

INVESTMENT REPORT
10/31/2025

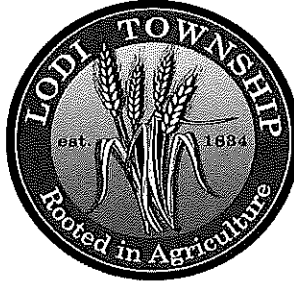
Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	40,551.43
Bank of Ann Arbor Savings	127,285.00
BoAA ICS Account (fully FDIC)	688,263.70
Flagstar CD	287,213.50
Flagstar CD	173,197.66
Flagstar MM	60,085.53
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.73
Old National	281,853.29
Northstar bank CD	167,814.18
Northstar bank new CD	204,773.11
Cash Drawer	200.00
Total Cash and Bank Accounts	2,210,769.84
Lodi Twp Road Fund (for SADs)	295,759.30
	-
Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	29,595.53
	146,166.85
Lodi Historical Society	1,276.15
Total	\$ 2,653,972.14

INVESTMENT REPORT
11/25/2025
Preliminary

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	17,279.66
Bank of Ann Arbor Savings	171,165.04
BoAA ICS Account (fully FDIC)	488,263.70
Flagstar CD	288,225.05
Flagstar CD	173,197.66
Flagstar MM	60,085.53
JP Morgan Chase CD	169,391.71
JP Morgan Chase savings	10,140.73
Old National	283,683.59
Northstar bank CD	167,814.18
Northstar bank new CD	204,773.11
 Cash Drawer	 <u>200.00</u>
 Total Cash and Bank Accounts	 2,034,219.96
 Lodi Twp Road Fund (for SADs)	 141,316.24
 Cemetery Fund:	
Old National CD Cemetery	116,571.32
Old National Cemetery Checking	<u>32,795.53</u>
	149,366.85
 Lodi Historical Society	 1,276.15
 Total	 \$ 2,326,179.20

Additional Check for Approval December 2, 2025

Western Washtenaw Recycling	\$300.00
Chase Card Services	\$5866.34
Comcast	\$236.85
IRS	\$632.51
OHM – Engineering	\$4003.50
Jesse O’Jack	\$5325.00
Standard Printing – winter tax bills	\$2545.28
TDF	\$3004.00



DRAFT - Lodi Township Planning Commission Meeting Minutes

3775 Pleasant Lake Road Ann Arbor, Michigan 48103

November 25, 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 Planner Alex Hritcu,
Township Attorney Jesse O'Jack,
Trustee Leslie Blackburn,
Trustee Alex Matelski,
Copperleaf Crossing Representative Xavier Edwards,
Copperleaf Crossing Engineer Todd Dailey,
Dixon, James Gage, Kathy Gage, Skyler Hotbauer, Ben Kellum, Vickie
Marsh, Steve Rose, and several other members of the public

3. Approval of Agenda

Strader requested to remove the Lodi Township Master Plan update from the agenda.

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

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

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

Sweetland moved to open the public hearing for the request from Steven Marsh for a Major Amendment to a PUD Area Plan for the property located at 4940 Ann Arbor Saline Rd, Ann Arbor, MI 48103, Lodi Township parcel M-13-14-400-025 at 7:03 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Froberg=aye, Marsh=abstain. Motion carried.

Copperleaf Crossing representative Xavier Edwards, who is the Assistant Head Curator of Creature Conservancy, read a prepared statement in support of the proposed request and explained the mission, operations, and benefits of Creature Conservancy to the Township and the public in general. The history of the Creature Conservancy and the compliance with the Zoning Ordinance was also discussed.

Township Planner Hannah Smith reviewed her review dated November 21, 2025 of the submitted application.

At this time, the meeting was open to public for comment on the request.

Steve Rose stated that in 1999 the applicant acknowledged that there were concerns regarding the noise of canine barking. Rose read a portion of the submittal made to the Township on October 15, 1999 for a request for changes to be made to the Conditional Use Request which, when talking about the concerns expressed by their neighbors during the initial approval meeting for barking dogs in outside kennels, states: "We are very sensitive to that concern, but that issue is addressed specifically in the 8th provision. We don't see how boarding animals indoors adversely affects our neighbors." Rose stated that now, there are wolves and canines living in enclosures outside that do make noise and wants to know how that is addressed in the new submittal.

Ben Kellum stated that it is not his intention to cause additional problems for Copperleaf Crossing, but he is doing his due diligence as a neighbor in terms of asking questions and finding out what rules they need to follow. Kellum stated that the landscape strip, perimeter open space, and transition buffer are not being observed by Copperleaf Crossing at least in the area by his property. Kellum asked if it would be possible to have Copperleaf Crossing follow those regulations as stated in the Zoning Ordinance. Kellum also stated that there is a kennel located near his property line, but his understanding is that kennels need to have a 300-foot setback from any property line which is a concern. Finally, Kellum stated that the noise is a consistent nuisance during the night.

Stevenson moved to close the public hearing for the request from Steven Marsh for a Major Amendment to a PUD Area Plan for the property located at 4940 Ann Arbor Saline Rd, Ann Arbor, MI 48103, Lodi Township parcel M-13-14-400-025 at 7:41 pm. 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.

Numerous questions were asked by members of the Planning Commission regarding what items received previous approvals, including deviations, and which did not. The history of submittals and approvals was discussed by Planning Commissioners, Smith, and Township Attorney Jesse O'Jack. Additionally, Edwards gave Copperleaf Crossing's recollection of the history of submittals and approvals.

Questions were asked of Edwards regarding items on the submittal as well as the licensing by outside agencies.

Discussion was held on how the Zoning Ordinance applies to this application since there is no Zoning Ordinance regarding the types of operations and animals involved with Copperleaf Crossing. O'Jack noted that "rural uses" is not listed on the Land Use Table found in Article 20.0 of the Zoning Ordinance and that term does not provide any clarification. Each activity/operation on the site needs to either fall under a use on the Land Use Table or an

argument needs to be made that it is substantially similar to a use on the Land Use Table. If an activity/operation does not fall under a use in the Land Use Table and a similar use cannot be found, then that use is prohibited. O'Jack also noted that the Planning Commission needs to determine what items have already been approved in the past. Then the remaining new items need to be determined if they fit in any of the listed uses in the Land Use Table. Any additional uses that the Planning Commission or Board of Trustees was interested in adding would require a Zoning Ordinance amendment. Questions regarding this was asked by Planning Commissioners of O'Jack, who responded to the best of his ability. O'Jack also stated that compatibility with neighboring properties of the use also need to be considered by the Planning Commission and, potentially, additional safeguards could be required.

Strader noted that the Planning Commission needs to know what was approved previously as well as what deviations Copperleaf Crossing is potentially requesting. It was also requested for more clarity on what certain buildings/enclosures are and how they are being used since the plans are unclear. Strader also questioned if the Township needs to determine how many animals are allowed or if that determination should be made by an outside agency.

O'Jack cautioned against using the term "animal related activity," but suggested putting something that is defined in the Land Use Table and describe what it is.

Copperleaf Crossing Engineer Todd Dailey requested for all questions and requests to be listed and documented in writing. O'Jack suggested that the Planning Commissioners compile personal lists of questions or requests for more information, then at the next Planning Commission, the Planning Commission would decide as a group which items will be added to the list which will be presented to Copperleaf Crossing and which will not. That way the request is made from the Planning Commission as a whole instead of from individual Planning Commission members.

Township Planner Alex Hritcu suggested that the applicant needs to demonstrate their intent of what they are trying to do. The applicant also needs to demonstrate that they meet State and Federal regulations. After that, the Planning Commission is going to need to decide if what the applicant provided meets the goals and objectives of the community at large. Hritcu recommended that if the Planning Commission is looking for a measuring stick, the intensity of the use in relation to the character of the community would be a place to start. Hritcu stated that he believes at this point, the Planning Commission is at the point where more information needs to be provided by the applicant about what their intent and objectives are. Strader noted that the applicant needs to explain how their uses fit into the Township Land Use Table.

After further discussion, it was agreed for each Planning Commissioner to compile a list of questions and additional information needed and send that list to the Township Clerk by December 31, 2025, who will pass that on to Township Planner Smith who will compile those lists into one list to review. Each item on that combined list will be discussed at the next meeting to determine, as a whole, if that item will be included on the list which will be sent to Copperleaf Crossing.

In response to questions from last meeting, O'Jack stated that the Planning Commission can initiate text amendments to the Zoning Ordinance, but suggests not putting a whole lot of work into an amendment before finding out if the Board of Trustees is interested in looking at that amendment. O'Jack also confirmed, from last meeting, that Special Districts are only reviewed at approval; there are no scheduled reviews in place for Special Districts after initial approval.

Stevenson moved to table the discussion regarding the request from Steven Marsh for a Major Amendment to a PUD Area Plan for the property located at 4940 Ann Arbor Saline Rd, Ann Arbor, MI 48103, Lodi Township parcel M-13-14-400-025 until the January 27, 2026 Planning Commission meeting. Second by Vestergaard. A voice vote was taken. Aye=6, Nay=none, Abstain=Marsh. Motion carried.

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

5. Public Comment

Public comment began at 9:04 pm. No comments were received from the public. Public comment ended at 9:04 pm.

6. Approval of Minutes – 10/28/2025

Stevenson moved to approve the minutes of the October 28, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. Motion carried.

7. Old Business:

a. Solar Ordinance Update

Township Planner Smith reviewed updates made since the last discussions.

It was discovered that the language in 10a needs to be changed from Farmland Development Rights Act to Farmland and Open Space Preservation Program to match the corrected language in 11.

Strader asked if Solar Energy Systems that fall under this Ordinance would potentially have a battery storage facility as well. Smith stated that it would be possible and Hritcu recommended creating a new Ordinance for battery storage facilities instead of including it in the Solar Ordinance if the Township is interested in an Ordinance to cover battery storage facilities.

The solar energy system, battery storage facility and data center in Saline Township was discussed. O'Jack discussed the potential action the Township Board of Trustees is looking into with regard to data centers. Questions were asked of O'Jack regarding data centers.

Marsh moved to set the public hearing for the proposed Solar Ordinance for January 27, 2026 with the proposed change of the Farmland Development Rights Act (PA 116) to Farmland and Open Space Preservation Program (PA 116) in 10a. Second by Vestergaard. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

Stevenson proposed a Resolution to set the Planning Commission meeting dates for 2026 to be the fourth Tuesday of the month starting at 7:00 pm with no planned meeting in December. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

b. Comments on City of Ann Arbor's Comprehensive Land Use Plan

Planning Commissioners and Smith had no comments on City of Ann Arbor's Comprehensive Land Use Plan.

8. New Business:

a. Proposed updates to Zoning Ordinances - discussion

Strader stated that in the process of recent items, holes in the Zoning Ordinance became clear. Strader noted that she has a list of items that she is concerned about and received a list from Froberg as well. Items on Strader's list include the calculation of open space, wetland setbacks, rear yard setbacks, the tree ordinance, and adding more checklists in the PUD and site plan reviews. Strader also believes that it should no longer be an option to have combined area plan and the preliminary site plan approval.

O'Jack recommended adding these items to the 2026 annual Work Plan. Hritcu noted that many communities update their Master Plan first before updating their Zoning Ordinance. O'Jack recommended deciding which changes can wait to be made until the Master Plan is updated and which changes need to be made now.

Marsh noted that he would like to create an Exotic Animal Ordinance. The enforcement of a potential Exotic Animal Ordinance was also discussed.

9. Public Comment

Public comment began at 9:47 pm. Comments were received from 1 member of the public. Public comment ended at 9:49 pm.

10. Reports

A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting on November 4, 2025.

B. Commissioners: None

C. Planning Consultant: Township Planner Hannah Smith introduced the new backup Township Planner, Alex Hritcu.

D. Engineering Consultant: None

11. Adjournment

Sweetland moved to adjourn at 9:50 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for January 27, 2026 at 7:00 pm.

Respectfully Submitted,

Tammy Froberg,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary