Lodi Township Planning Commission

3775 Pleasant Lake Road
Ann Arbor, Michigan 48103

7:00 P.M. February 24, 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**

   This Public Hearing is to receive comments on a proposed amendment to the Lodi Township Zoning Ordinance. Pursuant to the authority vested in it by the Michigan Zoning Enabling Act, Public Act 110 of 2006, as amended, Lodi Township, Washtenaw County, Michigan ordains the following amendment to the following sections within the Lodi Township Zoning Ordinance:

   Article 2, Section 2.03 Definitions
   Article 20, Section 20.04 Tables of Uses by District
   Article 54, Section 54.18 Medium Commercial Solar Energy Systems, to replace Article 54, Section 54.18, Reserved

   (The Planning Commission will vote to open the Public Hearing, the Chairperson will state its purpose and rules of procedure. The Applicant will be heard first, then staff reports will be received. Public comment on this issue shall then be received. The Public Hearing shall then be closed, Commission deliberation held, and action taken.)

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 – 1/27/2026**

7. **Old Business**
   a. Copperleaf Crossing PUD Major Amendment to Area Plan
   b. Lodi Township Master Plan update
   c. Annual Report and 2026 PC Goals

8. **New Business**
   a. Data Center Moratorium – Zoning Ordinance

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 March 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 this meeting.

DRAFT - Lodi Township Planning Commission Meeting Minutes

3775 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 complied 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

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x. **Window Sign.** A sign affixed to, painted, or installed inside a window so as to be observable from the exterior of the building.

Single-Family Housing. See "**Dwelling, Single-Family Dwelling.**"

Site Condominium. See "**Condominium, Site Condominium.**"

Site Inventory. A written and mapped compilation of required information that is presented as part of a required site plan review application process.

Site Plan. A plan showing all salient features of a proposed development and/or activity as required by pertinent portions of this Ordinance, so that it may be evaluated to determine whether it meets the provisions of this Ordinance and the Master Plan.

Slopes. Any rise in the height of a topographic land surface over a distance of 100 feet, in which one end or side is at a higher level than another. See also "**Steep Slope.**"

Soil - Topsoil, subsoil, sand, gravel, land, earth or any other material.

Solar Energy System (SES): A photovoltaic system for generating electricity, including all above- and below-ground equipment or components required for the system to operate properly and to be secured to a roof surface, structure, or the ground. This does not include any operations or maintenance buildings, temporary construction offices, substation(s), or other transmission facilities between the SES and the point of interconnection to the grid.

a. **Structure-Mounted Solar Energy System**: A solar energy system attached to the roof or wall of a building, or which serves as the roof, wall or window or other element, in whole or in part, of a structure.

b. **Ground-Mounted Solar Energy System:** A solar energy system mounted on support posts, like a rack or pole, that are attached to or rest on the ground.

c. **Accessory Solar Energy System**: A small-scale solar energy system with the primary purpose of generating electricity for the principal use or building on the site.

d. **Commercial Solar Energy System**: A commercial-scale solar energy system, and associated facilities, with the primary purpose of off-site use through the electrical grid or export to the wholesale market. Commonly referred to as solar farms.

    a. **Medium Commercial Solar Energy System**: A commercial solar energy system with a nameplate capacity of less than 50 MW AC.

    b. **Large Commercial Solar Energy System**: A commercial solar energy system with a nameplate capacity of 50MW and more, any portion of which is on property regulated by this zoning ordinance.

e. **Solar Array:** A photovoltaic panel, solar thermal collector, or collection of panels or collectors in a solar energy system that collects solar radiation.

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f. **Photovoltaic (PV) Systems:** A semiconductor material that generates electricity from sunlight.

g. **Maximum Tilt:** The maximum angle of a solar array (i.e. most vertical position) for capturing solar radiation as compared to the horizon line.

h. **Minimum Tilt:** The minimal angle of a solar array (i.e. most horizontal position) for capturing solar radiation as compared to the horizon line.

i. **Participating Property:** Land that either is owned by an applicant or is the subject of an agreement that provides for the payment by an applicant to a landowner of monetary compensation related to an SES regardless of whether any part of the SES is constructed on the property.

j. **Non-Participating Property:** Land that is not a participating property.

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Special Event. An occurrence or noteworthy happening of seasonal, civic, or church importance, which is organized and sponsored by a private, public, or non-profit community group, organization, club, or society, and which offers a distinctive service to the community, such as public entertainment, community education, civic celebration, or cultural or community enrichment and which is open to the public. Special events typically run for a short period of time [less than two (2) weeks] and are unlike the customary or usual activities generally associated with the property where the special event is to be located.

Special Use. See "**Use, Special Use.**"

Sport Shooting Range. An indoor or outdoor area or facility designed and operated for the use of archery, rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, or any other similar sport shooting. This term does not include casual recreational shooting by a property owner or resident lessee on the owner or lessee's lot in a manner incidental and secondary to the principal agricultural or residential use of the lot.

Sportsman's Club. A facility owned by an organization or group of individuals, established with the goal of organized or casual target shooting. Recreational shooting by private property owners and their guests on their privately owned property are not included.

Stacking Space. A space set aside for the sole purpose of allowing motorists in vehicles to queue up in a temporary line for access to a drive-through establishment, or to exit from a parking lot on to a public road.

Steep Slope. A rise of twelve percent (12%) or more having a vertical change in elevation of eight (8) or more feet and a length of thirty (30) feet or more, as measured parallel to the contour lines.

Story. That part of a building, except a basement or mezzanine, included between the upper surface of any floor and the upper surface of the floor or roof next above it (see "**Basic Structural Terms**" illustration at end of Section). A basement shall be deemed a story when

USES	Rural			Residential			Business		Other			USE STANDARDS
	RC	AG	NR	R-1	R-3	MHP	O	C-1	LCD	PSP	I-1	
Showroom for Display or Sales of Products Created On-Site							A	A	A		A	Section 41.02
Single-Family Dwellings	S	P		P	P	P			P			Section 40.31
Solar Energy Systems, Medium Commercial	S	S	S					S		S	S	Section 54.18
Sport Shooting Range	S	S										Section 40.32
State-Licensed and Other Managed Residential Facilities not otherwise listed in this table					S							Section 40.21
Studios for Filmmaking and Video Production							S	S			P	
Tavern, Bar, Pub, Brewpub or similar establishment serving alcoholic beverages and/or providing entertainment							S	S	S			Section 41.27
Temporary Concrete or Asphalt Batch Plants										P	P	Section 41.30
Temporary Structures	A	A	A	A	A	A	A	A	A	A	A	Section 41.31
Therapeutic Massage	S	S		S			S	S	S			Section 41.32
Towers, Radio and Television		S										Section 54.12
Two-Family (Duplex) Dwellings		S		S	P							Section 40.31
Utility Transmission and Distribution Lines within a New Easement	S	S	S	S	S	S	S	S	S	S	S	Section 41.33
Utility Transmission and Distribution Lines within an Existing Easement	P	P	P	P	P	P	P	P	P	P	P	Section 41.33
Veterinary Clinic or Animal Hospital		S					S	S				Section 40.40
Volatile Biofuel Production Facility with an Annual Production Capacity of up to 100,000 Gallons of Biofuel		P										Section 40.41
Volatile Biofuel Production Facility with an Annual Production Capacity Greater than 100,000 Gallons of Biofuel		S										Section 40.41
Warehouse, Ice and Cold Storage Plant, and Non-Farm Bulk Indoor Storage											S	
Wind Energy Conversion Systems	S	S	S	S			S	S	S	S	S	Section 54.19
Wireless Communication Facility, Including Towers	See Section 54.12 (Wireless Communication Facilities)											

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Workshop Studios for Crafts, Photography, Art, Woodworking, or Decorative Metalworking (no welding, plating or industrial activities), Small Appliance Repair, Tailoring, Dressmaking, Millinery, Shoe Repair, and Similar Activities							P	P	P			

E. Restriction on Zoning Compliance Permits.

No zoning compliance permit for a building shall be issued for any lot subject to the provisions of this Section unless all road signs, stop signs, and other traffic control devices have been installed and a certificate of completion has been issued by the Township Clerk, except upon recommendation by the Township Engineer or other designated Township representative.

F. Expiration of Private Road Approval.

Township approval of a private road under this Section shall expire and have no effect immediately upon expiration, rescinding or voiding of the associated final subdivision plat, final condominium site plan, or final site plan approval.

~~**Section 54.18 Reserved.**~~

Section 54.18 Medium Commercial Solar Energy Systems

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A. Purpose.

Lodi Township promotes the effective and efficient use of solar energy systems (SES) with the minimum regulations on the siting, design, and installation of SES so that the public health, safety, and welfare of neighboring property owners or occupants will not be jeopardized.

B. Applicability.

Large Commercial SES are not subject to the provisions or procedures in this section and are not regulated by this zoning ordinance.

C. Hybrid Energy Projects.

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If a Commercial SES is to be established together with another energy facility, such as a wind or battery energy storage system, both land uses may be included in one application, and each component shall be reviewed for compliance with the appropriate standards.

D. Standards for Commercial Solar Energy Systems.

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The following standards shall apply to all commercial solar energy systems in the Township:

1. **Approval Required.** Except where noted in this Section, it shall be unlawful to construct, erect, install, alter, or locate any medium commercial SES project within the Township unless applicable approval has been obtained pursuant to this Ordinance. Medium commercial solar energy systems, as defined in *Article 2.0 Definitions*, are allowed by this Ordinance as listed in *Section 20.04 Table of Uses by District*. Medium commercial solar energy systems are subject to special use review and approval in accordance with *Article 43.0 Special Uses*, as well as site plan review and approval in accordance with *Article 44.0 Site Plan Review*, and additional standards listed below. Accessory solar energy systems, as defined in *Article 2.0 Definitions*, are not subject to these special use requirements.

2. **Height.** Medium commercial SES shall not exceed sixteen (16) feet measured from the ground at the base of such equipment to the top of the system when oriented at maximum tilt. The Planning Commission may permit up to twenty (20) feet in height systems as part of special use approval, to allow for grazing or other operations.

3. **Setbacks.** Setbacks shall be measured from the property line or road right-of-way to the closest point of the solar array at minimum tilt or any SES components. Medium commercial SES shall be setback in accordance with the setbacks for principal buildings or structures for the zoning district in which it is located. Medium commercial SES are not subject to side or rear property line setbacks for common property lines of two or more participating properties.

4. **Fencing.** Medium commercial solar energy systems shall be secured with perimeter fencing. Fencing shall be a minimum height of seven (7) feet and shall be chain link or woven wire fence with wooden or steel posts. Fencing shall not be subject to the fencing requirements in *Section 55.18 Fences* of this Zoning Ordinance. Fencing must meet all applicable standards, including National Electrical Code requirements. Barbed wire is prohibited. Fencing is not subject to the setback requirements of this section.

5. **Screening/Landscaping.** Landscape screening shall be provided to minimize visual impacts of the solar energy system to surrounding properties. Screening of a medium commercial SES shall be required in the form of a greenbelt buffer or evergreen screen in accordance with *Section 55.09(D) Method of Screening* where adjacent to a residential zoning district or use. Required screening shall be placed outside of the perimeter fencing.

6. **Lot Coverage.** The total area of solar array in a medium commercial SES shall not be included in the calculation of the maximum permitted lot coverage requirements for the property.

7. **Sound.** The sound pressure level of a medium commercial SES and all ancillary equipment shall not exceed 45 dB(A) (Leq (1-hour)) at the property line of adjacent non-participating properties or the exterior of any non-participating dwelling unit, whichever is closer. The site plan shall include modeled sound isolines extending from the sound source to the property lines to demonstrate compliance with this standard.

8. **Lighting.** Medium commercial SES lighting shall be limited to inverter and/or substation locations only. Any lighting shall be directed downward and be placed to keep light on-site and glare away from adjacent properties, bodies of water, and adjacent roadways. Flashing or intermittent lights are prohibited.

9. **Wiring.** Wiring, including communication and transmission lines, may be buried underground. Any above-ground wiring within the footprint of the SES shall not exceed the height of the solar array at maximum tilt.

10. **Groundcover.** A medium commercial SES shall include the installation of ground cover vegetation maintained for the duration of operation until the site is decommissioned. A ground cover vegetation establishment and management plan shall be submitted as part of the site plan.

    a. Properties enrolled in the Farmland Open Space and Preservation Program (PA 116) must adhere to state laws and policies applicable to enrolled

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b. Ground cover on properties not enrolled shall meet one or more of the following to promote ecological benefits:

- Ecovoltaics: Solar sites shall include pollinator habitat, designed to meet a score of 76 or more on the Michigan Pollinator Habitat Planning Scorecard for Solar Sites. Alternatively, solar sites may utilize conservation cover, designed in consultation with the County Conservation District or other conservation organizations that focus on restoring native plants, grasses, and prairie with the aim of protecting specific species (e.g., bird habitat) or providing specific ecosystem services (e.g., carbon sequestration, soil health).

- Agrivoltaics: Solar sites that have been intentionally planned and designed with agricultural producers and/or experts to achieve integrated and simultaneous production of both solar energy and marketable agricultural products throughout the life of the solar project. Agricultural products and activities may happen on land beneath and/or between rows of solar panels and can include crop production, grazing, or animal husbandry. Agricultural activities should commence as soon as agronomically feasible and optimal for the agricultural producer after the commercial solar operation date and continue until decommissioning. Pollinator habitat and apiaries (honey production) are excluded from the definition of agrivoltaics unless they are a temporary transition to another agricultural product.

11. **PA 116 Farmland and Open Space Preservation Program.** Per the Michigan Department of Agriculture and Rural Development (MDARD), land enrolled in the PA 116 program may be permitted to participate in solar energy development subject to MDARD policy and requirements. Per MDARD standards, this land must be able to be returned to agricultural uses following the end of the solar development agreement or if/when the solar development is decommissioned for any reason.

12. **Signage.** Signage shall be permitted in accordance with *Article 53.0 Sign Regulations*. Signage shall be required to provide a 24-hour emergency contact phone number.

13. **Decommissioning.** A decommissioning plan is required at the time of application to be reviewed and approved ~~by the Planning Commission~~ as part of the site plan.

a. The decommissioning plan shall include:

- The anticipated manner in which the project will be decommissioned, including a description of the process for removal of all structures and foundations, restoration of soil to a depth of four (4) feet and vegetation, and how all above-grade and below-grade improvements will be removed, retained, or restored for viable reuse of the property consistent with the

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zoning district.

- The decommissioning costs for removal of the system (net salvage value in current dollars) and site restoration/soil stabilization, less the amount of the surety bond posted with the State of Michigan for decommissioning of panels installed on PA 116 land.

- The method of ensuring that funds will be available for site decommissioning and stabilization. A financial guarantee in an amount determined and approved by the Township Board, based off of the decommissioning cost estimate provided by the applicant, is required. This financial security guarantee shall be in the form of a cash bond, irrevocable bank letter of credit, or performance bond in a form approved by the Township. The financial security guarantee must be posted at the time of receiving a land use permit.

b. ~~A review of the~~The amount of the performance guarantee based on inflation, salvage value, and current removal costs shall be reviewed every three (3) years, for the life of the project, adjusted as necessary, and approved by the Lodi Township Board. The financial security guarantee shall be adjusted to match the amount reviewed and approved by the Township Board. Updated cost estimates based on these conditions shall be provided by the applicant for review.

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c. A medium commercial solar energy system owner may at any time:

- Proceed with the decommissioning plan approved by the Planning Commission and remove the system as indicated in the most recent approved plan;

- Amend the decommissioning plan with Planning Commission approval and proceed according to the revised plan.

14. **Abandonment**. In the event that a medium commercial solar energy system has not been in operation for a period of one year without a waiver from the Planning Commission, the system shall be considered abandoned and removed by the applicant or the property owner and the site shall be stabilized and re-vegetated, in compliance with the approved decommissioning plan. If the abandoned system is not removed or repaired, amongst other available remedies, the Township may pursue legal action against the applicant and property owner to have the system removed and assess its cost to the tax roll of the subject parcel. The applicant and the property owner shall be responsible for the payment of any costs and attorney's fees incurred by the Township in securing removal of the structure. The Township may utilize the benefit of any financial security being held under this Section to offset its cost. As a condition of approval, the applicant and property owner shall give permission to the Township to enter the parcel of land for this purpose.

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15. **Compliance with construction and electrical codes**. Commercial solar

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energy systems, and the installation and use thereof, shall comply with all applicable construction codes and electric codes, including state construction codes and the National Electric Safety Code.

16. **Drainage.** Drainage on the site shall be maintained in a manner consistent with, or improved upon, natural drainage patterns. Any disturbance to drainage or water management practices must be managed within the property and on-site, in order to not negatively impact surrounding properties as a result of the development. The site shall be maintained in this manner for the duration of the operation and shall be able to be returned to natural patterns following decommissioning. The site plan shall show any public and private drain tile existing on the site. Any drain tiles rendered non-functioning directly as a result of construction, operation, maintenance or decommissioning of the solar energy system will be replaced or repaired by the applicant so as not to create any drainage issues on the site or on adjacent and surrounding properties.

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17. **Agricultural Protection.** Medium commercial solar energy systems shall be sited to minimize impacts to agricultural production, including the following:

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   a. Systems shall be sited to minimize land disturbance or clearing except for minimally necessary. Topsoil shall be retained on-site.

   b. Any access drives shall be designed to minimize extent of soil disturbance, water runoff, and soil compaction.

18. **Additional approvals and agency reviews.** The following approvals and agency reviews shall be required, as applicable:

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   a. Department of Environment, Great Lakes, and Energy (EGLE);

   b. Federal Aviation Administration (FAA);

   c. Washtenaw County Soil Erosion;

   d. U.S. Fish and Wildlife Service (USFWS);

   e. Washtenaw County Water Resources Commissioner;

   f. Washtenaw County Building Department;

   g. Saline Area Fire Department;

   h. Local Airport Zoning (if applicable);

   i. Tax Assessor

19. **Maintenance and Repair.** Repair, replacement, and maintenance of components is permitted without the need for a new special use permit. Proposals to change the project footprint of an existing system shall be considered a new application.

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20. **Annual Report.** For a medium commercial solar energy system, a written annual report shall be submitted to the Township Board by a date determined at the time of special use approval. The annual report shall include an update on

electricity generation by the project, as well as document all complaints received regarding the commercial solar energy system along with the status of complaint resolutions and the actions taken to mitigate the complaints.

21. **Indemnity/Insurance.** The Township shall be indemnified from all third-party claims for personal or property damage arising from the developer's negligent and/or intentional acts and/or omissions during construction, maintenance, and decommissioning of the commercial solar energy system and shall be listed as an additional insured on applicable insured on applicable insurance policies during the life of the project.

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22. **Site Plan Requirements.** Medium commercial solar energy systems are subject to submittal and approval of a site plan meeting all requirements in *Section 44.08 Required Site Plan Information*, in addition to the following requirements:

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a. Location of all solar arrays, including dimensions and layout of arrays, ancillary structures and equipment, utility connections, dwellings on the property and within one-hundred fifty (150) feet of the property lines, any existing and proposed structures, wiring locations, temporary and permanent access drives, fencing details, screening and landscaping details, and any signage;

b. Plans for land clearing and/or grading required for the installation and operation of the system;

c. Plan for ground cover establishment and management;

d. Anticipated construction schedule;

e. Sound modeling study including sound isolines extending from the sound source(s) to the property lines;

f. A decommissioning plan in accordance with *Section 54.18.D.13*;

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g. The location of prime farmland, as defined by the U.S. Department of Agriculture, Natural Resources Conservation Service – Web Soil Survey;

h. Additional studies may be required by the Planning Commission if reasonably related to the standards of this Ordinance as applied to the application, including but not limited to:

- Visual Impact Assessment: A technical analysis by a third party qualified professional of the visual impacts of the proposed project, including a description of the project, the existing visual landscape, and important scenic resources, plus visual simulations to show what the project will look like (including proposed landscape and other screening measures), a description of potential project impacts, and mitigation measures that would help to reduce the visual impacts created by the project and documented on the site plan.

- Environmental Analysis: An analysis by a third-party qualified professional to identify and assess any potential impacts on the

natural environment including, but not limited to, wetlands and other fragile ecosystems, wildlife, endangered and threated species, and historical and cultural sites. If required, the analysis shall identify all appropriate measures to minimize, eliminate, or mitigate adverse impacts identified and show those measures on the site plan, where applicable.

- Stormwater Study: An analysis by a third-party qualified professional that takes into account the proposed layout of the SES and how the spacing, row separation, and slope affects stormwater infiltration, including calculations for a 100-year rain event (storm). Percolation tests or site-specific soil information shall be provided to demonstrate infiltration on-site without the use of engineered solutions.

- Glare Study: An analysis by a third-party qualified professional to determine if glare from the SES will be visible from nearby residents and roadways. If required, the analysis shall consider the changing position of the sun throughout the day and year, and its influence on the solar energy system.

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Section 54.19 Wind Energy Conversion Systems.

A. Purpose.

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Lodi Township promotes the effective and efficient use of wind energy conversion systems (WECS) with the minimum regulations on the siting, design, and installation of conversion systems so that the public health, safety, and welfare of neighboring property owners or occupants will not be jeopardized. In no case shall the provision of this ordinance guarantee the wind rights or establish access to the wind.

B. Approval Required.

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Except where noted in this Section, it shall be unlawful to construct, erect, install, alter, or locate any WECS project within the Township unless special use approval has been obtained pursuant to this Ordinance.

1. Agricultural WECS projects accessory to permitted farm and agricultural operations that conform to the regulations of the zoning district, including maximum height and minimum setback standards for structures, shall be exempt from the requirements of Section 54.19.D. (Shadow Flicker) and Section 54.19.E. (Additional Standards…), and shall be subject only to review and approval in accordance Section 57.04 (Issuance of Zoning Compliance Permits).

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2. Application for special use permit required by this Ordinance shall be made on forms provided by Lodi Township and shall contain the following information, in addition to the requirements of Article 43.0 (Special Uses):

   a. Plot plan showing location of the WECS, guy lines where required, guy line anchor bases, and distances from all property lines;

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b. Methods to screen the base of the WECS and other ground apparatus.
c. All review fees and escrow deposits as set by Township Board.

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C. General Standards.

~~1.~~ The following standards shall apply to all private and commercial wind energy conversion systems in the Township:

January 20, 2026

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

RE: Planning Commissioner Questions re: Copper Leaf Crossing PUD Area Plan Amendment

Dear Planning Commissioners:

At the November 25, 2025 meeting, the Planning Commission held a public hearing and considered the application for the Planned Unit Development Area Plan Amendment application for Copper Leaf Crossing, located at 4940 Ann Arbor Saline Road. After discussion, the Commission agreed to individually compile a list of questions and/or additional information needed from the applicant and provide that to Township staff to be compiled into one list. As noted at the meeting, the intent was that the compiled list would be reviewed by the Commission as a whole at the January meeting and a final list of questions/needed information be created and sent to the applicant. The Commission made a motion to postpone the discussion regarding the request until the January meeting.

Attached is the compiled list of questions received from Planning Commission members as of January 20, 2026.

We have also included a copy of our review letter of the submittal, dated November 21, 2025, for your reference.

Sincerely,
OHM Advisors

Hannah Smith, Planner

Encl: List of Planning Commissioner Questions
Planner Review letter dated November 21, 2025
cc: Jan Godek, Township Supervisor
Christina Smith, Township Clerk
Jesse O'Jack, Township Attorney

OHM Advisors®
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COMPILED LIST OF QUESTIONS FROM PLANNING COMMISSIONERS RE:

COPPER LEAF CROSSING

- All notations need to be specific – not "animal-related business."
- I want to know that safety protocol.
- How many animals in all and what kind. Complete list which should be updated or amended in writing (email?) additions and subtractions. Monthly?
- Mission statement – including all activities going on there. i.e. breeding, boarding, research (what kind), education, buying and/or selling of animals, rescue, rehab. Activities amended in writing. Monthly?
- A list of future plans.
- Permits & licenses (with numbers) for each activity and/or animals. Where difference activities are taking place (noted on plan).
- Plans for animal waste.
- Formal name for what facility is. i.e. Zoo? Rescue?
- List of dangerous animals & safety protocol.
- Wolf-dog & loud animals need to be moved to opposite corner away from neighbors' back yard. If it's too wet, bring in fill. (Where they are now seems like a "gotcha" – vindictive).
- Part of safety protocol – what happens if animal escapes?
- Person or persons responsible for questions (& implementation), who is present at meetings when Copper Leaf is on a Planning Commission or Board meeting agenda. i.e. lawyer, engineer, Copper Leaf officer.
- Reasonable time limit for each change or addition.
- Reasonable penalty for not complying with rules & regulations.
- Where each kind of animal is housed. If there is rotation, it should be noted on plan.

- The items marked in orange indicating they have not been completed. What is the timeframe for completion of each. If these are built, what is the expected increase in cars? Where on the property will house the overflow parking if this current parking area is taken away? This situation could result in a change to the area plan in the future. It is helpful to understand CLC timeframe for these decisions.
    - E - Pet Shop
    - F - Courtyard Retail
    - G - Feed Store

- H - Pallet Building
- I - Wood Burner - what is the purpose of this?
- J – Greenhouse

- Please provide specific locations on where the animals from the USDA 4/25/2025 inspection report are on the area plan.
  - Please tie an outdoor animal enclosure to a specific animal from the report
    - If multiple animals rotate within a single enclosure, please list all animals that are rotated for that enclosure / animal shelter.
      - K - Storage Barn / Animal Enclosure
      - Y - Animal Enclosure
      - Z – Aviary
      - 3 - Canine Enclosure
        - specify the type of Canine (ex. Domestic dog, wolf hybrid, wolf etc)
      - 4 - Animal Enclosure
      - 5 - Animal Enclosure
      - 6 - Bird / Aviary Enclosure
      - 11 - Animal Enclosure
      - 14 - Animal Shelter
      - 17 - Animal Enclosure / Fence
        - These need to be 2 separate numbers on the area plan
        - What height is the fence?
      - 19 - Arena Shelter
        - Please provide specifics on what the arena is being used for
        - Which animals are using the arena?
      - 20 - Animal Enclosure
      - 25 - Animal Pond / Dock
        - Which animals are placed in this pond?
        - Where do they go in the winter?
      - 26 - Small Animal Pond
        - Which animals are placed in this pond?
        - Where do they go in the winter?
      - 29 - Canine Enclosure
        - specify the type of Canine (ex. Domestic dog, wolf hybrid, wolf etc)
      - 30 - Bird / Aviary Enclosure
      - 31 - Bird Aviary Enclosure
      - 32 - Bird Aviary Enclosure
      - 33 - Outdoor Animal Enclosure
      - 35 - Animal Display
      - 36 - Animal Enclosure

- 39 - Animal Enclosure
- 40 - Animal Enclosure
- 41 - Animal Enclosure
- 42 - Feed Storage and Animal Enclosure
- 45 - Animal Enclosure
- 46 - Animal Enclosure
- 47 - Animal Enclosure

  - Please specify where all "cages" reside on the property and which animals they are used for.

- **USDA Inspection report animal list from 4/25/2025 - INS-0001297693**

Count	Scientific Name	Common Name
000002	*Didelphis virginiana*	VIRGINIA OPOSSUM
000003	*Muntiacus reevesi*	REEVE'S MUNTJAC
000002	*Atelerix albiventris*	FOUR-TOED HEDGEHOG (MOST COMMON PET HEDGEHOG)
000001	*Hystrix cristata*	AFRICAN CRESTED PORCUPINE
000001	*Puma concolor*	PUMA / MOUNTAIN LION / COUGAR
000045	*Rousettus aegyptiacus*	EGYPTIAN FRUIT BAT
000001	*Chaetophractus villosus*	LARGER HAIRY ARMADILLO
000006	*Tolypeutes matacus*	SOUTHERN THREE-BANDED ARMADILLO
000001	*Vulpes lagopus*	ARCTIC FOX
000002	*Echinops telfairi*	LESSER MADAGASCAR HEDGEHOG TENREC
000002	*Canis latrans*	COYOTE
000006	*Choloepus didactylus*	LINNAEUS'S TWO-TOED SLOTH
000001	*Phacochoerus africanus*	WARTHOG
000001	*Rangifer tarandus*	REINDEER
000003	*Canis lupus dingo*	DINGO
000001	*Dolichotis patagonum*	PATAGONIAN CAVY / MARA
000001	*Lynx canadensis*	CANADIAN LYNX
000001	*Marmota monax*	GROUNDHOG / WOODCHUCK
000001	*Mephitis mephitis*	STRIPED SKUNK
000003	*Crossarchus obscurus*	KUSIMANSE
000001	*Osphranter rufus*	RED KANGAROO
000002	*Lama pacos*	ALPACA
000002	*Ara ararauna*	BLUE-AND-YELLOW MACAW / BLUE-AND-GOLD MACAW
000002	*Neofelis nebulosa*	CLOUDED LEOPARD
000001	*Buteo jamaicensis*	RED-TAILED HAWK
000003	*Cathartes aura*	TURKEY VULTURE
000002	*Coragyps atratus*	BLACK VULTURE / MEXICAN VULTURE
000003	*Haliaeetus leucocephalus*	BALD EAGLE
000004	*Dromaius novaehollandiae*	EMU
000002	*Corvus albicollis*	WHITE-NECKED RAVEN
000001	*Cygnus atratus*	BLACK SWAN
000002	*Dacelo novaeguineae*	LAUGHING KOOKABURRA
000001	*Tockus deckeni*	VON DER DECKEN'S HORNBILL
000001	*Meleagris gallopavo domesticus*	DOMESTIC TURKEY
000003	*Pavo cristatus*	INDIAN PEAFOWL / COMMON PEAFOWL / PEAHEN / PEACOCK
000001	*Ara macao*	SCARLET MACAW
000002	*Corvus corax*	COMMON RAVEN
000005	*Taeniopygia guttata*	ZEBRA FINCH / TIMOR ZEBRA FINCH
000001	*Ara glaucogularis*	BLUE-THROATED MACAW
000001	*Bubo virginianus*	GREAT HORNED OWL
000002	*Bubo bubo*	EURASIAN EAGLE-OWL
000002	*Ara chloropterus*	RED-AND-GREEN MACAW / GREEN-WINGED MACAW
000004	*Canis familiaris*	DOG ADULT
000002	*Threskiornis aethiopicus*	AFRICAN SACRED IBIS
000134	**Total**	

- What is the plan if the cargo containers are not approved? Does this change the area plan by using planned existing buildings for storage or change the future planned use of an area to build a storage building?
- Item M - Existing House
  - What is the current use of this house?
  - What is the structure that is built in the tree?
  - Is this house used as part of the Creature Conservancy to house cages for animals?

- Item C - Grooming / Boarding
    - Please confirm the animals are boarded indoors
    - Where on the area plan is the outdoor space for the boarded animals?
        - Where are they taken for exercise and for the bathroom?
- Item L - Animal Related Business
    - Please provide specifics on this business
- Please provide specific types of livestock that reside in each enclosure listed on the area plan
    - 1 - Livestock Enclosure
    - 2 - Livestock Enclosure / Fence
    - 7 - Livestock Enclosure / Fence
    - 23 - Livestock Enclosure / Fence
    - Livestock Shelter

Copperleaf Crossing Questions on revised Area Plan

(Major changes – Dec. 2025)

(All of Hannahs comments/ suggestions presented in her 11/21/25 review letter apply - some of these comments may overlap)

- **Ownership:** Clarify owner of CLC – Steve Marsh? Other entity? Is CLC a separate legal entity? What other companies are contained within CLC (Animal Kingdom?, Creature Conservancy, Creature Comforts Animal Boarding/ grooming?). Who lives in the house on site? Caretaker? Rental? Camp Use?
- **Application Narrative:** needs more information – In the Original PUD Application for Copperleaf Crossing, (Nov. 2002) the uses stated were: Veterinary Hospital, Pet Boarding facility (no outside pens), pet related retail space, horse stable/riding facilities and storage buildings. No mention of housing/rescuing exotic animals. The Creature Conservancy materialized sometime later, and involves exotic animals, rescue/rehabilitation and public education and has taken center stage.. Is the Conservancy a rescue, an educational institution, breeder (clouded leopards?), a zoo...? They are a Class C animal Exhibitor (they have this license) – what does this mean – Are the Public allowed to come freely to view the animals in the exhibit, or is it only scheduled events? The Narrative mentions Stables (formerly in Building L) but now lists as Animal Related Business. Will Horses be boarded? Rides given? Need to know what the CURRENT use of each building is specifically (do not use the term "Animal Related Activity", ie what SPECIFIC animals and activities are there now, and any anticipated changes in future). Some buildings on Plan are not labeled at all – please label/describe.

  Were there any variations from the Zoning Ordinances requested in the original PUD application?

- **Uses:** Please list how each existing and proposed Use aligns with a current Use listed in the Township's Table of Uses (Sec.20)
- **Animal Care and Custody**: Need list of animals currently housed on site (owned by CLC, or boarded permanently as exhibit). Also, what permits are required to house them (Sec.42.102.A.3.c)? Per Sec. 40.14, Care of animals, non-farm, using acreage provided of 23.44 acres, they can keep 23 animals, and 60 fowl on this site.
- **Exotic Animals:** The Township does not have an exotic animal care and custody /display ordinance. Applicant must determine if uses are compatible with current list of Uses Table 20.04. How many exotic animals could potentially be housed on site? Who determines this? (USFW, USDA?) Question of Intensity/compatibility of this Use in this area(Sec.42.301.B- limitations of Use) ` Steve also said they would provide a list of animals they would NOT ever have on site
- **Kennel issue**: Originally an outdoor kennel was not proposed or planned (see Oct. 15, 1999 and Feb,22,1994 correspondence with the Township). Now there are small outdoor dog boarding exercise areas, as well as Coyote (outdoor??) enclosure (bldg. 17) as well as a canine enclosure, (outdoor-bldg. 3?), and recently exotic Canine 24/7 outdoor enclosure (which was originally proposed as a "Canine Exercise yard" in their 2023 application for fencing.) How many outdoor "canines" will define them as a Kennel? There are Wolf Dog Harry, buddy Sally, possibly a 3rd wolf, Coyotes (how many?) Dingos? (have had in the past). If Greater than 4, they are a Kennel by definition and require a 300ft set back from abutting properties. Noise from the northern "Canine Exercise Yard" (now turned into a wolf exhibit with natural looking shelters- which were not approved by the PC), is a **large** bone of contention (no pun intended), with northerly neighbors. If this Area could be adequately addressed by both parties it would solve a LOT of issues regarding noise, safe/peaceful use of others property. The PC has the ability to require this be addressed (Sec. 42- PUD). Besides it being the right thing to do as a neighbor. Another complaint has been animal feces build-up along the neighboring fence – how to address this?

  There is a huge field south of this enclosure, purportedly for hoof-stock in the future. It looks like the back of the property was graded flat and a gravel service road put on the north side (viewed from outside the fence). There is an area in the center of the property (approx..160 ft by 240 ft) that would meet the 300 ft set back) It is near other Canine enclosure (Bldg 3). Could this be considered for Canine display/Exercise yard?? When the PC evaluated it ("canine exercise yard") in 2023, we were not told this would be a 24/7 housing of wolves). When Harry dies, what other canines will be housed here? Would a large exotic cat ever go here?) A Kennel can also be defined as the keeping of other animals besides dogs – so can we request that any outdoor exhibit (or housing) of exotic or dangerous animals be restricted from within 300 ft of neighboring

properties? Kennel is a "use" that could apply to the entire exhibit – but perhaps we vary on setbacks for outdoor enclosures of less noisy/dangerous animals?

- **Educational Activities**: At a presentation to the PC (6/2024), Ari Goldstein, a supporter of CLC mentioned 10,000 people per year coming to CLC (as well as multiple public events, camps, classes etc.) All worthy activities, but concerned about well/septic capacity, bus, fire truck/EMS access, extra traffic load for larger events, overflow parking. Please address these issues (are there extra bathrooms etc for camps?...) Health Department permits?
- **Utilities**:

  Note: on 11/10/2004 a deed restriction was filed in Washtenaw County for an engineered commercial septic field – with limits on first field to 1968 gpd, second field to 708 gpd. Also requiring low volume toilets. Is this for ALL aspects of the property? (Vet/Boarding, Grooming, animal keeping, camps, events?) Please confirm that anticipated uses will not be over this restriction. What about house on north side of property- is it on it's own well/septic?
- **Transition Buffer/ Landscape strips** – need to be addressed(see OHM letter)
- **Plan Clarifications**: Please show all abutting properties, parcel numbers and house locations. Buildings 30,31,32 on the proposed plans appear to be within the 50 ft rear setback/ and/or 30 ft transition buffer. Setbacks for structures are measured from the inward edge of the transition buffer per Sec.30.203.E. Please show on the plans the transition buffer boundary and the setback boundary. Please clarify the plans to remove the existing shipping "cargotainers" being used for storage (not permitted in the township)

  Show location of well/septic tanks/fields and back up field on plans.

  Note: Will new proposed Non-Motorized Pathway need to be addressed in front setback/landscaped area?

  Fences>6 ft need approval/ clarification of need.

  Northerly Neighbor has reported increased runoff on property after grading/improvements – address.

  Will proposed buidings (in overflow parking area) ever be constructed? Where will overflow parking shift to?

  Details on Bldgs 39-47

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.

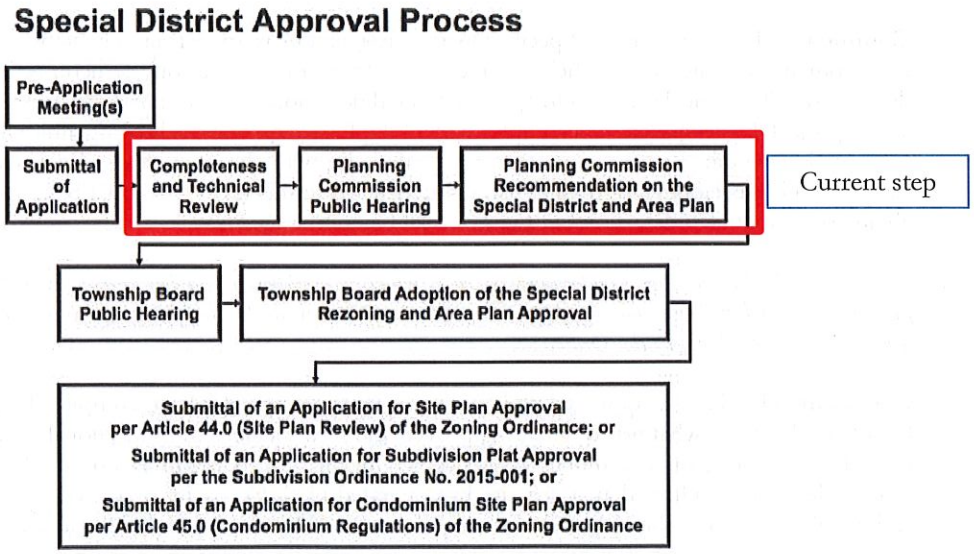
In 2023, the applicant submitted an application for a minor site plan revision to make changes to the overall outdoor fenced area. Upon consideration of that application, there was discussion about use of the property relative to the uses originally approved as part of the PUD. At the August 2023 Planning 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 procures and standards for a new application. The process for a new application is as follows:



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:
    a. Draft of Area Plan agreement or statement.
    b. Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way).
    c. Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).
    d. Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale.
    e. Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site.
    f. 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

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Common Name	Qty	Type	Agency	Permit Required Y/N	Permit Number
VIRGINIA OPOSSUM	9	Wildlife	USDA		
REEVE'S MUNTJAC	3	Farm	USDA		
FOUR-TOED HEDGEHOG (MOST COMMON PET HEDGEHOG)	2	Domestic	USDA		
AFRICAN CRESTED PORCUPINE	2	Exotic	USDA		
PUMA / MOUNTAIN LION / COUGAR	1	Wildlife	USDA		
EGYPTIAN FRUIT BAT	45	Farm	USDA		
LARGER HAIRY ARMADILLO	1	Domestic	USDA		
SOUTHERN THREE-BANDED ARMADILLO	6	Exotic	USDA		
ARCTIC FOX	1	Wildlife	USDA		
LESSER MADAGASCAR HEDGEHOG TENREC	2	Farm	USDA		
COYOTE	1	Domestic	USDA		
LINNAEUS'S TWO-TOED SLOTH	6	Exotic	USDA		
WARTHOG	1	Wildlife	USDA		
REINDEER	1	Farm	USDA		
DINGO	4	Domestic	USDA		
PATAGONIAN CAVY / MARA	1	Exotic	USDA		
CANADIAN LYNX	1	Wildlife	USDA		
GROUNDHOG / WOODCHUCK	1	Farm	USDA		
STRIPED SKUNK	1	Domestic	USDA		
KUSIMANSE	3	Exotic	USDA		
RED KANGAROO	1	Wildlife	USDA		
ALPACA	2	Farm	USDA		
BLUE-AND-YELLOW MACAW / BLUE-AND-GOLD MACAW	2	Domestic	USDA		
CLOUDED LEOPARD	2	Exotic	USDA		
RED-TAILED HAWK	1	Wildlife	USDA		
TURKEY VULTURE	3	Farm	USDA		
BLACK VULTURE / MEXICAN VULTURE	[illegible]	Domestic	USDA		
BALD EAGLE	3	Exotic	USDA		
EMU	4	Wildlife	USDA		
WHITE-NECKED RAVEN	2	Farm	USDA		
BLACK SWAN	2	Domestic	USDA		
LAUGHING KOOKABURRA	2	Exotic	USDA		
VON DER DECKEN'S HORNBILL	1	Wildlife	USDA		
DOMESTIC TURKEY	1	Farm	USDA		
INDIAN PEAFOWL / COMMON PEAFOWL / PEAHEN / PEACOCK	3	Domestic	USDA		
SCARLET MACAW	1	Exotic	USDA		
COMMON RAVEN	2	Wildlife	USDA		
ZEBRA FINCH / TIMOR ZEBRA FINCH	3	Farm	USDA		
BLUE-THROATED MACAW	1	Domestic	USDA		
GREAT HORNED OWL	1	Exotic	USDA		
EURASIAN EAGLE-OWL	2	Wildlife	USDA		
DOG ADULT	4	Farm	USDA		
Domestic Dog	2	Domestic	USDA		
Wolf Hybrid	1	Exotic	Animal Control / USDA		
Wolf	1	Wildlife	Fish and Wildlife	Y	
AFRICAN SACRED IBIS	2	Farm	USDA		
ICKEN (INCLUDING ALL DOMESTIC BREEDS / TURKIN / COCK / H	14	Domestic	USDA		
RED-AND-GREEN MACAW / GREEN-WINGED MACAW	1	Exotic	USDA		

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CLC to Provide Info		
Item Number	Item Origin Document	Abrreviated Decription of Item Info
2	OHM Memo Januray 20, 2026 Pg 2	I want to know that safety protocol
4	OHM Memo Januray 20, 2026 Pg 2	Mission statement – including all activities going on there. i.e. breeding, boarding ,research (what kind), education, buying and/or selling of animals, rescue, rehab. Activities amended in writing. Monthly?
5	OHM Memo Januray 20, 2026 Pg 2	A list of future plans.
7	OHM Memo Januray 20, 2026 Pg 2	Plans for animal waste
8	OHM Memo Januray 20, 2026 Pg 2	Formal name for what facility is. i.e. Zoo? Rescue?
11	OHM Memo Januray 20, 2026 Pg 2	Part of safety protocol – what happens if animal escapes?
12	OHM Memo Januray 20, 2026 Pg 2	Person or persons responsible for questions
18	OHM Memo Januray 20, 2026 Pg 4	What is the plan if the cargo containers are not approved? Does this change the area plan by using planned existing buildings for storage or change the future planned use of an area to build a storage building?
19	OHM Memo Januray 20, 2026 Pg 4	Item M - Existing House
23	OHM Memo Januray 20, 2026 Pg 5	Ownership: Clarify owner of CLC – Steve Marsh? Other entity? Is CLC a separate legal entity? What other companies are contained within CLC
24	OHM Memo Januray 20, 2026 Pg 5	Application Narrative: needs more information – In the Original PUD Application for Copperleaf Crossing, , (Nov. 2002) the uses stated were: Veterinary Hospital, Pet Boarding facility (no outside pens), pet related retail space, horse stable/riding facilities and storage buildings. No mention of housing/rescuing exotic animals. The Creature Conservancy materialized sometime later, and involves exotic animals, rescue/rehabilitation and public education and has taken center stage.. Is the Conservancy a rescue, an educational institution, breeder (clouded leopards?), a zoo...? They are a Class C animal Exhibitor (they have this license) – what does this mean – Are the Public allowed to come freely to view the animals in the exhibit, or is it only scheduled events? The Narrative mentions Stables (formerly in Building L) but now lists as Animal Related Business. Will Horses be boarded? Rides given? Need to know what the CURRENT use of each building is specifically (do not use the term "Animal Related Activity", le what SPECIFIC animals and activities are there now, and any anticipated changes in future). Some buildings on Plan are not labeled at all – please label/describe. Were there any variations from the Zoning Ordinances requested in the original PUD application?
25	OHM Memo Januray 20, 2026 Pg 6	Uses: Please list how each existing and proposed Use aligns with a current Use listed in the Township's Table of Uses
27	OHM Memo Januray 20, 2026 Pg 6	Exotic Animals: The Township does not have an exotic animal care and custody /display ordinance. Applicant must determine if uses are compatible with current list of Uses Table 20.04. How many exotic animals could potentially be housed on site? Who determines this? (USFW, USDA?) Question of Intensity/compatibility of this Use in this area(Sec.42.301.B- limitations of Use) ` Steve also said they would provide a list of animals they would NOT ever have on site
28	OHM Memo Januray 20, 2026 Pg 6&7	Kennel issue: Originally an outdoor kennel was not proposed or planned (see OHM Memo Januray 20, 2026 Pages 6 and 7 for full information)

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CLC to Provide Info		
Item Number	Item Origin Document	Abrreviated Decription of Item Info
29	**OHM Memo Januray 20, 2026 Pg 7**	Educational Activities: At a presentation to the PC (6/2024), Ari Goldstein, a supporter of CLC mentioned 10,000 people per year coming to CLC (as well as multiple public events, camps, classes etc.) All worthy activities, but concerned about well/septic capacity, bus, fire truck/EMS access, extra traffic load for larger events, overflow parking. Please address these issues (are there extra bathrooms etc for camps?...) Health Department permits?
30	**OHM Memo Januray 20, 2026 Pg 7**	Utilities: Note: on 11/10/2004 a deed restriction was filed in Washtenaw County for an engineered commercial septic field -- with limits on first field to 1968 gpd, second field to 708 gpd. Also requiring low volume toilets. Is this for ALL aspects of the property? (Vet/Boarding, Grooming, animal keeping, camps, events?) Please confirm that anticipated uses will not be over this restriction. What about house on north side of property- is it on it's own well/septic?
35	**OHM Memo Januray 20, 2026 Pg 13** - Section 1. PUD Eligibility subsection 1c	PUD Eligibility.....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.
36	**OHM Memo Januray 20, 2026 Pg 13**- Section 1. PUD Eligibility subsection 1d	PUD Eligibility....The applicant should provide information demonstrating that the land area is sufficient to support the educational facility and animal care.
47	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label Not Labeled in table	Site Elements. .....Clarification of "cargotainers" is needed. It should be noted that shipping or cargo containers are prohibited as accessory structures.
52	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 7 in table	Site Elements. ....8-ft. fence indicated, applicant should provide information on need for 8-ft. fence.
63	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection a	Parking..... Parking calculations are not included within the plans.....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

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
1	OHM Memo Januray 20, 2026 Pg 2	All notations need to be specific – not "animal-related business."		Area Plan Update	CLC	CLC Area Plan Updates
2	OHM Memo Januray 20, 2026 Pg 2	I want to know that safety protocol		CLC to Provide Info	CLC	CLC to Provide Info
3	OHM Memo Januray 20, 2026 Pg 2	How many animals in all and what kind. Complete list which should be updated or amended in writing		Animal Information	CLC	Animal Information
4	OHM Memo Januray 20, 2026 Pg 2	Mission statement – including all activities going on there. i.e. breeding, boarding ,research (what kind), education, buying and/or selling of animals, rescue, rehab. Activities amended in writing. Monthly?		CLC to Provide Info	CLC	CLC to Provide Info
5	OHM Memo Januray 20, 2026 Pg 2	A list of future plans.		CLC to Provide Info	CLC	CLC to Provide Info
6	OHM Memo Januray 20, 2026 Pg 2	Permits & licenses		Animal Information	CLC	Animal Information
7	OHM Memo Januray 20, 2026 Pg 2	Plans for animal waste		CLC to Provide Info	CLC	CLC to Provide Info
8	OHM Memo Januray 20, 2026 Pg 2	Formal name for what facility is. i.e. Zoo? Rescue?		CLC to Provide Info	CLC	CLC to Provide Info
9	OHM Memo Januray 20, 2026 Pg 2	List of dangerous animals & safety protocol.		Animal Information	CLC	Animal Information
10	OHM Memo Januray 20, 2026 Pg 2	Wolf-dog & loud animals need to be moved to opposite corner away from neighbors' back yard. If it's too wet, bring in fill.		Planning Commison	Planning Commission	Items for Planning Commission
11	OHM Memo Januray 20, 2026 Pg 2	Part of safety protocol – what happens if animal escapes?		CLC to Provide Info	CLC	CLC to Provide Info

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
12	OHM Memo Januray 20, 2026 Pg 2	Person or persons responsible for questions		CLC to Provide Info	CLC	CLC to Provide Info
13	OHM Memo Januray 20, 2026 Pg 2	Reasonable time limit for each change or addition		Planning Commison	Planning Commission	Items for Planning Commission
14	OHM Memo Januray 20, 2026 Pg 2	Reasonable penalty for not complying with rules & regulations.		Planning Commison	Planning Commission	Items for Planning Commission
15	OHM Memo Januray 20, 2026 Pg 2	Where each kind of animal is housed. If there is rotation, it should be noted on plan.		Area Plan Update	CLC	CLC Area Plan Updates
16	OHM Memo Januray 20, 2026 Pages 2&3	The items marked in orange indicating they have not been completed. What is the timeframe for completion of each. If these are built, what is the expected increase in cars? Where on the property will house the overflow parking if this current parking area is taken away? This situation could result in a change to the area plan in the future. It is helpful to understand CLC timeframe for these decisions.		CLC Decision Needed	CLC	CLC Decisions Needed
17	OHM Memo Januray 20, 2026 Pg 3	Please provide specific locations on where the animals from the USDA 4/25/2025 inspection report are on the area plan		Area Plan Update	CLC	CLC Area Plan Updates
18	OHM Memo Januray 20, 2026 Pg 4	What is the plan if the cargo containers are not approved? Does this change the area plan by using planned existing buildings for storage or change the future planned use of an area to build a storage building?		CLC to Provide Info	CLC	CLC to Provide Info
19	OHM Memo Januray 20, 2026 Pg 4	Item M - Existing House		CLC to Provide Info	CLC	CLC to Provide Info
20	OHM Memo Januray 20, 2026 Pg 5	Item C - Grooming / Boarding		Area Plan Update	CLC	CLC Area Plan Updates
21	OHM Memo Januray 20, 2026 Pg 5	Item L - Animal Related Business		Area Plan Update	CLC	CLC Area Plan Updates
22	OHM Memo Januray 20, 2026 Pg 5	Please provide specific types of livestock that reside in each enclosure listed on the area plan		Area Plan Update	CLC	CLC Area Plan Updates

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
23	OHM Memo Januray 20, 2026 Pg 5	Ownership: Clarify owner of CLC – Steve Marsh? Other entity? Is CLC a separate legal entity? What other companies are contained within CLC		CLC to Provide Info	CLC	CLC to Provide Info
24	OHM Memo Januray 20, 2026 Pg 5	Application Narrative: needs more information – In the Original PUD Application for Copperleaf Crossing,		CLC to Provide Info	CLC	CLC to Provide Info
25	OHM Memo Januray 20, 2026 Pg 6	Uses: Please list how each existing and proposed Use aligns with a current Use listed in the Township's Table of Uses		CLC to Provide Info	CLC	CLC to Provide Info
26	OHM Memo Januray 20, 2026 Pg 6	Animal Care and Custody: Need list of animals currently housed on site		Animal Information	CLC	Animal Information
27	OHM Memo Januray 20, 2026 Pg 6	Exotic Animals: The Township does not have an exotic animal care and custody /display ordinance. Applicant must determine if uses are compatible with current list of Uses Table 20.04. How many exotic animals could potentially be housed on site? Who determines this?		CLC to Provide Info	CLC	CLC to Provide Info
28	OHM Memo Januray 20, 2026 Pg 6&7	Kennel issue: Originally an outdoor kennel was not proposed or planned		CLC to Provide Info	CLC	CLC to Provide Info
29	OHM Memo Januray 20, 2026 Pg 7	Educational Activities: At a presentation to the PC		CLC to Provide Info	CLC	CLC to Provide Info
30	OHM Memo Januray 20, 2026 Pg 7	Utilities: Note: on 11/10/2004 a deed restriction was filed in Washtenaw County for an engineered commercial septic field – with limits on first field to 1968 gpd, second field to 708 gpd. Also requiring low volume toilets. Is this for ALL aspects of the property?		CLC to Provide Info	CLC	CLC to Provide Info
31	OHM Memo Januray 20, 2026 Pg 7	Transition Buffer/ Landscape strips – need to be addressed		Area Plan Update	CLC	CLC Area Plan Updates
32	OHM Memo Januray 20, 2026 Pg 7	Plan Clarifications: Please show all abutting properties, parcel numbers and house locations. Buildings 30,31,32 on the proposed plans appear to be within the 50 ft rear setback/ and/or 30 ft transition buffer. Setbacks for structures are measured from the inward edge of the transition buffer per Sec.30.203.E. Please show on the plans the transition buffer boundary and the setback boundary. Please clarify the		Area Plan Update	CLC	CLC Area Plan Updates
33	OHM Memo Januray 20, 2026 Pg 11- Section 42.200 subsection 2	Section 42.200 Special District General Standards.....Sec. 42.202 Pedestrian Access.....The applicant should clarify which buildings visitors can access to ensure sufficient and accessible pathways are provided.		Area Plan Update	CLC	CLC Area Plan Updates

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
34	**OHM Memo Januray 20, 2026 Pgs 11&12-** Setionc 42.200 subsection 4	Section 42.200 Special District General Standards.....Sec. 42.204 Public Improvements.....We defer to the Township Engineer if additional engineering and outside agency review is needed.		Planning Commison	Planning Commission	Items for Planning Commission
35	**OHM Memo Januray 20, 2026 Pg 13** - Section 1. PUD Eligibility subsection 1c	PUD Eligibility.....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.		CLC to Provide Info	CLC	CLC to Provide Info
36	**OHM Memo Januray 20, 2026 Pg 13** -Section 1. PUD Eligibility subsection 1d	PUD Eligibility....The applicant should provide information demonstrating that the land area is sufficient to support the educational facility and animal care.		CLC to Provide Info	CLC	CLC to Provide Info
37	**OHM Memo Januray 20, 2026 Pg 13-** Section 1. PUD Eligibility subsection 1g	PUD Eligibility.....It may be noted that the property abuts single-family residences, which may not be determined to be compatible with adjacent land uses.		Planning Commison	Planning Commission	Items for Planning Commission
38	**OHM Memo Januray 20, 2026 Pgs 13&14-** Section 1. PUD Eligibility subsection 1h	PUD Eligibility.....The Planning Commission and Township Board should review the information provided and determine if the proposed development is compatible with the additional eligibility criteria.		Planning Commison	Planning Commission	Items for Planning Commission
39	**OHM Memo Januray 20, 2026 Pg 14-** Section 2. Use - Section 42.301.B Limitations on Use	Use....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.		Planning Commison	Planning Commission	Items for Planning Commission
40	**OHM Memo Januray 20, 2026 Pg 15-** Section 3. Animal Care	Animal Care.....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		Animal Information	CLC	Animal Information
41	**OHM Memo Januray 20, 2026 Pg 15-** Section 4. Perimeter Open Space and Yard Requirements subsection a	Perimeter Open Space and Yard Requirements.....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.		Area Plan Update	CLC	CLC Area Plan Updates
42	**OHM Memo Januray 20, 2026 Pg 15**-Section 4. Perimeter Open Space and Yard Requirements subsection b	Perimeter Open Space and Yard Requirements.....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.		Area Plan Update	CLC	CLC Area Plan Updates
43	**OHM Memo Januray 20, 2026 Pg 15-** Section 4. Perimeter Open Space and Yard Requirements subsection c	Perimeter Open Space and Yard Requirements .....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		Area Plan Update	CLC	CLC Area Plan Updates
44	**OHM Memo Januray 20, 2026 Pg 15-** Section 5. Site Elements Label D in table	Site Elements. ....Produce Stand -Labeled as "Never completed." The applicant should clarify if it is still planned to be completed.		CLC Decision Needed	CLC	CLC Decisions Needed

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
45	**OHM Memo Januray 20, 2026 Pg 16**- Section 5. Site Elements Label 12 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
46	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 27 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
47	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label Not Labeled in table	Site Elements. .....Clarification of "cargotainers" is needed. It should be noted that shipping or cargo containers are prohibited as accessory structures.		CLC to Provide Info	CLC	CLC to Provide Info
48	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label S in table	Site Elements. ....Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure.		Area Plan Update	CLC	CLC Area Plan Updates
49	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 1 in table	Site Elements. ....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.		Area Plan Update	CLC	CLC Area Plan Updates
50	**OHM Memo Januray 20, 2026 Pg 17** -Section 5. Site Elements Label 2 in table	Site Elements. ...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.		Area Plan Update	CLC	CLC Area Plan Updates
51	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 6,30,31,32 in table	Site Elements. .....Not clear if extends into required 30-foot transition buffer.		Area Plan Update	CLC	CLC Area Plan Updates
52	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 7 in table	Site Elements. ....8-ft. fence indicated, applicant should provide information on need for 8-ft. fence.		CLC to Provide Info	CLC	CLC to Provide Info
53	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 9,10,13,34,38 in table	Site Elements. .....9 & 10 appear to be area where well was previously labeled.		Area Plan Update	CLC	CLC Area Plan Updates
54	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 11 in table	Site Elements. ....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.		Area Plan Update	CLC	CLC Area Plan Updates
55	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 14 in table	Site Elements. ....The supplemental materials indicate this is for giant tortoises at night.		Area Plan Update	CLC	CLC Area Plan Updates

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Item Info Traceability Matrix						
Item Number	Item Origin Location	Abrreviated Decription of Item Info	Township Ordinance Reference	Resolution Type	Item Assigned To	Item Included on
56	**OHM Memo Januray 20, 2026 18**- Section 5. Site Elements Label 23,24 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
57	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 29 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
58	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 33 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
59	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 36 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
60	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 45,46,47 in table	Site Elements. .....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.		Area Plan Update	CLC	CLC Area Plan Updates
61	**OHM Memo Januray 20, 2026 Pg 19**- Section 5. Site Elements paragraph 2 under table	Site Elements. .....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).		Area Plan Update	CLC	CLC Area Plan Updates
62	**OHM Memo Januray 20, 2026 Pgs 19&20**- Section 6. Information Provided - Section 42.110 Required Area Plan Information	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		Planning Commison	Planning Commission	Items for Planning Commission
63	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection a	Parking..... Parking calculations are not included within the plans.....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		CLC to Provide Info	CLC	CLC to Provide Info
64	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection b	Parking..... Overflow Parking: 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.		CLC Decision Needed	CLC	CLC Decisions Needed
65	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection c	Parking Surface Materials. 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.		Planning Commison	Planning Commission	Items for Planning Commission
66	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection d	Parking..... 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.		Planning Commison	Planning Commission	Items for Planning Commission

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Items for Planning Commission		
Item Number	Item Origin Document	Abrreviated Decription of Item Info
10	OHM Memo Januray 20, 2026 Pg 2	Wolf-dog & loud animals need to be moved to opposite corner away from neighbors' back yard. If it's too wet, bring in fill.
13	OHM Memo Januray 20, 2026 Pg 2	Reasonable time limit for each change or addition
14	OHM Memo Januray 20, 2026 Pg 2	Reasonable penalty for not complying with rules & regulations.
34	OHM Memo Januray 20, 2026 Pgs 11&12- Setionc 42.200 subsection 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.
37	OHM Memo Januray 20, 2026 Pg 13- Section 1. PUD Eligibility subsection 1g	PUD Eligibility.....It may be noted that the property abuts single-family residences, which may not be determined to be compatible with adjacent land uses.
38	OHM Memo Januray 20, 2026 Pgs 13&14- Section 1. PUD Eligibility subsection 1h	PUD Eligibility.....The Planning Commission and Township Board should review the information provided and determine if the proposed development is compatible with the additional eligibility criteria.
39	OHM Memo Januray 20, 2026 Pg 14- Section 2. Use - Section 42.301.B Limitations on Use	Use....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.
62	OHM Memo Januray 20, 2026 Pgs 19&20- Section 6. Information Provided - Section 42.110 Required Area Plan Information	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:
65	OHM Memo Januray 20, 2026 Pg 20- Section 7. Parking subsection c	Parking Surface Materials. 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.
66	OHM Memo Januray 20, 2026 Pg 20- Section 7. Parking subsection d	Parking..... 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.

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	CLC Area Plan Update	
Item Number	Item Origin Document	Abrreviated Decription of Item Info
1	OHM Memo Januray 20, 2026 Pg 2	All notations need to be specific – not "animal-related business."
15	OHM Memo Januray 20, 2026 Pg 2	Where each kind of animal is housed. If there is rotation, it should be noted on plan.
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33	OHM Memo Januray 20, 2026 Pg 11- Section 42.200 subsection 2	Section 42.200 Special District General Standards.....Sec. 42.202 Pedestrian Access.....The applicant should clarify which buildings visitors can access to ensure sufficient and accessible pathways are provided.
41	OHM Memo Januray 20, 2026 Pg 15- Section 4. Perimeter Open Space and Yard Requirements subsection a	Perimeter Open Space and Yard Requirements.....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.
42	OHM Memo Januray 20, 2026 Pg 15-Section 4. Perimeter Open Space and Yard Requirements subsection b	Perimeter Open Space and Yard Requirements.....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.
43	OHM Memo Januray 20, 2026 Pg 15- Section 4. Perimeter Open Space and Yard Requirements subsection c	Perimeter Open Space and Yard Requirements .....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.

	CLC Area Plan Update	
Item Number	Item Origin Document	Abrreviated Decription of Item Info
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46	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 27 in table	Site Elements. .....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.
48	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label S in table	Site Elements. ....Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure.
49	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 1 in table	Site Elements. ....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.
50	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 2 in table	Site Elements. ...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.
51	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 6,30,31,32 in table	Site Elements. .....Not clear if extends into required 30-foot transition buffer.
53	**OHM Memo Januray 20, 2026 Pg 17**- Section 5. Site Elements Label 9,10,13,34,38 in table	Site Elements. .....9 & 10 appear to be area where well was previously labeled.
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56	**OHM Memo Januray 20, 2026 18**- Section 5. Site Elements Label 23,24 in table	Site Elements. .....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.
57	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 29 in table	Site Elements. .....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.
58	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 33 in table	Site Elements. .....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.
59	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 36 in table	Site Elements. .....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.
60	**OHM Memo Januray 20, 2026 Pg 18**- Section 5. Site Elements Label 45,46,47 in table	Site Elements. .....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.
61	**OHM Memo Januray 20, 2026 Pg 19**- Section 5. Site Elements paragraph 2 under table	Site Elements. .....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).

1. **Memo to PC - CLC questions from PC members 01202026**
    a. This is the source document that all 66-line items were copied from
    b. This document should be referred back to for full context of the line item
    c. I added page numbers to this document, located in the upper left and lower right corners.
        i. Page numbers are referenced on each line in the subsequent files for easy location of the source information

2. **Item Info-Traceability Matrix**
    a. This document is the master list of all items. It traces the item from the original page on the Memo to PC file to the additional file the item landed on
    b. This document contains the following columns
        i. **Item Number** - the number assigned to the item that can be used to trace that item in the other document that line item resides in
        ii. **Item Origin Location** - this provides the page and location of the source information from the Memo to PC-CLC questions from PC members 01202026
        iii. **Abbreviated Description of Item Info** - this provides full or partial (if the item in the memo doc was long, I abbreviated) copied information on the item
        iv. **Township Ordinance Reference** – ordinance that should be reference for this line item
        v. **Resolution Type** - this reflects the suggested type of resolution
        vi. **Item Assigned to** - who is responsible for addressing this item. There were two options, CLC or the Planning Commission
        vii. **Item Included on** - provides information on which the following files this item landed on

3. **Items for Planning Commission**

    a. This document contains items for the PC to review, consider and discuss as indicated on the OHM report or based on the nature of the item submitted from the planning commissioner

    b. It is recommended that these items are reviewed and addressed first as outcomes may impact requested updates to CLC area plan etc.

4. **CLC Decisions Needed**

    a. This document contains a list of items in which CLC should make a final decision before the updated Area Plan is submitted

5. **CLC to Provide Info**

    a. This document contains a list of items requesting info from CLC

6. **Animal Information**

    a. This document contains an **example** of the data points requested for each animal that resides within the CLC property.

    b. The field Common Name entries were derived from the USDA inspection report INS-0001504111, dated 04-DEC-2025.

    c. **All information completed in this file is intended to provide examples and should not be viewed as accurate.**

7. **CLC Area Plan Updates**

    a. This document contains items which may result in requested updates to the submitted CLC area plan

CLC Decisions Needed		
Item Number	**Item Origin Document**	**Abrreviated Decription of Item Info**
16	**OHM Memo Januray 20, 2026 Pages 2&3**	The items marked in orange indicating they have not been completed. What is the timeframe for completion of each. If these are built, what is the expected increase in cars? Where on the property will house the overflow parking if this current parking area is taken away? This situation could result in a change to the area plan in the future. It is helpful to understand CLC timeframe for these decisions.
44	**OHM Memo Januray 20, 2026 Pg 15**- Section 5. Site Elements Label D in table	Site Elements. ....Produce Stand -Labeled as "Never completed." The applicant should clarify if it is still planned to be completed.
64	**OHM Memo Januray 20, 2026 Pg 20**- Section 7. Parking subsection b	Parking..... Overflow Parking: 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.

Mark

Township Name	County	Area	Wolf Hybrid Ordinances	Ordinance Info	Other Info
Augusta Township	Washtenaw	Southeast MI	Wild or Exotic Animals	Wild or Exotic Animals. It shall be unlawful for wild or exotic animals to be kept, bred, exchanged, bought or sold in Augusta Charter Township, except by the following facilities and organizations: zoological parks and aquariums accredited by the American Association of Zoological Parks and Aquariums; wildlife sanctuaries; nature preserves; circuses; and bona fide scientific, medical, or educational research facilities.	Animal, Wild or Exotic. Any animal not defined herein as a "farm animal" or "household pet", including but not limited to the following: large cats, bears, elephants, undomesticated carnivores including hybrids (wolves, foxes, coyotes, hyenas, etc.), undomesticated hoofed animals (deer, elk, etc.), primates, crocodiles, alligators, poisonous or venomous reptiles, poisonous and venomous insects and arachnids, raccoons, squirrels, and skunks
Dexter Township	Washtenaw	Southeast MI	Wild Animals	Wild Animals shall not be kept permanently or temporarily in any disctric within the township	Wild Animal: Any animal, other than a customary household per or livestock, that lives in a state of nature, untamed and undomesticated, or that, becuae of temperment, conditioning, or training, has a known propensity to attack, bite, or injure humn beings or domesticated animals, including dogs, that are hybrids of wolves, coyotes, or jackals, and cats which are hybrids of ocelots or margays
Fredom Township	Washtenaw	Southeast MI	Exotic Animals	Exotic Animals. Include a specific animal or breed of animal that has been introduced within an area that is not common or communal to existing species in an area and can be considered alien to animals normally adapted to an area. Animals of this nature that can or may be hazardous to human health or safety or the environment are prohibited.	Animal, Wild or Exotic. Any animal not indigenous to the Township; incapable of being completely domesticated; requiring the exercise of art, force, or skill to keep it in subjection; or that a person is prohibited from possessing by law. Wild or exotic animals shall include, but not be limited to, the following: a. Alligator and crocodile (family) b. Badger c. Bear d. Bird (wild) e. Cat (wild family) f. Wolf or coyote g. Deer (family) h. Fish (biting and or poisonous) i. Lemur j. Marten k. Opossum (family) l. Primate (family) m. Raccoon n. Snake and other reptile (poisonous) o. Skunk p. Spider (poisonous) q. Weasel (family) r. Wild boar or swine (family
Lima Township	Washtenaw	Southeast MI	Exotic Animals	Exotic/Wild Animals. Except as authorized in a wildlife preserve or zoological exhibit approved by the Township, exotic and/or wild animals shall not be permitted to be maintained in the Township, temporarily or permanently. For purposes of this section, the term exotic and/or wild animal shall mean an animal not otherwise defined as a Class I, II, or III animal, and which is not customarily domesticated and customarily devoted to the service of mankind. Exotic and/or wild animal also means any animal that a person is prohibited from possessing by law. The characterization of an animal as being exotic and/or wild shall not be altered by virtue of the fact that one (1) or several generations of the animal in question have been maintained in captivity. It shall be unlawful for the owner, possessor, or any other person in control of a lot, tract, or parcel of land within Lima Township, or any residence or business premises situated thereon to knowingly permit any other person to be in possession of an exotic animal upon the property, residence or premises.	N/A
Northfield Township	Washtenaw	Southeast MI	Exotic Animals	Exotic animals include a specific animal or breed of animal that has been introduced within an area that is not common or communal to existing species in an area and can be considered alien to animals normally adapted to an area. Animals of this nature that can or may be hazardous to human health are prohibited.	N/A
Pittsfield Township	Washtenaw	Southeast MI	Wild Animals	Keeping of wild animals. No person shall keep or permit to be kept on his premises any wild animal such as, but not limited to, bear, deer, snakes, large reptiles or large members of the cat family as a pet or for display or exhibition purposes, unless he has obtained all required permits from the state authorizing such activity and complies with the Zoning Ordinance the Township. This subsection shall not apply to performing animal exhibitions or circuses. An animal control officer shall have the power to release or order the release of any wild animal capable of surviving in the wild and/or surrender the animal to any agency authorized by the state to house wildlife.	N/A

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Salem Township	Washtenaw	Southeast MI	Wild or Exotic Animals	Animal, Wild or Exotic. Any animal not indigenous to the Township; incapable of being completely domesticated; requiring the exercise of art, force, or skill to keep it in subjection; or that a person is prohibited from possessing by law. Wild or exotic animals shall include, but not be limited to, the following: a. Alligator and crocodile (family) b. Badger c. Bear d. Bird (wild) e. Cat (wild family) f. Wolf or coyote g. Deer (family) h. Fish (biting and or poisonous) i. Lemur j. Marten k. Opossum (family) l. Primate (family) m. Raccoon n. Snake and other reptile (poisonous) o. Skunk p. Spider (poisonous) q. Weasel (family) r. Wild boar or swine (family)	
Sharon Township	Washtenaw	Southeast MI	Yes	Wolf Hybrid Canine: it is unlawful to own or breed a wolf hybrid dog. A violation of this ordinance is a State of Michigan misdemeanor. Wild wolves in Michigan are protected under the federal Endangered Species Act and under the State's Natural Resources and Environmental Protection Act, Part 365. Thus, they cannot be "taken" or possessed in the state. Possession, importation or breeding of wolf-dog crosses is prohibited in the state. (See M.C.L.A 287.1004)	
Webster Township	Washtenaw	Southeast MI	Yes	No sheep, swine, goats, cows, poultry, alpacas or exotic animals, to include but not limited to: venomous snake, python, or constrictor snakes; monkey; raccoon; skunk; leopard, lion, tiger, lynx, bobcat, or other large carnivorous feline; badger; fox, coyote, wolf, or other similar canine; llamas; camels; ostriches and emus; potbelly pigs; any canine with a genetic make-up of twenty-five (25%) percent or higher wolf, coyote, or fox; and a hybrid of any of the above animals, shall be kept or housed in the Rural Residential District (R-1), Urban Residential District (R-2), Multi-Family Residential District (R-3) or Mobile Home Park (MHP) except for usual farm animals on properly sized parcels (five (5) acres or larger) located within the Agricultural (AG), Agri-Business (AB) or Rural Residential (R-1) zoning districts.	
York Township	Washtenaw	Southeast MI	Yes	Exotic Animals. Include a specific animal or breed of animal that has been introduced within an area that is not common or communal to existing species in an area and can be considered alien to animals normally adapted to an area. Animals of this nature that can or may be hazardous to human health or safety or the environment are prohibited	Animal, Wild or Exotic. Any animal not indigenous to the Township; incapable of being completely domesticated; requiring the exercise of art, force, or skill to keep it in subjection; or that a person is prohibited from possessing by law. Wild or exotic animals shall include, but not be limited to, the following: a. Alligator and crocodile (family) b. Badger c. Bear d. Bird (wild) e. Cat (wild family) f. g. Wolf or coyote Deer (family) h. Ferret i. Fish (biting and or poisonous) j. k. l. Lemur Lizard (poisonous) Marten m. Opossum (family) n. Primate (family) o. Raccoon p. Snake and other reptile (poisonous) q. Skunk r. Spider (poisonous) s. t. Weasel (family) Wild boar or swine (family)

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Christina Smith

From: Gary Lowe <loweg@washtenaw.org>
Sent: Wednesday, February 11, 2026 4:03 PM
To: Craig Raich; Nicholas J. Krings
Cc: Matthew Harshberger; Jan Godek; Christina Smith
Subject: RE: Carnivore Permit Assistance

In speaking to the Twp. and undersheriff, the Sheriff's Office will not be signing any paperwork for this or providing a letter, for many reasons. If the business owner and requestee has questions or concerns, they can direct them to myself or the Undersheriff. Thank you, -G.Lowe-

Gary Lowe

Washtenaw County Sheriff's Office
Law Enforcement Services Commander
2201 Hogback Rd. Ann Arbor, 48105

Office: 734-973-4949

Cell: 734-369-1429

Loweg@washtenaw.org

From: Craig Raich <raichc@washtenaw.org>
Sent: Sunday, February 8, 2026 9:00 AM
To: Gary Lowe <loweg@washtenaw.org>; Nicholas J. Krings <kringsn@washtenaw.org>
Subject: Fw: Carnivore Permit Assistance

The attached document is what the creature conservancy uses for their permit for the breeding of large carnivores. The area that shows local law enforcement support is the part that they need assistance with.

Craig Raich
Animal Control Officer
Washtenaw County Sheriff Office Station #2
Work tx: 734 660 8923

Dispatch tx: 734 994 2911 option 8

From: Kyle Baker <kbaker@thecreatureconservancy.org>
Sent: Thursday, January 29, 2026 9:13 AM
To: Craig Raich <raichc@washtenaw.org>
Subject: Re: Carnivore Permit Assistance

Thank you Craig, the permit is through MDARD but we just need local law enforcement's collaboration to get approved. Below is the section regarding law enforcement.
I've also attached the checklist for the application. Thank you!

7. A letter from law enforcement, attesting the business has the following: 1.) Written emergency protocols for large carnivore escapes and injuries to humans by large carnivores. The emergency protocols must include communication systems to notify local law enforcement and emergency services. 2.) Conducted annual emergency drills to practice responses for large carnivore escapes and injuries to humans by large carnivores. 3.) If law enforcement is not within a reasonable distance from the facility, the business must create a trained firearms team. A trained firearms team must have professional training and practice emergency responses at least two times each year.

On Thu, Jan 29, 2026 at 8:24 AM Craig Raich <raichc@washtenaw.org> wrote:

The Sheriff's Dept. does not issue these. I got a call into our state conservation officer to see if he knows so we can get you an answer.

Craig Raich
Animal Control Officer
Washtenaw County Sheriff Office Station #2
Work tx: 734 660 8923
Dispatch tx: 734 994 2911 option 8

From: Kyle Baker <kbaker@thecreatureconservancy.org>
Sent: Wednesday, January 28, 2026 9:55 AM
To: Craig Raich <raichc@washtenaw.org>
Subject: Carnivore Permit Assistance

Hi Officer Raich,

My name is Kyle and I work for the Creature Conservancy. My colleague, Douglas, mentioned that you had stopped by a year or so ago for an inspection of the facility and might be a good resource to contact. In the state of Michigan any facility whether they are a major zoo or small must obtain a Large Carnivore Breeding Permit if they want to breed their big cats. We have a pair of young clouded leopards that are getting close to breeding age. They are an endangered species and we hope to breed them to increase their numbers. We would like to apply for this permit but would need approval and collaboration from local law enforcement.

If this is something you would be interested and able to assist with I would greatly appreciate it.

Thank you for your time,
Kyle Baker
(734) 474-9836

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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.

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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

Mark

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