) NA
- COMPLETION OF SUBSEQUENT PHASES (IF APPLICABLE) NA
- ESTIMATED DATE OF FIRST OCCUPANCY NA

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR
DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET
IF NECESSARY)

Survey for Site plan
Google Earth Picture of pole Building
Floor plan of Rooms in pole Building

LODI TOWNSHIP
APPLICATION FOR SITE PLAN APPROVAL AND/OR
PRELIMINARY PLAT APPROVAL

APPLICANT INFORMATION

- **APPLICANT'S NAME:** Haley Scheich
Company: _____
Address: 6760 Noble Rd Zip Code: _____
Phone Number: 807-1342 E-mail: _____
- **PROPERTY OWNER'S NAME:** TAREK PACHA & HALEY SCHEICH
Company: _____
Address: 6760 Noble Rd Zip Code: _____
Phone Number: _____ E-mail: _____
- **DEVELOPER'S NAME:** NA
Company: _____
Address: _____ Zip Code: _____
Phone Number: _____ E-mail: _____
- **ENGINEER'S NAME:** NA
Company: _____
Address: _____ Zip Code: _____
Phone Number: _____ E-mail: _____
- **ARCHITECT/PLANNER'S NAME:** NA
Company: _____
Address: _____ Zip Code: _____
Phone Number: _____ E-mail: _____

The applicant indicated above must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the application is not the property owner, the owner's signed consent must be provided with this application.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME HALEY SCHEICH

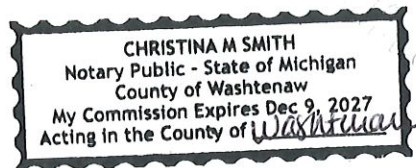
APPLICANT'S SIGNATURE Haley Scheich DATE 7-21-25

Signature of Owner (if other than applicant): _____

Sworn to before me this: 21 day of July, 2025

Signature: Christina M Smith

My commission expires: 12/9/2027
(Acting in the County of Washtenaw, Michigan)





6760 Noble Rd

Noble Rd

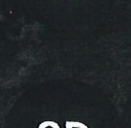
Proposed Building

60' -

Leather Field

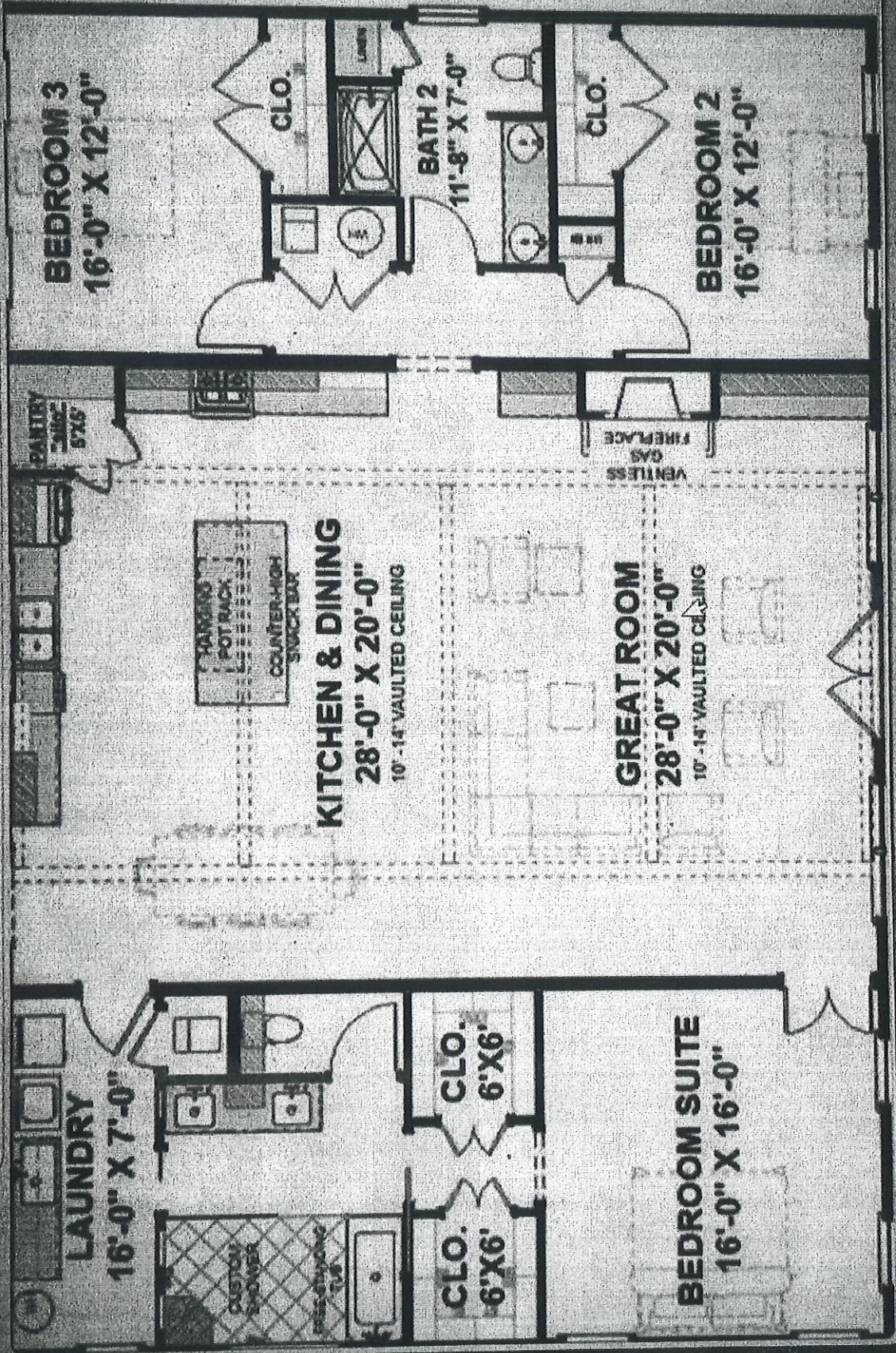
70 m

↑
west



BARN CONVERSION FLOOR PLAN 2400 SQ FT

https://www.houseplans.net/floorplans/177600130/barn-plan-2460-square-feet-3-bedrooms-2-bathrooms?utm_source=google



To Whom It May Concern,

We are writing to respectfully request approval to convert one of our barns into a barndominium for my father and mother in law. This is not simply about creating extra living space. It is about strengthening our family, caring for our land, and serving our community.

Our mission is to restore health and empower people to make better choices through regenerative farming. We believe the most powerful medicine is nutrient dense, locally grown food, not processed products from big food and multinational corporations that often prioritize profit over health. Unfortunately, many small farms are disappearing, replaced by subdivisions and condos. We want to be part of the solution by producing food that heals while teaching others how it can be done.

We are a husband and wife team. I am a surgeon commuting 90 minutes each way to my practice in Owosso, and my wife, Haley, is a small business owner who left a career in the pharmaceutical industry to launch a clean, non toxic skincare line that challenges the status quo. Despite our demanding careers and raising six children ages 4 to 20, we devote all our free time to restoring our land and building a sustainable farm.

However, this is a massive undertaking. In addition to vegetables, we plan to raise livestock including goats, sheep, and cattle which requires daily care and consistent presence. Having my in-laws living on the property would be transformative. They are skilled, dependable, and deeply invested in our vision. They would not only assist with daily farm operations but also provide trusted childcare, allowing us to keep moving our mission forward without compromising family life. Their commitment would be to work on the land and homestead 40 hours every week.

Approving this barn conversion would enable us to:

1. Preserve and restore local farmland.
2. Expand our capacity to produce and share nutrient dense food with the community.
3. Strengthen multi generational family involvement in agriculture.
4. Provide a model for sustainable living and land stewardship.

We humbly ask the township to support this request so that together we can restore health, restore land, and restore the community.

Respectfully,
Tarek and Haley

RECEIVED
AUG 12 2025
Lodi Township