

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

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

**January 27, 2026 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

Absent: Vestergaard

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Smith,  
Township Attorney Jesse O'Jack,  
Township Trustee Leslie Blackburn,  
Dave Drenning, Kirk Faupel, Dolores Kingston, Kathy VanKoevering-Lentine,  
and one other members of the public

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

Stevenson moved to approve the agenda as presented. Second by Sweetland.

At Marsh's request, Township Attorney O'Jack reviewed the options available to the Township regarding a data center moratorium and answered questions from Commissioners about the options before the Board of Trustees. A lengthy discussion was held about the data center in Saline Township and what regulations the Township would be able to require and enforce.

A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

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

### **5. Public Comment**

Public comment began at 7:22 pm. Public comment was received from 2 people. Public comment ended at 7:33 pm.

A short discussion was held regarding the non-motorized pathway feasibility study. Residents were asked to submit any comments to the Township Clerk.

### **6. Approval of Minutes – 11/25/2025**

Marsh moved to approve the minutes of the November 25, 2025 Lodi Township Planning Commission regular meeting as presented. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

**7. Old Business:**

**a. Copperleaf Crossing PUD Major Amendment to Area Plan**

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

Questions were asked of Township Planner Hannah Smith and O'Jack of what uses would be allowed and apply to Copperleaf Crossing given their location and zoning and what would happen if an acceptable use could not be found. Those questions were answered to the best of Smith and O'Jack's abilities.

At the previous meeting, it was requested to have Commissioners send questions for Copperleaf Crossing to the Clerk who would pass them on to Township Planner Smith to be compiled into one list. After discussion, it appears that there was a disconnect in understanding of what compiled into one list means. Froberg offered to take the individual lists, remove the duplicate questions and compile the lists into one complete list of all questions expressed across all lists of questions in order to be discussed at the next meeting.

Stevenson moved to table discussion regarding the Copperleaf Crossing PUD Major Amendment to Area Plan until the next meeting. Second by Rogers. A voice vote was taken. Aye=5, Nay=none, abstain=Marsh, absent=1. Motion carried.

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

**b. Lodi Township Master Plan update**

Proposed changes to Part 8 Residential Land Use, Part 9 Lodi Central, and Part 10 Industrial/Research Center Land Use of the Master Plan were provided, reviewed and discussed by Smith. Questions were asked by Planning Commission members and answered to the best of Smith's ability. Suggestions and edits were also requested and recommended by Planning Commission members.

**c. Solar Ordinance Update**

A lengthy discussion was held regarding drainage tiles. It was requested to add a requirement to locate and mitigate drainage tiles on site to the draft ordinance. Sweetland also requested both county and private tiles to be included in the definition of drainage tiles.

Strader asked if was possible to require the developers to preserve trees and/or green infrastructure on the site. Smith stated that any developments that would fall under this ordinance would be required to go through site plan approval which means they would be required to meet the Ordinance standards for natural features like the tree preservation and replacement requirements. Smith will look into if something additional could or should be added to this proposed ordinance.

Marsh asked if the solar panels would count as impermeable surface under the proposed ordinance. Smith stated that the way it is written that they do not count as impermeable surface for zoning and lot cover purposes. Changes were made by Smith to the wording surrounding lot coverage at the request of O'Jack to make it clearer that any buildings, parking lots, access roads, etc would count as impermeable surfaces for zoning and lot cover purposes. Smith will relook at that wording to see if it could be made clearer. Smith will also ask Township Engineer MC Moritz about how solar panels would affect drainage and runoff calculations.

Changes to screening and landscaping and setback requirement made by Smith per previous discussion were noted. Questions were asked about the transition buffer and its relation to setbacks.

Sweetland moved to set the public hearing for the proposed Solar Ordinance for February 24, 2026 with the requested changes regarding drainage. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

## 8. New Business:

### a. Annual Report

Due to the lateness of the hour, Rogers moved to table New Business including the Annual Report and the 2026 Planning Commission Work Plan until the next meeting. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

### b. 2026 Planning Commission Work Plan

See motion under 8. New Business a. Annual Report.

## 9. Public Comment

Public comment began at 9:58 pm. Public comment was received from 1 person. Public comment ended at 10:05 pm.

## 10. Reports

A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on January 6, 2026.

B. Commissioners: Marsh noted a desire to have all of the materials made available to the Commissioners also be made available to the public via the Township's website. Marsh is also interested in creating a policy that sets a deadline for when materials and information must be received in order to be included at a Planning Commission meeting. Multiple Commissioners agreed with the need for deadlines.

C. Planning Consultant: None

D. Engineering Consultant: None

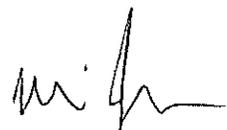
## 11. Adjournment

Sweetland moved to adjourn at 10:11 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for February 24, 2026 at 7:00 pm.

Respectfully Submitted,

  
Tammy Froberg,  
Planning Commission Secretary

  
Michelle Joppeck,  
Recording Secretary

