

**NOTE: THIS MEETING IS BEING TAPED FOR THE  
PURPOSE OF DEVELOPING MINUTES ONLY**

**LODI TOWNSHIP BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, October 7, 2025, at 6:00 pm**

- 1. Call to order – Pledge of Allegiance**
- 2. Roll Call**
- 3. Consent Agenda**
  - C-1: Approve – September 2, 2025, minutes
  - C-2: Accept - Investment Report (treasurer report)
  - C-3: Approve – Checks for Approval –9/3/2025 -10/7/2025
  - C-4: Recognize – Monthly Budget Report
  - C-5: Amend Budget – not at this time
  - C-6: Recognize Planning Commission Minutes – September 23, 2025
  - C-7: Recognize Board of Appeals Minutes – none
  - C-8: Recognize Sheriff Report – August 2025
- 4. Attorney Report**
- 5. Planning Commission Update**
- 6. Short Public Comment**

(A member of the public may address the Board briefly, for up to two minutes on an agenda item, or request to be scheduled on the agenda of a future meeting.)
- 7. Revision / Approval of Agenda**

(Items may be added or deleted from the meeting agenda, and/or the order of items may be changed, at the request of an individual Board member or the Supervisor. The agenda must be approved before proceeding further.)
- 8. Unfinished Business:**
  - 1. Fence Ordinance #2025-002/Resolution #2025-010**
  - 2. TPCC request for an updated Resolution showing the Class C is reclassified as G-1. Resolution #2025-011 & Resolution #2025-012.**
  - 3. Copperleaf Crossing**
- 9. New Business:**
  - 1. Resolution #2025-013 – Resolution to not assume ownership and not accept responsibility for Arbor Preserve N & S Private Wastewater Treatment Plants**
  - 2. Proposed Amendment to Arbor Preserve N & S Consent Judgement**
  - 3. Arbor Preserve North & South Final Site Plan Submittal**
  - 4. Blackburn Request for a Special Meeting in October**
- 10. Closed Session - if necessary**
- 11. Public Comment**

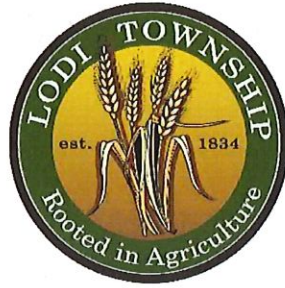
(A member of the public may address the Board briefly, for up to two minutes.)
- 12. FYI**
- 13. Adjournment**

Next Meeting will be on October 7, 2025, starting at 6:30pm  
Please note that Lodi Township does not visually record meetings.  
There is a possibility of a quorum of Planning Commission 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.







## LODI TOWNSHIP BOARD OF TRUSTEES

### DRAFT - Regular Meeting Minutes

Tuesday, September 2, 2025 at 6:30 pm

Lodi Township Hall  
3755 Pleasant Lake Road  
Ann Arbor, Michigan 48103

#### 1. Call to order - Pledge of Allegiance

The regular meeting of September 2, 2025 opened with the Pledge of Allegiance at 6:30 pm.

#### 2. Roll Call

Present: Blackburn, Foley, Godek, Marsh, Matelski, Rentschler, Smith

Absent: None

#### 3. Consent Agenda

- C-1: Approve – August 5, 2025 Regular Meeting Minutes
- C-2: Accept - Investment Report (treasurer report)
- C-3: Approve - Checks for Approval – 8/6/2025-9/2/2025
- C-4: Recognize - Monthly Budget Report
- C-5: Amend Budget – none
- C-6: Recognize Planning Commission Minutes – August 26, 2025 Regular Meeting Minutes
- C-7: Recognize Board of Appeals Minutes – none
- C-8: Recognize Sheriff Report – June & July 2025

Smith noted that the meeting minutes for the August 14, 2025 Planning Commission Special Meeting were included in the packet, but were accidentally left off of the Consent Agenda. Those minutes need added to C6. Foley moved to approve consent agenda as amended. Second by Matelski. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

#### 4. Attorney Report: None

#### 5. Planning Commission Update

Marsh reviewed the most recent Planning Commission meeting held on August 26, 2025.

#### 6. Short Public Comment

Public comment began at 6:32 pm. No comments were received from the public. Public comment ended at 6:32 pm.

#### 7. Revision / Approval of Agenda

Travis Point Country Club's request for an updated Resolution showing the Class C is reclassified as G-1 needs to be removed from the agenda. A representative from Travis Point Country Club was not able to be present to explain what the State of Michigan wants per Township request so Travis Point Country Club requested to be removed from the agenda.

Smith moved to approve the agenda as amended. Second by Marsh. A roll call vote was taken. Matelski=aye, Rentschler=aye, Foley=aye, Smith=aye, Godek=aye, Marsh=aye, Blackburn=aye. Motion carried, 7-0.

**8. Unfinished Business: None**

**9. New Business:**

**1. Renew Auditor Contract through 2028**

Questions were asked by members of the Board of Trustees and answered by Smith and Foley to the Board of Trustees' satisfaction.

Smith moved to approve the auditor contract through 2028 as presented. Second by Marsh. A roll call vote was taken. Rentschler=aye, Foley=aye, Smith=aye, Godek=aye, Marsh=aye, Blackburn=aye, Matelski=aye. Motion carried, 7-0.

**2. October 7, 2025 Board Meeting time change to 6 pm**

The Arbor Preserve developments are scheduled to be on the agenda for the October Board of Trustees meeting. Due to the complexity and contentiousness of the development, it is anticipated that the meeting will be a long meeting. To help reduce how late the meeting runs, it was suggested to move the start time for that meeting from 6:30 pm to 6:00 pm.

Matelski moved to change the start time for the October 7, 2025 Board of Trustees meeting from 6:30 pm to 6:00 pm. Second by Rentschler. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

**10. Closed Session: None**

**11. Public Comment**

Public comment began at 6:36 pm. Public comment was received from 2 people. Public comment ended at 6:39 pm.

**12. FYI: Rentschler introduced the Wiedmann family who were in attendance. Their farm has been an active farm for 100 years and Rentschler wanted to note and celebrate that.**

**13. Next meeting will be on October 7, 2025 starting at 6:00 pm.**

**14. Adjournment**

Smith moved to adjourn at 6:40 pm. Second by Foley. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

Respectfully Submitted,

Christina Smith,  
Lodi Township Clerk

Michelle Jopeck,  
Recording Secretary

LODI TOWNSHIP  
INVESTMENT REPORT  
8/31/2025

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	30,083.50
Bank of Ann Arbor Savings	31,152.79
BoAA ICS Account (fully FDIC)	832,204.87
Flagstar CD	285,349.22
Flagstar CD	168,414.53
Flagstar MM	59,780.62
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.56
Old National	269,732.08
Northstar bank CD	166,126.47
Northstar bank new CD	200,000.00
 Cash Drawer	 <u>200.00</u>
 Total Cash and Bank Accounts	 2,222,576.35
 Lodi Twp Road Fund (for SADs)	 295,635.77
ARPA Flagstar	-
Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	<u>27,995.53</u>
	144,566.85
 Lodi Historical Society	 1,276.15
 Total	 \$ 2,664,055.12
 Less Trailer Deposits refundable	 \$ (1,000.00)
Total	<u>\$ 2,663,055.12</u>





LODI TOWNSHIP  
INVESTMENT REPORT  
9/30/2025  
Preliminary

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	93,986.26
Bank of Ann Arbor Savings	60,778.45
BoAA ICS Account (fully FDIC)	832,204.87
Flagstar CD	285,349.22
Flagstar CD	168,414.53
Flagstar MM	59,780.62
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.56
Old National	281,853.29
Northstar bank CD	166,126.47
Northstar bank new CD	204,773.11
Cash Drawer	200.00
Total Cash and Bank Accounts	2,332,999.09
Lodi Twp Road Fund (for SADs)	295,635.77
ARPA Flagstar	-
Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	27,995.53
	144,566.85
Lodi Historical Society	1,276.15
Total	\$ 2,774,477.86
Less Trailer Deposits refundable	\$ (1,000.00)
Total	\$ 2,773,477.86



Lodi Township (General Fund)

Checks for Approval

September 3 through October 7, 2025

Date	Num	Name	Memo	Split	Amount
Bank					
Bank of AA General Checking (General Fund Checking)					
09/03/2025	22515	Accident Fund Company	A010087035 - 100220...	910 · 910 Insurance/...	-1,617.00
09/03/2025	eft	Blue Skye Cleaning	Cleaning September 2...	726 · General Suppli...	-535.40
09/04/2025	EFT	DTE Energy	Sirens	935 · Siren Expenses	-196.92
09/04/2025	EFT	DTE Energy	Gas	921 · Natural Gas (N...	-53.06
09/04/2025	EFT	DTE Energy - 5545	Electric 910009874496	920 · Electricity Twp ...	-17.65
09/04/2025	EFT	DTE Energy	Electricity	920 · Electricity Twp ...	-433.18
09/12/2025	eft	Alex K Matelski		-SPLIT-	-110.13
09/12/2025	eft	Carsten Vestergaard		-SPLIT-	-132.14
09/12/2025	eft	Cynthia A Strader		-SPLIT-	-396.44
09/12/2025	22518	Donald A Rentschler		-SPLIT-	-115.44
09/12/2025	eft	David R Stevenson		-SPLIT-	-264.30
09/12/2025	eft	Janet S. Rogers		-SPLIT-	-264.30
09/12/2025	eft	Michelle Joppeck (recording sec)		-SPLIT-	-237.87
09/12/2025	eft	Teddy M Sotiropoulos		-SPLIT-	-697.74
09/12/2025	eft	Theresa L Blaty		-SPLIT-	-606.58
09/12/2025	22519	Doug K Frey		-SPLIT-	-92.35
09/12/2025	eft	Brian Sweetland		-SPLIT-	-264.30
09/12/2025	eft	Christina M Smith		-SPLIT-	-2,938.28
09/12/2025	eft	Leslie C Blackburn		-SPLIT-	-110.13
09/12/2025	22520	Steven Marsh		-SPLIT-	-242.27
09/12/2025	22521	Tammy Froberg		-SPLIT-	-264.30
09/12/2025	eft	Janann M Godek		-SPLIT-	-3,016.35
09/12/2025	eft	Michelle K Foley		-SPLIT-	-2,612.89
09/15/2025	eft	United States Treasury	38-1946954	-SPLIT-	-4,380.92
09/22/2025	eft	State of Michigan {2}	38-1946954	[Reserve State With...	-709.06
09/23/2025	22523	Critter Control Operations	Acct # 0752957	726 · General Suppli...	-852.37
09/23/2025	22524	Postmaster	Permint #105 - mailing...	726 Election Genera...	-456.19
09/29/2025		Sun Times	4379-M	900 Election Public ...	-220.00
10/07/2025		OHM	92647	-SPLIT-	-1,350.00
10/07/2025		Michelle K. Foley - Expenses	April 2025-September ...	-SPLIT-	-102.90
10/07/2025		IVS Comm	August 2025 Phone #...	922 · Telephone (Tel...	-70.00
10/07/2025		Ricoh USA, Inc.	Inv #5071963389 Cust...	930.1 (Copy Machin...	-230.93
10/07/2025		DTE Energy - BHL D	DTE Energy 8/1-8/31/...	448 BHL D Exp (Broo...	-458.86
10/07/2025		Sun Times	4297-M	-SPLIT-	-353.00
10/07/2025		Washtenaw County Treasurer	Inv #16461 - June 202...	-SPLIT-	-41,193.20
10/07/2025		OHM	92848	-SPLIT-	-11,099.50
10/07/2025		Parhelion Technologies	#53093, 53126, 53128...	726 · General Suppli...	-891.50
10/07/2025		Washtenaw County Treas - Mo...	August 2025	-SPLIT-	-717.50
10/07/2025		Alber Painting	Inv #12641 - Light Poles	930 (Maintenance - ...	-2,000.00
10/07/2025		Cintas Corp	Inv#4239237959	726 · General Suppli...	-110.28
10/07/2025		Renius & Renius	October Assessing 2...	801 Contract service...	-5,395.09
10/07/2025		Washtenaw County Treasurer	Inv #20251670	-SPLIT-	-405.71
10/07/2025		Western Washtenaw Recyclin...	#17865 & #17852	801 (Contract Pickup)	-600.00
10/07/2025		Jesse O'Jack	Augugst 26-Septembe...	-SPLIT-	-6,525.00
10/07/2025		OHM	94005	-SPLIT-	-9,191.00
10/07/2025		Comcast	8529102440019700	922.1 (Internet Acce...	-228.85
10/07/2025		Chase Card Services	ending 2070 - Lodi To...	-SPLIT-	-346.93
10/07/2025		Chad Kleinow	Trailer Deposit Refund	701283 · Trailer Dep...	-1,000.00
10/07/2025		Washtenaw County Treasurer	Inv #16747 August PS...	-SPLIT-	-42,547.70
10/07/2025		OHM	93845	870 · Pathway Exp. (...)	-308.00
Total Bank of AA General Checking (General Fund Checking)					-146,963.51
Bank of AA Savings (General Fund Savings)					
09/03/2025			Funds Transfer	Bank of AA General ...	-100,000.00
Total Bank of AA Savings (General Fund Savings)					-100,000.00
Total Bank					-246,963.51
TOTAL					-246,963.51





10:10 AM  
10/02/25  
Cash Basis

Lodi Township (General Fund)  
2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
101404 Road Millage Income (Township Roads)	-132.28	565,000.00	-565,132.28
1014485 Special Assessment Inco	0.00		
101451 Franchise Fees (Franchise Fees)	34,224.30	72,000.00	-37,775.70
101602 Municipal Civil Infrac (Municipal Civil Infractions)	0.00	200.00	-200.00
101626 Tax Collection Fees (Tax Collection Fees )	0.00	13,000.00	-13,000.00
101656 sheriff false alarms (Sheriff False Alarm Fees)	370.00	500.00	-130.00
101664 Interest (Interest Earnings)	40,282.14	60,000.00	-19,717.86
101675 Fire protection revenues (Fire Protection Revenues )	0.00	0.00	0.00
101390 · Transfer from Fund Balan (Transfer from Fund Balance)	0.00		
101402 · Township 1 Mill Tax (Township 1 Mill Tax)	879.26	532,000.00	-531,120.74
101403 · PPT Reimbursemet (PPT Reimbursemet)	524.58		
101448 · Special Assessments (Special Assessments)			
101 (Brookview Highlands Lighting District)	0.00	5,700.00	-5,700.00
102 (2012 Waters Road Special Assessment District)	0.00	0.00	0.00
SAD East Arbor (SAD East Arbor)	3,959.74	6,945.00	-2,985.26
103 · Robert Lane SAD (Robert Lane SAD)	0.00	1,940.00	-1,940.00
101448 · Special Assessments (Special Assessments) - Other	0.00		
Total 101448 · Special Assessments (Special Assessments)	3,959.74	14,585.00	-10,625.26
101460 · Election Reimbursement (Election Reimbursement)	683.92		
101500 · Cemetery Plots/Columbarium (Cemetery Plots/Columbarium)	3,200.00	3,000.00	200.00
101528 · Other Federal Grants ARPA Funds (Other Federal Grants ARPA ...)	0.00		
101570 · Liquor License Return (Liquor License Retrun)	2,678.50	3,000.00	-321.50
101574 · Revenue Sharing (Revenue Sharing )	345,120.00	690,000.00	-344,880.00
101575 · Metro Act Funds (Metro Act Funds)	14,922.96	10,000.00	4,922.96
101580 · Local Fiscal Recovery Fund (Coronavirus Local Fiscal Recovery ...)	0.00		
101601 · District Court Fees (District Court Fees)	2,415.60	9,000.00	-6,584.40
101606 · Land Inspection Fees (Land Inspection Fees)			
101 Variance Fees (Variance Fees)	650.00	1,000.00	-350.00
102 Site Plan review PC (Site Plan Review Planning Commission)	2,000.00	4,000.00	-2,000.00
103 Special Use Permits (Special Use Permits)	1,000.00	2,000.00	-1,000.00
104 Rezoning Fees (Rezoning Fees)	0.00	0.00	0.00
106 Site Plan Inspections (Site Plan Inspections)	7,300.00	10,000.00	-2,700.00
107 House Numbering (House Numbering)	100.00	400.00	-300.00
105 · Home Occupation Permit (Home Occupation Permit)	0.00	250.00	-250.00
108 · Special Meeting-Trustee (Special Meeting-Trustee)	0.00		
109 · Special Meeting-PC (Special Meeting-PC)	1,000.00		
101606 · Land Inspection Fees (Land Inspection Fees) - Other	0.00		
Total 101606 · Land Inspection Fees (Land Inspection Fees)	12,050.00	17,650.00	-5,600.00
101616 · Manufactured Home Community Fee (Manufactured Home Com...			
101 Township share (Township Share)	860.00	1,500.00	-640.00
102 County Share (County Share)	860.00	1,500.00	-640.00
103 SET (State Education Tax (SET))	3,440.00	5,600.00	-2,160.00
101616 · Manufactured Home Community Fee (Manufactured Home Co...	0.00		
Total 101616 · Manufactured Home Community Fee (Manufactured Home ...)	5,160.00	8,600.00	-3,440.00
101628 · Miscellaneous Income (Miscellaneous Income)			
101 (Zoning/Master Plan Sales)	0.00	0.00	0.00
102 (Copies)	0.00	0.00	0.00
103 Miscellaneous Revenue (Miscellaneous Revenue)	117.25	2,000.00	-1,882.75
104 Cemetery Donations (Cemetery Donations)	0.00	0.00	0.00
107 · Late Property Transfer Fees (Late Property Transfer Fees)	0.00	0.00	0.00
110 · Election Reimbursement	0.00		
101628 · Miscellaneous Income (Miscellaneous Income) - Other	19.95		
Total 101628 · Miscellaneous Income (Miscellaneous Income)	137.20	2,000.00	-1,862.80
101630 · Split Application/Boundary Adju (Split Application/Boundary Adj...	200.00	1,200.00	-1,000.00
201336 · Fire Special Assessment (Fire Special Assessment)	-138.57	545,000.00	-545,138.57
Total Income	466,537.35	2,546,735.00	-2,080,197.65

10:10 AM  
10/02/25  
Cash Basis

Lodi Township (General Fund)  
2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
Cost of Goods Sold			
50000 · Cost of Goods Sold (Costs of items purchased and then sold to c...	0.00		
Total COGS	0.00		
Gross Profit	466,537.35	2,546,735.00	-2,080,197.65
Expense			
101262 Elections (Elections)			
702 Election Salary & Wages (Salaries & Wages)			
702.5 · Election APRA Premium Pay (ARPA Premium Pay)	0.00	0.00	0.00
702 Election Salary & Wages (Salaries & Wages) - Other	0.00	5,000.00	-5,000.00
Total 702 Election Salary & Wages (Salaries & Wages)	0.00	5,000.00	-5,000.00
726 Election General Supplies (General Supplies)	1,267.51	2,000.00	-732.49
860 Travel - Elections (Travel)	0.00	0.00	0.00
900 Election Public Notices (Public Notices)	220.00	500.00	-280.00
101262 Elections (Elections) - Other	0.00		
Total 101262 Elections (Elections)	1,487.51	7,500.00	-6,012.49
Accrued Interest	0.00		
101101 · Township Board Expenses (Township Board)			
807.1 (Mileage and Expenses (site plan inspections) )	0.00	0.00	0.00
930 Equipment Repair (Equipment Repair)	0.00		
930.1 (Copy Machine Maintenance/per copy cost)	1,225.94	2,800.00	-1,574.06
995 (Capital Improvement)	8,633.70	10,000.00	-1,366.30
702 · Salaries (Salaries & Wages Twp Board)	0.00	0.00	0.00
704 · Trustees/Misc. per Diem (Trustees/Misc per Diem)	3,975.00	7,200.00	-3,225.00
715 · FICA - Employer (FICA - Employer )	5,084.23	11,000.00	-5,915.77
716 · Medicare - Employer (Medicare - Employer)	69.61	3,000.00	-2,930.39
720 · payroll expenses	1,695.54	1,700.00	-4.46
726 · General Supplies (General Supplies)	25,750.88	29,500.00	-3,749.12
803 · Audit (Audit)	11,330.00	11,330.00	0.00
805 · Legal Services (Legal Services)	15,495.00	28,000.00	-12,505.00
807 · Site Plan Inspections (Site Plan Inspections)	0.00	6,000.00	-6,000.00
810 · State/Local Dues (State/Local Dues)	7,318.00	8,500.00	-1,182.00
830 · Twp. Ord Enforcement (Twp. Ord. Enforcement Expense)	0.00		
860.1 · 860.1 Education (Education)	225.56	1,200.00	-974.44
870 · Pathway Exp. (Pathway Exp.)	20,581.75		
900 · Public Notices (Public Notices)	690.00	2,500.00	-1,810.00
910 · 910 Insurance/bonds (Insurance/Bonds)	19,781.00	20,000.00	-219.00
963 · Misc Exp/Service Charges (Misc Exp/Service Charges)	308.93	400.00	-91.07
967 · Land Preservation (Land Preservation)	0.00	1,000.00	-1,000.00
980 · Equipment Twp (Equipment)	0.00	2,500.00	-2,500.00
980.1 · Software & Support (Software and Support Twp)	7,710.33	16,000.00	-8,289.67
990 · ARPA Expenses (ARPA Expenses)	0.00	0.00	0.00
101101 · Township Board Expenses (Township Board) - Other	0.00		
Total 101101 · Township Board Expenses (Township Board)	129,875.47	162,630.00	-32,754.53
101171 · 101171 Supervisor (Supervisor)			
702 Salaries and Wages Supervis (Salaries and Wages)	23,116.98	46,234.00	-23,117.02
702.1 Deputy Supervisor (Deputy Supervisor)	0.00	0.00	0.00
860 Travel & Education Supervis (Travel & Education Supervisor)	0.00	0.00	0.00
101171 · 101171 Supervisor (Supervisor) - Other	0.00		
Total 101171 · 101171 Supervisor (Supervisor)	23,116.98	46,234.00	-23,117.02
101215 · 101215 Clerk (Clerk)			
702 (Salaries and Wages)	23,755.02	47,510.00	-23,754.98
702.1 (Deputy Clerk)	3,429.00	8,000.00	-4,571.00
860 (Travel & Education)	235.70	100.00	135.70
101215 · 101215 Clerk (Clerk) - Other	0.00		
Total 101215 · 101215 Clerk (Clerk)	27,419.72	55,610.00	-28,190.28
101247 · Board of Review (Board of Review)			



Lodi Township (General Fund)  
2025-2026 Budget

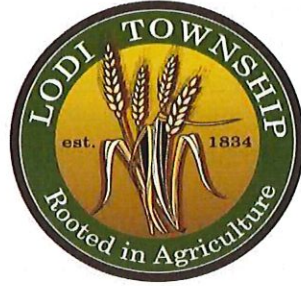
	Apr '25 - Mar...	Budget	\$ Over Budget
704 (Board of Review per Diem)	300.00	1,700.00	-1,400.00
860 (Education)	0.00	0.00	0.00
900 (Public Notices)	0.00	400.00	-400.00
101247 · Board of Review (Board of Review) - Other	0.00		
Total 101247 · Board of Review (Board of Review)	300.00	2,100.00	-1,800.00
101253 · 101253 Treasurer (Treasurer)			
702 (Salaries and Wages)	23,116.98	46,234.00	-23,117.02
702.1 (Deputy Treasurer)	2,830.50	6,200.00	-3,369.50
860 (Travel & Education)	0.00	100.00	-100.00
101253 · 101253 Treasurer (Treasurer) - Other	0.00		
Total 101253 · 101253 Treasurer (Treasurer)	25,947.48	52,534.00	-26,586.52
101257 · Assessing Services (Assessing Services)			
702 Assessor Salary & Wages (Salaries and Wages)	1,000.00	1,000.00	0.00
801 Contract services Assessor (Contract Services)	37,765.63	64,741.00	-26,975.37
957 Tax Tribunal Services (Tax Tribunal Services)	0.00		
101257 · Assessing Services (Assessing Services) - Other	0.00		
Total 101257 · Assessing Services (Assessing Services)	38,765.63	65,741.00	-26,975.37
101265 · Township Hall (Township Hall)			
922.1 (Internet Access)	1,601.95	3,000.00	-1,398.05
930 (Maintenance - Repair)	2,381.50	6,500.00	-4,118.50
726.1 · Township Hall Supplies	0.00	0.00	0.00
920 · Electricity Twp Hall (Electricity)	1,839.85	3,500.00	-1,660.15
921 · Natural Gas (Natural Gas)	375.35	2,500.00	-2,124.65
922 · Telephone (Telephone)	420.00	800.00	-380.00
930.1 · Lawn Maintenance-TWP (Lawn-TWP)	2,325.00	8,000.00	-5,675.00
930.5 · Snow Removal-TWP (Snow-TWP)	0.00	2,500.00	-2,500.00
935 · Siren Expenses	586.84	3,000.00	-2,413.16
101265 · Township Hall (Township Hall) - Other	0.00		
Total 101265 · Township Hall (Township Hall)	9,530.49	29,800.00	-20,269.51
101276 · Cemetery Expenses (Cemetery)			
702 Cemetery Salaries & Wages (Salaries & Wages)	600.00	1,200.00	-600.00
645 · Cemetery Lots & Columbarium (Sale of burial spaces)	0.00	0.00	0.00
801 · Cemetery Contract Care (Contract Care)	0.00	0.00	0.00
930 · Cemetery Maintenance (Maintenance)	703.00	2,000.00	-1,297.00
940 · Lawn Maintenance-CEM (Lawn-CEM)	6,375.00	8,950.00	-2,575.00
950 · Snow Removal-CEM (Smow-CEM)	0.00	500.00	-500.00
101276 · Cemetery Expenses (Cemetery) - Other	0.00		
Total 101276 · Cemetery Expenses (Cemetery)	7,678.00	12,650.00	-4,972.00
101301 · Sheriff (Sheriff)			
801 Patrol Personnel Sheriff (Patrol Personnel)	205,136.50	560,400.00	-355,263.50
101301 · Sheriff (Sheriff) - Other	0.00		
Total 101301 · Sheriff (Sheriff)	205,136.50	560,400.00	-355,263.50
101336 · 101336 Fire Expenses (Fire)			
703 Runs - Resident Twp Paid (Runs - Resident Twp Paid)	0.00		
703.1 Runs Non Resident (Runs Non Resident)	0.00		
703.2 Runs - False Fire Alarms (Runs - False Fire Alarms)	0.00		
703.3 Resident - no burn permit (Resident - no burn permit)	0.00		
801 Fire Operating Exp (Operating)	383,493.74	888,816.00	-505,322.26
980 Equipment Expense Fire (Equipment)	61,380.00	61,380.00	0.00
802 · SAFD ARPA	0.00		
101336 · 101336 Fire Expenses (Fire) - Other	0.00		
Total 101336 · 101336 Fire Expenses (Fire)	444,873.74	950,196.00	-505,322.26
101345 · 101345 Special Assessments (Special Assessments)			
448 BHLD Exp (Brookview Highlands Lighting District)	2,283.06	5,700.00	-3,416.94
448.1 Waters Rd SAD (Waters Road Special Assessment)	0.00		

10:10 AM  
10/02/25  
Cash Basis

Lodi Township (General Fund)  
2025-2026 Budget

	Apr '25 - Mar...	Budget	\$ Over Budget
101345 · 101345 Special Assessments (Special Assessments) - Other	0.00		
Total 101345 · 101345 Special Assessments (Special Assessments)	2,283.06	5,700.00	-3,416.94
101400 · Planning and Zoning (Planning and Zoning)			
704 (Salaries & Wages)	8,150.00	13,500.00	-5,350.00
704.1 (Planning and Zoning Wages (secretary))\ )	1,995.00	3,000.00	-1,005.00
801 (Consulting Fees)	16,298.50	25,000.00	-8,701.50
900 (Public Notices)	426.00	2,500.00	-2,074.00
850 · Ordinance Review Legal Fees (Ordinance Review Legal Fees)	0.00		
860 · PC Travel/Education (PC Travel/Education)	0.00	500.00	-500.00
101400 · Planning and Zoning (Planning and Zoning) - Other	0.00		
Total 101400 · Planning and Zoning (Planning and Zoning)	26,869.50	44,500.00	-17,630.50
101410 · Board of Appeals (Board of Appeals)			
704 (Salaries & Wages)	625.00	1,000.00	-375.00
900 (Public Notices)	0.00	0.00	0.00
704.1 · ZBA Recording Secretary (ZBA Reording Secretary)	260.00	300.00	-40.00
101410 · Board of Appeals (Board of Appeals) - Other	0.00		
Total 101410 · Board of Appeals (Board of Appeals)	885.00	1,300.00	-415.00
101440 · Public Works (Public Works)			
445 Drain Tax (Drain Tax)	0.00	20,371.21	-20,371.21
445.3 River Raisin Watershed (River Raisin Watershed)	0.00	484.00	-484.00
447 Engineering Services (Engineering Services)	0.00		
449 Public Road Services (Public Road Services)	285,282.50	565,000.00	-279,717.50
550 · WAVE Public Transportation (WAVE)	10,000.00	10,000.00	0.00
101440 · Public Works (Public Works) - Other	0.00		
Total 101440 · Public Works (Public Works)	295,282.50	595,855.21	-300,572.71
101999 · 1019999003 MISC Adj	0.00		
201622 · Recycling Services (Recycling Services)			
801 (Contract Pickup)	8,499.00	18,000.00	-9,501.00
803 (Yard Waste)	0.00	17,000.00	-17,000.00
805 (Shredding Event)	0.00		
201622 · Recycling Services (Recycling Services) - Other	0.00		
Total 201622 · Recycling Services (Recycling Services)	8,499.00	35,000.00	-26,501.00
66000 · Payroll Expenses (Payroll expenses)	0.00		
701222 · Manufactured Homes/County Share (Manufactured Homes/Coun...	716.50	1,500.00	-783.50
701225 · Manufactured Homes/SET (Manufactured Homes/SET)	2,866.00	5,600.00	-2,734.00
Total Expense	1,251,533.08	2,634,850.21	-1,383,317.13
Net Ordinary Income	-784,995.73	-88,115.21	-696,880.52
Other Income/Expense			
Other Income	0.00	0.00	0.00
Other Expense			
80000 · Ask My Accountant (Transactions to be discussed with accountant, ...	0.00		
Total Other Expense	0.00		
Net Other Income	0.00	0.00	0.00
Net Income	-784,995.73	-88,115.21	-696,880.52





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

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

**September 23, 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, Rogers, Strader, Sweetland, Vestergaard

Absent: Marsh, Stevenson

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Smith,  
Township Attorney Jesse O'Jack,  
Township Supervisor Jan Godek,  
Ajay Barritt, Jagvi Barritt, Travis Bland, Bonita Cannell, John Cannell, Anne  
Gillingham, Jane Haynes, Carly Rose, Debbie Williams Hoak, Paul Hoak,  
Anne LaChapelle, Mike LaChapelle, Randy Langford, **Kathy McCulloh**,  
Haley Scheich, Don Scheich, Kathy VanKoevinger, and several other  
members of the public

### **3. Approval of Agenda**

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

### **4. Public Hearing:**

#### **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**

Sweetland moved to open the public comment section of the Public Hearing for the 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) at 7:02 pm. Second by Vestergaard. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

Haley Scheich presented the Special Use permit application and explained the reasoning behind the request.

Township Planner Hannah Smith reviewed the request and noted her report regarding the Special Use permit for a Caretaker Living Quarters at 6760 Noble Rd, Saline, MI 48176 dated September 18, 2025. She noted that, after review from the Township Attorney and further discussion, it is not clear that the proposed operation qualifies as a caretaker living quarters as defined by the Zoning Ordinance. Smith reviewed the memorandum submitted September 23, 2025 which reviews this uncertainty. Smith noted that what is before the Planning Commission tonight is to review the application information that was provided as well as the information provided in Smith's memorandum and any information provided by the Township Attorney to determine if the proposed operation appropriately meets the definition of a caretaker living quarters as defined by the Zoning Ordinance. Smith noted that, if the Planning Commission finds that this does not meet the requirements to be a caretaker living quarters as outlined in the Zoning Ordinance, an alternative that might suit the applicant's needs would be to conduct a land split. In that case it would be considered a single-family home on that new or adjusted parcel which complies with the Zoning Ordinance.

Froberg asked Smith, if the applicant were to pursue splitting the parcel, would the applicant come up with any issues with converting the existing building. Smith stated that she cannot speak for Washtenaw County and the building department, but from a Zoning standpoint, as long the split parcel met the requirements for a new lot dimensionally and met the setbacks required in the Zoning Ordinance, there should be no issues with regard to the Zoning Ordinance. Strader asked how long it would take to conduct a land split. Smith stated that it depends.

Township Attorney Jesse O'Jack elaborated on the issue in question regarding this application and what actions the Planning Commission could make if they wanted to adjust the Zoning Ordinance. O'Jack noted that since the Zoning Ordinance says that the person living in the caretaker living quarters needs to be the manager of the operation, certain proofs would likely need to be provided to prove that this individual is an employee of the operation, works the required number of hours per week, and their wages are being reported to the required government agencies. Additionally, Special Use permits are reviewed every two years and would need to go through those proofs to make sure that the requirements for the caretakers living quarters are still being met every two years. O'Jack questioned what happens to the living quarters if the proposed residents decide not to live there anymore. Would the house need to be converted back to a barn or torn down since it cannot be rented out? Leaving it as is would give any new owners the impression that they would be able to rent out those living quarters which is not allowed under the Zoning Ordinance.

Froberg asked who makes sure that Special Use permits are reviewed and renewed correctly every two years. O'Jack stated that the Township Clerk keeps track of that. Froberg asked who checks if the Special Use permits still qualify. Township Supervisor Godek noted that she does.

Vestergaard questioned whether definitions of operator, head of security or manager should be defined in the Zoning Ordinance to make it clearer. O'Jack noted his understanding of the reasoning for why the Zoning Ordinance is written the way it is.



Strader noted that an agricultural operation involving plants and animals requires different supervisor and care than an operation such as a storage unit facility. Strader noted that, given the Township's goal to encourage and support agricultural business in the Township, she wants to make sure that this Zoning Ordinance and the spirit of it should not be a burden to those agricultural businesses. Strader noted that with livestock, someone needs to be in charge of the farm 24 hours a day 7 days a week. O'Jack stated that that is what makes this caretaker living quarters difficult. With temporary farm housing is easy to see that the workers left and are no longer being housed there after the season is over. It is harder to distinguish between someone who is renting the house, someone who is just living in the house, someone who is in charge of the property, and someone who is just helping with the property.

O'Jack also noted that Special Use permits run with the land and in order to get rid of them, there needs to be facts shown that it is no longer being used for that purpose. Due to this, whatever gets worked out ahead of the Special Use permit needs to be detailed enough to be able to review if the Special Use permit still applies.

Vestergaard asked if there was a way to specify the language just for agricultural property or if caretaker needs to apply to all properties. O'Jack said that it could be done, but it would be difficult and would likely be easier to come up with a completely different category instead.

Sweetland noted that the application is for the incorrect parcel number which would need to be corrected before any potential approval would be allowed.

Scheich noted that the proposed occupants of the caretaker living quarters are managing the land currently. In the situation where the proposed occupants retire, someone else would need to be brought in to manage the land.

At this time, the Planning Commission opened up the public comment section to the public.

Jane Haynes stated her concern about what is going to happen to the rest of the land in the future. Is this the beginning of building on that land? Is the barn still going to look like a barn or will it will be altered? Don Scheich noted that the outside of the barn will not change and it will not be evident that it is a living quarter from the outside. Haley Scheich stated that they have no plans to sell that land; it will stay in the family and continue to be farmed.

John Cannel asked the previous landowner what will keep that property from being turned into a subdivision and was told that the land will not perk so, unless municipal water and sewer services are extended, it would not be possible to build a subdivision on that land. Cannel noted that a septic field is shown beside the barn and questions how that will not pollute his aquifer.

Randy Langford asked how many people would be allowed to stay in the building. He also asked if the occupants would be trading labor for rent. He is concerned that there could potentially be a lot of people living there trading labor for rent.

Kathy McCulloh stated that she is in favor of this application. She would not like to see the farm fall apart and the farm being upkept. The one concern she has is the number of people living in that space. She is not concerned with what happens if the caretaker living quarters



are no longer needed.

Carly Rose asked the Planning Commission to consider the precedent that this sets for future properties.

Anne Gillingham stated her support for the applicant.

Debbie Williams Hoak asked, if the property was split, would it remain zoned Agricultural or be zoned Residential.

An unnamed member of the public stated that the barn in question is a pole barn which is built on posts in the ground. He questioned how the applicant would be able to turn it into a living space.

Another unnamed member of the public asked what the plans for the second barn are. Don Scheich answered that it would remain an equipment barn.

Jane Haynes asked where the cattle will be housed during the winter. Don Scheich responded that there is another barn on the property that would house the livestock in the winter.

Vestergaard moved to close the public comment section of the Public Hearing at 7:40 pm. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

Strader stated that the parcel numbers need to be straightened out and more information regarding the site plan is needed. Strader would like to know what the business plan is; the information included on the application is very broad. Haley Scheich stated that they do not need the money from the farm since they both have jobs. They are passionate about regenerating the soil, giving back to the community, and will likely end up selling the meat from the cows that are needed to regenerate the soil. They would like to make this a teaching opportunity and a way to give back to the community in a meaningful way.

Froberg asked if they are open to consider the land split. Haley Scheich stated that they would prefer finishing the Special Use permit process before looking into a land split if the Special Use permit is not successful. Scheich does not feel that a land split would make sense. Froberg asked what they would do if the Special Use permit process did not end the way they were hoping. Scheich stated that they do not know what they would do; they are hoping that the Special Use permit can be successful.

Vestergaard said that it would be helpful to get an actual title for the caretaker position in order to align with the Zoning Ordinance better. O'Jack noted that from a legal perspective, being a manager and managing the land are two different things. He also stated that this would need to be a commercial farm under the Right to Farm Act. O'Jack stated that his interpretation of operator would be the head of the operation and the decision maker.

Rogers expressed her opinion that this does not qualify for a caretaker living quarters per the Zoning Ordinance requirements.

Strader applauded the applicants for taking on such a giant endeavor, but she is not sensing a real clear direction for the farm. She also has an issue with what happens to the building if they end up reaching a point where it is too much. She noted that frequently, the health



department states that removing the kitchen renders a space unlivable and the space would become a studio or workspace. O'Jack also mentioned that generally only a toilet and sink would be allowed in a bathroom and anything else in the bathroom such as a shower or bathtub would need to be removed as well. Strader believes that if they are truly doing what they say they are doing, then it would qualify for the caretaker living quarters. If the position becomes something beyond farming such as childcare or running a business out of the space, then it would not qualify.

Godek asked splitting off the parcel so that this proposed living quarters is on a different parcel than the house would be an easy solution to this problem. O'Jack believes that it would be an easy solution. O'Jack offered a boundary adjustment as another option instead of doing a land split. Froberg asked who approves a boundary adjustment or land split. Godek explained that process. A lengthy discussion was held regarding the option of a land split or a boundary adjustment and how that would work and fit into the Zoning Ordinance.

At this point, the applicant asked what their options are. O'Jack recommended working on both correcting and updating the Special Use permit application for a Caretaker Living Quarters to fit the Zoning Ordinance and starting to pursue a land split or boundary adjustment and then once both processes have been started, if it looks like one option is going to be faster and work out better, the other option can then be dropped. Godek stated that the she and the Township Clerk could walk them through the process of land split or boundary adjustment. The applicant said that they would come in to the Township office to discuss this issue.

Rogers moved to table the 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) until the next meeting pending updated information on the application. Second by Vestergaard. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

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

Sweetland moved to open the public comment section of the Public Hearing to receive comments on a proposed amendment to the Lodi Township Zoning Ordinance Article 55, Section 55.18 Fences at 8:17 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

Township Planner Smith reviewed the proposed changes to the Ordinance.

Godek stated that pictures of the geotextile fence that prompted this proposed change were provide to the Planning Commission and that she was available if there were any questions. Godek stated that the Township feels that geotextile fabric is considered a disposable fabric. Froberg asked if it would make a difference if the geotextile fabric was installed on a chained link fence. Godek stated that she does not know.

No other comments were received from the public.

Sweetland moved to close the public comment section of the Public Hearing at 8:23 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.



O'Jack noted that the phrase "front yard area" found in Section 55.18.B.1 is not defined. At some point, the Planning Commission should consider changing the terminology so that it is more clearly defined. Sweetland asked if the Planning Commission would be able to make that change with the current changes. O'Jack stated that changes that change the scope and intent are not allowed. If the Planning Commission states that the Planning Commission thinks that "area" means "setback" and they are just changing the word from something that is not defined to something that is defined in the Zoning Ordinance, then it would be acceptable to make that change now without needed another Public Hearing.

Sweetland moved to recommend approval to the Board of Trustees of the proposed amendments to the Lodi Township Zoning Ordinance Article 55, Section 55.18 Fences with the additional change of changing the undefined word "area" to the defined word "setback" under Section 55.18.B.1. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

## **5. Public Comment**

Public comment began at 8:31 pm. Public comment was received from 1 person. Public comment ended at 8:31 pm.

## **6. Approval of Minutes – 8/23/2025**

Sweetland noted that he misspoke under Old Business C. Solar Energy Systems Ordinance when he asked if there was a substation on Parker Rd, north of Pleasant Lake Rd. He actually meant to say south of Pleasant Lake Rd, but the minutes do represent what was actually said so no changes were made.

Sweetland moved to approve the minutes of the August 23, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Strader. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion carried.

## **7. Old Business:**

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

Proposed changes to Part 5 Principal Features and Part 6 Natural Features of the Master Plan were provided, reviewed and discussed by Smith. 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.

### **b. Solar Ordinance Update**

Strader asked if there was a minimum MW for a medium Solar Farm. Smith explained that solar farms are generally defined by whether it is accessory or commercial. Under commercial, there is only medium and large systems defined. Whether is considered accessory or commercial depends on the primary use of the energy being generated. Based on that definition, there is no minimum MW that would be covered under this draft ordinance. Smith did note that the Township could define it differently and add a minimum MW if they wanted to. O'Jack questioned if the Township decided to change the definitions, would there be a separate ordinance for the commercial systems lower than the minimum. Strader noted that she is satisfied with the current definition. Strader suggested



changing the title from “Commercial Solar Energy Systems” to “Medium Commercial Solar Energy Systems.”

Setbacks were discussed. Sweetland stated that he wanted larger setbacks because he does not want these systems in the Township, but if the Township is going to have a system, having a large setback would just end up being a waste of land. He is ok with the setbacks in the draft ordinance.

Sweetland shared concerns about the screening/landscaping requirements. If a system is next to a farm, the screening/landscaping required would either create a pond on the neighboring farm or could cause issues with drainage due to tree roots. As a farmer, he would rather see the panels rather than hinder his drainage. He does not have an issue with the screening/landscaping for when a system borders with residential uses though. Strader questioned how the ordinance would be written to accommodate this. Smith stated that there were changes that could be made that would help with this, but there are some variables that would take some more thought and research to figure out.

Vestergaard was concerned about who would be at fault if a farmer was driving farm equipment at the edge of their property and a panel was accidentally damaged due to a rock, a branch or a clump of dirt. He was interested in exploring slightly larger setbacks on the rear and sides to help decrease that risk. Smith noted that the rear and side setbacks could be changed if the Planning Commission was interested.

Sweetland was interested in making the drainage section more specific in regards to subsurface drainage. Sweetland proposed the following draft language “All subsurface drainage tiles, both county and private, must be located and no construction over the top of or within 15 feet of these tiles.” He explained how easily those tiles can be damaged and there would be no way for the farmers downstream to know until issues arise. Once the damage has been found, they would not be able to be fixed because there is a solar panel in the way. Sweetland noted that finding those drainage tiles would be difficult though. Smith gave examples of language used in other communities regarding drainage tiles.

Sweetland’s only concern is how those drainage tiles would be replaced or repaired once the construction has been completed since equipment would not be able to be brought in. O’Jack questioned whether the drainage tiles could be found using lidar or some other similar method. Sweetland did not know. Smith said that she would look into that. Smith asked if it was reasonable to require the developer to identify all of the drainage tiles on the proposed property and include that on the application. Sweetland said that that would be difficult, but would be in favor of that. Vestergaard asked if the Township could require the developer to install new drain tile in a place on the property that would be serviceable. Sweetland would be in favor of that.

Strader questioned if fire protection should be addressed with these types of systems. Smith stated that the Township would not be allowed to require developers to provide training for Fire Department on how to put out fires that might occur with these types of systems. The Township could ask them to do it, but it is not something that could be required in the Zoning Ordinance. If something can be installed on site, then the Township could likely require it though. Smith is also not sure if the Township would be able to require the developer to buy specific equipment that would be needed by the Fire Department in order to fight those fires. Froberg asked if there would need to be an



evacuation zone required for any fires that might occur at those systems. That would be something that would need to be communicated to surrounding neighbors. Smith was not aware of this, but could research it.

O’Jack mentioned that Washtenaw County has recently passed a resolution to start the process of dealing with Data Centers in the county.

Froberg asked if it would be possible to require Solar Energy System or Data Center developers to be unable to sell or transfer ownership to another company for a certain period of time. She knows that with cell phone towers, frequently one company builds the tower for another company and it is sold to another company very soon after construction and, even though the details and conditions of the agreements with the land owners should transfer, frequently they do not and the land owners experience issues. O’Jack said that that probably would not be possible. Froberg asked if the Township would have any input in any sale. O’Jack doubted the Township would have any input.

Sweetland noted that the Saline Township Board of Trustees recently denied a rezoning request for a piece of property where a Data Center was looking to build. Saline Township referenced their Master Plan in the reasoning for that denial. Those developers have now sued Saline Township over that denial. Sweetland wanted to know what kind of weight Master Plans have and if they have no weight, why do Townships go through the work to create them. O’Jack was not sure what argument the developers are using for their suit and explained exclusionary zoning and how that might apply in this case.

Sweetland asked if item 11. PA 116 Farmland Development Rights Program of the draft Solar Energy Ordinance should be renamed and asked if a farm with a PDA would be allowed to have a Solar Energy system on it. Smith believes it should be renamed and will look into it.

**8. New Business:** None

**9. Public Comment**

Public comment began at 9:43 pm. Comments were received from 1 person. Public comment ended at 9:44 pm.

**10. Reports**

- A. Board of Trustees: None
- B. Commissioners: Correspondence was received from Copperleaf Crossing’s lawyer, Benjamin Bayram. He said that they should have a submittal the first week in October. This submittal will be to the Board of Trustees since it is an Area Plan review which falls under the Board of Trustees’ purview. A discussion of what falls under the Board of Trustees’ purview and what falls under Planning Commission’s purview was discussed.
- C. Planning Consultant: None
- D. Engineering Consultant: None

**11. Other Business:** None

## 12. Adjournment

Sweetland moved to adjourn at 9:54 pm. Second by Rogers. A roll call vote was taken.  
Sweetland=aye, Vestergaard=aye, Strader=aye, Rogers=aye, Froberg=aye, absent=2. Motion  
carried.

The next regular meeting is scheduled for October 28, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary







# WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



## EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

### WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for “Up-to-the-minute updates” from the Washtenaw County Sheriff’s Office by email or cell phone at [www.washtenaw.org/alerts](http://www.washtenaw.org/alerts)

### HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

### NEW FACES

The Sheriff’s Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: “Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all”.

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

### PUBLIC DASHBOARD

Check out our Data & Information Dashboard!  
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

### COMMONLY USED ABBREVIATIONS

**AWIM:** Assault with Intent to Murder

**CCW:** Carrying Concealed Weapon

**CSC:** Criminal Sexual Conduct

**DV:** Domestic Violence

**OID:** Operating Under the Influence of Drugs

**OWI:** Operating While Intoxicated

**R&O:** Resisting & Obstructing

**UDAA:** Unlawfully Driving Away an Automobile







Police Service Data Report

Reporting Period: August



Incidents	Month 2025	2025 YTD	2024 YTD	% Change
Animal Complaints	2	30	32	-6.3%
Assaultive Crimes	1	9	14	-35.7%
Burglaries	2	2		-
Larcenies	1	5	13	-61.5%
Medical Assists	3	17	10	70.0%
OWI			3	-100.0%
Robberies			1	-100.0%
Traffic Crashes	11	84	92	-8.7%
Traffic Stops	69	470	903	-48.0%
Vehicle Theft			2	-100.0%
Calls For Service Total	203	1,361	1,826	-25.5%
Community Engagement		1		-100.0%
Citations	5	84	248	-66.1%
In/Out of Area Time	Minutes			
Into Area Time	588			
Secondary Road Patrol - Into Area	423			
Out of Area Time	803			

Into Area Time: The time that other areas contracted deputies spent in Lodi. \*ACO, SRP, Command, Countywide, and DB are excluded\*

Out of Area Time: Time that Manchester/Lodi contracted deputies spent anywhere other than Lodi, including non-contract areas.

Secondary Road Patrol – Into Area: The time SRP spent in Lodi.





WASHTENAW COUNTY  
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

WCSO Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our community’s quality of life.

During August 2025, there were 203 calls for service in Lodi Township. Calls for service have decreased 25.5 % compared to the previous year, year to date.

Please refer to the Monthly Data Report for the complete overview of Police Services data for the month.

SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFEENSE
25-57735	8/10/25	Mail Theft
25-58082	8/23/25	Breaking & Entering Storage Lot







WASHTENAW COUNTY  
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



EXECUTIVE SUMMARY

Distribution Date: 9/10/25

August 2025

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
Various	House/Property Watches		

STAFFING

5 / 6 Deputies (Billable for 5)







LAW OFFICES

**ADKISON, NEED, ALLEN, & RENTROP**

PROFESSIONAL LIMITED LIABILITY COMPANY

KELLY A. ALLEN  
CANDACE M. BECKER  
JESSICA A. HALLMARK  
JOHN W. KUMMER  
GREGORY K. NEED  
G. HANS RENTROP  
CHRISTOPHER J. TOWER

39572 Woodward, Suite 222  
Bloomfield Hills, Michigan 48304  
Telephone (248) 540-7400  
Facsimile (248) 540-7401  
[www.ANAfirm.com](http://www.ANAfirm.com)

OF COUNSEL:

PHILLIP G. ADKISON  
KEVIN M. CHUDLER  
JENNIFER H. ELOWSKY  
GARY R. RENTROP

August 26, 2025

Via Electronic Mail

Jan Godek  
Lodi Township Supervisor  
3755 Pleasant Lake Road  
Ann Arbor, Michigan 48103  
c/o Christina Smith  
[christina@loditownshipmi.org](mailto:christina@loditownshipmi.org)

**Re: Travis Pointe Country Club, Inc.  
2829 Travis Pointe Rd, Ann Arbor, MI 48108  
Request for New Local Approval Resolutions**

Dear Supervisor Godek:

As you know, we represent Travis Pointe Country Club ("Travis Pointe") in liquor licensing matters. Travis Pointe is located at 2829 Travis Pointe Road, Ann Arbor (Lodi Township), Michigan, 48108, and currently operates as a non-profit entity under a "Club" liquor license issued by the Michigan Liquor Control Commission ("MLCC"). Travis Pointe is requesting the Township's approval to operate with a Class G-1 liquor license ("G-1 License").

On Tuesday, August 5, 2025, we appeared before the Township Board to request approval of a G-1 License for Travis Pointe. The Township approved Travis Pointe's request and executed an LCC Form entitled "Local Government Approval - LCC-106." (LCC-106 forms are hereinafter referred to as "Local Approval Resolutions"). A copy of the executed Local Resolution #2025-009 from the meeting on August 5<sup>th</sup> is attached as **Exhibit A**.

This form was prepared by our office for the Township.

**We have been advised by the MLCC that two Local Approval Resolutions are required.** As we previously explained, Lodi Township has two (2) new on-premises liquor licenses available for issuance in its stated allotted quota ("Quota").



A G-1 license is a "reclassification" of a Quota license. This means that the Quota license must first be approved by the Township, and then secondly, but simultaneously, the Township must approve the reclassification of the Quota License to the G-1 license. The reason for this is that the Michigan Liquor Code does not specifically allow a G-1 license to be issued as a "new" license; therefore, the MLCC requires the Township to approve a new Quota and reclassify to the G-1 simultaneously.

In essence, the Township Board approved the G-1 license at the meeting in August, but the resolution we provided was not correct. We attach the correct resolutions as follows:

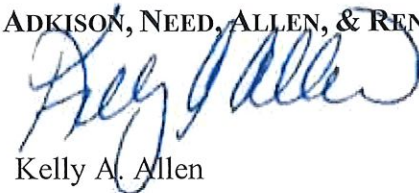
- **Exhibit B** is the Local Resolution which approves the allocation of the Quota Class C License to Travis Pointe; and
- **Exhibit C** is the Local Resolution which approves the reclassification of the license to a Class G-1 license.

Please note that the Township's approval of these two Local Approval Resolutions means that the Township is allocating only one license, not two. Therefore, the Township will have one remaining Quota license to allocate in the future.

Thank you for placing this on your Agenda for the meeting on September 2, 2025. A representative from our firm will be present to answer any questions.

Very truly yours,

ADKISON, NEED, ALLEN, & RENTROP, PLLC



Kelly A. Allen

KAA/ma

cc: Christina Smith (via electronic mail)  
Jesse O'Jack (via electronic mail)  
Liz Lissner (via electronic mail)





**EXHIBIT A**

**Lodi Township's Resolution # 2025-009**







**Local Government Approval**  
(Authorized by MCL 436.1501)

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a Regular meeting of the Lodi Township Board council/board  
(regular or special) (name of township, city, village)  
called to order by Supervisor Godek on 08/05/2025 at 6:30pm  
(date) (time)

the following resolution was offered:

Moved by Smith and supported by Foley

that the application from Travis Pointe Country Club  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Quota Class C issued as a G-1 Liquor License  
(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: Reutschler, Foley, Smith, Godek

Nays: Marsh, Blackburn,

Absent: Matelski

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Lodi Township  
council/board at a regular meeting held on 08/05/2025  
(regular or special) (date) (name of township, city, village)

Christina M. Smith  
Print Name of Clerk

[Signature]  
Signature of Clerk

8/12/2025  
Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight packages: 2407 N. Grand River, Lansing, MI 48906  
Fax to: 517-763-0059



**EXHIBIT B**

**Local Government Approval Form for New Quota License**







**Local Government Approval**  
(Authorized by MCL 436.1501)

Resolution # 2025-011

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Lodi Township council/board  
(regular or special) (name of township, city, village)  
called to order by Supervisor Godek on October 7, 2025 at 11 pm  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Travis Pointe Country Club  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): New Quota Class C On-Premise Liquor License  
(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Lodi Township  
council/board at a regular meeting held on 10/7/2025  
(regular or special) (date) (name of township, city, village)

Christina M. Smith 10/7/2025  
Print Name of Clerk Signature of Clerk Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight packages: 2407 N. Grand River, Lansing, MI 48906  
Fax to: 517-763-0059



**EXHIBIT C**

**Local Government Approval Form to Reclassify Quota License to Class G-1 License**







**Local Government Approval**  
(Authorized by MCL 436.1501)

*Resolution #2025-012*

**Instructions for Applicants:**

- You must obtain a recommendation from the local legislative body for a new on-premises license application, certain types of license classification transfers, and/or a new banquet facility permit.

**Instructions for Local Legislative Body:**

- Complete this resolution or provide a resolution, along with certification from the clerk or adopted minutes from the meeting at which this request was considered.

At a regular meeting of the Lodi Township council/board  
(regular or special) (name of township, city, village)  
called to order by Supervisor Godek on 10/7/25 at 4pm  
(date) (time)  
the following resolution was offered:

Moved by \_\_\_\_\_ and supported by \_\_\_\_\_

that the application from Travis Pointe Country Club  
(name of applicant - if a corporation or limited liability company, please state the company name)

for the following license(s): Transfer Classification of Class C On-Premise Liquor License to Class G-1 Liquor License  
(list specific licenses requested)

to be located at: 2829 Travis Pointe Rd., (Lodi Twp.) Ann Arbor, MI 48108

and the following permit, if applied for:

☐ Banquet Facility Permit Address of Banquet Facility: \_\_\_\_\_

It is the consensus of this body that it \_\_\_\_\_ this application be considered for  
(recommends/does not recommend)

approval by the Michigan Liquor Control Commission.

If disapproved, the reasons for disapproval are \_\_\_\_\_

**Vote**

Yeas: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent: \_\_\_\_\_

I hereby certify that the foregoing is true and is a complete copy of the resolution offered and adopted by the Lodi Township  
council/board at a regular meeting held on 10/7/2025  
(regular or special) (date) (name of township, city, village)

Christina M. Smith

Print Name of Clerk

Signature of Clerk

10/7/2025

Date

Under Article IV, Section 40, of the Constitution of Michigan (1963), the Commission shall exercise complete control of the alcoholic beverage traffic within this state, including the retail sales thereof, subject to statutory limitations. Further, the Commission shall have the sole right, power, and duty to control the alcoholic beverage traffic and traffic in other alcoholic liquor within this state, including the licensure of businesses and individuals.

Please return this completed form along with any corresponding documents to:

Michigan Liquor Control Commission  
Mailing address: P.O. Box 30005, Lansing, MI 48909  
Overnight packages: 2407 N. Grand River, Lansing, MI 48906  
Fax to: 517-763-0059





**LODI TOWNSHIP  
ORDINANCE NO. 2025-002**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING SECTION 55.18 “FENCES.”

**LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:**

**Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance.**

That the Lodi Township Zoning Ordinance Article 55.0, Section 55.18, “Fences,” is hereby amended to read as follows:

**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, corrugated metal, geotextile fabric, 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 setback~~. Decorative fences are defined as those not in excess of forty-nine percent (49%) solid or impervious and constructed of wrought iron (tubular aluminum), wood or vinyl picket, or similar as determined by the Zoning Administrator.
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.**

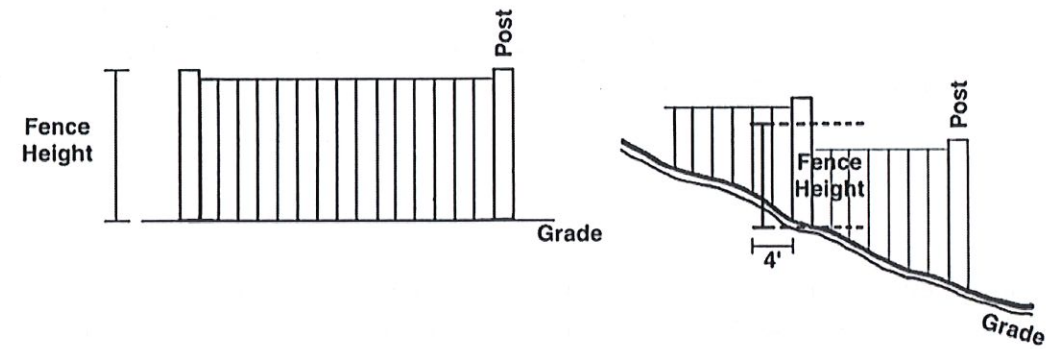
It shall be unlawful for any person to construct, alter or relocate a fence in the Township without having first obtained all necessary permits or approvals, as follows:

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



### Section 2: Repeal and Savings Clause.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed. However, the Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

### Section 3: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

### Section 4: Effective Date.

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

\_\_\_\_\_  
Jan Godek, Township Supervisor

\_\_\_\_\_  
Christina Smith, Township Clerk

**Clerk’s Certification**

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-002 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, October 7, 2025, and the whole thereof now in my custody.

\_\_\_\_\_  
Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: October 7, 2025  
Published: October 15, 2025  
Effective: October 22, 2025 subject to PA 110 of 2006 as amended.



**LODI TOWNSHIP  
ORDINANCE NO. 2025-002**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING SECTION 55.18 “FENCES.”

**LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:**

**Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance.**

That the Lodi Township Zoning Ordinance Article 55.0, Section 55.18, “Fences,” is hereby amended to read as follows:

**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, corrugated metal, geotextile fabric, 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 setback. Decorative fences are defined as those not in excess of forty-nine percent (49%) solid or impervious and constructed of wrought iron (tubular aluminum), wood or vinyl picket, or similar as determined by the Zoning Administrator.
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.**

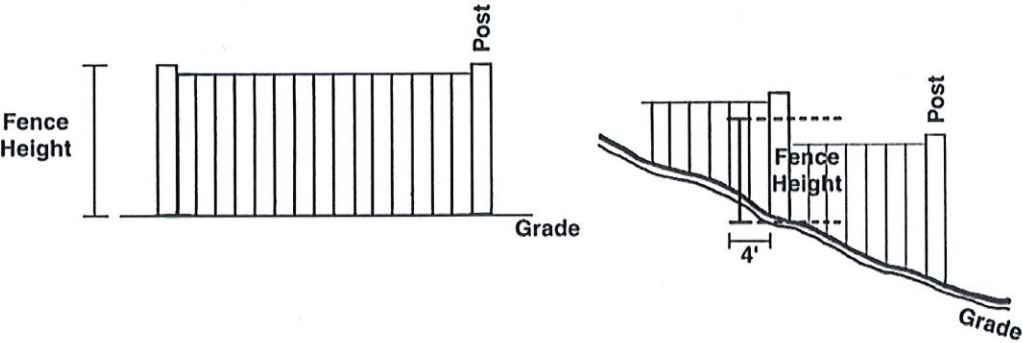
It shall be unlawful for any person to construct, alter or relocate a fence in the Township without having first obtained all necessary permits or approvals, as follows:

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**



**Section 2: Repeal and Savings Clause.**

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed. However, the Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

**Section 3: Severability.**

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

**Section 4: Effective Date.**

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

\_\_\_\_\_  
Jan Godek, Township Supervisor

\_\_\_\_\_  
Christina Smith, Township Clerk

**Clerk’s Certification**

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2025-002 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, October 7, 2025, and the whole thereof now in my custody.

\_\_\_\_\_  
Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: October 7, 2025  
Published: October 15, 2025  
Effective: October 22, 2022, subject to PA 110 of 2006 as amended.



**Township of Lodi**  
**Resolution No. 2025-010**  
October 7, 2025

A resolution to adopt an Ordinance adopted pursuant to Public Act 110 of 2006 as amended (MCL 125.3101 *et seq.*), to secure the public safety, health, and welfare of the residents and property owners of the Township of Lodi, Washtenaw County, Michigan, by amending the Lodi Township Zoning Ordinance by updating Section 55.18 “Fences.”

WHEREAS, Lodi Township has zoning powers pursuant to the Michigan Zoning Enabling Act, Public Act 110 of 2006 (MCL 125.3101), as amended; and

WHEREAS, after public hearing, the Lodi Township Planning Commission has recommended that the Lodi Township Zoning Ordinance be amended as indicated as set forth in the proposed ordinance amendment; and

WHEREAS, the Lodi Township Board of Trustees find that proposed amendments further clarify the intent of those sections of the Zoning Ordinance; and

WHEREAS, the Lodi Township Board of Trustees accepts the recommendation of the Lodi Township Planning Commission and finds that it is in the best interest of the residents of the Township to amend the Lodi Township Zoning Ordinance as set forth in the proposed ordinance amendment.

THEREFORE, be it resolved that Ordinance No. 2025-002, entitled “AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING SECTION 55.18 “FENCES” is made, passed, and adopted.

Township Trustee \_\_\_\_\_ moved the adoption of the foregoing Resolution, which was seconded by Township Trustee \_\_\_\_\_ and thereupon adopted by the Lodi Township Board of Trustees by a roll call vote of the Township Board at the regular meeting, held this 7th day of October, 2025.

The following members voted:

Ayes:

\_\_\_\_\_

Nays:

Absent or abstain:

The Supervisor declared the resolution adopted.

\_\_\_\_\_  
Christina Smith, Lodi Township Clerk



**LODI TOWNSHIP RESOLUTION #2025-013**

At a meeting of the Township Board of Lodi Township, Washtenaw County, Michigan, held on the 7th day of October 2025, at the Township offices at 6 o'clock p.m.

PRESENT: \_\_\_\_\_

ABSENT: \_\_\_\_\_

The following Resolution was offered by member \_\_\_\_\_ and supported by member \_\_\_\_\_.

WHEREAS, Toll Brothers has proposed the construction of two new private wastewater treatment plants, and sanitary sewage collection systems, which are to be privately owned (collectively, the "Utilities") to serve the proposed Arbor Preserve North and South residential developments located in the Township north of Waters Road and east of Wagner Road;

WHEREAS, while the Board has approved the Area Plan and Preliminary Site Plan for the residential development with the Utilities as set forth in an Amended Consent Judgment recorded in October 2023, subject to the conditions set forth in and attached to that Consent Judgment;

NOW, THEREFORE, BE IT RESOLVED that pursuant to MCL 324.3109(3) the Township will **not** assume ownership and will **not** accept responsibility for the Utilities, nor will it sign an agreement to do so.

RESOLUTION DECLARED ADOPTED

By: \_\_\_\_\_

Its: Township Clerk

I hereby certify that the foregoing is a true and complete copy of the Resolution adopted by the Lodi Township Board, County of Washtenaw, State of Michigan, at a meeting held on October 7, 2025, that the minutes of said meeting were kept and will be or have been made available as required by said statute.

By: \_\_\_\_\_

Its: Township Clerk





STATE OF MICHIGAN

IN THE CIRCUIT COURT FOR THE COUNTY OF WASHTENAW

TOLL NORTHEAST V CORP., a Delaware  
corporation, as successor in interest to RED  
EQUITIES, LLC, a Michigan limited liability  
company,

Plaintiff,

Case No. 05-001086-NZ

Hon. Tracy Van den Bergh

v.

LODI TOWNSHIP, a Michigan municipal  
corporation,

Defendant.

**DRAFT**

DYKEMA GOSSETT PLLC  
Alan M. Greene (P31984)  
*Attorneys for Plaintiff*  
39577 Woodward Avenue, Suite 300  
Bloomfield Hills, MI 48304  
(248) 203-0700  
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**SECOND AMENDMENT TO CONSENT JUDGMENT**

At a session of said Court held in the Courthouse,  
County of Washtenaw and State of Michigan  
on: \_\_\_\_\_, 2025.

PRESENT: Hon. \_\_\_\_\_  
Circuit Court Judge

Plaintiff Toll Northeast V Corp. ("Toll" or "Plaintiff") and Lodi Township ("Defendant" or the "Township") wish to amend the Consent Judgment entered in this action on February 13, 2007 (the "Original Consent Judgment"), as revised by that First Amendment to Consent Judgment entered on October 30, 2023 (the "First Amendment"), to revise certain terms and conditions regarding development of certain of the properties subject to the Original Consent Judgment and First Amendment; the Court having reviewed the agreements in this Second Amendment to

Consent Judgment (the “Second Amendment”) and having specifically found that its terms are fair, just, reasonable, and in the public interest, and that it has been entered into in good faith by the parties:

**THE COURT HEREBY FINDS AND IT IS ORDERED AND ADJUDGED** as follows:

1. **Background.** The following findings are incorporated within and made a part of this Amended Consent Judgment:

a. The Original Consent Judgment was entered in the above-captioned lawsuit on February 13, 2007 by Washtenaw County Circuit Court Judge David S. Swartz with respect to the use and development of approximately 206 acres of land located in Section 1 of Lodi Township, as more particularly described in **Exhibit A** to the Original Consent Judgment (the “Original Properties”). The Original Consent Judgment was recorded in Liber 4609, Pages 207 *et seq.*, with the Washtenaw County Register of Deeds.

b. Under the Original Consent Judgment, the Township was enjoined from interfering with the use of the Property in a manner consistent with the Township’s R-3 (low-density multiple family residential) zoning designation.

c. Plaintiff Red Equities, LLC had entered into agreements to acquire approximately 106 acres of the Original Properties covered by the Original Consent Judgment, which are described and depicted on **Exhibit B** to the First Amendment (the “Red Equities Parcels”). The Red Equities Parcels consist of two non-contiguous parcels of land containing approximately 46.6 acres and 59.9 acres, located in the southwest corner of Section 1 of the Township.

d. Notwithstanding the R-3 zoning of the Red Equities Parcels, Red Equities agreed to develop the Red Equities Parcels for a maximum of 107 single-family residential units. The parties further agreed that if Red Equities was not able to obtain a governmentally approved individual on-site water well within the boundary of an individual lot or site, that the maximum number <sup>of</sup> residential units in the Residential Development will be reduced accordingly. The parties entered into the First Amendment in which, among other things, the Township approved the preliminary site plans for the single-family development, subject to the terms and conditions of the First Amendment. The Court entered the First Amendment on October 30, 2023, which was recorded in Liber 5568, Page 166, *et seq.*, with the Washtenaw County Register of Deeds.

e. On or about October 16, 2024, Toll acquired the Red Equities Parcels and has submitted applications for final site plan approvals for the Arbor Preserve–North and Arbor Preserve–South single-family developments, consisting collectively of 107 residential unit as described in the First Amendment (collectively, the “Development”).

f. Certain issues have arisen between the parties in connection with final site planning of the Development that were not fully evaluated or addressed in the First Amendment. As a result, the Township and Toll, as successor to Red Equities with respect to the Red Equities Parcels, wish to further amend the First Amendment in order to reflect the change in ownership interest of the Red Equities Parcels and to address and confirm the resolution of the outstanding issues.

2. **Substitution Of Parties And Amendment Of Caption.** Toll, as the purchaser of the Red Equities Parcels, shall be substituted as the party-plaintiff in place of Red Equities, LLC.



The Clerk shall make the appropriate entries in the Court records to revise the caption of the lawsuit to substitute Toll as the Plaintiff herein.

3. **Tree Replacement.** The Red Equities Parcels are largely covered with trees. A number of trees will be removed to accommodate the Development. The Township's Zoning Ordinance provides for the replacement of certain removed trees on site. The parties agree that there is insufficient space on the Red Equities Parcels to replace all of the trees required to be replaced under the Zoning Ordinance. The Final Site Plans identify the number and location of trees to be removed and the number and location of trees to be planted on site. The Zoning Ordinance, however, does not designate alternatives for on-site replacement where such replacement is not feasible. The Parties agree that in lieu of replacement for the trees that cannot be placed on site as set forth in the Final Site Plans, Toll, prior to the commencement of tree clearing, will contribute the sum of Five Hundred Thousand Dollars (\$500,000) to the Township for use by the Township, at its discretion, for natural resource preservation, future tree planting, park or pathway improvements, acquisition of development rights or any other purpose that relates to the protections and preservation of natural resources and farmland in the Township.

4. **Setback Deviations.** Certain Units as reflected in the Preliminary Site Plans attached to the First Amendment encroach into the wetland setbacks set forth in the Township's Zoning Ordinance. In order to move the houses on those Units outside of the wetland setbacks, the Parties agree to slight deviations from front-yard setbacks for Arbor Preserve-North Unit Nos. 26, 30, 34, 38, 45, and 47, and Arbor Preserve-South Unit Nos. 17, 18, 24, 37, 43, 46 and 47, and the encroachment of Unit 26 into the wetland setback, as reflected in the plan attached hereto as **Exhibit 1.**



5. **Access to Adjacent Property.** Notwithstanding any existing or future ingress/egress easement between Toll and the owner of certain adjacent land identified as Parcel No. M-13-01-300-013 (the “Neighbor Parcel”), Toll agrees to install a stub connection from the cul-de-sac on Gilbert Court located in Arbor Preserve-South, to the Neighbor Parcel, as depicted on Sheet 37 of the Final Site Plan for Arbor Preserve—South attached as **Exhibit 2**, to accommodate police, fire, emergency and other Township access to the Neighbor Parcel to and from Waters Road.

6. **Approval of Final Site Plan and Commencement of Construction.** Unless an earlier commencement date is approved by the Township in the exercise of its discretion and notwithstanding the Township’s approval of the Final Site Plans for the Development, no construction shall commence until Toll receives all applicable regulatory approvals for the Project, including without limitation, from the Washtenaw County Road Commission, Washtenaw County Water Resources Commission and the Michigan Department of Environment, Great Lakes and Energy (“EGLE”).

7. **No Oral Modification.** This Second Amendment may be modified only by written agreement of Toll, the Township, or their successors in interest, and approval of the Court to the extent required herein.

8. **Successors and Assigns.** All of the provisions of this Second Amendment shall be deemed to run with the land and shall be binding upon and inure to the benefit of Toll and the Township, and each of their respective heirs, successors, assigns, purchasers and transferees, and reference in this Second Amendment to Toll and/or the Township shall also mean and refer to its rights and obligations under this Second Amendment.

9. **Recording.** A copy of this Second Amendment shall be recorded at Toll's' expense with the Register of Deeds for Washtenaw County.

10. **Public Health, Safety and Welfare.** Toll and the Township acknowledge and represent that the terms and conditions of this Second Amendment are fair and reasonable and that the land uses authorized herein and the locations of same are appropriate and reasonable under all of the circumstances present and that this Second Amendment is consistent with the public health, safety and welfare of the community.

11. **Enforcement.** The Court hereby retains jurisdiction of this matter for the purpose of resolving any disputes that may arise under the terms hereof.

12. **Continuing Validity of Original Consent Judgment and First Amendment.** Except as specifically amended by this Second Amendment regarding the Red Equities Parcels, all of the terms and conditions of the Original Consent Judgment as thereafter interpreted by the Court in an Order Denying Motion for Order to Show Cause dated June 29, 2021, with respect to the remaining Original Properties, and the terms of the First Amendment with respect to the Red Equities Parcels, shall remain in full force and effect.

13. **Authority.** By their execution of this Second Amendment, the parties each represent and warrant that they have the authority to execute this Judgment and bind themselves and/or their respective entities to this Second Amendment.

14. **Final Decision.** This Second Amendment is a final order and closes the case.

Dated: \_\_\_\_\_  
CIRCUIT COURT JUDGE

Approved For Entry As To Form And  
Substance:

DRAFT

DYKEMA GOSSETT PLLC

By: \_\_\_\_\_  
Alan M. Greene (P31984)  
*Attorneys for Plaintiff*  
39577 Woodward Avenue, Suite 300  
Bloomfield Hills, MI 48304

By: \_\_\_\_\_  
Jesse O’Jack (P29548)  
*Attorneys for Defendant*  
PO Box 363  
Saline, MI 48176

TOLL NORTHEAST V CORP., a Delaware  
corporation

LODI TOWNSHIP, a Michigan municipal  
corporation

By: \_\_\_\_\_  
Its: \_\_\_\_\_

By: \_\_\_\_\_  
Its: \_\_\_\_\_



**EXHIBIT 1**  
(Setback Plan)





**EXHIBIT 2**  
(Neighbor Parcel Plan)





Cindy Strader  
Planning Commission Chair  
3755 Pleasant Lake Road  
Ann Arbor, Michigan 48103

letter of PC denial : 7/22 PC  
minutes for reference  
**Lodi Township**

Telephone (734) 665-7583

Tax ID 38-194695

E-mail: strader@loditownshipmi.org

Mr. Jason Iaocoangeli AICP  
Land Entitlement Manager, Michigan  
Toll Brothers  
26200 Town Center #200  
Novi, MI 48375

July 28, 2025

RE: Arbor Preserve North and South Final Site Plan Submittal, plans dated 5/22/25

Dear Mr. Iaconangeli,

The Lodi Township Planning Commission reviewed the Final Site Plan submittals, for Arbor Preserve North #2025-008 and South, Application # 2025-009, plans dated May 22, 2025, at their regular meeting on July 22, 2025. After reviewing consultant reports, applicant presentation and Commission discussion, the Planning Commission considered the three options on the table: recommend approval to the Township Board, 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 members, and a member of the Commission made a motion for recommendation to the Township Board of Trustees of denial of the Final Site Plan for the following reasons:

Findings of Fact:

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

The Commission voted unanimously to recommend to the Lodi Township Board of Trustees denial of the Final Site plans for the reasons listed above.

In addition, there were several other items discussed that were of concern to the Commission, which are included in the enclosed draft meeting minutes as requested.

Respectfully,

Handwritten signature of Cindy Strader in black ink.

Cindy Strader  
Lodi Township Planning Commission Chair

Handwritten signature of Christina Smith in black ink.

Christina Smith  
Lodi Township Clerk

Enclosures: July 22, 2025, Planning Commission Draft Minutes  
Cc: Jesse O'Jack Lodi Township Attorney  
Alan Greene, Toll Brothers Attorney



**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 Ichesco, 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 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. Mortiz 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. Mortiz 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.G 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





June 10, 2025

**Supervisor Godek and Board of Trustees**  
**Lodi Township**  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

**RE: Arbor Preserve North and South Planned Unit Development Public Benefit**

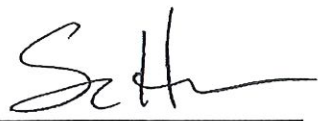
Dear Supervisor Godek,

On behalf of Toll Northeast V Corp. I am pleased to propose a contribution to Lodi Township as a public benefit in support of the community as part of our commitment to the Arbor Preserve Planned Unit Development (PUD) project. Recognizing the importance of preserving and enhancing the township's natural beauty and public spaces, we are proposing a public benefit contribution of \$500,000.00 to be used at the township's discretion for initiatives that promote the public good. Due to spatial limitations at Arbor Preserve, it is not feasible to replace all the trees impacted by the development on-site per the Township Ordinance. To address this, we are offering these funds to support meaningful community projects, such as:

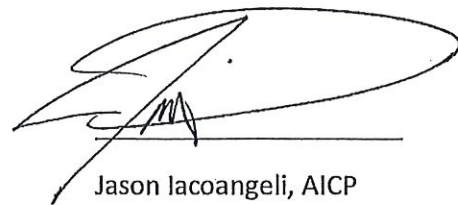
- Planting trees to enhance the Township's green spaces.
- Developing or improving parks and recreational facilities.
- Rehabilitating other township facilities to better serve residents.
- Funding Planning related studies including Non-motorized Plans, Comprehensive Plans, or a Parks and Recreation Plan.

We believe this contribution will provide lasting benefits to the community, fostering environmental stewardship and enhancing the quality of life for all residents. Our team is committed to working collaboratively with the Township to ensure these funds are utilized in a way that aligns with your vision and priorities for Lodi Township. Please feel free to contact me at 248-305-4032 or [jiaconoangeli@tollbrothers.com](mailto:jiaconoangeli@tollbrothers.com) to discuss this offer further or to coordinate next steps. We look forward to partnering with the township to make a positive impact on the community.

Thank you for your time and consideration.



Scott Hansen, PE  
Vice President, Land Development



Jason Iacoangeli, AICP  
Land Entitlement Manager





Planner  
Report

\* corrections handwritten  
per attorney - waiting on  
hard copy from planner  
October 1, 2025



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

RE: **Arbor Preserve North and South Planned Unit Development REVISED (2) Final Site Plan Review -  
UPDATED**  
Approximately 106.5 acres total, zoned PUD, Planned Unit Development

Description of Application:	The applicant is proposing to construct two single-family developments, with a total of 107 units, along with associated improvements.
Site Location:	Total of eight (8) existing parcels in Section 1 of Lodi Township, north of Waters Road and east of Wagner Road Parcels # M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010, M-13-01-300-005, M-13-01-300-011, M-13-01-300-012, M-13-01-300-014
Applicant:	Toll Brothers 26200 Town Center Drive, Suite 200 Novi, MI 48375
Current Zoning:	PUD, Planned Unit Development
Plan Date:	August 8, 2025 (Original plans dated January 27, 2025; Revised (1) dated May 22, 2025) <b>AS AMENDED</b>

Dear Board of Trustees:

At your request, we have completed our review of the above revised (2) final site plan to construct a total of 107 detached single-family homes in two developments, known as Arbor Preserve North and Arbor Preserve South, located in the southwest corner of Section 1 of the Township off of Wagner Road and Waters Road. The development is proposed as a Planned Unit Development (PUD).

Arbor Preserve North and Arbor Preserve South are two separate, non-contiguous parts to the development: a northern parcel of approximately 47 acres and a southern parcel of approximately 60 acres. The two (2) developments are dependent on each other; therefore, this final site plan review covers both developments.

**DEVELOPMENT BACKGROUND**

As you may recall, this property is governed by a consent judgment that was originally entered into in 2007 and rezoned the property from AG (Agricultural) to R-3 (Low-Density Multiple-Family). In 2023, the applicant at the time (Red Equities LLC) approached the Township with a proposal to amend the consent judgment to instead propose single-family detached units developed as a Planned Unit Development (PUD).

In June and July 2023, the Planning Commission reviewed the request for a rezoning to Planned Unit Development, along with the PUD Area Plan and the Preliminary Site Plan for the development. The Planning Commission forwarded



the plans on to the Township Board, recommending denial due to the wastewater treatment system not being in compliance with the ordinance, but noting that the rest of the application was substantially in compliance.

Following the Planning Commission’s recommendation, the Township Board considered the proposed amendment to the consent judgment, along with the PUD rezoning, PUD area plan, and preliminary site plan. The Township Board voted to amend the consent judgment on September 12, 2023.

The consent judgment was amended and recorded in October 2023, with the PUD area plan/preliminary site plan attached as an exhibit, as well as a list of conditions based on the Planning and Engineering review letters (dated September 12, 2023).

The applicant team submitted final site plans in early 2025, which were reviewed for compliance with the zoning ordinance and consent judgment. The applicant submitted revised final site plans (dated May 22, 2025) in response to review comments on the first submittal. In the revised plans, the applicant team modified the design to reduce the impact to the wetlands, tree removal, update natural features information, provide missing information, among other revisions.

The revised final site plans were considered by the Planning Commission at the July 22, 2025 meeting, where the Commission made a motion to recommend to the Township Board denial of the Arbor Preserve North and South Final Site Plan review 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.

The applicant team has since submitted revised (2) final site plans addressing comments from the Planning Commission meeting and consultant review letters, along with supplemental materials. This review letter outlines comments on the revised (2) final site plans.

It should be noted that on September 18, 2025, the applicant provided a supplemental package of information for Township Board consideration. This package included an updated layout plan addressing the outstanding building encroachments into the required 50-foot wetland setback for buildings; a revision to the access area to the adjacent parcel; revised drafts of the master deed and bylaws; proposed language for an amendment to the existing consent judgment; correspondence from the US Fish & Wildlife Service and the Washtenaw County Health Department; among other materials. This review letter has been updated to reflect these items.

The opinions in this report are based on a review of the site plan submitted by the applicant and conformance to Township plans and ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

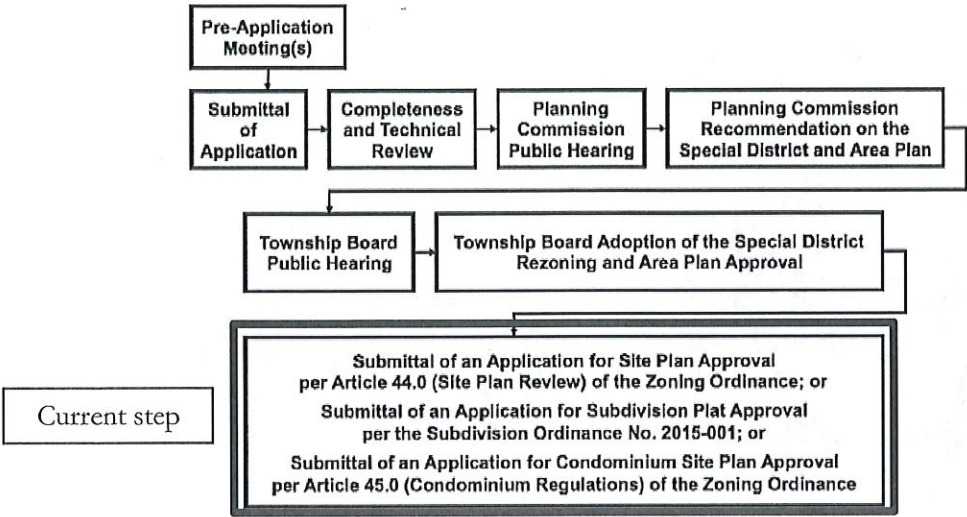
**DEVELOPMENT PROCESS**

*Article 42.0* of the Lodi Township Zoning Ordinance outlines the process for a special district development, which includes a Planned Unit Development (PUD). The process is as follows:



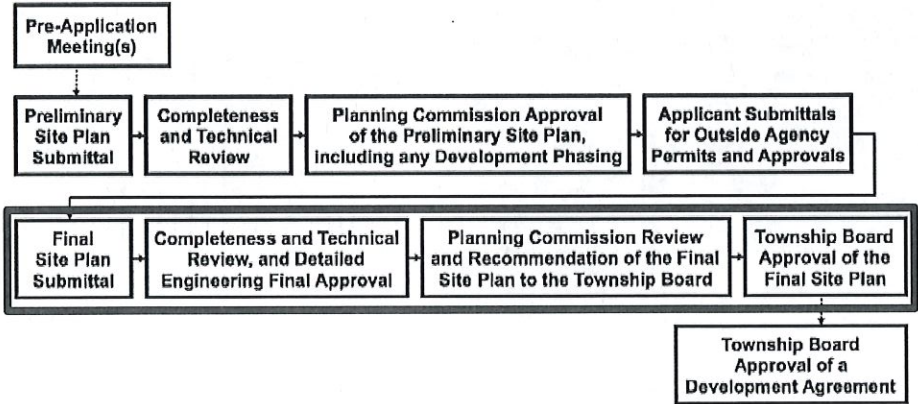


Special District Approval Process



The development is at the final step of the special district review process. The submittal of a site plan application is as follows:

Preliminary/Final Site Plan Approval Process



The approval granted in 2023 was for the PUD Area Plan, as well as the preliminary site plan. The current submittal is for the final site plan and detailed engineering. The Planning Commission has reviewed the final site plan and made a recommendation to the Township Board. The next step is Township Board consideration of the final site plan.

FINAL SITE PLAN REVIEW COMMENTS

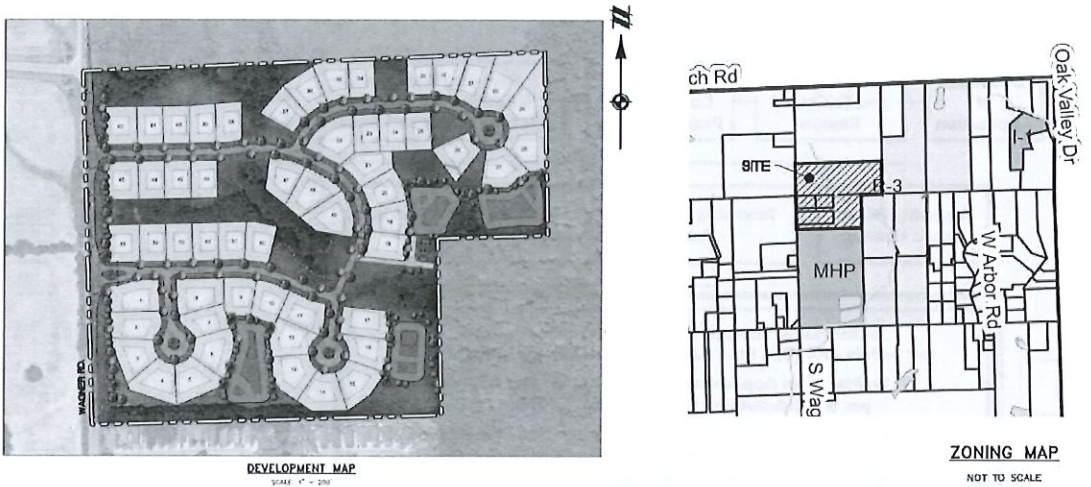
Article 44.0 Site Plan Review of the Lodi Township Zoning Ordinance lists the submittal requirements and review standards for site plan review. The proposed developments utilize the Planned Unit Development special district, are proposed as site condominiums, and are governed by a consent judgment. The following comments are based on our review of the plans against Article 44.0 Site Plan Review, Article 42.0 Special District Regulations, Article 45.0 Condominium Regulations, and the governing amended consent judgment. We offer the following comments for your consideration:

consent judgment. We offer the following comments for your consideration:

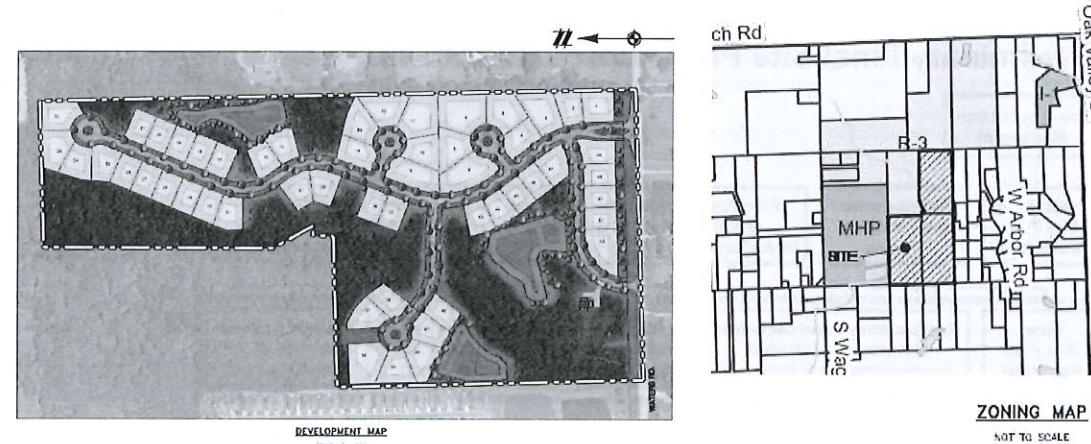




1. **Use.** The development proposes to construct single-family detached residential units, which is permitted by the consent judgment amendment.



Arbor Preserve  
NORTH



Arbor Preserve  
SOUTH

2. **Area and Bulk.** The proposed final site plan was reviewed in accordance with the standards for the R-3, Low-Density, Multiple-Family Residential District in *Section 30.101 Table of Dimensional Standards by District*, as well as the standards approved with the PUD and consent judgment. When a project is developed as a planned unit development (PUD), deviations from the ordinance standards are permitted to develop a plan that creatively uses the land, preserves natural features, and limits impervious surfaces. It should be noted that a number of deviations were approved as part of the PUD for the project and thus were recorded as part of the consent judgment. The table below reflects the ordinance requirement, as well as any deviations approved as part of the PUD/consent judgment.



	Required	Provided	Comments
Density	<u>NORTH</u> Approved as part of Consent Judgment/PUD: GROSS: 55 DU/46.6 ac = 1.2 DU/ac NET: 55 DU/35.1 ac = 1.6 DU/ac	<u>NORTH</u>  GROSS: 1.2 DU/ac  NET: 1.6 DU/ac	In compliance.
	<u>SOUTH</u> Approved as part of Consent Judgment/PUD: GROSS: 52 DU/59.9 ac = 0.87 DU/ac NET: 52 DU/42.7 ac = 1.2 DU/ac	<u>SOUTH</u>  GROSS: 0.87 DU/ac  NET: 1.2 DU/ac	Deviation for density approved as part of consent judgment and PUD.
Lot/Unit Area	Zoning District: 1.0 acre  Consent Judgment/PUD: 13,440 sq. ft. (minimum)	<u>NORTH</u> 13,677 sq. ft. (minimum)	In compliance.
		<u>SOUTH</u> 13,677 sq. ft. (minimum)	Deviation for lot area approved as part of consent judgment and PUD.  Minimum lot area on final site plan greater than approved minimum as part of PUD.
Lot/Unit Width	Zoning District: 150-ft. minimum  Consent Judgment/PUD: 80 ft. (minimum)	<u>NORTH</u> 97 ft. (minimum)	In compliance.
		<u>SOUTH</u> 97 ft. (minimum)	Deviation for lot width approved as part of consent judgment and PUD.  Minimum lot width on final site plan greater than approved minimum as part of PUD.
Front Yard Setback	Zoning District: 100 ft. minimum  Consent Judgment/PUD: 68 ft. minimum (measured from center of road)	<u>NORTH</u>  68 ft. minimum (measured from center of road)	In compliance.  Deviation for front yard setback approved as part of consent judgment and PUD.





	Required	Provided	Comments
		<u>SOUTH</u> 68 ft. minimum (measured from center of road)	<u>Further front yard setback deviations are requested for a total of 13 units to account for 50-foot wetland setback for buildings. See item 14.b. of this review letter for more detail.</u>
Side Yard Setback	Zoning District: 15-ft. min. with a total of 35 ft. on both sides	<u>NORTH</u> 10-ft. min. with a total of 40 ft. on both sides	In compliance.  Deviation for side yard setback approved as part of consent judgment and PUD.
	Consent Judgment/PUD: 10-ft. min. with a total of 40 ft. on both sides	<u>SOUTH</u> 10-ft. min. with a total of 40 ft. on both sides	
Rear Yard Setback	35-ft. min.	<u>NORTH</u> 35-ft. min	In compliance
		<u>SOUTH</u> 35-ft. min	
Building Height	3 stories, 45-ft. max. building height	<u>NORTH</u> 2 story, 35-ft.	In compliance
		<u>SOUTH</u> 2 story, 35-ft.	
Lot Coverage	<u>OVERALL</u> Overall lot coverage in a PUD: 25%	<u>OVERALL</u> 22%	In compliance
	30%	<u>NORTH</u> 22± %	In compliance. Data provided is for typical individual lot.
		<u>SOUTH</u> 22± %	
Floor to Area Ratio (FAR)	30 % (0.3)	22 % (0.22)	In compliance

3. **Open Space.** The ordinance requires 50% open space be preserved by the development. This open area shall perpetually remain in natural form and/or be restricted for outdoor recreation purposes, and cannot include land area devoted to dwellings, accessory uses or structures, yards adjacent to buildings, vehicle access/parking, ROW, utility easements, bodies of water, wetlands or floodplain, or other easements. Exhibits showing the boundaries of proposed open space are located on sheet 53 of Arbor Preserve North and sheet 63 of Arbor Preserve South. The exhibits appear to properly reflect the boundaries of open space. The following table summarizes the open space, as proposed:

	Open Space deviation approved as part of PUD/consent judgment	Open Space provided on Area Plan/Preliminary Site Plan	Open Space provided on Final Site Plan submittal
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Arbor Preserve North	35%	40%	38%
Arbor Preserve South	45%	48%	49%

- a. The proposed preserved open space in both developments differs from that approved as part of the area plan/preliminary site plan; however, it should be noted that open space in both developments exceeds the approved deviation for open space. Modifications to the overall amount of open space areas may require specific approval from the Township Board, per the consent judgment.
  - b. *Section 42.301* requires that open space be preserved perpetually by a recorded legal document approved by the Township Board. The revised submittal includes a draft open space preservation easement.
4. **Cul-de-Sac Standards.** Per *Section 30.202.A(2)*, lots fronting on a cul-de-sac shall not be less than 50 feet wide and no more than five (5) parcels may have access on the circumference of a cul-de-sac. The proposed cul-de-sacs in both developments meet these requirements.
5. **Water & Wastewater Systems.** The development proposes a community wastewater treatment system, one for each development, which is addressed by the amended consent judgment. The applicant response letter indicates that the plants are currently proposed to be “complete mix/extended aeration activated sludge systems” with a supplemental membrane bioreactor and UV treatment. The plants are indicated to be fully within enclosed buildings, for which conceptual elevations have been provided, and proposed to have landscape screening around the buildings. Buildings are shown to be 3,150 sq ft.
- a. **WWTP Building Elevations.** Elevations for the wastewater treatment plant buildings indicate brick and vinyl board & batten siding and asphalt shingle roofing, with a garage door.
  - b. **WWTP Landscaping.** The revised plans show additional landscaping to screen the water treatment plant facility. The plan indicates a screen of evergreen trees on two sides of the building (the north and east sides of the buildings).
  - c. **WWTP Building Setbacks.** Because the wastewater treatment plants are now proposed to be fully enclosed within buildings, the buildings are expected to meet required setbacks per the Ordinance. The applicant should clarify proposed setbacks of the WWTP buildings. Per the amended consent judgment, the Township Board may approve modifications to setbacks.
6. **Phasing/Timing.** Materials provided by the applicant indicate construction for Arbor Preserve North is expected to begin in spring 2026 and construction for Arbor Preserve South is expected to begin in fall 2026. Both developments are anticipated to be completed by 2031, subject to sales and construction timelines.
7. **Condominium Documents.** The developments are proposed as a site condominium. *Section 45.04* requires that condominium documents, including bylaws, deed restrictions, articles of incorporation and other covenants or restrictions to be imposed upon land or buildings shall be submitted with the final site plan. The revised submittal includes draft master deed, bylaws, and open space preservation easement. Following approval, the property owner/developer must record all condominium documents/exhibits with the Washtenaw County Register of Deeds and provide copies to the Township Clerk in line with *Section 45.17*.
8. **Parking.** Calculations for parking are required to be included with the plans per the Ordinance. Further, a condition of the amended consent judgment was that parking calculations be added the plans. Parking calculations are provided in the revised submittal and meet ordinance requirements. Parking calculations are outlined in the following chart:

	Required Parking	Proposed Parking
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Arbor Preserve North	Single-Family Dwellings: 3 spaces per dwelling  55 units → 165 spaces required	220 spaces proposed (2 in garage + 2 in driveway for each unit)
Arbor Preserve South	Single-Family Dwellings: 3 spaces per dwelling  52 units → 156 spaces required	208 spaces proposed (2 in garage + 2 in driveway for each unit)

9. **Private Roads.** The roads are proposed to be private asphalt roadways with concrete curb and gutter.
- a. *Section 42.200* details specific standards that developments in a special district must meet. The proposed plan meets the access standards in *Section 42.201 Vehicular Access* and the road standards in *Section 42.203 Road Design*.
  - b. The proposed roads meet the width specification requirements for private roads as required by *Section 54.17*. Private roads must also meet the other standards listed under *Section 54.17*. We defer to the Township Engineer’s review of the proposed private roads.
  - c. A private road maintenance agreement is required to be provided by the applicant and reviewed by the Township Attorney, as required *by Section 54.17.E* and listed as a condition of the amended consent judgment. The revised submittal includes a draft private road maintenance agreement. The Township Attorney has reviewed the draft road maintenance agreement and provided comments.
  - d. Per *Section 45.10.C(7)* and *Section 54.17.C(2)(g)*, road names must be provided to be reviewed and approved by the Saline Area Fire Department, Washtenaw County Road Commission, Post Office, 911 Coordinator, among other agencies.
10. **Sidewalks/Non-Motorized Pathways.** *Section 45.10.E* details the requirements for non-motorized facilities in a site condominium development and *Section 42.202* requires non-motorized, safe and convenient facilities within a special district.
- a. **Sidewalks along public roads abutting development.** Non-motorized pathways are provided along Waters & Wagner Roads. It should be noted that along Waters Road, a boardwalk is proposed over the wetland area.
  - b. **Sidewalks along internal roads.** In an effort to further minimize impacts to wetlands and preserve more of the wetlands, some areas on the revised site plan provide sidewalks only on one side of internal roads, including areas of Mill Race Court in Arbor Preserve North and Cortland Road and Gilbert Court in Arbor Preserve South. Where sidewalks are only proposed on one side of the road, dedicated pedestrian crossing areas are provided. It should also be noted that on the revised site plan, sidewalks in some areas are pulled in toward the road in an effort to further minimize wetland impacts. In these areas, a guardrail is provided along the road. The proposed guardrails have a rustic appearance; a detail is provided within the submittal. Per *Section 45.10.E.2*, the Planning Commission has the discretion to approve sidewalks on one or both sides of internal roads. The Planning Commission may feel that the objective of preserving more wetlands is reasonable for requiring sidewalks only on one side of the road.
  - c. **Walking paths.** The proposed woodchip walking paths and seating areas shown on the preliminary site plan have been removed.
11. **Entry/Access Drives.** The plans indicate entry gates with piers at the entryways to the developments from Wagner and Waters Roads. The applicant provided a detail of the proposed gates prior to the Planning Commission meeting. Both Arbor Preserve North and South include one boulevard entrance and one single entrance. The boulevard entrance feature includes a stone and wood wall and piers with a gate on each side for entry and exit. The single entrances propose a double arm gate without the stone wall or pier feature. Per *Section 53.04.C.E* of the ordinance, site entry features are permitted for a residential development and may include walls, columns, and gates.





12. **Truck Turning Plan.** An emergency truck turning plan is provided for both portions of the development with the site plan submittal. We defer to the Saline Area Fire Department for their review and comments.
13. **Easements.** An ingress/egress easement providing access to Parcel M-13-01-300-013 is shown on the existing conditions plan and site plans for Arbor Preserve South. The applicant has provided a copy of the amended access easement with the submittal. The easement provides access from Waters Road and provides access to the parcel from Gilbert Court. As part of the supplemental package provided on September 18<sup>th</sup>, the applicant team provided a sheet indicating a 20-foot wide asphalt stub road within the existing access easement indicated for “Township access to adjacent property.” We defer to the Township Engineer on if the proposed access road specifications are acceptable. The applicant should clarify how access to this easement will be provided given the gated entryway as detailed in Item 11 of this letter.
14. **Natural Features Protection and Preservation.** *Section 54.08* of the Zoning Ordinance details the requirements for protection and preservation of natural features. The revised submittal includes an updated natural features analysis performed by Atwell and Niswander Environmental, which included on-site assessments in 2020, 2024, and 2025 and evaluates wetlands, wetland mitigation, watercourses, landmark trees, threatened and endangered species habitat, wildlife use and habitat, steep slopes, and floodplain. The assessment also identifies specific areas within each development and a description of each assessment area.

The assessment indicates that existing conditions include a mix of fallow fields and forest and scrubland vegetative communities with isolated wetlands and wetland swales. The plans also indicate that it appears that the site was cleared in the 1990s and brush hogged in 2016, leaving less than six (6) acres of undisturbed forest remaining and mostly invasive species which have crowded out native species. Per *Section 54.08.D.5*, the Natural Features Statement of Impact, Protection, and Mitigation is subject to Planning Commission review and recommendation to the Township Board. The review criteria for the Natural Features Statement are listed below, as well as our comments in italics:

- i. The Natural Features Statement accurately and completely identifies all natural features within the previous five (5) years on, and within 100 feet of, the property covered by the site plan. *The analysis indicates on-site assessment and analysis were completed in 2020, 2024, and 2025.*
- ii. The contemplated development would comply with all applicable state, local, and federal laws, ordinances, standards, and regulations. *The information provided indicates that the applicant is working with or has submitted applicable agencies. Final site plan is not granted until approval is provided by all applicable agencies.*
- iii. The development would not cause a public or private nuisance and would not have a detrimental effect on the public health, safety, or welfare. *The development is generally consistent with the intent of the zoning district, as well as the approved amended consent judgment.*
- iv. The development will limit the overall removal or disturbance of natural features to the minimum necessary to allow a reasonable, economically viable use of the land. However, in the case of wetlands, the development is regulated under applicable state or federal laws. *The applicant has indicated that the proposed layout is designed to minimize impacts on natural features to the greatest extent possible while still allowing for reasonable use of the property. The applicant has made a further effort, beyond previous submittals, to limit removal or disturbance to natural features.*

Detailed comments on each portion of the natural features analysis are included below.

- a. **Wetlands.** The revised site plans include updated wetland summary and impact information. A wetland determination and delineation was performed by Niswander Environmental in 2024, which identified a total of 22 wetlands between the two developments. The majority of the wetlands on-site are regulated by EGLE (Department of Environment, Great Lakes, and Energy). Based on meetings with the applicant and information provided within the revised submittal, it is clear the applicant has made an effort to further avoid and reduce impacts on the on-site wetlands. The revised design





reduces the impact to the wetlands by 0.93 acres from the preliminary plans. To demonstrate the revisions made to reduce the impact, Sheet 8 of Arbor Preserve North and Sheet 10 of Arbor Preserve South provide a comparison plan showing the impact areas on the initial final site plan and the revised final site plan. The following chart outlines the comparison of wetland impacts between the initial final site plan submittal and the revised final site plans:

ARBOR PRESERVE NORTH Wetlands # 1-8		ARBOR PRESERVE SOUTH Wetlands # 9-21	
Total wetland acreage: 3.91 acres		Total wetland acreage: 6.86 acres	
Initial impact	1.54 acres	Initial impact	0.87 acres
	39.3%		12.7%
Proposed impact	1.11 acres	Proposed impact	0.59 acres
	28.4%		8.6%

The revised design allows for a 27.9% decrease in impact for Arbor Preserve North (from the initial proposed impact) and a 12.7% decrease in impact for Arbor Preserve South (from the initial proposed impact).

- b. **Wetland Setback.** Consistent with Part 303 Wetland Protection of the Natural Resources and Environmental Protection Act, a 25-foot setback shall be maintained from the boundary or edge of all wetlands. In addition, the ordinance requires a 50-foot setback for all buildings from the edges of wetlands. It should be noted that the revised plans submitted still had a number of encroachments into the 25-foot and 50-foot setbacks. The supplemental package provided by the applicant team on September 18<sup>th</sup> includes a revised layout plan indicated as a wetland setback remediation plan. The revised plan proposes to move the placement of the units encroaching into the 50-foot setback; to achieve this, the plan proposes reduced front yard setbacks for these units to account for the shifted placement, as well as minor movement of some unit lot lines. The supplemental plan identifies the proposed changes, as well as a table which is shown below (provided by the applicant). It should be noted that while the revised layout addresses the majority of the 50-foot building setback encroachments, there are still encroachments into the required 25-foot setback. Per the consent judgment, the Township Board has the authority to approve modifications to setback requirements.
- i. **Arbor Preserve North:** The updated layout plan reduces the number of encroachments into the 50-foot building wetland setback from 8 units (previously) to 1 unit (currently). Lot 26 is still proposed to encroach into the setback, indicating an encroachment of 73 sq ft. While 11 units are shown as needing to shift, 6 units require a modification to the front yard setback to accommodate the 50-foot wetland setback as proposed. These are detailed in the table below provided by the applicant. It should be noted that yard area of multiple units, road area (Allen Court), and sidewalk area are still shown within the required 25-foot setback.

North				
Lot	Front Setback (ft.)	Front Setback Reduction (ft.)	Encroached Area (sq. ft.)	Encroached Distance (ft.)
26	25	10	73	7
30	25	10	--	--
34	25	10	--	--
38	25	10	--	--
45	30	5	--	--
47	25	10	--	--

*Supplemental table provided by applicant*



ii. **Arbor Preserve South:** The updated layout plan reduces the number of encroachments into the 50-foot building wetland setback from 9 units (previously) to 0 units (currently). While 9 units are shown as needing to shift, 7 units require a modification to the front yard setback to accommodate the 50-foot wetland setback as proposed. These are detailed in the table below provided by the applicant. It should be noted that portions of the roads (Cortland Rd, Lapham Ct), one driveway, and unit yard areas are still shown within the required 25-foot setback.

Lot	South			
	Front Setback (ft.)	Front Setback Reduction (ft.)	Encroached Area (sq. ft.)	Encroached Distance (ft.)
17	25	10	--	--
18	20	15	--	--
24	20	15	--	--
37	30	5	--	--
43	30	5	--	--
46	20	15	--	--
47	20	15	--	--

Supplemental table provided by applicant

The proposed second amendment to the consent judgment outlines the proposed front yard setback deviations. The applicant should clarify that all side yard setbacks are still in compliance with required setbacks.

It should also be noted that buildable footprints shown on the plans reflect buildable area within the required setback, although building footprints are shown outside of the setback area. The applicant should clarify that lots will be restricted to the building footprints shown on the plans.

- c. **Wetland Setback Conservation Area Signage.** The revised plans include a detail of the proposed conservation area marker/sign, noting that no mowing, grading, tree removal, vegetation disturbance, or structures are allowed. It should be noted these signs are depicted as being at the edge of the regulated wetland, which the applicant has noted is per EGLE requirements. The required 25-foot setback is required to be permanently undisturbed and in its natural condition. The applicant should indicate how the 25-foot buffer is to be established as untouched area, especially for lots that have yard area within the setback area. The applicant should consider locating the conservation signs at the 25-foot setback, rather than the wetland boundary, or propose an alternative method of indicating the area to remain undisturbed.
- d. **Wetland Mitigation.** The Township has a no net loss of wetlands policy. To ensure that this policy is followed, any wetlands that are proposed to be removed or disturbed are required to be mitigated, which must be approved by the Township. Per *Section 54.08.L Wetland Mitigation and Restoration*, mitigation shall not be considered a substitute for making all prudent attempts to avoid wetland impacts. It does appear prudent attempts are made by the developer to avoid and reduce wetland impacts.

The natural features analysis indicates that upon assessment of the site, there are very little to no opportunities for successful on-site wetland mitigation due to lack of suitable mitigation areas, significant topography, and woodland areas, in addition to presence of invasive species. The study indicates other areas within Lodi Township were evaluated for mitigation opportunities and found there is not existing property available that would be candidates for mitigation, and attempts to purchase adjacent property for this purpose were unsuccessful.





Due to the above findings, the applicant is proposing off-site wetland mitigation through mitigation banking. The zoning ordinance requires that if mitigation is approved, it must be within the immediate vicinity and within the same watershed. The submittal indicates that there are no wetland banks in Lodi Township or Washtenaw County, but exists for the River Raisin watershed. The Planning Commission and Township Board should review the mitigation plan against the following criteria, as provided in Section 54.08.L(2), and determine if acceptable:

- The mitigation plan provides for the substantial replacement of the predominant functional values of the protected wetland to be lost.
- The mitigation plan provides for no net loss of protected wetland resources and watercourses.
- Mitigation shall be provided on-site where practical and beneficial to the wetland resources. If mitigation on-site is not practical and beneficial, then mitigation in the immediate vicinity, within the same watershed, of the permitted activity may be considered.
- The mitigation plan will comply with all applicable federal, state, and local laws and regulations.

It may also be noted that the applicant is proposing to improve 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.

- e. **Watercourses.** Watercourses are present on both Arbor Preserve North and South. It appears that the applicant has made an effort to design the site to minimize impacts on existing watercourses.
  - i. The plans indicate an impact to 439 linear feet of watercourse in Arbor Preserve North and 179 linear feet of watercourse in Arbor Preserve South. Approval of these impacts may be required from EGLE.
  - ii. A condition of the amended consent judgment requires that the 25-foot setback ~~strip~~ **strip** vegetated with natural plant species be provided from the high water mark of any watercourse, and buildings be at least 50-feet from the high water mark. It appears a vegetated buffer is provided around the watercourses. With the updated layout plan provided with the supplemental information provided on September 18<sup>th</sup>, it appears there is only one remaining building encroaching into the 50-foot setback area (Arbor Preserve North, Lot 26).
- f. **Trees.** An updated tree inventory is provided with the revised submittal, as required by the amended consent judgment, performed in November 2024. The updated survey identifies all trees with diameter at breast height (DBH) 6 inches and greater. The survey identifies a total of 524 landmark trees, as defined by the ordinance.
  - i. **Tree Preservation.** *Section 54.08.I.4* requires that any development preserve 35% of total number of individual deciduous trees (6-inch DBH or higher) and individual evergreen trees (6 feet or higher). The applicant should clarify with tree removal/preservation data that this requirement is met. In addition, if existing preserved trees do not average 15 trees per acre, additional trees should be planted to equal the minimum 15 trees per acre.
- g. **Tree Removal/Replacement.** The ordinance provides standards for removal and replacement of landmark and other trees where removal is necessary. *Section 54.08.O.2* lists the replacement ratio for removed trees, which is based on species and size. The site plans include calculations for tree removal and replacement. The applicant has indicated that for the amount of trees required to be removed, it is not possible to plant all the required replacement trees on the site.

It should be noted that the ordinance lists species of trees that are prohibited to be used as replacement trees, as they are considered undesirable species. While evaluating this list in comparison to the development's tree survey, a number of species within Arbor Preserve North and South are species that would be prohibited to be re-planted to replace what is being removed. This includes elm varieties, ash varieties, black walnut, box elder, among others. Our previous review reflected the



replacement requirements with these trees included and with them removed, which the Planning Commission considered and expressed comfortability with the calculation with those removed. The Township Board may wish to consider this as well.

The revised plans have been updated by the applicant to show calculations that match the method outlined above. The applicant’s calculations were less than our calculation, but the applicant has indicated the plans reflect our higher calculation. The following chart outlines the removal replacement requirements and proposal:

TREE REPLACEMENT			
	Proposed Removal	Required Replacement	Proposed Replacement
Arbor Preserve North	6-10 in DBH: 162 trees 11-14 in DBH: 32 trees 14+ in DBH: 5 trees Landmark trees: 39 trees, 966.5 in DBH	6-10: $162 \times 1 = 162$ trees 11-14: $32 \times 1.5 = 48$ trees 14+: $5 \times 2 = 10$ trees Landmark trees: $966.5 / 4 = 241.6$ trees  TOTAL = 462 trees required	Provided: 291 trees  <i>Remaining: 172 trees</i>
Arbor Preserve South	6-10 in DBH: 990 trees 11-14 in DBH: 354 trees 14+ in DBH: 101 trees Landmark trees: 126 trees, 1804.5 in DBH Coniferous = 121 trees	6-10: $990 \times 1 = 990$ trees 11-14: $354 \times 1.5 = 531$ trees 14+: $101 \times 2 = 202$ Landmark trees: $1804.5 / 4 = 452$ trees Coniferous = $121 \times 1 = 121$ trees  TOTAL = 2296 trees  <i>It should be noted that the data on Sheet 18 indicates 2175 trees as the total, which appears to leave out the 121 coniferous trees.</i>	Provided: 346 trees  <i>Remaining: 1950 trees</i>

The Township has received a letter from the applicant detailing the infeasibility of total tree replacement on-site and proposing a contribution to the Township for the purpose of community projects such as planting trees in green spaces, developing or improving recreational facilities, rehabilitating township facilities, or funding planning studies. This is outside of the scope of the Township’s Zoning Ordinance, so is not within the authority of the Planning Commission to consider. The request may be considered by the Township Board and may require amendment to the consent judgment.

- h. **Threatened and Endangered Species Habitat Review/Wildlife Usage and Habitat.** The revised submittal includes an updated statement regarding threatened and endangered species habitat and indicates that the applicant team is working with state and federal agencies. The analysis indicates that the US Fish and Wildlife Service has indicated there are no concerns regarding massasauga rattlesnakes on the site, but further surveying for two bat species is required. The supplemental information provided on September 18<sup>th</sup> includes communication from the US Fish & Wildlife Service regarding the project area and results of the assessment. The materials also indicate the applicant is proposing to implement voluntary habitat mitigation within the project area. The analysis also indicates a rare species review was requested and the Michigan Natural Features Inventory indicated there are no concerns.



**15. Landscaping.** The final site plan submittal includes landscape plans and details for Arbor Preserve North and Arbor Preserve South. The following table lists requirements for landscaping. It should be noted that a number of deviations were approved as part of the PUD for the project and thus were recorded as part of the consent judgment. The table below reflects the ordinance requirement, as well as any deviations approved as part of the PUD/consent judgment.

	Required	Provided	Comments
<b>Landscape Strip/Greenbelt</b> (Per Section 30.203 and Section 42.301)	20 foot depth 1 tree per 15 linear feet of greenbelt length Along all ROW, road frontage (not interior streets), and perimeter  <u>NORTH</u> : 1,326 lf frontage along Wagner Rd = 89 trees, 266 shrubs  <u>SOUTH</u> : 1,297 lf frontage along Waters Rd, proposing to preserve 360 lf → 937 lf = 63 trees, 217 shrubs	<u>NORTH</u> 20 foot depth 89 trees, 322 shrubs	In compliance. Applicant is proposing to maintain 360 ft of frontage and existing plants along Waters Rd in Arbor Preserve South.
		<u>SOUTH</u> 20 foot depth 63 trees, 283 shrubs	Deviation for landscape strip along perimeter approved as part of consent judgment and PUD. It should be noted that greenbelt is proposed along Wagner and Waters, and existing landscape area and wetlands are proposed to be preserved along most boundaries.
<b>Transition Buffer</b> (per Section 30.203 and Section 42.301)	Zoning Ordinance: 15 ft. depth; existing trees shall be preserved unless approved removal/ replacement Provided between land uses and along perimeter  Consent Judgment/PUD: 0 ft. transition buffer	<u>NORTH</u> 0 ft. for units 27-34. 15+ ft. for all other units	In compliance.  Deviation for transition buffer approved as part of consent judgment and PUD.
		<u>SOUTH</u> 0 ft. for units 1-3, 5-6, 11-12, 22-23, 39. 15+ ft. for all other units	It should be noted that majority of lots still meet 15 ft. transition buffer.
<b>Perimeter Open Space</b> (Per Section 42.301)	Zoning Ordinance: 50 ft. along ROW, 20 ft. where not adjacent to ROW  Consent Judgment/PUD: 0 ft. perimeter open space	<u>NORTH</u> 0 ft.	In compliance.  Deviation for perimeter open space approved as part of consent judgment and PUD.
		<u>SOUTH</u> 0 ft.	It should be noted that greenbelt is proposed along Wagner and Waters, and existing landscape area and wetlands are proposed to be preserved along most boundaries.





	Required	Provided	Comments
Residential Street Trees (Per Section 45.10.G)	Street trees provided in margins of both sides of street Max distance of 60 ft. apart	<u>NORTH</u> 110 street trees Max. 60 ft. apart	In compliance
		<u>SOUTH</u> 104 street trees Max. 60 ft. apart	
Landmark Tree Replacement	See item 9.e above.		

16. **Occupancy/Ownership Details.** The applicant has indicated that the units will be for sale.
17. **Lighting.** Street lighting is required for all residential projects, except those with a net dwelling unit density of less than one (1) unit per acre. The applicant has indicated that internal street lighting is not proposed, as it is a rural cluster development. A condition of the amended consent judgment is that street lighting be provided, unless a waiver is granted for no street lighting. The Planning Commission and Township Board should consider the waiver request.
18. **Building Façade/Elevations.** Per the amended consent judgment, building elevations, details, and colored renderings for proposed dwellings are included with the revised final site plan submittal. Building materials include brick, a mix of horizontal and vertical siding, stone, shake siding, and shingle roofs.
19. **Traffic Impact Study.** An updated traffic impact study is provided with the revised submittal, as required by the amended consent judgment. Recommendations of the traffic study include installation of an actuated traffic signal at Wagner & Waters intersection, and left-turn lanes for both entrances on Wagner Road. We defer to the Township Engineer for further comment.
20. **Other Reviews.** The following reviews and permits are required:
- a. Washtenaw County Road Commission (WCRC): Review and approval will be required. A permit will be required for all work within the right-of-way.
  - b. Washtenaw County Water Resources Commissioner’s Office (WCWRC): Review and approval will be required for establishment of the drainage district and storm water detention and outlet.
  - c. Washtenaw County Water Resources Commissioner’s Office (WCWRC): A permit will be required for soil erosion and sedimentation control.
  - d. Saline Area Fire Department: Review and approval will be required.
  - e. Washtenaw County Health Department (WCHD): Permits will be required for wells.
  - f. Michigan EGLE Sanitary/Part 41 (WWTP NPDES): A permit will be required for the collection system and WWTP.
  - g. Michigan EGLE Wetlands & Watercourses/Part 303: A permit may be required for the wetland mitigation measures prior to construction.
  - h. Other permits/approvals/etc. may be required.
21. This review is also conditioned upon review and approval from all applicable consultants, departments, and agencies.

**RECOMMENDATION**





Based upon the above comments, our finding is that the final site plans are substantially in compliance with the provisions of the Zoning Ordinance, the approved Area Plan, and the amended consent judgment, with the exception of the tree replacement and outstanding setback issues. The Township Board may have the authority to approve modifications, as outlined in the consent judgment, or amendment to the consent judgment.

Given this, we are recommending approval of the revised (2) final site plans for Arbor Preserve North and Arbor Preserve South (*parcels # M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010, M-13-01-300-005, M-13-01-300-011, M-13-01-300-012, M-13-01-300-014*), subject to the following conditions:

1. Proposed setback modifications be addressed in accordance with the amended consent judgment;
2. Encroachments into required wetland setbacks be addressed in accordance with the amended consent judgment;
3. Tree replacement be approved in an appropriate manner by the Township Board;
4. Township Attorney approval of the draft private road maintenance agreement and any other applicable documents;
5. Approval of sidewalks on one side of internal roads, where shown to minimize impacts on existing wetlands;
6. Township Board review and approval of the Natural Features Statement, per review criteria in *Section 54.08.D*;
7. Township Board review and approval of the proposed wetland mitigation plan;
8. Approval of requested waiver to not provide street lighting;
9. Review and approval from all applicable consultants, departments, and agencies.

If you have any further questions, please contact Hannah Smith at (810)215-9740 or [Hannah.Smith@OHM-Advisors.com](mailto:Hannah.Smith@OHM-Advisors.com).

Sincerely,  
OHM Advisors

Hannah Smith, Senior Planner

cc: Jan Godek, Township Supervisor  
Christina Smith, Township Clerk  
Marcus McNamara, OHM Advisors  
MC Mortiz, OHM Advisors

Exhibit #2  
Conditions



October 1, 2025

Jan Godek  
Township Supervisor  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

RE: Arbor Preserve Final Site Plan – Consent Judgment Conditions (UPDATED)

Dear Supervisor Godek:

In the Township Board's Resolution to enter into the First Amendment to the Consent Judgment associated with the Arbor Preserve development project (Resolution No. 2023-012), the Board attached a list of conditions to be met as part of the final site plan process (Exhibit 2 of the Resolution). This list was thus recorded as part of the amendment to the consent judgment.

In recent months, the applicant for the Arbor Preserve development project (Toll Brothers) has submitted and we have reviewed iterations of the final site plans for the project. The Planning Commission considered revised final site plans at the July 22<sup>nd</sup> meeting, where the Commission recommended denial of the final site plans to the Township Board. Following that meeting, the applicant team submitted another set of revisions (plans dated 8/8/25) which were reviewed. On September 18<sup>th</sup>, the applicant team provided a supplemental package of materials to the Township for consideration by the Township Board. This list has since been updated to reflect the updated materials provided.

At the Township's request, we have compiled updated information on the list of conditions that were to be met with the final site plan. We have listed those conditions along with a status update of each item below:

#### Conditions

- That parking calculations be added to the plans;
  - o **STATUS:** Addressed satisfactorily. Parking calculations have been added and meet requirements.
- That private roads meet the standards of Section 42.200 and Section 54.17.C(2) and that a private road maintenance agreement be provided;
  - o **STATUS:** Addressed - The standard specifications for private roads have been met. A private road maintenance agreement has been provided.
- That 20-foot access easement provided around walking paths as required by Section 45.10.E(2);
  - o **STATUS:** Walking paths have been removed from the final site plans.
- That an updated Natural Features Statement of Impact, Protection, and Mitigation be provided for review;
  - o **STATUS:** Addressed satisfactorily. An updated Natural Features Statement of Impact, Protection and Mitigation is provided with the revised final site plans.
- That a 25-foot setback be maintained from the boundary or edge of any wetland and that buildings be setback a minimum of 50 feet from the edges of wetlands, as required in Section 54.08.E(6);
  - o **STATUS:** Not addressed satisfactorily. The most recent supplemental materials provided proposed shifted placement of buildings to address the building encroachments into the 50-foot wetland setback. To achieve this, the plan proposes reduced front yard setbacks for these units and some minor shifts of lot lines. There is now only one building encroachment into the 50-foot wetland





- setback (Unit 26 in AP North). It should be noted that there are still encroachments into the 25-foot setback, including a road, sidewalk, and yard areas of 14 units. In Arbor Preserve South, there are zero remaining buildings encroaching into the 50-foot setback. Two roads are still within the 25-foot setback, as well as yard areas of 11 units.
- That wetland mitigation be provided in line with Section 54.08.L, and that wetland mitigation be provided within Lodi Township in line with ordinance requirements that mitigation be in the immediate vicinity and within the same watershed;
    - o **STATUS:** Addressed. The applicant has indicated that mitigation within the Township is infeasible and is alternatively proposing wetland mitigation banking within the River Raisin Watershed.
  - That a 25-foot permanent setback strip vegetated with natural plant species is provided from the high water mark of the any watercourse, as well as building and construction at least 50 feet from the high mark of any watercourse;
    - o **STATUS:** Addressed. Watercourse setbacks are generally consistent with wetland setbacks; comments regarding wetland setback encroachments also apply to watercourses.
  - That an updated tree inventory be provided reflecting current conditions and including all trees that meet the definition of a landmark tree;
    - o **STATUS:** Addressed satisfactorily. An updated tree inventory is provided and appears to meet requirements.
  - That the applicant provide additional information on the amount of cut and fill proposed;
    - o **STATUS:** Addressed. The applicant has provided updated cut and fill information.
  - That a detailed landscaping plan, including plant specifications and counts, be provided with final site plan;
    - o **STATUS:** Addressed satisfactorily. The revised final site plans include detailed landscaping plans.
  - That on landscaping plans, conflict of deciduous trees proposed on top of proposed sanitary sewer be resolved to the extent possible;
    - o **STATUS:** Addressed - Proposed landscaping does not interfere with proposed sanitary sewer or any other utilities.
  - That the applicant provide street lighting, unless a waiver granted for no street lighting;
    - o **STATUS:** Addressed. The applicant is requesting a waiver from the Township Board to not provide street lighting.
  - That detailed building façade elevations for all proposed dwellings, drawn to appropriate scale and indicating types, colors, and dimensions of materials be submitted with final site plan;
    - o **STATUS:** Addressed satisfactorily. The revised final site plans include detailed building façade elevations.
  - That the applicant provide details of the proposed recreation areas, including location, area, and dimensions, and that recreation facilities be provided with each phase of development as required by Ordinance;
    - o **STATUS:** Addressed. The applicant has removed the walking trails in an effort to preserve area in its natural state and preserve wetland setback. Phasing is no longer proposed.
  - That the applicant provide the referenced traffic impact study for review and that all improvements necessary to mitigate the impact of the additional traffic to the surrounding road network be made as required by the Washtenaw County Road Commission, as noted in the OHM review letter dated June 1, 2023;
    - o **STATUS:** Provided. A traffic signal is recommended at the intersection of Wagner Road & Waters Road. A left turn lane is recommended for both Wagner Road site drives.
  - That connections to public roads are reviewed and approved by the Washtenaw County Road Commission;
    - o **STATUS:** Addressed - An approval was provided in the form of an email from Gary Straight (WCRC) dated May 14, 2025. The approval includes the recommended mitigation measures listed above (signal at Wagner & Waters Road intersection, left turn lanes for the entrances off Wagner Road).
  - That a drainage district be established for the storm water management and that storm water management be designed in accordance with the Washtenaw County standards;
    - o **STATUS:** In progress - The latest review letter from the County Water Resources office is dated August 26, 2025. There are still several outstanding items to be addressed.





- That a truck turning template be provided to verify emergency vehicle and garbage truck access to the site;
  - o **STATUS:** Addressed satisfactorily. The revised final site plans include a truck turning plan.
- That the lot area tables on sheet 8 (Arbor Preserve North) and sheet 10 (Arbor Preserve South) be corrected to be consistent with the plan sheet scale;
  - o **STATUS:** Addressed.
- That the phases be clearly delineated on the final site plan;
  - o **STATUS:** Addressed. Phasing of the project is no longer proposed.
- That all sidewalk ramps and crosswalks be fully ADA compliant;
  - o **STATUS:** Several sidewalk flags at intersections in both North and South have cross slopes greater than the maximum allowable 1.8%. This is a small detail to address and will not impact the site grading / private road grading significantly.
- That clarification be provided on curb and gutter details, to the satisfaction of the Township Engineer;
  - o **STATUS:** Addressed.
- That all proposed utility services be shown on the plans;
  - o **STATUS:** Addressed.
- That details for the proposed wastewater treatment facility be provided, to the satisfaction of the Township Engineer;
  - o **STATUS:** The wastewater treatment plant type has been specified (extended aeration for both North and South). No further details have been provided. Permitting wastewater treatment facilities falls under State jurisdiction.
- That conveyance calculations for the storm water collection system be provided;
  - o **STATUS:** Addressed.
- That details sheets be included for water, sanitary, and storm sewer;
  - o **STATUS:** Addressed.
- That approval for location and capacity of the wells be given by Health Department;
  - o **STATUS:** Final approval for the location of the wells has not been submitted to this office.
- That an alignment sheet showing road dimension details (length, width of lanes, radius of curves, etc.) is provided for review by Township Engineer;
  - o **STATUS:** Addressed.
- That the plans show the Wastewater Treatment Plant drive and parking area if proposed;
  - o **STATUS:** Addressed.
- That the detention basin calculations for Basin 1 (Arbor Preserve South) be verified to address discrepancies in calculations, as noted in the Engineering review letter dated June 1, 2023;
  - o **STATUS:** Addressed.
- That all permits/approvals required are obtained, including but not limited to Washtenaw County Road Commission, Washtenaw County Water Resources Commissioner's Office, Washtenaw County SESC, Saline Area Fire Department, Michigan EGLE Sanitary/Part 41 (WWTP NPDES), Michigan EGLE Wetlands & Watercourses/Part 303;
  - o **STATUS:** WCRC approval has been obtained. All other permits are in progress.
- That copies of correspondences between applicant and review agencies listed above be sent to Township Engineer.
  - o **STATUS:** WCRC approval has been obtained and correspondence provided. All other permits are in progress.
- All required information be provided for Final Site Plan as required by Section 42.110 Required Area Plan Information and Section 44.08 Required Site Plan Information.
  - o **STATUS:** Addressed. Required information has been provided.

Sincerely,  
OHM Advisors



Hannah Smith, Senior Planner

cc: Christina Smith, Township Supervisor  
Jesse O'Jack, Township Attorney  
Marcus McNamara, OHM Advisors  
MC Moritz, OHM Advisors



October 1, 2025

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

RE: Arbor Preserve – North/South  
Final Site Plan

Dear Township Trustees:

We have reviewed the final site plans, received on August 12, 2025, for the proposed Arbor Preserve – North and Arbor Preserve – South residential developments, according to the Township ordinances and general engineering standards. Both sites are separate applications because they are separate properties but were submitted concurrently. General project information has been provided below, followed by our review comments.

The Arbor Preserve – North site is located on the east side of South Wagner Road, between Waters Road and Scio Church Road. The applicant is proposing a single-family residential development consisting of 55 dwelling units. The development will be served by private asphalt roadways with two access points from S Wagner Road. The storm water will be collected through enclosed storm sewers and four (4) detention basins before being discharged to existing drainage courses on property. The development’s utilities consist of individual household wells and a private community wastewater treatment facility.

The Arbor Preserve – South site is located on the north side of Waters Road, between Wagner Road and Ann Arbor Saline Road. The applicant is proposing a single-family residential development consisting of 52 dwelling units. The development will be served by private asphalt roadways with two access points off Waters Road. The storm water will be collected through enclosed storm sewers and three (3) detention basins before being discharged to the existing drainage courses on the property. The development’s utilities consist of individual household wells and a private community wastewater treatment facility.

**GENERAL INFORMATION**

	<u>North</u>	<u>South</u>
Applicant	Toll Brothers	Toll Brothers
Plan Date	January 27, 2025	January 27, 2025
Revision Date	August 8, 2025	August 8, 2025
Location	Section 1, Township 3 South, Range 5 East in Lodi Township	Section 1, Township 3 South, Range 5 East in Lodi Township
Parcel ID	M-13-01-200-005, M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010	M-13-01-300-011, M-13-01-300-012, M-13-01-300-014
Action Requested	Final Site Plan Review	Final Site Plan Review





**COMMENTS FOR BOARD CONSIDERATION**

An OHM letter dated July 9, 2025, was originally prepared for the Planning Commission meeting on July 22, 2025. This July letter has been enclosed for reference.

Several supplementary documents, including a revised plan set, were submitted to the Township after the Planning Commission meeting. All supplementary materials have been reviewed, and this letter reflects an updated status on site engineering comments and permits.

Our outstanding site engineering comments are minor and are listed below. A list of anticipated permits is provided at the end of this letter.

**ENGINEERING COMMENTS**

**GENERAL - NORTH & SOUTH**

1. Cover sheets shall include stamps from a professional engineer licensed in the state of Michigan.

**PAVING & GRADING - NORTH & SOUTH**

2. Provide grading at the corners of all pedestrian ramps and landings to verify ADA compliance. Adjust grading as necessary to meet cross slope and running slope requirements.

**REQUIRED PERMITS/APPROVAL**

The following is a list of outside agency reviews and permits that will be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office.

- **Michigan EGLE Sanitary/Part 41 (WWTP NPDES):** A permit will be required for the collection system and WWTP.
- **Michigan EGLE Wetlands & Watercourses/Part 303:** A permit may be required for the wetland mitigation measures prior to construction.
- **Washtenaw County Road Commission (WCRC):** Review and approval will be required. A permit will be required for all work within the right-of-way.
- **Washtenaw County Water Resources Commissioner’s Office (WCWRC):** Review and approval will be required for establishment of the drainage district and storm water detention and outlet.
- **Washtenaw County Water Resources Commissioner’s Office (WCWRC):** A permit will be required for soil erosion and sedimentation control.
- **Washtenaw County Health Department (WCHD):** Permits will be required for wells.
- **Saline Area Fire Department:** Approval provided on August 27, 2025 per Chief Sperle
- Other permits/approvals/etc. may be required.

If you have any questions, please contact MC Moritz at (734) 466-4506 or [MC.Moritz@OHM-Advisors.com](mailto:MC.Moritz@OHM-Advisors.com)

Sincerely,  
OHM Advisors

Marcus J McNamara

**OHM Advisors®**

355 SOUTH ZEEB ROAD, SUITE A  
ANN ARBOR, MICHIGAN 48103

T 734.522.6711  
F 734.522.6427

[OHM-Advisors.com](http://OHM-Advisors.com)



cc: Jan Godek, Lodi Township Supervisor  
Christina Smith, Lodi Township Clerk  
Hannah Smith, CIB Planning  
MC Moritz, OHM Advisors

Encl July 9, 2025 OHM Letter prepared for Planning Commission Meeting on July 22, 2025

File P:\0000\_0100\SITE\_LodiTwp\2020\0048201030\_Arbor\_North\PSP5\_08.12.25



July 9, 2025

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

RE:     **Arbor Preserve – North/South**  
          Final Site Plan

Dear Planning Commissioners:

We have reviewed the final site plans, received on May 30, 2025, for the proposed Arbor Preserve – North and Arbor Preserve – South residential developments, according to the Township ordinances and general engineering standards. Both sites are separate applications because they are separate properties but were submitted concurrently. General project information has been provided below, followed by our review comments.

The Arbor Preserve – North site is located on the east side of South Wagner Road, between Waters Road and Scio Church Road. The applicant is proposing a single-family residential development consisting of 55 dwelling units. The development will be served by private asphalt roadways with two access points from S Wagner Road. The storm water will be collected through enclosed storm sewers and four (4) detention basins before being discharged to existing drainage courses on property. The development’s utilities consist of individual household wells and a private community wastewater treatment facility.

The Arbor Preserve – South site is located on the north side of Waters Road, between Wagner Road and Ann Arbor Saline Road. The applicant is proposing a single-family residential development consisting of 52 dwelling units. The development will be served by private asphalt roadways with two access points off Waters Road. The storm water will be collected through enclosed storm sewers and three (3) detention basins before being discharged to the existing drainage courses on the property. The development’s utilities consist of individual household wells and a private community wastewater treatment facility.

**GENERAL INFORMATION**

	<b><u>North</u></b>	<b><u>South</u></b>
Applicant	Toll Brothers	Toll Brothers
Plan Date	January 27, 2025	January 27, 2025
Revision Date	May 22, 2025	May 22, 2025
Location	Section 1, Township 3 South, Range 5 East in Lodi Township	Section 1, Township 3 South, Range 5 East in Lodi Township
Parcel ID	M-13-01-200-005, M-13-01-300-007, M-13-01-300-008, M-13-01-300-009, M-13-01-300-010	M-13-01-300-011, M-13-01-300-012, M-13-01-300-014
Action Requested	Final Site Plan Review	Final Site Plan Review



**ECLOSED FOR REFERENCE ONLY  
PREPARED FOR PC MEETING ON JULY 22, 2025**

**COMMENTS FOR PLANNING COMMISSION CONSIDERATION**

These plans either meet or have the potential to meet all Township engineering requirements. Our outstanding comments are minor and are listed below.

When the applicant provides the required permits from outside agencies and addresses the minor comments below, we will recommend final site plan approval. A list of anticipated permits is provided at the end of this letter.

**ENGINEERING COMMENTS**

**GENERAL**

**NORTH**

1. On Sheet 12 the lot area table is missing unit #27. Revise as needed.

**SOUTH**

2. On Sheets 20, 21, and 22 the match line sheet numbers are incorrect. Revise/update as needed.

**UTILITIES**

**NORTH**

3. The sanitary profiles (Sheets 25 – 29) are missing the text along the pipe segments that lists the length, diameter, material and grade. Add this information for clarity (i.e. as shown on the South plan set).

**SOUTH**

4. The following sanitary pipe runs are greater than 300 feet. Revised structure placement or add an additional structure as needed.
  - a. S2 – S3
  - b. S8 – S20

**STORMWATER**

Refer to the Washtenaw County Water Resources review letter dated June 17, 2025, for outstanding stormwater comments. We note that these comments are significant and addressing them may generate additional general, utility, or paving/grading comments during final engineering approval.

**PAVING & GRADING**

**NORTH**

5. On Sheet 44, provide grading at sidewalk ramps and corners to verify ADA compliance.
6. On Sheet 52, the typical road cross section detail shall specify mix type 13A for the asphalt per Township requirements for Class One private roads.

**SOUTH**

7. On Sheet 56, provide grading at sidewalk ramps and corners to verify ADA compliance.
8. On Sheet 63, the typical road cross section detail shall specify mix type 13A for the asphalt per Township requirements for Class One private roads.
9. This office defers to the Township planner regarding the proposed driveway layout on Gilbert Court. The plans show six (6) parcels with access on the circumference of the cul-de-sac right-of-way, whereas the Township Ordinance specifies five (5) parcels as the maximum allowable.

**ECLOSED FOR REFERENCE ONLY**  
**PREPARED FOR PC MEETING ON JULY 22, 2025**

**REQUIRED PERMITS/APPROVAL**

The following is a list of outside agency reviews and permits that will be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office.

- **Michigan EGLE Sanitary/Part 41 (WWTP NPDES):** A permit will be required for the collection system and WWTP.
- **Michigan EGLE Wetlands & Watercourses/Part 303:** A permit may be required for the wetland mitigation measures prior to construction.
- **Washtenaw County Road Commission (WCRC):** Review and approval will be required. A permit will be required for all work within the right-of-way.
- **Washtenaw County Water Resources Commissioner’s Office (WCWRC):** Review and approval will be required for establishment of the drainage district and storm water detention and outlet.
- **Washtenaw County Water Resources Commissioner’s Office (WCWRC):** A permit will be required for soil erosion and sedimentation control.
- **Washtenaw County Health Department (WCHD):** Permits will be required for wells.
- **Saline Area Fire Department:** Review and approval will be required.
- Other permits/approvals/etc. may be required.

If you have any questions, please contact MC Moritz at (734) 466-4506 or [MC.Moritz@OHM-Advisors.com](mailto:MC.Moritz@OHM-Advisors.com)

Sincerely,  
OHM Advisors



Marcus J McNamara

cc: Jan Godek, Lodi Township Supervisor  
Christina Smith, Lodi Township Clerk  
Hannah Smith, CIB Planning  
MC Moritz, OHM Advisors

File P:\0000\_0100\SITE\_LodiTwp\2020\0048201030\_Arbor\_North\PSP4



approved  
by atty o Jack

### **PRIVATE ROAD MAINTENANCE AGREEMENT**

THIS PRIVATE ROAD MAINTENANCE AGREEMENT ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Lodi Township, a Michigan municipal corporation ("Township") whose address is, 3755 Pleasant Lake Road, Michigan 48103, and Toll Northeast V Corp., a Delaware corporation ("Developer"), whose address is 26200 Town Center Drive, Suite 200, Novi, MI.

### **RECITALS**

A. Developer is the developer of certain property located in Lodi Township, Washtenaw County, as more particularly described on Exhibit A attached hereto and made a part hereof ("Property").

B. The Property is subject to a Consent Judgment dated February 13, 2007 ("Original Consent Judgment"), as thereafter interpreted in an Order Denying Motion for Order to Show Cause entered by the Court on June 29, 2021, and as amended by a First Amendment to Consent Judgment dated October 30, 2023 ("First Amendment" and together with the Original Consent Judgment, "Consent Judgment"), which provide for the development of the Property as a single family residential development ("Project") as more particularly set forth in the "Area/Preliminary Site Plan" attached as Exhibit C to the First Amendment and the conditions of approval attached as Exhibit D to the First Amendment (collectively, "Preliminary Approval").

C. The Project shall be served by a private roadway system ("Road Improvements") which shall be constructed in accordance with the Preliminary Approval and final design standards approved by the Township ("Final Approvals").

D. The Project shall be developed as a residential site condominium according to the provisions of the Condominium Act, Act 59 of the Public Acts of 1978, as amended, and Township ordinances ("Condominium") and the Condominium shall be operated by a condominium association ("Association") whose members shall consist of all of the owners of units or lots within the Condominium ("Owners").

E. The Developer is responsible for the construction of the Road Improvements, and for the maintenance, repair and replacement of all Road Improvements until the Road Improvements have been completed and inspected and approved by the Township at which time, responsibility for maintenance, repair and replacement may be assigned to, and assumed by the Association on behalf of the Owners.

F. The Township requires this Agreement to be entered into to provide for the construction, maintenance, repair and replacement of the Road Improvements and to provide the Township an easement for the maintenance, inspection, repair and replacement of the Road Improvements in the event the Road Improvements are not properly constructed, maintained, repaired or replaced.



G. This Agreement is exempt from county and state transfer taxes under MCL 207.505(a) and MCL 207.526(a) respectively as the consideration is less than \$100.00.

Now, therefore, the parties agree as follows:

1 Incorporation by Reference. The foregoing recitals are incorporated into this Agreement and agreed to be binding as if set forth in full in the body of this Agreement.

2 Reservation and Grant of Easements.

2.1 Developer establishes and reserves to itself, the Association, the Owners and their respective tenants, occupants, guests and invitees, and Township representatives, including fire, police and emergency service providers, and other governmental authorities with jurisdiction over the Property, the Condominium or any portion thereof, but not the public at large, an easement for the purposes of vehicular and pedestrian access, ingress and egress over and across the Road Improvements, at all times.

2.2 Developer grants to the Township, its employees, agents, consultants and contractors, a perpetual easement to enter in and over the Road Improvements and such portions of the Property as is reasonably necessary for inspection, use, maintenance and repair of the Road Improvements (the "Township Maintenance Easement"). Notwithstanding the foregoing, the Township has no obligation to perform any maintenance or enforcement activities related to the Road Improvements.

2.3 The easements granted pursuant to this Agreement shall burden the Property and shall run with the Property, and the easements granted pursuant to this Agreement shall inure to the benefit of, and shall be binding upon, the Developer, the Association, the Owners and their respective tenants, occupants, guests and invitees, and the Township and its respective successors, transferees and assigns, but not the public at large.

2.4 Developer acknowledges that an ingress/egress easement has already been provided for access to Waters Road over the Road Improvements on Arbor Preserve—South for the benefit of property adjacent to south and west of Arbor Preserve—South (more particularly described as Parcel No. M-13-01-300-013), as depicted on Sheet 37 of the Final Site Plan for Arbor Preserve—South. Developer agrees that the Road Improvements shall include the construction of a paved access connection to the adjacent parcel as shown on Sheet 37 of the Final Site Plan. Developer also acknowledges that this Agreement does not in any manner limit or restrict the ingress/egress easement referred to in this section.

3 Construction of the Road Improvements; Repair and Maintenance of the Easement Parcels and Road Improvements.

3.1 Developer shall, at its sole cost and expense, construct the Road Improvements in accordance with the Final Approvals and permits issued pursuant to the Final Approvals.

3.2 If not already established, Developer shall establish the Association to provide for the ongoing maintenance, repair and replacement of all Road Improvements. Once the Road Improvements have been completed and inspected and approved by the Township, the Association shall be responsible for maintenance, repair and replacement of all Road Improvements and be responsible for assessment and collection from the Owners on a pro-rata basis of sums necessary to pay for the maintenance, repair and replacement of all Road Improvements.



3.3 Maintenance of the Road Improvements shall include, but is not limited to, grading, dust control, filling in and repairing cracks, potholes or other holes, removal of fallen trees and debris, resurfacing, snow plowing and removal, installation and maintenance of required signage, and improvements to provide for surface water runoff drainage systems. Maintenance and improvements to the Road Improvements must at all times, at a minimum, meet the required standards and specifications of the ordinances of the Township in effect from time to time.

#### 4 Enforcement by the Township.

4.1 This Agreement is enforceable by the Township, its successors, assigns or transferees and shall be binding on Developer until the Road Improvements have been completed, inspected and approved by the Township, and thereafter, the Association and the Owners, jointly and severally, and their respective successors, assigns, agents and transferees.

4.2 Following written notice having been delivered to the Developer, or the Association after the Road Improvements have been completed and inspected and approved by the Township, the Township and its consultants, contractors, engineers, agents and employees are authorized to enter the Property to inspect the Road Improvements. If, for any reason, the Road Improvements are not maintained in accordance with the standards set forth in Township ordinances, the Township may serve written notice of such failure upon the Developer or the Association after the Road Improvements have been completed and inspected and approved by the Township. Such written notice shall contain a clear description of the failure(s) in maintenance, a demand that the deficiencies of maintenance, repair and replacement and an opportunity to cure such failure to maintain within a stated reasonable time period. If such work is not properly performed within the time required, the Township through its consultants, contractors, engineers, agents and employees may, but is not required to, enter upon any portion of the Property as is reasonably necessary in order to undertake such maintenance, repair or replacement of the Road Improvements as the Township, in its sole discretion, deems necessary, in accordance with sound construction standards, and to bill the Developer, or once the Road Improvements have been completed and inspected and approved by the Township, the Owners through the Association, for the cost incurred plus reasonable interest on unpaid amounts after 30 days from the date of invoice. If such invoice is not paid within 30 days from the date of invoice, the amount invoiced shall be a lien on each Owner's unit or lot and may be collected by the Township in a collection suit or as delinquent taxes, and foreclosed upon in the same manner as delinquent taxes. If suit is initiated by the Township, the Developer or the Association after the Road Improvements have been completed and inspected and approved by the Township, the Association and Owners, shall pay all of the Township's reasonable legal fees and costs. In addition, the Township shall have the right, but not the obligation, to establish a Special Assessment District, and authorize improvements within the Special Assessment District for the Road Improvements. The Township, is authorized to proceed under Public Act 246 of 1945, as amended, Act 139 of 1972, as amended, Act 116 of 1923, as amended, and Act 188 of 1954 to establish Special Assessment Districts and levy special assessments upon the units or lots owned by each Owner to fulfill the obligations, and maintain, repair and replace the Road Improvements to the extent not properly maintained, repaired and replaced as provided in the notice previously delivered by the Township. The Developer shall provide in the master deed for the Condominium that by taking title to a unit, each Owner has irrevocably agreed that the Township, may establish the foregoing Special Assessment District. The choice of remedy shall be at the sole option of the Township and the election of one remedy shall not waive the use of any other remedy.

5 Other Terms and Provisions.

- 5.1 The provisions of this instrument may be amended only in writing with the prior written consent of the Township and Developer until the Road Improvements have been completed and inspected and approved by the Township after which point in time, the prior written consent of the Township and the Association, only, and in no event shall the separate consent of the Owners be required. Any amendment to this Agreement shall be recorded in the Washtenaw County Records.
- 5.2 The laws of the State of Michigan shall govern the interpretation, validity, performance and enforcement of this Agreement. Invalidation of any provision of this Agreement by judgment or court order shall not affect the validity of any other provision, which shall remain in full force and effect.
- 5.3 Developer agrees, for itself and all successors and assigns, that at any such time that it becomes necessary or appropriate for the Road Improvements to be dedicated to public use under the control or jurisdiction of the Township or the Washtenaw County Road Commission, Developer, the Association, shall be bound by this Agreement and agree to deed or convey whatever title interest they have in the Road Improvements to the Township or Washtenaw County Road Commission without additional compensation. In the event of dedication and acceptance by the Township or the Washtenaw County Road Commission, this Agreement shall be deemed null and void and of no further force or effect.
- 5.4 This Agreement shall be recorded with the Washtenaw County Register of Deeds, shall constitute covenants running with the land, and shall be binding on all the parties, their heirs, agents, successors and assigns and all subsequent purchasers, including, but not limited to, the Association and the Owners. The Developer shall have no liability for any obligation under this Agreement arising after the date the Road Improvements have been completed and inspected and approved by the Township after which time, the Association and Owners shall be liable for the obligations arising under this Agreement.
- 5.5 No Owner may exempt himself from liability for his contribution towards the expenses of administration by waiver of the use or enjoyment of the roadway or easement or by abandonment of his parcel.
- 5.6 If any of the terms, provisions, or covenants of this Agreement are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any other manner whatsoever the other terms, provisions and covenants of this Agreement.

*[signatures on following pages]*



[Signature page to Arbor Preserve Private Road Maintenance Agreement]

DEVELOPER

TOLL NORTHEAST V CORP,  
a Delaware Corporation

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MICHIGAN            )  
  ss.  
COUNTY OF WASHTENAW    )

Acknowledged to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by  
\_\_\_\_\_, \_\_\_\_\_ of Toll Northeast V Corp, a Delaware Corporation, on  
behalf of the corporation.

\_\_\_\_\_, Notary Public  
State of Michigan, County of Washtenaw  
My Commission Expires: \_\_\_\_\_

[signature of Township on following page]

[Signature page to Arbor Preserve Private Road Maintenance Agreement]

TOWNSHIP

Lodi Township,  
a Michigan municipal corporation

By:  
Its:

STATE OF MICHIGAN )  
 )  
 ) ss.  
COUNTY OF WASHTENAW )

Acknowledged to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_,  
the \_\_\_\_\_ of LODI TOWNSHIP, a Michigan municipal corporation, on behalf of the  
Township.

\_\_\_\_\_, Notary Public

State of Michigan, County of Washtenaw

My Commission Expires: \_\_\_\_\_

**DRAFTED BY AND WHEN  
RECORDED RETURN TO:**  
Kenneth J. Clarkson, Esq.  
Taft Stettinius & Hollister LLP  
27777 Franklin Road, Suite 2500  
Southfield, MI 48034

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

125831.000007 4926-1025-4949.1





Need updated  
plans w/  
new setbacks  
per changes.

for changes.  
new set-backs  
plans in  
need updated





Know what's below.  
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE EXPECTED TO ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK OF PERSONS ENGAGED IN THE WORK OF ANY NEARBY STRUCTURES, OR OF ANY OTHER PERSONS.

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**ATWELL**  
866.950.4200 [www.atwell-group.com](http://www.atwell-group.com)



SECTION 1  
TOWN 3 SOUTH, RANGE 5 EAST  
LODI TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

CLIENT  
TOLL BROTHERS  
ARBOR PRESERVE NORTH  
FINAL SITE PLAN  
PLANNED UNIT DEVELOPMENT  
OVERALL LAYOUT PLAN

DATE  
JANUARY 27, 2025

05/02/2025: PER TWP.  
05/22/2025: PER TWP.  
08/08/2025: PER TWP.

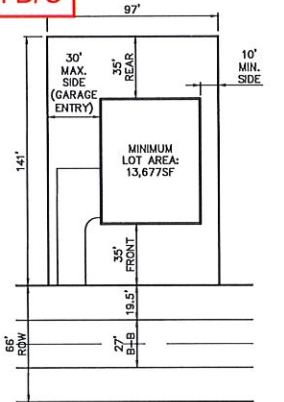
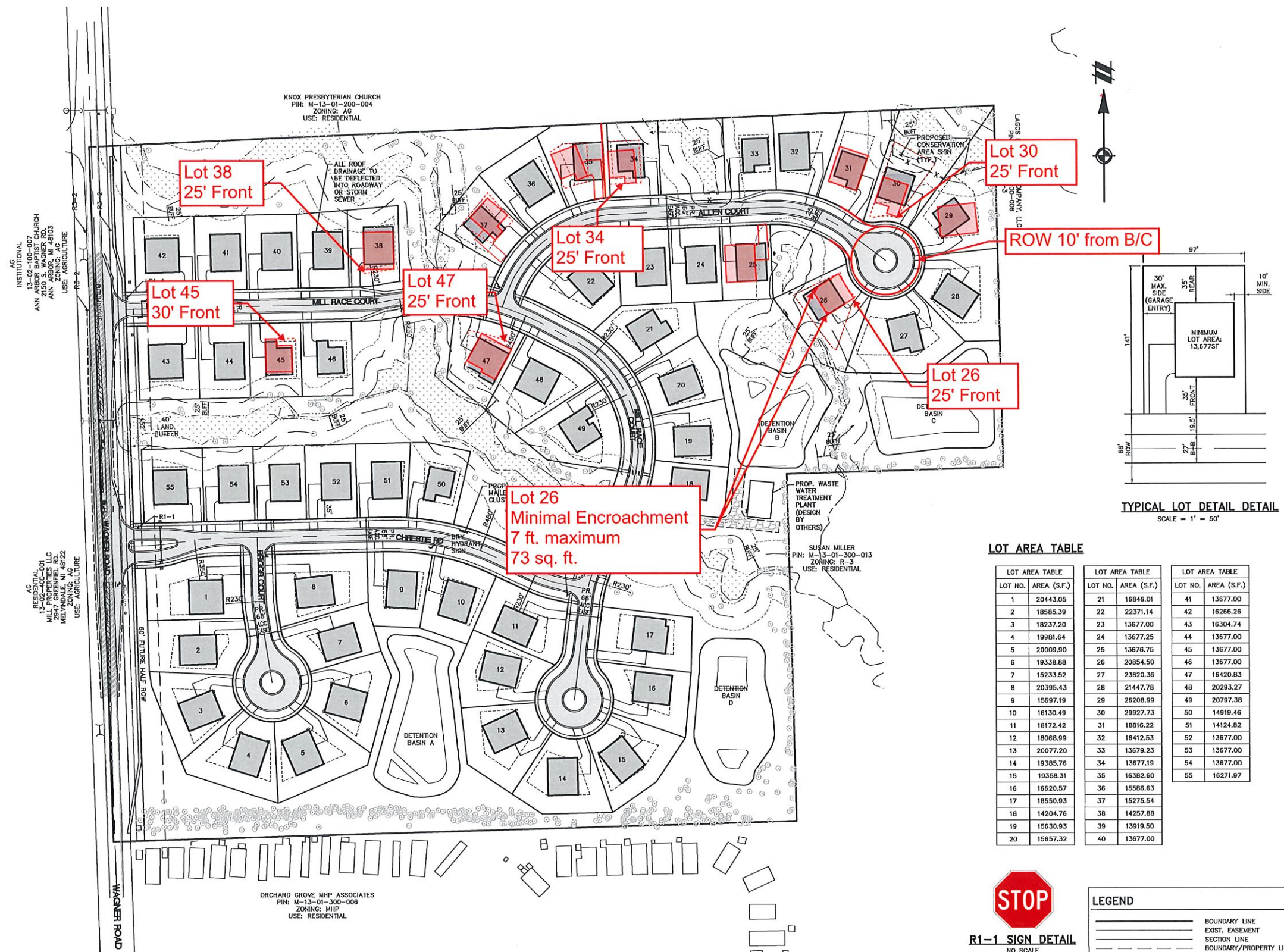
REVISIONS

SCALE 0 50 100  
1" = 100 FEET

DR. JW | GH. KS  
P.M. MB

JOB 20000349  
SHEET NO.

12



TYPICAL LOT DETAIL  
SCALE = 1" = 50'

LOT AREA TABLE

LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	20443.05	21	16846.01	41	13677.00
2	18585.39	22	22371.14	42	16266.26
3	18237.20	23	13677.00	43	16304.74
4	19981.64	24	13677.25	44	13677.00
5	20009.90	25	13676.75	45	13677.00
6	19338.88	26	20854.50	46	13677.00
7	15233.52	27	23820.36	47	16420.83
8	20395.43	28	21447.78	48	20293.27
9	15697.19	29	26208.99	49	20797.38
10	16130.49	30	29927.73	50	14919.46
11	18172.42	31	18816.22	51	14124.82
12	18068.99	32	16412.53	52	13677.00
13	20077.20	33	13679.23	53	13677.00
14	19385.76	34	13677.19	54	13677.00
15	19358.31	35	16382.60	55	16271.97
16	16620.57	36	15586.63		
17	18550.93	37	15275.54		
18	14204.76	38	14257.88		
19	15630.93	39	13919.50		
20	15657.32	40	13677.00		



R1-1 SIGN DETAIL  
NO SCALE

NOTES

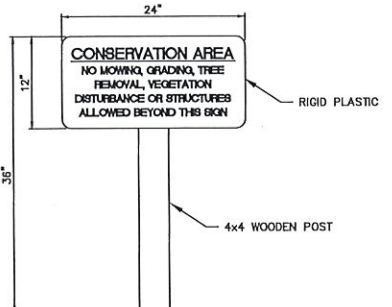
1. TRASH PICKUP WILL BE PROVIDED VIA BINS ROLLED OUT TO THE CURB FOR INDIVIDUAL UNITS.
2. NO LIGHT POLES ARE POPOSED WITHIN THIS DEVELOPMENT.

PARKING CALCULATIONS

PARKING REQUIRED (THREE PER LOT): 165 SPACES  
2 PER LOT (GARAGE) 110 SPACES  
2 PER LOT (DRIVEWAY) 110 SPACES  
TOTAL PARKING 220 SPACES



PROPOSED GUARD RAIL  
OR APPROVED ALTERNATIVE  
NO SCALE

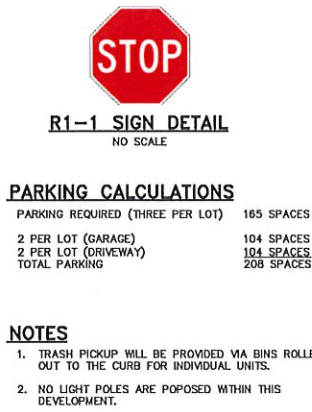
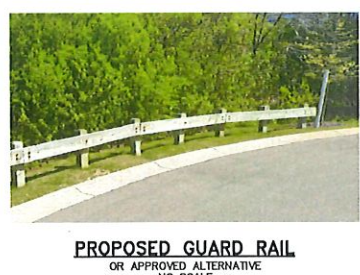
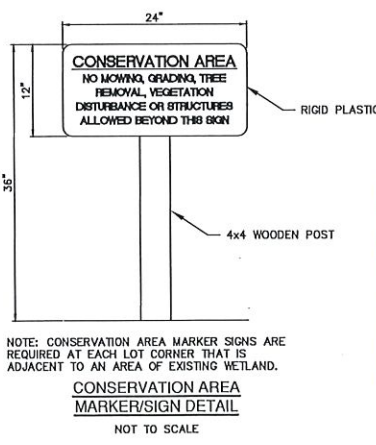
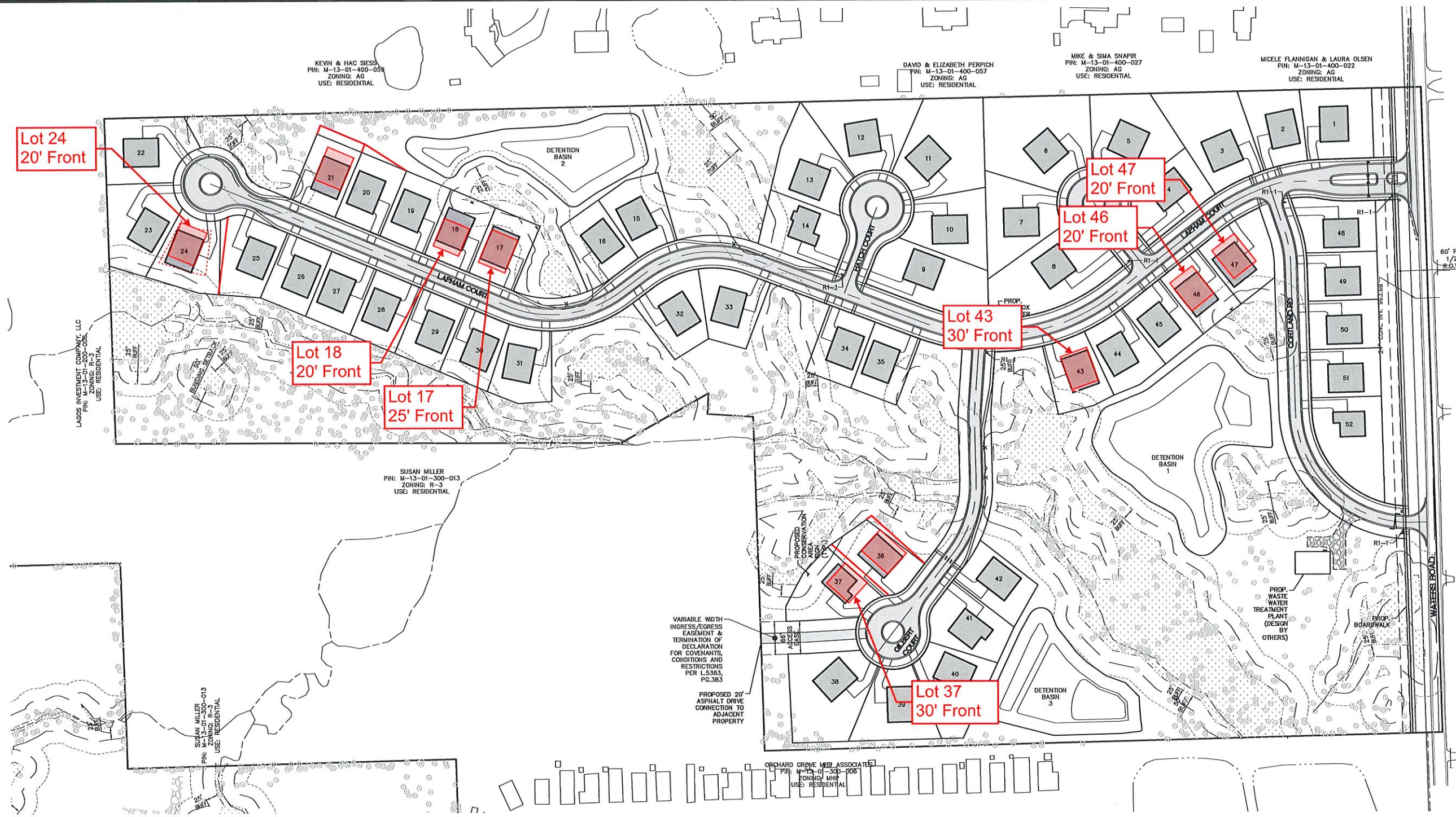


NOTE: CONSERVATION AREA MARKER SIGNS ARE REQUIRED AT EACH LOT CORNER THAT IS ADJACENT TO AN AREA OF EXISTING WETLAND.

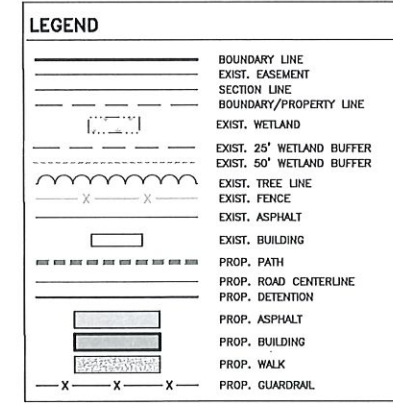
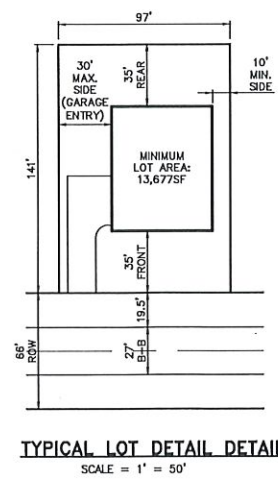
CONSERVATION AREA  
MARKER/SIGN DETAIL  
NOT TO SCALE







LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE		LOT AREA TABLE	
LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)	LOT NO.	AREA (S.F.)
1	19880.36	16	15198.49	31	15944.36	46	13677.00
2	16294.37	17	13677.00	32	16561.12	47	17204.88
3	26862.56	18	13677.00	33	16386.97	48	16166.51
4	18121.73	19	13677.00	34	13677.00	49	13684.47
5	25474.28	20	13677.00	35	13677.00	50	13677.00
6	35874.87	21	13677.00	36	15536.53	51	13677.00
7	21226.69	22	21623.11	37	16995.05	52	23197.14
8	29896.25	23	21541.22	38	26876.26		
9	25149.80	24	17237.20	39	18520.26		
10	19098.02	25	17034.12	40	19766.65		
11	29854.13	26	13677.00	41	16785.74		
12	23881.13	27	13677.00	42	14342.95		
13	20491.15	28	13677.00	43	14863.36		
14	18368.73	29	13677.00	44	15119.71		
15	15715.75	30	14026.57	45	13677.49		







— FBI —

Christina Smith

**From:** Jan Godek  
**Sent:** Thursday, October 2, 2025 10:30 AM  
**To:** Christina Smith  
**Subject:** FW: Arbor Preserve - Well Hydrogeological Evaluation  
**Attachments:** 24-16553 Hydrogeological Evaluation - Arbor Preserve North and South.pdf

**From:** Jennifer Conn <connj@washtenaw.org>  
**Sent:** Thursday, October 2, 2025 10:19 AM  
**To:** Jan Godek <Jan@loditownshipmi.org>  
**Subject:** Arbor Preserve - Well Hydrogeological Evaluation

Hi Jan,

As we discussed on the phone earlier, the Washtenaw County Health Department has no reason to believe there is a low yield of water in the Arbor Preserve North/South areas that would impact the proposed development or neighboring wells. I've attached the hydrogeological evaluation report from McDowell & Associates. 12 test wells were drilled across the sites for their hydrogeological investigation, which involved drawdown and recovery testing, a well interference evaluation, and a review of existing water wells in the area.

Best,  
Jenni

**Jennifer Conn, PE, REHS**  
**Public Health Engineer**  
Washtenaw County Health Department  
Environmental Health Division  
P: 734-222-3855 • F: 734-222-3930  
705 N Zeeb Road, Ann Arbor, MI 48103



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— 11 —



## McDowell & Associates

*Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection*

21355 Hatcher Avenue • Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

www.mcdowasc.com

December 19, 2024

Toll Brothers, Inc.  
26200 Town Center Drive  
Suite 200  
Novi, Michigan 48375

Job No. 24-16553

Attention: Mr. Scott Hansen

Subject: Hydrogeological Evaluation  
Proposed Individual Water Wells  
Arbor Preserve North and South  
South Wagner and West Waters Roads  
Lodi Township, Washtenaw County, Michigan

Dear Mr. Hansen:

As requested, we have conducted a Hydrogeological Evaluation of the aquifer at the subject site relative to the feasibility of individual drinking water supply wells for the proposed residential developments. This study was performed in general accordance with the Michigan Department of Environment, Great Lakes and Energy (EGLE) "Subdivisions of Land Rules" and the requirements of the Washtenaw County Health Department.

Our findings are presented below and indicate that suitable quantities of water are available. The results of water quality tests show elevated concentrations of arsenic in TW2 and TW8, iron and hardness in all wells, and manganese in all wells with the exception of TW5. Filtration and water softening/conditioning should be utilized to minimize these concentrations.

### **Preliminary and Background Information**

The two sites are situated in parts of the southwest Quarter of Section 1, Township 3 South, Range 5 East, at the northeast corner of Lodi Township in the center of Washtenaw County, Michigan. More specifically, the Arbor Preserve North site is located on the east side of South Wagner Road between West Waters and Scio Church Roads. The Arbor Preserve South site is located on the north side of West Waters Road and east of South Wagner Road. The approximate locations of the sites are indicated on the accompanying Attachment I which is a reproduction of a portion of the Ann Arbor Quadrangle USGS Topographic Map.

Arbor Preserve North is approximately 46.6 acres in plan with approximately 35.1 acres net site area with about 40% of the developable area planned as open space. Ground surface levels appear to generally slope from about Elevation 1,025' on the northwestern portion of the site to Elevation 980' in the southeastern portions of the site. Arbor Preserve South is approximately 59.9 acres in plan and approximately 42.7 acres net site area with about 50% of the developable area planned as open space. Ground surface levels appear to generally slope from about Elevation 985' on the northwestern portion of the Arbor Preserve North site to Elevation 955' in the southwestern portions of the Arbor Preserve South site.

The sites can be characterized as somewhat flat to steep slopes and included several wetlands with an open ditch or swale running through both sites and conveying stormwater to Rouse Drain.

It is understood that the proposed developments would have about 107 single-family residences. Arbor Preserve North would have about 55 single-family residences and Arbor Preserve South would have about 52 single-family residences. The minimum individual lot area would be 13,440 square feet. The lots would typically be about 96' wide by 140' or larger in length.

The accompanying Attachment II shows the proposed lots, numbered 1 through 107, superimposed on a topographic map of the site prepared by Atwell, LLC dated September 13, 2024. Each lot is anticipated to have its own individual water supply well.

Prior use appears to have been for agricultural purposes and undeveloped forested areas. Aerial photographs from the Washtenaw County GIS Data Portal indicate the presence of intermittent swales through the center of the sites. The accompanying Attachment III is a map of the site.

McDowell & Associates performed a Phase I Environmental Site Assessment (ESA) for the subject property on August 24, 2024. That Phase I ESA identified the following potential environmental concern in connection with the subject property:

1. The subject property is adjoined to the west by a manufactured home community with on-site wastewater treatment. Sewage lagoons adjoin the southwest portion of the subject property. The wastewater treatment system and sewage lagoons represent a potential threat to the aquifer below a portion of the subject property.

McDowell & Associates completed a Groundwater Sampling and Analyses report on November 30, 2024. As part of that work, McDowell & Associates completed four soil borings, designated 1 through 4, on the southwest portion of the subject property, nearest the adjoining wastewater treatment lagoons. Temporary monitoring wells were installed in Soil Borings 1, 2, and 3 to obtain groundwater samples.

Subsurface conditions encountered in the soil borings generally consisted of topsoil underlain by predominantly moist brown, variegated, and blue silty clay. Wet gray sand and silt was encountered in Soil Borings 1, 2, and 3 at depths between 7 to 8 feet, 10 to 14 feet 6 inches, and 17 to 17 feet 6 inches. No groundwater was noted in Soil Boring 4.

Groundwater samples were obtained from monitoring wells installed at borings 1 – 3 and submitted for chemical testing to determine the presence of total and dissolved phosphorus (Method SM4500-PE), sodium (Method E200.8), total inorganic nitrogen (Method SM4500 d1), ammonia nitrogen (Method WM4500-NH3), nitrate nitrogen, nitrite nitrogen, and chloride (Method E300.0).

No nitrate, nitrite, or total inorganic nitrogen were detected in any of the samples.

Chloride, ammonia nitrogen, phosphorus, and sodium were detected, but at concentrations below EGLE Generic Residential Criteria and EGLE Discharge Standards.



Results of chemical testing of three groundwater samples did not show evidence of elevated concentrations of contaminants of interest in shallow groundwater from the nearby and off-site sewage lagoons.

The accompanying Attachment IV is a map of the soil boring location. A copy of the Groundwater Sampling and Analyses report is attached in Appendix E.

### **Local Area Geology**

The Geology and Hydrology for Environmental Planning in Washtenaw County Michigan prepared by W. B. Fleck, 1980, indicates that Washtenaw County is underlain by glacial deposits that range in thickness from about 50' to about 450'. In the central and northeastern parts of the county, the deposits are more than 250' thick; in the northwestern part and in small areas to the southeast, they are generally less than 100' thick. Based on the descriptions provided on the log for Well ID 81000023796 drilled within the northeast corner of Arbor Preserve South back on November 12, 2020, it appears that the glacial deposit's thickness is about 314' and was reportedly underlain by shale bedrock.

Underlying the glacial deposits are sedimentary rocks of the Mississippian and Devonian age. The youngest of these rocks are sandstones of Marshall Formation in the western part of the county; the oldest are the limestones of the Detroit River Group in the southeast corner. The glacial deposits in the county consist of lakebeds, outwash, deltas, and moraines. Lakebeds, composed primarily of clay and silt and overlain by a thin layer of sand, predominate in the southeastern part of the county. Elsewhere in the county, moraines and outwash predominate. Moraines are composed of a compilation of clay, silt, sand, gravel, and boulders and may contain lenses of outwash. Outwash is principally sand and gravel. Aquifers in the glacial deposits consist largely of sands and gravels and vary regionally in thickness and permeability. The ability to obtain water from glacial deposits varies with location within the county.

Based on the "Quaternary Geology of Southern Michigan" prepared by Farrand & Bell, 1982, the sites are located in an area of end moraines of fine-textured till and are bordered with areas of medium-textured glacial till at the northern boundaries of the site at Scio Church Road and areas of glacial outwash sand and gravel and postglacial alluvium located to the south and east of the intersection of South Wagner and Ann Arbor Saline Roads.

The Hydrogeologic Atlas of Michigan identifies bedrock in the area of the site as Coldwater Shale (WMU, 1981, Plate 6). The site is bordered with areas of Sunbury Shale, Berea Sandstone & Bedford and Antrim Shale bedrocks at the southeastern boundaries.

The Coldwater Shale contains more sandstone and silt-stone in the eastern portion of the basin and grades into more dolomitic deposits in the western portion of the basin. In general, the Coldwater Shale is commonly considered to be nonproductive and does not yield supplies of water except for localized, thin lenses of sandstone that may yield enough water for domestic uses (Twenter, 1975). The Berea sandstone is composed of several types of materials. At some locations, the formation may be entirely shale; at other locations, it may be mostly sandstone. The sandstone generally will yield sufficient water for domestic and small industrial supplies.



The Sunbury, Bedford, and Antrim Shales are composed of materials with very low permeability and generally do not yield sufficient water for domestic purposes.

Surficial soil information published in The United States Department of Agriculture “Soil Survey of Washtenaw County, Michigan” (issued 1977) identifies the soils in the area as Morley loam, Blount loam and Pewamo clay loam. The Morley series consists of well drained and moderately well drained, gently sloping to steep soils formed in loamy textured glacial till. Blount loam soils is described as “Nearly level and gently sloping, poorly drained, runoff is medium or slow”. Pewamo clay loam soils are described as “Nearly level soils formed in loamy textured glacial till or lacustrine deposits, poorly drained, runoff is very slow”.

The site soils are interpreted as Blount loam, 2 to 6 percent slopes (BbB); Morley loam, 2 to 6 percent slopes (MoB), Morley loam, 6 to 12 percent slopes (MoC), and Pewamo clay loam (Pe). Soil series boundaries from the survey are layered onto a map and provided as Attachment V.

Local Area Water Wells

Water well records were obtained from the EGLE website for an approximate one-half mile radius from the site. One hundred and four (104) well logs were obtained from Sections 1, 2, 11 and 12, including three existing test wells which were previously installed at the two sites back in 2020. Logs were reviewed and are summarized in the following table.

Table I – Summary of Local Area Wells

Section	Number of Wells	Range of Completion Depths	Yield	Static Water Level Depths
1	55	116’ to 315’	Unknown to 1,000 gpm	50’ to 191’
2	29	120’ to 340’	Unknown to 80 gpm	60’ to 210’
11	4	110’ to 279’	Unknown to 135 gpm	65’ to 100’
12	16	104’ to 295’	Unknown to 40 gpm	63’ to 90’

The majority of the wells are associated with single-family residences with the following exceptions:

- (Well IDs 8100017856, 81000019174 and 81000026142- Type I) located in Section 1 at about 0.18 mile south of the Arbor Preserve North site and drilled on November 30, 1984, and April 6 and August 23, 1996. The wells were completed at depths of 174’, 188’ and 189’ below the ground surface. The ground surface elevation is approximately 974’. The well logs indicated penetration of 22’ in thickness clay soil above the aquifer where the wells were set. The static water levels were at depths of 97’, 100’ and 106’ below the existing grade and yields were at 420 gpm and 1000 gpm for Well IDs 8100017856 and 81000019174 and unknown for Well ID 81000026142.

- (Well IDs 81000013275 and 81000019174 - Type II) located in Section 1 at about 0.11 mile north of the Arbor Preserve North site and drilled on September 10, 1999 and November 3, 2010. The wells were completed at depths of 185' and 218' below the ground surface. The ground surface elevation is approximately 1,047'. The well logs indicated penetration of 20' in thickness clay soil above the aquifer where the wells were set. The static water levels were at depths of 150' and 159' below the existing grade and yields were at 20 gpm and 45 gpm.
- (Well ID 81000013216- Type II) located in Section 1 at about 0.46 mile east of the Arbor Preserve South site and drilled on September 28, 1995, and completed at a depth of 258' below the ground surface. The ground surface elevation is approximately 1047'. No log description was available.
- (Well ID 81000006015- Type II) located in Section 2 at about 0.23 mile northwest of Arbor Preserve North site and drilled on November 8, 1994, and completed at a depth of 244' below the ground surface. The ground surface elevation is approximately 1,063'. The well log indicated penetration of 50' in thickness clay soil immediately above the aquifer where the well was set. The static water level was at a depth of 178' below the existing grade and the yield was at 30 gpm.
- (Well ID 81000006163- Type II) located in Section 11 at about 0.41 mile southwest of Arbor Preserve South site and drilled on April 22, 1994, and completed at a depth of 136' below the ground surface. The ground surface elevation is approximately 971'. The well log indicated penetration of 50' in thickness clay soil above the aquifer where the well was set. The static water level was at a depth of 100' below the existing grade and the yield was at 12 gpm.
- (Well ID 810000019474 - Type III) located in Section 12 at about 0.36 mile southwest of the Arbor Preserve South site and drilled on November 16, 2011, and completed at a depth of 109' below the ground surface. The ground surface elevation is approximately 945'. The well log indicated penetration of 3' in thickness clay soil immediately above the aquifer where the well was set. The static water level was at a depth of 65' below the existing grade and the yield was 12 gpm.
- (Well ID 810000005997 - Industrial) located in Section 1 at about 0.21 mile north of the Arbor Preserve North site and drilled on August 1, 1967, and completed at a depth of 229' below the ground surface. The ground surface elevation is approximately 1063'. The well log indicated penetration of more than 10' in thickness clay soil immediately above the aquifer where the well was set. The static water level was at a depth of 191' below the existing grade and the yield was at 120 gpm.
- (Well ID 810000013080 - Other) located in Section 1 at about 0.22 mile northeast of the Arbor Preserve North site and drilled on November 11, 2002, and completed at a depth of 193' below the ground surface. The ground surface elevation is approximately 1,027'. The well log indicated penetration of more than 10' in thickness clay soil immediately above the aquifer where the well was set. The static



water level was at a depth of 143’ below the existing grade and the yield was at 80 gpm.

- (Well ID 810000005996- Irrigation) located in Section 1 at about 0.46 mile northeast of the Arbor Preserve South site and drilled on May 3, 1988, and completed at a depth of 221’ below the ground surface. The ground surface elevation is approximately 980’. The well log indicated penetration of more than 10’ in thickness clay soil immediately above the aquifer where the well was set. The static water level was at a depth of 104’ below the existing grade and the yield was at 50 gpm.
- (Well ID 810000025770 - Irrigation) located in Section 1 at about 0.41 mile east of the Arbor Preserve South site and drilled on May 1, 1997, and completed at a depth of 155’ below the ground surface. The ground surface elevation is approximately 968’. The well log indicated penetration of more than 10’ in thickness clay soil immediately above the aquifer where the well was set. The static water level was at a depth of 155’ below the existing grade and the yield was unknown.

The reviewed logs appear to suggest a complex hydrogeological setting, where a confined aquifer system exists in the area, potentially including a combination of a confined aquifer overlain by leaky aquifers. These aquifers may be hydraulically connected through fractures or permeable layers or through aquitard layers where the variation in permeability is sufficient to facilitate the transfer of water between aquifers or other water-bearing layers. High-capacity community wells mentioned above and located adjacent to the site envelopes suggest that the extensive aquifer system are capable of establishing a suitable water supply system at the sites.

Based on the descriptions provided on the logs, the approximate locations of the local nearby water wells were obtained from the EGLE Water Well Viewer and plotted on the accompanying Attachment VI. Please note that these locations were not field verified. Copies of the individual Water Well Records accompany this report in Appendix D.

**On-Site Test Wells**

Eight test wells, designated TW1 through TW8, and four observation wells, designated as OW4-1, OW4-2, OW7-1 and OW7-2, were installed at the site by Cribley Drilling Co., Inc. Test and observation well locations were staked by Atwell, LLC on the proposed lots from Atwell drawing dated May 1, 2023 and listed in the table below.



Table II –Well Locations

Test Well	Lot	Ground Surface Elevation (ft)
TW1	41	1,018.1
TW2	27	997.8
TW3	3	1,004.2
TW4	14	999.5
OW4-1	11	998.3
OW4-2	15	996.4
TW5	82	979.9
TW6	96	972.1
TW7	66	969.3
OW7-1	65	967.1
OW7-2	69	972.0
TW8	56	970.2

The locations of the on-site test wells are depicted in the accompanying Attachments VII A and VII B. Copies of the Water Well Records accompany this report in Appendix D.

Distances between wells were calculated based on the northing and easting coordinates provided by Atwell, LLC and are summarized in the following table.

Table III –Summary of Distance Between Wells

	TW1	TW2	TW3	TW4	OW 4-1	OW 4-2	TW5	TW6	TW7	OW 7-1	OW 7-2	TW8
TW1	0	1,352'	806'	1,106'	929'	1,103'	2,211'	2,340'	2,936'	2,842'	2,888'	3,647'
TW2	1,352'	0	1,563'	1,064'	1,027'	983'	961'	1,941'	2,116'	2,038'	1,998'	2,958'
TW3	806'	1,563'	0	698'	601'	756'	2146'	1,722'	2,470'	2,374'	2,467'	3,068'
TW4	1,106'	1,064'	698'	0	177'	82'	1,465'	1,245'	1852'	1,756'	1,824'	2,542'
OW4-1	929'	1,027'	601'	177'	0	185'	1,546'	1,421'	2,021'	1,926'	1,987'	2,718'
OW4-2	1,103'	983'	756'	82'	185'	0	1,396'	1,270'	1,839'	1,744'	1,803'	2,548'
TW5	2,211'	961'	2,146'	1,465'	1,546'	1,396'	0	1,626'	1,392'	1,339'	1,229'	2,246'
TW6	2,340'	1,941'	1,722'	1,245'	1,421'	1,270'	1,626'	0	901'	822'	993'	1,347'
TW7	2,936'	2,116'	2,470'	1,852'	2,021'	1,839'	1,392'	901'	0	96'	188'	858'
OW7-1	2,842'	2,038'	2,374'	1,756'	1,926'	1,744'	1,339'	822'	96'	0	198'	925'
OW7-2	2,888'	1,998'	2,467'	1,824'	1,987'	1,803'	1,229'	993'	188'	198'	0	1,017'
TW8	3,647'	2,958'	3,068'	2,542'	2,718'	2,548'	2,246'	1,347'	858'	925'	1,017'	0

Each of the test and observation wells were drilled using mud rotary methods and constructed using nominal 5” diameter PVC casings and screens. Well completion depths and details of the screening are summarized below.

Table IV – Well Casing and Screening

<u>Well</u>	<u>Completion Depth</u>	<u>Screen Length</u>	<u>Slot</u>
TW1	205.0’	15.0’	12
TW2	242.0’	10.0’	12
TW3	178.0’	15.0’	12
TW4	186.0’	10.0’	20
OW4-1	187.0’	10.0’	20
OW4-2	188.0’	10.0’	20
TW5	143.0’	10.0’	12
TW6	209.0’	15.0’	12
TW7	137.0’	10.0’	20
OW7-1	134.0’	15.0’	12
OW7-2	137.0’	10.0’	12
TW8	189.0’	15.0’	12

All test and observation wells penetrated at least 10’ or more of continuous clay soils above the aquifer in which they were set. The annulus around the casing at each test well was sealed with bentonite above the screen intervals.

Groundwater Flow Direction and Static Water Levels

Static water levels in the test and observation wells were obtained by McDowell & Associates on December 4, 2024. Static water levels were reported at depths ranging from 89.37’ to 137.74’ below existing grades, which correspond to elevations ranging from 875.41’ to 880.38’. Water level measurements are provided in the following table.

Table V – Water Level Measurements

<u>Well</u>	<u>Depth of water Below Existing Grade</u>	<u>Groundwater Elevation</u>
TW1	137.74’	880.38’
TW2	119.38’	878.41’
TW3	124.10’	880.14’
TW4	120.00’	879.53’
OW4-1	118.70’	879.57’
OW4-2	116.82’	879.58’
TW5	101.99’	877.86’
TW6	91.79’	878.41’
TW7	91.64’	877.68’
OW7-1	89.37’	877.72’
OW7-2	94.38’	877.62’
TW8	94.67’	875.41’

Groundwater elevation contours were interpolated from static water level measurements and are presented in the accompanying Attachment VIII.

From these reported static levels, the groundwater flow direction was estimated to be in a southeast direction with a potentiometric gradient of approximately 0.00223 feet per foot.

### **Well Pumping Tests**

Constant rate pumping tests were performed by Cribley Drilling, Co., Inc. in each of the test wells from October 10 through 31, 2024. Each test lasted four hours with constant pumping rates varying between twenty-one gallons per minute (21 gpm) to twenty-six gallons per minute (26 gpm). Water levels were measured in the test and observation wells by Cribley Drilling, McDowell & Associates attended the pumping tests to measure the drawdown in the other wells during testing. The water level versus time data for each well are provided in the accompanying Appendix A.

- TW1 was pumped at 21 gpm and achieved a drawdown at completion of pumping of about 0.60'. Recovery time to the static water level occurred within 1 minute after cessation of pumping. No hydraulic response was observed at the other wells.
- TW2 was pumped at 22 gpm and achieved a drawdown at completion of pumping of about 20.70'. Recovery time to within 0.70' foot from the static water level occurred about 60 minutes after cessation of pumping. No hydraulic response was observed at the other wells.
- TW3 was pumped at 23 gpm and achieved a drawdown at completion of pumping of about 1.50'. Recovery time to static water level occurred within 1 minute after cessation of pumping. No hydraulic response was observed at the other wells.
- TW4 was pumped at 23 gpm and achieved a drawdown at completion of pumping of about 0.65'. Recovery time to static water level occurred within 1 minute after cessation of pumping. The pumping test achieved a drawdown of about 0.03' and 0.05' at completion in Observation Wells OW4-1 and OW4-2, respectively. No hydraulic response was observed at the other wells.
- TW5 and TW7 were pumped simultaneously.
- TW5 was pumped at 26 gpm and achieved a drawdown at completion of pumping of about 7.37'. Recovery time to static water level occurred within 1 minute after cessation of pumping. No hydraulic response was observed at the other wells.
- TW7 was pumped at 26 gpm and achieved a drawdown at completion of pumping of about 0.68'. Recovery time to static water level occurred within 2 minutes after cessation of pumping. The pumping test achieved a drawdown of about 0.17' and 0.18' at completion in Observation Wells OW7-1 and OW7-2, respectively. No hydraulic response was observed at the other wells.
- TW6 and TW8 were pumped simultaneously.



- The pumping test at TW6 achieved a drawdown at completion of pumping of about 1.94’ at a pumping rate of 26 gpm. Recovery time to static water level occurred within 1 minute after cessation of pumping. No hydraulic response was observed at the other wells.
- The pumping test at TW8 achieved a drawdown at completion of pumping of about 3.59’ at a pumping rate of 26 gpm. Recovery time to static water level occurred within 10 minutes after cessation of pumping. No hydraulic response was observed at the other wells.

The analytical method used for the evaluation of the site data was selected based upon the conceptual model of the drawdown or recovery responses.

Cooper-Jacob Semi-Log, Straight-Line Approximation (Cooper and Jacob, 1946) and Theis (Recovery, 1935) were used as solution methods to estimate confined aquifer transmissivities based on the pumping and recovery data, respectively. The normalized drawdown and time data were plotted on semi-logarithmic scaled graphs and a linear regression line was fitted to the data. Aquifer test analysis software AQTESOLV V4.50 was used for curve fitting.

The estimated aquifer transmissivities based on the pumping data for confined aquifer were computed to range from about 4,475 to 10,260 gallons per day per foot and storativity (the value of storage coefficients) are 0.000683 and 0.000817 (Figures 1 through 8).

Analyses of recovery data made at the conclusion of the pumping tests indicated that confined aquifer transmissivities were ranging from about 5,354 gallons per day per foot to 9,118 gallons per day per foot (Figures 9 through 16).

Estimated aquifer transmissivities and storativities are summarized in the following table.

Table VI – Summery of Aquifer Transmissivity

Test Well	Transmissivity (gallon/day/ft) Pumping Data	Transmissivity (gallon/day/ft) Recovery Data	Storativity
TW1	4,475	5,354	0.000683
TW2	5,182	7,043	
TW3	5,468	6,121	
TW4	6,894	7,100	
TW5	6,112	6,317	
TW6	6,178	6,013	0.000817
TW7	10,260	9,118	
TW8	5,874	6,313	

**Estimated Radius of Influence**

The following considers the estimated aquifer parameters, water usage of up to 600 gallons per day per household, and a flow rate of 20 gallons per minute from the wells. Use of the Cooper-Jacob Modified Non-Equilibrium Equation results in a maximum theoretical cone of depression or radius of influence from each pumped well as shown in the table below.

Table VII – Radius of Influence Based on Pumping Data Scenario

Test Well	Pumping	Time (day)	Water Demand (gallon/day/household)	Transmissivity (gallon/day/foot)	Storativity	Radius of Influence (ft)
TW1	20 gpm	0.021	600	4,475	0.000680	202
TW2	20 gpm	0.021	600	5,182	0.000680	218
TW3	20 gpm	0.021	600	5,468	0.000680	225
TW4	20 gpm	0.021	600	6,894	0.000680	250
TW5	20 gpm	0.021	600	6,112	0.000817	250
TW6	20 gpm	0.021	600	6,178	0.000817	217
TW7	20 gpm	0.021	600	10,260	0.000817	280
TW8	20 gpm	0.021	600	5,874	0.000817	213

**Well Interference Evaluation**

It is understood that a discharge rate for the design sewer sanitary of 300 gallons per day was considered by Atwell, LLC for each individual household. Typically, long-term water demand is safely estimated as 150 gallons per day/person. This estimate includes both indoor and outdoor water use, with the understanding that sewer discharge is typically proportional to residential water usage. Therefore, the average water demand is expected to be about 600 gallons per day per unit based on occupation of four (4) persons in each dwelling.

To provide a factor of safety to the collected data in the well interference calculations described below, a higher water demand will be assumed and factor of safety of (3) will be considered.

The well interference evaluation was based on the following:

1. Estimated transmissivity for each test well and storativity from pumping tests at TW4 or TW7.
2. Cooper-Jacob Modified Non-Equilibrium Equation.
3. The assumption that each home will be occupied by four persons with a water demand of 1,800 gallons per day per household.
4. Probable maximum pumping rate scenario of 20 gpm for a period of 90 minutes with simultaneous pumping.



Using the pumping scenario rate for the wells as shown above and based on the estimated maximum theoretical cone of depression, radius of influence, and interference effects for the proposed lots within that theoretical radius, pumping simultaneously would produce a drawdown of about:

**Well at Lot 41 (TW1)**

7.06’, resulting in drawdown of static water level to a depth of 16.2’ above the top of aquifer and about 45.2’ above the top of the screen.

**Well at Lot 27 (TW2)**

23.62’, resulting in drawdown of static water level to a depth of 86.0’ above the top of aquifer and about 89.0’ above the top of the screen.

**Well at Lot 3 (TW3)**

7.01’, resulting in drawdown of static water level to a depth of 4.9’ above the top of aquifer and about 40.9’ above the top of the screen.

**Well at Lot 14 (TW4)**

4.82’, resulting in drawdown of static water level to a depth of 3.9’ below the top of aquifer and about 51.2’ above the top of the screen.

**Well at Lot 82 (TW5)**

9.30’, resulting in drawdown of static water level to a depth of 20.3’ below the top of aquifer and about 21.7’ above the top of the screen.

**Well at Lot 96 (TW6)**

5.52’, resulting in drawdown of static water level to a depth of 59.7’ above the top of aquifer and about 96.7’ above the top of the screen.

**Well at Lot 66 (TW7)**

4.92’, resulting in drawdown of static water level to a depth of 24.4’ above the top of aquifer and about 25.4’ above the top of the screen.

**Well at Lot 56 (TW8)**

4.01’, resulting in drawdown of static water level to a depth of 72.3’ above the top of aquifer and about 75.3’ above the top of the screen.

Well interference computations may be found on the accompanying Appendix B.

Well interference calculations described above estimated the drawdown at Lots 11 and 15 to be 0.60 ft and 1.11 ft, respectively. Actual measured drawdown in the wells at the two lots during pumping TW4 at Lot 14 for 240 minutes with a pumping rate of 23 gpm were 0.03 ft and 0.05 ft, respectively.



Similarly, the well interference calculations described above estimated the drawdown at Lots 65 and 69 to be 0.72 ft and 0.42 ft, respectively. The actual measured drawdown in the wells at the two lots during pumping TW7 at Lot 66 for 240 minutes with a pumping rate of 26 gpm were 0.17 ft and 0.18 ft, respectively. Therefore, it appears that the actual aquifer parameters (Transmissivity and Storativity) are higher than the estimated from pumping test measurement, which suggests that the well interference effects discussed above may be exaggerated and the actual aquifer transmissivity and storativity may be twice as much as computed using the test measurement.

The drawdown in a pumped well is influenced by well losses and wellbore storage. Well losses are divided into linear and non-linear head losses. Linear well losses are caused by impact to the aquifer during drilling and completion of the well. For example, they comprise head losses: due to compaction of the aquifer material during the drilling process; due to plugging of the aquifer with drilling mud, which reduces the permeability near the bore hole; in the gravel pack; and in the screen. Non-linear well losses include friction losses that occur inside the well screen and in the suction pipe where the flow is turbulent, and the head losses that occur in the zone adjacent to the well where the flow is usually also turbulent. All these well losses are responsible for the drawdown inside the well being much greater than one would expect based on theoretical grounds. Therefore, the drawdown in most pumping wells is greater than the drawdown in the aquifer at the radius of the pumping well.

Water recharged to, or discharged from, an aquifer represents a change in the storage volume with the aquifer. In a confined aquifer, if the aquifer remains saturated, change in pressure produces only a small change in storage volume. Thus, the hydrostatic pressure within an aquifer partially supports the weight of the overburden while the solid structure of the aquifer provides the remaining support. Aquifers that contain lenses of clay or silt or are situated between confining beds of clay or silt consolidate slowly in response to a decline in hydraulic pressure, which results in overestimated storativity.

**Groundwater Quality**

Groundwater chemical and bacteriological tests were conducted on groundwater samples obtained from the test and observation wells. The samples were collected by Cribley Drilling and analyzed by EGLE for metals, partial chemistry, volatile organic compounds (VOCs), and per-and polyfluoroalkyl substances (PFAS). Tests for coliform and E. coli bacteria were performed by Washtenaw County Health Department Laboratories.

Results were compared to the primary maximum contaminant levels (MCLs: enforceable standard concentrations indicating the highest permissible level of contaminants allowed in drinking water) and the secondary maximum contaminant levels (SMCLs: non-enforceable guidelines established to regulate contaminants that may cause cosmetic effects such as tooth or skin discoloration; aesthetic effects such as taste, odor or color of drinking water; or technical effects such as economic and operational considerations). Standard concentrations for drinking water contaminants were obtained from “Drinking Water Standards Regulations and Health Advisories” prepared by the United States Environmental Protection Agency in March 2018, and “Subdivisions of Land Rules” prepared by EGLE in January 2001.

Copies of the individual chemical and bacteriological test results accompany this report as Appendix C and are summarized in the following table in comparison to the MCLs and SMCLs.

Table VIII – Results of Water Quality Testing

Compound	TW1	TW2	TW3	TW4	OW4-1	OW4-2	MCL	SMCL	Units
Metals									
Antimony	0.0009	ND	ND	ND	ND	ND	0.006		mg/L
Arsenic	0.003	0.011	0.003	0.004	0.005	0.004	0.010		mg/L
Barium	0.22	0.16	0.07	0.05	0.06	0.05	2		mg/L
Beryllium	ND	ND	ND	ND	ND	ND	0.004		mg/L
Cadmium	ND	ND	ND	ND	ND	ND	0.005		mg/L
Chromium	ND	ND	ND	ND	ND	ND	0.1		mg/L
Copper	ND	ND	ND	ND	ND	ND	1.3	1.0	mg/L
Iron	0.57	0.66	3.5	3.1	2.9	3.76		0.3	mg/L
Lead	ND	ND	ND	ND	ND	ND	0.015		mg/L
Mercury	ND	ND	ND	ND	ND	ND	0.002		mg/L
Manganese	0.11	0.26	0.15	0.11	0.11	0.11		0.05	mg/L
Nickel	ND	ND	ND	ND	ND	ND			mg/L
Selenium	ND	ND	ND	ND	ND	ND	0.05		mg/L
Thallium	ND	ND	ND	ND	ND	ND	0.002		mg/L
Zinc	ND	ND	ND	ND	ND	ND	2	5	mg/L
Traditional Chemistry									
Calcium	140	85	160	160	150	160			mg/L
Chloride	121	4	27	84	88	70		250	mg/L
Fluoride	0.22	0.68	0.15	0.20	0.24	0.27	4.0	2.0	mg/L
Hardness as CaCO3	506	319	614	593	560	585		250	mg/L
Magnesium	38	26	52	47	45	45			mg/L
Nitrate as N	ND	ND	ND	ND	ND	ND	10		mg/L
Nitrite as N	ND	ND	ND	ND	ND	ND	1		mg/L
Sodium	40	9.2	5.6	29	28	21		250	mg/L
Sulfate	77	14	184	152	149	154		250	mg/L
Bacteria									
Total Coliform	ND	ND	ND	ND	ND	ND			Per 100 MI
E. Coli	ND	ND	ND	ND	ND	ND			
Per-and Polyfluoroalkyl Substances (PFAS)	ND	ND	ND	ND	ND	ND			mg/L
Trip Blank for Volatiles	ND	ND	ND	Not Tested	Not Tested	ND			mg/L



Compound	TW1	TW2	TW3	TW4	OW4-1	OW4-2	MCL	SMCL	Units
Volatile Organic Compounds	ND/ except	ND/ except	ND/ except	ND	ND	ND/ except			mg/L
Tetrahydrofuran Total Trihalomethanes Chloroform	0.009	0.019	0.05 0.0017 0.0017			0.005	0.10 0.080		
Specific Conductance	1130	633	1074	1185	1179	1152			umhos

Compound	TW5	TW6	TW7	OW7-1	OW7-2	TW8	MCL	SM	Units
Metals									
Antimony	ND	ND	ND	ND	ND	ND	0.006		mg/L
Arsenic	ND	0.004	0.004	0.005	0.002	0.012	0.010		mg/L
Barium	0.24	0.08	0.06	0.05	0.05	0.15	2		mg/L
Beryllium	ND	ND	ND	ND	ND	ND	0.004		mg/L
Cadmium	ND	ND	ND	ND	ND	ND	0.005		mg/L
Chromium	ND	ND	ND	ND	ND	ND	0.1		mg/L
Copper	ND	ND	ND	ND	ND	ND	1.3	1.0	mg/L
Iron	0.21	2.88	2.0	4.14	3.0	2.18		0.3	mg/L
Lead	0.003	ND	ND	ND	ND	ND	0.015		mg/L
Mercury	ND	ND	ND	ND	ND	ND	0.002		mg/L
Manganese	0.03	0.09	0.13	0.12	0.10	0.18		0.05	mg/L
Nickel	ND	ND	ND	ND	ND	ND			mg/L
Selenium	ND	ND	ND	ND	ND	ND	0.05		mg/L
Thallium	ND	ND	ND	ND	ND	ND	0.002		mg/L
Zinc	0.16	ND	ND	ND	ND	ND	2	5	mg/L
Traditional Chemistry									
Calcium	68	130	140	160	150	130			mg/L
Chloride	100	77	66	68	67	32		250	mg/L
Fluoride	0.46	0.17	0.19	0.24	0.24	0.26	4.0	2.0	mg/L
Hardness as CaCO3	285	473	531	509	556	481		250	mg/L
Magnesium	28	36	44	46	44	38			mg/L
Nitrate as N	ND	ND	ND	ND	ND	ND	10		mg/L
Nitrite as N	ND	ND	ND	ND	ND	ND	1		mg/L
Sodium	100	17	10	15	16	6.1		250	mg/L
Sulfate	38	75	127	135	127	94		250	mg/L



Compound	TW5	TW6	TW7	OW7-1	OW7-2	TW8	MCL	SM	Units
Bacteria									
Total Coliform	ND	ND	ND	ND	ND	ND			Per 100 MI
E. Coli	ND	ND	ND	ND	ND	ND			
Per-and Polyfluoroalkyl Substances (PFAS)Polyfluoroalkyl Substances (PFAS)	ND	ND	ND	ND	ND	ND			mg/L
Trip Blank for Volatiles	ND	ND	Not Tested	ND	ND	ND			mg/L
Volatile Organic Compounds	ND/ except	ND/ except	ND/ except	ND/ except	ND/ except	ND/ except			mg/L
<div><div></div><div>Tetrahydrofuran</div><div></div><div>Toluene</div></div>	0.009	0.031	0.0005	0.028	0.09	0.025	1		mg/L
Specific Conductance	889	907	1005	883	1040	850			umhos

Results of bacteriological testing indicated that coliform and E. coli were not found in all samples. No PFAS compounds (recommended list of 25 compounds) were detected in any of the well water samples.

Comparing the test results shown above to their respective MCL values shows slight exceedances of the MCL for arsenic in TW2 and TW8. The remaining parameters were below their respective MCL values.

Arsenic is a chemical element that naturally occurs in the earth’s mineral deposits and dissolves in groundwater. Some aquifers in Michigan tend to have higher naturally occurring arsenic levels in groundwater.

Although the arsenic concentrations are within the typical range found in Washtenaw County, it will be necessary to provide technologies for arsenic removal.

Comparing the test results to their respective SMCL values shows exceedance of the SMCL for iron and hardness in all wells and manganese in all wells with the exception of TW5. The remaining parameters were below their respective SMCL values.

Iron and manganese are metals that occur naturally in soil, rocks, and minerals in Michigan. In the aquifer, when groundwater comes into contact with these solid materials, it can dissolve them. This releases their constituents into the water. Iron and manganese are essential nutrients; however, at concentrations approaching 0.3 mg/L for iron and 0.05 mg/L for manganese, the water may be considered to be aesthetically impacted due to affects to taste, color, and/or odor.

EGLE requires disinfection of a new water system before it is placed into service, which typically includes treatment with chlorine combined with proper well preparation and flushing. Sodium hypochlorite and calcium hypochlorite are the most common sources of chlorine used for disinfection of on-site water wells. In Michigan, there is an abundance of calcium-based material in both drift and bedrock aquifers. Introducing a calcium hypochlorite solution into a calcium-rich aquifer can cause the formation of calcium carbonate (hardness). The degree of hardness concentration in groundwater has no known health effects on drinking water but is important for aesthetic acceptability by consumers and for technical effects. Hard water can cause numerous aesthetic problems and increases corrosion of household plumbing.

There are multiple potential 'best' technologies available for arsenic removal as well as treatments to remove a variety of secondary contaminants. Treatments such as reverse osmosis or oxidation with filtration may be preferred in some households for removal of arsenic and reduction of hardness iron and manganese. Conventional treatments will remove a variety of secondary contaminants. Treatments such as water softening may be preferred for reduction of iron and hardness. Water softener (ion exchange) devices are used in some households for reduction of iron and hardness from water. Chlorine is also an effective oxidizer and will cause iron and manganese to precipitate and provides protection from microbial contaminants. Local suppliers of water treatment devices should be consulted in order to select the best system for a given water supply.

## **Conclusion**

Based on the readily available information and results of field and laboratory tests, it is our professional opinion that the tested aquifer at the site would be able to furnish a reliable quantity of water for the proposed development. The results of water quality tests show elevated concentrations of arsenic in TW2 and TW8, iron and hardness in all wells, and manganese in all wells with the exception of TW5. Filtration and water softening/conditioning should be utilized to minimize these concentrations.

While each of the wells was successfully test pumped at twenty-one gallons per minute (21 gpm) or greater, homogeneous aquifers seldom occur in nature. Most aquifers are stratified to some degree. Stratification of the aquifer can cause differences in horizontal and vertical hydraulic conductivity. We recommend that the individual wells be equipped for a maximum of twenty gallons per minute (20 gpm) pumping rate to address the anticipated stratification of the aquifers and potential additional drawdown that might occur at higher pumping rates.


It is recommended that the three test wells installed in 2020 to be closed and plugged properly if these wells are not included in the future domestic or irrigation water supply plan.




If you have any questions or need additional information, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES

For Ihsan Alajawaheri   
Ihsan Alajawaheri, P.E.  
Staff Engineer

For Douglas M. McDowell   
Douglas M. McDowell, M.S., P.E.  
President

IA/DM/

Attachments

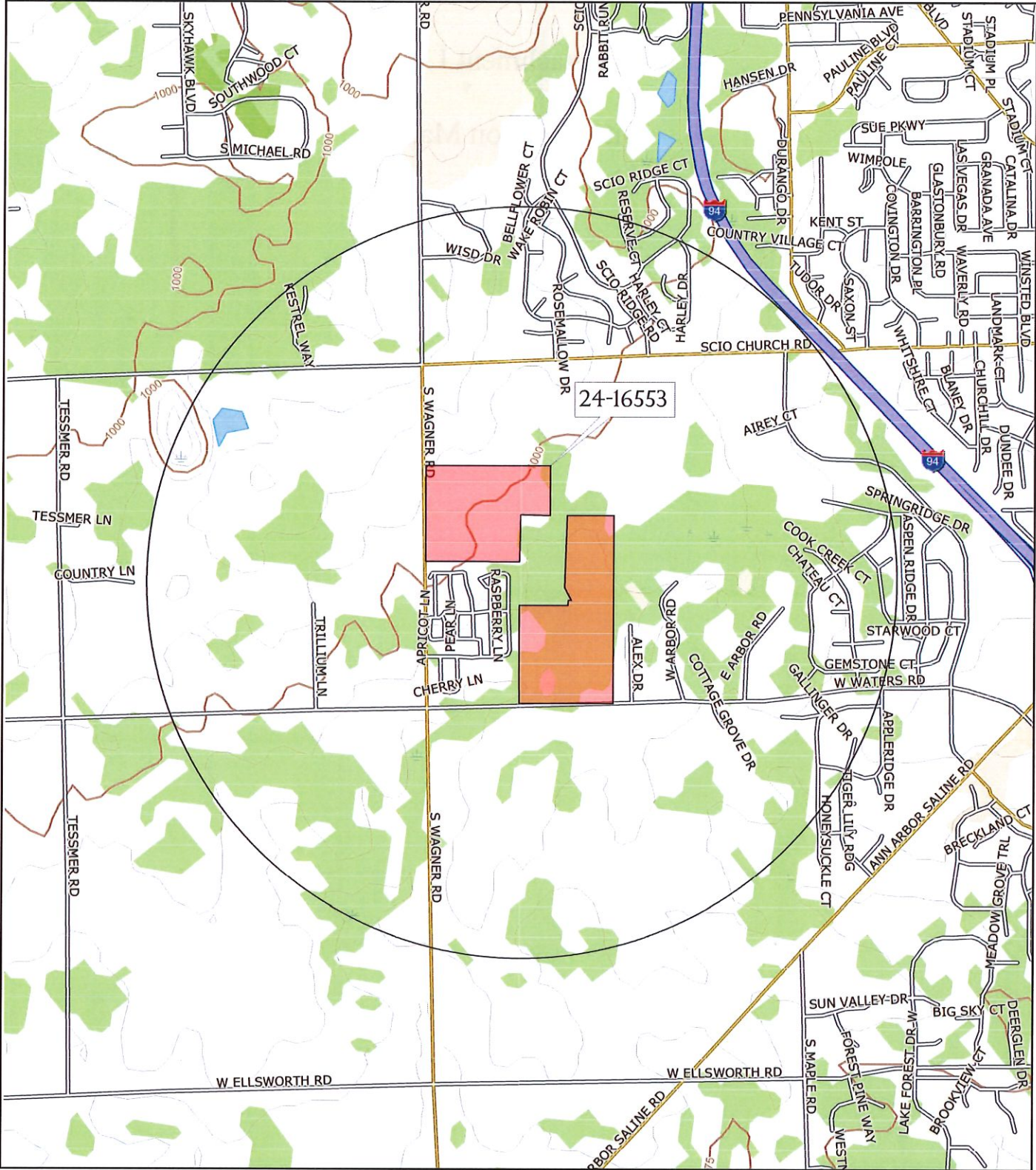
- |                 |  |
|-----------------|--|
| Attachment I    | - Site Location Map (1 p)                          |
| Attachment II   | - Site Layout (1 p)                                |
| Attachment III  | - Site Map (1 p)                                   |
| Attachment IV   | - Soil Boring Location Map (1 p)                   |
| Attachment V    | - USDA Soil Survey Map (1 p)                       |
| Attachment VI   | - Water Well Location Map (1 p)                    |
| Attachments VII | - On-site Test Wells (2 pp)                        |
| Attachment VIII | - Groundwater Contour (1 p)                        |
|                 |  |
| Figures 1 to 8  | - Well Test Analysis – Pumping                     |
| Figures 9 to 16 | - Well Test Analysis – Recovery                    |
|                 |  |
| Appendix A      | - Well Parameters (18 pp)                          |
| Appendix B      | - Evaluation Well Interference (7 pp)              |
| Appendix C      | - Chemical and Bacteriological Reports (88 pp)     |
| Appendix D      | - Well Logs (117 pp)                               |
| Appendix E      | - Groundwater Sampling and Analyses Report (25 pp) |



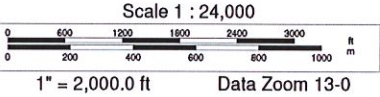
## Attachment I

### Site Location Map

SITE LOCATION MAP



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© DeLorme. Topo North America™ 9.  
www.delorme.com

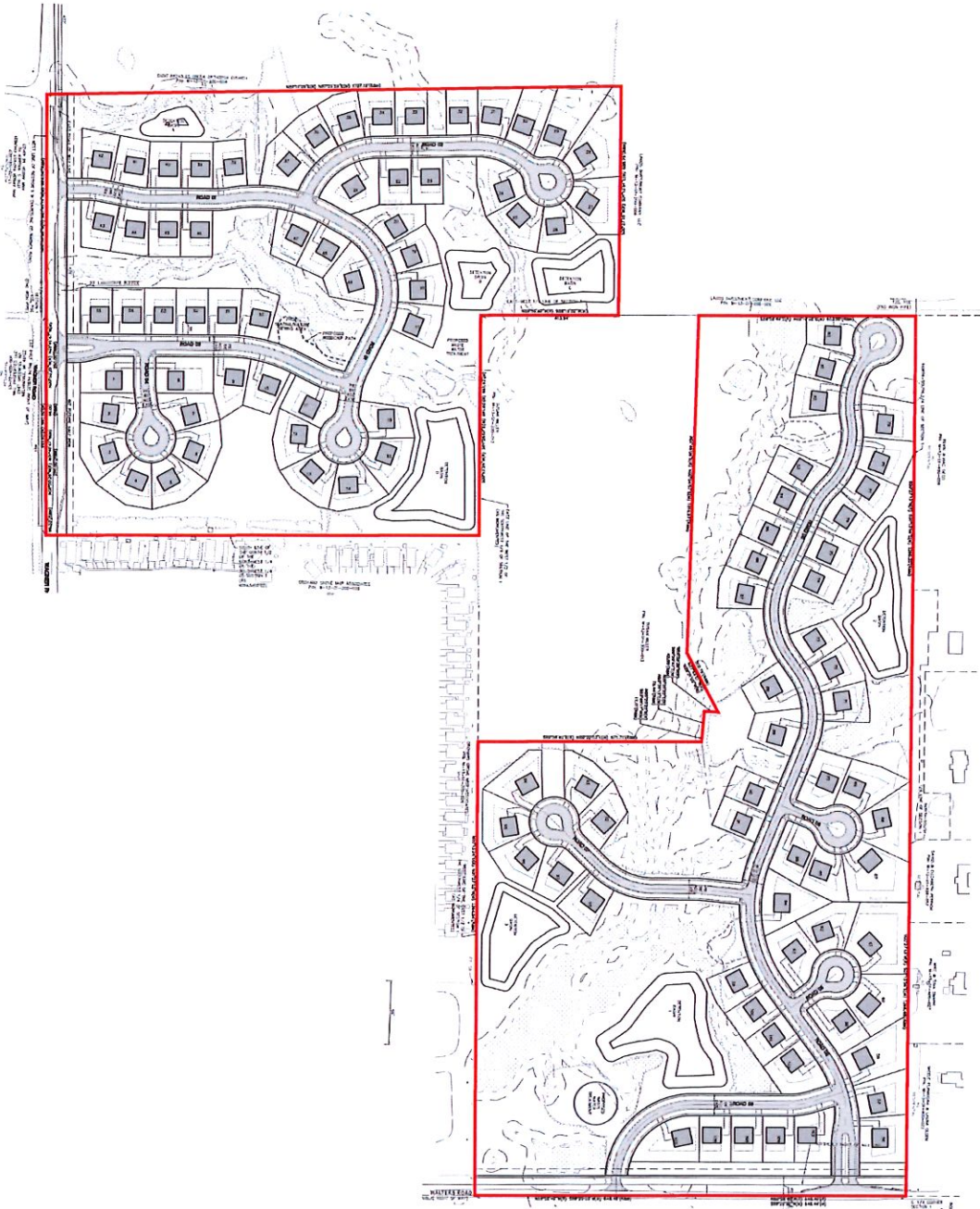


## Attachment II

### Site Layout



SITE LAYOUT



LEGEND

—

APPROXIMATE PROPERTY BOUNDARY

NOTES:

- BASE DRAWING BY ATWELL

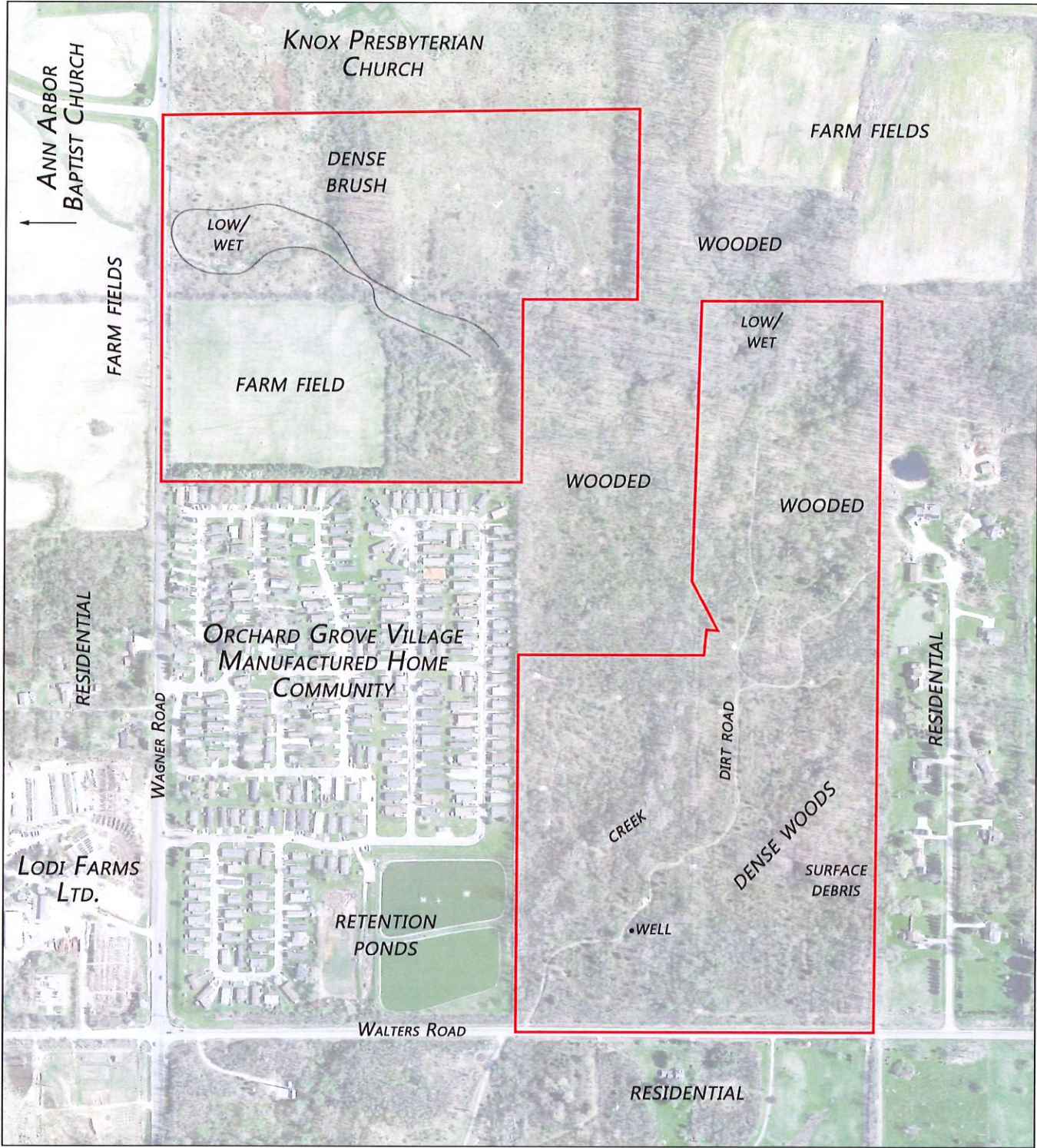


## Attachment III

### Site Map



SITE MAP



<p><b>LEGEND</b></p> <p>— APPROXIMATE PROPERTY BOUNDARY</p>	<p><b>NOTES:</b></p> <ul style="list-style-type: none"><li>- ALL LOCATIONS APPROXIMATE</li><li>- 2022 AERIAL PHOTOGRAPH</li></ul>	
---	---	--



Attachment IV

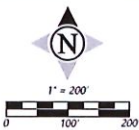
Soil Boring Location Map

SOIL BORING LOCATION MAP



- LEGEND**
- ★ SOIL BORING W/ TEMPORARY MONITORING WELL
  - ✦ SOIL BORING
  - APPROXIMATE PROPERTY BOUNDARY

- NOTES:**
- BASE DRAWING BY ATWELL
  - ALL LOCATIONS APPROXIMATE
  - MPK 09/13/24

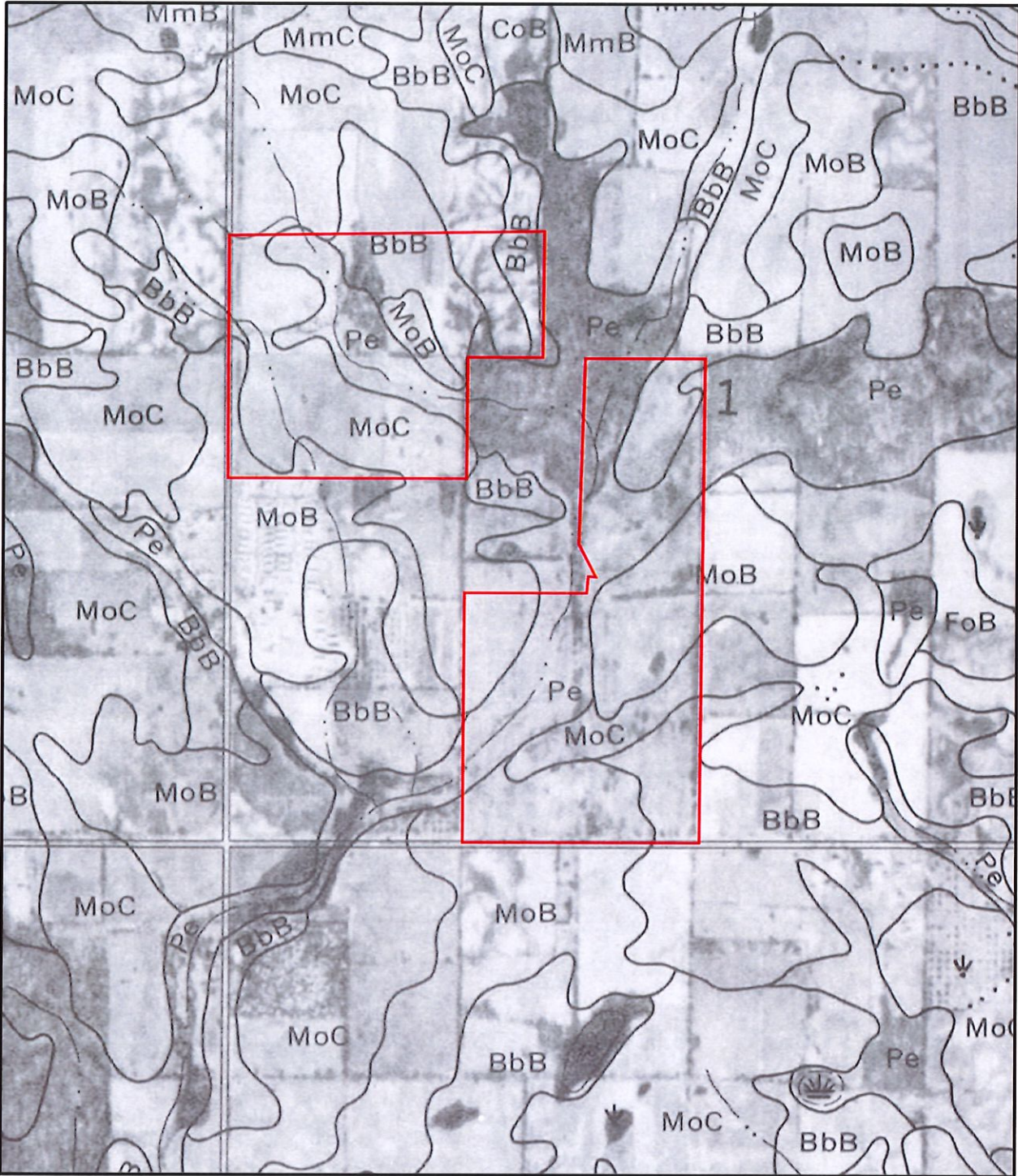


Attachment V

USDA Soil Survey Map



*USDA SOIL SURVEY MAP*



— APPROXIMATE PROPERTY BOUNDARY

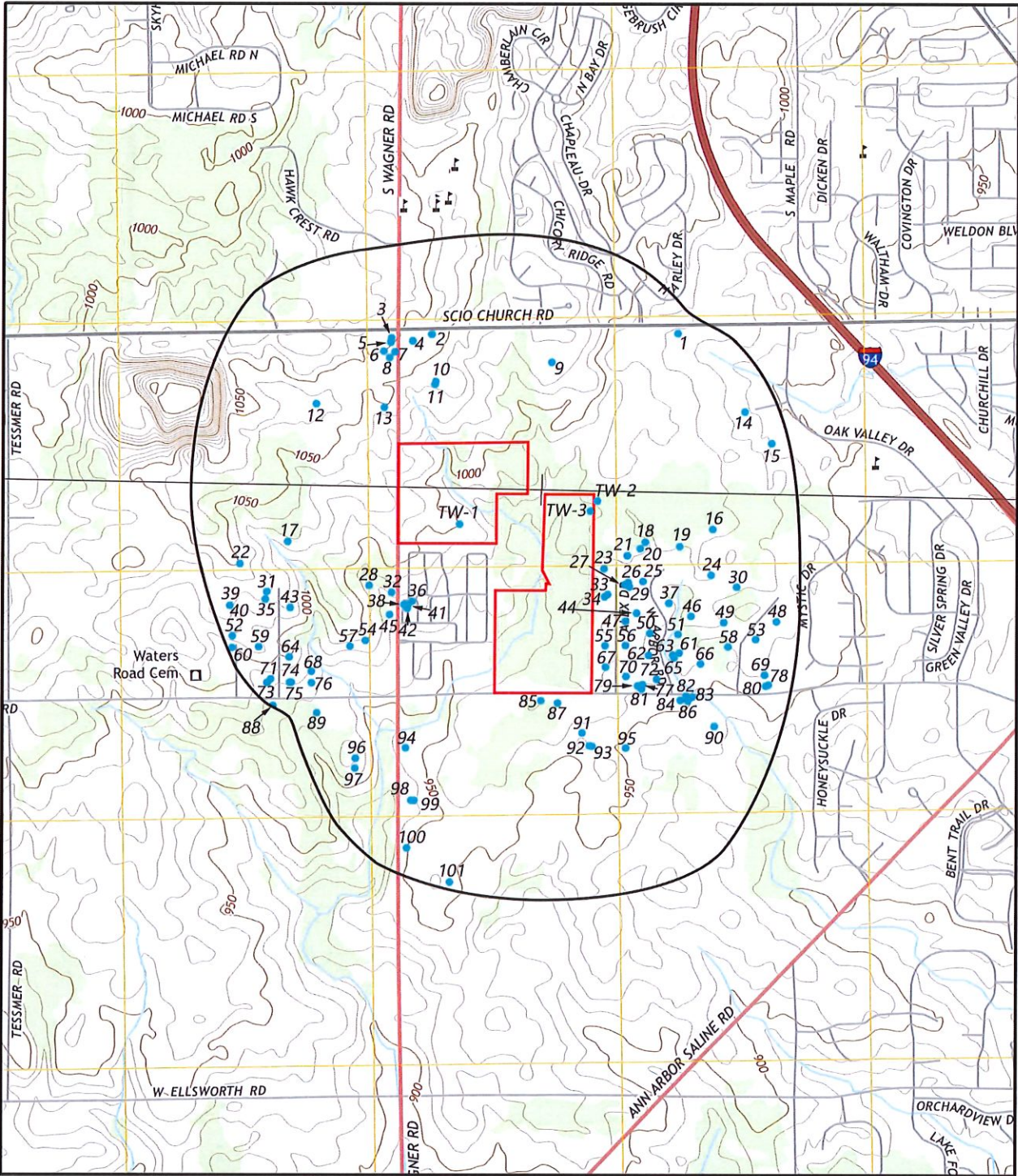


Attachment VI

Water Well Location Map

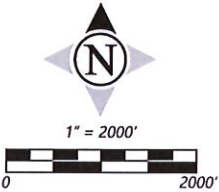


WELL LOCATION MAP



ANN ARBOR WEST (N-PORION)/SALINE (S-PORION) QUADRANGLES

— APPROXIMATE PROPERTY BOUNDARY





## Appendix E

### Groundwater Sampling and Analyses Report

McDowell & Associates

Geotechnical, Environmental & Hydrogeological Services • Materials Testing & Inspection

21355 Hatcher Avenue, Ferndale, MI 48220

Phone: (248) 399-2066 • Fax: (248) 399-2157

November 30, 2024

Toll Brothers, Inc.  
26200 Town Center Drive  
Suite 200  
Novi Michigan 48375

Job No. 24-16553

Attention: Mr. Scott Hansen

Subject: Groundwater Sampling and Analyses  
Proposed Arbor Preserve  
Approximate 106.6-Acre Parcel  
East of Wagner Road and North of Walters Road  
Lodi Township, Washtenaw County, Michigan

Dear Mr. Hansen,

Pursuant to your request, McDowell & Associates has completed this report to summarize recent groundwater sampling and analyses completed at the subject property. A Site Location Map, which shows the approximate location of the subject property, accompanies this report as Attachment I.

As part of this investigation, four soil borings were made on the subject property and three temporary monitoring wells were installed to investigate for evidence of contamination on the subject property from off-site residential wastewater treatment lagoons.

Results of chemical testing of three groundwater samples did not show evidence of impact to shallow groundwater from the off-site source.

This letter was prepared for the exclusive use of Toll Brothers, Inc., and they may rely on the report and its contents.

The results of our investigation are presented below.

Background

McDowell & Associates completed a Phase I ESA for the subject property (McDowell & Associates’ Job No. 24-16553, dated August 26, 2024). That Phase I ESA identified the following potential environmental concern in connection with the subject property:

1. The subject property is adjoined to the west by a manufactured home community with on-site wastewater treatment. Sewage lagoons adjoin the southwest portion of the subject property. The wastewater treatment system and sewage lagoons represent a potential threat to the aquifer below a portion of the subject property.

Mid-Michigan Office  
3730 James Savage Road, Midland, MI 48642  
Phone: (989) 496-3610 • Fax: (989) 496-3190

### Field Work

On September 13, 2024, McDowell & Associates completed four soil borings, designated 1 through 4, on the southwest portion of the subject property, nearest the adjoining wastewater treatment lagoons. Temporary monitoring wells were installed in Soil Borings 1, 2, and 3 to obtain groundwater samples. A Soil Boring Location Map, which shows the approximate locations in which soil borings were made, accompanies this report as Attachment II.

Subsurface conditions encountered in the soil borings generally consisted of topsoil underlain by predominantly moist brown, variegated, and blue silty clay. Wet gray sand and silt was encountered in Soil Borings 1, 2, and 3. No groundwater was noted in Soil Boring 4. Subsurface conditions encountered at each soil boring location are shown on the Log of Soil Boring Sheets which are included as Attachment III.

Soil borings were screened with a MiniRAE 3000 photoionization detector (PID) to estimate the presence of volatile organic compound (VOC) vapors. No VOC vapors were detected with the PID in any of the soil boring locations.

Groundwater samples were obtained on September 16, 2024 using low-flow methods. Samples were placed in labeled, pre-cleaned jars and stored in an ice-chest until delivery to a representative of Merit Laboratories, Inc. of East Lansing, Michigan for chemical testing. Water samples were preserved in accordance with standard sampling protocols. Sample chain-of-custody documentation accompanies this report with chemical test results.

### Chemical Testing Program

Groundwater samples were submitted for chemical testing to determine the presence of total and dissolved phosphorus (Method SM4500-PE), sodium (Method E200.8), total inorganic nitrogen (Method SM4500 d1), ammonia nitrogen (Method WM4500-NH3), nitrate nitrogen, and nitrite nitrogen, and chloride (Method E300.0).

### Chemical Test Results

No nitrate, nitrite, or total inorganic nitrogen were detected in any of the samples.

Chloride, ammonia nitrogen, phosphorus, and sodium were detected, but at concentrations below EGLE Generic Residential Criteria and EGLE Discharge Standards.

Individual chemical test results accompany this report as Attachment IV.

### Limitations

No environmental assessment can eliminate uncertainty regarding the potential for recognized environmental conditions or the presence of contaminants in connection with a property. This environmental assessment is intended to reduce, but not eliminate, uncertainty regarding the potential for recognized environmental conditions in connection with the property within



reasonable limits of time and cost. The conclusions represent our professional opinion based upon information obtained during assessment procedures and may not represent those that would be made under other conditions.

Nothing in this report constitutes a legal opinion or legal advice. It is suggested that environmental counsel be retained to evaluate site conditions and transaction-related issues from a legal perspective.

Property lines shown on maps are estimates and are by scale inaccuracies. The approximate boundaries shown on report attachments are not intended to be exact, but rather approximations to assist with review.

### Conclusions

McDowell & Associates has completed this report to summarize recent groundwater sampling and analyses completed at the subject property.

As part of this investigation, four soil borings were made on the subject property and three temporary monitoring wells were installed to investigate for evidence of contamination on the subject property from off-site residential wastewater treatment lagoons.

Results of chemical testing of three groundwater samples did not show evidence of impact to shallow groundwater from the nearby and off-site sewage lagoons.

If you have any questions regarding the information contained in this report, or if we can be of further service, please do not hesitate to call.

Very truly yours,

McDOWELL & ASSOCIATES

  
Jennifer Lagerbohm, M.S., CHMM  
Environmental Manager

  
Douglas M. McDowell, M.S., P.E.  
President

JL/jl

Attachments

Attachment I- Site Location Map

Attachment II- Soil Boring Well Location Map

Attachment III- Log of Soil Boring Sheets

Attachment IV- Chemical Test Results with Chain-of-Custody Documentation

Attachment I

Site Location Map





Attachment II

Soil Boring Well Location Map

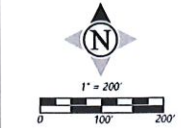


SOIL BORING LOCATION MAP



- LEGEND**
- ◆ SOIL BORING W/ TEMPORARY MONITORING WELL
  - ◆ SOIL BORING
  - APPROXIMATE PROPERTY BOUNDARY

- NOTES:**
- BASE DRAWING BY ATWELL
  - ALL LOCATIONS APPROXIMATE
  - MPK 09/13/24







**Christina Smith**

---

**From:** Jan Godek  
**Sent:** Wednesday, September 24, 2025 9:09 AM  
**To:** Christina Smith  
**Subject:** FW: WCRC App. 17203 & 17204 - Arbor Preserve - Revised TIS

---

**From:** Kyler Sheerin <[ksheerin@atwell.com](mailto:ksheerin@atwell.com)>  
**Sent:** Wednesday, September 24, 2025 8:40 AM  
**To:** Streight, Gary <[streightg@wcroads.org](mailto:streightg@wcroads.org)>  
**Cc:** Matt Bush <[mbush@atwell.com](mailto:mbush@atwell.com)>; Jason Iacoangeli <[jiacoangeli@tollbrothers.com](mailto:jiacoangeli@tollbrothers.com)>; Scott Hansen <[shansen@tollbrothers.com](mailto:shansen@tollbrothers.com)>; Smith, Erin <[smithe@wcroads.org](mailto:smithe@wcroads.org)>; Jan Godek <[Jan@loditownshipmi.org](mailto:Jan@loditownshipmi.org)>; Permits <[permits@wcroads.org](mailto:permits@wcroads.org)>  
**Subject:** Re: WCRC App. 17203 & 17204 - Arbor Preserve - Revised TIS

Gary,

I am following up on our below submittal to be sure you have what you need to facilitate your review.

Do you have an idea for when we can expect to see your review?

If you have any questions, please let us know.

Thank you,

**Kyler Sheerin, PE**  
Project Manager  
**ATWELL, LLC**  
734.887.2714 Office  
517-719-9669 Mobile

---

**From:** Kyler Sheerin <[ksheerin@atwell.com](mailto:ksheerin@atwell.com)>  
**Sent:** Thursday, September 4, 2025 10:37 AM  
**To:** Streight, Gary <[streightg@wcroads.org](mailto:streightg@wcroads.org)>  
**Cc:** Matt Bush <[mbush@atwell.com](mailto:mbush@atwell.com)>; Jason Iacoangeli <[jiacoangeli@tollbrothers.com](mailto:jiacoangeli@tollbrothers.com)>; Scott Hansen <[shansen@tollbrothers.com](mailto:shansen@tollbrothers.com)>; Smith, Erin <[smithe@wcroads.org](mailto:smithe@wcroads.org)>; [jan@loditownshipmi.org](mailto:jan@loditownshipmi.org) <[jan@loditownshipmi.org](mailto:jan@loditownshipmi.org)>; Permits <[permits@wcroads.org](mailto:permits@wcroads.org)>  
**Subject:** Re: WCRC App. 17203 & 17204 - Arbor Preserve - Revised TIS

Gary,

Please see the below link to an abridged set of Arbor Preserve North and South Plans which have been revised per your written review comments and plan set mark ups and my 8/5 email:

<https://atwell-group.sharefile.com/public/share/web-s85328c828a6b4ad6ab0d2728738f2386>

Note that per your suggestion, we have opted to center the center left turn lane on Wagner. I've also included responses to your written review comments below:

- In lieu of constructing the traffic signal at the intersection of Wagner Road and Waters Road, a contribution in the amount of \$120,000 will be provided by the applicant. The details of the contribution and additional work required will be spelled out in the Road Improvement Agreement(RIA) between the Applicant and the Road Commission.
  - Comment Noted.
- Provide a cost estimate for all work within the public right of way of Wagner Road and Waters Road.
  - A cost opinion is attached as requested.
- An inspection fee and deposit will be required and will be listed in the RIA.
  - Comment Noted.
- Provide the name, contact information and certificate of insurance for the contractor performing the work.
  - Contractor information will be provided prior to construction under separate cover.

**Kyler Sheerin, PE**  
Project Manager  
**ATWELL, LLC**  
734.887.2714 Office  
517-719-9669 Mobile

---

**From:** Kyler Sheerin <[ksheerin@atwell.com](mailto:ksheerin@atwell.com)>  
**Sent:** Tuesday, August 5, 2025 9:38 AM  
**To:** Streight, Gary <[streightg@wcroads.org](mailto:streightg@wcroads.org)>  
**Cc:** Matt Bush <[mbush@atwell.com](mailto:mbush@atwell.com)>; Jason Iacoangeli <[jiaconoangeli@tollbrothers.com](mailto:jiaconoangeli@tollbrothers.com)>; Scott Hansen <[shansen@tollbrothers.com](mailto:shansen@tollbrothers.com)>; Smith, Erin <[smithe@wcroads.org](mailto:smithe@wcroads.org)>; [jan@loditownshipmi.org](mailto:jan@loditownshipmi.org) <[jan@loditownshipmi.org](mailto:jan@loditownshipmi.org)>  
**Subject:** RE: WCRC App. 17203 & 17204 - Arbor Preserve - Revised TIS

Hi Gary,

Thank you for your construction permit plan reviews last week for Arbor Preserve. We are in acceptance of your comments below and will provide a cost opinion before final plan approvals.

After reviewing the provided plan markups, we agree with your recommendation for center widening and will revise the geometry accordingly. We'd also like to propose restricting left turns at the northmost approach. Even if center widening is used, there is limited ROW at the northern property boundary to accommodate the necessary widening. A



full left-turn lane would still be provided at the main entrance just to the south, where adequate space to accommodate.

Please see the attached marked-up frontage plan visually depicting our planned restriction. Let us know this week if you have any additional input or concerns. Otherwise, we'll proceed accordingly with the revised plans and formal resubmittal.

Much appreciated,

**Kyler Sheerin, PE**  
Project Manager  
**ATWELL, LLC**  
734.887.2714 Office  
517-719-9669 Mobile

---

**From:** Streight, Gary <[streightg@wcroads.org](mailto:streightg@wcroads.org)>  
**Sent:** Monday, July 28, 2025 11:33 AM  
**To:** Kyler Sheerin <[ksheerin@atwell.com](mailto:ksheerin@atwell.com)>  
**Cc:** Matt Bush <[mbush@atwell.com](mailto:mbush@atwell.com)>; Jason Iacoangeli <[jiacoangeli@tollbrothers.com](mailto:jiacoangeli@tollbrothers.com)>; Scott Hansen <[shansen@tollbrothers.com](mailto:shansen@tollbrothers.com)>; Smith, Erin <[smithe@wcroads.org](mailto:smithe@wcroads.org)>; [jan@loditownshipmi.org](mailto:jan@loditownshipmi.org)  
**Subject:** WCRC App. 17203 & 17204 - Arbor Preserve - Revised TIS

Kyler,

I have completed the review of the plans submitted for the above permit applications and I offer the following comments for your consideration in addition to the marked up plans attached:

- In lieu of constructing the traffic signal at the intersection of Wagner Road and Waters Road, a contribution in the amount of \$120,000 will be provided by the applicant. The details of the contribution and additional work required will be spelled out in the Road Improvement Agreement(RIA) between the Applicant and the Road Commission.
- Provide a cost estimate for all work within the public right of way of Wagner Road and Waters Road.
- An inspection fee and deposit will be required and will be listed in the RIA.
- Provide the name, contact information and certificate of insurance for the contractor performing the work.

Once you have addressed the comments provided, please send revised plans to [permits@wcroads.org](mailto:permits@wcroads.org) for review. If there are any questions feel free to contact me.

**Gary Streight, P.E.**

Senior Project Manager



Washtenaw County Road Commission

555 N. Zeeb Road, Ann Arbor, Michigan

Direct: (734) 327-6692 | Main: (734) 761-1500

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### **PRIVATE ROAD MAINTENANCE AGREEMENT**

THIS PRIVATE ROAD MAINTENANCE AGREEMENT ("Agreement") is made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between Lodi Township, a Michigan municipal corporation ("Township") whose address is, 3755 Pleasant Lake Road, Michigan 48103, and Toll Northeast V Corp., a Delaware corporation ("Developer"), whose address is 26200 Town Center Drive, Suite 200, Novi, MI.

### **RECITALS**

A. Developer is the developer of certain property located in Lodi Township, Washtenaw County, as more particularly described on Exhibit A attached hereto and made a part hereof ("Property").

B. The Property is subject to a Consent Judgment dated February 13, 2007 ("Original Consent Judgment"), as thereafter interpreted in an Order Denying Motion for Order to Show Cause entered by the Court on June 29, 2021, and as amended by a First Amendment to Consent Judgment dated October 30, 2023 ("First Amendment" and together with the Original Consent Judgment, "Consent Judgment"), which provide for the development of the Property as a single family residential development ("Project") as more particularly set forth in the "Area/Preliminary Site Plan" attached as Exhibit C to the First Amendment and the conditions of approval attached as Exhibit D to the First Amendment (collectively, "Preliminary Approval").

C. The Project shall be served by a private roadway system ("Road Improvements") which shall be constructed in accordance with the Preliminary Approval and final design standards approved by the Township ("Final Approvals").

D. The Project shall be developed as a residential site condominium according to the provisions of the Condominium Act, Act 59 of the Public Acts of 1978, as amended, and Township ordinances ("Condominium") and the Condominium shall be operated by a condominium association ("Association") whose members shall consist of all of the owners of units or lots within the Condominium ("Owners").

E. The Developer is responsible for the construction of the Road Improvements, and for the maintenance, repair and replacement of all Road Improvements until the Road Improvements have been completed and inspected and approved by the Township at which time, responsibility for maintenance, repair and replacement may be assigned to, and assumed by the Association on behalf of the Owners.

F. The Township requires this Agreement to be entered into to provide for the construction, maintenance, repair and replacement of the Road Improvements and to provide the Township an easement for the maintenance, inspection, repair and replacement of the Road Improvements in the event the Road Improvements are not properly constructed, maintained, repaired or replaced.



G. This Agreement is exempt from county and state transfer taxes under MCL 207.505(a) and MCL 207.526(a) respectively as the consideration is less than \$100.00.

Now, therefore, the parties agree as follows:

1 Incorporation by Reference. The foregoing recitals are incorporated into this Agreement and agreed to be binding as if set forth in full in the body of this Agreement.

2 Reservation and Grant of Easements.

2.1 Developer establishes and reserves to itself, the Association, the Owners and their respective tenants, occupants, guests and invitees, and Township representatives, including fire, police and emergency service providers, and other governmental authorities with jurisdiction over the Property, the Condominium or any portion thereof, but not the public at large, an easement for the purposes of vehicular and pedestrian access, ingress and egress over and across the Road Improvements, at all times.

2.2 Developer grants to the Township, its employees, agents, consultants and contractors, a perpetual easement to enter in and over the Road Improvements and such portions of the Property as is reasonably necessary for inspection, use, maintenance and repair of the Road Improvements (the "Township Maintenance Easement"). Notwithstanding the foregoing, the Township has no obligation to perform any maintenance or enforcement activities related to the Road Improvements.

2.3 The easements granted pursuant to this Agreement shall burden the Property and shall run with the Property, and the easements granted pursuant to this Agreement shall inure to the benefit of, and shall be binding upon, the Developer, the Association, the Owners and their respective tenants, occupants, guests and invitees, and the Township and its respective successors, transferees and assigns, but not the public at large.

2.4 Developer acknowledges that an ingress/egress easement has already been provided for access to Waters Road over the Road Improvements on Arbor Preserve—South for the benefit of property adjacent to south and west of Arbor Preserve—South (more particularly described as Parcel No. M-13-01-300-013), as depicted on Sheet 37 of the Final Site Plan for Arbor Preserve—South. Developer agrees that the Road Improvements shall include the construction of a paved access connection to the adjacent parcel as shown on Sheet 37 of the Final Site Plan.

3 Construction of the Road Improvements; Repair and Maintenance of the Easement Parcels and Road Improvements.

3.1 Developer shall, at its sole cost and expense, construct the Road Improvements in accordance with the Final Approvals and permits issued pursuant to the Final Approvals.

3.2 If not already established, Developer shall establish the Association to provide for the ongoing maintenance, repair and replacement of all Road Improvements. Once the Road Improvements have been completed and inspected and approved by the Township, the Association shall be responsible for maintenance, repair and replacement of all Road Improvements and be responsible for assessment and collection from the Owners on a pro-rata basis of sums necessary to pay for the maintenance, repair and replacement of all Road Improvements.



3.3 Maintenance of the Road Improvements shall include, but is not limited to, grading, dust control, filling in and repairing cracks, potholes or other holes, removal of fallen trees and debris, resurfacing, snow plowing and removal, installation and maintenance of required signage, and improvements to provide for surface water runoff drainage systems. Maintenance and improvements to the Road Improvements must at all times, at a minimum, meet the required standards and specifications of the ordinances of the Township in effect from time to time.

4 Enforcement by the Township.

4.1 This Agreement is enforceable by the Township, its successors, assigns or transferees and shall be binding on Developer until the Road Improvements have been completed, inspected and approved by the Township, and thereafter, the Association and the Owners, jointly and severally, and their respective successors, assigns, agents and transferees.

4.2 Following written notice having been delivered to the Developer, or the Association after the Road Improvements have been completed and inspected and approved by the Township, the Township and its consultants, contractors, engineers, agents and employees are authorized to enter the Property to inspect the Road Improvements. If, for any reason, the Road Improvements are not maintained in accordance with the standards set forth in Township ordinances, the Township may serve written notice of such failure upon the Developer or the Association after the Road Improvements have been completed and inspected and approved by the Township. Such written notice shall contain a clear description of the failure(s) in maintenance, a demand that the deficiencies of maintenance, repair and replacement and an opportunity to cure such failure to maintain within a stated reasonable time period. If such work is not properly performed within the time required, the Township through its consultants, contractors, engineers, agents and employees may, but is not required to, enter upon any portion of the Property as is reasonably necessary in order to undertake such maintenance, repair or replacement of the Road Improvements as the Township, in its sole discretion, deems necessary, in accordance with sound construction standards, and to bill the Developer, or once the Road Improvements have been completed and inspected and approved by the Township, the Owners through the Association, for the cost incurred plus reasonable interest on unpaid amounts after 30 days from the date of invoice. If such invoice is not paid within 30 days from the date of invoice, the amount invoiced shall be a lien on each Owner's unit or lot and may be collected by the Township in a collection suit or as delinquent taxes, and foreclosed upon in the same manner as delinquent taxes. If suit is initiated by the Township, the Developer or the Association after the Road Improvements have been completed and inspected and approved by the Township, the Association and Owners, shall pay all of the Township's reasonable legal fees and costs. In addition, the Township shall have the right, but not the obligation, to establish a Special Assessment District, and authorize improvements within the Special Assessment District for the Road Improvements. The Township, is authorized to proceed under Public Act 246 of 1945, as amended, Act 139 of 1972, as amended, Act 116 of 1923, as amended, and Act 188 of 1954 to establish Special Assessment Districts and levy special assessments upon the units or lots owned by each Owner to fulfill the obligations, and maintain, repair and replace the Road Improvements to the extent not properly maintained, repaired and replaced as provided in the notice previously delivered by the Township. The Developer shall provide in the master deed for the Condominium that by taking title to a unit, each Owner has irrevocably agreed that the Township, may establish the foregoing Special Assessment District. The choice of remedy shall be at the sole option of the Township and the election of one remedy shall not waive the use of any other remedy.

5 Other Terms and Provisions.

- 5.1 The provisions of this instrument may be amended only in writing with the prior written consent of the Township and Developer until the Road Improvements have been completed and inspected and approved by the Township after which point in time, the prior written consent of the Township and the Association, only, and in no event shall the separate consent of the Owners be required. Any amendment to this Agreement shall be recorded in the Washtenaw County Records.
- 5.2 The laws of the State of Michigan shall govern the interpretation, validity, performance and enforcement of this Agreement. Invalidation of any provision of this Agreement by judgment or court order shall not affect the validity of any other provision, which shall remain in full force and effect.
- 5.3 Developer agrees, for itself and all successors and assigns, that at any such time that it becomes necessary or appropriate for the Road Improvements to be dedicated to public use under the control or jurisdiction of the Township or the Washtenaw County Road Commission, Developer, the Association, shall be bound by this Agreement and agree to deed or convey whatever title interest they have in the Road Improvements to the Township or Washtenaw County Road Commission without additional compensation. In the event of dedication and acceptance by the Township or the Washtenaw County Road Commission, this Agreement shall be deemed null and void and of no further force or effect.
- 5.4 This Agreement shall be recorded with the Washtenaw County Register of Deeds, shall constitute covenants running with the land, and shall be binding on all the parties, their heirs, agents, successors and assigns and all subsequent purchasers, including, but not limited to, the Association and the Owners. The Developer shall have no liability for any obligation under this Agreement arising after the date the Road Improvements have been completed and inspected and approved by the Township after which time, the Association and Owners shall be liable for the obligations arising under this Agreement.
- 5.5 No Owner may exempt himself from liability for his contribution towards the expenses of administration by waiver of the use or enjoyment of the roadway or easement or by abandonment of his parcel.
- 5.6 If any of the terms, provisions, or covenants of this Agreement are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any other manner whatsoever the other terms, provisions and covenants of this Agreement.

*[signatures on following pages]*



[Signature page to *Arbor Preserve* Private Road Maintenance Agreement]

DEVELOPER

TOLL NORTHEAST V CORP,  
a Delaware Corporation

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF MICHIGAN            )  
  ss.  
COUNTY OF WASHTENAW    )

Acknowledged to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by  
\_\_\_\_\_, \_\_\_\_\_ of Toll Northeast V Corp, a Delaware Corporation, on  
behalf of the corporation.

\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
State of Michigan, County of Washtenaw  
My Commission Expires: \_\_\_\_\_

[signature of Township on following page]

[Signature page to Arbor Preserve Private Road Maintenance Agreement]

TOWNSHIP

Lodi Township,  
a Michigan municipal corporation

By:

Its:

STATE OF MICHIGAN

)

SS.

COUNTY OF WASHTENAW )

Acknowledged to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2025, by \_\_\_\_\_,  
the \_\_\_\_\_ of LODI TOWNSHIP, a Michigan municipal corporation, on behalf of the  
Township.

\_\_\_\_\_, Notary Public

State of Michigan, County of Washtenaw

My Commission Expires: \_\_\_\_\_

**DRAFTED BY AND WHEN  
RECORDED RETURN TO:**

Kenneth J. Clarkson, Esq.  
Taft Stettinius & Hollister LLP  
27777 Franklin Road, Suite 2500  
Southfield, MI 48034

**EXHIBIT A**

**LEGAL DESCRIPTION OF PROPERTY**

126896.000001 4917-5458-3142.1





Thank you for allowing me to speak on behalf of Lodi township taxpayers.

I would first like to say that I am well aware of this land and its history - we understood it was rezoned, a consent judgment was allowed regarding the development of the property and a developer could have built up to 450 homes. When the developer bought the property, they worked with Lodi Township to achieve a harmonious site plan that would be appealing to future homeowners, work with the existing neighborhoods and bring in a significant tax increase to the Lodi Township treasury. And only 107 beautiful homes are planned.

I understand that there is a group of residents and non residents (or taxpayers of land owned in Lodi) opposed to the onsite wastewater treatment facility. A treatment facility that meets requirements of EGLE. Septic fields and wastewater treatment plants are both considered environmentally safe and legal.

Having the plants also provides a back up for neighbors in the area should their septic fields fail. This is something that EGLE has supported as well.

This development will also increase the tax revenues not only for the township but also the county. And we all know the trailer park lagoon is outdated and who knows what is being dumped into the grounds.

In addition, we should talk about property rights that all of us property owners are entitled to. This property is no different from all of the other property in Lodi Township and has rights for its use. Our township is not publicly owned. It is privately owned and private owners have rights. I would also like to add the experts/professionals that the Township employs planners and OHM engineers have recommended approval of this as well as the county and state will use their expertise to make sure that everything is scientifically correct and safe. They are professionals, and this is what they know how to do.

Two additional points I would like to end with

- Leslie Blackburn - a board trustee, should recuse herself from voting on this site plan given her history of involvement in groups opposed to any development and should be questioned as to her bias as the founder of Livable Lodi, a website created to oppose developments in Lodi Township.
- Susan Miller - An advocate opposing the development is Susan Miller (also involved in Livable Lodi) who originally participated with the previous owners of the land in the rezoning lawsuit and consequent consent judgment. She has also benefited from the land development as she negotiated a public road access and fenced area around her property as well as a gated entrance. This seems a bit contradictory that she is now opposing a development and treatment facility when she had willingly signed contracts to sell to developers multiple times who would have followed the same path to treatment





facilities as water and sewer are not readily available to Lodi Township residents and the soil is not conducive to individual drain fields.

In conclusion: the wastewater treatment facility is the best way to go - I am comfortable supporting a regulated, safe, compliant wastewater treatment facility for the township and see that as the vision of future developments. .

Suzanne Baccouche

Lodi Township property taxpayer



SUBSCRIBE



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OUT MAGAZINE

Eric Roberts, reflecting on his decision to run, shared that the tipping point came after attending several township meetings where local water quality issues were brushed aside. "We have crappy water," Eric Roberts explained, "and no one was talking about it. Finn and I felt we had to take action by running for office to demand accountability. Our platform focuses on collaboration among local officials to improve basic services, which we feel have been neglected for too long."

Leslie Blackburn, the third queer candidate in their coalition, is a longtime advocate for environmental justice. Blackburn created the group Livable Lodi, which focuses on water testing and conservation initiatives, and their decision to run came after realizing they weren't alone in their desire for change. Blackburn joined forces with the Roberts couple, forming a collective of LGBTQ+ candidates determined to bring fresh perspectives to the township board. "It definitely helps running with other queer folks," Eric Roberts said, noting the importance of solidarity, especially in small, tight-knit communities where LGBTQ+ candidates are still rare.

#### TRENDING STORIES



'9-1-1' star Ryan Guzman spills some tea on fans shipping Eddie & Buck

Out

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OUT MAGAZINE

V RETRAVAV



**We need you!**

Your support makes original  
LGBTQ+ reporting possible.

GIVE TODAY





Please feel free to visit my website [leslieforlodi.org](http://leslieforlodi.org) to learn more about my campaign.

**Why should Lodi Township residents choose you?**

I bring authentic, compassionate relating to my work in the world and to my campaign. On the board, I will bring kindness, fairness and transparency, with honest, consistent, reliable communication in my interactions.

I have been walking and biking all over the township to meet our residents. I've knocked on hundreds of doors and have been the most present and accessible to voters, many of whom have also reached out to ask questions and learn more. I am committed to meeting voters where they are, please feel free to reach out if you'd like to share a conversation.

As a mom, my vision emphasizes care and connection, aiming to create governance that is equitable, transparent, inclusive, and prioritizes the needs of all residents. My approach is characterized by a blend of joy, wisdom, and a commitment to care — for our bodies, each other, and for the planet we call home.

**What approach would you take to growth?**

Balance of "Protect the Land" and affordable housing:

Our greatest assets: land and people, including people-led small businesses & farms.

We have a rare gift of land undisturbed by settlement: native, intact forest & wetlands. However it, including trees over 200 yrs old, is at risk of destruction by development of luxury homes. Nature and our connection to it are crucial for our well-being & survival. We must







As a founding member of Livable Lodi, Leslie is actively engaged in grassroots activism, advocating for sustainable land use practices and community-driven decision-making. Their approach is characterized by a blend of joy, wisdom, and a commitment to care—care for our bodies, for each other, and for the planet we call home.

With a life's work dedicated to collective liberation and a deep understanding of the interconnectedness of all life, Leslie Blackburn is poised to lead with compassion, integrity, and a vision for a future built on equity and environmental stewardship.

## More About Leslie



Christina Smith

**From:** Dixon <dixonsviolin@gmail.com>  
**Sent:** Monday, September 29, 2025 2:05 PM  
**To:** Christina Smith; Jan Godek  
**Subject:** Toll Brothers Development Proposal - Open Space violation

To Lodi Township Board members: (Christina, please include in the Board packet for October 7th)

An analysis of the applicant's site plan shows that Toll Brothers has grossly misrepresented the amount of open space their proposal would have. One of the many hats I wear is as a data analyst expert (see below) and I took the time to actually measure the open space of their South site plans and it is at most 33.5%, which is a clear violation of the Amended Consent Judgement which agreed to 45%, and a deviation to our Ordinance which requires 50%. Note the measured 33.5% open space is a maximum and the actual open space is less since the plans violate numerous ordinances which affect open space, such as plans missing the 200' setback required for Wastewater Treatment Plants, and plans missing required perimeter open space. These measurements are based on plans dated 2025-08-12.

You can see for yourself and confirm these measurements here:

\* Link to the measured data:  
<https://docs.google.com/spreadsheets/d/1FZXW8aq08A3LsUsFcS8Ilhb63OD4xS4mOEg/edit?usp=sharing>

\* Link to the corresponding visual map showing open space:  
[https://drive.google.com/file/d/1ZvkDAJkHfUcMjLSto-5uB31a3oK\\_oDGY/view?usp=sharing](https://drive.google.com/file/d/1ZvkDAJkHfUcMjLSto-5uB31a3oK_oDGY/view?usp=sharing)

In particular, note the applicant is misrepresenting the open space by:

- counting wetland setbacks as open space, a violation of 42.301.G
- counting detention basin setbacks as open space, a violation because of 42.301.G
- counting boardwalks as open space, a violation of ordinance 45.10.E.2

The applicant has a history of repeatedly misrepresenting the data, such as their gross misrepresentation of tree replanting requirements which they only conceded after being called out (and this still has not been corrected). We have many reasons to doubt the developer's word and I encourage the Board to be strong and make them follow all the rules. Open space is just one of the many violations in the latest site plans, which should be denied.

I hope this is helpful. Thank you for looking out for the residents of this township and keeping this area rural.

- Dixon

David 'Dixon' Hammond

My related background:  
David 'Dixon' Hammond holds a Master's degree from the Michigan State University College of Engineering, majoring in Computer Science with a focus on Mathematics and specializing in multi-dimensional data visualization. He holds a patent in virtual reality/3D modeling, and has 15 years



industry experience, most notably as Director of Technology of a successful data mapping startup working with some of the largest companies in the world.

Christina Smith

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**From:** Richard Strader <straderfamily@yahoo.com>  
**Sent:** Wednesday, October 1, 2025 4:49 PM  
**To:** Christina Smith  
**Subject:** Arbor Preserve tree replacement comments

Hi Christina,

Please share my comments (as a Lodi Township citizen) with the Board of Trustees prior to their October 2025 meeting. This is regarding the proposed “public benefit” that Toll Brothers refers to in their letter dated June 10, 2025, of \$500,000,( and also stated in the 2nd Amendment to the Consent Judgement), in exchange for stripping the proposed site of the majority of the site's trees ( 58% ). This includes cutting down 325 large landmark trees ( 49%), many of which are 75-100 years old, based on dbh. They are proposing replacing only 555 trees(21%), instead of the required number of replacement trees of 3402, and then giving the Township a " gift", of \$500,000, as a "public benefit".

First, a “benefit” is defined as an "advantage, or profit" gained from something. In this case, Toll Brothers is asking the Township to lose a large number of large established trees, in exchange for money. There is no "benefit" here- we are losing something of value, and being asked to take something (*of lesser value*) in **replacement! Benefit would be a gain, or an advantage as defined, which is not the case here! In addition, it sets a very bad precedent in allowing a developer to do this!** The cost to replace 2847( 3402-555) trees with 2-3 inch trees is much more than \$500,000! ( Much closer to \$1 million!) It is an insidious attempt to buy their way out of even TRYING to "preserve" more of the larger hardwood tree groupings by modifying their proposal. As a resident, it appalls me to think we would allow a deep pocketed developer to buy their way out of our Zoning Requirements, all of which they have had access to, **AND**, per our applications, state they are **required** to be familiar with and conform to.

I urge the Township Board to reconsider this proposal of " Public Benefit", before taking this feeble offer by the developer!

Sincerely,  
Cindy Strader  
Sent from my iPhone





Christina Smith

**From:** Eric Roberts <e3robertsmi@gmail.com>  
**Sent:** Wednesday, October 1, 2025 8:49 PM  
**To:** Jan Godek; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski  
**Subject:** Vote NO on Arbor Preserve

Hello Lodi Township Board of Trustees,

Please vote NO on the final site plan approval for the Arbor Preserve development. This dangerous project threatens the water supply for more than 10% of all homes in Lodi Township and poses a threat to all of Lodi Township and neighboring communities that depend on the Saline River.

The developer Toll Brothers has a history of repeated violations of the Clean Water Act and are now asking Lodi Township to alter more than a dozen local rules and regulations to allow this project to proceed.

For the Township to approve a Planned Unit Development (PUD), Lodi requires a community benefit. This developer offers none. Instead, they grossly underestimate the trees and wetlands needed to be destroyed for this project and downplays environmental harms.

The Lodi Township Planning Commission has studied this project and unanimously recommended voting NO. I am asking you to vote NO on this awful plan that threatens this community and neighboring communities.

--  
Thank you,  
**Eric John Roberts, MMC**  
He/Him Pronouns (what's this?)  
Master Municipal Clerk  
Supplier / Owner, E3 Gaming, LLC (www.e3games.org)



Christina Smith

**From:** Christina Smith  
**Sent:** Thursday, September 4, 2025 6:37 PM  
**To:** Leslie Blackburn; Jan Godek  
**Subject:** RE: Agenda Item Request

Leslie-  
We can add this request for a working session at the October Meeting. The website was not updated with the ZBA appointments that were done recently, I have made those corrections. To have a work session *it will need* be a board decision, this is not an urgent matter at this time in my opinion. I will make note to add it to the October agenda.

Christina

**From:** Leslie Blackburn <leslie@loditownshipmi.org>  
**Sent:** Thursday, September 4, 2025 1:13 PM  
**To:** Christina Smith <Christina@loditownshipmi.org>; Jan Godek <Jan@loditownshipmi.org>  
**Subject:** Agenda Item Request

Hi Jan and Christina, I would like to request an agenda item.

I encourage us to do this at a working session at a Special meeting in October in preparation for putting the item up for vote at the November meeting, to be sure we complete this before any future appointments are made. I believe the process of using special meetings for our working sessions is working well to reduce the lengthy, detail-oriented work in regular board meetings.

It appears the Board of Appeals are the next up: three (3) of them show term ends in 2025, but it is unclear which month. See attached chart, revised with the appointments made late last year and early this year. The items in Yellow are questions I am hoping we can review together to get clarity on.

If no appointments are on the agenda in October or November, we could also do the working session in November and shift the decision to December if needed.

**Agenda item name:** Appointments Process work session  
**Description:** Review the draft “Procedure to Standardize Process for Appointments” that was marked up and presented in the Feb 4, 2025 board packets (Both Procedure and Chart, see attached for revised Chart for the next packet). Deliberate and make any changes needed to prepare for adopting the Procedure.  
**Type:** Discussion  
**Budget Impact:** None

Warmly,

Leslie



**Leslie Blackburn**  
**Lodi Township Trustee**  
**pronouns:** they/them  
(why this is important: pronouns)

**email:** [leslie@loditownshipmi.org](mailto:leslie@loditownshipmi.org)  
[loditownshipmi.org](http://loditownshipmi.org)

