



**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 VanKoeving, 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. 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

Additional Check for Approval May 5, 2026

Comcast	\$271.85
TDF Hauling	\$2,354.00

## Christina Smith

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**From:** Sue Jackson <sfjackson58@gmail.com>  
**Sent:** Saturday, May 2, 2026 7:53 PM  
**To:** Jacob Schaible; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski  
**Subject:** Toll Brothers need to follow rules

To all Lodi Township Board members,

Do not allow the Toll Brothers to develop any more land until they have obtained all permits and adhere to all previous agreements with Lodi township. This includes any EGLE permits including Part 41 because wastewater must be handled correctly. The impact on the Rouse Drain must be reviewed. Most of all, this needs to be safe for all of us.

Clear cutting at any time is unacceptable. All efforts to save trees should be attempted. This is especially true for old trees or those that house wildlife. If it is determined that a tree must be sacrificed, all required permits must be in place. It is inexcusable that the board has already allowed large trees to be removed without replacement.

I realize that the Toll Brothers have A LOT of MONEY to spend squashing small townships and distorting facts to get what they want. Those of you representing my township need to do what is right and protect Lodi Township. Please stay strong and fight for our safety.

Thank you,

Sue Jackson  
6753 Mullberry Court  
Saline, MI

## Christina Smith

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**From:** Patricia Harroun <triciaharroun@gmail.com>  
**Sent:** Monday, May 4, 2026 9:17 AM  
**To:** Jacob Schaible; Christina Smith; Michelle Foley; Donald Rentschler; Leslie Blackburn; Steve Marsh; Alex Matelski  
**Subject:** PUBLIC COMMENT ON TOLL BROTHERS AGENDA ITEM MAY 5

Hello Valued Board Officers & Trustees!

Below is what another concerned resident wrote to me regarding Toll Brothers' May 5th request. PLEASE VOTE NO MAY 5th REGARDING TOLL'S ASK FOR PREMATURE START. THERE IS A REASON FOR EGLE'S PERMIT PROCESS and FOR THE RESEARCH THEY DO PRIOR TO PERMIT APPROVAL.

"Our lives are inundated already with a federal government that lies, cheats, steals, has zero interest in the rule of law and a total disrespect for a living democracy.

Now, you want us all to "just say no" to the Toll Brothers? YOU have gotten us into this kluster, allowed every permit applied for to pass "WITH CONDITIONS" and, are now pissed off that TOLL BROS is bypassing every step of this project? You got yourselves and Lodi citizens backed into this corner. Now you can just work your way out of it.

I'm so tired of every day learning what new laws this illegal president is breaking, what prices have continued rising more and more, what his minute by minute mind thinks he's going to do with this horrible war, will our grandchildren be drafted???

Now, you're asking us to continue the fight about the development that Toll Bros is going to destroy our lives with? Get some priorities.

I'm so overwhelmed with national fights and just don't have the air or energy for your "ask". You should never have gotten us where we are.

This email is meant for the township boards. I can't seem to find the group email to send my thoughts to. Please forward this to whomever you think deserves it."

Laura Fredericks  
Lodi township resident

## Christina Smith

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**From:** Patricia Harroun <triciaharroun@gmail.com>  
**Sent:** Sunday, May 3, 2026 9:41 PM  
**To:** Steve Marsh; don@lodytownshipmi.org; Michelle Foley; Christina Smith; Alex Matelski; Leslie Blackburn; Jacob Schaible  
**Subject:** Toll asks to start when earlier they agreed to wait for all permits prior to start

Hello Each of You,

I have emailed this to each of you:

our Supervisor Schaible, Clerk Smith, Treasurer Foley, and our four Trustees.

Your time and efforts representing our LODI TOWNSHIP, especially with the passing of Jan Godek & all your extra work, is so appreciated.

**APPOINTING bot REP TO PLANNING COMMISSION :**

Tuesday, May 5th BOT meeting agenda has proposed that Trustee Rentscher be appointed to the Planning Commission. The planning commission role includes lots of review & home study of details between meetings. Mr. Rentschler is not the right person for this as he does not read or study his current Board packets. He would not be a well-informed Commission member. Who else could be put forward?

**ALSO on AGENDA= TOLL BROTHERS:**

Tuesday, May 5th BOT meeting agenda has Toll Brothers asking for a premature start of site work, PRIOR TO ALL PERMITS BEING APPROVED.

**PART 41 WASTEWATER TREATMENT PLANT PERMITS are in review still = NOT APPROVED.**

I am opposed to granting their request for these reasons:

1. The PART 41 review is critical to LODI TWNSP to guarantee the safest, most effective technology, construction and placement of the proposed wastewater treatment plants. LODI residents have brought many concerns of these wastewater treatment plants to EGLE. The reviewing engineers of Jackson District Office of EGLE need time to study the design plans. They may ask for modifications of Toll Brothers Plans. Their research and study must precede ANY AND ALL SITE CLEARING.
2. The 60 day window for challenging the NPDES permits EGLE has granted is yet in process.. The final decision via an EGLE Judge could impact one or both plants.
3. Susan Miller has a 66' easement to access her property (19 acres). Toll Brothers want Miller to surrender that easement and accept one better suited for Toll Brothers profits. NO PLAN TO DISTURB THAT EASEMENT can be legally allowed UNTIL THE EASEMENT ISSUE IS RESOLVED.

Thank you, each of you, for considering my concerns and including them in your Board discussions, and your recommendations.

In gratitude,  
Patricia Harroun  
LODI resident since 1982