



## Lodi Township Planning Commission

3775 Pleasant Lake Road

Ann Arbor, Michigan 48103

7:00 P.M. March 24, 2026

### Agenda

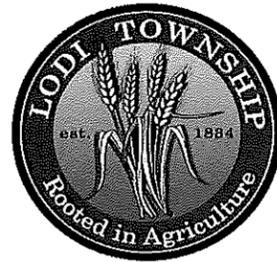
1. **Call to Order and Pledge of Allegiance (both Planning Commission and Board of Trustees if there is a quorum)**
2. **Roll Call (both if there is a quorum)**
3. **Approval of Agenda**
4. **Public Hearing: None**
5. **Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an **agenda item** not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
6. **Approval of Minutes – 2/24/2026**
7. **Old Business**
  - a. Copperleaf Crossing PUD Major Amendment to Area Plan
  - b. Lodi Township Master Plan update
  - c. Data Center Zoning Ordinance
8. **New Business**
  - a. Special Use Application – C&S Lawncare – discussion, set Public Hearing.
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 April 28, 2026, at 7:00 pm**

**Please note that Lodi Township does not visually record meetings**

**There is a possibility of a quorum of the Board of Trustee Members at this meeting.**

**Individuals who require special accommodation should contact the Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.**



**DRAFT - Lodi Township Planning Commission Meeting Minutes**

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



**Christina Smith**

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**From:** Xavier Edwards <xavier.e@thecreatureconservancy.org>  
**Sent:** Friday, March 13, 2026 3:57 PM  
**To:** jojlaw@msn.com; Christina Smith  
**Cc:** Steve Marsh; alex.m@thecreatureconservancy.org  
**Subject:** Submittal of PC Approved Questions  
**Attachments:** PC Approved Questions Info Request for CLC.pdf

Dear Planning Commission,

We saw the request asking for an inventory of animals and the specific location where each animal is housed. Before putting that together, we want to clarify what the township is expecting.

If animal locations are required to be shown specifically on the area plan, it seems like moving animals between enclosures could require updating the area plan and site plan each time an animals location changes, which might be daily. Please confirm whether the township expects a revised area plan to be submitted whenever animal location changes.

We would also appreciate clarification on the reason for requiring an inventory and animal location information, since township residents are not required to provide similar lists. If this information is required, please also clarify whether this would establish a precedent requiring township residents to provide lists of animals on their properties and their locations because 99% of our animals can be kept as pets by any township resident.

Xavier Edwards  
President  
The Creature Conservancy  
[xavier.e@thecreatureconservancy.org](mailto:xavier.e@thecreatureconservancy.org)

**Christina Smith**

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**From:** Tammy Froberg  
**Sent:** Friday, March 13, 2026 8:39 PM  
**To:** Christina Smith; Cindy Strader; Hannah Firlit; Jan Godek; jojlaw@msn.com  
**Subject:** Re: Submittal of PC Approved Questions

My thoughts are in red below.....

- If animal locations are required to be shown specifically on the area plan, it seems like moving animals between enclosures could require updating the area plan and site plan each time an animals location changes, which might be daily. Please confirm whether the township expects a revised area plan to be submitted whenever animal location changes. --> For each enclosure list all animals that may inhabit that enclosure on a temporary or permanent basis. We understand an enclosure may temporarily rotate multiple animals. If the area and site plans are approved, clear and reasonable expectations on when area plan and site plan changes, related to animal enclosures, will need to be submitted will be documented.
  
- We would also appreciate clarification on the reason for requiring an inventory and animal location information, since township residents are not required to provide similar list --> According to the USDA Class C Exhibitor website, there are 65 ACTIVE Class C Exhibitor licenses in the state of Michigan. Only 1 resides in Lodi Township, The Creature Conservancy, which resides on the Copperleaf Crossing Property. The Class C exhibitor license allows the licensee to house and exhibit animals that are illegal in the state of Michigan (see link below). Are you implying there are residents in Lodi Township that posses animals that are illegal under Michigan Law? The township has a responsibility to ensure the property use is not disturbing or detrimental to neighboring uses, persons, property or the public welfare. Understanding the animals that reside on the Copperleaf Crossing property ensures the township is performing responsible due dilligence. It also assists the planning commission with determining how to address the ordinance conflicts listed below:
  - **The township ordinance defines two types of animals**
    - **Animal, Domestic.** An animal that has traditionally, through long association with human beings, lived in a state of dependence upon human beings or under the dominion and control of human beings and has been kept as tame pets no longer possessing a disposition or inclination to escape or to bite without provocation nor cause death, maiming, or illness of a human being, nor used for commercial breeding purposes.
      - **Pet. See “Animal, Domestic.”**
    - **Livestock or Farm Animals.** Animals used for human food and fiber or animals used for service to humans, including cattle, swine, sheep, llamas, goats, bison, equine, poultry, and rabbits. Farm animals do not include companion animals, such as dogs and cats, which are capable of being trained and adapting to living in a human environment.
  
  - **The Land Use table does not include USDA Class C Exhibitors, Zoo's or wildlife education organizations.**
    - According to Section 10.102 Prohibited Uses -->Uses not listed in Article 20.0 (Land Use Table) as a permitted use, accessory use or special use in a particular zoning

Dear Planning Commission,

We saw the request asking for an inventory of animals and the specific location where each animal is housed. Before putting that together, we want to clarify what the township is expecting.

If animal locations are required to be shown specifically on the area plan, it seems like moving animals between enclosures could require updating the area plan and site plan each time an animals location changes, which might be daily. Please confirm whether the township expects a revised area plan to be submitted whenever animal location changes.

We would also appreciate clarification on the reason for requiring an inventory and animal location information, since township residents are not required to provide similar lists. If this information is required, please also clarify whether this would establish a precedent requiring township residents to provide lists of animals on their properties and their locations because 99% of our animals can be kept as pets by any township resident.

Xavier Edwards  
President  
The Creature Conservancy  
[xavier.e@thecreatureconservancy.org](mailto:xavier.e@thecreatureconservancy.org)

Item Number	OHM Memo Page Location	OHM Memo Information	Request for CLC	CLC Will Address? Place Y or N
1	OHM Memo Januray 20, 2026 Pg 2	All notations need to be specific – not “animal-related business,” Which animal and which business on the area plan	Update the area plan to include the specific animals that will housed each enclosure / building and provide specific about the businesses on the area plan (name / type)	Y
2	OHM Memo Januray 20, 2026 Pg 2	I want to know that USDA safety protocol.	Provide the safety protocols for each animal onsite	Y
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 - Complete Animal Information existing plus planned future. Animals not wanting to have	Complete the animal information document and include ALL animals that are housed on the CLC property for all businesses	Y
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. Provide current accurate plans and future plans Activities amended in writing. Monthly?	Provide information on all activities that are occurring on the CLC property for all businesses. Current and Future Plans. Examples are but are not limited to...animal exhibition, vet services, boarding, animal acquisition or selling	Y
7	OHM Memo Januray 20, 2026 Pg 2	Plans for animal waste nuisance for neighbors	Provide Animal Waste protocols and plans so that waste does not become a nuisance for the surrounding properties	Y
10	OHM Memo Januray 20, 2026 Pg 2	Wolf-dog & loud animals need to be moved to opposite corner away from neighbors' backyard. If it's too wet, bring in fill. Plan to reduce noise and objectionable sounds to neighbors	Provide a plan that will reduce noise and objection sounds to neighbors during the township designated quiet hours	Y
12	OHM Memo Januray 20, 2026 Pg 2	Person or persons responsible for questions	Provide the name of the person responsible for answering questions / providing information	Y
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. What type of animal is in each enclosure <del>the items in the area plan are not yet completed.</del> 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. Keep the builds and address the noise nuisance for the neighbors.	Update area plan to indicate where each animal is housed either permanently or in a rotation. Be specific on type and if the animal is housed there on a rotation or permanently	N*
16	OHM Memo Januray 20, 2026 Pages 2&3	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? Plan for the removal of the cargo containers and if anything will go in its place	Provide one of the following: 1. Update the area plan to exclude the buildings located in the temporary parking location or 2. Update the area plan to include the buildings plus an area to replace the temporary parking	Y
18	OHM Memo Januray 20, 2026 Pg 4		Remove the cargo containers on the area plan and update if anything will go in its place	Y

Item Number	OHM Memo Page Location	OHM Memo Information	Request for CLC	CLC Will Address? Place Y or N
19	OHM Memo January 20, 2026 Pg 4	Item M - Existing House - well - septic - residential or part of the business Use / Future / Well Septic	Update the area plan to include the well / septic location for the item (M). Confirm if this residential structure has its own well / septic or is tied into the over property well / septic	Y
20	OHM Memo January 20, 2026 Pg 5	Item C - Grooming / Boarding	Item C on area Plan - Grooming / Boarding. Update area plan to specify where boarded animals are housed indoors, the outdoor area dedicated for these animals including for bathroom and exercise	Y
25	OHM Memo January 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	Provide list of proposed uses and correlate a use from the use table for each	Y
29	OHM Memo January 20, 2026 Pg 7	Educational Activities: At a presentation to the PC - Provide current Well and Septic information to support current level of activity <small>Item C clarifications: Please show setbacks, property 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 setbacks.</small>	Provide evidence that current well and septic supports the activities	Y
32	OHM Memo January 20, 2026 Pg 7	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.	Update the area plan to show all a building properties parcel numbers, house locations, setback boundaries and transition buffers	Y
33	OHM Memo January 20, 2026 Pg 11- Section 42.200 subsection 2		Provide information on which buildings visitors can occupy	Y
36	OHM Memo January 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 animal care.	Provide information the land area if sufficient to support animal care	Y
44	OHM Memo January 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.  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	Remove the produce stand from the area plan if there is no intent to move forward with having	Y
45	OHM Memo January 20, 2026 Pg 16- Section 5. Site Elements Label 12 in table		Update area plan to include all fence locations and fence heights	Y
46	OHM Memo January 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.	For the 8ft fence for the cougar...provide documentation the township approved / signed off along with all permits obtained for construction including approve inspections and final approval.	Y

Item Number	OHM Memo Page Location	OHM Memo Information	Request for CLC	CLC Will Address? Place Y or N
48	OHM Memo January 20, 2026 Pg 17- Section 5. Site Elements Label 5 in table	Site Elements. ....Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure. What is in site elements S	Update area plan to reflect current use	Y
49	OHM Memo January 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 Antt-Arbor Saline Road. Provide info of when the fence along AA Saline Rd was approved and installed.	Update area plan to include landscape strip	Y
50	OHM Memo January 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.	Update area plan to reflect current use and current animals that inhabit this enclosure on a rotation or permanently	Y
51	OHM Memo January 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. Confirm location on the area	Update area plan to include transition buffer. Include measurements from transition buffer to enclosures	Y
52	OHM Memo January 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.	Provide documentation on the requirement to have an 8ft fence also into the township approved / signed off along with all permits obtained for construction including approve inspections and final approval.	Y
53	OHM Memo January 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. Show all well and septic	Update the area plan to include all well / septic	Y
54	OHM Memo January 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. What type of fence and animals use area	Provide information on what types of animals inhabit this enclosure and what type of fence is surrounding it	Y
56	OHM Memo January 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.	Update the area plan to include transition buffers. Include animals that inhabit this area on a rotation or permanently	Y
57	OHM Memo January 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. Provide measurement on the Area Plan from the transition buffer to the canine shelters	Update area plan to include transition buffers and measurements from transition buffers to canine shelters	Y
58	OHM Memo January 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. Please provide the evidence the township approved this 8ft plus all permit up to completion	For the 8ft fence for the cougar...provide documentation the township approved / signed off along with all permits obtained for construction including approve inspections and final approval.	Y

Item Number	OHM Memo Page Location	OHM Memo Information	Request for CLC	CLC Will Address? Place Y or N
59	OHM Memo January 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. Please show on area plan	Please update area plan to reflect animals that inhabit this area on a rotation or permanently.	Y
60	OHM Memo January 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. Are you moving forward with these enclosures. If Yes, provide information	Provide informatin if there are plans to move forward with these animal enclosures. Type of animals targeted to rotationally or permanently inhabit these enclosures. Details to related to construction of the enclosures	Y
61	OHM Memo January 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).	Update area plan to clearly show all fencing and fence height for each.	Y
62	OHM Memo January 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 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 . Please provide the parking calculations.	Update area plan to include all required elements as listed in section 6 a-j	Y
63	OHM Memo January 20, 2026 Pg 20- Section 7. Parking subsection a	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	Provide parking calculations.	Y
64	OHM Memo January 20, 2026 Pg 20- Section 7. Parking subsection b	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.	Provide clear information if this overflow parking is permanent	Y
65	OHM Memo January 20, 2026 Pg 20- Section 7. Parking subsection c	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.	Provide clear information if this overflow parking is permanent	Y
66	OHM Memo January 20, 2026 Pg 20- Section 7. Parking subsection d		Provide parking calculations and if overflow parking is permanent	Y

## PART 12 INFRASTRUCTURE PLAN

### 12.1 INTRODUCTION

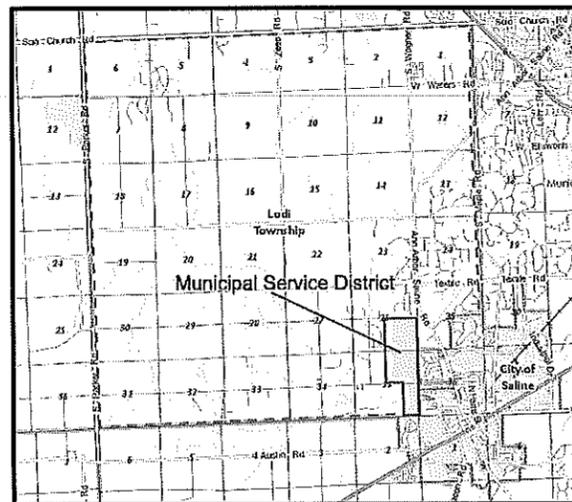
This chapter outlines Lodi Township's long-term approach to water, sewer, communications, and energy systems, ensuring infrastructure supports community health, resiliency, and technological needs, including municipal water and sanitary sewer services, communications infrastructure, and renewable energy systems, and establishes policies to guide future infrastructure planning consistent with the Township's rural character and environmental protection goals. This section of the Plan is intended to address the Township's infrastructure needs, particularly with regards to provisions for municipal water and sanitary sewerage services, as well as a robust communications network and renewable energy infrastructure.

### 12.2 MUNICIPAL SERVICE DISTRICT

Currently, there are two central sanitary sewer systems within the Township. One is a small system serving the Travis Pointe residential development, which was mandated by court action in the early 1980's. ~~The capacity of this system was designed to serve only the existing residential development and is not intended for expansion to serve additional areaste accommodate only the existing residential land uses within this development, with no future expansion for this system.~~ Second, there is a 297-unit mobile home park, located northeast of the intersection of Wagner Road and Waters Road, which was permitted by the State Mobile Home Commission with its own private sanitary sewer system.

Lodi Township is concerned that the proliferation/increase of individual community systems would have severe deleterious effects on the water quality of the small headwater streams and drains that serve the Township. If stream water quality is damaged in Lodi Township, all downstream riparians will suffer.

To address land uses requiring municipal water and/or sewer service, this Master Plan limits such services to the designated Municipal Service District, as shown on Map 16, needing



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Lodi Township Master Plan

District

~~Map 16 — Municipal Service~~  
service, it is therefore the intent of this Master Plan that future municipal water and/or sewer service only be provided in the designated The Municipal Service District planned for such service within the SE ¼ of Section 26 and the NE ¼ and E ½ of the SE ¼ of Section 35 of the Township, as depicted on Map 16.

The Township's involvement and/or management of any future municipal sanitary sewer system will be to serve the public health, safety, and welfare of the Township and its residents, and to protect the Township's environment; and will be based upon the following policies:

- A. **Sanitary Sewerage System Services.** Sanitary sewer service ~~should~~shall be limited to the designated Municipal Service District.

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- o Extension of sanitary sewer service beyond the designated Municipal Service District should not be permitted unless required to address a documented public health emergency other than to the designated Municipal Service District shall be prohibited.
- o Development and extensions of the sewer system should be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- o Properties within the Municipal Service District that are developed with temporary on-site systems should be required to connect to public water and sewer when such services become available, consistent with applicable law. Any property permitted to develop with on-site services in the designated Municipal Service District shall be required to connect with public water and sanitary sewer lines, as provided by law, when these become available.
- o Individual private community sanitary sewer systems shall not be permitted to protect groundwater and surface water. Individual private community sanitary sewer systems shall not be allowed.

**B. Municipal Water:** Any municipal water service within the designated Municipal Service District should coincide with the sanitary service area.

- o A municipal water service system should be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- o Transmission and distribution lines should be looped to ensure adequate pressure and continuity of service.
- o New development within the designated Municipal Service District should connect to the municipal water system when available, consistent with Township regulations. All new development in the designated Municipal Service District shall be required to connect to a municipal water system.
- o Private community water systems should generally be avoided in order to maintain system reliability and water quality protection. Private community water systems shall not be allowed.

Based upon SEMCOG population and land use projections, the designated Municipal Service District designated on Map 16 is considered to be more than adequate for municipal land uses through the year 2040.

**Section One Special Study Area for Municipal Services**

Section One of the Township was identified in the Township's previous master plan documents as an area intended to be served by a municipal sanitary sewerage system. Investigation regarding the best method to provide service to this delineated area was initiated by Township officials. This process included evaluation of opportunities for collaboration with the adjoining communities of Scio Township to the north, Pittsfield Township to the east, the City of Ann Arbor to the northeast, and the City of Saline to the southeast that already provide such municipal services. Options for extending Ypsilanti Community Utilities Authority (YCUA) sanitary sewer infrastructure to serve the site were also explored.

Based on the results of this investigation and evaluation process, the Township determined that extension of municipal services to Section One would not be economically feasible for the Township, and that continuation of the previously planned municipal service district designation for this area would not be consistent with sound planning principles and practices.

Accordingly, Section One is not located within the planned "Municipal Service District" defined by this Master Plan. Future development in this area is intended to be of a scale and intensity appropriate for service by private well and septic systems.

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### 12.3 COMMUNICATIONS

Since the 1980s, cellular telephones have progressed from a luxury item to a ubiquitous communications tool. During that same period, broadband Internet access also expanded from a service available primarily to research universities into an important, if not essential, component of business success and personal communication. The availability of communications infrastructure (whether cellular, fiber optic, cable, wireless or a combination of services) with robust capacity has become a significant economic development and quality of life issue, especially for more rural communities like Lodi Township.

This has also become a future planning issue for the Township with the 2014 decision of the state legislature to adopt what is now Public Act 52 of 2014 (Michigan Telecommunications Act amendments), which permits discontinuation of traditional landline service under certain conditions, which makes it somewhat easier for phone companies in Michigan to discontinue traditional landline telephone service where cellular, cable or VOIP (Voice Over Internet Protocol) telephone service options are available, beginning in 2017.

This new public act, combined with continuing demand from Township residents for more robust communications infrastructure capacity in all areas of the community, will require consideration of the need for additional communications towers and expansion of other communications-related infrastructure in the Township during the planning period of this Master Plan.

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### 12.4 ENERGY

Land use decisions directly influence energy demand, infrastructure requirements, and long-term sustainability outcomes. Decisions affecting land use directly affect energy use, and vice-versa. The expanding use of computers and other power-hungry technology in homes and businesses also necessitates further modernization and expansion of the local and regional power grid. One of the paths toward greater energy independence is through distributed energy generation from renewable resources, such as wind, solar, and geo-thermal systems, which may enhance local energy resilience and reduce reliance on fossil fuels. These small-scale power-generation technologies located close to the user may:

- Increase the reliability of electrical power by serving as a supplement to the traditional electric power grid;
- Serve as an emergency power resource during blackout/brownout situations; and
- Decrease our reliance on energy production from fossil fuels.

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Accordingly, the availability of reliable energy resources for Township residents, farms, and other business operations will remain an important local, regional, and statewide issue to be addressed during the planning period of this Master Plan.

**12.5 GOALS, OBJECTIVES, AND STRATEGIES**

**Goal A: Provide municipal utilities designed to serve the public health, safety, and welfare and that serve to protect the Township's environment.**

Objective 1: Management of municipal sanitary sewer/water systems will direct development away from areas designated for agricultural and rural residential land uses.

Strategies

- a. Municipal sanitary sewer and water service ~~should~~shall be limited to the planned Municipal Service District specifically designated for Lodi Township. All new development within this area shall be required to connect to a municipal sanitary sewer system when available.
- b. All required infrastructure for the provision of municipal water and sewer services shall be according to adopted Township regulations and ordinances.
- c. Provisions of a municipal sewer and water system will be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- d. Incorporate the criteria and standards listed in this Section into the Zoning Ordinance through the site plan review process.
- e. Develop and maintain a Capital Improvement Program (CIP) consistent with Section 65 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended). Initiate a Capital Improvement Program as required. As provided for in Section 65 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), any future capital improvements program for the Township should be subject to review and approval by the Planning Commission to confirm compliance with the policies of this Master Plan.

**Goal B: Robust capacity and a variety of options for broadband Internet access and cellular telephone service should be available to Township residents and businesses.**

Objective 1: Provision of high speed broadband Internet service to all areas of the Township.

Strategies

- a. Encourage Internet providers to extend high capacity cable and fiber optic lines and infrastructure through the Township.
- b. Encourage support for private initiatives to extend wireless Internet

**Lodi Township Master Plan**

service to various parts of Washtenaw County, including Lodi Township.

Objective 2: **Provision of cellular telephone and data service to all areas of the Township.**

Strategies

- a. Continue to prioritize and encourage collocation of multiple antennae on existing towers ~~require collocation of multiple antennae on existing cellular telephone towers, and encourage modernization and upgrading of such equipment as necessary.~~
- b. Revise the Zoning Ordinance to allow collocation of additional antennae on an existing tower, including minor modifications to the tower, subject to administrative approval for zoning compliance.
- c. Consider allowing construction of a limited number of additional towers consistent with Zoning Ordinance requirements where determined necessary through zoning review to ensure adequate and continuous coverage while minimizing visual impacts ~~by the Planning Commission to provide adequate and continuous cellular telephone and/or wireless Internet coverage and a range of service providers to residents and businesses in all areas of the Township.~~

**Goal C: Reliable, sustainable, and decentralized energy options for Township residents and businesses.**

Objective 1: **A well-maintained and modernized electrical grid and network of natural gas distribution lines with capacity to serve the current and future energy needs of Township residents and businesses.**

Strategies

- a. 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.
- b. Encourage proactive maintenance and expansion of natural gas transmission lines and infrastructure to provide for adequate capacity to service all areas of the Township.
- b.c. Evaluate the need for standards addressing utility-scale solar energy systems, ensuring protection of agricultural land, rural character, and environmental resources.

Objective 2: **Accommodate private installations of renewable energy generation facilities and equipment in a manner consistent with the Township's rural character.**

Strategies

- a. Update the Zoning Ordinance's wind energy conversion system (wind turbine) standards as needed to address technological advancements.
- b. Consider revising the Zoning Ordinance to add provisions for small-scale

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photovoltaic solar power installations designed primarily to serve the power needs of a residence, farm or business operation.

12.6 IMPLEMENTATION

Implementation of the Infrastructure Plan shall occur through:

A. Zoning ordinance amendments

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B. Site plan review standards

C. Capital improvement planning

D. Intergovernmental agreements

E. Utility provider coordination

F. Special assessment districts where appropriate

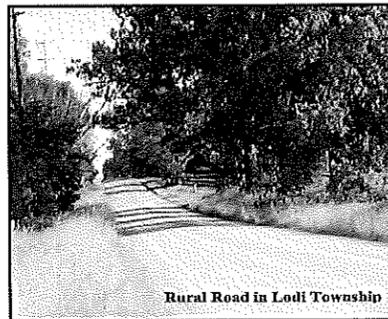


## PART II TRANSPORTATION

### 11.1 INTRODUCTION

Transportation is a core element of the Master Plan, ensuring land uses function cohesively. An integral part of the Master Plan is the Township's internal transportation network, and the degree to which land uses interact effectively is dependent upon this concept. The goal/primary objective is to maintain a safe, efficient, and context-sensitive transportation network that accommodates multiple modes of travel consistent with the Township's rural character—a roadway network that provides safe, convenient and efficient vehicular circulation. The implementation of a functional transportation network depends upon a close cooperation between private developers, Township, county and state officials, and a strict adherence to sound planning principles and standards. Any realignments, roadway improvements, and new roadways must be of adequate right-of-way but of a character that does not diminish the integrity of the Township.

Lodi Township contains a variety of roadways that range from rural gravel roads serving agricultural areas to regional primary roads that connect Lodi Township to other communities and regions; including Parker, Zeeb, Pleasant Lake, Scio Church, Wagner, Maple, and Ann Arbor-Saline roads. It is understood that certain roadways may need improvement or new roadways may need to be constructed. Any improvements to roadways shall be done with minimal negative impacts on existing land uses and physical resources and according to the character, scale, and land use concepts contained within this Master Plan.



It is recognized that even though these roadways serve as transportation systems, it does not mean that they are corridors for development. In many cases these roadways pass through rural and agricultural areas. Road classification alone shall not be used to justify development intensity inconsistent with the Future Land Use Plan. In no case should the road dictate development when it is not suitable, practical or designated to do so as depicted within this Master Plan. Speculation of future land uses should not take place based upon only a road network classification.

### 11.2 COLLABORATION FOR ROAD IMPROVEMENTS

Since the Township does not manage public roads directly, proactive communication with the Washtenaw County Road Commission and MDOT ensures that improvements align with the community's long-term vision. Because Lodi Township does not have direct control over public roads within its boundaries, it is important that outside agencies with jurisdiction, including the Washtenaw County Road Commission, be kept aware of the Township's policy preferences and plans.

### 11.3 COUNTY ROAD CLASSIFICATIONS

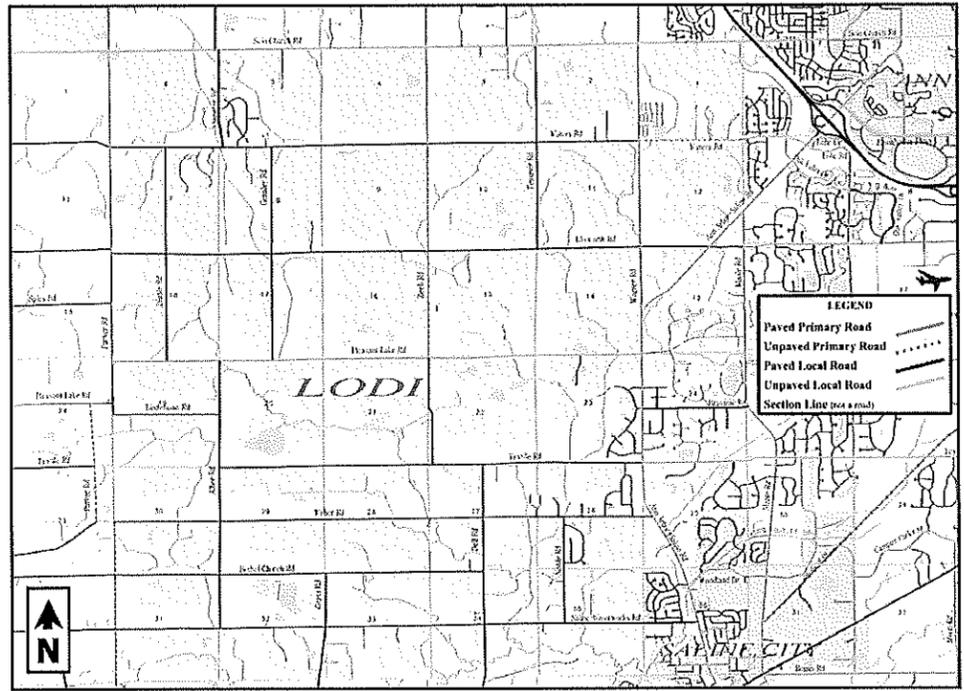
Road classifications guide decisions on maintenance, capacity, and development compatibility supporting a structured hierarchy within the Township's road system. The following map identifies the Washtenaw County Road Commission's classifications for existing public roads in Lodi Township:

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Map 4 — County Road Classifications

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Source: Washtenaw-Washenaw County Road Commission

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**11.4 COMPLETE STREETS IN THE TOWNSHIP**

Public Acts 134 and 135 of 2010 amended Act 51 of 1951 to require county road commissions and the Michigan Department of Transportation (MDOT) to incorporate give-new-project planning and coordination responsibilities to county and state transportation agencies across Michigan related to implementation of the new "Complete Streets" principles into transportation planning and project implementation, policy established by the package of laws.

Complete Streets is a comprehensive approach to transportation design that considers all users of the public right-of-way, including motorists, pedestrians, bicyclists, transit users, emergency vehicles, and agricultural traffic.

Amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) further require coordination between local planning agencies and road authorities to ensure that transportation improvements are consistent with adopted master plans.

This Transportation Plan establishes the Township's priorities for roadway design and improvement and shall serve as the policy framework for coordination with the Washtenaw County Road Commission and MDOT.

The Washtenaw County Road Commission and Michigan Department of Transportation (MDOT) are required through amendments to the Act 51 program, which governs the funding and prioritization of road projects across the state, to

**Why should the Township be concerned with "complete streets" laws when the county and state are responsible for the road network?**

These public acts provide the Township with a more powerful mechanism to influence decision making within county and state road authority bureaucracies, which is this transportation plan.

In the absence of written and adopted road policies, the default county or state standard would apply to any future road improvements, with little regard as to whether a particular road width or design is best for Township residents or the intended character of the community as expressed in this Master Plan.

**Complete Streets.**

A comprehensive approach to transportation networks, which integrates all facilities in the road right-of-way (travel lanes, shoulders, sidewalks and non-motorized pathways, driveway access, etc.) to abutting buildings and land uses.

The intent of the "complete streets" approach to transportation planning is to ensure that all users (motorists, pedestrians, bicyclists, etc.) are safely accommodated as part of transportation projects.

For the Township, these public acts also included amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) intended to ensure that

county and state road agencies better coordinate road improvements with the Township, and will cooperate with the Township to implement transportation elements included in this Master Plan.

This transportation plan is intended to conform to the requirements of the Michigan Planning Enabling Act, and to establish Township priorities for future road improvements.

**11.5 NON-MOTORIZED TRANSPORTATION**

**Lodi Township Master Plan**

As bicycling and walking become more common, road projects should include facilities that safely support non-motorized travel, such as shoulders, bike lanes, and pathways. An increasing number of bicyclists and others are using Township roads for non-motorized transportation. The needs of all potential users of the Township's transportation network should be adequately addressed as road improvement projects are planned and implemented.

**11.6 LODI CENTRAL TRANSPORTATION-RELATED PRIORITIES**

Transportation policies for the Lodi Central area emphasize coordinated improvements, connectivity, and support for planned land uses, including encouragement of pedestrian and bicycle linkages. See part 9 (Lodi Central) for additional transportation-related policies and recommendations associated with the Lodi Central area.

### 11.7 ACCESS MANAGEMENT

The access management techniques described below primarily apply to more intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

- A. **Restricting the Number and Spacing of Access Points.** Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site.
- If multiple driveways are proposed for access to a single development, appropriate spacing between driveways should be maintained consistent with Washtenaw County Road Commission (WCRC) spacing standards.
  - Even if only one (1) access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and maximize public safety. Driveways located too close together are safety hazards and can negatively impact road capacity.
  - Commercial and other non-residential driveway access to parcels on opposite sides of a public road should be arranged consistent with WCRC standards.
- B. **Encouraging Shared Access.** Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including frontage roads, service roads and internal connections between sites. Such shared access alternatives to multiple individual driveways and “curb cuts” into the public road right-of-way can preserve roadway capacity and views from the road, and provide a buffer area for residences along county primary roads.

### 11.8 GOALS, OBJECTIVES, AND STRATEGIES

**Goal A: Promote a transportation network that facilitates safe and efficient movement of people from place-to-place within and through the Township, while preserving the rural character of the Township.**

Objective 1: Promote the modification of the road network to improve circulation, alleviate potential traffic hazards, and reduce congestion on primary roads.

#### Strategies

- a. Inventory and assess potential traffic hazard locations throughout the Township, with special attention to paved primary road intersections.
- b. Require developer financing of road extensions planned to service new development.

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- c. Provide/accommodate adequate right-of-way in appropriate planned areas for road additions, extensions, and bridge improvements during the site plan review and approval process.
- d. Coordinate with the Washtenaw County Road Commission to assure adequate provision of necessary right-of-way to accommodate planned road extensions and appropriate road design features, based upon Lodi Township's planned character and scale as expressed in this Plan.
- e. Future intersection improvements along Scio Church Road and Ann Arbor-Saline Road should prioritize context-sensitive design solutions, including roundabouts or other proven safety treatments, where supported by traffic engineering analysis and consistent with Township character. ~~Future intersection improvements along Scio Church and Ann Arbor-Saline Roads should incorporate non-signalized intersection design elements that have been shown in other local or regional applications to improve traffic safety and reduce the frequency and severity of vehicle crashes. Such improvements should be consistent with the Township's rural character. The intent of such improvements would be to help reduce speeding along this corridor, and to better define these important intersections from a wayfinding perspective.~~

Commented [AH2]: Is this statement still true today and have any improvements changed the character and use of the road with new signals or signage?

Objective 2: **Minimize the impact of development and the number of curb cuts on major roads throughout the Township.**

Strategies

- a. Coordinate the long-range planning process at the local level with future circulation plans and improvements considered at the county, state, and federal levels.
- b. Revise the Zoning Ordinance to require pre-application site plan meetings between developers, Township officials, and the Washtenaw County Road Commission.
- c. Work in conjunction with the Washtenaw County Road Commission to minimize the number of curb cuts permitted for individual developments through the use of combined drives and service drives.
- d. Develop corridor-specific area plans that establish specific performance and design standards, including context-sensitive road designs, appropriate pedestrian and other non-motorized transportation elements, and perimeter landscaping guidelines for proposed development projects.
- e. As new development and redevelopment is proposed, it should be examined with regard to minimizing any impacts on the road network.
- f. Plans for new development should provide for extension of roadways into new development areas where such extension is determined by the Township to be necessary for the continuity of the local road system.
- g. Discourage residential development that is intended by the developer to be

**Lodi Township Master Plan**

isolated from the rest of the community by gates, walls, and/or a system of private streets with no connections to adjacent parcels or developments.

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- h. New residential developments shall be served by at least two means of regular public ingress and egress, where feasible and consistent with public safety standards except where natural conditions prevent such access.
- i. To preserve road capacity, the number of new connections to the paved county primary roads should be limited to the minimum necessary to conform to Township ordinance requirements and be consistent with the policies of this Master Plan.
- j. Plans for new residential development should provide for new collector roads or extension of existing collector roads through the development and connecting into the Township's public road network.
- k. Private roads should generally be limited to planned unit development (PUD) projects where coordinated design and long-term maintenance mechanisms are clearly established.
- l. Private roads should not be approved unless a maintenance agreement conforming to Township ordinances has been approved, and a financing mechanism acceptable to the Township has been provided for long-term maintenance and improvement.

Objective 3: **Create a hierarchy of roadways within the Township based upon character and scale.**

Strategies

- a. Review the Washtenaw County Road Commission (WCRC) road classifications on Map 4, and consider whether there is a need to re-classify any existing primary or local roads in the Township based on usage, capacity or other factors.
- b. Review the WCRC road classifications on Map 4, and consider whether there is a need for any additional paved primary roads, road extensions or other road network improvements to adequately serve the transportation needs of Township residents and provide sufficient network capacity for through or regional traffic within the Township.
- c. Capacity improvements along the county's paved primary road corridors should be limited to acceleration/deceleration lanes and left hand turn lanes where determined necessary by the WCRC. Expansion beyond a two-lane cross-section should be carefully evaluated to ensure consistency with Township character, safety needs, and regional traffic demands. ~~Widening to a three-, four- or five-lane configuration should generally be discouraged.~~
- d. Designate special corridors that have a recognized scenic or historic character, which should be protected; and other roadways, such as Township entrances, that require special treatment.
- e. Pursue designation of natural beauty road status for appropriate unpaved

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**Lodi Township Master Plan**

roads throughout the Township.

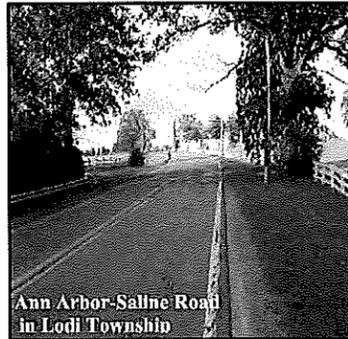
- f. Coordinate with the Washtenaw County Road Commission to provide designated rights-of-way for all roadway classifications.

**Goal B: Maximize alternative transportation options for Township residents and visitors (carpool or vehicle sharing, bicycle lanes, pathways, sidewalks, etc.).**

Objective 1: Accommodate alternative means of transportation that are interconnected with and/or a part of the public road network (public, bicycle, pedestrian).

Strategies

- a. Amend the Zoning Ordinance to consider bicycle and pedestrian circulation systems within new developments to connect adjacent residential areas, residential areas with Lodi Central, residential areas with regional open space systems, and all new development within the designated Municipal Service District.
- b. Encourage the development of an interconnected network of rural bikeway routes and pathways in appropriate locations throughout the Township with potential links to regional open space and municipal areas.
- c. Allow carpool or vehicle sharing facilities in appropriate areas within the Township.
- d. Collaborate with the Washtenaw County Road Commission to prioritize and seek funding for future road improvements that include striped on-street bicycle paths along the paved primary roads identified in Map 4.
- d.e. Incorporate Complete Streets principles into all future transportation planning and capital improvement programming to ensure multimodal accommodation consistent with rural character.



**1.9 IMPLEMENTATION**

Implementation of the Transportation Element shall occur through:

- A. Zoning ordinance amendments
- B. Site plan review standards
- C. Capital improvement planning
- D. Intergovernmental coordination with the Washtenaw County Road Commission and MDOT
- E. Corridor-specific planning initiatives

**Lodi Township Master Plan**

## PART 13 COMMUNITY FACILITIES

### 13.1 INTRODUCTION

The need for additional public facilities has been discussed within Lodi Township, including expansion of the existing Township Hall and other facilities for police and fire accommodations. Since the last update of this master plan, Township Hall was expanded to add space for a dedicated Washtenaw County Sheriff station (Station 8 for the Sheriff's office). They include the expansion of the existing Township Hall and facilities for police and fire accommodations. The Township should undertake ongoing evaluations of its public facilities to identify when improvements, expansions, or additional facilities are warranted in response to changing population and service demands. Comprehensive assessments of these facilities will continue to determine the need to update these facilities as well as the need for expanded facilities due to new residents coming into the Township.

This section is also intended to link the Township's overall goals with specific land use policy recommendations for the future development of various community facilities and uses characterized as quasi-public or institutional, such as places of worship, private educational institutions, and comparable community-oriented facilities, and land uses of a "quasi-public" character, such as churches and other religious institutions, private schools, and similar facilities.



As used in this section, the term "quasi-public" refers to land uses that are not government or publicly- owned or dedicated to public use, but that provide a substantial and enduring public service, that are institutional in character, or that include public assembly or similar gathering space as part of their operation.

Following are Township strategies to provide for these facilities.

### 13.2 DEVELOPMENT OF INSTITUTIONAL USES

The Future Land Use Map does not identify specific sites for public or quasi-public institutional facilities—such as places of worship, schools, public buildings, or other assembly uses. The planned future locations of certain "institutional uses," such as churches and other religious institutions, schools, public buildings, and similar places of public assembly, are not specifically addressed under the general land use designations on the Future Land Use Map (Map 18). Furthermore, Federal and state law affect how the Township may regulate the location and development of religious institutions and public schools. federal and state laws and Michigan ease law impact the Township's authority to regulate the location and design of religious institutions and public schools. In particular, the federal Religious Land Uses and Institutionalized Persons Act of 2000 (RLUIPA) mandates that the same standards be applied to religious institutions and equivalent non-religious places of public assembly (such as private clubs and meeting halls).

Lodi Township Master Plan

The purpose of this section is to establish planning guidance for evaluating and locating new public or quasi-public facilities within the Township. It is the intent of this section to establish guidelines for the rezoning of land or granting of any required special use permit for new institutional uses in all sections of the Township. Such facilities may be located on land designated for other future land uses, subject to the following considerations:

- Sites should include sufficient acreage and possess soil characteristics or utility capacity capable of accommodating the intended use. The location for development of such facilities should include sufficient land area to support the intended use, including adequate soil conditions for a private septic system. If located within the designated Municipal Service District, the facility should be served by utility infrastructure with adequate capacity for the intended building occupancy.
- Sites should provide frontage on and access to roadways with the capacity and design necessary to safely handle anticipated traffic volumes. The location should have direct frontage on, and access to, one or more public roads that can safely and efficiently accommodate the expected traffic generated by the facility. Locating new institutional uses on local roads or unpaved roads should be discouraged.

Lodi Township Master Plan

- ~~New public and quasi-public facilities should typically be directed away from areas planned for long-term agricultural preservation, except where site characteristics render agricultural use impractical. Such facilities should not be located on land designated for future agricultural uses, unless the soil conditions of a specific site make it otherwise unsuitable for farming or other agricultural operations.~~
- The location and planned land uses ~~should~~ be compatible with the surrounding area and adjacent land uses in terms of traffic, noise, scale, and intensity of planned activities.
- The details of ~~vehicular~~ vehicle and pedestrian access, circulation, buffering and screening, and other issues particular to the scope and location of a new institutional use should be addressed through the site plan review process.

13.3 GOALS, OBJECTIVES, AND STRATEGIES

**Goal A: Provide for and maintain access to public facilities, public services, institutional uses, and recreational opportunities that accommodate the needs of Township residents.**

Objective 1: ~~Provide effective fire protection services to Township residents by coordinating with the designated fire service provider~~ fire protection for the entire Township.

Strategies

- a. ~~Work with the fire service provider to monitor service coverage and evaluate response capabilities. Evaluate service area needs to ensure adequate fire protection for Township residents.~~
- b. Continue cooperative mutual aid agreements with adjacent communities.
- c. Consider a capital improvements program (CIP) to finance needed future fire service equipment or facilities.

Objective 2: ~~Provide adequate law enforcement services for Township residents~~ Provide police protection for the entire Township.

Strategies

- a. Continue ~~coordination and~~ contractual arrangements with the Washtenaw County Sheriff ~~to provide added police protection as residential development increases.~~
- b. Consider a capital improvements program (CIP) to finance needed future police service equipment or facilities.

Objective 3: ~~Collaborate with local school districts to monitor land-use patterns and development trends that may influence future school facility needs~~ Promote long-term planning for school sites or facilities to accommodate future student populations in conjunction with ~~school district~~ administrators.

Commented [AH2]: Schools are independent

**Strategies**

- a. ~~Share development and population trend data with local school districts to support long-range school facility planning. Review criteria within zoning ordinance to address the impact of new and expanding residential development on local school system capacity.~~
- b. ~~The Township should continue to coordinate with both local school districts and private schools to plan and develop new facilities as needed to support areas experiencing population growth. Currently, additional public school facilities are not anticipated to be developed within Lodi Township by the school districts servicing the Township. The Township, however, should continue to work with both~~

Commented [AH3]: Townships generally cannot regulate development based on school capacity

~~the local school districts and private schools to develop new facilities as required to serve areas of population concentration.~~

Objective 4: **Recognize and preserve areas of historic significance throughout the Township.**

**Strategies**

- a. Conduct and document an inventory of significant historic buildings and other historic resources as they exist within the Township.
- b. ~~Assess whether zoning or design review tools should be implemented to help protect significant historic resources. Amend the Zoning Ordinance to include site plan review criteria for preservation of historic buildings, residential properties, farmsteads and other features within the Township that may be impacted by a new and/or expanding development.~~

Commented [AH4]: Does a historic district exist or do they want to create a district. Lodi Central?

Objective 5: **Encourage solid waste recycling facilities that meet current and projected Township needs.**

**Strategies**

- a. Monitor existing conditions concerning solid waste issues.
- b. Cooperate with existing state, county, and local groups to plan solid waste facilities.
- c. Establish effective recycling operations to reduce the solid waste stream.
- d. Investigate the feasibility to contract with a single waste collection contractor.

Objective 6: **Provide for a government center, and other necessary public facilities and public services, which best serve the needs of Township residents.**

**Strategies**

- a. ~~Maintain Township Hall as the primary center for government and civic activities. Any future expansion should account for access, parking, and its relationship to the broader Lodi Central area. Maintain the existing Township Hall, which functions as the center of government and civic activities in the Township. Expansion of this facility to include other community services would be done within the designated Lodi Central where overall vehicular access and parking should be considered.~~
- b. Consider working with area churches, regional agencies, and other service providers to ensure adequate support services are available to senior and elderly Township residents, including exercise programs and senior center activities.
- c. If there is future interest in the development of parks or recreation facilities to serve the needs of Township residents, development of a separate Parks

**Lodi Township Master Plan**

and Recreation Master Plan should be considered to allow the Township to become eligible for matching grants from the Michigan Department of Natural Resources (MDNR) and other sources.

Objective 7: Ensure that zoning regulations for places of worship and similar assembly uses are applied consistently and in full compliance with applicable laws. Ensure that the same standards are applied to religious institutions and equivalent non-religious places of public assembly (such as private clubs and meeting halls), as mandated by the federal Religious Land Uses and Institutionalized Persons Act (RLUIPA).

**Strategies**

- a. Review zoning regulations governing places of worship, schools, clubs, lodges, and similar assembly uses to promote clarity and consistency in how comparable uses are regulated. Revise the Zoning Ordinance to group together the following land uses of an educational, social, or religious character under the common category of "institutional uses," and establish one (1) standardized set of use standards for such facilities:
  - Public and private elementary/secondary school, business school or private school operated for profit, and college/university.
  - Auditorium, theater/concert hall, and similar places of assembly.
  - Libraries, museums, and similar centers for cultural activities.
  - Churches, temples, and other places of worship, private clubs, civic clubs, fraternal organizations, and lodge halls.
  - Post offices.
- b. Evaluate whether zoning procedures for expanding existing community-serving facilities, including places of worship, can be streamlined when land-use impacts are minimal. Revise the Zoning Ordinance to minimize the need for special use permit approval and a public hearing to alter or expand an existing church or other religious institution.
- c. Ensure that zoning requirements addressing traffic, parking, lighting, and buffering for assembly uses are grounded in objective land-use impacts, not the identity of the organization using the site. Consider revising the Zoning Ordinance to establish a new "Public/Semi-Public Services" zoning district where institutional uses would be a principal permitted use, subject to site plan approval consistent with state law and Township Zoning Ordinance requirements. Other potential land uses to incorporate into this new district include public buildings (such as the Township Hall), cemeteries, the Washtenaw Farm Council grounds, and parks and recreation facilities.

**Commented [AH5]:** • Avoids over-specific legal language  
• Aligns with RLUIPA equal terms requirements  
• Keeps the Master Plan at the policy level rather than legal interpretation

**Commented [AH6]:** Important Planning Note

In Michigan master plans, this section is usually very short. The goal is simply to:

- acknowledge religious land uses exist
- confirm the Township intends fair and consistent regulation
- avoid creating legal vulnerability

The detailed mechanics belong in the Zoning Ordinance, not the Master Plan.

**Commented [AH7]:** The current language reads like zoning-ordinance drafting instructions, is overly prescriptive for a Master Plan, and may create inconsistencies in application if not implemented carefully.

In contrast, the revised language identifies the core issue while allowing flexibility in how the zoning ordinance is structured.

**Commented [AH8]:** Rewritten Version:

Why this change:  
The current language could be interpreted as favoring religious institutions over other comparable uses and may lead to regulatory inconsistency.  
The revised language continues to encourage flexibility while maintaining equal treatment across all assembly uses.  
If you'd like, I can format this as a sidebar, callout box, or explanatory note for a Master Plan section.

**Commented [AH9]:** This reinforces RLUIPA compliance without sounding legalistic.

**Commented [AH10R9]:** Why Strategy C should be replaced

- Lists specific institutional uses:  
-Directs the zoning ordinance to treat religious uses differently  
-Includes detailed legal instructions related to RLUIPA  
-Groups religious institutions into a special regulatory category

These types of strategies can become outdated or create legal risk over time, making replacement the better option.  
If you'd like, I can also rewrite this in a more formal, technical, or annotated style.

**Commented [AH11R9]:** Rewritten Strategy C works well as its is effective because it subtly reinforces the three key principles courts consider under RLUIPA:

- Neutral standards
- Impact-based review
- Equal treatment

It achieves this without using overtly legal language—making it well-suited for inclusion in a Master Plan.  
If you want a more formal, more concise, or more explanatory version, I can adjust it!

LODI TOWNSHIP  
3755 Pleasant Lake Road  
Ann Arbor, MICHIGAN 48103

RECEIVED  
#2026-002  
FEB 25 2026  
Lodi Township

*NOTICE TO ALL PETITIONERS AND APPLICANTS*

**FILING APPLICATIONS OR PETITIONS**

You must call and schedule an appointment with the Township Clerk to file a petition or application. This includes special use petitions, rezoning petitions, site plan review application, etc. Applications or petitions cannot be filed or accepted without an appointment.

**AGENDA DEADLINES (PLANNING COMMISSION ONLY)**

Agenda deadlines are 12:00 noon on Monday four (4) weeks prior to the meeting date. In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy.

**COMPLETENESS OF APPLICATION**

You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance and the Land Use Development Plan. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections.

Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals cannot take action on incomplete submission.

**APPLICATION FEES**

Processing and review fees must be paid when you file your petition, application or appeal. Fees are applied to the Township's costs for publication of legal notices, professional reviews, etc., and are non-refundable. The Lodi Township Fee Schedule lists the base fees required for each application/petition. Petitions and applications that require professional reviews in excess of the number of base hours provided for in the base fee shall be billed for additional hours as outlined in the Fee Schedule.

*Zoning Text Amendment \$1,000.00 application fee, \$3000.00 escrow deposit, hourly billing applies*  
*Zoning Land (map) Amendment \$1,000.00 application fee, \$3000.00 escrow deposit, hourly billing applies*

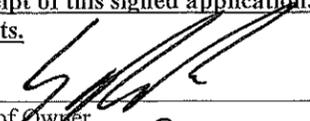
**SITE VISITS**

Filing a petition or application gives implied consent for Township Officials and/or consultants to visit the subject site.

**PETITIONER'S ACKNOWLEDGEMENT**

*I hereby acknowledge that I have read the above, and that I have been given a copy of this notice and a copy of the appropriate fee schedule.*

Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.

Signature of Owner		Date	2-20-26
Signature of Owner	Laurie Naebel	Date	2-25-26
Signature of Owner		Date	2-25-26

*Any additional Owners please attach signature and date signed to application.*

PLANNING COMMISSION & TOWNSHIP BOARD  
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

AN APPEAL FOR A SPECIAL USE

(This appeal must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a Special use permit, for the property described below, for the following use:

Name of Applicant Craig Naebek  
Address of Applicant 3785 S. Zeeb Rd Ann Arbor MI 48103  
Telephone Number of Application 734-368-3629  
Email of Applicant craig@cardslawncare.com

Is this property owned by the applicant?  YES  NO (check one)

If "NO", name(s) and address(es) of owner(s): Rodney + Laurie Naebek  
3785 S. Zeeb Rd Ann Arbor MI 48103

DESCRIPTION OF THE PREMISES:

1. Location of Property 3785 S. Zeeb Rd Ann Arbor MI 48103
2. Zoning Classification of Property Residential AG
3. Adjoining Land Uses & Zoning Classifications Residential AG
4. Tax Code Number M-13-10-300-009 014
5. Size of Property or Lot 28 acres
6. Size of Proposed Building or Addition (if any) 108' x 100'
7. Use of Existing Building (if any) and Property Landscape company

If a new building is proposed, has the Building Inspector examined the plans for the proposed building?

YES  NO

Has the Building Inspector refused a permit?  YES  NO

Has there been any previous appeal involving this property?  YES  NO

If so, state date of filing, character of appeal and disposition of same:  
\_\_\_\_\_  
\_\_\_\_\_

Attached hereto and made a part of this appeal are submitted the following papers and documents:

1. 7 sets of drawings, all on sheets 11 inches by 8 1/2 inches in size and 3 full size drawings, drawn to scale, correlated with the legal description, and showing all necessary measurements and all features involved in this appeal, including measurements to show distances between structures and property lines, lot width and area, and height of structures.
2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.
3. Complete legal description of the premises (as stated on your deed, or tax bills available from Township).
4. A detailed description of the proposed use.
5. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 54 of the Lodi Township Zoning Ordinance.

I hereby depose and say that all the above statements and statements contained in the documents and papers submitted herewith are true and correct.

Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.

Signature of Applicant: [Signature]

Sworn to before me this: 25th day of Feb 2024

Signature: [Signature]

My commission expires: 12/9/2027  
(Acting in the County of Washtenaw, Michigan)

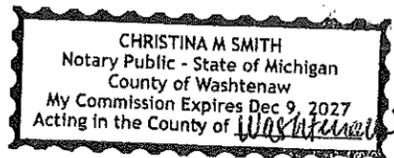
Signature of Owner (if other than applicant): Laurel Keckel

**NOTICE TO APPLICANT:** You are hereby advised to refer to the Lodi Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 50 (Special Uses) and Article 54 (Site Plan Review); and any other sections of the Ordinance which may be applicable.

To Be Filled in By Township Clerk (Or Designated Township Officer/Personnel)

I hereby state that this petition was properly received and filed on 2/25/2024 (date)

Signature of Clerk (or designee) [Signature]



**LEGAL DESCRIPTION**

**PARCEL A**

Commencing at the Southwest corner of Section 10, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan, thence North 723.00 feet along the West line of said Section and the centerline of Zeeb Road to the POINT OF BEGINNING; thence continuing North 256.00 feet along said West line and said centerline, thence North 89 degrees 32 minutes 20 seconds East 403.00 feet; thence South 256.00 feet; thence South 89 degrees 32 minutes 20 seconds West 403.00 feet to the POINT OF BEGINNING, being a part of the Southwest quarter of the Southwest quarter of Section 10.

**PARCEL B**

Commencing at the Southwest corner of Section 10, Town 3 South, Range 5 East, Lodi Township, Washtenaw County, Michigan, thence N00°39'20"W 979.04 feet along the West line of said Section 10 and the centerline of Zeeb Road for a PLACE OF BEGINNING; thence continuing N00°39'20"W 379.40 feet along said section line and said centerline; thence N88°48'50"E 1,344.98 feet; thence S00°20'47"E 919.24 feet along the easterly 936 feet of the Southwest 1/4 of said section; thence S88°48'50"W 1,347.41 feet along the North line of the South 723.00 feet of said Southwest 1/4; thence N00°39'20"W 256.01 feet; thence S88°48'50"W 403.02 feet to the PLACE OF BEGINNING. Being a part of the Southwest 1/4 of said Section 10 and containing 25.855 acres of land, more or less.

Described for Tax Purposes As follows:

Commencing at SW Corner Sec. 10, thence N00°39'20"W 723.03 feet to a POINT OF BEGINNING; thence Continuing N00°39'20"W 635.41 feet; thence N88°48'50"E 1,344.98 feet; thence N00°30'04"W 283.77 feet; thence N88°48'50"E 409.65 feet; S00°20'47"E 919.24 feet; thence S88°48'50"W 1,750.43 to the POINT OF BEGINNING. Part of the SW 1/4 Section 10, T3S, R5E, 28.22 AC.

**APPLICANT**

CRAIG HAEBECK  
3785 S. ZEEB ROAD  
ANN ARBOR, MI 48103

**PROPERTY OWNER**

RODNEY & LAURE HAEBECK  
3785 S. ZEEB ROAD  
ANN ARBOR, MI 48103

**ENGINEER**

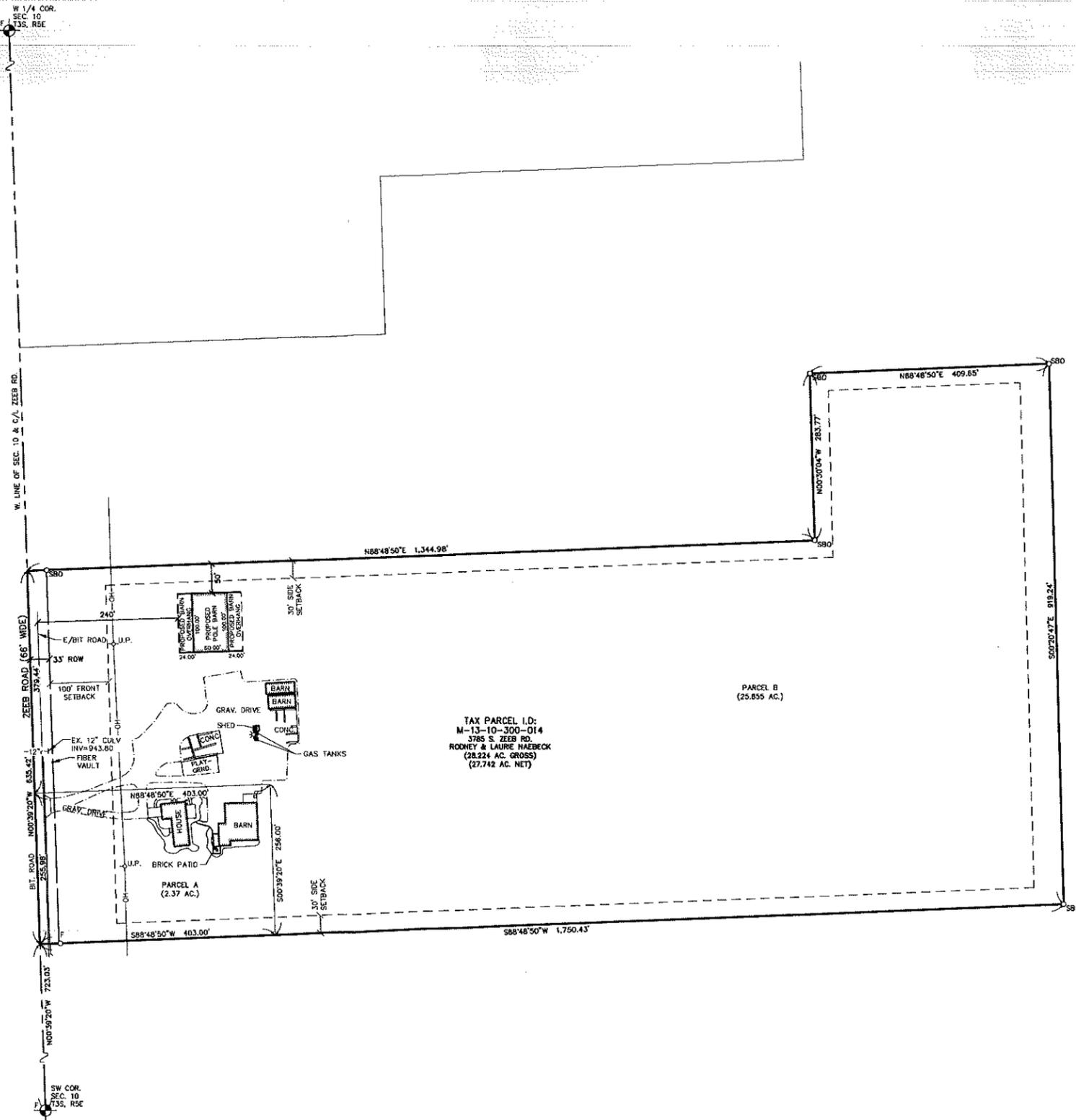
PATRICK L. HASBINGS  
LICENSED SURVEYOR  
(734) 904-2673

**ZONING**

A-1, AGRICULTURAL DISTRICT  
SETBACKS:  
FRONT=100 FEET  
SIDE=30 FEET  
REAR=100 FEET

**LEGEND**

- o- U.P. EXIST. UTILITY POLE
- OH- EXIST. OVERHEAD UTILITY LINE
- \* EXIST. LIGHT POLE
- CTV Cable TELEVISION RISER
- EM ELECTRIC METER
- FO FIBER OPTIC MARKER
- F FENCE
- oFR FOUND IRON ROD
- oF FOUND IRON PIPE
- ⊠ GENERATOR



SCALE: 1" = 100'



Know what's below.  
Call before you dig.

CLIENT  
C&S LAWN CARE  
3875 S. ZEEB ROAD  
ANN ARBOR, MI 48103  
CRAIG HAEBECK  
734-388-3629

**C&S LAWN CARE**  
SURVEY OF A PARCEL OF LAND LOCATED  
IN THE SW 1/4 OD SECTION 10, T3S, R5E,  
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

1

DATE: 3/10/2026	SHEET 1 OF 1
REV. DATE	CADD: SSH
	ENG: PLS
	PLN: PLS
	TECH: PLS
	PLAN: C&S

The underground utilities shown have been located from field survey information and existing records. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. Although the surveyor does certify that they are located as accurately as possible from the information available.