

**Lodi Township Planning Commission**  
3775 Pleasant Lake Road  
Ann Arbor, Michigan 48103  
**7:00 P.M. November 25, 2025**  
**Agenda**

1. **Call to Order and Pledge of Allegiance** (both Planning Commission and Board of Trustees if there is a quorum)
2. **Roll Call** (both if there is a quorum)
3. **Approval of Agenda**
4. **Public Hearing:** Request by Steven Marsh for a Major Amendment to a PUD Area Plan for the property located at 4940 Ann Arbor Saline Road, Ann Arbor, MI 48103. Lodi Township parcel M-13-14-400-025
5. **Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an agenda item not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
6. **Approval of Minutes** – 10/28/2025
7. **Old Business:**
  - a. Lodi Township Master Plan update
  - b. Solar Ordinance Update
  - c. Comments on City of Ann Arbor's Comprehensive Land Use Plan
8. **New Business**
  - a. Proposed updates to Zoning Ordinances- discussion
9. **Public Comment** - a member of the public may address the Planning Commission briefly (up to 2 minutes)
10. **Reports**
  - a. Board of Trustees
  - b. Commissioners
  - c. Planning Consultant
  - d. Engineering Consultant
11. **Adjournment**

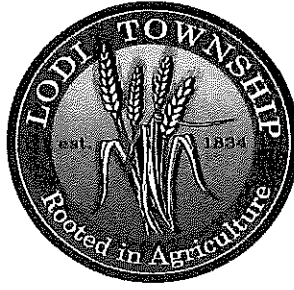
**Note: There is no regular meeting of the Planning Commission in December.**

**The Next Regularly Scheduled Meeting is January 25, 2026, at 7:00 pm**

**Please note that Lodi Township does not visually record meetings**

**There is a possibility of a quorum of the Board of Trustee Members at this meeting.**

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



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

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

**October 28, 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 Attorney Jesse O'Jack,  
and several other members of the public

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

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

### **4. Public Hearing: None**

### **5. Public Comment**

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

### **6. Approval of Minutes – 9/23/2025, 10/16/2025 & 10/20/2025**

Sweetland noted that the reference to the PDA in the last paragraph of Old Business b. Solar Ordinance Update should be corrected to PDR.

Sweetland moved to approve the minutes of the September 23, 2025 Lodi Township Planning Commission regular meeting as amended. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Stevenson moved to approve the minutes of the October 16, 2025 Lodi Township Planning Commission meeting as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Sweetland moved to approve the minutes of the October 20, 2025 Lodi Township Planning Commission meeting as presented. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried.

**7. Old Business:**

**a. Lodi Township Master Plan update**

Due to the amount of time the final site plan approval of Arbor Preserve took, there is no update to either the Lodi Township Master Plan update or the Solar Ordinance Update.

Marsh moved to postpone Old Business a. Lodi Township Master Plan update and Old Business b. Solar Ordinance Update until the next meeting. Second by Vestergaard. A voice vote was taken. Aye=all, Nay=none. Motion carried.

**b. Solar Ordinance Update**

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

**8. New Business:**

**a. Copperleaf Crossing/Creature Conservancy: Set date of Public Hearing on revised Area Plan**

Due to a conflict of interest, Marsh recused himself to the audience.

Vestergaard moved to set the public hearing for the revised Area Plan for Copperleaf Crossing/Creature Conservancy for November 25, 2025. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Froberg=aye, Marsh=abstain. Motion carried.

Froberg asked Township Attorney Jesse O'Jack the following questions:

- How did an entity become a USDA Class C Exhibitor and not get caught in the review process?
- Do PUDs get reviewed on a regular basis? O'Jack stated that PUDs do not get reviewed after approval unless the Township is notified by someone that they are no longer in compliance.
- A USDA Class C Exhibitor does not appear to be discussed under the Zoning Ordinance. Does that mean that it is not allowed or not addressed? O'Jack said that the question is whether it is not allowed or if the use is close enough to an already defined category to be reviewed under those guidelines. Froberg stated that she looked under the Zoning Ordinance for any keywords that might apply to Creature Conservancy and was not able to find anything. O'Jack stated that he has not looked, but would be surprised if anyone has something about USDA Class C Exhibitors addressed in their Zoning Ordinance. Froberg said that she checked the Zoning Ordinances for all of the townships in Washtenaw County and found that half of them address the Class C Exhibitor through an exotic animal ordinance. O'Jack asked if those ordinances were in the Zoning Ordinance or if they were regulatory ordinances. Froberg said she would send the Clerk and O'Jack what she found.
- What would the plans be reviewed against since there is no ordinance that applies to a USDA Class C Exhibitor? O'Jack said that it would be reviewed against the Zoning

Ordinance.

- Would it be helpful to review the ordinances for all of the non-zoo USDA Class C Exhibitors in the State of Michigan? O'Jack said it would only be helpful if the Township decided it wanted to proceed with a regulation of that type. Froberg said she would find an example to share to see if the Township is interested in pursuing a similar ordinance.
- Where does public information such as that included on a 501c3's 990 tax form come into play in the review process? O'Jack said that if the Township is not reviewing Special Districts, then it does not make a difference. For this specific review, O'Jack said that it could be provided to the Planning Commission for consideration at a public meeting.

Strader stated that she has a number of things that she would like to tweak in the Zoning Ordinance based on things learned from previous reviews. Strader asked O'Jack how to go about making those changes. O'Jack stated that he would double check, but according to his understanding, it is within the Planning Commission's purview to initiate changes to the Zoning Ordinance for approval or denial by the Board of Trustees.

Strader asked if this review will function like a review of a brand-new PUD. O'Jack stated that that is how this review will work. If the Planning Commission feels that there is additional information that needs provided in order to make their decision, then they would need to ask the applicant for that information.

Strader asked, in this case, does the applicant need to receive re-approval from all applicable government agencies for items such as the health department, building department, water and sewer department, etc.

Froberg stated that under the USDA Class C Exhibitor license, if an entity wants to add different species or exceed the amount of a certain species than they are currently licensed for, the entity needs to apply to the USDA for that. That process can take up to 90 days. This process does not mean that that entity does not need to follow local laws and permitting processes. Since Creature Conservancy is not a rescue or a rehabilitation center, they are not allowed to keep any animal that they are not licensed for that may be dropped off at Creature Conservancy. The veterinary clinic can only provide veterinary services for an animal for up to one week. This means that planning needs to be made under the USDA license for any changes which allows Creature Conservancy to also plan and receive zoning compliance for any changes to be made.

Strader also asked if there is a way to balance the public vs the property owner in regards to future changes that may need to be made. O'Jack stated that his understanding was that procedures for future changes would be written down and approved during the review process similar to a developer agreement or a master deed.

Township liability regarding these issues was discussed as well.

With the conflict of interest over, Marsh returned to the Planning Commission.

## 9. Public Comment

Public comment began at 7:44 pm. No comments were received from the public. Public comment ended at 7:44 pm.

## 10. Reports

- A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting on October 20, 2025.

Marsh asked O'Jack if the Planning Commission could have a FYI section similar to the one on the Board of Trustee agenda added to the Planning Commission agenda in order to allow questions, comments, and discussion from Commissioners for items that are not on the agenda. Specifically, as the Board of Trustees representative, he was interested in knowing what the Commission wants to be taken to the Board of Trustees. O'Jack said it could be added, but may require an amendment to the Planning Commission's Bylaws. Sweetland stated that he feels this is covered under the Commissioners Report section. After further discussion, it was decided to address this under the Board of Trustees report section and if that is not sufficient, then look at adding something different to the agenda.

Marsh asked if it would be a good idea to add a question to applications asking how the request fits with the Master Plan. Strader was interested in adding it to the Zoning Ordinance as an item under review checklists. O'Jack said that that could be added to applications, but it likely would not be applicable for all applications or cases and the Planning Commission would need to have concrete reasoning for why it would appear on some applications and not others and make sure that it is consistent. O'Jack stated that the contents of the Master Plan may be the reason that the Township wins or loses in court if it comes to that. O'Jack also recommended having a list of specific questions asked such as if it fits with the future land use plan. Township Planner Smith stated that with a PUD, rezoning, or Special Land use, the specific criteria that that application is reviewed against is contained in the Zoning Ordinance and typically the first item is if it is compatible with the Master Plan in terms of future land use and is it supported by goals and objectives. That is something that Smith would review during her review of a submittal.

Sweetland asked if there are any cases where the Master Plan would not hold any weight. O'Jack discussed hypothetical examples.

Strader stated that she is interested in beefing up the preliminary site plan review checklist. In the process of recent reviews, it became clear to Strader that preliminary site plan reviews need to be completed more thoroughly to help prevent issues at the time of final site plan review.

- B. Commissioners: Strader got a letter from the City of Ann Arbor Planning Commission for feedback on their land use plan update. Strader asked Township Planner Smith and the Commissioners to review that update so that it can be discussed at the next meeting to see if any comments should be sent to the City of Ann Arbor.

A public hearing by EGLE regarding Arbor Preserve is happening tonight regarding Wetlands Protection and on November 5, 2025 regarding the Wastewater Treatment Plants. O'Jack reminded the Commissioners that as representatives from the Township, they can listen in on the public hearing, but it is safest to not comment due to the terms of the Consent Judgement. Strader asked if comments would be able to be made if stated and

made as a private citizen. O'Jack was unsure, but stated that would be potentially putting the Township in liability.

O'Jack reviewed the results of the lawsuit against Saline Township regarding the data center and exclusionary zoning. Strader asked O'Jack to let the Planning Commission know if there is anything that needs changed in the Master Plan in order to protect the Township.

Marsh stated that he learned that if he were a developer, that he could buy property now, cut down all the trees, wait five years to develop the land. At that point, tree removal and tree replacement would not be an issue. Marsh asked if that was anything that could be changed. O'Jack stated probably not and reviewed some court cases surrounding trees.

C. Planning Consultant: None

D. Engineering Consultant: None

## **11. Adjournment**

Sweetland moved to adjourn at 8:21 pm. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for November 25, 2025 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary



**LODI TOWNSHIP**  
3755 Pleasant Lake Road  
Ann Arbor, Michigan 48103

NOTICE TO ALL PETITIONERS AND APPLICANTS

**LODI TOWNSHIP**  
**APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD**

RECEIVED  
#2025-018  
OCT 07 2025

Lodi Township

**FILING APPLICATIONS OR PETITIONS**

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

**AGENDA DEADLINES (PLANNING COMMISSION ONLY)**

Application is due the 10<sup>th</sup> of the month by noon in order to be considered on the next month agenda. In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy and scope of application.

**COMPLETENESS OF APPLICATION**

You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections. Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

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

**APPLICATION FEES**

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

**SITE VISITS**

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

**PETITIONER'S ACKNOWLEDGEMENT**

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

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

Signature

4/16/2025

Date

10-7-25

# LODI TOWNSHIP

## APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD


**Initiating application.** An application for a Special District classification for a parcel of land shall be filed with the Township Clerk by the owner(s) of record of such parcel, or by one or more persons acting on behalf of the owner(s) of record of such parcel. The filing shall be in the name of and signed by all owners of record. The applicant shall provide evidence of ownership of all land in a proposed Special District, such as legal title or execution of a binding sales agreement, prior to approval of the application by the Township Board.

1. The Township Board or Planning Commission may initiate the process for a Lodi Central (LCD) Special District classification.
2. Except as provided for in Section 42.302B (Additional Standards for Lodi Central Area Plan Approvals), an Area Plan shall be required as part of an application for Special District approval, with the minimum required information for such plans as specified in Section 42.110 (Required Area Plan Information).
3. All required review fees and escrow deposits shall be paid to the Township at the time the application is filed with the Clerk. An application submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

NAME OF APPLICANT Steven Marsh

APPLYING FOR Area Plan Ammendment

DATE(S) OF PREVIOUS APPROVALS (if applicable): 2005 – Original Approval,  
2007 – Dog Park, 2007 – Fox Hut, 2011 – MRI Unit, 2023 (Aug.)

  
Signature of the Clerk or Designee

\_\_\_\_\_  
Date Sent to the Planning Commission

10/7/2025  
Date of Receipt of Application

\_\_\_\_\_  
Date Transferred to Engineer & Planner

Amount of Fee: \$1000 app \$2000 escrow CK # 12102



**GENERAL INFORMATION**  
**APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR**  
**LCD OR PUD**

- ADDRESS OF PROPERTY 4940 Ann Arbor Saline RD
- CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY P.U.D
- HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS? ☒ YES ☐ NO
- TAX I.D. NUMBER(S) OF PROPERTY 20-2475359
- SITE LOCATION Property is located on (circle one) N S E ☒ W side of 4940 Ann Arbor-Saline Road between Pleasant Lake and W Ellsworth Roads
- LEGAL DESCRIPTION OF PROPERTY) PLEASE ATTACH A SEPARATE SHEET)

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

- SITE AREA (ACREAGE) AND DIMENSIONS 23.44 acres  
Irregular Dimensions - See legal description
- ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?  
☒ YES  
☐ NO

**PLEASE EXPLAIN:**

This is an ammendment to the area plan, not a first submission.

**LODI TOWNSHIP**  
**APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR**  
**LCD OR PUD**

**APPLICANT INFORMATION**

- **OWNER(S) OF RECORD:** Steven Marsh

Address: 3620 Pleasant Lake Rd Zip Code: 48103

Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com

**OR PERSON ACTING ON BEHALF OF OWNER(S) OF RECORD OF**  
**SUCH PARCEL:** \_\_\_\_\_

Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

**The filing shall be in the name of and signed by all Owners of Record. The applicant shall provide evidence of ownership of all land in a proposed Special District such as legal title or execution of a binding sales agreement prior to the approval of the application of the Township Board.**

**APPLICANT'S DEPOSITION**

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

**APPLICANT'S PRINTED NAME** Steven Troy Marsh

**APPLICANT'S SIGNATURE** *Steven Marsh* **DATE** 10/6/2025

**Signature of Owner (if other than applicant):** *St Marsh*

Sworn to before me this: 6<sup>th</sup> day of Oct 20 25

Signature: *Muhle Fey*

My commission expires: 11-21-25  
(Acting in the County of Washtenaw, Michigan)

**LODI TOWNSHIP**  
**APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR**  
**LCD OR PUD**

Changes to an approved Special District Area Plan shall be prohibited, except in accordance with this Section. The Planning Commission shall have authority to determine whether a requested change is major or minor, in accordance with this Section. The Planning Commission shall record its determination and reasons therefore in the minutes of the meeting at which the action is taken.

**Request for Major/Minor Change:**

Requests for approval of a major or minor change to an approved Area Plan shall be made by the applicant in writing. The burden shall be on the applicant to show good cause for any requested change, subject to the standards of this Section.

1. The applicant shall clearly state the reasons for the request, which may be based upon changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or advantages mutually affecting the interest of the Township and applicant; such as technical causes, site conditions, state or federal projects, or changes in state laws.

The proposed changes to CLC's approved PUD Area Plan add structures and  
improvements that enhance functionality, safety, and educational value while ensuring compliance  
with evolving animal welfare standards. They address changing social and economic  
conditions, improvements in layout and design, and updated USDA and state animal welfare regulations,  
creating mutual benefits for both the Township and CLC.

- 
2. The request shall be filed with the Township Clerk. The Clerk shall transmit the request to the Planning Commission for review and action.
3. All required review fees and escrow deposits shall be paid to the Township at the time the request is filed with the Clerk. A request submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

**LODI TOWNSHIP**  
3755 Pleasant Lake Road  
Ann Arbor, MICHIGAN 48103

**NOTICE TO ALL PETITIONERS AND APPLICANTS**

RECEIVED  
OCT 07 2025  
#2025-018  
Lodi Township

**FILING APPLICATIONS OR PETITIONS**

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

**AGENDA DEADLINES (PLANNING COMMISSION ONLY)**

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

**COMPLETENESS OF APPLICATION**

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

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

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

**APPLICATION FEES**

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

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

**SITE VISITS**

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

**PETITIONER'S ACKNOWLEDGEMENT**

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

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

  
\_\_\_\_\_  
Signature of Owner

10-7-25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Owner

\_\_\_\_\_  
Date

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



Area Plan

## LODI TOWNSHIP

### APPLICATION FOR ~~SITE PLAN~~ APPROVAL AND/OR PRELIMINARY PLAT APPROVAL

NAME OF APPLICANT Steven Marsh

APPLYING FOR \_\_\_\_\_ Preliminary Site Plan  
\_\_\_\_\_ Final Site Plan  
\_\_\_\_\_ Combined Preliminary and Final Site plan  
(Combination is at discretion of Planning Commission)  
\_\_\_\_\_ Tentative Preliminary Plat  
\_\_\_\_\_ Final Preliminary Plat  
\_\_\_\_\_ Final Plat  
☒ ~~Minor Site Plan Revision~~ Area Plan Ammendment  
\_\_\_\_\_ Conventional, Manufactured Home, Commercial  
or Industrial Site Plan  
\_\_\_\_\_ Meets and Bounds Site Plan

WILL PROJECT BE PHASED? \_\_\_\_\_ Yes ☒ No

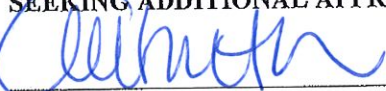
#### IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

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

- Date of Previous Phase Approvals:

Phase # \_\_\_\_\_ Date \_\_\_\_\_  
Phase # \_\_\_\_\_ Date \_\_\_\_\_  
Phase # \_\_\_\_\_ Date \_\_\_\_\_  
Phase # \_\_\_\_\_ Date \_\_\_\_\_

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE \_\_\_\_\_ Yes ☒ No



Signature of the Clerk or Designee

\_\_\_\_\_  
Date Sent to the Planning Commission

10/17/2025  
Date of Receipt of Application

\_\_\_\_\_  
Date Transferred to Engineer & Planner

Amount of Fee: \$1000 / \$2000 escrow  
app #12102



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

**GENERAL INFORMATION**

- NAME OF PROPOSED DEVELOPMENT Copper Leaf Crossing
- ADDRESS OF PROPERTY 4940 Ann Arbor Saline RD
- CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY P.U.D
- HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS? ☒ YES ☐ NO
- TAX I.D. NUMBER(S) OF PROPERTY 20-2475359  
PART OF SECTION \_\_\_\_\_

**SITE LOCATION** Property is located on (circle one) N S E W side of Ann Arbor-Saline  
Road between Pleasant Lake and W Ellsworth Roads

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

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

- **SITE AREA (ACREAGE) AND DIMENSIONS** 23.44 acres  
Irregular Dimensions - See legal description
- **ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?**  
☒ YES ☐ NO

**PLEASE EXPLAIN:**

This is an ammendment to the area plan, not a first submission.

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

**PROPOSED LAND USE**

☒ **RESIDENTIAL** ☐ **OFFICE** ☐ **COMMERCIAL**  
☐ **OTHER (PLEASE SPECIFY)** Planned Unit Development

- **NUMBER OF UNITS** N/A
- **TOTAL FLOOR AREA OF EACH UNIT** N/A
- **GIVE A COMPLETE DESCRIPTION OF THE PROPOSED DEVELOPMENT**  
This is an update to the Area plan with changes to update to match current federal, and state regulations, as well as changes to improve safety, care, and public benefit/education.

**ESTIMATED COSTS**

- **BUILDINGS AND OTHER STRUCTURES** \_\_\_\_\_
- **SITE IMPROVEMENTS** \_\_\_\_\_
- **LANDSCAPING** \_\_\_\_\_
- **TOTAL** \_\_\_\_\_

**ESTIMATED DATES OF CONSTRUCTION**

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

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

<u>C-1 Area plan Overview</u>	<u>C-2 Area plan enlarged</u>
<u>C-3 Parking improvements</u>	_____
_____	_____
_____	_____

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

**APPLICANT INFORMATION**

- **APPLICANT'S NAME:** Steven Marsh  
  
Company: Copper Leaf Crossing  
  
Address: 4940 Ann Arbor Saline RD Zip Code: 48103  
  
Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com
  
- **PROPERTY OWNER'S NAME:** Steven & Victoria Marsh  
  
Company: Copper Leaf Crossing  
  
Address: 4940 Ann Arbor Saline RD Zip Code: 48103  
  
Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com
  
- **DEVELOPER'S NAME:** Steven Marsh  
  
Company: Copper Leaf Crossing  
  
Address: 4940 Ann Arbor Saline RD Zip Code: 48103  
  
Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com
  
- **ENGINEER'S NAME:** Todd Dailey  
  
Company: Dailey Engineering Inc.  
  
Address: 8485 Stephenson Rd. Onsted, MI Zip Code: 49265  
  
Phone Number: 517-467-9000 E-mail: todddailey@me.com
  
- **ARCHITECT/PLANNER'S NAME:** See Engineer  
  
Company: \_\_\_\_\_  
  
Address: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
  
Phone Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

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

## APPLICANT'S DEPOSITION

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

APPLICANT'S PRINTED NAME Steven T Marsh

APPLICANT'S SIGNATURE [Signature] DATE 10-7-25

Signature of Owner (if other than applicant): \_\_\_\_\_

Sworn to before me this: 7<sup>th</sup> day of October 2025

Signature: [Signature]

My commission expires: 11-21-25  
(Acting in the County of Washtenaw, Michigan)

MICHELLE K. FOLEY  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires Nov. 21, 2025  
Acting in the County of Washtenaw

## Application Narrative – Copper Leaf Crossing

RECEIVED  
OCT 07 2025  
# 2025-018  
Lodi Township

Copper Leaf Crossing is an **animal care and education campus** with veterinary services, boarding, stables, pastures, and public programs. Over time, the site has **grown within its original purpose**, with the buildings used for different animal-related needs, much like a farmstead where spaces are put to work in new ways as things change, while keeping the same rural and educational character. The property hosts school field trips, tours, and community events that let people connect with animals and learn about conservation. The proposed updates—better fencing, small shelters, improved enclosures, walkways, and parking upgrades—are needed to meet **USDA and DNR rules**, keep animals safe, and make the site easier to use. These changes help protect the animals, improve safety for visitors, and keep the site a steady, useful resource for Lodi Township.

Signature: Steven J. Marsh

Date: 10-7-25



*Here are some of the questions that have come up in my review of the Copper Leaf Area Plan amendment that I'd like forwarded to the applicant team. They may not be able to provide all this information, but anything they have is helpful in my review and could better prepare us for the Planning Commission meeting. Please note to them this is not a comprehensive list of all items, but what I have as of now.*

- We need a clearer description of the labels provided (notes 1-6 in the table) and the legend. For example, item I (wood burner) is labeled as never completed. Does this mean there is no intent to complete or will it still be completed? Item P (wood stove) is labeled as removed – does this mean it was constructed then removed, or is being removed from the plans?*

**We provided a detailed description of these items with the area plan determination and are happy to provide an updated and clearer legend description.**

**Items shown in orange were never constructed but were included in the originally approved area plan. We included them to clearly illustrate how the updated plan differs from that original version. We have no current intention of constructing most of these items; however, we did not want to permanently remove them from the plan in case future needs change. The attached document will provide clarity.**

*Please clarify what the red dashed lines are intended to show.*

- Item I is labeled in purple – please clarify if this is intended to signify something.*

**These elements reflect portions of the original 2004 area plan. We can remove them if needed. At the prior meeting, we were specifically asked to show the differences between the original approved plan and the proposed changes, so we kept the original design elements visible for comparison.**

- Elements E, F, G, and H are labeled as future development but are currently used for overflow parking. Is there an idea of timeline for future development? Is it expected that at the time of future development, the overflow parking will no longer be needed? Or will it be replaced elsewhere?*

**We do not intend to complete the originally proposed developments for these areas. Those items were removed from the revised plan, and the overflow parking now serves as the long-term replacement.**

- Item L is labeled as “animal related business” – can the applicant provide more detail on what this entails?*

**We provided a description of the businesses in previous submissions. We attached an updated version. Though the businesses may change in the future to other pet-related businesses, which we have been told is permitted. A letter from the Township Supervisor**

dated 1/10/07 states: ***"There are no restrictions on what type of pet related businesses you may have inside the buildings."*** This letter is attached for reference.

- *It appears the speckled material shown on the plans is concrete or paved material. Please clarify and confirm if additional sidewalks (i.e item 15) are also planned to be concrete.*

**Most of these walkways were approved under the original area plan. Newly added walkways are indicated in the legend. Yes, the additional sidewalks (e.g., Item 15) are concrete.**

- *Please clarify what "cargotainers" labeled on sheet 2 are.*

**This appears to have been a labeling miscommunication with the engineer. If needed, we can have them update the terminology. We are aware that cargo units are currently banned in the township; however, the earliest ordinance we could locate (2004) does not address them, and we have not yet received clarification on when this prohibition was adopted.**

- *Please provide additional details on the material of the overflow parking area. I believe it is currently a gravel surface (if the applicant could confirm). Is it planned to be paved?*

**The overflow parking area is currently gravel. We do plan to pave this area in the future.**

- *The larger area in the northwest part of the site is outlined in thick black line but is not labeled – what is the proposed use of this area? Note: I believe in the original plan this area was fenced in and in the 2023 application most of this area was labeled "A" and proposed as a hoovestock paddock with amorphous shape. Is this still the case?*

**Yes, this area is still a livestock paddock, consistent with what was approved in the original area plan and reaffirmed in the 2023 application.**

- *I assume the hatched line north of Item O and going through Item Y is a fence – I believe it was labeled as such on the original plans but there is not a legend on these plans. Is this fencing proposed to remain?*

**This hatched line represents fencing. It was labeled as such on the original plans, though this version does not include a legend entry for it. We do not intend to build this fence as a straight line; rather, it will connect to Item Y on both sides and continue into the fencing approved under Item 29.**

A — Animal related Business - Classroom

A designated indoor space used for educational activities and instruction.

B — Animal Related Business - Vet clinic

A facility intended for basic animal health care and veterinary procedures.

C — Animal related Business - Grooming/Boarding

A building used for temporary housing and routine grooming of animals.

D — Plant/Produce Stand - Not Built

A small structure intended for displaying and selling plants or produce.

E — Pet Shop - Not built, replaced with overflow parking

A small retail space intended for selling pet-related goods.

F — Courtyard Retail - Not built, replaced with overflow parking

A retail area arranged around an outdoor courtyard.

G — Feed Store - Not built, replaced with overflow parking

A retail facility intended for selling various types of animal feed.

H — Pallet Building - Not built, replaced with overflow parking

A simple structure constructed primarily of pallets, used for basic storage or utility functions.

I — Wood Burner - Not built, no intention to build

A small structure or installation intended to house a wood-burning heating device.

J — Greenhouse - Not built, still Planned to be built

A structure with transparent or translucent walls and roof used for growing plants.

K — Animal related Business - Barn/Animal Enclosures

A building used for storing materials and containing animal housing areas.

L — Animal-Related Business - The Creature Conservancy Main Building

A structure intended for commercial use involving animals or animal-related services. Currently is the home to our educational programs and animal enclosures.

M — Existing Home

A pre-existing residential building located on the property.

N — Existing Red Barn

A pre-existing barn structure traditionally used for storage or agricultural purposes.

O — Existing Green Barn

A pre-existing barn structure with general agricultural or storage functions.

P — Wood Stove - Not built, no intention to build

A structure or designated area for a wood-burning stove installation.

R — Enclosed Dumpsters

A designated area containing enclosed refuse bins for waste management.

S — Large Corn Crib - Not built, no intention to build

A corn crib style structure with welded wire siding and a dome at the top. Intended to be an animal enclosure, mainly an aviary.

T — Small Corn Crib

A corn crib style structure with welded wire siding and a dome at the top. Intended to be an animal enclosure, mainly an aviary.

U — Pergola

An outdoor open-roof structure used for shade or aesthetic purposes.

V — Windmill

A freestanding structure with blades, traditionally used for pumping water or generating power.

#### W — Main Parking Lot

The primary parking area for visitor or staff vehicles.

#### X — Employee Parking Lot

A designated parking area for employees.

#### Y — Animal Enclosure

A secured outdoor area used for housing animals; specific species and layout may vary. Currently holds alpacas.

The originally approved enclosure is an oval, we are looking to expand to give more grazing space.

#### Z — Aviary

A structure designed for the containment of birds, with mesh netting.

#### 1. Livestock Enclosure

This is a fence that was built many years ago to house rescued mini horses and donkeys. It is a five foot loose wire fence that encloses the barn and the donkeys.

#### 2. Livestock enclosure Enclosure

The emu enclosure is a separated section of the same Donkey enclosure. This is an ideal space for the Emu Arthur.

#### 3. Canine Enclosure

This enclosure is used for a variety of canines, we will swap them and give each time in a new space for enrichment.



#### 4. Animal Enclosure

This animal enclosure is a small space that is a good enclosure for any small animal, it has a semi covered area for a Turkey. It is a four foot wire fence and has been there for many years.

#### 5. Animal Shelter

A small secured area used for housing animals; species may change over time.

#### 6 — Bird/Aviary Enclosure - Not yet built

A contained area designed to house birds in an open-air or screened environment.

#### 7. Livestock enclosure/fence

This is part of #27, and is used as an outdoor area for livestock. Partially the fence is an extension of 27, however there are parts of the enclosure that are only 6 feet.

#### 8. Dog Kennels

These Kennels were approved with the original area plan when we asked for a kennel. These are small outdoor fenced areas for the dogs to have time outside. They have been there for as long as the boarding kennel.

#### 9. Turtle enclosure

This is a decorative fence that was built to enclose a grassy area with a small pond for turtles in the summer. It is uneven in height but the taller posts are used as light posts and signposts. It is the first thing people see when they arrive and so we wanted to make it a beautiful entrance with an enclosure of all rescued animals.

#### 10. Turtle pond - inside round post fence

This is a very small pond built within the turtle enclosure that will be used for rescued aquatic tortoises in the summer.

#### 11. Animal enclosure

This is an enclosure with temporary fencing that is for a variety of animals to give them a different space. It was not intended for an animal to live there, but to spend time in a different area for enrichment. It has a shaded area for the animals as well.

#### 12. Steel fence

This is a solid steel fence that is used as a screening fence to block noise and visuals of the internal passthrough road, not just to stop the guests from being bothered by this, but to also protect the animals from those stressors, was drawn on original siteplan.

#### 13. Tortoise pond:

A small pond was built so the tortoises can soak in the summer, but it is not in use in the winter.

#### 14 — Animal Shelter

This hut was built so that the giant tortoises have somewhere safe to be at night when they are enjoying the outdoor enclosure in the summer. They cannot withstand the low temperatures of michigan summer nights so we move them in every night and out every morning.

#### 15. Sidewalk - Connecting from picnic area to macaw area

This sidewalk was an extension from the picnic area so that all entries to the buildings were up to ordinance and had a connected sidewalk for accessibility. It was donated to us by a handicapped member that wanted easier access to the facilities because they come every month.

#### 16. Picnic Area

This is an extension of the sidewalk that is a small paved area for accessible outdoor seating, also donated by the same member so that they could enjoy the outdoor seating with their wife.

#### 17. Animal Enclosure

This fence is an extension off of the barn that is two 6 foot fences for our Coyote to enjoy the outside, as well as letting the public see him. The USDA requires two layers of fencing for coyotes.

#### 18. Gravel area

This is an area with large loose gravel so we could have somewhere to park the lawnmower and Bobcat without damaging the ground underneath.

#### 19. Arena Shelter

The outdoor arena is a space that currently houses our alpaca, they need shelter so this is a hut built for them that gives us access for their food as well as a warm home for them in the winter.

#### 20. — Animal Enclosure/Viewing area

This is a paved space with benches and lets people safely enter the goat enclosure while still having a fence between them and the animals. It has a shade covering that also serves as decoration.

#### 21. Gravel Service Path

This is a gravel drive that is so the dog walkers and lawnmower can easily make it to the horse field and surrounding areas.

## 22. Asphalt walkway- to the main entrance

This sidewalk was an extension from the picnic area so that all entries to the buildings were up to ordinance and had a connected sidewalk for accessibility. It was donated to us by a handicapped member that wanted easier access to the facilities because they come every month.

Fully compliant with local ordinances

## 23. Livestock Enclosure

The Emu enclosure is a 5 foot loose wire fence that is used to give the emus and black swans an outdoor enclosure and surrounds the stormwater pond.

## 24. Livestock Shelter

The Livestock shelter is a prefabricated temporary shelter that we have put in for the emus to stay warm throughout the winter months. It currently holds emus

## 25. Animal pond

The Gator pond was a ditch that collected water over time and we took advantage of that ditch to make it an enclosure for the Alligator. The six foot surrounding fence was built and it's been there for almost a decade.

## 26. Small Animal pond

This is a semi outdoor pond that was built so that we could care for an albino alligator and it has filtered glass in a semi-temporary fenced area so she doesn't die due to UV radiation. She is one of only a couple hundred in the world and needs UV protection.

#### 27. 8 foot fence

The 8 foot fence was built in haste to meet quickly changing USDA regulations. We had a six foot fence in its place, however the federal government changed the requirements for the fencing required for cougars, we only had a month to build a secondary 8 foot fence surrounding the back of the arena building.

Required fencing by the USDA

#### 28. Domed fence area

The domed fence area is an outdoor enclosure for rescued birds. It is an alternating animal enclosure, but currently has two rescued bald eagles. It is a fence with a welded wire dome.

Fence >6 feet.

#### 29. Canine Enclosure

This is the Canine enclosure the township approved, it houses Harry and Sally.

#### 30. Bird/Aviary enclosure

This is an enclosure made of temporary fencing that houses an owl, but can be used for other animals.

#### 31. Bird/Aviary enclosure

This enclosure currently houses starlings. However it could hold other animals as well.

#### 32. Bird/Aviary enclosure

This enclosure is an octagon that is used for Kukubaras in the summer, but is vacant in the winter months.

### 33. Outdoor animal enclosure

An semi outdoor enclosure, it has 8 feet fence as required by the USDA, currently holds the cougar, has cement underneath also required by usda

### 34. Turtle Hut

This is a 3x3 hut that attaches to the decorative fencing by the entrance to the campus that holds a small leopard tortoise in the summer months.

### 35. Animal Display

Cages on the side of the barn that are used for plants in the winter, but in the summer hold Chameleons throughout the daytime.

### 36. Animal Enclosure

This is an enclosure that is partially inside the main building, was originally a horse stable, and has an outdoor area with fencing that currently holds Porcupines

### 37. Bamboo Garden

Outdoor bamboo garden space. It is a small decorative fence and the macaws are allowed to go out in the summer. There are perches for the macaws inside the enclosure.

### 38. Turtle Pond:

Near the entrance we have a turtle pond that is a small above ground pool with decorative wood surrounding it and a shade cover. It currently has small russian tortoises.



### 39 - 41 Animal enclosures

These are representative of the enclosures that are partially inside the main arena building. They have external fencing so the animal can enjoy an outside space.

### 42. Feed Storage and Animal Enclosure

This structure was built to hold feed, as well as house some animals for the winter. It is a small shed that has a separate area for small animals.

### 43. Animal enclosure

This space is a ten foot tall aviary that is mostly fencing, with a small structure for shelter. It currently has our fruit bat rescues. It is only in use throughout the summer.

### 44. Run off collection ditch

Open ditch that often retains rainwater.

### 45 — Animal Enclosure - Not yet built

A secured area used to house animals.

### 46 — Animal Enclosure - Not yet built

A secured area used to house animals.

### 47 — Animal Enclosure - Not yet built

A secured area used to house animals.

## **Lodi Township**

**3755 Pleasant Lake Road  
Ann Arbor, MI 48103  
(734) 665-7583  
[www.twp-lodi.org](http://www.twp-lodi.org)**

Jan Godek, Supervisor  
[godekj@ewashtenaw.org](mailto:godekj@ewashtenaw.org)

January 10, 2007

Steve Marsh  
Copperleaf Crossing  
4940 Ann Arbor Saline Road  
Ann Arbor, MI 48103

Dear Steve:

In response to your letter dated December 28, 2006 regarding Lodi Township's position on the dog park.

Final Site Plan approval determines the exterior of a proposed project, number of buildings; where the buildings are located on the site; what the buildings will look like when they are complete; landscaping and other exterior items.

There are no restrictions on what type of pet related businesses you may have inside the buildings.

As I've indicated to you on several occasions, I believe the dog park is a minor amendment to the Copperleaf Crossing Final Site Plan and should have no problem being approved as such.

I apologize for any misunderstanding between you, the Planning Commission, and/or the Board.

Respectfully,

  
Jan Godek