

Lodi Township Planning Commission Meeting Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

March 24, 2026 at 7 pm

1. Call to Order and Pledge of Allegiance

Due to Chair Strader's laryngitis, the meeting was called to order by Vice Chair Froberg at 7:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present: Froberg, Meiners, Rogers, Stevenson, Strader, Sweetland

Absent: Marsh

Others Present: Recording Secretary Michelle Joppeck,
Township Planner Hannah Firlit,
Township Attorney Jesse O'Jack,
Carola Gerigk, Dolores Kingston, Kathy VanKovering, and six other members
of the public

Jens-Christian Meiners, the newest Planning Commissioner replacing Carston Vestergaard, introduced himself.

3. Approval of Agenda

Stevenson moved to add approval of the minutes from the March 18, 2026 meeting to the agenda. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Sweetland moved to approve the agenda as amended. Second by Strader. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

4. Public Hearing: None

5. Public Comment

Public comment began at 7:04 pm. No public comment was received. Public comment ended at 7:04 pm.

6. Approval of Minutes – 2/24/2026

Strader moved to approve the minutes of the February 24, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Stevenson. A voice vote was taken. Aye=5, Nay=none, abstain=Meiners, absent=1. Motion carried.

Stevenson moved to approve the minutes of the March 18, 2026 meeting as presented. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

7. Old Business:

a. Copperleaf Crossing PUD Major Amendment to Area Plan

An email was received from Xavier Edwards with questions regarding the Planning Commission's request for an inventory of animals and the specific location where each animal is housed. A discussion was held regarding how to respond to that email.

Stevenson moved to approve and send the following language to the Township Clerk as a response to Edwards' email:

"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.

According to the USDA Class C Exhibitor website, there are 65 ACTIVE Class C Exhibitor licenses in the State of Michigan. Only one 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 <https://www.michigan.gov/mdard/animals/id-movement/exotic-circus-and-zoo-animals>). The Planning Commission does not have the authority to review a non-PUD, non-Special District, non-Special Use, non-site plan or non-rezoning property. 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 diligence. It also assists the Planning Commission with determining how to address the ordinance conflicts listed below:

1. 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.

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.

2. The Land Use table does not include USDA Class C Exhibitors, Zoos 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 district, or as otherwise provided for in this Ordinance, shall be prohibited in the district."

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

An additional email was received from Xavier Edwards on behalf of Steve Marsh stating, in part, that “It would be premature for us to prepare and fund the level of detail typically associated with preliminary or final site plan review unless and until the general area plan concept is approved. Section 41.110 outlines the minimum required Area Plan information, and our understanding is that the Township’s review at this stage should be limited to those area plan requirements, rather than materials more appropriately addressed during preliminary or final site plan review.” A lengthy discussion was held regarding this email and the Planning Commission’s response.

Township Planner Firlit confirmed that the applicant has not requested combined Area Plan review and Preliminary Site Plan review at this time. The Township’s Noise Ordinance and its strength and enforcement was also discussed as well as the difference between the Noise Ordinance and noise requirements listed in the Zoning Ordinance.

Froberg moved to request the applicant provide the following outstanding information to the Township Clerk by May 1, 2026:

1. All outstanding items stated in OHM’s review dated November 21, 2025 for the reasons stated in that report,
2. Information and responses to the list of requests for additional information and questions agreed on by the Planning Commission at the February 24, 2026 Planning Commission meeting, and
3. The following missing information required by Section 42.110 Required Area Plan Information:
 - Location, address(es), and tax identification number(s) of subject parcel(s).
 - Description of applicant's intentions regarding selling or leasing of all or portions of land and dwelling units or other structures.
 - A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.
 - Owners’ names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).
 - Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.
 - General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
 - Other information as requested by the Township Planner or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.

If the applicant has any specific items that they would like to object to being required for the Area Plan review, please notify the Township Clerk of them by April 10. The Planning Commission has discussed and reviewed that all items in this request are reasonable and necessary for this Area Plan review. Second by Meiners. A roll call vote was taken. Strader=aye, Stevenson=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye, Marsh=absent. Motion carried.

Due to the lateness of the hour and the patience of C&S Lawncare’s representative, Froberg moved to move ahead to 8. New Business a. Special Use Application – C&S Lawncare – discussion, set Public Hearing. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

8. New Business:

a. Special Use Application – C&S Lawncare – discussion, set Public Hearing

A discussion was held regarding the application and request. Township Planner Hannah Firlit mentioned that required items were missing from the application. After further discussion of what is missing and timing, it was recommended to wait to set the public hearing until more complete information has been received. The Planning Commission recommended the applicant contacting the Township Clerk to setup an appointment with the Township Planner to go over the requirements still needed for a Special Use.

Rogers moved to table the C&S Lawncare Special Use application discussion and setting of the Public Hearing until the April Planning Commission meeting. Second by Froberg. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

7. Old Business

c. Data Center Zoning Ordinance

The status of the data center ordinance was discussed. O’Jack recommended creating a list of provisions that the Planning Commission would like data centers to be held to and from there deciding if a zoning ordinance or a regulatory ordinance or both would be necessary for that list of provisions. Froberg asked for Planning Commission members to submit to the Township Clerk what their most important considerations for data centers are in order to be able to discuss them at the April Planning Commission meeting.

Strader asked if it would be a good idea to create an energy district which would not have a set spot in the Master Plan, be where solar energy systems, wind energy systems, and data centers might go, and has its own criteria for siting and evaluating it. O’Jack said that he has nothing against that unless the list of criteria resulted in it not being allowed anywhere in the Township. Firlit said she would look into it.

Firlit said that she could provide a base draft ordinance to the Township Clerk for distribution to the Planning Commission for review with the caveat that that draft ordinance was intended for more urban areas than Lodi Township.

b. Lodi Township Master Plan update

Proposed changes to Part 11 Transportation, Part 12 Infrastructure, and Part 13 Community Facilities of the Master Plan were provided by Firlit. The Planning Commission did not discuss Part 11-13. It was noted that Part 7 was missed.

9. Public Comment

Public comment began at 9:14 pm. Public comment was received from 2 people. Public comment ended 9:24 pm.

10. Reports

- A. Board of Trustees: None
- B. Commissioners: None
- C. Planning Consultant: None
- D. Engineering Consultant: None

11. Adjournment

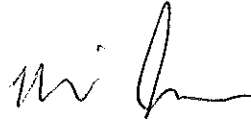
Sweetland moved to adjourn at 9:25 pm. Second by Froberg. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for April 28, 2026 at 7:00 pm.

Respectfully Submitted,



Brian Sweetland,
Planning Commission Secretary



Michelle Joppeck,
Recording Secretary

