



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

**2025 Annual Report**

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

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

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

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

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

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

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

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

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

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

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

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

December 2025- No regularly scheduled meeting

Respectfully Submitted – Cindy Strader, Planning Commission Chairperson