



**Lodi Township Planning Commission**  
3775 Pleasant Lake Road  
Ann Arbor, Michigan 48103  
**7:00 P.M. June 23, 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 – 5/26/26 & 6/2/2026**
- 7. Old Business**
  - a. Copperleaf Crossing Revised Area Plan
  - b. Lodi Township Master Plan update (Parts 14,15,16)
  - c. Data Center Zoning Ordinance
- 8. New Business**
  - a. Proposed Planning Commission regular monthly date change request
- 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 July 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

**May 26, 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, Meiners, Rentschler, Rogers, Stevenson, Strader, Sweetland

Absent: None

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Firlit,  
Township Engineer MC Moritz,  
Township Attorney Jesse O'Jack,  
Township Supervisor Jacob Schaible,  
Craig Naebeck, Kathy VanKoevering, Barry Wauldron and five other members  
of the public

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

The Master Plan is not ready for discussion so it needs to be removed from the agenda. Froberg requested to add a discussion and request to ask the Board of Trustees to start working on an Exotic and Wild Animal ordinance to New Business.

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

### **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

Sweetland moved to open the public comment section of the public hearing at 7:03 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The applicant explained what has happened since the previous discussion regarding the request and provided written answers to some of the questions that the Planning Commission previously had.

Township Planner Hannah Firlit reviewed her report dated May 20, 2026 reviewing the application in question. Township Engineer MC Moritz reviewed her report dated May 19, 2026, but stressed that most items in her report are recommendations and not requirements.

Numerous questions were asked by Planning Commissioners regarding the reports and items brought up in the reports which included:

- What would be the process for correcting items that disagree between the application and the provided plans since the applicant is not the property owner? As long as the property owner signs off on the final plan, it is not necessary to revise the application to match the plans.
- Is this a retail business or will anyone from the public be coming to the property? No, the public does not come to the property at all.
- Is a swale going to be built? Yes. What type of timeline is needed to construct the swale? It should be able to be completed by December 1, 2026. Are there requirements that the swale needs to meet? There are no requirements, but Washtenaw County has some recommendations.
- With the slope of the land, where does the water run off? The water runs towards the West.
- Does the Township review Special Use permits after they have been approved? Yes, every two years.
- How many trucks (pickup and dump trucks) will be located on site? About 20 trucks total. Are there any plans to increase that number? Not currently
- What potential environment hazards are stored on the site? Liquid chemicals are stored in lockable storage lockers per requirements from MDARD. The fertilizers come in bags on pallets so they are stacked up and stored inside. There is a fuel station on site containing 4 above ground double barrel fuel containers located outside that contain between 300-500 gallons each. One contains off-road diesel fuel, one contains on-road diesel fuel, one contains mixed gas, and the last contains regular gas.
- Other than moving piles of woodchips or stone around, are there any other activities that would create noise that might disturb residential neighbors? They do split wood which is sold and delivered.
- Do you have live plants on site? They keep a small nursery stock of plants that they use on job sites.
- Where are the office staff parking spaces located? At the existing barn which is in a different place.
- What is the flooring of the new buildings? Concrete
- Assuming the Planning Commission recommended to the Board of Trustees that one paved parking spot at the office location and one paved parking spot at the new building be added for ADA requirements, how long would you need to take care of that? 60 days
- Are you going to have an apron in front of the barn? They were not planning on it, but have talked about adding one to the existing barn.
- Do you need a loading zone or do you have a loading zone? Loading zones are not needed because materials are loaded next to the bunker containing those materials. Flatbed trucks are loaded with equipment in the yard.
- Do you know what is in a landscaping plan? There will be a solid white vinyl fence along the northern property line and they would follow the Zoning Ordinance along the road for the Greenbelt landscaping. How quickly could that be added to the plan and have it turned around? They were planning on letting MCI know what needs added or updated and they would get it ready in time for the Board of Trustees meeting. Who reviews their landscaping plan and when would it need to be received in order to be reviewed in time for the Board of Trustees meeting? If it is to go in the Board packet, it would be needed on Thursday. If the

Board of Trustees is comfortable with receiving it that night, Firlit would need it by Tuesday morning. Can you submit it to the Clerk by Thursday, May 28, 2026? They will need to get with MCI to see if they can get it done that quickly. Would you be willing to have a Greenbelt strip from the existing driveway all the way to the North and then wrap it around until the white fence? They said that they wanted to screen the whole northern property line, but were unsure how far the white fence was allowed to go to the road, but they would definitely connect the Greenbelt landscaping to the fence.

- What color is the metal siding of the building? White
- Are you going to have dumpsters? Yes, there is one in the proposed bunker area on the East end. Any plans for additional dumpsters? No. Is the dumpster already there? Yes.
- Will the lighting on the outside of the building be down shielded? Yes. Are they dusk until dawn lights? Yes. Can details on the lights be turned in with the landscaping plan by Thursday? Yes.
- Any signs out front? No signs

Having made it through the consultant reviews, the floor was opened for questions or comments from members of the public.

A member of the public commented that as a non-retail business, any member of the public who has trouble walking is apt to drive up to the door and pull in and talk; no special parking spot is necessary. Also, most wheelchairs are made to be able to get around on gravel.

Sweetland moved to close the public comment section of the public hearing at 8:30 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The notes taken for Findings of Facts and conditions during the discussion were reviewed.

Froberg moved to recommend approval to the Board of Trustees due to the following Findings of Facts with the following conditions.

**Findings of Facts:**

**Ordinance Standard:** Section 43.04 Standards for Special Use Approval.

**Findings:**

1. Approximately 20 trucks including 3- and 5-yard dump trucks (all are under the 12-yard capacity maximum).
2. The Township Engineering review letter notes additional permits/approval that will likely be required, including Washtenaw County SESC, Washtenaw County Road Commission, and the Saline Area Fire Department. The operation is expected to comply with all applicable requirements from County agencies, building department, and other applicable agencies.
3. Recommended water management for the first inch of run off by Township Engineer
  - a. Applicant plans to put in a dry well or detention area if needed
4. The business splits wood and delivers as a service.
5. Plans include installation of three lights on the pole barn. See condition of approval to provide types of lights to confirm compliance.
6. Retail sales are not planned on the site.
  - a. The site is not used for any type of public interaction

**Ordinance Standard:** Section 40.16 Landscape Businesses.

**Findings:**

1. Retail sales are not planned on the site.
  - a. The site is not used for any type of public interaction.
2. This existing business has approximately 20 trucks all under the 12-yard maximum size. There is no planned increased traffic for the existing business.
3. This is an existing business that has not historically caused impacts to nearby residences.
4. The business stores chemicals in storage lockers along with fertilizers in bags on pallets. There are 4 fuel stations with approximately 300-500 gallons (double barrels) each.
5. This is a non-retail location (public not visiting). There is a small nursery stock along with the stone, mulch and top soil that are kept on site.

**Ordinance Standard:** Section 44.08 Required Site Plan Information

**Findings:**

1. The building has a 20-foot height to the eave of the roof.
2. There are 25 parking spots on site:
  - a. 22 parking spots for the new building
  - b. 3 parking spots for the old building which is used in part as an office
3. To be ADA compliant, one paved parking spot will be located near the building that serves as an office must be constructed. See conditions of approval
4. No designated loading zone is needed; loading is done by material bunkers.
5. The gravel material in the parking lot has been recommended. See conditions of approval for additional information. No stripping will be installed due to material.
6. A landscaping plan that is in compliance is required as a condition of approval. See approval conditions for additional information.
7. Additional approval for installation of the 6-foot fence is not required. Applicant indicates a solid white vinyl fence will be installed.
8. The pole barn will be constructed so that the roof and leans are all one.
9. A fire department review will be required.
10. Three lights will be installed on the new pole barn. The type of lights will be sent to the Township Planner as part of the conditional approval. See below for additional information.
11. Dumpsters will reside in the proposed East bunker.
12. No signage is planned at this time.

**Conditions of Approval**

1. The property owners will sign off on the updated pole barn dimensions of 104 x 60 with 2 leans.
2. The swale on the North side will be built by 12/1/26. The Township Engineer will provide Washtenaw County guidelines for the build.
3. The site data chart on the site plan will be corrected to reflect 25 parking spaces (22 at the new building plus 3 office spaces at the existing building). The 33 spaces on the current site data chart are incorrect.
4. Provide one paved parking spot for the office building with accessibility to the building to comply with ADA. Must be completed within 60 days. Note: additional paved parking spots may be determined by State of Michigan requirements.
5. Alternative gravel as material for the parking is allowed based on the following:
  - a. The public will not be accessing the site.
  - b. Landscape work requires someone who can walk on gravel.

- c. Business vehicle weight is not practical for concrete or asphalt and will cause increased wear and tear.
- d. Gravel is a less impervious surface.
- 6. The landscaping plan will be submitted by 5/28/2026.
  - a. The Township Planner will review the plans and provide information on compliance to the Board of Trustees.
- 7. The existing trees on the South side of the existing driveway are sufficient as Greenbelt landscaping for this portion of the property.
- 8. The white vinyl solid fence is sufficient as the screening on the North property line. The Board of Trustees should establish a timeline for installation.
- 9. The applicant will obtain all required permits including Fire Department approval
  - a. The Township Engineer will email the fire chief for approval on behalf of the applicant.
- 10. Submit the type of lights that will be installed to the Township Planner by 5/28/2026.
  - a. The Township Planner will provide information on compliance to the Board of Trustees.

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

## **5. Public Comment**

Public comment began at 8:37 pm. No comments were received from the public. Public comment ended at 8:37 pm.

## **6. Approval of Minutes – 4/28/2026 and 5/5/2026**

Sweetland moved to approve the minutes of the April 28, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Meiners. A voice vote was taken. Aye=6, Nay=none, abstain=Strader. Motion carried.

Sweetland moved to approve the minutes of the May 5, 2026 meeting as presented. Second by Strader. A voice vote was taken. Aye=6, Nay=none, abstain=Froberg. Motion carried.

## **7. Old Business:**

### **a. Data Center Zoning Ordinance**

Township Planner Firlit updated the Planning Commission on the status of the Data Center ordinance. Individual Planning Commissioners previously submitted their concerns and what they would like addressed in the ordinance. Firlit went through those concerns, but was unable to get those items to Township Attorney Jesse O'Jack until Friday so they have not had time to sit down and go through those yet. Firlit is working through the template ordinance she has access to and is dividing it up by scale (accessory, small, large or hyperscale data centers). She is also researching the idea of an energy overlay district and what proximity would be needed to what power of energy lines for each scale of data center. Based on that research, there would be data centers that could use the existing power lines that run through Lodi Township. Firlit said that it would make sense to have it as a special land use if it is a Zoning Ordinance and to have it designated in the Industrial District.

Strader asked if the properties currently zoned Industrial are large enough to consider for any larger data center. Firlit said the minimum lot size for larger data centers is about 10 acres, but it is possible to have a small data center in an office building that is not noticeable.

Sweetland asked if the properties currently zoned Industrial have high transmission lines. Firlit said that the only high transmission lines in Lodi Township are East of Zeeb Road. There is a higher voltage line that goes through Freedom Township.

Meiners stated that after thinking about it, he thinks the energy overlay district makes sense because we do not know what the next thing after data centers will be and it would be nice to already have something in place instead of acting reactively. It might also make it easier to defend the Township against lawsuits.

O'Jack said that exceptions would probably need to be built into an energy overlay district to account for what the State and federal government removes from local control.

Firlit said she will plan to have a draft ordinance to review by the next Planning Commission meeting, but she will need some direction on whether the Planning Commission wants to have a regulator ordinance, zoning ordinance or both. She will also bring the information she has gotten regarding the energy overlay district for the next meeting.

O'Jack stated that the moratorium could be extended, but the Township would need proof that they are working on it and making progress.

O'Jack also explained the difficulty in proving negative consequences of things like data centers. Meiners asked if it would be possible to require them to provide studies and data showing the consequences of building.

Schaible reminded the Planning Commission that the more restrictive Townships are on these issues, the more likely it is that the State is going to remove Township control. Schaible noted that that should not affect the decisions the Township makes, but the Township should be cognizant of it.

## **8. New Business:**

### **a. Exotic and Wild Animal Ordinance**

Strader stated that the Planning Commission is interested in creating an Exotic and Wild Animal Ordinance to regulate any potential future organizations that may want to come to Lodi Township. The Planning Commission also has a list of ordinances that it would like to update based on recent projects that have come before the Planning Commission. Strader asked how the Planning Commission should proceed with these items. O'Jack recommended ranking the items the Planning Commission would like to update in addition to ranking how much time and effort would be required to update those items to give the Board of Trustees more information in making their decisions. Froberg said she could work on a draft Exotic and Wild Animal ordinance and can put the other items the Planning Commission would like to update in a spreadsheet to be able make deciding on a ranking easier for the July Planning Commission meeting since the June meeting is fairly full already.

Sweetland requested that these items not be started until the Master Plan is completed so that the Planning Commission can complete something before starting something else.

Froberg asked if a motion to ask the Board of Trustees to start work on an Exotic and Wild Animal Ordinance needed to be made. O'Jack stated that the Planning Commission can work on whatever they want to work on, but they would be wasting their time if the Board of Trustees is not interested in it. O'Jack recommended making a motion stating that the Planning Commission believes that it is an important thing to begin working on right away

and asking if the Board of Trustees agrees.

Strader asked if an Exotic and Wild Animal Ordinance is created, would that apply to future changes to existing organizations or would whatever ordinances are in place when the organization was approved be all that would be allowed to apply. Froberg said that, based on her research, whatever animals were already currently owned would not be regulated by the new ordinance, but any additional or replacement animals obtained would be regulated by that new ordinance. O'Jack said he would have to see how it was written to be able to tell how it would work. O'Jack also stated that the ordinance should be based on types of animals (i.e., smelly animals or large animals) rather than individual specific animals (i.e., lion vs tiger).

Froberg asked if she has permission to work on an Exotic and Wild Animal ordinance on her personal time or if she needs to obtain approval first. O'Jack said she could work on it in her own time, but that she would need approval to spend Township funds by contacting O'Jack with questions.

O'Jack also cautioned about being careful about getting Animal Control involved because it could incur expenses for the Township.

## **9. Public Comment**

Public comment began at 9:21 pm. No comments were received from the public. Public comment ended at 9:21 pm.

## **10. Reports**

- A. Board of Trustees: Rentschler and Schaible reviewed the most recent Board of Trustees meeting held on May 5, 2026. Questions were asked about the appointment process for replacing Matelski.
- B. Commissioners: None
- C. Planning Consultant: None
- D. Engineering Consultant: None

## **11. Adjournment**

Sweetland moved to adjourn at 9:23 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for June 23, 2026 at 7:00 pm.

Respectfully Submitted,

Brian Sweetland,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary



## LODI TOWNSHIP PLANNING COMMISSION

### DRAFT - Meeting Minutes

Tuesday, June 2, 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 June 2, 2026 at 6:30 pm.

#### 2. Roll Call

Present: Meiners, Rentschler, 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

Sweetland moved to adjourn at 7:20 pm. Second by Meiners. A voice call vote was taken. Aye=all, Nay=none, absent=2.

Respectfully Submitted,

Michelle Joppeck,  
Recording Secretary

June 16, 2026

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

RE: **Copper Leaf Crossing Planned Unit Development REVISED Area Plan Amendment, 4940 Ann Arbor Saline Road**  
23.44 acres, located at the northwest corner of Ann Arbor Saline Road and Pleasant Lake Road. Parcel #M-13-14-400-025, zoned PUD, Planned Unit Development.

Description of Application:	The applicant has submitted a Major Area Plan Amendment for the existing facility at Copper Leaf Crossing to reflect current operations, proposed additional improvements, and elements of the original development that were not constructed and are no longer proposed.
Site Location:	4940 Ann Arbor-Saline Road – northwest corner of Ann Arbor-Saline Road and Pleasant Lake Road Parcel number: M-13-14-400-025
Applicant:	Steven Marsh 4940 Ann Arbor-Saline Road Ann Arbor, MI 48103
Current Zoning:	PUD, Planned Unit Development
Plan Date:	5/28/2026 (original dated 9/29/2025)

Dear Planning Commissioners:

At your request, we have completed our review of the above **REVISED** major amendment to the area plan for Copper Leaf Crossing, which is an existing Planned Unit Development (PUD). The application notes that the amendment consists of additional structures and improvements to the property to enhance functionality, safety, and educational value while ensuring compliance with evolving animal welfare standards. [The REVISED amendment submittal includes revised plans, supplemental information in response to questions from the Planning Commission, and additional attachments. This review letter is an updated version of the original review \(dated 11-21-25\); Updated review comments are detailed in BLUE. Many of the original comments still apply; the blue comments only reflect any updated information received with the re-submittal.](#)



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



## DEVELOPMENT BACKGROUND

As you may recall, the subject property was rezoned from AG (Agricultural) to PUD (Planned Unit Development) in 2002 with several buildings related to animal care and animal-related activities. The final site plan for the site was approved in 2004 and included retail/office space, a veterinary hospital, grooming and small animal boarding, a horse stable and arena, a greenhouse, plant/produce stand, along with a parking lot for the complex and similar amenities.

In 2023, the applicant submitted an application for a minor site plan revision to make changes to the overall outdoor fenced area. Upon consideration of that application, there was discussion about use of the property relative to the uses originally approved as part of the PUD. At the August 2023 Planning Commission meeting, the Planning Commission approved the canine fencing and noted that the applicant should work a modification to the PUD that reflect the current and future uses of the property.

In July 2024, the Planning Commission considered a request for a determination from the applicant of a major/minor amendment to the existing PUD and area plan. Upon review of the information provided, the Planning Commission determined that the changes submitted for the Copper Leaf Crossing area plan constituted a major change, noting in the findings of fact that the proposed changes fell under those listed as major in *Section 42.106.B*.

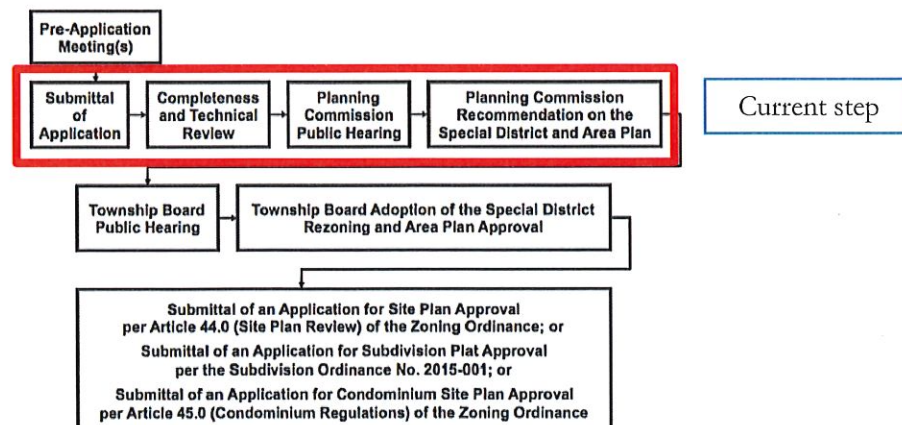
The Planning Commission considered the proposed area plan at its November 2025 meeting, where given the extent of the outstanding questions, the Commission agreed to compile a list of questions and additional information needed to be forwarded to the applicant. Over the following months, the Commission compiled, consolidated, and sent the applicant a list of questions and needed information. The applicant has provided a revised set of plans, along with supplemental information addressing the list (*plans dated May 28, 2026*).

*Section 42.106.B* of the Zoning Ordinance states that major changes shall require an amendment to the approved area plan following the procedures and standards for a new application per *Section 42.102.A Special District Approval Procedures*.

## DEVELOPMENT PROCESS

*Article 42.0* of the Lodi Township Zoning Ordinance outlines the process for a Special District development, which includes a Planned Unit Development (PUD). *Section 42.106 Amendment* outlines the process for changes to an approved special district area plan. As noted above, a major change requires an amendment to the approved Area Plan following the procures and standards for a new application. The process for a new application is as follows:

### Special District Approval Process





The Planning Commission is tasked with holding a public hearing; reviewing the area plan and application materials; and making a recommendation to the Township Board.

The area plan shows the overall development concept, general site layout, and any proposed deviations from Zoning Ordinance requirements. Approval of the Special District classification and area plan by the Township Board indicates its acceptance of the overall development concept and approved deviations, as well as acceptance of general layout, land uses, and building design/location.

If the amended area plan is approved following the process above, the applicant will submit for site plan approval following the preliminary/final site plan process and standards.

### **SPECIAL DISTRICT REVIEW COMMENTS**

A Planned Unit Development (PUD) is considered a Special District. *Section 42.102.B Standards of Application Review* lists the review standards for a Special District application. While the Special District is existing, the area plan amendment is required to be reviewed following the process and standards for a new application. Per *Section 42.102.B*, the Planning Commission shall determine and provide evidence in its report to the Township Board that the application meets the standards. The standards are listed below, along with our review comments:

1. *The proposed development shall conform to the Master Plan, or represents land use policy which, in the Planning Commission's opinion, is a logical and compatible extension of Master Plan policies.*

**Comment:** The subject site is within the “Lodi Central” designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. The Lodi Central concept plan shows Office for the front portion of the site and Open Space for the rear of the site. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds is also within the Lodi Central area, which facilitates groups of people for special events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

2. *The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.*

**Comment:** The intent of the Special District designation is to permit flexibility in the regulation of land development and encourage efficiency and innovation in design, layout, structures, etc. The Special District designation allows the Township to approve limited deviations from use or development standards specific to a site or project. Development of a complex with multiple uses on one site is compatible with the intent of a Special District designation. Review comments on conformity with the regulations and standards associated with a Planned Unit Development Special District are detailed in this letter. It should be noted the Township has the ability to grant limited deviations within a Special District designation.

3. *The proposed development shall be adequately served by municipal facilities and services such as, but not limited to, roads, police and fire protection, and drainage courses unless such facilities and services can be provided by the persons or agencies responsible for the development where allowed by this Ordinance.*

**Comment:** The site was approved and has operated as an animal-related complex; however, as noted, the use has evolved beyond what was originally approved and now includes the educational center. The center provides for field trips, tours, and community events, which may have a greater impact on roads, emergency services, etc. The applicant has indicated that the site has operated in this capacity previously; the applicant may provide additional information showing that it is adequately served by existing facilities and services.



4. *Common open space, other common properties and facilities, individual properties, and all other elements of the development are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.*

**Comment:** The development is not a residential development requiring dedicated open space.

5. *The applicant shall have made satisfactory provisions to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.*

**Comment:** The use description indicates that the site area is open to the public as part of the educational center use, as well as services such as animal grooming and boarding. The development is not a residential development necessitating dedicated open space or provisions for financing and maintenance of common spaces.

6. *The location of the proposed uses, layout of the site, and roads access shall be such that traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission shall consider convenient routes for pedestrian or other non-motorized traffic, relationship of the proposed project to main thoroughfares and road intersections, and the general character and intensity of existing and potential development in the surrounding area.*

**Comment:** The access drives to the site are existing and not proposed to change within the area plan amendment.

7. *The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to the applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards. Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects that are connected with the proposed uses will not adversely affect adjacent and neighboring lands and uses.*

**Comment:** The proposed uses within the amended area plan have evolved beyond what was originally improved and now includes the educational center element, including hosting field trips, tours, and community events. While the original uses implied short-term stays of animals (i.e. boarding, kennel, grooming), it is our understanding that the Creature Conservancy portion of the use now includes permanent housing of animals, many of which do not fall under the ordinance definition of a domestic animal or farm animal. It is not clear if elements of this operation may have adverse impacts on neighboring land uses. It should be noted that any operation is expected to comply with Township ordinances, including the Noise Ordinance. [The revised submittal includes more detailed information about what animals are housed on-site and provides safety information/protocols for animals and details about waste management practices. It is our understanding that the applicant has installed a sound measuring device on the site. The submittal also indicates that over 100 trees have been planted in the canine enclosure to mitigate noise impacts to neighboring properties, as well as privacy slats in the fencing.](#)

8. *The proposed development shall create a minimum disturbance to natural features and landforms.*

**Comment:** The facility will likely not cause a disturbance to natural features and landforms. Much of the facility is already existing, and the subject property has minimal natural features on the site. Surrounding land includes single-family residences, some wooded areas, and farmland; the operation will likely not create disturbance to these in terms of landforms.

*Section 42.200 Special District General Standards* of the Zoning Ordinance lists additional standards that apply for any special district. These address access, public improvements, open space and common areas, etc. Our comments on these review standards are listed below.



1. *Sec. 42.201 Vehicular Access.* The lot has vehicular access from public roads and does not include private roadways or dwelling units. This standard is met.
2. *Sec. 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. **The revised submittal indicates there is public access to Buildings A, B, C, K, and L. These buildings appear to all have access via paved walkways.**
3. *Sec. 42.203 Road Design.* The development does not include internal public or private roads. This standard is met.
4. *Sec. 42.204 Public Improvements.* It is our understanding that stormwater management facilities and systems and utilities were put into place at the time of original approval and construction. New additional buildings (beyond what was originally approved) are not proposed. We defer to the Township Engineer if additional engineering and outside agency review is needed. The facility already has internal lighting and sidewalks installed.
5. *Sec. 42.205 Open Space Regulations.* This standard typically applies to residential developments and is not applicable to a commercial facility.
6. *Sec. 42.206 Common Areas and Facilities.* This standard typically applies to residential developments and is not applicable to a commercial facility.

#### **PLANNED UNIT DEVELOPMENT (PUD) AREA PLAN REVIEW COMMENTS**

1. **PUD Eligibility.** *Section 42.301 Planned Unit Development (PUD) District* addresses the PUD option. Within this section, *Section 42.301.A* lists the eligibility criteria for a PUD, requiring that the application and Area Plan be compatible with the criteria. While the property is already established and zoned as a PUD, the Planning Commission and Township Board must determine if the proposed amendment to the PUD is still compatible with the criteria. These criteria, along with our review comments, are listed below:

- a. Compatibility with the Special District intent. *The proposed PUD is consistent with the intent and scope of this Article.*

**Comment:** The intent of Special Districts is to permit flexibility in the regulation of land development and encourage innovation and efficiency in land use and design. The intent of the PUD option is to encourage collaboration between developer and Township in the development process to allow the developer creativity in their approach to land use and development than otherwise permitted under the ordinance. It allows flexibility in design to allow the developer to take advantage of site features and allows limited deviations from the ordinance standards, to be approved by the Township Board as part of the area plan. The site was previously approved as a PUD with a complex of different uses related to animal care (i.e. veterinary clinic, grooming, boarding, stables and riding arenas, etc.) along with a retail component. The proposed amendment includes the additional use of the educational facility and long-term care of animals. The nature of multiple different, but related, uses on one site is compatible with the intent of the Special District.

- b. Compatibility with the Master Plan. *The proposed PUD is compatible with the adopted Master Plan and consistent with the planned character of the proposed development area, as expressed in the Master Plan.*

**Comment:** The subject site is within the “Lodi Central” designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. On the concept plan for the area, the front portion of the site is designated as Office and the rear portion is designated as Open Space. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds are also within the Lodi Central area, and facilitates groups of people for special



events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

- c. Availability and capacity of Services. *The proposed type and intensity of use will not exceed the existing or planned capacity of necessary services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage, and stormwater management facilities. In addition, the proposed type and intensity of use will not exceed the anticipated availability of water via a private well or a municipal water system available to the site, or the suitability of soils for a private septic system or capacity of an existing or planned municipal sewer system available to the site. The Township Board shall have the authority to deny or postpone a proposed development if, in its opinion and after recommendation from the Planning Commission, the proposed development will result in premature development of the area involved or will result in improper rescheduling of various public improvements such as, but not limited to, roads, utilities, and schools.*

**Comment:** The site was originally approved with several of the existing uses, so it is assumed that services and facilities were constructed with appropriate capacity for these uses. The amendment to the area plan includes the addition of an educational facility use, which hosts public programs, field trips, tours, and community events. This use is likely to increase the number of visitors to the site on a regular basis and it is not clear if facilities such as the well and septic system are properly proposed to accommodate this increased intensity. In addition, it may mean increased demand for other services and facilities (such as emergency services and roads). However, it should be noted that the site has been already operating in this capacity for some time. The applicant may be able to provide information showing that facilities are sufficient to support the uses and structures included in the proposed area plan amendment. *The applicant narrative submitted with the revised plans provides further information regarding the site's well and septic. The narrative details what the wells were designed to support and that the current usage is less than the usage they were designed for, due to buildings not being constructed and the change in nature of uses on-site. It also indicates that the septic drain fields were recently improved at the recommendation of the County Health Department.*

- d. Sufficient land area for proposed uses. *The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area.*

**Comment:** 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 the educational facility and animal care. *The revised submittal provides details about inspections from regulating agencies for animal care which ensure that living conditions and care are properly provided.*

- e. Single ownership or control. *The development will be under the ownership or control of a single person or entity having responsibility for completing and maintaining the project in conformity with this Article and Ordinance.*

**Comment:** It is our understanding that the site is owned and operated by the Copper Leaf Crossing organization.

- f. Economic impact. *The proposed development will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Master Plan.*

**Comment:** The surrounding area is zoned AG Agricultural and C-1 Commercial and is designated in the Master Plan as residential (to the north and south), office/commercial (to the east and south), and



Agriculture (to the west). It does not appear that the development would impede development or continued use of properties for these designations from an economic perspective.

- g. Location. *The proposed development is located in an area of the Township suitable and desirable for such development, and consistent with Township Master Plan policies regarding land uses and density.*

**Comment:** The development is located in the “Lodi Central” area of the Master Plan, which is intended to be the commercial center of the Township. In terms of the services provided on the site, this is a reasonable location for the use as office and commercial uses are encouraged to be located in this area. It may be noted that the property abuts single-family residences, which may not be determined to be compatible with adjacent land uses.

- h. Additional eligibility criteria. *The application and Area Plan are compatible with one (1) or more of the following additional criteria:*
- i. Conservation of open space. *Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Master Plan.*
  - ii. Preservation of natural resources. *Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).*
  - iii. Public benefit. *A recognizable and material benefit will be realized by the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.*
  - iv. Remediation and redevelopment. *The development includes remediation and redevelopment of a site classified as a brownfield under state or federal law, containing one (1) or more functionally obsolete buildings, or otherwise determined to be subject to unusual physical constraints or hardships that would prevent reasonable use or development in accordance with the strict application of this Ordinance.*

**Comment:** The use is an animal-related service(s) and a unique educational facility that draws visitors to the community, which may not be possible to provide in the same fashion under the regular provisions of the Ordinance. The Planning Commission and Township Board should review the information provided and determine if the proposed development is compatible with the additional eligibility criteria.

2. **Use.** The provided area plan proposes to continue as a facility for animal-related uses and includes several of the uses that were originally approved in the PUD. The proposed amendment to the area plan includes the addition of the educational facility and our understanding is that this includes long-term or permanent care for several animals on the site. The project narrative indicates that the property hosts school field trips, tours, and community events that help people learn about conservation and animals. It also indicates that changes are needed to meet USDA and DNR rules, keep the animals safe, and improve usability of the site. It is our understanding that a number of animals that are present on the site are regulated by USDA, DNR, or other regulating agencies.

*Section 42.301.B Limitations on Use* of the zoning ordinance states that a PUD District may include any land uses listed in *Article 20.0* subject to applicable use standards and are limited to those that are “compatible with the Township’s adopted Master Plan, and that are harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area.”

Our understanding of the area plan is that the proposed use of the site is a complex of related animal businesses, with the primary uses of the Veterinary Hospital, Kennel/Boarding with Grooming, and the educational facility which includes the long-term or permanent care of animals, many of which do not fall under the definition of a domestic or farm animal. *Article 20.0 (Table of Uses)* does not specifically list and define a use such as an animal sanctuary, zoo, or long-term care of non-domestic animals associated with educational programs. That said, *Section 20.04* does state that land uses that are substantially similar to a use allowed within a zoning district shall



also be allowed. The Planning Commission and Township Board may find that the proposed long-term animal care and educational facility is similar to a use listed in the table. Institutional Uses, as defined below, include uses of an educational character and centers for cultural activities similar to a museum or library.

***Institutional Uses.** The following specific uses of an educational, social, or religious character, as defined or used in this Ordinance:*

- a. *Public and private elementary and secondary schools, business schools or private schools operated for profit, and institutions for higher education.*
- b. *Auditoriums, theaters, concert halls, and similar places of assembly.*
- c. *Libraries, museums, and similar centers for cultural activities.*
- d. *Churches, temples, and other places of worship, private clubs, civic clubs, fraternal organizations, and lodge halls.*
- e. *Post offices.*

The Planning Commission should review the information provided and determine if the proposed use is substantially similar to an Institutional Use, or a different use, listed in Article 20.0. The Planning Commission should detail findings on the similarity of the proposed use to the listed use.

3. **Animal Care.** As noted, it is our understanding that there a number of animals cared for on the site that do not fall under the Zoning Ordinance’s definition of a domestic animal or farm animal. It is also our understanding that some of these animals are regulated by the USDA, DNR, or other regulating agencies. Information has not been provided within this submittal about what animals are on site and the applicable agencies that regulate the care of the animals. Per Section 42.102.A.3.c, the applicant shall present evidence at the Planning Commission public hearing that the development is in compliance with outside agencies with jurisdiction (as well as with Township ordinances). The applicant should provide further information about the animals kept on site, operations to care for the animals, regulating agencies, and any evidence showing compliance with care standards. The attachments provided with the revised submittal list the animals that are currently or historically housed on-site. The attachments also include records of permits from regulating agencies, such as MDNR (Scientific Collector’s Permit; Threatened and Endangered Species Permit; Deer or Bear Carcass Permit; Cervidae Registration), US Fish & Wildlife Service (Special Purpose of Migratory Birds; Live Eagle Exhibition). The permits provided also detail reporting requirements for those agencies. The revised submittal indicates that the site is regularly inspected by local, state, and federal agencies who have jurisdiction over the animals on-site to ensure that living conditions, care, and safety protocols are met (i.e. provided a copy of the UDSA Animal Welfare inspection). These agencies are identified as USDA, USFW, Dept of the Interior, MDNR, and Washtenaw County Animal Control. The attachments also indicate a list of species that the Creature Conservancy commits to not housing on-site. This includes large cats of the Panthera genus, animals of the Ursidae family, large primates, or pacyderms. It should be noted that while permits are provided to house animals on-site, the revised submittal includes information regarding the intent to breed the clouded leopard. It is our understanding that this requires more robust safety planning and additional approvals than just housing the animals. The Planning Commission may wish to ask for more detail on this.
4. **Perimeter Open Space and Yard Requirements.** *Section 42.301.E* of the Zoning Ordinance outlines perimeter open space, buffer, and yard requirements for a PUD.
  - a. **Transition Buffer.** A 30-foot transition buffer is required along all lot lines except those abutting a right-of-way in accordance with *Section 30.203.E*. It appears a 30-foot transition buffer was shown on the original approved plans along all lot lines except along roadways. On the approved plans, animal enclosures and structures are shown respecting this 30-foot perimeter. The proposed amended area plan does not reflect this 30-foot transition buffer and it is not clear if proposed enclosures and fencing are within this 30-foot area. It should be noted that setbacks for any yard or building shall be measured from the boundary of the transition buffer. The 30-foot transition buffer is shown along all lot lines except along roadways, as required. Two enclosure areas are shown within the 30-foot buffer area; the canine enclosure in the northeast corner (Item 29 on the area plan) and the Livestock Enclosure in the



southwest corner (Item 23 on the area plan). The livestock shelter (item 24) is also within the buffer area. The revised submittal indicates that the applicant is requesting a deviation for these setback encroachments.

- b. **Landscape Strip.** A 20-foot landscape strip shall be provided along and adjacent to any road right-of-way in accordance with *Section 30.203.D*. This landscape strip is not shown on the plans, but it appears location of the buildings would allow for the 20-foot strip. The livestock enclosure labeled 1 on the area plan appears to be located within this 20-foot landscaping strip. This comment still applies. The applicant narrative indicates that the enclosure/fence labeled 1 has been in place for many years and provided evidence of it shown on the 2004 area plans.
- c. **Perimeter Open Space.** A landscaped open space setback area shall be provided along all boundaries of the PUD subject to deviations approved by the Township Board, including a 50-foot open space setback where adjacent to right-of-way and a 20-foot open space setback on any perimeter not adjacent to a right-of-way. It is not clear if the 50-foot setback is provided along Ann-Arbor Saline Road and Pleasant Lake Road; however, it should be noted that the original plans show a 40-foot setback which the now existing buildings meet. It is also not clear if the 20-foot setback elsewhere is provided, based on the area plan. It is still not clear if the 50-foot setback is provided along Ann-Arbor Saline Road and Pleasant Lake Road. While the 20-foot setback elsewhere is not shown, the 30-foot buffer is shown and it appears that Item 29 (Canine Enclosure) and Item 23 (Livestock Enclosure) are the items that will encroach into the 20-foot setback. The revised submittal indicates that the applicant is requesting a deviation for the Item 23 setback encroachment.

A complete landscaping plan is required at the time of final site plan review and approval.

- 5. **Site Elements.** Elements of the area plan are labeled and a key provided to identify each item. The applicant has since provided supplemental materials with more detailed descriptions; our comments below have been updated to reflect this information. To help summarize the changes shown on the proposed amended area plan, the following chart outlines the different site elements shown:

BUILDINGS			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
A	Classroom Space	Farm House Retail/Office Space	
B	Vet Clinic	Vet Clinic	Appears to be same as approved plan
C	Grooming/Boarding	Grooming/Boarding	Appears to be same as approved plan
D	Produce Stand	Produce Stand	Labeled as "Never completed." The applicant should clarify if it is still planned to be completed. <u>The revised submittal indicates item D was left on the plans, as the applicant still plans to construct the plant stand.</u>
E, F, G	Pet shop, Retail, Feed Store *Shown as existing overflow parking lot	Pet shop, Retail, Feed Store	Area plan labels these buildings as "Items from the approved PUD that have not yet been completed or that have been removed." The supplemental information provided by the applicant clarifies that these items were never built, are not intended to be built, and are now replaced with overflow parking which is the long-term planned use. However, it also notes that they were left on the plan in case of future construction.



			E, F, and G have been removed from the area plan and instead show the overflow parking area.
H	Pallet Building	Future Store	Building footprint looks to be the same. The revised submittal indicates they intend to construct this building in the next few years.
J	Greenhouse	Greenhouse	Labeled as “future development.” Our assumption is that this means it is proposed to be constructed in the future. The supplemental information provided by the applicant clarifies that this structure is still planned to be constructed. The revised submittal indicates that the applicant still intends to build this structure.
K	Storage Barn/Animal Enclosures	Storage Barn	
L	Animal Related Business	Stable	It is not clear from the plans what animal related business entails. The supplemental materials that have since been provided by the applicant state that this structure is the main Creature Conservancy building. It is intended for commercial use involving animals or animal-related services, and is currently the home to the educational programs and animal enclosures. This is listed as the main conservancy building in the revised submittal.
M	Existing Home	Home	Appears to be same as approved plan Item M has been updated to be labeled “Storage Building.” The revised submittal indicates this building is no longer used as a residence and will likely be used for storage.
N, O	Existing Barns	Barns	Appears to be same as approved plan

ADDITIONAL STRUCTURES			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
I	Wood Burner	Wood Burner	Labeled as not completed and is highlighted in purple. The applicant has since confirmed that they have no intention of constructing this. Item I has been removed from the plans.
P	Wood Stove	Wood Stove	Labeled as “removed.” The applicant has since clarified that this was never constructed and there is intention to construct this. Item P is now labeled “Wood Burner” and indicated as “not shown” on the plan. Our assumption is that this is consistent with the previous direction that there is not intent to construct it.
Q	Enclosed Dumpster	Enclosed Dumpster	Appears to be same as approved plan
R	Corn Crib	Corn Crib	Appears to be same as approved plan Item R is now labeled as an Aviary.



T	Pergola	Pergola	Appears to be same as approved plan
U	Gazebo	Gazebo	Appears to be same as approved plan
V	Windmill	Windmill	Appears to be same as approved plan
12	Steel Fence	--	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. <i>Notes on proposed height have been removed. It is our assumption that the information above is still accurate. Proposed height is still needed.</i>
27	8-Foot Fence	--	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. <i>Item 27 is now labeled "Livestock Pasture." The applicant narrative indicates that this space may be used for dingos, which require an 8-ft. fence by the USDA.</i>
Not labeled	Cargotainers	--	Clarification of "cargotainers" is needed. It should be noted that shipping or cargo containers are prohibited as accessory structures. <i>The cargotainers shown on the previous plan have been removed on the updated area plan. The applicant narrative indicates they are requesting a non-conforming use designation for the containers.</i>

ANIMAL/LIVESTOCK ENCLOSURES			
Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
S	Livestock Enclosure	Corn Crib	Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure. <i>Item S is now labeled "animal enclosure." The revised submittal indicates that this is used as brooding space for young chicks, but could be used for other animals on the care list. Inventory lists: skunk, ayam cemani (chicken), black &amp; white tegu (lizard)</i>
Y	Animal Enclosure	Outside Arena	Enclosure area proposed to be expanded to the east from the original enclosure area. <i>Inventory lists: alpaca</i>
Z	Aviary	Aviary	Appears to be same as approved plan



			<i>Inventory lists: turkey vulture, black vulture, reeve's muntjac (deer), sacred ibis (bird), peafowl</i>
1	Livestock Enclosure	--	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. The revised submittal indicates that this enclosure/fence has been in place for many years and provided evidence of it shown on the 2004 area plans. <i>Inventory lists: mini highland cow, mini donkey, turkey</i>
2	Livestock Enclosure	--	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. Item 2 is now labeled "Livestock Enclosure/Fence." Our assumption is that the above comments still apply. <i>Inventory lists: mini highland cow, dingo, mini donkey, turkey</i>
3	Canine Enclosure	--	The supplemental materials indicate this enclosure is used for a variety of canines who are rotated through the spaces. <i>Inventory lists: domestic dog, wolf hybrid, coyote</i>
4, 5	Animal Enclosures	Grape Arbor (4)	The supplemental materials note this has been there for a number of years and is used for small animals, such as a turkey. <i>Inventory lists: arctic fox, red jungle fowl, ayam cemani (chicken)</i>
6, 30, 31, 32	Bird/Aviary Enclosure	--	Not clear if extends into required 30-foot transition buffer. 30-foot transition buffer is now shown on the plans. Items 6, 30, 31, and 32 appear to slightly encroach into the transition area. The applicant narrative indicates the applicant is requesting a variance for these items. A deviation may be granted as part of the PUD approval by the Township Board (per recommendation from Planning Commission). <i>Inventory lists: two-toed sloth, red tailed hawk, kookaburra, blue jay, American robin, great horned owl, Eurasian eagle owl</i>
7	Livestock Enclosure/Fence	--	8-ft. fence indicated, applicant should provide information on need for 8-ft. fence. Item 7 now reflects just the enclosure area, not labeled as the fence. The revised submittal indicates that this space may be used for dingos, which require an 8-ft. fence by the USDA. <i>Inventory lists: mini highland cow, dingo, coyote, clouded leopard</i>



8	Dog Kennels	--	Item 8 is now labeled as “Outside Door Run/Bathroom” and shows two areas along the exterior of the “Boarding/Grooming” building.
9, 10, 13, 34, 38	Turtle Enclosures & Turtle Pond, Turtle Hut	--	9 & 10 appear to be area where well was previously labeled. Item 9 is now labeled as “Fox Hut.” Item 10 is now labeled as “Animal Enclosure.” Item 13 is now labeled as “Tortoise Yard.” <i>Inventory lists: 9: arctic fox, 10: woodchuck, leopard tortoise, red-footed tortoise, 13: Aldabra giant tortoise, African spurred tortoise</i>
11	Animal Enclosure	--	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. Item 11 is now labeled as “Temporary Animal Housing.” The revised submittal notes that this is meant to hold animals while their enclosures are being cleaned. The animals include alpacas, emus, turkeys, red jungle fowl, ayam cemani (breed of chicken). <i>Inventory lists: alpaca, emu, turkey, red jungle fowl, ayam cemani (chicken)</i>
14	Animal Shelter	--	The supplemental materials indicate this is for giant tortoises at night. <i>Inventory lists: Aldabra giant tortoise, African spurred tortoise</i>
17	Animal Enclosure	--	Double fence indicated (less than 6 ft). The supplemental information indicates this area is for the coyote. The USDA requires double fencing. <i>Inventory lists: coyote</i>
19, 20	Animal Enclosures	--	Supplemental information indicates that Item 19 is an outdoor arena space for the alpaca. Item 20 is a space for visitors to view the goats in their enclosure. <i>Inventory lists: 19: alpaca</i>
23, 24	Livestock Enclosure & Fence, Livestock Shelter	--	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. The required 30-foot transition buffer is shown, but appears that fence line is along the property line; thus, the livestock area encroaches into the transition buffer. Item 24 (Livestock Shelter) shown as encroaching into the transition buffer. The revised submittal notes it is able to be moved outside of the buffer area. <i>Inventory lists: 23: black swan, emu</i>



25, 26	Animal Pond & Dock	--	The supplemental information indicates this area is for the alligator pond/enclosure. Fencing is existing. Item 26 has filtered glass for the albino alligator who requires UV protection. Item 26 now labeled as "Animal Enclosure." It is our assumption that the above information still applies. <i>Inventory lists: American alligator</i>
28	Domed Fence Area	--	The supplemental information provided indicates this is for rescued birds and currently houses bald eagles.
29	Canine Enclosure	--	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. The canine area has been updated to show what we assume is two fences (shown in blue and green). Canine shelters are labeled within the canine area. Canine area does not meet the 30-foot transition buffer. It should be noted a minor site plan approval for canine fencing area was previously approved. The attachments included indicate that the privacy slats have been installed in the fence. <i>Inventory lists: mini highland cow, reindeer, domestic dog, coyote, wolf hybrid, dingo</i>
33	Animal Enclosure	--	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. <i>Inventory lists: cougar</i>
35	Animal Display	--	It is not clear from the plans what animal display entails. Supplemental information clarifies these are used for plants at times and chameleons in the summer. <i>Inventory lists: parson's chameleon, frilled dragon, box turtle, wood turtle</i>
36	Animal Enclosure	--	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. Item 36 is shown on the plans, behind Building L and next to other animal enclosures. <i>Inventory lists: crested porcupine</i>
39, 40, 41, 43	Animal Enclosures	--	<i>Inventory lists: 39: Canada lynx, 40: skunk, Virginia opossum, 41: woodchuck, red kangaroo, reeve's muntjac, 43: Egyptian fruit bat</i>



42	Feed Storage & Animal Enclosure	--	<i>Inventory lists: leopard tortoise, red-footed tortoise, alligator snapping turtle, common snapping turtle</i>
45, 46, 47	Animal Enclosures	--	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. Items 45 & 46 are now labeled as “Future Animal Enclosure(s).” They are shown outside of the 30-foot transition buffer. The applicant narrative indicates these are planned to be constructed and Item 46 will be similar to the canine enclosure and will be used to house the wolf-dog at night. It will have 8-ft fencing. Item 47 is now labeled as “Fully Enclosed Raptor Aviary” for bald eagles. This is not yet built. <i>Inventory lists: 47: bald eagle, reeve’s muntjac</i>
48, 49	Animal Enclosures	--	Not shown/labeled on previous plans. Adjacent to other enclosures. <i>Inventory lists: 48: warthog, 49: hairy armadillo, three-banded armadillo, four-toed hedgehog</i>
50, 51	Portable Modular Animal Enclosure	--	Outlines were shown on previous plan, but not labeled. <i>Inventory lists: skunk, Virginia opossum, sloth</i>
52	Livestock Pasture	--	Large pasture area was not labeled on previous plan. The enclosure list indicates that this area is for draft horses. <i>Inventory lists: draft horse</i>

**PARKING AREAS & PEDESTRIAN PATHWAYS**

Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
W	Main Parking Lot	Main Parking Lot	Appears to be same as approved plan
X	Employee/Stable Parking Lot	Employee/Stable Parking Lot	Labeled as same use; added parking spaces to show a total of 20. Revised parking area “X” shows a total of 19 spaces.
15	Sidewalk	--	Applicant indicates this is a concrete sidewalk to improve ADA accessibility.
18	Gravel Area	--	Gravel area connecting to barn. Supplemental information indicates this is for parking equipment such as the lawnmower.
21	Gravel Surface path	--	Appears to lead to canine enclosure area
22	Asphalt Walkway	--	Supplemental information indicates this provides an accessible sidewalk to the main entrance of Building L.

**MISCELLANEOUS**



Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
16	Picnic Area	--	The supplemental information clarifies that this area is ADA accessible.
37	Bamboo Garden	Not labeled	
44	Runoff Collection Ditch		

As noted in the comments above, additional clarification on the proposed use of several site elements is needed. A number of areas on the area plan are labeled “Animal Enclosures” or “Livestock Enclosures” – additional description of what these enclosures entail is needed. Since the original submittal, the applicant has provided supplemental information clarifying some of these items. Our comments above reflect what was provided in the supplemental information. The applicant may provide additional information showing appropriate agency regulations for enclosure requirements, fencing requirements, GAAMPS approval if applicable, etc. The additional information provided with the revised submittal includes more detailed description of the enclosure areas, as well as a list of what animals are held in each enclosure.

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.

6. **Information Provided.** *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:
  - 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). **Adjacent property owners and address/parcel number have been added.**
  - 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.
  
7. **Parking.** Multiple parking areas are shown on the plans, including the existing main parking lot (labeled W), the employee/stable parking lot (labeled X), and overflow parking lot (area labeled as buildings E, F, G, and H) which is detailed on sheet 3 of the plans.
  - a. **Parking Calculations.** 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. Parking calculations are provided on the updated plans.

	Required	Provided	Comments
Parking Spaces	Institutional Uses as defined in this Ordinance, except Schools: 1 per employee, plus 1 per 4 persons allowed within the maximum authorized occupancy → Arena (Building L): 60 capacity/4 Classroom (Building K): 20 capacity/4 Birthday (Building A): 30 capacity/4 Employees: 8 Volunteers: 8  Kennel: 1 per 500 sq ft of floor area, plus 1 per employee → Indicated: 4 spaces  Vet Clinic: 1 per 500 sq ft of floor area, plus 1 per employee → Not indicated specifically	76 total spaces provided (47 spaces within main lot open to public, 19 spaces in employee/stable parking lot, 10 spaces in temporary overflow parking lot)	Likely in compliance, but the applicant should provide the square footage of area for the Kennel and Vet Clinic to ensure parking requirements for each use are met. The Planning Commission should note that the parking calculations shown on Sheet C3 use "Institutional Use" as the parking requirement for the Creature Conservancy portion of the development.

- b. **Overflow Parking.** As noted above, 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. The updated plans no longer show the buildings and only indicate the overflow parking lot. Information provided by the applicant indicates this is permanent. It is our understanding that this parking lot was constructed without approval. Detailed, dimensioned drawings are needed to confirm that parking spaces and aisle width are sufficient in size.



- c. **Parking Surface Materials.** 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 revised submittal confirms this lot is proposed to be permanent, but does not clarify if the lot is proposed to remain gravel or be paved as required. The applicant should confirm.
- d. **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. The updated area plan shows a total of 76 parking spaces including all parking areas. Four (4) barrier-free parking spaces are required. There are four (4) barrier-free parking spaces provided between the main lot (W) and the employee/stable lot (X).
- e. **Setbacks.** It appears the majority of the parking is existing and appears to meet required parking setbacks.

## RECOMMENDATION

The Planning Commission should review the REVISED submittal information and plan provided by the applicant, as well as the information and review comments detailed above, and determine if there is sufficient information to make a recommendation on the area plan amendment. If the Planning Commission determines there is sufficient information, it should make a recommendation to the Township Board on the proposed area plan amendment.

Sincerely,  
OHM Advisors

---

Hannah (Smith) Firlit, Planner

cc: Jacob Schiable, Township Supervisor  
Christina Smith, Township Clerk  
Marcus McNamara, OHM Advisors  
MC Moritz; OHM Advisors

## PART 14 IMPLEMENTATION POLICIES

### 14.1 INTRODUCTION

To be effective, this Plan must be used as part of daily decision-making in the Township. Policies in the Master Plan are implemented, for the most part, by day-to-day administrative actions of ~~the~~ Township officials and staff, decisions made by the Planning Commission, and ~~the~~ actions of the Board of Trustees. Although the Township may have responsibility to prepare and maintain this Plan, implementation also necessitates coordination with the outside agencies that have some jurisdiction in the Township. These include:

- Washtenaw County, which has direct control over local roads, public health, and general law enforcement;
- The local public school districts, which are semi-autonomous institutions, but are impacted by local land use planning and can have influence on local land development patterns; and
- The state and federal governments, which exercise control over the surface and groundwater resources of the Township, and play critical roles in the area of transportation planning.

The Master Plan can be a forum for modifying certain policies, with all affected parties involved, when conditions underlying the Master Plan change or new opportunities arise. Thus, in terms of policy implementation, the plan is both a communication and a reference document. Its continuous daily use will help ~~assure~~ensure that it will be kept current and viable. Lodi Township has used its Master Plan in this fashion in the past and will continue to do so in the future.

Townships have several means at their disposal to implement a Master Plan. The Township's police power includes control of land use ~~enforced by~~ through the zoning ordinances, subdivision regulations, and other ordinances. A township has the authority to establish and administer public utilities and to provide various service activities. The following is a summary of some of the plan implementation tools available to the Township:

### 14.2 ZONING ORDINANCE

See part 16 (Zoning Plan).

### 14.3 REGULATION OF LAND DIVISION

Land may be divided into smaller parcels by one of three methods: by metes and bounds descriptions, by platting under the Land Division Act (Public Act 288 of 1967, as amended), and as a condominium under the Condominium Act (Public Act 59 of 1978, as amended).

- A. **Metes and bounds land division.** By With metes and bounds land divisions, review at the Township level is made by the administration to ensure compliance with the Zoning Ordinance and other Township regulations. Planning Commission or Township Board review is not a part of this method of land division unless ~~it is~~ accompanied by a private road application.

- B. Subdivision plats.** Subdividing, or platting, is a more complex method of land division and is regulated by the Land Division Act and the Township’s subdivision [control ordinance](#). This method of subdividing involves [a technical review](#) by the Township Engineer and Planner, Planning Commission [review and recommendations](#), and Township Board action [at on the](#) various stages [in of](#) the process. This process is aimed primarily at zoning compliance, compliance with the Master Plan, proper vehicular and pedestrian circulation, future street extensions, buildable lots, proper relationship with neighboring properties, and provision of all public facilities and utilities. The Township’s review should be coordinated with those of county and state agencies. Subdivision review should be used as a means for the Township to ensure that proper infrastructure planning and construction occur without public expense, and that natural features are protected.
- C. Condominium subdivision or site condominium.** The condominium is the third method of land division. In this method, purchasers acquire fee simple rights to described physical spaces in which dwelling units may be constructed (residential site condominiums are most common, but the process may also be used for non-residential developments). The site condominium is a variation on the principle of land division involved in subdividing. However, the Condominium Act does not provide a specific review process, as does the Subdivision Control Act. Since the issues and interests are the same from the Township’s point of view in either approach to land division, the Township’s review process for site condominiums should be as similar as possible to that exercised in subdivision review. The site plan review process should be used to review proposed site condominium developments. Completion of all improvements shown on an approved site plan must be assured by appropriate financial guarantees.

**14.4 CAPITAL IMPROVEMENTS PROGRAM**

One of the most important non-regulatory tools the Township has available to implement this Plan is a “Capital Improvements Program” (CIP). The Township can use a CIP to implement Master Plan recommendations for new or expanded public facilities, plan for major expenditures, and ensure that public funds are used wisely and efficiently.

**What are capital improvements?**

Capital improvements are physical facilities that require substantial investments to construct/develop, and are intended to last/be used for a long period of time. Examples include:

- fire engines, bulldozers, and similar large equipment purchases;
- treatment plants, water and sewer lines, street construction or reconstruction, and similar infrastructure improvements;
- libraries, schools, government buildings, and similar building projects; and
- replacement, expansion, or major repair of existing facilities and equipment.

~~“Gray area” projects that could also be considered “operating” expenses outside the scope of a CIP include vehicle and small equipment purchases, repairs, and remodeling projects.~~

## What is a Capital Improvements Program?

Communities will typically have large capital expenditures that cannot be paid for in a single year so they can be budgeted over time. A CIP identifies the community's capital needs; ranks them by priority; coordinates their scheduling over a specific number of years; and determines the best funding method(s) to pay for them. The first year of the CIP is the capital budget, and as each year is completed a new year is added at the end. Many CIPs are organized into three (3) sections:

1. Overview of the CIP process, along with a list of the benefits the community will derive from the capital improvements;
2. Financial data, including charts outlining historical revenue and expenditure data, projected revenue, expenditure, and debt service; and a
3. Description of projects recommended for funding in the CIP period, including a justification for a project's inclusion in the CIP, the project's relationship to the Master Plan, and how the project will be financed within the community's fiscal capacity.

The CIP should cover a six (6) year period, updated annually, with the first year representing the community's capital budget. The document lists the proposed capital improvement projects and expenditures by:

- Location, date of construction, and relationship to other existing and proposed facilities;
- Cost, means of financing, and sponsor; and
- Priorities over the CIP time period and geography of the Township.

Per the Michigan Planning Enabling Act, any municipality with jurisdiction may prepare and adopt a CIP, but it is typically mandatory for most cities and villages and for those Michigan townships that “alone or jointly with one or more other local units of government owns or operates a water supply or sewage disposal system.”

## What are the Benefits of Using a CIP?

The CIP is a tool to enable and improve the Township’s ability to balance its capital needs and available financing over a multi-year period. The following are some of the additional benefits of adopting and maintaining an up-to-date capital improvements program:

- A CIP helps to ensure that new public facilities and infrastructure improvements meet Master Plan objectives, spreads large capital expenses over time, and breaks large projects into phases.
- An up-to-date CIP will alert residents and developers of the Township’s intention to make certain improvements in particular places at particular times. This helps coordinate private investment, minimize inappropriate development proposals, and restricts development from occurring at a too rapid rate.
- The process of adopting and updating a CIP increases opportunities for public input on and public support for proposed capital improvements.
- The CIP process helps to identify public projects with substantive long-term value to the community vs. those that may have only “seemed like a good idea at the time.”
- Use of the CIP “tools” by the Township enables private businesses and citizens to have some assurance as to when public improvements will be undertaken.

## 14.5 FINANCING

There are financing tools that the Township can use to successfully implement the goals and actions outlined in the Master Plan, as well as specific projects that may be identified in a CIP. Successful implementation ~~of these projects~~ will depend on the ability of the Township to secure the necessary funding for community planning and project implementation. In addition to the Township's General Fund, there is an ever-changing range of potential federal and state government sources, community foundations, and other sources for grant funding and loans which the Township may be eligible for to complete a particular project.

The first step is to develop a capital improvements program (see section 14.34) to identify potential projects, anticipated costs, and potential sources of funding. Once a specific project has been identified, the most appropriate sources of grants and other revenues to supplement local funds can be considered. The following are examples of potential financing tools:

- A. **Millage.** A special millage can be used to generate revenues for a specific purpose.
- B. **Bond Programs.** Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for a specific community project and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenues. The bonds are then retired, or serviced, using income generated by the project.
- C. **Grant Programs.** The State of Michigan periodically makes grant funding available for park development, land acquisition, and other public purposes. Local community foundations and private foundations may also have funding available for projects that fit their specific grant-making criteria.

## 14.6 INFRASTRUCTURE

- A. **Public Roads.** All public roads in Lodi Township are under the jurisdiction of the Washtenaw County Road Commission. Costs of road construction and maintenance are the responsibility of the Road Commission. New developments must provide internal roads at the developer's expense. Improved roads must be available for new developments, and this is called "concurrency." The Road Commission plans for road improvements do not always align with the desires of developers and sometimes they will voluntarily offer to help pay for these upgrades to advance a particular project. ~~The developer should also be required to pay a reasonable share of any improvements to existing roads, or future roads proposed in this Master Plan, which may be required to adequately and safely serve a new development.~~

An example of this policy would be paving of unpaved roads. The developer and the agency with jurisdiction should negotiate the reasonable shares, and all agreements must be in place before the Township grants final development approval.

- B. **Private Roads.** Private roads are typically ~~This type of road is~~ encouraged in new residential development and mixed-use types of development, as envisioned within the designated Lodi Central area. ~~These p~~Projects with private roads are would be submitted and reviewed through the planned unit development (PUD) process. Maintenance and improvements to private roads become the responsibility of the condominium or

homeowner's association after acceptance by the Township. This helps ensure that the private roads are maintained into the future and the responsibility does not fall back on the Road Commission or Township. A metes and bounds division may also require a private road, which would be subject to Township approval. Costs of road construction and maintenance would be the responsibility of each individual developer.

As with public roads, the developer would be encouraged to pay a reasonable share of any improvements to existing roads, or future roads proposed in this Master Plan, which may be required to adequately and safely serve a new development. All necessary agreements would be in place before the Township grants final development approval.

- C. **Public Utilities.** When municipal services are proposed for the planned Municipal Service District, developers ~~must~~ should be required to construct, at their expense, necessary lines and appurtenances to support the overall municipal system needed to serve their properties. The Township's policy is that general fund money will not be used to provide or support the municipal water and sanitary sewer systems. System maintenance would be financed by user fees.
- D. **Stormwater Drainage.** On-site retention of stormwater ~~is~~ should be a requirement of all developments. Large-scale retention areas serving several properties will be encouraged, in place of individual retention areas on each property. Drainage courses, retention areas, and outlets should be constructed at the developer's expense, and should be maintained at the expense of the properties served by the facilities. Long-term maintenance of all segments of a drainage system should be established in an acceptable manner before the Township gives final development approval. Open drainage facilities, such as drainage courses and retention areas, should be designed as landscape features, maintained in a manner appropriate for the character and setting of the features, and should remain accessible for use by the property owners.

Future development will be required to minimize the amount of impervious surface within the development and the amount of runoff into Township drainage watershed systems. The level of impervious surface from new development should not exceed ten percent (10%). To limit the amount of impervious surface, clustering of development projects ~~will~~ should be promoted through the PUD process. Also, all drainage systems ~~shall~~ should be designed to meet low impact design standards as recommended by the Office of the Washtenaw County Water Resources Commissioner.

#### 14.7 OTHER CONSIDERATIONS

Legal regulations are sometimes only the beginning in real Master Plan implementation. A significant share of the responsibility for implementing the policies and recommendations of this Plan rests on private efforts. Lodi Township residents have substantial influence in determining the appearance and desired character of the Township, ~~and in influencing public opinion. The influence of an alert and informed citizenry may well compensate in large part for the limited authority vested in the Township. The Master Plan cannot be successfully implemented in the absence of government coordination and educated public support.~~

Residents' failure to support planning efforts, special assessments, zoning, or public improvements is more often than not the result of public misunderstanding of long-range plans. To organize public support most effectively, the Township must emphasize the reasons for the planning program and encourage citizen participation in the planning process. Public education can be achieved through an informational program involving talks by the Township Planner and other experts, preparation of newspaper articles, and presentations at public meetings on current issues. Periodic community opinion surveys should be considered as another means by which Township officials can gauge changing attitudes and priorities.



## PART 15 PLAN MONITORING PROGRAM

Formatted: Top: 0.81"

### 15.1 INTRODUCTION

The planning process, in order to be effective, must be continuous and ~~must be~~ part of the day-to-day decisions that affect the physical character of the Township. ~~As the Master Plan is the representation of the Township's policies for the future. Thus, the Master Plan~~ it must be in a form that encourages its regular use in the planning process and should be reviewed on a regular basis to ensure the outlined policies are still accurate. ~~The Master Plan is the representation of the Township's policies for the future. If the Master Plan is to perform its proper function, it must be reviewed on a regular basis.~~ The Master Plan ~~will should~~ be evaluated annually by the Planning Commission, and a major review of the Plan ~~will should be~~ made at intervals no longer than five (5) years to enable the Planning Commission and Township Board to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than five years. This will also ensure compliance with the Michigan Planning Enabling Act of 2008.

Formatted: Not Expanded by / Condensed by

### 15.2 PLAN REVIEW PROGRAM

There are several benefits to the Township from a regular review program.

- The Master Plan will be kept up to date.
- The review program broadens the area of community agreement on basic development policies over time. The process invites reconsideration of alternatives to major decisions and encourages exploration of new issues and secondary questions.
- Annual review of the Master Plan will keep current the Planning Commission and Township Board's knowledge of the plan's elements. Along with the Master Plan's use in day-to-day decision-making, the annual review process will assure that the Master Plan will be a living document, that its policies will not be frozen in time.
- Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

### 15.3 DESCRIPTION OF THE PROGRAM

The review program will have two objectives:

1. To determine the extent to which the Township is actually implementing the policies of the Master Plan; and
2. To determine that the Master Plan's policies are still desirable and appropriate in light of changing circumstances.

The basis of the review program will consist of an annual review by the Planning Commission. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review will be forwarded to the Township Board as part of the annual report.

## Lodi Township Master Plan

The actual components of an annual review will be determined by the Planning Commission at the start of work. The following should be among the elements studied by the Commission; ~~others might be added as events suggest:~~

- Development proposals approved or denied, rezoning petitions, site plans, and subdivision plats.
- Land use regulations, Zoning Ordinance, and Subdivision Ordinance amendments made in the past year or expected to be needed in the future.
- Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; and estimates of the current population of the planning area.
- State equalized evaluation by assessor's categories; track changes in agricultural and development classifications.
- Traffic counts; relation to road capacities.
- Programmed road improvements.
- Changes in public transportation service during the past year and proposed in the future that affect the planning area.
- Land divisions, other than in approved subdivision plats and condominium site plans.
- Major zoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- Policy changes by adjacent municipalities that affect Lodi Township, in the past year and that are likely to occur in the coming year; and
- Any other related elements that need to be reviewed.

**PART 16  
ZONING PLAN**

**16.1 INTRODUCTION**

Zoning is the division of a community into districts by ordinance for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of the lot that may be covered by them, and the density of development. Zoning is enacted under the police power of the State for the purpose of promoting health, safety, and general welfare and has long been supported constitutionally by the U.S. Supreme Court and the Michigan courts.

The Michigan Zoning Enabling Act requires that a zoning plan be prepared as the basis for the Zoning Ordinance. This part of the Master Plan is intended, along with the rest of the relevant parts of this Plan, to serve as the zoning plan required by the Act. It functions as a link between the Master Plan and the Zoning Ordinance, and as a guide to the implementation of future ordinance changes.

~~While there are many programs and activities important to the overall implementation of The the Master Plan, zoning is the most significant mechanism for achieving the desired land use pattern and quality of development outlined in this plan. Township Zoning Ordinance is one of the most important tools available to implement the policies of this Master Plan related to the use and development of land.~~ The purpose of zoning is to assist in orderly development and growth. ~~It is also used to protect property values and investments.~~ Because of the impact it can have on the use of land and related services, local zoning regulations must be built upon the foundation of a Master Plan and “zoning plan.”

~~In parallel with the preparation of this updated Master Plan, the Township has undertaken the process of preparing a comprehensive update to the Township’s Zoning Ordinance. The following sections are based upon the provisions and format of that updated document:~~

**16.2 ZONING DISTRICTS**

The following are descriptions and general purposes of the categories within which the proposed zoning districts in the Township Zoning Ordinance are organized.

The proposed zoning districts are summarized in Table 7. The specific purposes of each district are described in *Article 10.0 (Zoning Districts)* of the Zoning Ordinance.

A. **Rural Districts.** The principal purpose of the Rural District designation is to focus on

Table 7 – Summary of Zoning Districts

Type of District	Zoning District Name	Symbol
Rural	Recreation-Conservation District	RC
	Agricultural District	AG
	Natural Resource District	NR
Residential	Single-Family Rural Residential District	R-1
	Low Density Multiple-Family Residential District	R-3
	Manufactured Housing Park Residential District	MHP
Business Districts	Office District	O
	Local Commercial District	C-1
Other Districts	Lodi Central District	LCD
	Public/Semi-Public Services District	PSP
	Industrial-Research District	I-1

Formatted: Font: Italic

## Lodi Township Master Plan

conservation of lands with sensitive environmental characteristics like woodland, wetland, wildlife habitat, and farmland. A range of agricultural uses and agricultural support services are permitted, along with a limited range of very low-density, single-family residential uses. The land zoned within this designation should conform to the areas planned for agricultural land uses and the Agricultural Preservation Area designated by this Master Plan.

- B. Residential Districts.** The principal purpose of the Residential Districts designation is to accommodate a variety of residential land uses. Three (3) residential districts are provided for in the Zoning Ordinance, which accommodate various types and densities residential land uses. For the specific future land use policies associated with these zoning district classifications, see part 8 of this Plan.
- C. Business Districts.** The principal purpose of the Business Districts designation is to provide locations for compatible commercial, office or industrial/research operations and activities in the Township. The land zoned within this designation should be strictly limited to the areas planned for such uses in this Master Plan.
- D. Other Districts.** For the specific future land use policies associated with zoning and development of community facilities (including churches, schools, and other institutional uses as defined in the Zoning Ordinance) and the PSP (Public/Semi-Public Services) zoning district classification, see part 13 of this Master Plan.

### 16.3 ZONING PLAN

Because the future land use map is a long-range vision of how land uses should evolve over time, it should not be confused with the Township's zoning map, which is a current (short term) mechanism for regulating development. Therefore, not all properties should be immediately rezoned to correspond with the plan. The Future Land Use Plan is intended to serve as a guide for land use decisions over a longer time period (5 to 15 years).

The future land use plan categories correspond to zoning districts, but there is some generalization. The following table provides a Zoning Plan indicating how the future land use categories outlined in this Master Plan relate to the zoning districts in the Zoning Ordinance, as listed above. In certain instances, more than one zoning district may be applicable to a future land category.

Any rezoning or development proposal must be compatible with the Master Plan as a whole and be able to stand and function on its own without harm to the quality of surrounding land uses.

Lodi Township Master Plan

Future Land Use Categories	Zoning Districts											
	RC, Recreation-Conservation	AG, Agricultural	NR, Natural Resource	R-1, Single-Family Residential	R-3, Low Density Multiple-Family	MHP, Manufactured Housing Park	O, Office	C-1, Local Commercial	LCD, Lodi Central	PSP, Public/Semi-Public Services	Industrial-Research	Planned Unit Development (PUD)
Agriculture		X										
Rural Residential				X								
Suburban Residential					X							
Mobile Home Park						X						
Commercial/Office							X	X	X			
Industrial/Research											X	
Public/Quasi-Public												
Recreation/Open	X		X									

Formatted Table  
 Formatted: Font: 11 pt  
 Formatted: Indent: Left: 0.08", Right: 0.08"

Formatted: Centered

**16.4 ZONING ORDINANCE CHANGES (2014 - 2016)**

As a principal tool for implementing this Master Plan, the requirements and standards of the Township Zoning Ordinance should reflect the applicable policies of this Plan. The Planning Commission initiated a process to update the Zoning Ordinance in 2010. The following is a summary of the changes that are anticipated to be incorporated into the new Zoning Ordinance:

Formatted: Heading 1, Right: 0", Space Before: 0 pt, Tab stops: 1.31", Left + 6.61", Left

1. **Organization.** The organization of the Zoning Ordinance has been comprehensively updated to improve readability and make it easier to find information quickly. Wherever possible, regulations have been grouped into tables. The heart of the new ordinance is Article 20.0 (Land Use Table), where all of the zoning districts and permitted uses can be found in one table. The goal of the land use table format is to quickly answer the most common zoning-related questions: "Where is a particular land use permitted, and what can I do with my property?"

Lodi Township Master Plan

- ~~2. Illustrations and flowcharts. More than three dozen new illustrations and flowcharts are included throughout the updated Zoning Ordinance to clarify and illustrate certain development review procedures, regulations, defined terms, and other zoning concepts.~~
- ~~3. State Zoning Act requirements. The new ordinance is up to date with all of the requirements of the Michigan Zoning Enabling Act, including several recent amendments adopted into law during the development of this new Ordinance. The updated ordinance also conforms to other applicable state and federal statutes, including the state Condominium Act and Right to Farm Act, and the federal Religious Land Uses and Institutionalized Persons Act (RLUIPA).~~

~~4. New in this ordinance. The following is a summary of other key changes from the previous Zoning Ordinance:~~

~~• Updated site plan review requirements consistent with current zoning practices.~~

~~• Updated landscaping/screening standards.~~

~~• Updated natural resources protection standards.~~

~~• Updated sign regulations.~~

~~• Expanded provisions in the AG (Agricultural) District for "entrepreneurial" or "value-added" agricultural activities that allow farmers to diversify their income sources.~~

~~• The Planned Unit Development (PUD) option has been comprehensively updated to make this development option easier for the Township and the developer to work with, while ensuring that the Township's interests are protected.~~

~~• Comprehensive "dark sky" compatible standards for exterior lighting have also been added to the Ordinance.~~

Formatted: Heading 1, Space Before: 0 pt, Line spacing: single, No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 0.59"

Formatted: Heading 1, No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 1.09"

Formatted: Heading 1, Space Before: 0 pt, No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 1.09"

Formatted: Heading 1, No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 1.09"

Formatted: Heading 1, Right: 0", No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 1.09"

Formatted: Heading 1, No bullets or numbering, Tab stops: 1.31", Left + 6.61", Left + Not at 1.09"

#### 16.5 RECOMMENDED ZONING ORDINANCE CHANGES TO CONSIDER

The Township undertook a comprehensive Zoning Ordinance re-write starting in 2010, which was formally adopted by the Township in 2019. As is expected after a comprehensive change, subsequent amendments have been made in the last five years to address outstanding issues. Following is a list of additional recommended changes to the regulations and standards of the Zoning Ordinance consistent with the policies of this Master Plan. These changes should be considered with deliberation by the Planning Commission and Township Board as the need arises, or in conjunction with other planned Ordinance amendments:

1. ~~Consider adoption of specific land use regulations for medical marijuana caregivers and a prohibition against medical marijuana dispensaries or provisioning centers in the Township, consistent with the Michigan Medical Marijuana Act and 2014 Michigan Supreme Court decisions and after consultation with the Township Attorney on this issue.~~

1.

#### 16.6 REZONING AND OTHER ZONING TOOLS TO IMPLEMENT THE PLAN

The Master Plan is intended to guide future changes to the Township's Official Zoning Map. The relevant elements of this plan should be a principal source of information in the investigation of all rezoning requests. The Planning Commission should conduct a periodic appraisal of the Zoning Ordinance and Official Zoning Map to ensure that the goals and policies of this plan are adequately reflected in the ordinance text and map.

- A. **Phasing of Zoning Map Changes.** A key to successful Master Plan implementation is the timing of future changes to the Township's Official Zoning Map, whether initiated by the Township or by petitioners. Zoning changes in accordance with the plan should be made gradually so that change can be managed. When considering whether a rezoning request is consistent with this plan, the Planning Commission and Township Board should keep in mind that the Master Plan's policies are based upon a ten to twenty year~~ten-to-twenty-year~~ planning period.

Formatted: Not Expanded by / Condensed by

- While the Master Plan may identify certain Township lands for more intensive

**Lodi Township Master Plan**

development, the time for such development may not yet have arrived. More intensive land uses and development should be phased-in over a period of time, consistent with the policies of this plan and the infrastructure and land capacity available to support the development.

- Specific criteria have been incorporated into the Township Zoning Ordinance to help the Planning Commission and Township Board evaluate future rezoning applications [see Section 58.05 (Findings of Fact Required)]. These criteria should be carefully considered before making recommendations and decisions on proposed amendments to the Official Zoning Map.

**B. More Zoning Tools for Plan Implementation.** Following is a list of several additional zoning-related tools and techniques that can be used by the Township to implement the policies of this Master Plan:

**Table 8 – Additional Zoning-Related Tools and Techniques**

Zoning Tool	Description
<b>Site Plan Review</b>	Each time the Planning Commission reviews a site plan for compliance with the Township Zoning Ordinance, another step is taken in the process of implementing the policies of this Master Plan. Development review and approval is an important implementation tool to ensure that new construction is consistent with the goals and objectives of this Plan.
<b>Planned Unit Development (PUD) Option</b>	The PUD zoning district is established under the special district authority authorized by Section 503 of the Michigan Zoning Enabling Act. The PUD option offers considerable flexibility to the land developer to provide opportunities for site designs that respect the natural environment, result in efficient layout of infrastructure and public facilities, and ensure mitigation of negative impacts on adjoining land uses and the Township as a whole.
<b>Development Agreement</b>	Although there is no explicit legislative authority for such agreements, many Michigan communities have used development agreements to achieve a mutual understanding between the developer and Township concerning the conditions under which development can occur. Development agreements are often negotiated as part of a planned development approval, allowing the community and developer to address complex issues that cannot be adequately addressed on a typical site plan. Development agreements might prove useful to achieve desired developments in the Township, especially if or when a mixed-use development is proposed.
<b>Form-Based Zoning and Building Composition Standards</b>	Although there is no explicit legislative authority for form-based zoning, some Michigan communities are adding building design and appearance standards to local zoning ordinances. The intent of form-based zoning and building composition standards is not to mandate certain architectural styles or materials, but rather to achieve a more uniform streetscape where adjacent buildings share common design elements, height, number of stories, and other characteristics.