

Lodi Township Planning Commission

3775 Pleasant Lake Road

Ann Arbor, Michigan 48103

7:00 P.M. September 23, 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. Approval of Agenda

4. Public Hearings :

The Planning Commission will vote to open the Public Hearing; the Chairperson will state its purpose and rules of procedure. The Applicant will be heard first, then staff reports will be received. Public comment on this issue shall then be received. The Public Hearing shall then be closed, Commission deliberation held, and action taken.

1. Request by Haley Scheich for a Special Use permit to allow a Caretaker Living Quarters at 6760 Noble Road, Saline, MI, 48176. Lodi Township parcel # M-13-26-300-003.

a. Planning Commission Deliberation and Vote

2. Public Hearing to receive comments on a proposed amendment to the Lodi Township Zoning Ordinance *Article 55, Section 55.18 Fences*.

a. Planning Commission Deliberation and Vote

5. 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.

6. Approval of Minutes – 8/23/2025

7. Old Business

a. Lodi Township Master Plan update

b. Solar Ordinance Update

8. New Business

9. Public Comment - a member of the public may address the Planning Commission briefly (up to 2 minutes)

10. Reports

A. Board of Trustees

B. Commissioners

C. Planning Consultant

D. Engineering Consultant

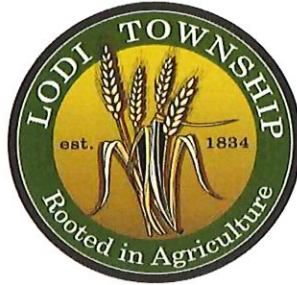
11. Adjournment

Next Regularly Scheduled Meeting October 28, 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

August 26, 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, Stevenson, Strader, Sweetland, Vestergaard
Absent: Rogers
Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Smith,
Township Attorney Jesse O'Jack,
Township Trustee Donald Rentschler,
Carly Rose, Haley Scheich, Don Scheich, and three other members of the public

3. Announcements: None

4. Approval of Agenda

Strader proposed swapping Old Business and New Business since it appeared that New Business would be quick. Marsh moved to approve the agenda as amended. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

5. Public Hearing: None

6. Public Comment

Public comment began at 7:01 pm. No comments were received from the public. Public comment ended at 7:01 pm.

7. Approval of Minutes – 7/22/2025 & 8/14/2025

Strader noted that she misstated that Riding Oaks has gates; Riding Oaks does not have any gates and she was speaking about the entry. No changes were made to the minutes per Township Attorney Jesse O'Jack since the minutes reflect what was said even if incorrect.

Vestergaard moved to approve the minutes of the July 22, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Sweetland moved to approve the minutes of the August 14, 2025 Lodi Township Planning Commission special meeting as presented. Second by Stevenson. A voice vote was taken. Aye=4, Nay=none, abstain=2, absent=1. Motion carried.

8. New Business:

a. Application for Caretakers Living Quarters at 6760 Noble Rd, Parcel # 13-27-400-001, Haley Scheich

An application was submitted by Haley Scheich for a Final Site Plan for a Caretakers Living Quarters at 6760 Nobel Rd, Parcel #13-27-400-001. Strader explained that a Special Use permit would need to be obtained for the Caretakers Living Quarters which requires a public hearing. After the public hearing, the Planning Commission would make a recommendation to the Board of Trustees regarding the Special Use permit. The Board of Trustees would then make a decision regarding the Special Use permit. Site Plan approval would also need to be obtained per the Caretakers Living Quarters use standards. Township Planner Hannah Smith noted that it should be possible for the Planning Commission to make a recommendation to the Board of Trustees regarding the Special Use permit and the Site Plan at the same meeting and, if the Planning Commission saw fit, could recommend Combined Preliminary and Final Site plan review instead of having to complete a Preliminary Site Plan review and Final Site Plan review separately.

Questions were asked by the applicant surrounding the process and answered by Strader. It was recommended for the applicants to have a meeting with Township Clerk Smith prior to Friday regarding the process and to submit the Special Use permit application so that the public hearing could be scheduled for September 23, 2025.

Froberg asked if there was any way to expediate the process for the applicant. Due to noticing requirements for the public hearing, there would not be a way to expediate the process. Marsh recommended labeling which building is proposed to be changed on the survey map to make that clearer.

Strader moved to set a public hearing for a Special Use permit for Caretakers Living Quarters at 6760 Noble Rd, Parcel # 13-27-400-001 by Haley Scheich for September 23, 2025 contingent on a Special Use application being submitted by August 29, 2025. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

b. Update Fence Ordinance 55.18.A.2

The Board of Trustees moved to direct the Planning Commission to update the Fence Ordinance 55.18.A.2 to include geotextile and plywood as prohibited fencing materials at their July meeting. Strader asked if there were any other materials that the Planning Commission wanted to add to the list of prohibited fencing materials while the ordinance is being deliberated.

Marsh asked how this request came about. Strader stated that this request was predicated by a complaint by a resident. Sweetland expressed concern over neighboring property owners having more say in what is allowed on a property than the actual property owners. O'Jack stated that he believes this issue was brought to the Township's attention by a complaint, but the complaint itself is not the reason for the requested ordinance change.

After receiving the complaint, the Township reviewed the ordinance and believes that the presented fencing materials should be prohibited regardless of the complaint in question. It was noted that changing the ordinance now, after the fence that is the subject of the complaint has already been erected, would allow that specific fence to be considered a legally nonconforming structure subject to the provisions of Article 56.0 Nonconformities per Article 55.18.D Existing Fences. Changing the ordinance now would not change the results of the complaint in question, but would only apply to new fences erected in the future after any changes to the Zoning Ordinance were passed.

Marsh asked if there would be a way to change the Zoning Ordinance so that anything that is not listed as allowed would need to come to the Township for approval before being erected. This would allow residents to be creative without having to list exactly what would be prohibited. The Planning Commission felt that this would belabor the process and make it more difficult for residents. O'Jack also noted that the ordinance should not be written in a subjective way where it could be claimed that the ordinance is enforced differently for different people which would open the Township up to lawsuits. The ordinance needs to be written based on precise factors.

Vestergaard asked how the ordinance applies to temporary fencing as geotextile fencing would make sense for temporary fencing, such as used during construction, but would not be desirable for a permanent fence.

Sweetland asked how decorative fencing is defined. Smith stated that generally decorative fences are defined as 50% opacity and less than four feet, but is not sure if that term is defined in Lodi Township's Zoning Ordinance. Smith also stated that the decorative fence requirements currently in the Zoning Ordinance only applies to fences inside of the front yard setback. Strader is interested in adding a definition or examples of what a decorative fence is to the Zoning Ordinance.

Marsh asked O'Jack how problematic the current Fence Ordinance has been in the past. O'Jack stated that in the past, that have been very few to no issues to his knowledge surrounding the current Fence Ordinance.

Strader moved to set a public hearing on September 23, 2025 for the proposed changes to the Fence Ordinance 55.18.A.2 with the addition of corrugated metal as a prohibited fence material as well as adding examples of decorative fencing to Section 55.18.B.1. Second by Froberg. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Marsh=aye, Froberg=aye, absent=1. Motion carried.

9. Old Business

a. Lodi Township Master Plan update

Proposed changes to Part 4 Existing Conditions and Trends of the Master Plan were provided, reviewed and discussed by Smith. Smith noted that CIB Planning was recently acquired by OHM Advisors. With this acquisition there are more resources for items like mapping available for updating the Master Plan.

Questions were asked by Planning Commission members and answered to the best of Smith's ability. Suggestions and edits were also requested and recommended by Planning Commission members.

Changes for Parts 5, 6, and 7 should be ready for next month's meeting.

b. Copperleaf Crossing update

Strader stated that a letter was received a few hours before the meeting from Copperleaf Crossing's attorney, Benjamin Bayram, stating that they are working hard to submit the new area plan, but there is no update at this time. He asked to be removed from future meeting agendas.

Froberg stated that, under Article 42, it is laid out very clearly about doing work outside of the Area Plan. The Planning Commission decided that the changes made to the Area Plan constitute a Major Change at the Planning Commission held on July 23, 2204. Nothing has been submitted since then. Froberg stated that her understanding is that the Planning Commission has the ability to refer this issue up to the Board of Trustees for any action they may take since this has been outstanding for so long. Froberg asked O'Jack what the requirements from the Planning Commission were to refer the issue to the Board of Trustees. O'Jack said that he would have to look into that. Froberg is concerned that allowing this issue to go so long without any progress sets a precedent for other property owners to be allowed to take as long. Vestergaard stated that he does remember another case where it took over two years to resolve an issue.

c. Solar Energy Systems Ordinance

The version of the draft Solar Energy Systems Ordinance in the packet is old and it was not noticed until it was too late to distribute a corrected copy.

Smith reviewed information that she has received and answers to questions that Commissioners had surrounding the proposed Solar Energy Systems Ordinance. Most of the new information was received from Dr. Sarah Mills who is the Director of the Center for EmPowering Communities at the Graham Sustainability Institute at University of Michigan.

Regarding where in the Township these systems might be built, according to Dr. Mills, systems covered under the draft ordinance would need to be adjacent to three phase wires. DTE has mapping tools showing where those systems are and the largest system it could handle. From what Smith understands and these tools, the Northeast corner of Lodi Township has an area that could support a Solar Energy System of up to 1.2 MW. There are also transmission lines that run between Zeeb and Wagner. A Solar Energy System could be built within a maximum of 3 miles from those transmission lines. For projects that are closer to the 50 MW cutoff, systems would need to be near a substation. The closest substations are in Ann Arbor by Polo Fields Golf & Country Club and in Saline, south of Austin Rd. A substation is showing on DTE's map at Waters and Wagner Rd, but Smith thinks, based on information received from Dr. Mills, that might be where transmission lines connect to the distribution lines or where two distribution lines intersect instead of being an actual substation. Sweetland asked if there was a substation on Parker Rd, north of Pleasant Lake Rd. Smith said that DTE's map does not show one there so she cannot verify that. Marsh stated that he believes he was told during construction that Copperleaf Crossing has three transformers that were triple phased.

Sweetland asked if a substation would need to be built to get the power to the grid. Smith said that the massive projects would likely need to build a substation, but she has not

heard that systems under 50 MW would need to do so. Smith said that, according to Dr. Mills, it is not completely infeasible for a Solar Energy System to be built in Lodi Township and it would be good to have an ordinance in place before a development looks at property in Lodi Township.

Strader asked if likely areas for Solar Energy Systems would be something that should be referenced in the Master Plan. Smith said that it would be a good idea and will look into that further.

Smith also looked into drainage and impacts to drainage tiles per Sweetland's request. In the draft ordinance, there is a provision that states that drainage should be contained within the site in line with natural drainage patterns. The Graham Sustainability Institute at University of Michigan has a database of zoning ordinance in Michigan that are in place currently. Smith found a few ways that communities have addressed drainage tiles. Smith will ask the Township Clerk to send out the language found in those ordinances referencing drainage tiles with the corrected copy of the draft Solar Energy Systems Ordinance for review by the Planning Commission.

Regarding setbacks, Smith found that ordinances in the database from the Graham Sustainability Institute range anywhere from 50 to 300 feet. Most do not exceed 100 feet for non-participating property lines. Smith feels that the 100 feet in the draft ordinance is reasonable, but a larger setback would not be unreasonable if the Planning Commission wished to increase those setbacks. According to Dr. Mills, the land in the setback has not been found suitable for farming. Also, from Dr. Mills' experience, screening helps with the visual impact of the system and noise requirements mitigate the nuisance issue for noise levels. Strader asked if the landscaping buffers would be in addition to the setbacks or if they would be located in the setback. Smith stated that, typically, the landscaping buffers are within the setbacks, but could be required to be in addition to the setbacks if the Planning Commission wanted.

For changes to the draft ordinance, Smith stated that she took out the references to the Public Service Commission and updated the definitions and language based on the new guidance documents released from Michigan State University and the University of Michigan.

Finally, Smith requested confirmed that Lodi Township does not want to address the larger systems with a compatible ordinance or a separate ordinance at this time and is waiting until lawsuits against the State legislation is resolved. Smith reviewed the options that Lodi Township has. The Planning Commission feels that it is unlikely that Lodi Township would be a target for a large system and feels that it is more important to address the smaller systems at this time. Smith agrees that that is a good plan. It is easier to take the ordinance for the smaller systems and build it up for larger systems in case the State legislation changes than to start from scratch.

Stevenson asked if it would be possible for developers to find a large piece of land that suits their needs and then run a power line to the necessary infrastructure instead of trying to find land that fits their needs next to the energy infrastructure that they need.

Smith asked for any additional comments or questions to be forwarded to her. O'Jack stated that he would prefer for Commissioners to send their comments or questions to the Township Clerk to be passed on to Hannah Smith for Freedom of Information Act reasons.

Strader is interested in making sure that our Fire Department is equipped with the equipment that is needed to take care of any fires that may occur at these types of systems. That could be accomplished by having the developer provide that equipment or having them provide the funds needed for the Fire Department purchase that equipment.

With the local communities dealing with requests to build Data Centers, Strader asked if that was something that Lodi Township should look into creating an ordinance for. Smith stated that she does not know enough about Data Centers to answer that. She will look into it.

O'Jack discussed Joint Planning Commissions and the benefit that they would have in situations like this.

10. Public Comment

Public comment began at 9:02 pm. Comments were received from 2 people. Public comment ended at 9:09 pm.

11. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on August 5, 2025.
- B. Commissioners: None
- C. Planning Consultant: Smith noted again that CIB Planning was acquired by OHM Advisors.
- D. Engineering Consultant: None

12. Other Business: None

13. Adjournment

Sweetland moved to adjourn at 9:13 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for September 23, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

LODI TOWNSHIP
3755 Pleasant Lake Road
Ann Arbor, MICHIGAN 48103

RECEIVED
#2025-015
AUG 27 2025

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.



Signature of Owner



Date

Signature of Owner

Date

Signature of Owner

Date

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

**PLANNING COMMISSION & TOWNSHIP BOARD
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN**

AN APPEAL FOR A SPECIAL USE

(This appeal must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a Special use permit, for the property described below, for the following use:

Name of Applicant Haley Scherch

Address of Applicant 6760 Noble Rd

Telephone Number of Application 734-680-7190

Email of Applicant haleyscherch@gmail

Is this property owned by the applicant? ☒ YES ☐ NO (check one)

If "NO", name(s) and address(es) of owner(s): _____

DESCRIPTION OF THE PREMISES:

1. Location of Property South most barn on Parcel B

2. Zoning Classification of Property AG

3. Adjoining Land Uses & Zoning Classifications _____

4. Tax Code Number 13-26-300-002-13-26-300-003

5. Size of Property or Lot 3.87 ACRES

6. Size of Proposed Building or Addition (if any) existing 60x80 Building

7. Use of Existing Building (if any) and Property yes BARN

If a new building is proposed, has the Building Inspector examined the plans for the proposed building?

☐ YES ☒ NO

Has the Building Inspector refused a permit? ☐ YES ☒ NO

Has there been any previous appeal involving this property? ☐ YES ☒ NO

If so, state date of filing, character of appeal and disposition of same:

Attached hereto and made a part of this appeal are submitted the following papers and documents:

1. 7 sets of drawings, all on sheets 11 inches by 8 ½ inches in size and 3 full size drawings, drawn to scale, correlated with the legal description, and showing all necessary measurements and all features involved in this appeal, including measurements to show distances between structures and property lines, lot width and area, and height of structures.
2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.
3. Complete legal description of the premises (as stated on your deed, or tax bills available from Township).
4. A detailed description of the proposed use.
5. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 54 of the Lodi Township Zoning Ordinance.

I hereby depose and say that all the above statements and statements contained in the documents and papers submitted herewith are true and correct.

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

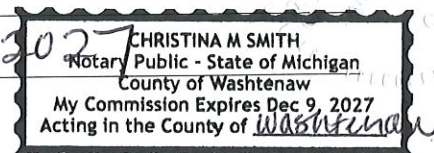
Signature of Applicant: Haley Selu

Sworn to before me this: 27th day of August 2025

Signature: Christina M Smith

My commission expires: December 9, 2027

(Acting in the County of Washtenaw, Michigan)



Signature of Owner (if other than applicant): _____

NOTICE TO APPLICANT: You are hereby advised to refer to the Lodi Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 50 (Special Uses) and Article 54 (Site Plan Review); and any other sections of the Ordinance which may be applicable.

To Be Filled in By Township Clerk (Or Designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 8/27/2025 (date)

Signature of Clerk (or designee) Christina M Smith

RECEIVED
AUG 27 2025
Lodi Township

To Whom It May Concern,

We are writing to respectfully request approval to convert one of our barns into a bandominium 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 assist with daily farm operations and would 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

↑
west

6760 Noble Rd

NOBLE RD

60'

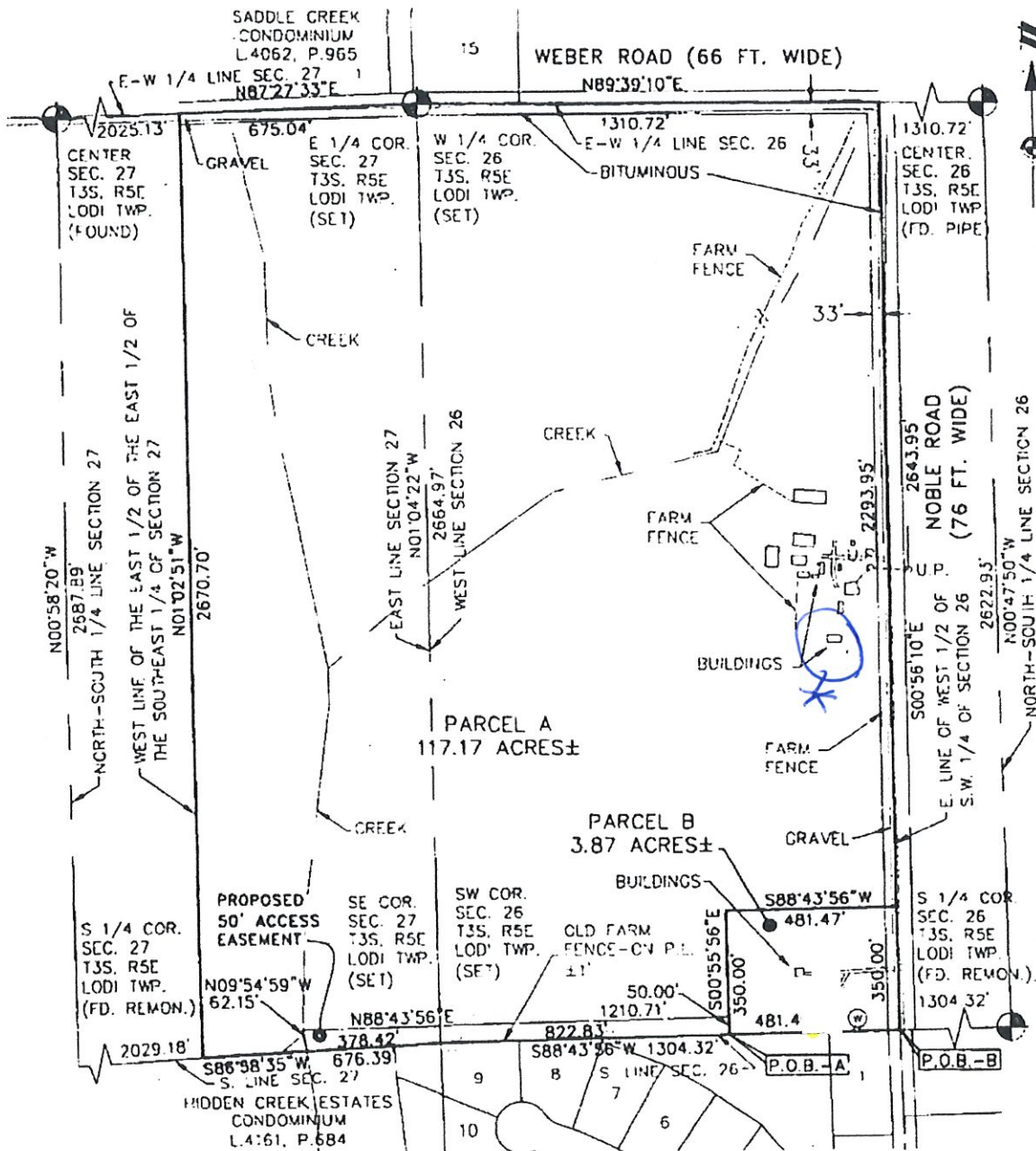
Produce Building

10000
E. 1st St

70 m

3D






TAX PARCEL NO. 13-26-300-002, 13-26-300-003 & 13-27-400-001
 BEARING BASE: GEODETIC NORTH

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND ABOVE
 PLATTED AND/OR DESCRIBED ON JUNE 6, 2011, AND THAT THE RATIO OF
 CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS AT
 LEAST 1/5000, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132 OF 1970, AS
 AMENDED, HAVE BEEN COMPLIED WITH.

LEGEND

- _S SET IRON PIPE
- _F FOUND IRON PIPE
- ⊙_F FD. CONC. MONUMENT
- _{UP} UTILITY POLE
- FENCE LINE
- ⊙ SECTION CORNER

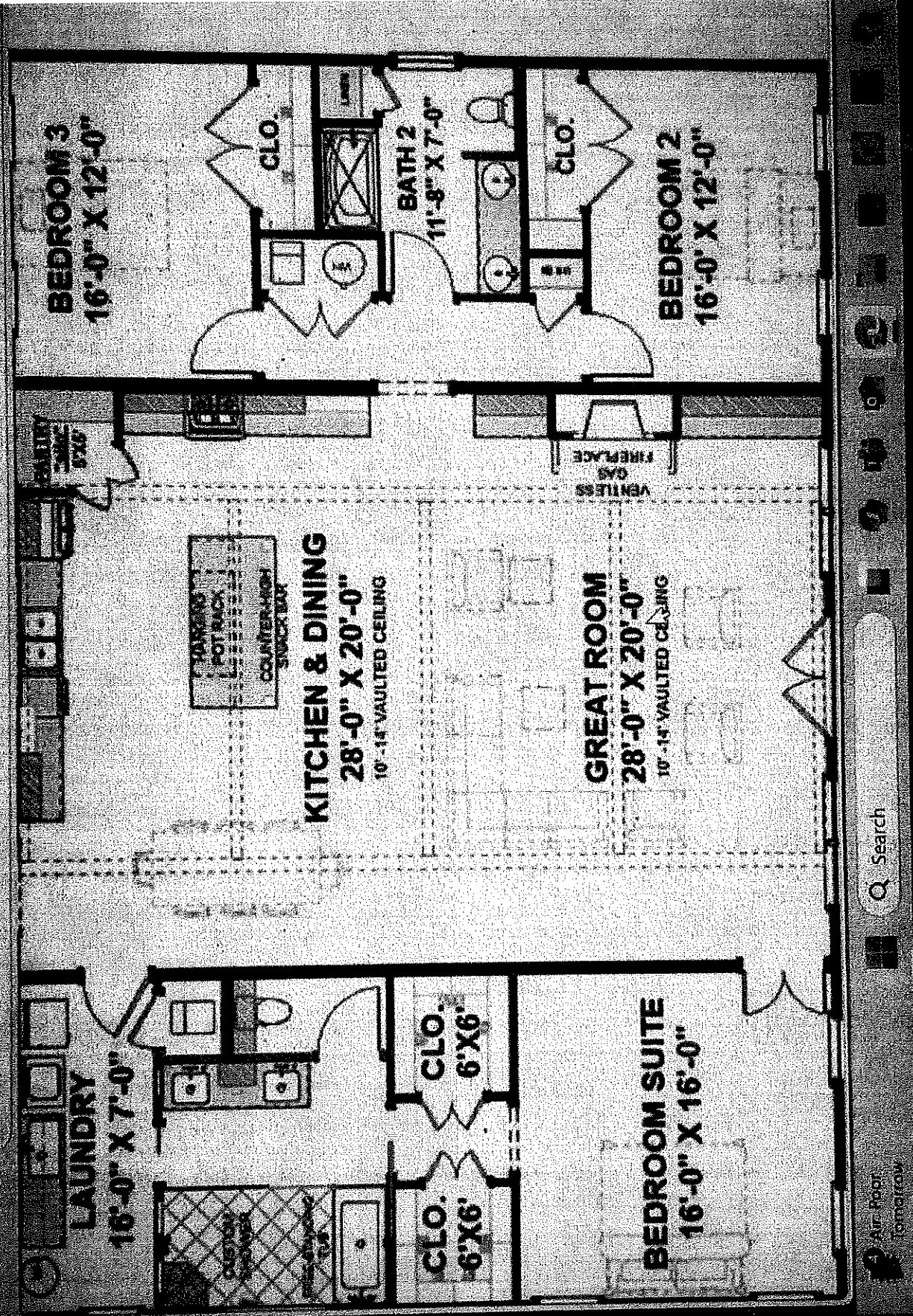
CLIENT JEFF O'MARA BOUNDARY SURVEY OF 2 PROPOSED PARCELS OF LAND BEING PART OF SECTIONS 26-27 T. 3 S., R. 5 E. LODI TOWNSHIP WASHTENAW COUNTY, MICHIGAN SCALE: 0 200 400 1 INCH = 400 FEET	JOB: 11001419	CAD: 11001419SU01
	DR. LMD	CH. ME
	BOOK XX	PG. XX
	SHEET 3 OF 5	DATE: 06-16-11
	FILL CODE: SU01	
 ATWELL <small>254 210 1700 1 1/2 miles south of Grand Haven OFFICE IN NORTH HAVEN, MI 49423</small>		



PROFESSIONAL SURVEYOR
 NUMBER 46723

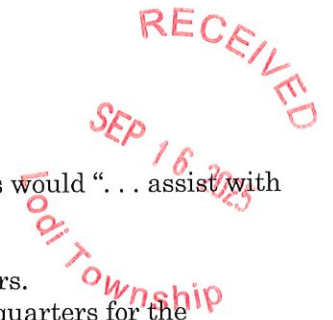
BARN CONVERSION FLOOR PLAN 2400 SQ FT

https://www.houseplans.net/floorplans/177600130/barn-plan-2450-square-feet-3-bedrooms-2-bathrooms?utm_source=google



Lodi Township Appeal for Special Use of Property (H. Scheich/27 Aug 2025)

1. Does the Appeal submitted demonstrate consistency with all Lodi Township requirements in Section 40.05 and related sections at this point in time of the Appeal submission process?
2. Project financials:
 - a. What is the total project budget?
 - b. Has project capital/financing been secured?
3. The narrative attached to the Appeal Application indicates that the caretakers would "... assist with daily farm operations ...":
 - a. What are the specific daily responsibilities (to be) assigned to the caretakers.
 - b. What is it about those responsibilities that warrant barndominium living quarters for the caretakers as presented in the Application?
4. The narrative attached to the Appeal Application indicates that the caretakers would "... work on the land and homestead 40 hours every week." Does this mean that the caretakers (both parents of Haley Scheich as presented in the Application) would work together at the same time to assist with daily farm operations and live in the proposed building at least 40 hour per week and at least 48 weeks annually?
5. What impact will the caretakers support for the farm and the daily operations of the farm have on Noble Road traffic?
6. What business entity (name, state of registration, registration number) will the caretakes be part of given their indicated role in farm and homestead operations?
7. Who will supervise the caretakers' work, caretakers' training oversight and, assure caretakers performance are compliant with all applicable local, state, and national statues and regulations?
8. The floor plan presented in the Application indicates three (3) bedrooms will be included in the proposed barndominium. In addition to the two caretakers listed in the Appeal Application, what other party (s) is envisioned to use the bedroom (s)?
9. Given the information provided about the operations which are expected to be supported by the caretakers, will any retail sales, general public informational, and/or public promotional activities take place on the property?
10. If Lodi Township is considering approval of the Appeal for Special Use, would the applicant stipulate if proposed by Lodi Township, to terms as a condition for approval that include but are not limited to:
 - a. An irrevocable requirement in perpetuity that the property the barndominium is built on and adjacent property cannot be rezoned from the existing agricultural zoning designation unless the 100% of the Lodi Township parcel # M-13-26-300-003 is included in an application for rezoning.
 - b. Will not be used for short term rentals to non-caretakers and,
 - c. Will only be used in a manner that is consistent with applicable Lodi Township zoning ordinances.
11. Response to Appeal Application Question 5 ("Size of Property") is different from the size included in the State of Michigan property tax database for 6760 Noble Road parcel # M-13-26-300-003. Which number represents the correct size for the 6760 Noble Road property.



12. Two tax codes are included in the Appeal Application. One is associated with 6760 Noble Road. The other code is associated with the property owners of 6988 Noble Road:
- a. Why is the 6988 Noble Road tax code included in the Appeal Application?
 - b. What is the business relationship between the property owners at 6760 Noble Road and 6988 Noble Road?
 - c. What role and responsibilities, if any, will the property owners at 6988 Noble Road have in the barndominium and in the farm operations described in the Appeal Application?

7010 Noble Road
Saline
Michigan
48176
USA

9th September 2025

Christina Smith
Clerk
Lodi Township
3755 Pleasant Lake Road
Ann Arbor
Mi 48103

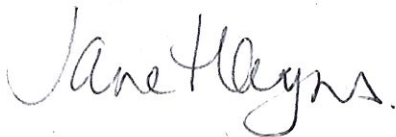
Dear Christina

Re: Board of Trustees Special Use Application Public Hearing – 6760 Noble Road

Following receipt of your letter regarding the above matter, we would like to raise the following questions at the meeting on September 23, 2025:

- Where will the caretaker living quarters be located – will it be within the confines of the current house, gardens and barns and not on the agricultural land?
- Will this affect future zoning of the current agricultural land?
- Where will the driveway be located? Will it be a separate exit onto Noble Road (as opposed to using the current driveways)?
- Will the barns have to be demolished (we would object to the demolition of the 2 larger barns).
- Will the building be in keeping with the current main house – i.e. “farmhouse” style.

Yours sincerely



Jane and Ian Haynes

RECEIVED
SEP 15 2025
Lodi Township

Section 55.18 Fences.

All fences shall conform to the following:

A. General Standards.

The following shall apply to fences in all zoning districts:

1. Fences shall comply with the unobstructed sight distance standards of Section 30.206 (Corner Clearance Areas).
2. It shall be unlawful to erect a fence consisting of tires, vehicle parts, pallets, geotextile, plywood, trash or junk.
3. Use of razor-wire, barbed-wire, electrified-wire, spikes, and similar security materials on any fence shall be prohibited, except as follows:

Principal Use of the Premises		Approval Requirements
Rural Uses, Public Utilities, and Essential Services in any Zoning District		No Township approval shall be required, provided that the fence shall conform to applicable requirements of this Section.
Principal Use of the Premises		Approval Requirements
All Other Principal Uses in any Zoning District	Subject to Site Plan Approval per Article 44.0 (Site Plan Review).	May be approved as part of a final site plan approval, provided that the security material is determined to be necessary for security or public safety purposes by the Township Board after recommendation by the Planning Commission.
	Not Subject to Site Plan Approval per Article 44.0	Use of these security materials shall be prohibited on any fence associated with these principal uses.

B. Location and Height.

Fence height shall be measured from ground level adjacent to the highest point of the fence. Fill shall not be used for the purpose of achieving a higher fence than otherwise permitted by this Section. Where the grade is not level, the maximum fence height shall be equal to the average fence height within four (4) feet of any fence post (see illustration at end of Section 55.18).

1. Only decorative fences not exceeding four (4) feet in height may be located within any required front yard area.
2. Fences shall not exceed six (6) feet in height on any lot of record in any Residential Districts or Planned Unit Development (PUD) districts occupied by residential uses. Such fences shall not extend toward the front of the lot nearer than the required minimum front yard setback.

C. Maintenance.

Fences shall be maintained in good condition to not endanger life or property. Such maintenance shall be the responsibility of the property owner. Damaged or missing components shall be replaced or repaired, and exposed surfaces shall be painted, stained or similarly treated. Any fence determined by the Township to be in violation of this Section or Ordinance due to lack of maintenance or otherwise shall be removed or repaired by the owner, subject to the provisions of Section 57.09 (Violations and Penalties).

D. Existing Fences.

Fences lawfully erected prior to the effective date of adoption or amendment of this Ordinance that do not conform with provisions of this Section shall be considered nonconforming structures subject to the provisions of Article 56.0 (Nonconformities).

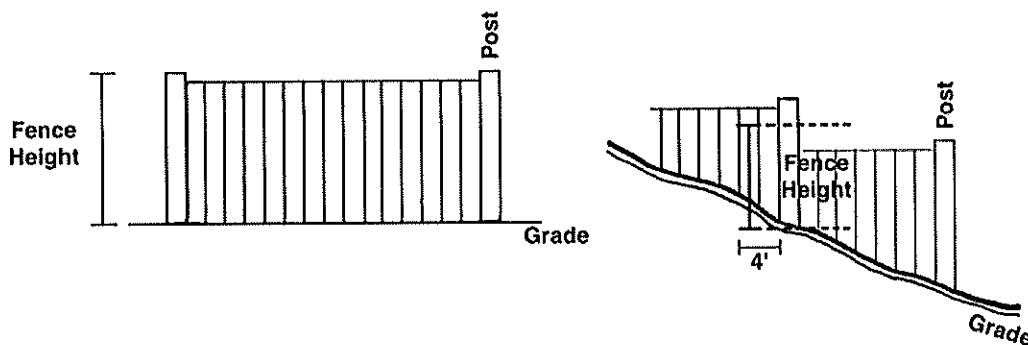
E. Approval Required.

It shall be unlawful for any person to construct, alter or relocate a fence in the Township without having first obtained all necessary permits or approvals, as follows:

1. No Township approval shall be required for fences accessory to rural uses or residential uses, provided such fences conform to applicable requirements of this Section.
2. Construction, alteration or relocation of fences for non-residential uses shall require site plan approval per Article 44.0 (Site Plan Review).

ILLUSTRATION

Fence Height



July 16, 2025

Planning Commission
Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

Attention: Cindy Strader, Planning Commission Chair

Subject: Updated Draft Solar Ordinance Language

Dear Commissioners:

The following draft ordinance language is pertaining to commercial solar energy developments whose primary purpose is to generate electricity for off-site use through the grid or export to the wholesale market but have a nameplate capacity of less than 50 MW. These systems are not subject to the State's new siting law, PA 233, and are within the Township's zoning jurisdiction.

Following discussion at the June Planning Commission meeting, this language has been updated to reflect discussion as well as the updated *Planning and Zoning for Solar Energy Systems: A Guide for Michigan Local Government* that was recently published by MSU Extensions and University of Michigan.

As you review the draft language, there are a few outstanding questions that the Planning Commission should consider, in addition to any general feedback, questions, or comments. These remaining items are listed below:

- **Districts.** The draft as written allows commercial solar energy systems in the RC (Recreation-Conservation), AG (Agricultural), NR (Natural Resources), C-1 (Local Commercial), PSP (Public/Semi-Public Services), and I-1 (Industrial-Research) districts. The Planning Commission should consider if these districts are appropriate districts to all the land use in (only with special use approval).
- **Setbacks.** Setbacks were a topic of discussion at the June meeting. Lodi's current setbacks are as follows: 100-foot front yard setback in all districts, 35-50 foot rear yard setback depending on district, and 20-30 foot side yard setback depending on district. In reviewing setbacks that other communities have imposed for large-scale projects, requirements range anywhere from 50 feet to 300 feet for different setbacks. In surveying other communities' ordinances, the current setbacks (i.e. 100 foot front yard setback) seem to be appropriate, but to require larger setbacks as a use standard does not seem unreasonable.

We look forward to discussing further at the July 22, 2025 Planning Commission meeting.

Draft Language:

DEFINITIONS

Solar Energy System (SES): A photovoltaic system for generating electricity, including all above- and below-ground equipment or components required for the system to operate properly and to be secured to a roof surface, structure, or the ground. This does not include any operations or maintenance buildings, temporary construction offices, substation(s), or other transmission facilities between the SES and the point of interconnection to the grid.

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 mounted on support posts, like a rack or pole, that are attached to or rest on the ground.
3. **Accessory Solar Energy System:** A small-scale solar energy system with the primary purpose of generating electricity for the principal use or building on the site.
4. **Commercial Solar Energy System:** A commercial-scale solar energy system, and associated facilities, with the primary purpose of off-site use through the electrical grid or export to the wholesale market. Commonly referred to as solar farms.
 - a. **Medium Commercial Solar Energy System:** A commercial solar energy system with a nameplate capacity of less than 50 MW AC.
 - b. **Large Commercial Solar Energy System:** A commercial solar energy system with a nameplate capacity of 50MW and more, any portion of which is on property regulated by this zoning ordinance.

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

Photovoltaic (PV) Systems: A semiconductor material that generates electricity from sunlight.

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: Land that either is owned by an applicant or is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an SES regardless of whether any part of the SES is constructed on the property.

Non-Participating Property: Land that is not a participating property.

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.

Applicability. Large Commercial SES are not subject to the provisions or procedures in this section and are not regulated by this zoning ordinance.

Hybrid Energy Projects. If a Commercial SES is to be established together with another energy facility, such as a wind or battery energy storage system, both land uses may be included in one application, and each component shall be reviewed for compliance with the appropriate standards.

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 Commercial SES project within the Township unless applicable approval has been obtained pursuant to this Ordinance. Medium 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. Medium 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.** Medium 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. Medium commercial SES shall be setback in accordance with the setbacks for principal buildings or structures for the zoning district in which it is located. Medium commercial SES are not subject to property line setbacks for common property lines of two or more participating properties, except front yard setbacks shall still apply.
4. **Fencing.** Medium commercial solar energy systems shall be secured with perimeter fencing. Fencing shall be a minimum height of seven (7) feet and shall be chain link or woven wire fence with wooden or steel posts. Fencing shall not be subject to the fencing requirements in *Section 55.18 Fences* of this Zoning Ordinance. 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 medium 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 medium 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 medium commercial SES and all ancillary equipment shall not exceed 45 dB(A) (Leq (1-hour)) 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.** Medium 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 medium 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 adhere to state laws and policies applicable to enrolled land.
 - b. Ground cover at properties not enrolled shall meet one or more of the following to promote ecological benefits:
 - i. **Ecovoltaics:** Solar sites shall include pollinator habitat, designed to meet a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites. Alternatively, solar sites may utilize conservation cover, designed in consultation with the County Conservation District or other conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).
 - ii. **Agrivoltaics:** Solar sites that have been intentionally planned and designed with agricultural producers and/or experts to achieve integrated and simultaneous production of both solar energy and marketable agricultural products throughout the life of the solar project. Agricultural products and activities may happen on land beneath and/or between rows of solar panels and can include crop production, grazing, or animal husbandry. Agricultural activities should commence as soon as agronomically feasible and optimal for the agricultural producer after the commercial solar operation date and continue until decommissioning. Pollinator habitat and apiaries (honey production) are excluded from the definition of agrivoltaics unless they are a temporary transition to another agricultural product.
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 medium 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 medium 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.** Medium 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 medium 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.** Medium 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.