

November 21, 2025

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

RE: Copper Leaf Crossing Planned Unit Development Area Plan Amendment, 4940 Ann Arbor Saline Road
23.44 acres, located at the northwest corner of Ann Arbor Saline Road and Pleasant Lake Road. Parcel #M-13-14-400-025, zoned PUD, Planned Unit Development.

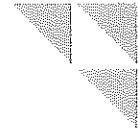
Description of Application:	The applicant has submitted a Major Area Plan Amendment for the existing facility at Copper Leaf Crossing to reflect current operations, proposed additional improvements, and elements of the original development that were not constructed and are no longer proposed.
Site Location:	4940 Ann Arbor-Saline Road – northwest corner of Ann Arbor-Saline Road and Pleasant Lake Road Parcel number: M-13-14-400-025
Applicant:	Steven Marsh 4940 Ann Arbor-Saline Road Ann Arbor, MI 48103
Current Zoning:	PUD, Planned Unit Development
Plan Date:	9/29/2025

Dear Planning Commissioners:

At your request, we have completed our review of the above major amendment to the area plan for Copper Leaf Crossing, which is an existing Planned Unit Development (PUD). The application notes that the amendment consists of additional structures and improvements to the property to enhance functionality, safety, and educational value while ensuring compliance with evolving animal welfare standards.



Context Map. Subject property and surrounding zoning. Subject property outlined in red.



DEVELOPMENT BACKGROUND

As you may recall, the subject property was rezoned from AG (Agricultural) to PUD (Planned Unit Development) in 2002 with several buildings related to animal care and animal-related activities. The final site plan for the site was approved in 2004 and included retail/office space, a veterinary hospital, grooming and small animal boarding, a horse stable and arena, a greenhouse, plant/produce stand, along with a parking lot for the complex and similar amenities.

In 2023, the applicant submitted an application for a minor site plan revision to make changes to the overall outdoor fenced area. Upon consideration of that application, there was discussion about use of the property relative to the uses originally approved as part of the PUD. At the August 2023 Planning Commission meeting, the Planning Commission approved the canine fencing and noted that the applicant should work a modification to the PUD that reflect the current and future uses of the property.

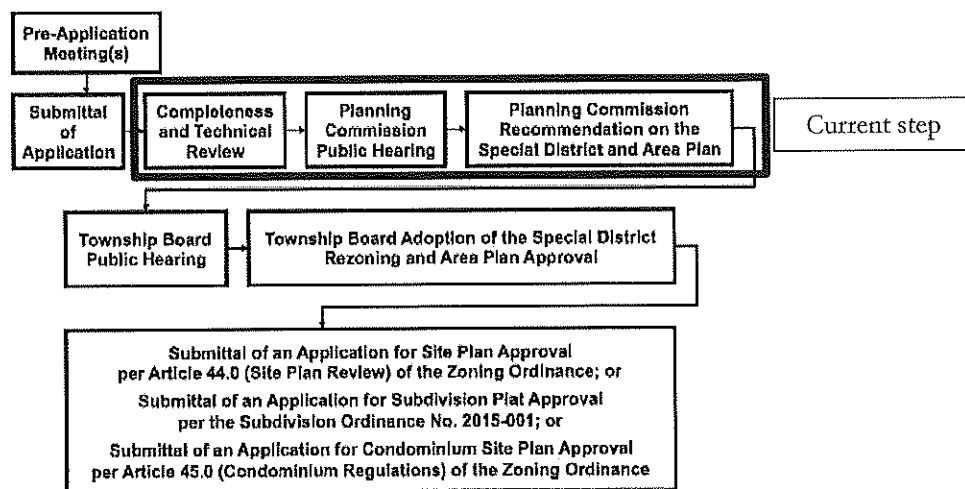
In July 2024, the Planning Commission considered a request for a determination from the applicant of a major/minor amendment to the existing PUD and area plan. Upon review of the information provided, the Planning Commission determined that the changes submitted for the Copper Leaf Crossing area plan constituted a major change, noting in the findings of fact that the proposed changes fell under those listed as major in *Section 42.106.B*.

Section 42.106.B of the Zoning Ordinance states that major changes shall require an amendment to the approved area plan following the procedures and standards for a new application per *Section 42.102.A Special District Approval Procedures*.

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). *Section 42.106 Amendment* outlines the process for changes to an approved special district area plan. As noted above, a major change requires an amendment to the approved Area Plan following the procedures and standards for a new application. The process for a new application is as follows:

Special District Approval Process



The Planning Commission is tasked with holding a public hearing; reviewing the area plan and application materials; and making a recommendation to the Township Board.

The area plan shows the overall development concept, general site layout, and any proposed deviations from Zoning Ordinance requirements. Approval of the Special District classification and area plan by the Township Board indicates its



acceptance of the overall development concept and approved deviations, as well as acceptance of general layout, land uses, and building design/location.

If the amended area plan is approved following the process above, the applicant will submit for site plan approval following the preliminary/final site plan process and standards.

SPECIAL DISTRICT REVIEW COMMENTS

A Planned Unit Development (PUD) is considered a Special District. *Section 42.102.B Standards of Application Review* lists the review standards for a Special District application. While the Special District is existing, the area plan amendment is required to be reviewed following the process and standards for a new application. Per *Section 42.102.B*, the Planning Commission shall determine and provide evidence in its report to the Township Board that the application meets the standards. The standards are listed below, along with our review comments:

1. *The proposed development shall conform to the Master Plan, or represents land use policy which, in the Planning Commission's opinion, is a logical and compatible extension of Master Plan policies.*

Comment: The subject site is within the "Lodi Central" designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. The Lodi Central concept plan shows Office for the front portion of the site and Open Space for the rear of the site. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds is also within the Lodi Central area, which facilitates groups of people for special events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

2. *The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.*

Comment: The intent of the Special District designation is to permit flexibility in the regulation of land development and encourage efficiency and innovation in design, layout, structures, etc. The Special District designation allows the Township to approve limited deviations from use or development standards specific to a site or project. Development of a complex with multiple uses on one site is compatible with the intent of a Special District designation. Review comments on conformity with the regulations and standards associated with a Planned Unit Development Special District are detailed in this letter. It should be noted the Township has the ability to grant limited deviations within a Special District designation.

3. *The proposed development shall be adequately served by municipal facilities and services such as, but not limited to, roads, police and fire protection, and drainage courses unless such facilities and services can be provided by the persons or agencies responsible for the development where allowed by this Ordinance.*

Comment: The site was approved and has operated as an animal-related complex; however, as noted, the use has evolved beyond what was originally approved and now includes the educational center. The center provides for field trips, tours, and community events, which may have a greater impact on roads, emergency services, etc. The applicant has indicated that the site has operated in this capacity previously; the applicant may provide additional information showing that it is adequately served by existing facilities and services.

4. *Common open space, other common properties and facilities, individual properties, and all other elements of the development are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.*

Comment: The development is not a residential development requiring dedicated open space.



5. *The applicant shall have made satisfactory provisions to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.*

Comment: The use description indicates that the site area is open to the public as part of the educational center use, as well as services such as animal grooming and boarding. The development is not a residential development necessitating dedicated open space or provisions for financing and maintenance of common spaces.

6. *The location of the proposed uses, layout of the site, and roads access shall be such that traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission shall consider convenient routes for pedestrian or other non-motorized traffic, relationship of the proposed project to main thoroughfares and road intersections, and the general character and intensity of existing and potential development in the surrounding area.*

Comment: The access drives to the site are existing and not proposed to change within the area plan amendment.

7. *The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to the applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards. Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects that are connected with the proposed uses will not adversely affect adjacent and neighboring lands and uses.*

Comment: The proposed uses within the amended area plan have evolved beyond what was originally improved and now includes the educational center element, including hosting field trips, tours, and community events. While the original uses implied short-term stays of animals (i.e. boarding, kennel, grooming), it is our understanding that the Creature Conservancy portion of the use now includes permanent housing of animals, many of which do not fall under the ordinance definition of a domestic animal or farm animal. It is not clear if elements of this operation may have adverse impacts on neighboring land uses. It should be noted that any operation is expected to comply with Township ordinances, including the Noise Ordinance.

8. *The proposed development shall create a minimum disturbance to natural features and landforms.*

Comment: The facility will likely not cause a disturbance to natural features and landforms. Much of the facility is already existing, and the subject property has minimal natural features on the site. Surrounding land includes single-family residences, some wooded areas, and farmland; the operation will likely not create disturbance to these in terms of landforms.

Section 42.200 Special District General Standards of the Zoning Ordinance lists additional standards that apply for any special district. These address access, public improvements, open space and common areas, etc. Our comments on these review standards are listed below.

1. *Sec. 42.201 Vehicular Access.* The lot has vehicular access from public roads and does not include private roadways or dwelling units. This standard is met.
2. *Sec. 42.202 Pedestrian Access.* The site appears to have pedestrian access to building entrances and around the site from the parking lots. The applicant should clarify which buildings visitors can access to ensure sufficient and accessible pathways are provided. It does not appear that sidewalks to outside of the site are provided; however, there are not existing off-site pedestrian pathways on Ann-Arbor Saline Road or Pleasant Lake Road in that area to connect to.
3. *Sec. 42.203 Road Design.* The development does not include internal public or private roads. This standard is met.
4. *Sec. 42.204 Public Improvements.* It is our understanding that stormwater management facilities and systems and utilities were put into place at the time of original approval and construction. New additional buildings (beyond



what was originally approved) are not proposed. We defer to the Township Engineer if additional engineering and outside agency review is needed. The facility already has internal lighting and sidewalks installed.

5. *Sec. 42.205 Open Space Regulations.* This standard typically applies to residential developments and is not applicable to a commercial facility.
6. *Sec. 42.206 Common Areas and Facilities.* This standard typically applies to residential developments and is not applicable to a commercial facility.

PLANNED UNIT DEVELOPMENT (PUD) AREA PLAN REVIEW COMMENTS

1. **PUD Eligibility.** *Section 42.301 Planned Unit Development (PUD) District* addresses the PUD option. Within this section, *Section 42.301.A* lists the eligibility criteria for a PUD, requiring that the application and Area Plan be compatible with the criteria. While the property is already established and zoned as a PUD, the Planning Commission and Township Board must determine if the proposed amendment to the PUD is still compatible with the criteria. These criteria, along with our review comments, are listed below:

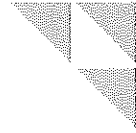
- a. Compatibility with the Special District intent. *The proposed PUD is consistent with the intent and scope of this Article.*

Comment: The intent of Special Districts is to permit flexibility in the regulation of land development and encourage innovation and efficiency in land use and design. The intent of the PUD option is to encourage collaboration between developer and Township in the development process to allow the developer creativity in their approach to land use and development than otherwise permitted under the ordinance. It allows flexibility in design to allow the developer to take advantage of site features and allows limited deviations from the ordinance standards, to be approved by the Township Board as part of the area plan. The site was previously approved as a PUD with a complex of different uses related to animal care (i.e. veterinary clinic, grooming, boarding, stables and riding arenas, etc.) along with a retail component. The proposed amendment includes the additional use of the educational facility and long-term care of animals. The nature of multiple different, but related, uses on one site is compatible with the intent of the Special District.

- b. Compatibility with the Master Plan. *The proposed PUD is compatible with the adopted Master Plan and consistent with the planned character of the proposed development area, as expressed in the Master Plan.*

Comment: The subject site is within the "Lodi Central" designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. On the concept plan for the area, the front portion of the site is designated as Office and the rear portion is designated as Open Space. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds are also within the Lodi Central area, and facilitates groups of people for special events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

- c. Availability and capacity of Services. *The proposed type and intensity of use will not exceed the existing or planned capacity of necessary services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage, and stormwater management facilities. In addition, the proposed type and intensity of use will not exceed the anticipated availability of water via a private well or a municipal water system available to the site, or the suitability of soils for a private septic system or capacity of an existing or planned municipal sewer system available to the site. The Township Board shall have the authority to deny or postpone a proposed development if, in its opinion and after recommendation from the Planning Commission, the proposed development will result in premature development of the area*



involved or will result in improper rescheduling of various public improvements such as, but not limited to, roads, utilities, and schools.

Comment: The site was originally approved with several of the existing uses, so it is assumed that services and facilities were constructed with appropriate capacity for these uses. The amendment to the area plan includes the addition of an educational facility use, which hosts public programs, field trips, tours, and community events. This use is likely to increase the number of visitors to the site on a regular basis and it is not clear if facilities such as the well and septic system are properly proposed to accommodate this increased intensity. In addition, it may mean increased demand for other services and facilities (such as emergency services and roads). However, it should be noted that the site has been already operating in this capacity for some time. The applicant may be able to provide information showing that facilities are sufficient to support the uses and structures included in the proposed area plan amendment.

- d. Sufficient land area for proposed uses. *The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area.*

Comment: The PUD was originally approved with a number of animal-related uses, including the veterinary, boarding/grooming, horse stables and arena, for which it is assumed the site is sufficient to support. It is our understanding that the educational facility includes long-term or permanent care of animals, some of which are regulated by USDA, DNR, or other agencies. The applicant should provide information demonstrating that the land area is sufficient to support the educational facility and animal care.

- e. Single ownership or control. *The development will be under the ownership or control of a single person or entity having responsibility for completing and maintaining the project in conformity with this Article and Ordinance.*

Comment: It is our understanding that the site is owned and operated by Steven Marsh and the Copper Leaf Crossing organization.

- f. Economic impact. *The proposed development will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Master Plan.*

Comment: The surrounding area is zoned AG Agricultural and C-1 Commercial and is designated in the Master Plan as residential (to the north and south), office/commercial (to the east and south), and Agriculture (to the west). It does not appear that the development would impede development or continued use of properties for these designations from an economic perspective.

- g. Location. *The proposed development is located in an area of the Township suitable and desirable for such development, and consistent with Township Master Plan policies regarding land uses and density.*

Comment: The development is located in the "Lodi Central" area of the Master Plan, which is intended to be the commercial center of the Township. In terms of the services provided on the site, this is a reasonable location for the use as office and commercial uses are encouraged to be located in this area. It may be noted that the property abuts single-family residences, which may not be determined to be compatible with adjacent land uses.

- h. Additional eligibility criteria. *The application and Area Plan are compatible with one (1) or more of the following additional criteria:*

- i. Conservation of open space. *Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Master Plan.*



- ii. Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).
- iii. Public benefit. A recognizable and material benefit will be realized by the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.
- iv. Remediation and redevelopment. The development includes remediation and redevelopment of a site classified as a brownfield under state or federal law, containing one (1) or more functionally obsolete buildings, or otherwise determined to be subject to unusual physical constraints or hardships that would prevent reasonable use or development in accordance with the strict application of this Ordinance.

Comment: The use is an animal-related service(s) and a unique educational facility that draws visitors to the community, which may not be possible to provide in the same fashion under the regular provisions of the Ordinance. The Planning Commission and Township Board should review the information provided and determine if the proposed development is compatible with the additional eligibility criteria.

2. **Use.** The provided area plan proposes to continue as a facility for animal-related uses and include several of the uses that were originally approved in the PUD. The proposed amendment to the area plan includes the addition of the educational facility and our understanding is that this includes long-term or permanent care for several animals on the site. The project narrative indicates that the property hosts school field trips, tours, and community events that help people learn about conservation and animals. It also indicates that changes are needed to meet USDA and DNR rules, keep the animals safe, and improve usability of the site. It is our understanding that a number of animals that are present on the site are regulated by USDA, DNR, or other regulating agencies.

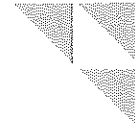
Section 42.301.B Limitations on Use of the zoning ordinance states that a PUD District may include any land uses listed in *Article 20.0* subject to applicable use standards and are limited to those that are “compatible with the Township’s adopted Master Plan, and that are harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.”

Our understanding of the area plan is that the proposed use of the site is a complex of related animal businesses, with the primary uses of the Veterinary Hospital, Kennel/Boarding with Grooming, and the educational facility which includes the long-term or permanent care of animals, many of which do not fall under the definition of a domestic or farm animal. *Article 20.0 (Table of Uses)* does not specifically list and define a use such as an animal sanctuary, zoo, or long-term care of non-domestic animals associated with educational programs. That said, *Section 20.04* does state that land uses that are substantially similar to a use allowed within a zoning district shall also be allowed. The Planning Commission and Township Board may find that the proposed long-term animal care and educational facility is similar to a use listed in the table. Institutional Uses, as defined below, include uses of an educational character and centers for cultural activities similar to a museum or library.

Institutional Uses. The following specific uses of an educational, social, or religious character, as defined or used in this Ordinance:

- a. Public and private elementary and secondary schools, business schools or private schools operated for profit, and institutions for higher education.
- b. Auditoriums, theaters, concert halls, and similar places of assembly.
- c. Libraries, museums, and similar centers for cultural activities.
- d. Churches, temples, and other places of worship, private clubs, civic clubs, fraternal organizations, and lodge halls.
- e. Post offices.

The Planning Commission should review the information provided and determine if the proposed use is substantially similar to an Institutional Use, or a different use, listed in *Article 20.0*. The Planning Commission should detail findings on the similarity of the proposed use to the listed use.



3. **Animal Care.** As noted, it is our understanding that there a number of animals cared for on the site that do not fall under the Zoning Ordinance's definition of a domestic animal or farm animal. It is also our understanding that some of these animals are regulated by the USDA, DNR, or other regulating agencies. Information has not been provided within this submittal about what animals are on site and the applicable agencies that regulate the care of the animals. Per Section 42.102.A.3.c, the applicant shall present evidence at the Planning Commission public hearing that the development is in compliance with outside agencies with jurisdiction (as well as with Township ordinances). The applicant should provide further information about the animals kept on site, operations to care for the animals, regulating agencies, and any evidence showing compliance with care standards.
4. **Perimeter Open Space and Yard Requirements.** Section 42.301.E of the Zoning Ordinance outlines perimeter open space, buffer, and yard requirements for a PUD.
 - a. **Transition Buffer.** A 30-foot transition buffer is required along all lot lines except those abutting a right-of-way in accordance with Section 30.203.E. It appears a 30-foot transition buffer was shown on the original approved plans along all lot lines except along roadways. On the approved plans, animal enclosures and structures are shown respecting this 30-foot perimeter. The proposed amended area plan does not reflect this 30-foot transition buffer and it is not clear if proposed enclosures and fencing are within this 30-foot area. It should be noted that setbacks for any yard or building shall be measured from the boundary of the transition buffer.
 - b. **Landscape Strip.** A 20-foot landscape strip shall be provided along and adjacent to any road right-of-way in accordance with Section 30.203.D. This landscape strip is not shown on the plans, but it appears location of the buildings would allow for the 20-foot strip. The livestock enclosure labeled 1 on the area plan appears to be located within this 20-foot landscaping strip.
 - c. **Perimeter Open Space.** A landscaped open space setback area shall be provided along all boundaries of the PUD subject to deviations approved by the Township Board, including a 50-foot open space setback where adjacent to right-of-way and a 20-foot open space setback on any perimeter not adjacent to a right-of-way. It is not clear if the 50-foot setback is provided along Ann-Arbor Saline Road and Pleasant Lake Road; however, it should be noted that the original plans show a 40-foot setback which the now existing buildings meet. It is also not clear if the 20-foot setback elsewhere is provided, based on the area plan.

A complete landscaping plan is required at the time of final site plan review and approval.

5. **Site Elements.** Elements of the area plan are labeled and a key provided to identify each item. The applicant has since provided supplemental materials with more detailed descriptions; our comments below have been updated to reflect this information. To help summarize the changes shown on the proposed amended area plan, the following chart outlines the different site elements shown:

BUILDINGS			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
A	Classroom Space	Farm House Retail/Office Space	
B	Vet Clinic	Vet Clinic	Appears to be same as approved plan
C	Grooming/Boarding	Grooming/Boarding	Appears to be same as approved plan
D	Produce Stand	Produce Stand	Labeled as "Never completed." The applicant should clarify if it is still planned to be completed.

E, F, G, H	Pet shop, Retail, Feed Store, Pallet Building *Shown as existing overflow parking lot	Pet shop, Retail, Feed Store, Pallet Building	Area plan labels these buildings as "Items from the approved PUD that have not yet been completed or that have been removed." The supplemental information provided by the applicant clarifies that these items were never built, are not intended to be built, and are now replaced with overflow parking which is the long-term planned use. However, it also notes that they were left on the plan in case of future construction.
J	Greenhouse	Greenhouse	Labeled as "future development." Our assumption is that this means it is proposed to be constructed in the future. The supplemental information provided by the applicant clarifies that this structure is still planned to be constructed.
K	Storage Barn/ Animal Enclosures	Storage Barn	
L	Animal Related Business	Stable	It is not clear from the plans what animal related business entails. The supplemental materials that have since been provided by the applicant state that this structure is the main Creature Conservancy building. It is intended for commercial use involving animals or animal-related services, and is currently the home to the educational programs and animal enclosures.
M	Existing Home	Home	Appears to be same as approved plan
N, O	Existing Barns	Barns	Appears to be same as approved plan

ADDITIONAL STRUCTURES			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
I	Wood Burner	Wood Burner	Labeled as not completed and is highlighted in purple. The applicant has since confirmed that they have no intention of constructing this.
P	Wood Stove	Wood Stove	Labeled as "removed." The applicant has since clarified that this was never constructed and there is intention to construct this.
Q	Enclosed Dumpster	Enclosed Dumpster	Appears to be same as approved plan
R	Corn Crib	Corn Crib	Appears to be same as approved plan
T	Pergola	Pergola	Appears to be same as approved plan
U	Gazebo	Gazebo	Appears to be same as approved plan
V	Windmill	Windmill	Appears to be same as approved plan
12	Steel Fence	---	Clear delineation of fence location is needed. Proposed to be over 6 ft. in height; applicant should clarify proposed height and need for increased height. The supplemental materials indicate this is a solid steel fence used as screening to block noise and visuals of the internal road for both visitors and animals.

27	8-Foot Fence	--	The applicant should clarify if all lines in that area indicate fencing. Applicant should indicate need for increased height. The supplemental information clarifies that the 8-foot fence is required by the USDA for cougar fencing.
Not labeled	Cargotainers	--	Clarification of "cargotainers" is needed. It should be noted that shipping or cargo containers are prohibited as accessory structures.

ANIMAL/LIVESTOCK ENCLOSURES			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
S	Livestock Enclosure	Corn Crib	Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure.
Y	Animal Enclosure	Outside Arena	Enclosure area proposed to be expanded to the east from the original enclosure area.
Z	Aviary	Aviary	Appears to be same as approved plan
1	Livestock Enclosure	--	Supplemental materials indicate this area is used for rescued mini horses and donkeys. Appears to extend into required landscape strip along Ann-Arbor Saline Road.
2	Livestock Enclosure	--	Item 2 is labeled in the key, but does not appear to be shown on the area plan. The supplemental materials indicate this is a separated section of the donkey enclosure, and is ideal space for the emu.
3	Canine Enclosure	--	The supplemental materials indicate this enclosure is used for a variety of canines who are rotated through the spaces.
4, 5	Animal Enclosures	Grape Arbor (4)	The supplemental materials note this has been there for a number of years and is used for small animals, such as a turkey.
6, 30, 31, 32	Bird/Aviary Enclosure	--	Not clear if extends into required 30-foot transition buffer.
7	Livestock Enclosure/Fence	--	8-ft. fence indicated, applicant should provide information on need for 8-ft. fence.
8	Dog Kennels	--	
9, 10, 13, 34, 38	Turtle Enclosures & Turtle Pond, Turtle Hut	--	9 & 10 appear to be area where well was previously labeled.
11	Animal Enclosure	--	The supplemental materials indicate this is an enclosure with temporary fencing and is not intended for animals to live in, but serves as an enrichment area.
14	Animal Shelter	--	The supplemental materials indicate this is for giant tortoises at night.
17	Animal Enclosure	--	Double fence indicated (less than 6 ft). The supplemental information indicates this area is

			for the coyote. The USDA requires double fencing.
19, 20	Animal Enclosures	--	Supplemental information indicates that Item 19 is an outdoor arena space for the alpaca. Item 20 is a space for visitors to view the goats in their enclosure.
23, 24	Livestock Enclosure & Fence, Livestock Shelter	--	Does not appear to provide 30-foot transition buffer; detention pond in the middle of animal enclosure. The applicant should provide more detail. The supplemental information states this area is for emus and black swans.
25, 26	Animal Pond & Dock	--	The supplemental information indicates this area is for the alligator pond/enclosure. Fencing is existing. Item 26 has filtered glass for the albino alligator who requires UV protection.
28	Domed Fence Area	--	The supplemental information provided indicates this is for rescued birds and currently houses bald eagles.
29	Canine Enclosure	--	Shows existing shelters within enclosure. Does not appear to provide 30-foot transition buffer. It should be noted a minor site plan approval for canine fencing area was previously granted.
33	Animal Enclosure	--	8-foot fence indicated. Applicant should clarify need for increased height. The supplemental information indicates this area houses the cougar currently, which requires 8-foot fencing per USDA.
35	Animal Display	--	It is not clear from the plans what animal display entails. Supplemental information clarifies these are used for plants at times and chameleons in the summer.
36	Animal Enclosure		Item 36 is listed in the key, but does not appear to be shown or labeled on the plans. The supplemental information indicates this was originally a horse stable but is now an area for other animals and is currently porcupines.
39, 40, 41, 43	Animal Enclosures	--	
42	Feed Storage & Animal Enclosure	--	
45, 46, 47	Animal Enclosures	--	It is not clear if enclosures and fencing meet 30-foot transition buffer. The supplemental information provided indicates these areas have not yet been constructed.

PARKING AREAS & PEDESTRIAN PATHWAYS			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
W	Main Parking Lot	Main Parking Lot	Appears to be same as approved plan

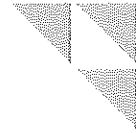
X	Employee/Stable Parking Lot	Employee/Stable Parking Lot	Labeled as same use; added parking spaces to show a total of 20.
15	Sidewalk	--	Applicant indicates this is a concrete sidewalk to improve ADA accessibility.
18	Gravel Area	--	Gravel area connecting to barn. Supplemental information indicates this is for parking equipment such as the lawnmower.
21	Gravel Surface path	--	Appears to lead to canine enclosure area
22	Asphalt Walkway	--	Supplemental information indicates this provides an accessible sidewalk to the main entrance of Building L.

MISCELLEANOUS			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
16	Picnic Area	--	The supplemental information clarifies that this area is ADA accessible.
37	Bamboo Garden	Not labeled	
44	Runoff Collection Ditch		

As noted in the comments above, additional clarification on the proposed use of several site elements is needed. A number of areas on the area plan are labeled "Animal Enclosures" or "Livestock Enclosures" – additional description of what these enclosures entail is needed. Since the original submittal, the applicant has provided supplemental information clarifying some of these items. Our comments above reflect what was provided in the supplemental information. The applicant may provide additional information showing appropriate agency regulations for enclosure requirements, fencing requirements, GAAMPS approval if applicable, etc.

It should also be noted that a large part of the rear of the site (adjacent to items 29, 45, and 46) appears to be enclosed, presumably with fencing (thick black line outlining the area). However, it is not noted on the plans how this area is proposed to be used. The applicant has since confirmed that this area is still a livestock paddock with amorphous shape, as was labeled in plans submitted in 2023. The applicant may need to provide more information on what this entails.

6. **Information Provided.** *Section 42.110 Required Area Plan Information* outlines the information that is required to be included in an area plan, as applicable and as determined by the Planning Commission. It should be noted the following required information is not provided within the area plans. The Planning Commission should review and determine if the item of information is not applicable or necessary for review of the plan. It should be noted items specific to residential developments are not included in the following list, as they are not applicable:
- Draft of Area Plan agreement or statement.
 - Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).
 - Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).
 - Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale.
 - Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.
 - A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.08 (Natural Features Protection and Preservation).

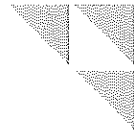


- g. Location and size of required landscape strips, if applicable.
 - h. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
 - i. General areas of intended filling or cutting.
7. **Parking.** Multiple parking areas are shown on the plans, including the existing main parking lot (labeled W), the employee/stable parking lot (labeled X), and overflow parking lot (area labeled as buildings E, F, G, and H) which is detailed on sheet 3 of the plans.
- a. **Parking Calculations.** Parking calculations are not included within the plans. The main lot (W) shows 48 spaces and the employee lot (X) shows 20 spots, which was originally approved with 14. The overflow parking detail shows 10 spaces. It should be noted that the overflow parking is shown on the overall area plan as future development of buildings, implying that the overflow parking will be eliminated. The ordinance requires that when there are multiple uses on one site, parking must be calculated for each individually (*Section 51.04.1*). As noted in the use statement, the operation hosts field trips, community events, and similar events that may require more parking than the original uses. The applicant should provide additional information for Planning Commission and Township Board review showing that parking requirements are met and that the proposed amount of parking is sufficient for the operation.
 - b. **Overflow Parking.** As noted above, there is an area that is currently used as parking and is detailed on the plans as “overflow parking.” However, this area is labeled on the area plan as future development of retail buildings, a feed store, and pallet buildings. It is also noted as “not yet been completed or that have been removed.” The applicant has since provided supplemental information stating that these buildings are not intended to be constructed, and the overflow parking is permanent. However, it also states that they were left on the plans in case future needs change. The applicant should provide clear direction on if the parking is permanent or not.
 - c. **Parking Surface Materials.** Off-street parking areas are required to be paved with concrete, asphalt, or similar materials. The main parking lot (W) was approved as bituminous and appears to still be paved. The employee parking (X) was originally approved as gravel and appears to be expanded with the same surface. The overflow parking appears to be gravel surface and does not appear to have been approved as such. The supplemental materials provided by the applicant indicate this parking area is intended to remain gravel. The ordinance requires that off-street parking areas are required to be paved. The Township may consider approval of the alternative surface of the parking if it is intended to be temporary; however, the information provided indicates it is likely intended to be permanent parking.
 - d. **Barrier-Free Parking.** The area plan shows a total of 77 parking spaces including all parking areas. The main parking lot (W) shows 47 parking spaces which includes 2 barrier-free parking spaces; this meets the requirement for the individual lot. It should be noted that the employee parking (X) and the overflow lot do not provide any barrier-free parking.
 - e. **Setbacks.** It appears the majority of the parking is existing and appears to meet required parking setbacks.

RECOMMENDATION

Based on the review comments above, additional information and clarification may be needed to properly review the proposed amendment to the area plan. The Planning Commission should review the information provided by the applicant and the information and review comments detailed above, hold the public hearing for the PUD Area Plan Amendment, and determine if there is sufficient information to make a recommendation on the area plan amendment.

Sincerely,
OHM Advisors



Hannah Smith, Planner

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