



**Lodi Township Planning Commission**  
3775 Pleasant Lake Road  
Ann Arbor, Michigan 48103  
**7:00 P.M. May 26, 2026**  
**Agenda**

1. **Call to Order and Pledge of Allegiance**
2. **Roll Call (Planning Commission & Board of Trustees if there is a quorum)**
3. **Approval of Agenda**
4. **Public Hearing:** Request by C&S Lawn Care (Craig Naebeck) for a Special Use Permit for a Lawn Care business, on the property located at 3785 S. Zeeb Road, Ann Arbor, MI 48103. Lodi Township parcel M-13-10-300-014  
  
\*\*\*\*The Planning Commission will vote to open the Public Hearing; the Chairperson will state its purpose and rules of procedure. The Applicant will be heard first, then staff reports will be received. Public comment on this issue shall then be received. The Public Hearing shall then be closed, Commission deliberation held, and action taken.
5. **Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an **agenda item** not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
6. **Approval of Minutes – 4/28/2026 and 5/5/2026**
7. **Old Business**
  - a. Lodi Township Master Plan update (Parts 14,15,16)
  - b. Data Center Zoning Ordinance
8. **New Business - none**
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 June 23, 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

**April 28, 2026 at 7 pm**

### **1. Call to Order and Pledge of Allegiance**

In the absence of Chair Strader, 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, Sweetland

Absent: Marsh, Strader

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Firlit,  
Township Attorney Jesse O'Jack,  
Township Supervisor Jacob Schaible  
Dolores Kingston, Vicki Marsh, Xavier Edwards, Kathy VanKoevering, Claire Baker, and seven other members of the public

### **3. Approval of Agenda**

Rogers moved to approve the agenda as presented. Second by Froberg. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

### **4. Public Hearing: None**

### **5. Public Comment**

Public comment began at 7:00 pm. No public comment was received. Public comment ended at 7:01 pm.

### **6. Approval of Minutes – 3/24/2026 and 4/7/2026**

Stevenson moved to approve the minutes of the March 24, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Meiners. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

Stevenson moved to approve the minutes of the April 7, 2026 meeting as presented. Second by Meiners. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

## 7. Old Business:

### a. C&S Lawncare – Special Use Permit Application – set Public hearing

A site plan for C&S Lawncare's Special Use Permit was received today. Some supplemental information will be needed, but Township Planner Hannah Firlit should be able to complete a review for the next meeting.

Froberg moved to set the public hearing for the C&S Lawncare Special Use Permit Application for May 27, 2026. Second by Stevenson. A roll call vote was taken. Froberg=aye, Meiners=aye, Rogers=aye, Stevenson=aye, Sweetland=aye, absent=2. Motion carried.

Questions were asked of the C&S Lawncare representative regarding elevations, façade, building materials, soil elevations, and fence screening.

### b. Copperleaf Crossing PUD Major Amendment to Area Plan

Froberg did a brief recap of the recent items surrounding Copperleaf Crossing.

Copperleaf Crossing representative Xavier Edwards apologized for missing the deadline for objections and explained the reasoning behind their staffing issues that contributed to missing that deadline.

Froberg noted that Marsh did not request an extension in his email to the Planning Commission and asked if they wanted an extension. Edwards said they would welcome any extension they could receive.

Froberg moved to extend the deadline for Copperleaf Crossing for sending the Township Clerk the outstanding information requested at the March Planning Commission meeting for 30 days resulting in the new deadline being June 1, 2026 by 11:59 pm with a review to be completed by the Planning Commission at the June meeting. Second by Stevenson.

Sweetland asked Edwards if 30 days was enough time. Edwards responded that 30 days would be enough time.

A roll call vote was taken. Sweetland=aye, Stevenson=aye, Rogers=aye, Meiners=aye, Froberg=aye, absent=2. Motion carried.

A discussion was held regarding how detailed the Planning Commission's decision and reasoning to be made in June needs to be and the best way to handle that. It was also noted that no deviations were requested by Copperleaf Crossing and if they are requesting any, they need to note those.

### c. Lodi Township Master Plan update (Parts 11, 12, 13)

Proposed changes to Part 11 Transportation, Part 12 Infrastructure Plan, and Part 13 Community Facilities of the Master Plan were provided by Firlit. Strader emailed her questions, suggestions and edits ahead of the meeting due to her absence which were reviewed by Firlit. O'Jack noted the discrepancy regarding substations that he previously noted in the January meeting. Questions were asked by Planning Commission members and answered to the best of Firlit and O'Jack's ability especially regarding R3 zoning and wastewater treatment plants. Suggestions and edits were also requested and recommended by Planning Commission members.

**d. Data Center Zoning Ordinance**

A compilation of concerns or items that individual Planning Commissioners would like to be addressed in the Data Center Zoning Ordinance was included in the meeting packet. Froberg shared about a video she found that explains the way data centers are getting cheaper electricity rates as well as the way electric companies are increasing electric bills to account for data centers without increasing rates.

Meiners explained the different sizes of data centers currently available and what zoning considerations might need to be reviewed in addressing those different sizes. Firlit noted that the sample Data Center ordinance that was distributed was a template and she is working on building out that sample ordinance to account for the difference scales of data centers.

Discussion was held regarding how to decide what requirements and restrictions are reasonable and which would not be defensible. Froberg will provide the compilation of concerns and items from the Planner Commissioners to Firlit who will work with O'Jack to determine what is reasonable, what is not reasonable, what would be appropriate in a zoning ordinance and what would be appropriate in a general ordinance.

The potential of creating an energy district was discussed. Firlit noted that she has seen one community recently pass an overlay energy district and is watching to see how it is worded and works.

**8. New Business:** None

**9. Public Comment**

Public comment began at 8:05 pm. Public comment was received from 2 people. Public comment ended 8:09 pm.

**10. Reports**

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

**11. Adjournment**

Stevenson moved to adjourn at 8:10 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

The next regular meeting is scheduled for May 27, 2026 at 7:00 pm.

Respectfully Submitted,

Brian Sweetland,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary



## LODI TOWNSHIP PLANNING COMMISSION

### DRAFT - Meeting Minutes

Tuesday, May 5, 2026 at 6:30 pm

Lodi Township Hall  
3755 Pleasant Lake Road  
Ann Arbor, Michigan 48103

#### 1. Call to order - Pledge of Allegiance

Chair Strader opened the meeting of May 5, 2026 at 6:30 pm.

#### 2. Roll Call

Present: Marsh, Meiners, Rogers, Strader, Sweetland

Absent: Froberg, Stevenson

#### 3. Planning Commission Regular Meeting

A quorum of the Planning Commission was in attendance at the Board of Trustee meeting. See the Board of Trustee minutes for details about the meeting.

#### 4. Adjournment

Meiners moved to adjourn at 7:25 pm. Second by Sweetland. A voice call vote was taken. Aye=all, Nay=none, absent=2.

Respectfully Submitted,

Michelle Joppeck,  
Recording Secretary

**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*

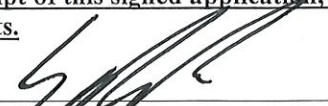
**SITE VISITS**

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.*

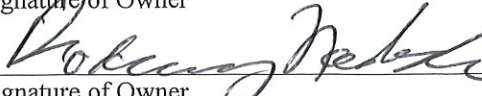
**Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.**

  
\_\_\_\_\_  
Signature of Owner

2-20-26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

2-25-26  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Owner

2-25-26  
\_\_\_\_\_  
Date

*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 ½ 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: \_\_\_\_\_

Sworn to before me this: 25<sup>th</sup> day of Feb 2024

Signature: Christina M Smith

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

Signature of Owner (if other than applicant): Laurel K. Raebel

**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) Christina M Smith

CHRISTINA M SMITH  
Notary Public - State of Michigan  
County of Washtenaw  
My Commission Expires Dec 9, 2027  
Acting in the County of Washtenaw

I am looking to obtain a special use permit to operate my landscape company at 3785 S. Zeeb Rd where there is currently a pole barn and 2 carports. I would like to build a pole barn on the north side of the property that would be 100'x 60' with two 24' leans on each side of it. The barn is intended to store landscape equipment, trucks and trailers. We have about 20 employees throughout the year that help with snow removal, tree trimming and removal, lawn mowing, fertilizing, irrigation, and landscape services.



May 19, 2026

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

RE: **C&S Lawncare Special Use Permit**  
Minor Site Plan Approval Application

Dear Planning Commissioners:

We have reviewed the site plans, received on April 28, 2026, for the proposed improvements to C&S Lawncare at 3785 S Zeeb Rd. These plans were reviewed with respect to Lodi Township's Zoning Ordinance and standard engineering practices.

The site is a 28.2-acre parcel with agricultural fields as the predominant landcover. The highest elevations are located at the wooded area in the center and the lawncare business in the western portion of the parcel. The topography generally slopes away from these areas. Proposed work is limited to the lawn care business in the western portion of the parcel. The existing lawncare business site coverage consists of an asphalt approach on the Zeeb Road followed by a gravel drive and parking (approximately 45,000 sft), a house and three barns (8,208 sft), and a wood storage area (approximately 7,500 sft).

Proposed work includes installing a new asphalt approach on Zeeb Road. A new gravel drive and parking area (approximately 44,500 sft) and new pole barn (11,232 sft) are also proposed. The wood storage area size and location will remain essentially the same. No new well or septic are proposed.

#### **GENERAL INFORMATION**

Applicant:	Craig Naebeck		
Project Name:	C&S Lawncare, Special Use Permit		
Plan Date:	April 27, 2026	Revision Date:	-
Location:	Section 10, Township 3 South, Range 5 East in Lodi Township		
Parcel ID:	M-13-10-300-014		
Action Requested:	Special Use Permit Application, Minor Site Plan Approval Application		

#### **REVIEW COMMENTS**

Per section 44.02.C, "Landscaping businesses in the AG (Agricultural) District" are included in the list of development activities that are eligible for minor site plan approval. Section 44.02 also states "The Planning Commission shall have the authority to require preliminary and final site plan approval for projects and uses otherwise eligible for minor site plan approval upon determination that the complexity or size of the proposed project or use warrants a more intensive review and the additional required information."

**OHM Advisors®**  
3767 Ranchero Dr  
ANN ARBOR, MICHIGAN 48108

T 734.522.6711  
F 734.522.6427

OHM-Advisors.com



We provide the following comments to help the Planning Commission make an informed determination. Our comments are limited to the scope of the proposed site engineering in terms of conformity to state and local engineering standards as well as the Lodi Township Zoning. We defer to the Township's Counsel and planning consultant for interpretation of the applicability of specific Ordinance sections.

### Completeness of Application Materials

- ✓ The minimum site plan information for minor site plans (outlined in Ordinance pages 44–10 through 44 - 14) has been provided.
- ✓ Per section 40.16 Landscape Business (Ordinance page 40-13), uses that include “retail sales” appear to subject the plans to the site development standards of commercial uses. Our understanding is that no on-site retail is proposed and so the commercial site development standards are not required (i.e. paved parking lot).

### Storm Water Management

#### 1. Gravel Recommended

Gravel is more pervious than pavement because it allows more rain and snowmelt to infiltrate into the sub-aggregate and soil. From a stormwater management perspective, gravel is recommended to reduce run-off.

#### 2. Swale Along Northern Boundary Recommended

The existing topography would direct the run-off from the gravel parking and pole barn to the west (towards Zeeb Road) and to the east (to the fields located on the subject parcel). Zeeb Road has existing swales, ditches, and culverts. Run-off onto the neighboring parcel to the north would be minimal due to the slope of the ground and the distance from the nearest hard surface (proposed pole barn roof) to the property line (75 ft). However, to ensure cross-parcel drainage is completely eliminated, a swale is recommended along the northern boundary of the site.

#### 3. Storm Water Management for First Flush Volume from Pole Barn Recommended

The “first flush” volume of run-off is calculated as the first inch of rainfall (1/12 ft) across a given area (sft) and multiplied by a run-off coefficient (0.95 is used for hardscapes like roofs). The first flush volume from the proposed pole barn is approximately 6,650 gallons.

$$(1/12 \text{ ft}) \times (11,232 \text{ sft}) \times 0.95 = 889.2 \text{ cft} \rightarrow \text{convert to gallons} \rightarrow 6,651 \text{ gallons}$$

Washtenaw County typically experiences six to ten days annually when the 24-hour rainfall is one inch or more. To avoid surcharging the ditches along Zeeb Road and to reduce peak flows in general for the watershed, we recommend that the applicant provides on-site storm water management for the first flush run-off volume generated by the pole barn roof. This could be achieved by any combination of best management practices including drywells, gardens, or detention ponds.

Per the standards for site plan approval (Ordinance page 44-17), a minor site plan is not required to conform to the standards of the Washtenaw County Water Resource Commissioner (WCWRC). If this site were held to the Preliminary/Final Site Plan standards, WCWRC rules would apply and the storm water system would need to manage and treat the 100-year storm run-off volume for the pole barn as well as the gravel parking lot. This run-off volume would depend on several detailed design factors but would fall between 100,000 - 140,000 gallons. This level of storm water management is not recommended based on the zoning district, proposed use, and local topography.



**REQUIRED PERMITS/APPROVAL**

The following is a list of outside agency reviews and permits that will likely be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office.

- **Washtenaw County SESC:** A permit will be required prior to construction (more than 1 acre of disturbance)
- **Washtenaw County Road Commission:** A permit will be required for the proposed access drive
- **Saline Area Fire Department:** Review and approval will be required.
- Other permits/approvals/etc. may be required.

If you have any questions, please contact us at (734) 466-4506.

Sincerely,  
OHM Advisors

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MC Moritz  
Client Representative

cc: Jacob Schaible, Lodi Township Interim Supervisor  
Christina Smith, Lodi Township Clerk  
Hannah Firlit, OHM Advisors  
Marcus McNamara, OHM Advisors

File P:\0000\_0100\SITE\_LodiTwp\2026\0048251020-11\_CS\_Lawncare\_SpecialUseApp

May 20, 2026

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

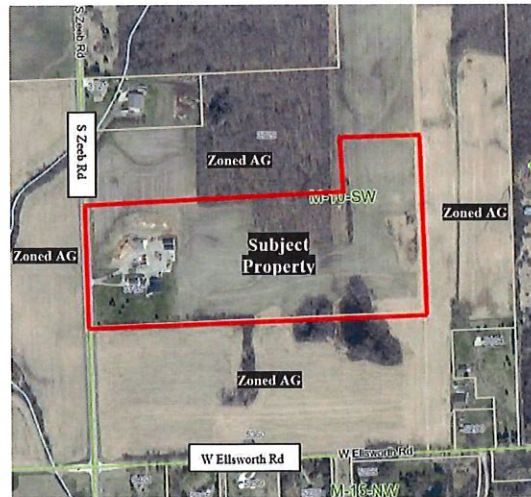
Attention: Cindy Strader, Planning Commission Chair

RE: **C&S Lawncare, 3785 S Zeeb Road (parcel #M-13-10-300-014), Special Land Use & Minor Site Plan Review Application**  
 Approximately 28.2 acres, zoned AG, Agricultural District

Description of Application:	The applicant is proposing a landscape business operation with the addition of a 6,240 sq. ft. pole barn, material storage areas, parking area, and associated improvements.
Site Location:	3785 S Zeeb, west side of S Zeeb, north of W Ellsworth Rd Parcel #M-13-10-300-014
Applicant:	Craig Naebeck 3795 S Zeeb Rd Ann Arbor, MI 48103
Current Zoning:	AG, Agricultural
Plan Date:	April 27, 2026

Dear Planning Commissioners:

At your request, we have completed our review of the above minor site plan for a landscape business located at 3785 S Zeeb Road, including construction of a pole barn, parking lot, material storage areas, and other associated improvements. The property is zoned AG, Agricultural, in which a landscaping business is a special use and requires minor site plan approval.



Context Map. Subject property and surrounding zoning. Subject property outlined in red.



The opinions in this report are based on a review of the proposed site plan and conformance to Township ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.

### SPECIAL USE & MINOR SITE PLAN REQUEST

The applicant, Craig Naeback, is proposing to use the site for a landscaping business. The site currently has an existing residence, barn, and accessory structures associated with the landscaping business. Proposed is the addition of a 6,240 sq. ft. pole barn structure with two 24-ft. lean-tos off each side, expansion of the parking area to have a designated parking lot, a new entrance drive with an asphalt approach off of Zeeb road, and additional designated storage areas of materials including wood storage.

The plans note that hours of operation are 7:00AM to 7:00PM, Monday through Saturday and employs 20 employees. Two employees are on-site while the remaining employees pick up vehicles and equipment and are at job sites during the day. The applicant has noted that retail sales are not proposed on the site.

Per Section 44.02.C, a landscaping business in the AG District is eligible for review and approval of a minor site plan. This letter provides review comments on the special use request, as well as the minor site plan.

### SPECIAL USE REVIEW COMMENTS

The applicant must demonstrate in writing that the proposed use or activity shall meet the general standards of *Section 43.04, Standards for Special Use Approval* of the Zoning Ordinance as follows:

1. **Allowable special use.** The proposed land use is identified in Article 20.0 (Land Use Table) as a special use in the zoning district.

**Finding:** *Section 20.04, Table of Uses by District* identifies Landscaping Business as a special use in the AG, Agricultural District.

2. **Compatibility with adjacent uses and the neighborhood.** The special use is compatible with adjacent uses and will be designed, constructed, operated, maintained and managed so as to be harmonious and appropriate in appearance with the existing or intended character of the zoning district and neighborhood. The use will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.

**Finding:** The subject property appears to be surrounded by mostly agricultural land and residential homes, with the immediately adjacent land appearing to be predominantly farmland. The proposed use may be considered a more intensive use than adjacent agricultural and residential. The indicated hours of operation are 7AM to 7PM, with employees reporting to the site in the morning to pick up vehicles and equipment, then likely returning in the evening. These operations may be impactful to the surrounding area, but it may be noted that the timeframe is likely within normal operational hours for agricultural production. Details on the proposed trucks and equipment to be used and stored on-site has not been provided; this may be helpful in determining any potential impacts on the surrounding area. The plans and use statement note that the business has historically operated on the site and approval would allow continuation of the site; the applicant may wish to provide more detail on current or historic impacts on the surrounding area as the use has operated.

3. **Compatibility with the Master Plan.** The special use location and character is consistent with the general principles, goals, objectives, and policies of the adopted Master Plan.



**Finding:** The Future Land Use designation of the property is Agriculture. Goals in the Master Plan include supporting viable agricultural operations in appropriate areas, minimizing the conflict between agricultural activities and land uses of an urban nature, and providing for agricultural support business and services that are compatible with the Township's scale and character. While the proposed use is not considered an agricultural use, it may be more compatible with surrounding agricultural areas than urban or suburban commercial uses and may be considered compatible with the Township's scale and character.

4. **Compliance with applicable regulations.** The proposed special use is in compliance with all applicable regulations and standards of this Ordinance, other applicable ordinances, and state and federal statutes.

**Finding:** The request was reviewed against the specific zoning ordinance standards for a landscaping business (as detailed below) to ensure that the proposed special land use complies with all applicable regulations and standards of the Ordinance. The Engineering review letter notes additional permits/approval that will likely be required, including Washtenaw County SESC, Washtenaw County Road Commission, Saline Area Fire Department. The operation is expected to comply with all applicable requirements from County agencies, building department, and other applicable agencies.

5. **Isolation of existing uses.** Approval of the special use location will not result in a small residential or non-residential area being substantially surrounded by incompatible uses.

**Finding:** The proposed use is surrounded by agricultural uses and single-family residences. Approval of the special use would not result in a small area residential area being substantially surrounded by incompatible uses.

6. **Impact upon public or municipal services or infrastructure.** The impact of the special use will not exceed the existing or planned capacity of public or municipal services or infrastructure; including utilities, roads, police and fire protection services, refuse disposal, area drinking water wells, and drainage structures. The proposed use will not create additional requirements at public cost for services or infrastructure that will be detrimental to the economic welfare of the community.

**Finding:** The plans note that the proposed use will have little to no impact on capacity of services or infrastructure, noting that the site has access to a primary roadway (S Zeeb) and is outside of the planned Municipal Service District. The Planning Commission may ask for information regarding potential impacts to water, refuse disposal, drainage structures, etc. The Township Engineer is recommending on-site stormwater management and a swale along the northern boundary of the site be provided.

7. **Environmental and public health, safety, welfare impacts.** The location, design, activities, processes, materials, equipment, and operational conditions of the special use will not be detrimental or injurious to the environment or the public health, safety, and welfare by reason of traffic, noise, vibration, smoke, fumes, odors, dust, glare, light, drainage, pollution or other adverse impacts.

**Finding:** The plans note that the proposed use will not be detrimental or injurious to the environment or public health, safety, or welfare. The applicant should provide additional information on materials stored on-site that may be potentially environmentally injurious, such as fertilizers. The Planning Commission may ask for more information on traffic associated with the site to ensure it will not negatively impact the area. The Planning Commission may ask for more information on potential noise impacts; it may be noted that the hours of operation are 7AM-7PM which are within typical hours of business. The site does not appear to have lighting proposed. The Township Engineer has recommended that on-site stormwater detention be provided to prevent impacts to surrounding properties.

#### **SPECIFIC USE REQUIREMENTS REVIEW COMMENTS**



The proposed operation must comply with the specific use requirements outlined in *Section 40.16 Landscape Business* of the Zoning Ordinance as follows:

1. Retail sales of nursery or landscape products shall be permitted, subject to site plan approval per Article 44.0 (Site Plan Review) and compliance with all site development standards that apply to Commercial Uses, including but not limited to: Article 51.0 (Off-Street Parking and Loading Regulations) and Section 55.09 (Landscaping, Screening, and Land Use Buffers).

**Finding:** It does not appear that on-site retail sales of nursery or landscape products are proposed. Comments relative to site plan requirements can be found below.

2. The business shall have direct access to a public road. The Township may require that the landscape business site have frontage on and direct access to a paved arterial or collector road, as classified within the Master Plan of the Township, or county or state road authorities, upon determination that anticipated levels of truck traffic, access needs or other operational characteristics warrant such action to minimize impacts on the public road network and other land uses abutting the anticipated travel routes.

**Finding:** The Master Plan identifies S Zeeb in that area an unpaved primary arterial road. The application and plans do not indicate the level or size of trucks that will stored/used on the site. The Planning Commission may ask for more information on anticipated truck traffic and other applicable operational characteristics.

3. The nature of the business shall not negatively impact adjacent non-agricultural uses.

**Finding:** The property is directly adjacent to agricultural land. However, the larger surrounding area does have some single-family residences. The Planning Commission may ask for more detail on potential impacts to nearby residences.

4. The business shall not pose an environmental hazard.

**Finding:** The plans note that the operation will not pose an environmental hazard but do not provide additional detail. The applicant should clarify details on proposed storage of fertilizer, if any, and other potential environment hazards.

5. The business may include decorative man-made materials only if provided in combination with live plant material. Such materials may include wood chips, crushed stone, bounders, mulch, and structural features such as fountains, garden pools, statues, and benches.

**Finding:** The plans depict a proposed wood storage area and other proposed “material storage areas.” The applicant should provide additional information on what materials are being stored in these. The applicant should clarify if live plant material is stored as well, as man-made materials are only permitted if provided in combination with live plant material.

6. Landscaping businesses may include use of equipment such as trucks not exceeding twelve (12) yards capacity, flatbed trailers only for hauling small equipment and necessary landscape products, and other necessary equipment such as tractors, skid loaders and small front-end loaders; and tree moving equipment.

**Finding:** The plans indicate that the business includes “permitted vehicles and equipment necessary for the function of the landscape business,” but does not provide additional information about the trucks and equipment to be used on the site to ensure it meets this requirement. The applicant should provide this information.



**MINOR SITE PLAN REVIEW COMMENTS**

Section 44.08 Required Site Plan Information of the Lodi Township Zoning Ordinance lists the submittal requirements for a minor site plan review. Based on our review of the proposal and meetings with the applicant, we offer the following comments for your consideration:

- Area and Bulk.** The proposed site was reviewed in accordance with Article 30.0 Dimensional Standards and Article 51.0 Off-Street Parking and Loading Requirements as described in the following table.

		Required	Proposed	Comments
<b>Building Height</b>		45 ft., 3 stories max	20 ft.	In compliance. <i>Note:</i> Site Data on plans indicate height of 3 stories and 45 feet, which is likely an error; building drawings provided indicate 20 feet height to the eave of the roof.
<b>Front Yard Setback (West)</b>	Building	100 ft.	181 ft.	In compliance
	Parking	10 ft.	138 ft.	
<b>Rear Yard Setback (East)</b>	Building	50 ft.	1300 ft.	In compliance
	Parking	10 ft.	1300+ ft.	
<b>Side Yard Setback (North)</b>	Building	30 ft.	75 ft.	In compliance
	Parking	10 ft.	20 ft.	
<b>Side Yard Setback (South)</b>	Building	30 ft.	154 ft.	In compliance
	Parking	10 ft.	200+ ft.	
<b>Maximum Lot Coverage</b>		10% max	1.61%	In compliance

- Parking Lot Requirements.** The following table lists the requirements for parking lot design.

	Required	Provided	Comments
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<p><b>Parking Spaces</b></p>	<p>Landscape Business: 1 per employee, plus required spaces for the dwelling and offices (20 employees = 20 spaces)</p> <p>Dwelling: 3 per dwelling (1 dwelling = 3 spaces)</p> <p>Office: 1 per 300 sq ft of floor area (600 sq ft indicated = 2 spaces)</p> <p><u>TOTAL REQUIRED:</u>                  20 + 3 + 2 = 25 spaces</p>	<p>33 spaces indicated</p> <p>22 spaces shown in parking lot; Plans indicate 2 interior garage spaces</p>	<p>Likely in compliance, but the applicant should indicate where the additional 11 spaces are beyond the 22 shown in the designated parking lot.</p>
<p><b>Parking Aisle Width</b></p>	<p>Two-way: 22 ft.</p>	<p>22 ft.</p>	<p>In compliance</p>
<p><b>Parking Space Dimensions</b></p>	<p>90-degree parking pattern: 10' x 20'</p>	<p>10' x 20'</p>	<p>In compliance</p>
<p><b>Barrier-Free Parking Spaces*</b></p>	<p>33 parking spaces: 2 barrier-free space required</p>	<p>0 spaces</p>	<p><b>Not in compliance.</b>                  The plans do not indicate any barrier-free parking spaces. It should be noted that the proposed parking surface is gravel, which is likely not ADA-compliant. The applicant may have to provide a paved area with required barrier-free parking.</p>
<p><b>Loading Zone</b></p>		<p>No loading zone proposed</p>	<p>Off-street loading zones are required for uses that customarily receive or distribute vehicles, materials, or merchandise. The applicant should provide additional information on if a dedicated loading is needed based on the nature of the facility.</p>

\* Barrier free spaces are subject to the State of Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division regulations.

- 3. Parking Lot Surface.** Off-street parking facilities are required to be paved with concrete, plant-mixed bituminous asphalt, brick pavers, or similar materials in accordance with the Township's engineering standards. The proposed parking area and circulation area for the business is proposed to be gravel. The Township Engineer has reviewed the plans and provided comments relative to the proposed surface. As noted in the letter dated 5/19/26, gravel surface is recommended for the proposed use as it is more pervious from a run-off perspective. In addition, gravel surface may be compatible for the equipment proposed to be used and stored on the site. Per *Section 51.09.C*, the Planning Commission has the ability to approve an alternative surface for a parking area, given that (1) *the Commission determines that the alternative material is more appropriate for the site/ use*, (2) *alternative material is prohibited for*



*handicap parking/ access aisles/ pedestrian paths, (3) alternative material is limited to graded and compacted gravel, crushed limestone or other materials that would provide a durable surface and are acceptable to the Township Engineer.* The Planning Commission may find that the gravel parking surface is appropriate, given the recommendation from the Township Engineer. Should the Planning Commission find the gravel surface appropriate, the applicant should provide information on proposed method of delineation of parking spaces, as gravel is not conducive to striping.

4. **Landscaping.** Information on proposed landscaping was not provided with the plans. It should be noted that in accordance with *Section 55.09 Landscaping, Screening, and Land Use Buffers*, some landscaping is required as detailed below:
  - a. **Greenbelt Landscaping:** Greenbelt landscaping along the road frontage is required to be provided. The greenbelt area is required to be 20 feet in width, which it appears the site can accommodate. Details on proposed plantings, meeting the requirements of *Section 55.09.D*, should be provided.
  - b. **Parking Lot Landscaping:** Parking lot landscaping is required to screen the parking lot from abutting rural or residential districts and the street. It should be noted that the plans indicate a proposed 6-foot privacy fence along the northern lot line. The Planning Commission may find that this fence can serve as adequate screening of the parking lot to the adjacent parcel. The greenbelt landscaping can likely serve as screening of the parking lot from the road.
5. **Fencing.** As noted, the plans show a proposed 6-foot privacy fence along the northern lot line. Fences of this height are permitted; however, additional details on the proposed materials are needed. It should be noted that approval of this fence may require a separate review and permitting process.
6. **Building Elevations.** The majority of buildings on the site are existing; however, the 6,240 sq. ft. pole barn is proposed to be constructed as part of this approval. Building elevations were provided for the proposed pole barn. Proposed building materials include metal siding and roof (AZM Synergy Omni Series). The proposed lean-tos are indicated on the east and west side of the building, and the elevations indicate three garage doors on the south side of the building and one garage door on the north side. The applicant should indicate if the lean-tos have the same roofing material as the proposed barn. The applicant should provide information on proposed building colors.
7. **Circulation Plan.** A truck circulation plan indicating circulation is provided. We defer to the Township Fire Department for further comment on emergency vehicle circulation.
8. **Waste Receptacle.** It is not clear if designated waste receptacles are proposed. The applicant should provide details on this.
9. **Lighting.** It is our understanding that site lighting is not proposed.
10. **Signs.** It is our understanding that signage for the business is not proposed.
11. **Other Reviews.** This review is also conditioned upon review and approval from all applicable consultants, departments, and agencies.

## **RECOMMENDATION**

Based on the above comments, we recommend that the Planning Commission recommend approval for the special use and minor site plan for **C&S Lawn care, 3785 S Zeeb Road (parcel #M-13-10-300-014)**, based on the following conditions:

1. The Planning Commission finds that the special use request is compatible with the requirements of *Section 43.04, Standards for Special Use Approval*;



2. The applicant provide additional information as listed in the above comments including that regarding storage of fertilizer on the site; regarding the trucks and equipment proposed to be stored/used on the site; proposed materials to be stored on site; proposed waste receptacles and management;
3. The applicant provide additional information to show the parking is in compliance;
4. Planning Commission finding that alternative parking surface is acceptable based on the requirements of *Section 51.09.C*;
5. The applicant provide a landscaping plan showing compliance with *Section 55.09 Landscaping, Screening, and Land Use Buffers*;
6. Review and approval from all other applicable consultants, departments, and agencies.

Sincerely,  
OHM Advisors

A handwritten signature in black ink, appearing to read "Hannah (Smith) Firlit".

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Hannah (Smith) Firlit, Senior Planner