

Lodi Township Planning Commission Meeting Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

February 24, 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, Vestergaard
Absent: None
Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Firlit (nee Smith),
Township Attorney Jesse O'Jack,
Township Clerk Christina Smith,
Dave Drenning, Ben Kellum, Dolores Kingston, and three other members of
the public

3. Approval of Agenda

Strader requested to add Election of Officers to 8. New Business B and to correct the address on the agenda.

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

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

Vestergaard moved to open the public comment section of the public hearing at 7:04 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Sweetland did some research and discovered that Ground Penetrating Radar (GPR) can be used to map out the location of drainage tiles up to 20 feet deep. A discussion was held regarding

how the ordinance should take this information into account. Township Attorney Jesse O'Jack recommended requiring documentation be provided to the Township showing where the drainage tiles are located as proof that drainage tiles were mapped out.

Strader asked whether locating drainage tiles should be added as a requirement to all site plans especially projects being completed on a farm field. Strader also asked if the application should be updated to directly ask about drainage tiles.

Dolores Kingston stated that she was unaware that drainage tiles can cause such problems and was appreciative that there were members on the Planning Commission that had that knowledge.

Rogers moved to close the public comment section of the public hearing at 7:18 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Sweetland clarified that he is interested in the location and depth of any drainage tiles on the site.

Stevenson moved to recommend approval to the Township Board of Trustees of the proposed amendments of 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

with a change to the following sentence in Article 54, Section 54.18.D.16. Drainage: from "The site plan shall show any public and private drain tile existing on the site." to "The site plan shall include a plan, prepared by a third party professional, indicating the location and depth of any public and private drain tile exiting on the site." Second by Vestergaard. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

5. Public Comment

Public comment began at 7:24 pm. No public comment was received. Public comment ended at 7:25 pm.

6. Approval of Minutes – 1/27/2026

Stevenson moved to approve the minutes of the January 27, 2026 Lodi Township Planning Commission regular meeting with the address corrected to 3755 Pleasant Lake Road. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. 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.

Froberg compiled the questions submitted by Planning Commissioners into a list of 66 requests for more information or questions entitled "Item Info Traceability Matrix." As a Planning Commission, each item was discussed and, if it was determined that it was not a duplicate, a voice vote was taken as to whether that request or question should be included in the list sent to Copperleaf Crossing. It was unanimously decided to send item numbers 1-

4, 7, 10, 12, 15-16, 18-20, 25, 28-29, 32-33, 36, 44-46, 48-54, 56-66 on the “Item Info Traceability Matrix” to Copperleaf Crossing.

Once the list of requests and questions was completed, a discussion was held about how long Copperleaf Crossing should be given to respond.

Froberg moved that by Friday, March 13, 2026, Copperleaf Crossing will provide an indication for each of the follow line items that the Planning Commission unanimously voted to acquire more information on whether they will provide or not provide that information:

- Clarify which animal(s) and which business(es) for anything stated as “animal-related business” on the Area Plan.
- Provide the USDA safety protocol for each animal.
- How many animals are there in all and what kind are they? Please complete the “Animal Information” list appended to the end of the minutes for what is currently on the property. What animals have they committed to never have? Also include a list of anticipated animals/species in the future.
- Include all activities going on there currently (i.e., breeding, boarding, research (what kind), education, buying and/or selling of animals, rescue, rehab). What activities do you want to do in the future?
- Plans for animal waste that do not create a nuisance for neighbors.
- Plan to significantly reduce noise and objectionable sounds for the neighbors.
- Person or persons responsible for questions from the Township.
- Where is each kind of animal housed? If there is rotation, it should be noted on the Area plan.
- The items marked in orange indicate they have not been completed. Either keep the Pet Shop (E), Courtyard Retail (F), Feed Store (G), Pallet Building (H), Wood Burner (I), and Greenhouse (J) on the plan and identify where the overflow parking would be relocated to if buildings were constructed or remove those buildings from the plan and mark it as overflow parking.
- What is the plan to remove the cargo containers and what will go in the space that they currently take up?
- Item M - Existing House: Where are the well and septic located for that house? What is the house currently being used as? What are the future plans for that house?
- 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?
- Please list how each existing and proposed Use aligns with a current Use listed in the Township’s Table of Uses (Section 20.04).
- Provide proof that the well and septic system can handle the current level of activities.
- Provide all abutting properties, parcel numbers and house locations. Provide on the plans the transition buffer boundaries and the setback boundaries. Show the location of wells, septic tanks, septic fields and back up fields on the plans. Clarify the need for each fence

over six feet tall. The neighbor to the north has reported increased runoff on their property after grading and improvements. Provide your plans to address that. Provide details on buildings 39-47.

- Zoning Ordinance Section 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.
- Zoning Ordinance Section 42.301.A.4: 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 animal care.
- Produce Stand (D) is labeled as “Never completed.” The applicant should clarify if it is still planned to be completed.
- Steel Fence (12): 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.
- 8-Foot Fence (27): 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.
- Livestock Enclosure (S): labeled as converted to a livestock enclosure. Supplemental materials provided state that this is mainly intended to be an aviary enclosure. Please clarify.
- Livestock Enclosure (1): 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. Please provide information regarding when the fence was installed and if it was approved.
- Livestock Enclosure (2): 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. Show where on the Area plan where item 2 is located and clarify what it is.
- Bird/Aviary Enclosure (6, 30, 31, 32): not clear if it extends into required 30-foot transition buffer. Confirm the location on the Area plan.
- Livestock Enclosure/Fence (7): 8-ft. fence indicated, applicant should provide information on need for 8-ft. fence.
- Turtle Enclosures & Turtle Pond, Turtle Hut (9, 10, 13, 34, 38): 9 & 10 appear to be in the area where a well was previously labeled. Provide the location of all wells and septic on the Area plan.

- Animal Enclosure (11): 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. Provide clarification on what this is and what kind of animals it is for.
- Livestock Enclosure & Fence, Livestock Shelter (23, 24): 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.
- Canine Enclosure (29) -- 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. Provide measurements from the huts to the transition buffer.
- Animal Enclosure (33): 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. Please provide evidence of Township approval and all permit information up to completion.
- Animal Enclosure (36): 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. Show 36 as it is being used today.
- Animal Enclosures (45, 46, 47): 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. Provide clarification if these will be constructed.
- 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.
- Zoning Ordinance 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. Please provide the following:
 - 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.
- 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
 - 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.
 - 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.
 - 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.

Second by Stevenson. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Froberg=aye, Marsh=abstain. Motion carried.

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

b. Lodi Township Master Plan update

O'Jack noted a discrepancy in the wording under the draft of Part 12 Infrastructure Plan, Section 12.5 Goals, Objectives, and Strategies, Goal C, Objective 1 stating "Encourage proactive maintenance and modernization of electrical transmission lines and infrastructure, including a new substation if determined necessary for reliable electrical service in the Township" and recent discussions held by the Township regarding the likelihood of potential data centers and solar energy systems coming to the Township due to not having substations in the Township and the safety in that fact. He wanted to point that discrepancy out so that the Planning Commission is aware of it as they are reviewing that section.

Due to the lateness of the hour and the lateness of the draft sections being received, Strader moved to postpone the Lodi Township Master Plan update until the regular March Planning Commission meeting. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Marsh noted that the draft Master Plan sections to be discussed at Planning Commission meetings are not included in the Planning Commission packets or other materials posted on the website. Additionally, website links have been unreliable recently and should be corrected. The paper copies of the packet were also missing all even pages. The Township Clerk will be made aware of this issue.

Strader requested for information to be included in packets or regarding agenda items to be submitted to the Township Clerk at least a week before the meeting in order to allow sufficient time for review.

c. Annual Report and 2026 Planning Commission Goals

Strader moved to approve the 2025 Annual Report as presented and approve the 2026 Work Plan Items as presented with the addition of a Data Center Ordinance and an Exotic Animal Ordinance. Second by Stevenson. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

8. New Business:

a. Data Center Moratorium – Zoning Ordinance

Firlit noted that she does have access to a draft Data Center ordinance created by OHM Advisors as well as a sample ordinance from Livingston County.

Due to the lateness of the hour and the lateness of the receipt of the education materials regarding data centers, Strader moved to postpone the discussion of the Data Center Moratorium and potential ordinances until the regular March Planning Commission meeting. Second by Marsh. A voice vote was taken. Aye=all, Nay=none. Motion carried.

b. Election of Officers, 2026-2027

Sweetland moved to elect Strader as Chair for 2026-2027. Second by Froberg. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

Strader moved to elect Froberg as Vice Chair for 2026-2027. Second by Stevenson. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

Froberg moved to elect Sweetland as Secretary for 2026-2027. Second by Rogers. A roll call vote was taken. Sweetland=aye, Vestergaard=aye, Strader=aye, Stevenson=aye, Rogers=aye, Marsh=aye, Froberg=aye. Motion carried.

9. Public Comment

Public comment began at 10:41 pm. Public comment was received from 1 person. Public comment ended 10:43 pm.

10. Reports

A. Board of Trustees: Marsh reviewed the most recent Board of Trustees meeting held on February 3, 2026.

B. Commissioners: Marsh requested considering when giving deadlines to applicants or residents in the future to set them as “x amount of time after the request was received” instead of just a blanket “in x amount of time”. Frequently, there is a delay in receiving the request which cuts into the time allotted to fulfill the request.

C. Planning Consultant: Hannah Firlit noted that her last name has formally changed from Smith to Firlit, but all previous email addresses should be forwarded to her current email address.

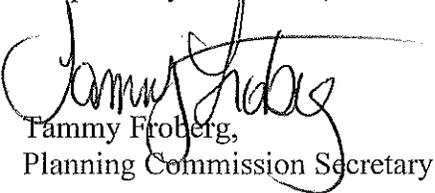
D. Engineering Consultant: None

11. Adjournment

Sweetland moved to adjourn at 10:46 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

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

Respectfully Submitted,


Tammy Froberg,
Planning Commission Secretary


Michelle Joppeck,
Recording Secretary

