



Lodi Township Planning Commission

3775 Pleasant Lake Road

Ann Arbor, Michigan 48103

7:00 P.M. January 27, 2026

Agenda

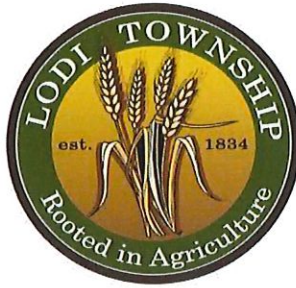
- 1. Call to Order and Pledge of Allegiance (both Planning Commission and Board of Trustees if there is a quorum)**
- 2. Roll Call (both if there is a quorum)**
- 3. Approval of Agenda**
- 4. Public Hearing: NONE**
- 5. Public Comment** – a member of the public may address the Planning Commission (or 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 – 11/25/2025**
- 7. Old Business**
 - a. Copperleaf Crossing PUD Major Amendment to Area Plan
 - b. Lodi Township Master Plan update
 - c. Solar Ordinance Update
- 8. New Business**
 - a. Annual Report
 - b. 2026 Planning Commission Work Plan
- 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**

The Next Regularly Scheduled Meeting is February 24, 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

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 Jopeck,
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 Hriteu 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

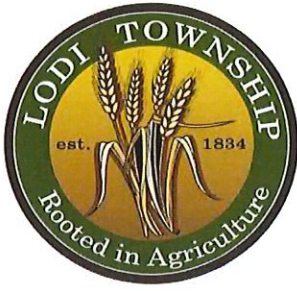
Sweetland moved to adjourn at 9:50 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

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



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

2025 Annual Report

January 28, 2025 - Regular meeting held at Township Hall. Introduced newly appointed PC Commissioners Tammy Froberg and Steve Marsh (Board of Trustees representative). Chair Strader presented 2024 Annual Report, and Commission adopted Resolution 25-001, Setting of Regular Planning Commission meeting dates for 2025. Continued discussion of updating the Township Master Plan and heard an update on our Green Infrastructure plan by members of the Huron River Watershed Council. Discussion of adding Cemeteries as a Use in the AG district was postponed until further direction given by the Board of Trustees.

February 25, 2025- NO Regular meeting- Waiting on review of Arbor Preserves latest submittal – lots there. Master Plan update on hold due to Arbor Preserve.

March 25, 2025- Regular meeting held at Township Hall. Elected new Secretary Tammy Froberg to replace Ann Warner (who resigned since last meeting). Reviewed Arbor Preserve North and South Final Site Plan Application #2025-002 dated 2/4/25. Much discussion held, with many unanswered questions. Commission voted to table discussion to allow applicant to address the many concerns/comments.

April 22, 2025 – Regular meeting held at the Township Hall. Resumed discussion on the Master Plan – reviewing the recent Township Citizen Survey results. Discussed a 6 month timeline to get the various Sections updated – Hannah to create a schedule (assuming no delays due to other issues). No further information regarding Arbor Preserve. Discussed Copperleaf Crossing PUD-status of Area Plan submittal(hopefully in next month?). Proposed Commercial Solar Energy (less than 50 MW) ordinance discussed – Planner to bring draft ordinance to next meeting. Officers were elected for the coming year, Chair: Strader, Vice Chair: Stevenson, Secretary (elected last month): Froberg.

May 27, 2025- Regular meeting held at the Township Hall. Master Plan timeline for completion was presented by Planner and reviewed – will take roughly 6 months going forward. Commissioners asked Planner to provide the sections at least 1 week before the meeting to give time for adequate review. No update on Copperleaf Crossing. Commissioners would like to know who will be the official representative for questions since Steve is on the PC. Attorney O'Jack suggested Commissioners write a list of questions and submit to Township via Clerk Smith to compile and forward to CLC's atty. Solar Ordinance discussed further, and a revised draft will be provided by Planner at the June meeting.

June 24, 2025 – Regular meeting held at the Lodi Township Hall. Master Plan Parts 1,2 and 3 were reviewed. Copperleaf Crossing's Atty had questions about the letter sent from the Twp with PC's concerns/questions. Atty O'Jack to address. More discussion on Solar Ordinance, regarding farm drain tiles, and specifics on siting these systems near electric transmission lines/substations – Planner to investigate. Travis Pointe Country Club PUD site plan change application was voted to be a Minor Change. Short Term Rentals Zoning Ordinance language was presented by Atty O'Jack. Set Public Hearing For Julys meeting.

July 22, 2025- Regular meeting at the Township Hall. Public Hearing on Short Term Rentals Zoning Ordinance held. After discussion, the Commission voted to recommend approval to the Township Board the language presented. Discussed Arbor Preserve's Final Site Plan resubmittal dated 5/22/25. There were many questions again, plans still lacking details! PC voted to deny the Final Site Plan due to continued non-compliance with a number of Zoning Ordinance requirements. No discussion of Master Plan or Solar Ordinance due to the late hour.

August 14, 2025 – SPECIAL MEETING -Special meeting at the Township Hall to review application for a minor site plan revision by St. Nicholas Greek Orthodox Church, for the addition of a storage unit for items related to their annual Greek Festival. After review, it was approved conditional on receiving all other applicable review agency approvals.

August 26, 2025- Regular meeting at the Township Hall. Reviewed Application for Caretakers Living Quarters Final Site Plan, at 6760 Noble Rd (Scheich). Caretakers Living quarters requires a Special Use permit application, then Public Hearing. Applicant needs to submit the application for Special Use Permit through the Clerk, so Public hearing can be set for September. Fence Ordinance- Twp Board directed the PC to update the existing fence ordinance to prohibit geotextile materials, and define decorative fencing. Master Plan – reviewed Part 4. Copperleaf Crossings atty asked to be removed from the agenda until they are ready to submit the revised Area Plan. Solar ordinance discussion continued with additional questions. Final draft should be ready next month. Concern about recent Data Centers in neighboring communities discussed – should PC be proactive? Will ask Board for direction. Note: CIB Planners was bought by OHM - Hannah continues as our planner but with more resources. Alex Hritcu replaces Kelly McIntyre.

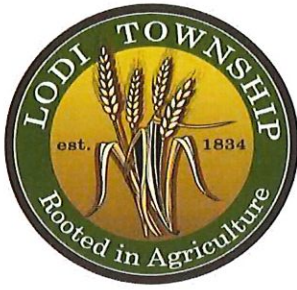
September 23, 2025 - Regular meeting at the Township Hall. Public Hearing held for Special Use permit for Caretakers Living Quarters at 6760 Noble Rd. After much discussion, the request was tabled to allow applicant time to decide whether to proceed with Caretakers Site Plan application, or do a boundary adjustment to separate the building in question to it's own parcel. Public Hearing held on Zoning Ordinance Sec. 55.18 Fences, to clarify types of fences permitted. PC voted to recommend approval of the ordinance as proposed, with a couple of modifications discussed. Master Plan – Parts 5 and 6 reviewed. Solar Ordinance discussion continued, with specific verbiage regarding farm drain tiles location, protection and replacement suggested by the PC.

October 28, 2025- Regular meeting at the Township Hall. Planner provided no updates on the Master Plan or Solar Ordinance due to review of revised Arbor Preserve Plans for the Township Board meeting. Copperleaf Crossing PUD– set Public Hearing for November PC Meeting to review revised Area Plan. Some Commissioners had questions on their USDA Class C exhibitor license. Concerns over neighbor complaints vs property owner's rights. Need to know exactly what they are doing/plan to do there.

November 25, 2025- Regular meeting at the Township Hall. Public Hearing for Copperleaf Crossing PUD for Major amendment to Area Plan. Plan was reviewed and much discussion was held. CLC Engineer asked for PC to give him a list of all our questions on the Plan submittal so they can address. PC to submit questions individually to the Twp Clerk by 12/31, who will compile and get to the Planner/Applicant. PC moved to table discussion until the Jan. 2026 PC meeting (no regular December meeting)

December 2025- No regularly scheduled meeting

Respectfully Submitted – Cindy Strader, Planning Commission Chairperson



**Lodi Township Hall
3755 Pleasant Lake Rd
Ann Arbor, MI 48103**

2026 Work Plan Items:

Review Area Plan/site plan update for Copperleaf Crossing PUD – on-going

Review and update the Township Master Plan – on-going

Review and update Zoning Ordinances to clarify requirements

Review addition of cemeteries as a use to AG district – on-hold

Review and update Zoning Ordinances regarding Solar and small scale wind power generation-on-going

Review and Act on all submittals in a timely fashion

Perform all duties required to keep Lodi Township a desirable place to live and work.

Respectfully Submitted,

Cindy Strader, Chair