

**NOTE: THIS MEETING IS BEING TAPED FOR THE PURPOSE OF DEVELOPING MINUTES ONLY**

**LODI TOWNSHIP BOARD OF TRUSTEES  
REGULAR MEETING  
TUESDAY, July 7, 2026, at 6:30 pm**

**1. Call to order – Pledge of Allegiance**

**2. Roll Call**

**3. Consent Agenda**

- C-1: Approve – June 2, 2026, Regular Meeting Minutes
- C-2: Accept - Investment Report (treasurer report)
- C-3: Approve – Checks for Approval – 6/3/2026-7/7/2026
- C-4: Recognize – Monthly Budget Report
- C-5: Amend Budget - None
- C-6: Recognize Planning Commission Minutes – 6/23/2026
- C-7: Recognize Board of Appeals Minutes – none
- C-8: Recognize Sheriff Report

**5. Attorney Report**

**6. Planning Commission Update**

**7. Engineer Report – Arbor Preserve North #3**

**8. Revision / Approval of Agenda**

(Items may be added or deleted from the meeting agenda, and/or the order of items may be changed, at the request of an individual Board member or the Supervisor. The agenda must be approved before proceeding further.)

**9. Short Public Comment**

(A member of the public may address the Board briefly, for up to two minutes on an agenda item, or request to be scheduled on the agenda of a future meeting.)

**10. Unfinished Business**

- 1. C & S Lawncare Special Use/Minot Site Plan approval
- 2. Lodi Township Appointment Policy

**11. New Business:**

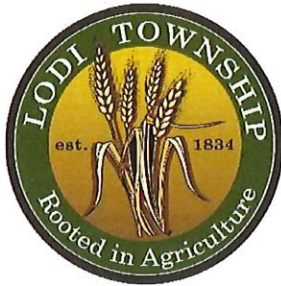
- 1. 2025-2026 Audit Presentation
- 2. Metro Act Application
- 3. August Board of Trustees Meeting date change due to the Election. August 11, 2026 @ 6:30pm
- 4. Approval of No Truck Route Sign replacement for Brassow Road
- 5. Hot Topics in Planning and Zoning attendance approval for Supervisor Schaible August 18<sup>th</sup> \$100.00.

**12. Closed Session - if necessary**

13. **Public Comment**  
(A member of the public may address the Board briefly, for up to two minutes.)
14. **FYI**
  1. **Notice of Dismissal – Department with Civil Rights Complaint**
15. **Adjournment**

**Next Regular Meeting will be on August 11, 2026, starting at 6:30pm**  
**Please note that Lodi Township does not visually record meetings.**  
**There is a possibility of a quorum of Planning Commission 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 meeting.**



## LODI TOWNSHIP BOARD OF TRUSTEES

### DRAFT - Regular 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

The regular meeting of June 2, 2026 opened with the Pledge of Allegiance at 6:30 pm.

#### 2. Roll Call

Present: Blackburn, Foley, Marsh, Rentschler, Schaible, Smith  
Absent: Matelski

#### 3. Consent Agenda

- C-1: Approve – May 5, 2026 regular meeting minutes
- C-2: Accept - Investment Report (treasurer report)
- C-3: Approve - Checks for Approval – 5/6/2026-6/2/2026
- C-4: Recognize - Monthly Budget Report
- C-5: Amend Budget – None
- C-6: Recognize Planning Commission Minutes – 5/26/2026
- C-7: Recognize Board of Appeals Minutes – none
- C-8: Recognize Sheriff Report

Smith moved to approve the Consent Agenda as presented. Second by Foley. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

#### 4. Attorney Report: None

#### 5. Planning Commission Update: Rentschler reviewed the most recent Planning Commission meeting held on May 26, 2026.

#### 6. Engineer Report – Arbor Preserve North #2: Township Engineer MC Moritz reviewed the monthly update of projects and applications that pass through the Township engineering review process. Trustees asked questions which were answered by Moritz.

#### 7. Revision / Approval of Agenda

Foley moved to approve the agenda as presented. Second by Smith. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

#### 8. Short Public Comment

Public comment began at 6:34 pm. Comments were received from 4 members of the public. Public comment ended at 6:40 pm.

#### 9. Unfinished Business:

##### 1. Wood-Rogers Farm Service Contract Washtenaw County Historic District

Township Attorney Jesse O'Jack had some issues with and changes he wanted made to the contract which were sent to the Washtenaw County Historic District. Joe Frost, the

Historic Preservation Specialist with Washtenaw County Historic District, was unable to review those requests or make any changes in time for the meeting, but did make a presentation about the project and answered questions from Trustees. The Board of Trustees was ok with O'Jack discussing issues and changes with Frost.

Smith moved to table Wood-Roger Farm Service Contract Washtenaw County Historic District and Resolution #2026-010 until next month. Second by Foley. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

**2. Wood-Rogers Farm Resolution #2026-010**

See motion to table until next meeting under Unfinished Business 1. Wood-Rogers Farm Service Contract Washtenaw County Historic District.

**10. New Business:**

**1. C&S Lawncare Special Use Application/Minor Site plan approval**

Due to late submittals, a review of the updated site plan was unable to be completed in time for the meeting.

Smith moved to table discussion on C&S Lawncare Special Use Application/Minor Site plan approval until the July Board of Trustees meeting. Second by Rentschler. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

**2. Stone Co. West Annual Report**

James Campbell from Stone Co reviewed activity for the past year and future plans. Township Engineer Marcus McNamara reviewed Stone Co West's annual report. Blackburn requested an official response from Stone Co. West regarding whether they would be open to testing for PFAS.

Smith moved to accept Stone Co. West's Annual Report for 2025 as presented. Second by Foley. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

**3. Approval of Lodi Township L-4029**

Smith moved to approve the Lodi Township L-4029 for 2026 as presented. Second by Rentschler. A roll call vote was taken. Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye, absent=1. Motion carried, 6-0.

**4. Appointment to open Board of Trustee position through November 2028**

Eamon Doyle, David Naebeck, and Faith Redwine submitted interest in filling the position.

Rentschler moved to appoint David Naebeck to the open Board of Trustee position through November 2028. Second by Schaible.

Naebeck introduced himself and answered questions from Trustees. Opinions were shared by Blaekburn. **Discussion was held.**

A roll call vote was taken. Blackburn=nay, Marsh=aye, Schaible=aye, Smith=aye, Foley=aye, Rentschler=aye, absent=1. Motion carried, 5-1.

Eamon Doyle and Faith Redwine were thanked for their interest and for coming to the meeting.

**11. Closed Session:** None

**12. Public Comment**

Public comment began at 7:17 pm. Public comment was received from 1 person. Public comment ended at 7:17 pm.

**13. FYI:** Marsh asked about the status of the historical Lodi Township Hall and what check #22763 was for. Blackburn addressed the public comment regarding testing for PFAS from Stone Co.

**14. Adjournment**

Foley moved to adjourn at 7:21 pm. Second by Schaible. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

Respectfully Submitted,

Christina Smith,  
Lodi Township Clerk

Michelle Joppeck,  
Recording Secretary

DRAFT

INVESTMENT REPORT  
5/31/2026

<u>Account</u>	<u>Balance</u>
Cash and Bank Accounts	
Bank of Ann Arbor Checking	331,482.23
Bank of Ann Arbor Savings	125,000.00
BoAA ICS Account (fully FDIC)	1,676,169.63
Flagstar CD	150,000.00
Flagstar CD	175,893.12
Flagstar MM	60,965.43
JP Morgan Chase CD	171,983.40
JP Morgan Chase savings	10,141.23
Old National	125,000.00
Northstar bank new CD	209,112.24
Cash Drawer	<u>200.00</u>
Total Cash and Bank Accounts	3,035,947.28
Lodi Twp Road Fund (for SADs)	715,649.84
Tree Replacement Mitigation Funds Toll Bros (I	750,000.00
Cemetery Fund:	
Old National CD Cemetery	121,284.34
Old National Cemetery Checking	<u>35,820.53</u>
	157,104.87
Lodi Historical Society	1,276.15
Total	\$ 4,659,978.14

INVESTMENT REPORT  
6/29/2026  
Preliminary

Account	Balance
Cash and Bank Accounts	
Bank of Ann Arbor Checking	97,253.59
Bank of Ann Arbor Savings	110,976.77
BoAA ICS Account (fully FDIC)	1,676,169.63
Flagstar CD	150,000.00
Flagstar CD	177,564.11
Flagstar MM	60,965.43
JP Morgan Chase CD	171,983.40
JP Morgan Chase savings	10,141.31
Old National	125,000.00
Northstar bank new CD	209,112.24
Cash Drawer	200.00
Total Cash and Bank Accounts	2,789,366.48
Lodi Twp Road Fund (for SADs)	715,649.84
Tree Replacement Mitigation Funds Toll Bros (I	750,000.00
Cemetery Fund:	
Old National CD Cemetery	121,284.34
Old National Cemetery Checking	35,820.53
	157,104.87
Lodi Historical Society	1,276.15
Total	\$ 4,413,397.34
	\$ 0.00

10:21 AM

06/30/26

Accrual Basis

**Lodi Township (General Fund)**  
**Checks for Approval**  
**June 3 through July 7, 2026**

Date	Num	Name	Memo	Split	Amount
<b>Bank</b>					
<b>Bank of AA General Checking (General Fund Checking)</b>					
06/15/2026	22839	OHM		-SPLIT-	-3,733.25
06/15/2026	22840	Staples Advantage		726 · General Suppli...	-409.34
06/15/2026	22841	Ricoh Americas Corporation		930.1 (Copy Machin...	-129.71
06/15/2026	22842	DTE Energy - BHL D		448 BHL D Exp (Broo...	-490.00
06/15/2026	22843	MRM Mowing		-SPLIT-	-1,810.00
06/15/2026	eft	Cynthia A Strader		-SPLIT-	-198.23
06/15/2026	eft	David R Stevenson		-SPLIT-	-132.14
06/15/2026	22836	Donald A Rentschler		-SPLIT-	-258.58
06/15/2026	eft	Janet S. Rogers		-SPLIT-	-132.14
06/15/2026	eft	Michelle Joppeck (recording sec)		-SPLIT-	-244.48
06/15/2026	eft	Teddy M Sotiropoulos		-SPLIT-	-666.04
06/15/2026	eft	Theresa L Blaty		-SPLIT-	-237.87
06/15/2026	22837	Doug K Frey		-SPLIT-	-92.35
06/16/2026	22844	Washtenaw County Treas - Mo...	May 2026	-SPLIT-	-710.00
06/16/2026	22845	Western Washtenaw Recyclin...		801 (Contract Pickup)	-900.00
06/16/2026	22846	IVS Comm		922 · Telephone (Tel...	-80.00
06/16/2026	22847	Jens-Christian D Meiners	Citizen Trainer Class r...	860 · PC Travel/Edu...	-250.00
06/16/2026	22848	Cintas Corp		726 · General Suppli...	-112.09
06/16/2026	22853	Parhelion Technologies		726 · General Suppli...	-1,347.50
06/16/2026	eft	Brian Sweetland		-SPLIT-	-132.14
06/16/2026	eft	Christina M Smith		-SPLIT-	-2,928.83
06/16/2026	eft	Jens-Christian D Meiners		-SPLIT-	-132.14
06/16/2026	eft	Leslie C Blackburn		-SPLIT-	-114.53
06/16/2026	22835	Steven Marsh		-SPLIT-	-114.52
06/16/2026	22838	Tammy Froberg		-SPLIT-	-132.15
06/16/2026	eft	Jacob D Schaible		-SPLIT-	-3,309.19
06/16/2026	eft	Michelle K Foley		-SPLIT-	-2,717.18
06/16/2026	22850	Sun Times		900 · Public Notices ...	-123.90
06/16/2026	22852	American aqua		995 (Capital Improve...	-150.00
06/16/2026	22849	Parhelion Technologies		726 · General Suppli...	-279.00
06/18/2026	eft	United States Treasury	38-1946954	-SPLIT-	-3,977.32
06/23/2026	eft	State of Michigan {2}	38-1946954	[Reserve State With...	-629.66
06/23/2026	22854	Postmaster	Permint #105	726 Election Genera...	-459.13
06/23/2026	22855	Internal Revenue Service	38-1946954 CP220	963 · Misc Exp/Servi...	-585.39
07/07/2026		Renius & Renius	July 2026 Assessing	801 Contract service...	-5,395.09
07/07/2026		Washtenaw County Treasurer		801 Patrol Personne...	-42,545.59
07/07/2026		Western Washtenaw Recyclin...		801 (Contract Pickup)	-300.00
07/07/2026	22856	Ricoh Americas Corporation		930.1 (Copy Machin...	-333.57
07/07/2026		Sun Times		900 Election Public ...	-285.00
07/07/2026		Comcast		922.1 (Internet Acce...	-316.85
07/07/2026		Jesse O'Jack	May 26-June 25, 2026	-SPLIT-	-3,750.00
07/07/2026		Chase Card Services	ending 2070 - Lodi To...	-SPLIT-	-1,531.88
07/07/2026		Western Washtenaw Recyclin...		801 (Contract Pickup)	-600.00
07/07/2026		Standard Printing & Design Co.		726 · General Suppli...	-2,439.94
Total Bank of AA General Checking (General Fund Checking)					-85,216.72
<b>Bank of AA Savings (General Fund Savings)</b>					
06/30/2026			Funds Transfer	Bank of AA General ...	-80,000.00
Total Bank of AA Savings (General Fund Savings)					-80,000.00
Total Bank					-165,216.72
<b>TOTAL</b>					<b>-165,216.72</b>

10:21 AM

06/30/26

Cash Basis

## Lodi Township (General Fund) 2026-2027 Budget

	Apr '26 - Mar...	Budget	\$ Over Budget
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
101404 Road Millage Income (Township Roads)	270.00	595,000.00	-594,730.00
1014485 Special Assessment Inco	0.00		
101451 Franchise Fees (Franchise Fees)	16,581.24	72,000.00	-55,418.76
101602 Municipal Civil Infrac (Municipal Civil Infractions)	0.00	100.00	-100.00
101626 Tax Collection Fees (Tax Collection Fees )	0.00	13,000.00	-13,000.00
101656 sheriff false alarms (Sheriff False Alarm Fees)	100.00	400.00	-300.00
101664 Interest (Interest Earnings)	11,544.04	62,000.00	-50,455.96
101675 Fire protection revenues (Fire Protection Revenues )	0.00		
101390 · Transfer from Fund Balan (Transfer from Fund Balance)	0.00	222,722.00	-222,722.00
101402 · Township 1 Mill Tax (Township 1 Mill Tax)	1,570.22	558,000.00	-556,429.78
101403 · PPT Reimbursemet (PPT Reimbursemet)	0.00	0.00	0.00
101448 · Special Assessments (Special Assessments)			
101 (Brookview Highlands Lighting District)	0.00	5,650.00	-5,650.00
102 (2012 Waters Road Special Assessment District)	0.00	0.00	0.00
SAD East Arbor (SAD East Arbor)	0.00	1,940.00	-1,940.00
103 · Robert Lane SAD (Robert Lane SAD)	0.00	5,950.00	-5,950.00
101448 · Special Assessments (Special Assessments) - Other	0.00		
<b>Total 101448 · Special Assessments (Special Assessments)</b>	<b>0.00</b>	<b>13,540.00</b>	<b>-13,540.00</b>
101460 · Election Reimbursement (Election Reimbursement)	0.00	0.00	0.00
101500 · Cemetery Plots/Columbarium (Cemetery Plots/Columbarium)	1,600.00	4,000.00	-2,400.00
101528 · Other Federal Grants ARPA Funds (Other Federal Grants ARPA...)	0.00	0.00	0.00
101570 · Liquor License Return (Liquor License Retrun)	1,512.50	3,000.00	-1,487.50
101574 · Revenue Sharing (Revenue Sharing )	112,667.00	682,000.00	-569,333.00
101575 · Metro Act Funds (Metro Act Funds)	16,892.26	13,000.00	3,892.26
101580 · Local Fiscal Recovery Fund (Coronavirus Local Fiscal Recover...)	0.00	0.00	0.00
101601 · District Court Fees (District Court Fees)	778.80	5,000.00	-4,221.20
101606 · Land Inspection Fees (Land Inspection Fees)			
101 Variance Fees (Variance Fees)	650.00	1,300.00	-650.00
102 Site Plan review PC (Site Plan Review Planning Commission)	0.00	3,000.00	-3,000.00
103 Special Use Permits (Special Use Permits)	0.00	1,000.00	-1,000.00
104 Rezoning Fees (Rezoning Fees)	0.00	0.00	0.00
106 Site Plan Inspections (Site Plan Inspections)	2,150.00	11,000.00	-8,850.00
107 House Numbering (House Numbering)	0.00	200.00	-200.00
105 · Home Occupation Permit (Home Occupation Permit)	0.00	250.00	-250.00
108 · Special Meeting-Trustee (Special Meeting-Trustee)	0.00	0.00	0.00
109 · Special Meeting-PC (Special Meeting-PC)	0.00	0.00	0.00
101606 · Land Inspection Fees (Land Inspection Fees) - Other	0.00		
<b>Total 101606 · Land Inspection Fees (Land Inspection Fees)</b>	<b>2,800.00</b>	<b>16,750.00</b>	<b>-13,950.00</b>
101616 · Manufactured Home Community Fee (Manufactured Home Co...)			
101 Township share (Township Share)	427.00	1,500.00	-1,073.00
102 County Share (County Share)	427.00	1,500.00	-1,073.00
103 SET (State Education Tax (SET))	1,708.00	5,600.00	-3,892.00
101616 · Manufactured Home Community Fee (Manufactured Home C...)	0.00		
<b>Total 101616 · Manufactured Home Community Fee (Manufactured Hom...)</b>	<b>2,562.00</b>	<b>8,600.00</b>	<b>-6,038.00</b>
101628 · Miscellaneous Income (Miscellaneous Income)			
101 (Zoning/Master Plan Sales)	0.00	0.00	0.00
102 (Copies)	642.17	0.00	642.17
103 Miscellaneous Revenue (Miscellaneous Revenue)	21,860.45	1,000.00	20,860.45
104 Cemetery Donations (Cemetery Donations)	0.00	0.00	0.00
107 · Late Property Transfer Fees (Late Property Transfer Fees)	0.00	0.00	0.00
110 · Election Reimbursement	0.00		
101628 · Miscellaneous Income (Miscellaneous Income) - Other	0.00		
<b>Total 101628 · Miscellaneous Income (Miscellaneous Income)</b>	<b>22,502.62</b>	<b>1,000.00</b>	<b>21,502.62</b>
101629 · Grant Income	0.00		
101630 · Split Application/Boundary Adju (Split Application/Boundary A...)	0.00	500.00	-500.00
201336 · Fire Special Assessment (Fire Special Assessment)	0.00	575,000.00	-575,000.00

## Lodi Township (General Fund) 2026-2027 Budget

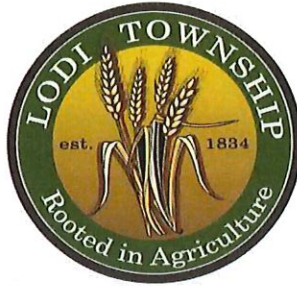
	Apr '26 - Mar...	Budget	\$ Over Budget
<b>Total Income</b>	191,380.68	2,845,612.00	-2,654,231.32
<b>Cost of Goods Sold</b>			
50000 · Cost of Goods Sold (Costs of items purchased and then sold to ...)	0.00		
<b>Total COGS</b>	0.00		
<b>Gross Profit</b>	191,380.68	2,845,612.00	-2,654,231.32
<b>Expense</b>			
101262 Elections (Elections)			
702 Election Salary & Wages (Salaries & Wages)			
702.5 · Election APRA Premium Pay (ARPA Premium Pay)	0.00		
702 Election Salary & Wages (Salaries & Wages) - Other	0.00	14,000.00	-14,000.00
<b>Total 702 Election Salary &amp; Wages (Salaries &amp; Wages)</b>	0.00	14,000.00	-14,000.00
726 Election General Supplies (General Supplies)	879.21	2,000.00	-1,120.79
860 Travel - Elections (Travel)	0.00	0.00	0.00
900 Election Public Notices (Public Notices)	285.00	3,500.00	-3,215.00
101262 Elections (Elections) - Other	0.00		
<b>Total 101262 Elections (Elections)</b>	1,164.21	19,500.00	-18,335.79
<b>Accrued Interest</b>	0.00		
101101 · Township Board Expenses (Township Board)			
704.1 (Board of Trustee Recording Secr)	510.00	2,000.00	-1,490.00
807.1 (Mileage and Expenses (site plan inspections) )	0.00	0.00	0.00
930 Equipment Repair (Equipment Repair)	0.00		
930.1 (Copy Machine Maintenance/per copy cost)	796.85	2,800.00	-2,003.15
995 (Capital Improvement)	150.00	2,500.00	-2,350.00
702 · Salaries (Salaries & Wages Twp Board)	0.00		
704 · Trustees/Misc. per Diem (Trustees/Misc per Diem)	2,315.00	7,280.00	-4,965.00
704.2 · Fire Board Per Diem (Fire Board Per Diem)	0.00	450.00	-450.00
715 · FICA - Employer (FICA - Employer )	1,371.11	11,000.00	-9,628.89
716 · Medicare - Employer (Medicare - Employer)	-154.70	1,000.00	-1,154.70
720 · payroll expenses (Payroll Expenses)	0.00	1,900.00	-1,900.00
726 · General Supplies (General Supplies)	11,388.78	30,000.00	-18,611.22
803 · Audit (Audit)	0.00	11,670.00	-11,670.00
805 · Legal Services (Legal Services)	8,272.50	30,000.00	-21,727.50
807 · Site Plan Inspections (Site Plan Inspections)	1,475.00	5,000.00	-3,525.00
810 · State/Local Dues (State/Local Dues)	7,537.54	8,000.00	-462.46
830 · Twp. Ord Enforcement (Twp. Ord. Enforcement Expense)	0.00		
860.1 · 860.1 Education (Education)	0.00	1,200.00	-1,200.00
870 · Pathway Exp. (Pathway Exp.)	-3,211.00		
900 · Public Notices (Public Notices)	362.90	2,500.00	-2,137.10
910 · 910 Insurance/bonds (Insurance/Bonds)	0.00	20,000.00	-20,000.00
963 · Misc Exp/Service Charges (Misc Exp/Service Charges)	709.36	400.00	309.36
967 · Land Preservation (Land Preservation)	0.00	1,000.00	-1,000.00
980 · Equipment Twp (Equipment)	0.00	7,500.00	-7,500.00
980.1 · Software & Support (Software and Support Twp)	0.00	16,000.00	-16,000.00
990 · ARPA Expenses (ARPA Expenses)	0.00	0.00	0.00
101101 · Township Board Expenses (Township Board) - Other	0.00		
<b>Total 101101 · Township Board Expenses (Township Board)</b>	31,523.34	162,200.00	-130,676.66
101171 · 101171 Supervisor (Supervisor)			
702 Salaries and Wages Supervis (Salaries and Wages)	11,429.81	47,550.00	-36,120.19
702.1 Deputy Supervisor (Deputy Supervisor)	216.00		
860 Travel & Education Supervis (Travel & Education Supervisor)	0.00		
101171 · 101171 Supervisor (Supervisor) - Other	0.00		
<b>Total 101171 · 101171 Supervisor (Supervisor)</b>	11,645.81	47,550.00	-35,904.19
101215 · 101215 Clerk (Clerk)			
702 (Salaries and Wages)	12,125.01	48,850.00	-36,724.99
702.1 (Deputy Clerk)	2,133.50	8,000.00	-5,866.50
860 (Travel & Education)	0.00		

## Lodi Township (General Fund) 2026-2027 Budget

	Apr '26 - Mar...	Budget	\$ Over Budget
101215 · 101215 Clerk (Clerk) - Other	0.00		
<b>Total 101215 · 101215 Clerk (Clerk)</b>	<b>14,258.51</b>	<b>56,850.00</b>	<b>-42,591.49</b>
101247 · Board of Review (Board of Review)			
704 (Board of Review per Diem)	0.00	1,700.00	-1,700.00
860 (Education)	129.73	400.00	-270.27
900 (Public Notices)	0.00	200.00	-200.00
101247 · Board of Review (Board of Review) - Other	0.00		
<b>Total 101247 · Board of Review (Board of Review)</b>	<b>129.73</b>	<b>2,300.00</b>	<b>-2,170.27</b>
101253 · 101253 Treasurer (Treasurer)			
702 (Salaries and Wages)	11,874.99	47,550.00	-35,675.01
702.1 (Deputy Treasurer)	1,246.50	6,200.00	-4,953.50
860 (Travel & Education)	0.00	100.00	-100.00
101253 · 101253 Treasurer (Treasurer) - Other	0.00		
<b>Total 101253 · 101253 Treasurer (Treasurer)</b>	<b>13,121.49</b>	<b>53,850.00</b>	<b>-40,728.51</b>
101257 · Assessing Services (Assessing Services)			
702 Assessor Salary & Wages (Salaries and Wages)	1,000.00	1,000.00	0.00
801 Contract services Assessor (Contract Services)	21,580.36	64,741.00	-43,160.64
957 Tax Tribunal Services (Tax Tribunal Services)	0.00		
101257 · Assessing Services (Assessing Services) - Other	0.00		
<b>Total 101257 · Assessing Services (Assessing Services)</b>	<b>22,580.36</b>	<b>65,741.00</b>	<b>-43,160.64</b>
101265 · Township Hall (Township Hall)			
922.1 (Internet Access)	905.55	3,000.00	-2,094.45
930 (Maintenance - Repair)	0.00	6,500.00	-6,500.00
726.1 · Township Hall Supplies	0.00	0.00	0.00
920 · Electricity Twp Hall (Electricity)	373.38	3,600.00	-3,226.62
921 · Natural Gas (Natural Gas)	236.02	2,000.00	-1,763.98
922 · Telephone (Telephone)	240.00	800.00	-560.00
930.1 · Lawn Maintenance-TWP (Lawn-TWP)	1,530.00	4,000.00	-2,470.00
930.5 · Snow Removal-TWP (Snow-TWP)	0.00	3,000.00	-3,000.00
935 · Siren Expenses (Siren Expenses)	218.92	3,000.00	-2,781.08
101265 · Township Hall (Township Hall) - Other	0.00		
<b>Total 101265 · Township Hall (Township Hall)</b>	<b>3,503.87</b>	<b>25,900.00</b>	<b>-22,396.13</b>
101276 · Cemetery Expenses (Cemetery)			
702 Cemetery Salaries & Wages (Salaries & Wages)	300.00	1,200.00	-900.00
645 · Cemetery Lots & Columbarium (Sale of burial spaces)	0.00	0.00	0.00
801 · Cemetery Contract Care (Contract Care)	0.00	0.00	0.00
930 · Cemetery Maintenance (Maintenance)	333.00	4,000.00	-3,667.00
940 · Lawn Maintenance-CEM (Lawn-CEM)	3,000.00	10,500.00	-7,500.00
950 · Snow Removal-CEM (Smow-CEM)	0.00	500.00	-500.00
101276 · Cemetery Expenses (Cemetery) - Other	0.00		
<b>Total 101276 · Cemetery Expenses (Cemetery)</b>	<b>3,633.00</b>	<b>16,200.00</b>	<b>-12,567.00</b>
101301 · Sheriff (Sheriff)			
801 Patrol Personnel Sheriff (Patrol Personnel)	78,992.93	620,000.00	-541,007.07
101301 · Sheriff (Sheriff) - Other	0.00		
<b>Total 101301 · Sheriff (Sheriff)</b>	<b>78,992.93</b>	<b>620,000.00</b>	<b>-541,007.07</b>
101336 · 101336 Fire Expenses (Fire)			
703 Runs - Resident Twp Paid (Runs - Resident Twp Paid)	0.00		
703.1 Runs Non Resident (Runs Non Resident)	0.00		
703.2 Runs - False Fire Alarms (Runs - False Fire Alarms)	0.00		
703.3 Resident - no burn permit (Resident - no burn permit)	0.00		
801 Fire Operating Exp (Operating)	222,204.12	1,004,457.00	-782,252.88
980 Equipment Expense Fire (Equipment)	0.00	61,380.00	-61,380.00
802 · SAFD ARPA	0.00		
101336 · 101336 Fire Expenses (Fire) - Other	0.00		

## Lodi Township (General Fund) 2026-2027 Budget

	Apr '26 - Mar...	Budget	\$ Over Budget
Total 101336 · 101336 Fire Expenses (Fire)	222,204.12	1,065,837.00	-843,632.88
101345 · 101345 Special Assessments (Special Assessments)			
448 BHL D Exp (Brookview Highlands Lighting District)	984.10	5,650.00	-4,665.90
448.1 Waters Rd SAD (Waters Road Special Assessment)	0.00		
101345 · 101345 Special Assessments (Special Assessments) - Other	0.00		
Total 101345 · 101345 Special Assessments (Special Assessments)	984.10	5,650.00	-4,665.90
101400 · Planning and Zoning (Planning and Zoning)			
704 (Salaries & Wages)	3,300.00	13,500.00	-10,200.00
704.1 (Planning and Zoning Wages (secretary)\ )	292.50	3,000.00	-2,707.50
801 (Consulting Fees)	4,616.50	30,000.00	-25,383.50
900 (Public Notices)	0.00	2,000.00	-2,000.00
850 · Ordinance Review Legal Fees (Ordinance Review Legal Fees)	0.00	0.00	0.00
860 · PC Travel/Education (PC Travel/Education)	375.00	500.00	-125.00
101400 · Planning and Zoning (Planning and Zoning) - Other	0.00		
Total 101400 · Planning and Zoning (Planning and Zoning)	8,584.00	49,000.00	-40,416.00
101410 · Board of Appeals (Board of Appeals)			
704 (Salaries & Wages)	500.00	1,300.00	-800.00
900 (Public Notices)	0.00	0.00	0.00
704.1 · ZBA Recording Secretary (ZBA Reording Secretary)	255.00	300.00	-45.00
101410 · Board of Appeals (Board of Appeals) - Other	0.00		
Total 101410 · Board of Appeals (Board of Appeals)	755.00	1,600.00	-845.00
101440 · Public Works (Public Works)			
445 Drain Tax (Drain Tax)	0.00	17,000.00	-17,000.00
445.3 River Raisin Watershed (River Raisin Watershed)	0.00	484.00	-484.00
447 Engineering Services (Engineering Services)	0.00	0.00	0.00
449 Public Road Services (Public Road Services)	0.00	595,000.00	-595,000.00
550 · WAVE Public Transportation (WAVE)	2,850.00	2,850.00	0.00
101440 · Public Works (Public Works) - Other	0.00		
Total 101440 · Public Works (Public Works)	2,850.00	615,334.00	-612,484.00
101999 · 1019999003 MISC Adj	0.00		
201622 · Recycling Services (Recycling Services)			
801 (Contract Pickup)	7,450.00	16,000.00	-8,550.00
803 (Yard Waste)	0.00	15,000.00	-15,000.00
805 (Shredding Event)	0.00		
201622 · Recycling Services (Recycling Services) - Other	0.00		
Total 201622 · Recycling Services (Recycling Services)	7,450.00	31,000.00	-23,550.00
66000 · Payroll Expenses (Payroll expenses)	0.00		
701222 · Manufactured Homes/County Share (Manufactured Homes/Cou...)	284.50	1,500.00	-1,215.50
701225 · Manufactured Homes/SET (Manufactured Homes/SET)	1,138.00	5,600.00	-4,462.00
<b>Total Expense</b>	<b>424,802.97</b>	<b>2,845,612.00</b>	<b>-2,420,809.03</b>
<b>Net Ordinary Income</b>	<b>-233,422.29</b>	0.00	<b>-233,422.29</b>
Other Income/Expense			
Other Income	0.00	0.00	0.00
Other Expense			
80000 · Ask My Accountant (Transactions to be discussed with accountant...)	0.00		
<b>Total Other Expense</b>	0.00		
<b>Net Other Income</b>	0.00	0.00	0.00
<b>Net Income</b>	<b>-233,422.29</b>	<b>0.00</b>	<b>-233,422.29</b>



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

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

**June 23, 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,  
Township Trustee Steve Marsh,  
Jane Chronis, Xavier Edwards, Barry Wauldron, and two other members of the public

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

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

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

### **5. Public Comment**

Public comment began at 7:01 pm. No comments were received from the public. Public comment ended at 7:01 pm.

### **6. Approval of Minutes – 5/26/2026 and 6/2/2026**

Sweetland moved to approve the minutes of the May 26, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Sweetland moved to approve the minutes of the June 2, 2026 meeting as presented. Second by Strader. A voice vote was taken. Aye=all, Nay=none. Motion carried.

## 7. Old Business:

### a. Copperleaf Crossing Revised Area Plan

Due to the time spent reviewing and researching the answers and documents provided by Copperleaf Crossing, Strader passed the leading of the discussion to Froberg.

A lengthy discussion was held regarding the submitted revised Area Plan and additional documents and information provided. Copperleaf Crossing representatives Steven Marsh and Xavier Edwards participated in the discussions and answered questions from Planning Commissioners. Topics of discussion and questions included:

- A discussion of the List of Businesses and what uses they could fall under in the Table of Uses in Zoning Ordinance Section 20.04. Copperleaf Crossing did not provide any information on what uses they thought activities would fall under. Animal Kingdom Veterinary Hospital falls under Veterinary Clinic or Animal Hospital, which only allows animals to remain on site for up to a week for treatment. Creature Comforts Bed & Bath falls under Kennel. Copper Leaf Forest, LLC falls under Nursery. After discussion, it was decided that The Creature Conservancy could be included as an Institutional Use due to the Township Planner's recommendation due to the educational character; having exhibitions can be compared to a museum; the possession of a Scientific Collectors permit from the State of Michigan that allows them to showcase threatened and endangered species, bones, and skulls similar to a museum; certain activities and events qualifying as cultural activities thus making it a center for cultural activities; their private membership acting similar to a private club; and being a non-profit organization.
- The status of the application for breeding Clouded Leopards and what organization provided the required letter from law enforcement attesting the business's safety and emergency protocols.
- The list of species provided that The Creature Conservancy agrees not to house at The Creature Conservancy and the note that the list only applies to animals as taxonomically classified on August 14, 2023.
- If The Creature Conservancy is a rehabilitation or rescue center. A large majority of their animals are rescued animals in the sense of how they made it to The Creature Conservancy, but The Creature Conservancy is not a rehabilitation or rescue center. The Creature Conservancy does not take on any animal that they would not be able to care for adequately for the entirety of their lives. If an animal they could not care for was dropped off at their doorstep, they would find an organization or individual who would be able to care for the animal. O'Jack recommended setting an amount of time The Creature Conservancy would be allowed to house an animal dropped off on their site that they are unable to permanently care for while finding a suitable organization to care for them.
- The change in classification of specific animals from wolf to wolf hybrid by the DNR.
- The breeding of dingos.
- The lack of kennel license for The Creature Conservancy from Washtenaw County.
- The proposed right of way along Saline Ann Arbor Road and Pleasant Lake Road.
- What the existing sanitary sewer cleanouts by the future overflow parking and proposed Building H are serving. After discussion, it is believed that they are sanitary sewer cleanouts for proposed buildings that are no longer going to be built.

- Parking - If handicap parking spots on gravel in the staff parking lot are ADA compatible or need to be paved. If the proposed buildings are built, would the amount of parking and amount of handicap parking still be sufficient. If parking spaces are required to be paved, would that change the stormwater requirements. Since it is mostly staff that park in the gravel lot and rarely members of the public, it was recommended that the lot can stay gravel and is not required to be paved except for any needed handicap parking spots.
- If the Copper Leaf Forest is only for growing in house plants and not for selling, does Copper Leaf Forest have a nursery growing license? Yes, Copper Leaf Forest has a nursery license that the State inspected.
- How much dirt is in the dirt berms listed on the plans and does it create any runoff on neighboring properties. If the berms require permits. Will Area 46, which is labeled as use for canines in the future, replicate the shelters and berms.
- Finding a way to differentiate on the plans what is existing and what are potential future items.
- Style of Building M in comparison with the rest of the buildings.
- Deviation requests – fencing for both height and location in setbacks
- Non-conformance requests – fencing in landscape strip on Saline Ann Arbor Road and cargo containers
- Phasing of development needs to be completed within 3 years of Final Site Plan approval.
- How to make Building M no longer a residence
- General clarification of the Area Plan
- Listing and discussing what items are still missing

Froberg moved to table a decision on Copperleaf Crossing's Revised Area Plan based on the preceding discussion and requested the applicant submit all missing required information to the Township Clerk by 11:59 pm on July 31, 2026. Second by Rogers. A roll call vote was taken. Strader=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye. Motion carried.

Froberg stated that she would send a list of items that need address or are missing to the Township Clerk to be given to Copperleaf Crossing in the next couple days.

### **c. Data Center Zoning Ordinance**

Meiners moved to create a Data Center Ordinance subcommittee which will be subject to the Open Meetings Act made up of Froberg, Meiners, and, if available, Strader with help from consultants Firlit and O'Jack if approval is given by either Township Supervisor Schaible or the Board of Trustees for spending Township funds. Second by Strader. A roll call vote was taken. Froberg=aye, Rogers=aye, Meiners=aye, Stevenson=aye, Rentschler=aye, Strader=aye, Sweetland=aye. Motion carried.

### **b. Lodi Township Master Plan update**

Proposed changes to Part 14 Implementation Policies, Part 15 Plan Monitoring Program, and Part 16 Zoning Plan of the Master Plan were provided by Firlit. Questions were asked by Planning Commission members and answered to the best of Firlit's ability. Suggestions and edits were also requested and recommended by Planning Commission members.

**8. New Business:**

**a. Proposed Planning Commission regular monthly date change request**

Strader moved to move the Planning Commission meetings from the fourth Tuesday of the month to the third Tuesday of the month starting in January 2027 in order to give applicants more time to make any changes or additions that may be needed and for those changes to be reviewed by consultants before the next Board of Trustee meeting. Second by Froberg. A roll call vote was taken. Strader=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye. Motion carried.

Township Attorney Jesse O'Jack said he would look into the process of updating the Planning Commission's Bylaws in order to reflect the date change.

Due to a lack of significant agenda items and anticipated absences, Strader moved to cancel the July Planning Commission meeting. Second by Stevenson. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Froberg=aye. Motion carried.

**9. Public Comment**

Public comment began at 9:51 pm. No comments were received from the public. Public comment ended at 9:51 pm.

**10. Reports**

- A. Board of Trustees: Rentschler reviewed the most recent Board of Trustees meeting held on June 2, 2026.
- B. Commissioners: Sweetland noted that solar energy companies are putting information about and requesting to lease property for a solar farm in residents' mailboxes.
- C. Planning Consultant: None
- D. Engineering Consultant: None

**11. Adjournment**

Sweetland moved to adjourn at 9:56 pm. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for August 25, 2026 at 7:00 pm.

Respectfully Submitted,

Brian Sweetland,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary



# WASHTENAW COUNTY OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF



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## EXECUTIVE SUMMARY

Distribution Date: 6/15/26

May 2026

### WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at [www.washtenaw.org/alerts](http://www.washtenaw.org/alerts)

### HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at: <https://www.washtenaw.org/1743/House-Watch>

### NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: <https://www.washtenaw.org/1124/Sheriff>

### PUBLIC DASHBOARD

Check out our Data & Information Dashboard!  
<https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard>

#### COMMONLY USED ABBREVIATIONS

**AWIM:** Assault with Intent to Murder

**CCW:** Carrying Concealed Weapon

**CSC:** Criminal Sexual Conduct

**DV:** Domestic Violence

**OID:** Operating Under the Influence of Drugs

**OWI:** Operating While Intoxicated

**R&O:** Resisting & Obstructing

**UDAA:** Unlawfully Driving Away an Automobile





**CCW REPORT:**

This report lists all incidents verified as carrying a concealed weapon violation that occurred within the area during the reporting period.

**OUT OF AREA REPORT:**

This report details the amount of time (in minutes) that deputies assigned to the contract area (patrol area) spend outside of that area, along with the reasons for being out of area. If the contract area is part of a collaboration, it is not possible to separate the data for each individual area within the collaboration in this report.

**INTO AREA REPORT:**

This report details the amount of time (in minutes) that deputies not assigned to the contract area spend in that area, along with the reasons for their presence. If the contract area is part of a collaboration, this report separates the data by each area within the collaboration.

**VIOLATIONS:**

This report lists all violations that occurred during the reporting period. A single citation may include multiple violations. The "sum" value represents the number of citations, not the total number of violations.

**TRAFFIC STOPS:**

This report is generated from deputies' activity logs, which document each traffic stop and the associated reason. The numbers in this report may differ from those on the "Police Service Data Report" page, as that report reflects only verified offenses.

**Violations**  
 Reporting Period: May



Violation Description	Violation Count
DISOBEYED STOP SIGN	1
DROVE WITHOUT DUE CARE AND/OR CAUTION	1
FAILED TO STOP WITHIN ASSURED CLEAR DISTANCE	1
FAILED TO YIELD	1
IMPEDED TRAFFIC	1
NO THRU TRUCKS	1
SPEEDING 01 - 05 MPH OVER	2
SPEEDING 06 - 10 MPH OVER	1
SPEEDING 11 - 15 MPH OVER	1
SPEEDING 16 - 20 MPH OVER	1
<b>Sum:</b>	<b>11</b>

**Traffic Stops**  
Reporting Period: May



TS Reason For Contact	Activities Count
Equipment Vio	4
Speed	23
Traffic Vio.	21
	48



# Into Area Report

## Reporting Period: May



SUMMARY	
Patrol Area Desc	Duration in Minutes
DEXTER-DEXTER TWP-WEBSTER TWP	30
SCIO TWP	422
YORK TWP	10
<b>Sum:</b>	<b>462</b>

### DEXTER-DEXTER TWP.

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260031555	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	6000 BLOCK ANN ARBOR SALINE RD	05/04/2026 00:15:00	30
				<b>Sum:</b>	<b>30</b>

### SCIO TWP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260031290	BACKUP DISPATCHED CALLS	Juvenile - All Other	S ZEEB RD/WEBER RD	05/02/2026 22:55:00	56
260032023	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	2800 BLOCK S WAGNER RD	05/05/2026 19:35:00	10
260032378	BACKUP DISPATCHED CALLS	Alarms All Other	3600 BLOCK HEDGEROW DR	05/07/2026 03:07:00	23
260033108	BACKUP DISPATCHED CALLS	Suspicious Persons	2800 BLOCK S WAGNER RD	05/09/2026 19:53:00	19
260034007	BACKUP DISPATCHED CALLS	Suspicious Circumstances	3600 BLOCK SALINE WATERWORKS RD	05/13/2026 01:44:00	48
260036154	BACKUP DISPATCHED CALLS	Mental Health Call	2800 BLOCK S WAGNER RD	05/21/2026 09:00:00	30
260036708	BACKUP DISPATCHED CALLS	Family Trouble	2800 BLOCK S WAGNER RD	05/22/2026 22:45:00	45
260036708	BACKUP DISPATCHED CALLS	Family Trouble	2800 BLOCK S WAGNER RD	05/22/2026 22:51:00	35

# Into Area Report

Reporting Period: May



260038359	BACKUP DISPATCHED CALLS	Suspicious Circumstances	4600 BLOCK MERIDIAN CT	05/28/2026 02:31:00	26
260039223	BACKUP DISPATCHED CALLS	Noise Complaint - WD	2500 BLOCK W WATERS RD	05/31/2026 00:45:00	20
260039382	BACKUP DISPATCHED CALLS	Mental Health Call	2800 BLOCK S WAGNER RD	05/31/2026 17:10:00	70
	BACKUP DISPATCHED CALLS		6000 BLOCK ANN ARBOR SALINE RD	05/04/2026 00:00:00	40
				<b>Sum:</b>	<b>422</b>

## YORK TWP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260037193	CITATIONS	Traffic Complaint / Traffic Miscellaneous A Complaint	UPON ZEEB and AT/ NEAR ELLSWORTH	05/24/2026 16:33:00	0
260037193	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S ZEEB RD/SCIO CHURCH RD	05/24/2026 16:30:00	10
				<b>Sum:</b>	<b>10</b>



# Out of Area Report

Reporting Period: May



SUMMARY	
Reporting Area	Duration in Minutes
ANN ARBOR CITY	40
DEXTER TOWNSHIP	30
MANCHESTER TOWNSHIP	17
PITTSFIELD TOWNSHIP	10
SCIO TOWNSHIP	722
SYLVAN TOWNSHIP	12
WEBSTER TOWNSHIP	38
YPSILANTI TWP	40
<b>Sum:</b>	<b>909</b>

## ANN ARBOR CITY

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260037045	BACKUP DISPATCHED CALLS	Property Damage H&R Traffic Crash	EB I94/JACKSON AVE	05/24/2026 02:24:00	40
				<b>Sum:</b>	<b>40</b>

## DEXTER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260039202	BACKUP DISPATCHED CALLS	Suspicious Persons	4600 BLOCK E LOCH ALPINE DR	05/30/2026 23:10:00	30
				<b>Sum:</b>	<b>30</b>

## MANCHESTER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260034107	BACKUP DISPATCHED CALLS	Family Trouble	E AUSTIN RD/M52	05/13/2026 13:56:00	17
				<b>Sum:</b>	<b>17</b>



### PITTSFIELD TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260036369	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	CARPENTER RD/ WASHTENAW AVE	05/21/2026 23:40:00	10
				<b>Sum:</b>	<b>10</b>

### SCIO TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260030767	BACKUP DISPATCHED CALLS	Family Trouble	500 BLOCK PLUM LN E	05/01/2026 00:05:00	10
260031005	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N ZEEB RD/ STONEGATE RD	05/01/2026 21:00:00	10
260031052	BACKUP DISPATCHED CALLS	Suspicious Circumstances	4100 BLOCK EYRIE DR	05/02/2026 00:05:00	10
260031579	BACKUP DISPATCHED CALLS	Welfare Check	4100 BLOCK EYRIE DR	05/04/2026 01:59:00	15
260031830	BACKUP DISPATCHED CALLS	Suspicious Circumstances	S ZEEB RD/JACKSON RD	05/04/2026 23:15:00	36
260032055	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	JACKSON RD/S ZEEB RD	05/05/2026 21:25:00	5
260032097	BACKUP DISPATCHED CALLS	Family Trouble	600 BLOCK FORSYTHIA AVE	05/06/2026 02:15:00	25
260032524	BACKUP DISPATCHED CALLS	Welfare Check	100 BLOCK CHERRY LN E	05/07/2026 19:47:00	10
260032547	DISPATCHED CALLS	Agg/Fel Assault - Family - Gun - Domestic	SCIO CHURCH RD/ OAK VALLEY DR	05/07/2026 20:03:00	16
260032799	BACKUP DISPATCHED CALLS	Mental Health Call	300 BLOCK ORANGE BLOSSOM LN W	05/08/2026 16:40:00	50
260032857	BACKUP DISPATCHED CALLS	Information - WD	2900 BLOCK W LIBERTY ST	05/08/2026 19:43:00	13
260033161	DISPATCHED CALLS	Suspicious Circumstances	5600 BLOCK JACKSON RD	05/09/2026 23:05:00	14



# Out of Area Report

Reporting Period: May



260033428	BACKUP DISPATCHED CALLS	Operating Under the Influence of Alcohol / Liquor OWI	JACKSON RD/ CHESTNUT BLVD	05/11/2026 00:12:00	28
260033489	BACKUP DISPATCHED CALLS	Attempt Suicide Adult	4300 BLOCK JACKSON RD	05/11/2026 09:20:00	30
260033970	BACKUP DISPATCHED CALLS	All Other Traffic Crashes	N ZEEB RD/EB I94	05/12/2026 21:56:00	38
260033970	BACKUP DISPATCHED CALLS	All Other Traffic Crashes	N ZEEB RD/EB I94	05/12/2026 21:56:00	52
260034455	BACK-UP TRAFFIC STOP	Operating Under the Influence of Alcohol / Liquor OWI	JACKSON RD/BAKER RD	05/14/2026 18:56:00	56
260035026	BACKUP DISPATCHED CALLS	Suspicious Circumstances	4100 BLOCK EYRIE DR	05/17/2026 01:43:00	27
260035031	BACKUP DISPATCHED CALLS	Suspicious Circumstances	400 BLOCK CRESTED DR	05/17/2026 02:27:00	26
260035727	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	900 BLOCK RABBIT RUN CIR	05/19/2026 16:57:00	19
260035838	BACKUP DISPATCHED CALLS	Assist Motorist	JACKSON RD/N PARKER RD	05/20/2026 01:06:00	40
260036382	BACKUP DISPATCHED CALLS	Mental Health Call	6400 BLOCK S TRAILWOODS DR	05/22/2026 00:50:00	40
260037040	BACKUP DISPATCHED CALLS	Noise Complaint - WD	400 BLOCK TALON DR	05/24/2026 02:03:00	12
260037297	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	200 BLOCK SYCAMORE LN E	05/25/2026 01:39:00	21
260037300	BACKUP DISPATCHED CALLS	Suspicious Circumstances	2000 BLOCK WHISPERING WOODS CT	05/25/2026 02:22:00	27
260037667	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	3600 BLOCK DEXTER- ANN ARBOR RD	05/26/2026 00:00:00	25
260037907	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	700 BLOCK BAKER RD	05/26/2026 19:20:00	10
260037994	BACKUP DISPATCHED CALLS	Welfare Check	600 BLOCK W APRICOT LN	05/26/2026 23:57:00	34
260039225	BACKUP DISPATCHED CALLS	Suspicious Circumstances	1300 BLOCK HONEY RUN DR	05/31/2026 01:06:00	23
				<b>Sum:</b>	<b>722</b>

# Out of Area Report

Reporting Period: May



260033428	BACKUP DISPATCHED CALLS	Operating Under the Influence of Alcohol / Liquor OWI	JACKSON RD/ CHESTNUT BLVD	05/11/2026 00:12:00	28
260033489	BACKUP DISPATCHED CALLS	Attempt Suicide Adult	4300 BLOCK JACKSON RD	05/11/2026 09:20:00	30
260033970	BACKUP DISPATCHED CALLS	All Other Traffic Crashes	N ZEEB RD/EB I94	05/12/2026 21:56:00	38
260033970	BACKUP DISPATCHED CALLS	All Other Traffic Crashes	N ZEEB RD/EB I94	05/12/2026 21:56:00	52
260034455	BACK-UP TRAFFIC STOP	Operating Under the Influence of Alcohol / Liquor OWI	JACKSON RD/BAKER RD	05/14/2026 18:56:00	56
260035026	BACKUP DISPATCHED CALLS	Suspicious Circumstances	4100 BLOCK EYRIE DR	05/17/2026 01:43:00	27
260035031	BACKUP DISPATCHED CALLS	Suspicious Circumstances	400 BLOCK CRESTED DR	05/17/2026 02:27:00	26
260035727	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	900 BLOCK RABBIT RUN CIR	05/19/2026 16:57:00	19
260035838	BACKUP DISPATCHED CALLS	Assist Motorist	JACKSON RD/N PARKER RD	05/20/2026 01:06:00	40
260036382	BACKUP DISPATCHED CALLS	Mental Health Call	6400 BLOCK S TRAILWOODS DR	05/22/2026 00:50:00	40
260037040	BACKUP DISPATCHED CALLS	Noise Complaint - WD	400 BLOCK TALON DR	05/24/2026 02:03:00	12
260037297	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	200 BLOCK SYCAMORE LN E	05/25/2026 01:39:00	21
260037300	BACKUP DISPATCHED CALLS	Suspicious Circumstances	2000 BLOCK WHISPERING WOODS CT	05/25/2026 02:22:00	27
260037667	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	3600 BLOCK DEXTER- ANN ARBOR RD	05/26/2026 00:00:00	25
260037907	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	700 BLOCK BAKER RD	05/26/2026 19:20:00	10
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				<b>Sum:</b>	<b>722</b>



# CFS Summary

## Reporting Period: May



MISCELLANEOUS TRAFFIC COMPLAINTS	55	301	296	1.7%
NON - CRIMINAL COMPLAINTS	35	177	162	9.3%
SICK / INJURY COMPLAINT	10	52	32	62.5%
TRAFFIC CRASHES	12	56	50	12.0%
TRAFFIC OFFENSES	4	5	2	150.0%
<b>Sum:</b>	<b>163</b>	<b>783</b>	<b>722</b>	<b>8.4%</b>

Classification	Month 2026	2026 YTD	2025 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS		3	12	-75.0%
MISCELLANEOUS A THROUGH UUUU		1	2	-50.0%
<b>Sum:</b>		<b>4</b>	<b>14</b>	<b>-71.4%</b>

Classification	Month 2026	2026 YTD	2025 YTD	% Change
CRIME PREVENTION ACTIVITIES	3	7	20	-65.0%
INVESTIGATIVE ACTIVITIES	3	23	15	53.3%
MISCELLANEOUS ACTIVITIES (6000)	2	18	9	100.0%
MISCELLANEOUS ACTIVITIES (6100)	5	16	21	-23.8%
<b>Sum:</b>	<b>13</b>	<b>64</b>	<b>65</b>	<b>-1.5%</b>

**LODI TOWNSHIP**  
3755 Pleasant Lake Road  
Ann Arbor, MICHIGAN 48103

RECEIVED  
#2026-002  
FEB 25 2026  
Lodi Township

*NOTICE TO ALL PETITIONERS AND APPLICANTS*

**FILING APPLICATIONS OR PETITIONS**

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

**AGENDA DEADLINES (PLANNING COMMISSION ONLY)**

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

**COMPLETENESS OF APPLICATION**

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

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

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

**APPLICATION FEES**

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

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

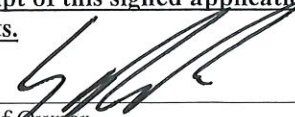
**SITE VISITS**

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


**PETITIONER'S ACKNOWLEDGEMENT**

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


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

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

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

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

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

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

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

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

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

AN APPEAL FOR A SPECIAL USE

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

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

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

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

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

DESCRIPTION OF THE PREMISES:

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

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

YES  NO

Has the Building Inspector refused a permit?  YES  NO

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

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

1. 7 sets of drawings, all on sheets 11 inches by 8 ½ inches in size and 3 full size drawings, drawn to scale, correlated with the legal description, and showing all necessary measurements and all features involved in this appeal, including measurements to show distances between structures and property lines, lot width and area, and height of structures.
2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.
3. Complete legal description of the premises (as stated on your deed, or tax bills available from Township).
4. A detailed description of the proposed use.
5. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 54 of the Lodi Township Zoning Ordinance.

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

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

Signature of Applicant: \_\_\_\_\_

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

Signature: Christina M Smith

My commission expires: 12/9/2027

(Acting in the County of Washtenaw, Michigan)

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

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

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

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

Signature of Clerk (or designee) Christina M Smith

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

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



June 30, 2026

Board of Trustees  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

RE: Engineering Update for July 7, 2026, BOT Meeting

Dear Trustees,

This is a monthly status update for projects and applications that pass through the Township engineering review process. Items “Under Review” represent applications that have been submitted to the Township and are currently in the process of seeking approval from the Planning Commission / Board of Trustees. “Construction Oversight” is for projects that have been approved and have moved into the construction phase. “Project Closeout” tracks the administrative items at the end of a project (i.e. final punch lists, as-built drawing submittals, recording easements, etc.).

#### **I. Under Review**

- C&S Lawncare, Special Use Application  
Public hearing held at PC meeting on May 26, 2026  
On the agenda for BOT tonight (July 7, 2026)

#### **II. Construction Oversight**

- Arbor Preserve North  
No construction activity – EGLE Part 41 permit is pending (under EGLE review)
- Arbor Preserve South  
No construction activity – EGLE Part 41 permit is pending (under EGLE review)

OHM’s inspector has been in contact with applicant representative Jason Iacoanglei (Toll Brothers) to track their permit review status. This tracking helps our inspection team ensure they have staff available when construction begins. The gravity systems (the pipes leading to the wastewater treatment plants) have been reviewed and appear to be in good order. The plants themselves are still under review. Jason hopes to have approval or comments from EGLE in the next week.

#### **III. Project Closeout**

- No projects are currently in the closeout stage



June 24, 2026

Lodi Township Board of Trustees  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

Attention: Jacob Schaible, Township Supervisor

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

Description of Application:	The applicant is proposing a landscape business operation with the addition of a 6,240 sq. ft. pole barn, material storage areas, parking area, and associated improvements.
Site Location:	3785 S Zeeb, west side of S Zeeb, north of W Ellsworth Rd Parcel #M-13-10-300-014
Applicant:	Craig Naebeck 3785 S Zeeb Rd Ann Arbor, MI 48103
Current Zoning:	AG, Agricultural
Plan Date:	June 1, 2026 ( <i>Original dated April 27, 2026</i> )

Dear Planning Commissioners:

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

The Planning Commission reviewed this submittal at the May 26<sup>th</sup>, 2026 meeting, where the Commission recommended approval of the special use and minor site plan to the Township Board with conditions that the missing information be provided in a revised submittal. The applicant submitted updated plans on June 2<sup>nd</sup>, 2026, which addressed the outstanding comments and provided additional information. The item was on the June 2<sup>nd</sup> Township Board agenda, but was tabled to give Township consultants time to properly review the updated plans. This review letter has been updated to reflect the updated plans. New comments are in bold.





in appearance with the existing or intended character of the zoning district and neighborhood. The use will not be detrimental, hazardous or disturbing to existing or future neighboring uses, persons, property or the public welfare.

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

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

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

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

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

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

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

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

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



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

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

**The applicant provided additional information at the Planning Commission meeting that chemicals are stored in storage lockers and fertilizers are stored in bags on pallets. Three wall lights are proposed on the building and a spec is to be provided.**

#### SPECIFIC USE REQUIREMENTS REVIEW COMMENTS

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

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

**Finding:** The applicant has confirmed that on-site retail operations are not proposed. Comments relative to site plan requirements can be found below.

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

**Finding:** The Master Plan identifies S Zeeb in that area a paved primary arterial road. The applicant confirmed that there are approximately 20 trucks that are 3-yard and 5-yard capacity.

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

**Finding:** The property is directly adjacent to agricultural land. However, the larger surrounding area does have some single-family residences. The Planning Commission asked for details regarding impacts to adjacent uses and determined that the existing business has historically not caused impacts to nearby residents.

4. The business shall not pose an environmental hazard.



**Finding:** The plans note that the operation will not pose an environmental hazard. **The applicant provided detail to the Planning Commission regarding fertilizer storage (bags on pallets), chemical storage (kept in secure storage lockers), and fuel station details.**

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

**Finding:** The plans depict a proposed wood storage area and other proposed “material storage areas.” **The applicant confirmed that a nursery stock of live plants is kept on-site, but for C&S’ use and not for retail on-site sales.**

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

**Finding:** The plans indicate that the business includes “permitted vehicles and equipment necessary for the function of the landscape business. **The applicant confirmed that the trucks are 3-yard and 5-yard capacity, below the 12-yard maximum capacity.**

**MINOR SITE PLAN REVIEW COMMENTS**

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

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

		Required	Proposed	Comments
<b>Building Height</b>		45 ft., 3 stories max	20 ft.	In compliance. <b>Site Data corrected to reflect 20 ft.</b>
<b>Front Yard Setback (West)</b>	Building	100 ft.	181 ft.	In compliance
	Parking	10 ft.	138 ft.	
<b>Rear Yard Setback (East)</b>	Building	50 ft.	1300 ft.	In compliance
	Parking	10 ft.	1300+ ft.	
<b>Side Yard Setback (North)</b>	Building	30 ft.	75 ft.	In compliance
	Parking	10 ft.	20 ft.	
<b>Side Yard Setback (South)</b>	Building	30 ft.	154 ft.	In compliance
	Parking	10 ft.	200+ ft.	



	Required	Proposed	Comments
Maximum Lot Coverage	10% max	1.61%	In compliance

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

	Required	Provided	Comments
Parking Spaces	Landscape Business: 1 per employee, plus required spaces for the dwelling and offices (20 employees = 20 spaces)  Dwelling: 3 per dwelling (1 dwelling = 3 spaces)  Office: 1 per 300 sq ft of floor area (600 sq ft indicated = 2 spaces)  <u>TOTAL REQUIRED:</u> 20 + 3 + 2 = 25 spaces	25 spaces	In compliance. Plans have been updated to reflect correct parking data.
Parking Aisle Width	Two-way: 22 ft.	22 ft.	In compliance
Parking Space Dimensions	90-degree parking pattern: 10' x 20'	10' x 20'	In compliance
Barrier-Free Parking Spaces*	25 parking spaces: 1 barrier-free space required	1 space	In compliance. The applicant is providing the 1 required barrier-free space near the office building. The plans note that this space and access to the building will be ADA-compliant, as required.



Loading Zone		No loading zone proposed	Off-street loading zones are required for uses that customarily receive or distribute vehicles, materials, or merchandise. <b>The applicant has clarified that a dedicated loading zone is not required for the use and not proposed.</b>
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\* Barrier free spaces are subject to the State of Michigan Department of Labor, Construction Code Commission, Barrier Free Design Division regulations.

3. **Parking Lot Surface.** Off-street parking facilities are required to be paved with concrete, plant-mixed bituminous asphalt, brick pavers, or similar materials in accordance with the Township’s engineering standards. The proposed parking area and circulation area for the business is proposed to be gravel. The Township Engineer has reviewed the plans and provided comments relative to the proposed surface. As noted in the letter dated 5/19/26, gravel surface is recommended for the proposed use as it is more pervious from a run-off perspective. In addition, gravel surface may be compatible for the equipment proposed to be used and stored on the site. Per *Section 51.09.C*, the Planning Commission has the ability to approve an alternative surface for a parking area, given that (1) *the Commission determines that the alternative material is more appropriate for the site/ use*, (2) *alternative material is prohibited for handicap parking/ access aisles/ pedestrian paths*, (3) *alternative material is limited to graded and compacted gravel, crushed limestone or other materials that would provide a durable surface and are acceptable to the Township Engineer*. **After discussion with the applicant at the May 26<sup>th</sup> meeting and input from the Township Engineer, the Planning Commission found that the proposed gravel surface is acceptable as detailed in their Findings of Fact of approval.**
4. **Landscaping.** A landscaping plan is provided with the updated submittal. It should be noted that in accordance with *Section 55.09 Landscaping, Screening, and Land Use Buffers*, some landscaping is required as detailed below:

- a. Greenbelt Landscaping: Greenbelt landscaping along the road frontage is required to be provided. The greenbelt area is required to be 20 feet in width, which it appears the site can accommodate.

Greenbelt Landscaping		
Required	Provided	Comments
20 feet width, Mix of canopy and evergreen trees 1 tree and 3 shrubs per 15 linear feet of greenbelt length  Along Zeeb Rd: 387 ft = 26 trees, 78 shrubs  Along north lot line: 100 ft = 7 trees, 20 shrubs	20+ feet width  Along Zeeb Rd: 27 trees, 79 shrubs  Along north lot line: 7 trees, 20 shrubs	In compliance. The Planning Commission’s recommendation is that the existing trees on the south side of the existing driveway are sufficient as greenbelt landscaping for that portion of the property; thus, new greenbelt landscaping is only provided north of the existing driveway.

- b. Parking Lot Landscaping: Parking lot landscaping is required to screen the parking lot from abutting rural or residential districts and the street. It should be noted that the plans indicate a proposed 6-foot privacy fence along the northern lot line. The Planning Commission may find that this fence can serve as adequate screening of the parking lot to the adjacent parcel. The greenbelt landscaping can likely serve as screening of the parking lot from the road. **The landscaping plan shows**



greenbelt landscaping along Zeeb Road that screens the parking lot from the road. The proposed fencing and landscaping along the northern lot line screen the parking lot from the adjacent property to the north.

5. **Fencing.** As noted, the plans show a proposed 6-foot privacy fence along the northern lot line. Fences of this height are permitted; however, additional details on the proposed materials are needed. **The applicant confirmed at the Planning Commission meeting that this is a 6-foot white vinyl fence.**
6. **Building Elevations.** The majority of buildings on the site are existing; however, the 6,240 sq. ft. pole barn is proposed to be constructed as part of this approval. Building elevations were provided for the proposed pole barn. Proposed building materials include metal siding and roof (AZM Synergy Omni Series). The proposed lean-tos are indicated on the east and west side of the building, and the elevations indicate three garage doors on the south side of the building and one garage door on the north side.
7. **Circulation Plan.** A truck circulation plan indicating circulation is provided. We defer to the Township Fire Department for further comment on emergency vehicle circulation. **The plans have been sent to the Fire Department for review and comment.**
8. **Waste Receptacle.** The dumpster is now shown on the plans within the bunker on the east side of the property.
9. **Lighting.** There are three proposed wall lights on the south side of the building. **The lights must be down-shielded. The applicant is to provide a photo of the proposed lights for approval.**
10. **Signs.** It is our understanding that signage for the business is not proposed.
11. **Other Reviews.** This review is also conditioned upon review and approval from all applicable consultants, departments, and agencies.

### RECOMMENDATION

Based on the above comments, we recommend that the Township Board approve the special use and minor site plan for C&S Lawncare, 3785 S Zeeb Road (parcel #M-13-10-300-014), based on the Planning Commission's recommendation of approval and findings of fact, and with the following conditions:

1. Township Board approval of existing vegetation on the south side of the existing driveway to serve as sufficient greenbelt for that portion for the property;
2. The applicant provide the lighting spec for the proposed building lights for approval;
3. Review and approval from all other applicable consultants, departments, and agencies.

Sincerely,  
OHM Advisors

Hannah (Smith) Firlit, Senior Planner



June 23, 2026

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

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

Dear Planning Commissioners:

We have reviewed the site plans, received on June 2, 2026, for the proposed improvements to C&S Lawncare at 3785 S Zeeb Rd. These plans were reviewed with respect to Lodi Township's Zoning Ordinance and standard engineering practices.

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

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

### GENERAL INFORMATION

Applicant: Craig Naebeck  
Project Name: C&S Lawncare, Special Use Permit  
Plan Date: April 27, 2026 Revision Date: June 1, 2026  
Location: Section 10, Township 3 South, Range 5 East in Lodi Township  
Parcel ID: M-13-10-300-014  
Action Requested: Special Use Permit Application, Minor Site Plan Approval Application

### REVIEW COMMENTS

The engineering review letter for the first submittal is enclosed for reference. This first letter noted that the application materials were complete and made recommendations regarding storm water management. Per the minor site plan approval process, the applicants are not obligated to provide any additional stormwater management beyond ensuring no cross-parcel runoff. Based on the soil types, the use of gravel, and the grading of the site, the design will not result in cross-parcel runoff.

The second submittal does not include any additional stormwater management or changes to the site engineering. There are no additional engineering comments at this time.

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

T 734.522.6711  
F 734.522.6427

[OHM-Advisors.com](http://OHM-Advisors.com)



**REQUIRED PERMITS/APPROVAL**

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

- **Washtenaw County SESC:** A permit will be required prior to construction (more than 1 acre of disturbance)
- **Washtenaw County Road Commission:** A permit will be required for the proposed access drive
- **Saline Area Fire Department: Approval provided via email on 6/5/26**
- Other permits/approvals/etc. may be required.

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

Sincerely,  
OHM Advisors

---

MC Moritz  
Client Representative

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

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

Encl: May 19, 2026 Review Letter

# FOR REFERENCE



May 19, 2026

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

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

Dear Planning Commissioners:

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

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

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

## GENERAL INFORMATION

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

## REVIEW COMMENTS

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



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

### Completeness of Application Materials

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

### Storm Water Management

#### 1. Gravel Recommended

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

#### 2. Swale Along Northern Boundary Recommended

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

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

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

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

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

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

FOR REFERENCE



**REQUIRED PERMITS/APPROVAL**

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

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

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

Sincerely,  
OHM Advisors

MC Moritz  
Client Representative

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

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

**Attn: Clerk**  
Lodi Township  
3755 Pleasant Lake Road  
Ann Arbor, MI 48103

June 2, 2026



Dear Township of Lodi Clerk,

Enclosed please find the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act") permit application submitted by Cablevision Lightpath LLC, ("Lightpath") for the installation, operation, and maintenance of telecommunications facilities within the public rights-of-way of the Township of Lodi, as requested by Washtenaw County Road Commission.

Lightpath is a telecommunications provider authorized to provide telecommunications services in the State of Michigan. Through this application, Lightpath seeks the Township's approval to occupy portions of the public rights-of-way as more particularly described in the enclosed application materials.

The enclosed package includes the completed METRO Act permit application, required payment for the METRO Act application, and supporting documentation required for review. We respectfully request that the Township review the application and issue the requested permit in accordance with the provisions of the METRO Act and applicable local requirements, as requested by Washtenaw County Road Commission.

Should you have any questions or require additional information, please contact me at 516-265-6805 or [erin.linitz@lightpathfiber.com](mailto:erin.linitz@lightpathfiber.com). We appreciate your consideration of this application and look forward to working with the Township throughout the review process.

Sincerely,

Erin Linitz  
Manager, Underlying Rights  
Cablevision Lightpath LLC  
1111 Stewart Avenue  
Bethpage, New York 11714

**METRO Act Permit Application Form  
Revised February 2, 2015**

**Lodi Township**

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**Name of Local Unit of Government**

**APPLICATION FOR  
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY  
TELECOMMUNICATIONS PROVIDERS  
UNDER  
METROPOLITAN EXTENSION TELECOMMUNICATIONS  
RIGHTS-OF-WAY OVERSIGHT ACT  
2002 PA 48  
MCL SECTIONS 484.3101 TO 484.3120**

**BY**

**Cablevision Lightpath LLC  
("APPLICANT")**

**Unfamiliar with METRO Act?--Assistance:** Municipalities unfamiliar with Michigan Metropolitan Extension Telecommunications Rights-of-Way Oversight Act ("METRO Act") permits for telecommunications providers should seek assistance, such as by contacting the Telecommunications Division of the Michigan Public Service Commission at 517-284-8190 or via its web site at <https://www.michigan.gov/mpsc/regulatory/telecommunications/metro>.

**45 Days to Act—Fines for Failure to Act:** The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3). The Michigan Public Service Commission can impose fines of up to \$40,000 per day for violations of the METRO Act. It has imposed fines under the Michigan Telecommunications Act where it found providers or municipalities violated the statute.

**Where to File:** Applicants should file copies as follows [municipalities should adapt as appropriate—unless otherwise specified service should be as follows]:

-- Three (3) copies (one of which shall be marked and designated as the master copy) with the Clerk at [insert address].

**3755 Pleasant Lake Road, Ann Arbor, MI 48103**

---

**Lodi Township**

Name of local unit of government

**APPLICATION FOR  
ACCESS TO AND ONGOING USE OF PUBLIC WAYS BY  
TELECOMMUNICATIONS PROVIDERS**

**By  
Cablevision Lightpath LLC  
("APPLICANT")**

*This is an application pursuant to Sections 5 and 6 of the Metropolitan Extension Telecommunications Rights-of-Way Oversight Act, 2002 PA 48 (the "METRO Act") for access to and ongoing usage of the public right-of-way, including public roadways, highways, streets, alleys, easements, and waterways ("Public Ways") in the Municipality for a telecommunications system. The METRO Act states that "A municipality shall approve or deny access under this section within 45 days from the date a provider files an application for a permit for access to a public right-of-way." MCL 484.3115(3).*

*This application must be accompanied by a one-time application fee of \$500, unless the applicant is exempt from this requirement under Section 5(3) of the METRO Act, MCL 484.3105(3).*

---

**1 GENERAL INFORMATION:**

1.1 Date: May 27, 2026

1.2 Applicant's legal name: Cablevision Lightpath LLC

Mailing Address: 1111 Stewart Avenue, Bethpage NY 11714

Telephone Number: 866-611-3434

Fax Number: N/A

Corporate website: <https://lightpathfiber.com/>

Name and title of Applicant's local manager (and if different) contact person regarding this application:

Erin Linitz, Manager Underlying Rights

Mailing Address: 1111 Stewart Avenue

Bethpage NY 11714

---

Telephone Number: 516-265-6805  
Fax Number: N/A  
E-mail Address: erin.linitz@lightpathfiber.com

1.3 Type of Entity: (Check one of the following)

- Corporation
- General Partnership
- Limited Partnership
- Limited Liability Company
- Individual
- Other, please describe: \_\_\_\_\_

1.4 Assumed name for doing business, if any: Lightpath

1.5 Description of Entity:

1.5.1 Jurisdiction of incorporation/formation; **Delaware**

1.5.2 Date of incorporation/formation; **1/30/1991**

1.5.3 If a subsidiary, name of ultimate parent company; **Lightpath Holdings LLC**

1.5.4 Chairperson, President/CEO, Secretary and Treasurer (and equivalent officials for non-corporate entities); **Chris Morley, CEO. Christopher Yost, Chief Legal Officer. Rachel Stack, Chief Financial Officer.**

1.6 Attach copies of Applicant's most recent annual report (with state ID number) filed with the Michigan Department of Licensing and Regulatory Affairs and certificate of good standing with the State of Michigan. For entities in existence for less than one year and for non-corporate entities, provide equivalent information. **See attached Exhibit A.**

1.7 Is Applicant aware of any present or potential conflicts of interest between Applicant and Municipality? If yes, describe: No

\_\_\_\_\_.

1.8 In the past three (3) years, has Applicant had a permit to install telecommunications facilities in the public right of way revoked by any Michigan municipality?

Circle: Yes  No

*If "yes," please describe the circumstances.*

1.9 In the past three (3) years, has an adverse finding been made or an adverse final action been taken by any Michigan court or administrative body against Applicant under any law or regulation related to the following:

1.9.1 A felony; or

1.9.2 A revocation or suspension of any authorization (including cable franchises) to provide telecommunications or video programming services?

Circle: Yes No

*If "yes," please attach a full description of the parties and matters involved, including an identification of the court or administrative body and any proceedings (by dates and file numbers, if applicable), and the disposition of such proceedings.*

1.10 [If Applicant has been granted and currently holds a license to provide basic local exchange service, no financial information needs to be supplied.] If publicly held, provide Applicant's most recent financial statements. If financial statements of a parent company of Applicant (or other affiliate of Applicant) are provided in lieu of those of Applicant, please explain.

1.10.1 If privately held, and if Municipality requests the information within 10 days of the date of this Application, the Applicant and the Municipality should make arrangements for the Municipality to review the financial statements.

*If no financial statements are provided, please explain and provide particulars.*

---

## **2 DESCRIPTION OF PROJECT: See attached Exhibit B.**

2.1 Provide a copy of authorizations, if applicable, Applicant holds to provide telecommunications services in Municipality. If no authorizations are applicable, please explain.

2.2 Describe in plain English how Municipality should describe to the public the telecommunications services to be provided by Applicant and the telecommunications facilities to be installed by Applicant in the Public Ways.

2.3 Attach route maps showing the location (including whether overhead or underground) of Applicant's existing and proposed facilities in the public right-of-way. To the extent known, please identify the side of the street on which the facilities will be located. (If construction approval is sought at this time, provide engineering drawings, if available, showing location and depth, if applicable, of facilities to be installed in the public right-of-way).

2.4 Please provide an anticipated or actual construction schedule.

2.5 Please list all organizations and entities which will have any ownership interest in the facilities proposed to be installed in the Public Ways.

2.6 Who will be responsible for maintaining the facilities Applicant places in the Public Ways and how are they to be promptly contacted? If Applicant's facilities are to be installed on or in existing facilities in the Public Ways of existing public utilities or incumbent

telecommunications providers, describe the facilities to be used, and provide verification of their consent to such usage by Applicant.

**3 TELECOMMUNICATION PROVIDER ADMINISTRATIVE MATTERS: See attached Exhibit C.**

*Please provide the following or attach an appropriate exhibit.*

- 3.1 Address of Applicant's nearest local office;
- 3.2 Location of all records and engineering drawings, if not at local office;
- 3.3 Names, titles, addresses, e-mail addresses and telephone numbers of contact person(s) for Applicant's engineer or engineers and their responsibilities for the telecommunications system;
- 3.4 Provide evidence of self-insurance or a certificate of insurance showing Applicant's insurance coverage, carrier and limits of liability for the following:
  - 3.4.1 Worker's compensation;
  - 3.4.2 Commercial general liability, including at least:
    - 3.4.2.1 Combined overall limits;
    - 3.4.2.2 Combined single limit for each occurrence of bodily injury;
    - 3.4.2.3 Personal injury;
    - 3.4.2.4 Property damage;
    - 3.4.2.5 Blanket contractual liability for written contracts, products, and completed operations;
    - 3.4.2.6 Independent contractor liability;
    - 3.4.2.7 For any non-aerial installations, coverage for property damage from perils of explosives, collapse, or damage to underground utilities (known as XCU coverage);
    - 3.4.2.8 Environmental contamination;
  - 3.4.3 Automobile liability covering all owned, hired, and non-owned vehicles used by Applicant, its employee, or agents.
- 3.5 Names of all anticipated contractors and subcontractors involved in the construction, maintenance and operation of Applicant's facilities in the Public Ways.

**4 CERTIFICATION:**

*All the statements made in the application and attached exhibits are true and correct to the best of my knowledge and belief.*

**NAME OF ENTITY ("APPLICANT")**

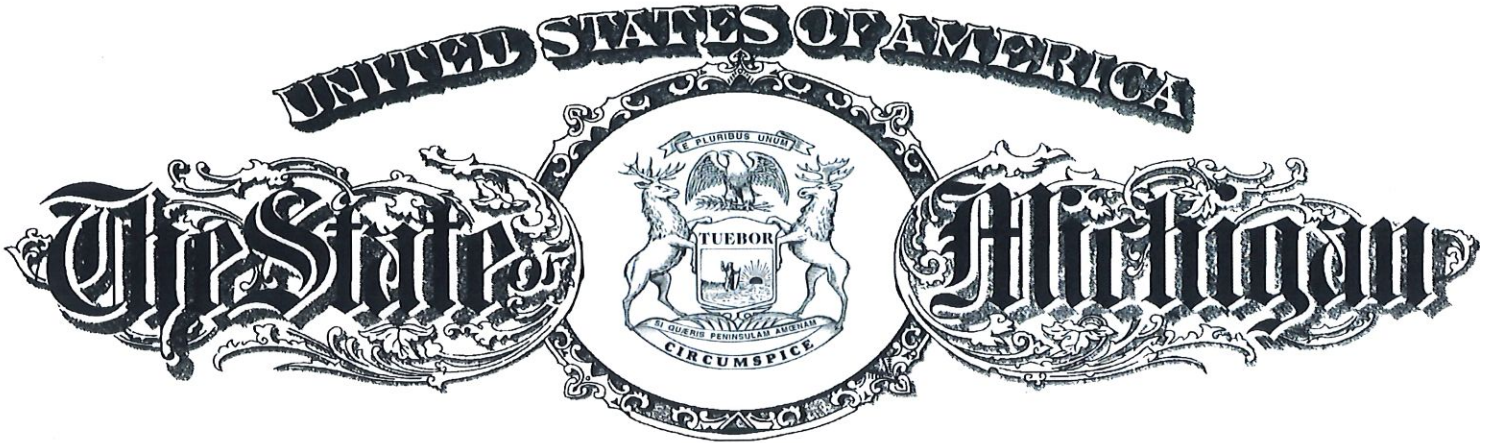
Cablevision Lightpath LLC \_\_\_\_\_

6/3/2026 \_\_\_\_\_  
Date

DocuSigned by:  
By: Massimo Cardarelli  
Type of Print Name: Massimo Cardarelli

EVP Operations \_\_\_\_\_  
Title

# Exhibit A



Department of Licensing and Regulatory Affairs

Lansing, Michigan

This is to Certify That

**CABLEVISION LIGHTPATH LLC**

a FOREIGN LIMITED LIABILITY COMPANY existing under the laws of the state of Delaware

was validly authorized to transact business in Michigan on the 13th day of June, 2025,  
in conformity with 1993 PA 23.

Said company is authorized to transact in this state any business of the character set forth in its application which a domestic company formed under this act may lawfully conduct. The authority shall continue as long as the company retains its authority to transact such business in the jurisdiction of its organization, its authority to transact business in this state has not been suspended or revoked, and the company has not surrendered its authority to transact business in this state.

This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.



In testimony whereof, I have hereunto set my hand,  
in the City of Lansing, this 13th day of June, 2025.

*Linda Clegg*

Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau



*This is to certify:*

**Entity Name:** CABLEVISION LIGHTPATH LLC

**Foreign Name:**

**Entity ID#:** 803405149

**Entity Type:** Foreign Limited Liability Company

**Initial Filing Date:** 06/13/2025

**Delayed Effective Date:**

**Formation Jurisdiction:** Delaware

**Act Subject To:** 023-1993 Michigan Limited Liability Company Act

*That the above referenced entity was validly authorized to transact business in Michigan on 06/13/2025 and that said entity holds a valid Certificate of Authority to Transact Business in this state and has satisfied its annual filing obligations.*

*This certificate is issued pursuant to the provisions of 1993 PA 23, as amended, to attest to the fact that the Limited Liability Company or Professional Limited Liability Company is in good standing in Michigan as of this date and is duly authorized to transact in this state any business that a domestic Limited Liability Company or Professional Limited Liability Company formed under this act may lawfully transact, except as limited by statements in its Application for Certificate of Authority or under the law of its jurisdiction of organization.*

*This certificate is in due form, made by me as the proper officer, and is entitled to have full faith and credit given it in every court and office within the United States.*

*In testimony whereof, I have hereunto set my hand, in the City of Lansing, on May 30, 2026.*



Linda Clegg, Director

Corporations, Securities & Commercial Licensing Bureau

Certificate Number: 75555

Verify this certificate at: [www.michigan.gov/corpverifycertificate](http://www.michigan.gov/corpverifycertificate)

# **Exhibit B**

## Exhibit B

### DESCRIPTION OF PROJECT

2.1 Provide a copy of authorizations, if applicable, Applicant holds to provide telecommunications services in Municipality. If no authorizations are applicable, please explain.

- **Cablevision Lightpath LLC, (“Lightpath”) is registered with the Michigan Public Service Commission as a provider of:**
  - **Broadband: Fiber**
  - **Competitive Access Provider (CAP)**
  - **Voice Over Internet Protocol Provider (VoIP)**

2.2 Describe in plain English how Municipality should describe to the public the telecommunications services to be provided by Applicant and the telecommunications facilities to be installed by Applicant in the Public Ways.

- **The Applicant, Lightpath, plans to provide telecommunications services within the Municipality, including high-speed fiber-optic connectivity used for internet access, data transmission, voice communications, and related business telecommunications services. To provide these services, the Applicant will install telecommunications infrastructure in the public rights-of-way, such as underground fiber-optic cables, conduit, handholes, utility markers, and related network equipment. Most facilities will be placed underground where feasible and will generally follow existing utility corridors and public streets.**

2.3 Attach route maps showing the location (including whether overhead or underground) of Applicant’s existing and proposed facilities in the public right-of-way. To the extent known, please identify the side of the street on which the facilities will be located. (If construction approval is sought at this time, provide engineering drawings, if available, showing location and depth, if applicable, of facilities to be installed in the public right-of-way).

- **Route maps are included herein.**

2.4 Please provide an anticipated or actual construction schedule.

- **Lightpath intends to begin construction in August 2026, aiming for completion December 2026.**

2.5 Please list all organizations and entities which will have any ownership interest in the facilities proposed to be installed in the Public Ways.

- **Lightpath owns and operates the network and facilities that will be installed in the public right of way.**

2.6 Who will be responsible for maintaining the facilities Applicant places in the Public Ways and how are they to be promptly contacted? If Applicant’s facilities are to be installed on or in

existing facilities in the Public Ways of existing public utilities or incumbent telecommunications providers, describe the facilities to be used, and provide verification of their consent to such usage by Applicant.

- **Applicant, Lightpath, will be responsible for maintaining the facilities. Lightpath has a Network Management Center that runs 24/7 and can be reached at 866-611-3434. Applicant intends to install portions of its telecommunications facilities on or within existing utility infrastructure located in the Public Ways, including existing utility poles, conduit systems, and related support structures owned by public utilities and/or incumbent telecommunications providers. The facilities to be used may include aerial pole attachments, existing underground conduits, duct systems, and associated access structures, where available and technically feasible. Lightpath will obtain all required licenses, pole attachment agreements, conduit occupancy agreements, and other authorizations from the applicable infrastructure owners prior to installation. Verification of consent, including executed agreements, permits, or letters of authorization from the relevant utility or telecommunications providers, will be provided upon request or as required by the Municipality.**

# Proposed Route Map



# Exhibit C

## Exhibit C

### TELECOMMUNICATION PROVIDER ADMINISTRATIVE MATTERS:

*Please provide the following or attach an appropriate exhibit.*

3.1 Address of Applicant's nearest local office;

- **7475 Montgomery Rd Plain City OH 43064, however all mail and legal correspondence and notices should be sent to 1111 Stewart Avenue, Bethpage NY 11714**

3.2 Location of all records and engineering drawings, if not at local office;

- **7475 Montgomery Rd Plain City OH 43064 and 1111 Stewart Avenue, Bethpage NY 11714**

3.3 Names, titles, addresses, e-mail addresses and telephone numbers of contact person(s) for Applicant's engineer or engineers and their responsibilities for the telecommunications system;

- **Shawn Gibson, OSP Engineer, [shawn.gibson@lightpathfiber.com](mailto:shawn.gibson@lightpathfiber.com), 773.425.4977**
- **Serge Gofman, Director OSP Fiber Engineering, [serge.gofman@lightpathfiber.com](mailto:serge.gofman@lightpathfiber.com), 215.407.4697**

3.4 Provide evidence of self-insurance or a certificate of insurance showing Applicant's insurance coverage, carrier and limits of liability for the following: **Sample certificate of insurance attached.**

*3.4.1 Worker's compensation;*

*3.4.2 Commercial general liability, including at least:*

*3.4.2.1 Combined overall limits;*

*3.4.2.2 Combined single limit for each occurrence of bodily injury;*

*3.4.2.3 Personal injury;*

*3.4.2.4 Property damage;*

*3.4.2.5 Blanket contractual liability for written contracts, products, and completed operations;*

*3.4.2.6 Independent contractor liability;*

*3.4.2.7 For any non-aerial installations, coverage for property damage from perils of explosives, collapse, or damage to underground utilities (known as XCU coverage);*

*3.4.2.8 Environmental contamination;*

*3.4.3 Automobile liability covering all owned, hired, and non-owned vehicles used by Applicant, its employee, or agents.*

3.5 Names of all anticipated contractors and subcontractors involved in the construction, maintenance and operation of Applicant's facilities in the Public Ways.

- **Contractors involved in the construction of Lightpath's facilities may include Congruex LLC**



# CERTIFICATE OF LIABILITY INSURANCE

DATE(MM/DD/YYYY)  
03/03/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Aon Risk Services Northeast, Inc. Connecticut Office 800 Connecticut Ave Norwalk CT 06854 USA	<b>CONTACT NAME:</b> PHONE (AC. No. Ext): (866) 283-7122      FAX (AC. No.): (800) 363-0105		
	<b>E-MAIL ADDRESS:</b>		
<b>INSURED</b> Cablevision Lightpath LLC 1111 Stewart Avenue Bethpage NY 11714 USA	<b>INSURER(S) AFFORDING COVERAGE</b>		<b>NAIC #</b>
	<b>INSURER A:</b> National Union Fire Ins Co of Pittsburgh		19445
	<b>INSURER B:</b> AIU Insurance Company		19399
	<b>INSURER C:</b>		
	<b>INSURER D:</b>		
	<b>INSURER E:</b>		

Holder Identifier :

**COVERAGES**      **CERTIFICATE NUMBER:** 570118288635      **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

Limits shown are as requested

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			015818985 SIR applies per policy terms & conditions	03/01/2026	03/01/2027	EACH OCCURRENCE \$2,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$2,000,000 MED EXP (Any one person) PERSONAL & ADV INJURY \$2,000,000 GENERAL AGGREGATE \$4,000,000 PRODUCTS - COMP/OP AGG \$4,000,000 SIR/Deductible \$1,000,000
A	<input checked="" type="checkbox"/> AUTOMOBILE LIABILITY  <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY			015-81-8984 AOS 015-81-8983 MA	03/01/2026	03/01/2027	COMBINED SINGLE LIMIT (Ea accident) \$5,000,000 BODILY INJURY ( Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$1,000,000			13011906	03/01/2026	03/01/2027	EACH OCCURRENCE \$10,000,000 AGGREGATE \$10,000,000
B	<input type="checkbox"/> WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR / PARTNER / EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N	N/A	015818982	03/01/2026	03/01/2027	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$1,000,000 E.L. DISEASE-EA EMPLOYEE \$1,000,000 E.L. DISEASE-POLICY LIMIT \$1,000,000

570118288635

Certificate No :

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Evidence of Insurance.

**CERTIFICATE HOLDER****CANCELLATION**

Cablevision Lightpath LLC 1111 Stewart Avenue Bethpage NY 11714 USA	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE  <i>Aon Risk Services Northeast, Inc.</i>

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## Township Planning & Zoning: What's New, Changing and Challenging

Join MTA for a how-to guide based on real-life practical experiences at the summer's hottest workshop series, *Hot Topics in Planning & Zoning*. This evening class, offered every other year, is a must for your township's planning and zoning team.

As the **renewable energy** landscape evolves, so do the questions surrounding it. Gain a better understanding of where local authority begins—and ends—including the growing impact of state preemption. We'll describe what the process looks like at the Michigan Public Service Commission (MPSC) if a project ends up there. Explore siting trends, legal considerations for approvals and denials, and how to build clear standards. We'll also shed light on decommissioning agreements and financial assurances that can help protect your community long after the project is built.

As **data centers** reshape development conversations, communities are navigating new legal and zoning questions—and many local ordinances weren't built with these developments in mind. Explore where local authority exists, where ordinances need updates, and how infrastructure demands and development agreements factor into decision-making. Learn more about creating conditions around issues like noise, generators, water use and buffering.

The **short-term rental** debate isn't cooling off anytime soon. Across townships, tensions are rising, meetings are becoming more volatile and legal challenges loom. Explore what your township *can* regulate, where legal vulnerabilities exist, and gain insight into enforcement limitations and restrictions that strengthen defensibility while helping your community strike a workable balance.

**Enforcing ordinances** is an important but challenging task. When regulations are tested, challenged, or ignored, strong processes matter. From documentation to notices, hearings to appeals and penalties, we'll unpack what it takes to support effective enforcement. Explore the risks of inconsistency, where townships get tripped up and how unclear ordinance language weakens your legal footing.

Amendments to the **Land Division Act** are paving the way for new development possibilities. Are your township's zoning and land division ordinances ready? Find out what's new and what it means for your township's planning decisions.

Seats fill quickly so don't delay, register today!

## Event Details

4 p.m.

Registration check-in begins and dinner is served

5 to 8 p.m.

Class in session; breaks will be provided

Presented by MTA Legal Counsel Catherine Kaufman, Seth Koches & Michael Bila Bauckham, Thall, Seeber, Kaufman & Koches, PC

## When & Where

Tuesday, August 18:

Bavarian Inn Lodge, Frankenmuth

Wednesday, August 26:

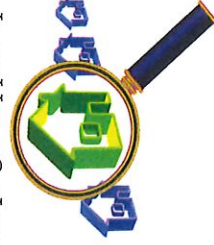
Treetops Resort Conference Center, Gaylord

Monday, August 31:

Conference Center at Van Buren ISD, Lawrence

## Course credit

*This course was designated by Michigan State University Extension for Master Citizen Planner (MCP) program credit.*



## Hot Topics in Planning & Zoning

To register, send completed form to MTA, P.O. Box 80078, Lansing, MI 48908-0078. Email [rebecca@michigantownships.org](mailto:rebecca@michigantownships.org) Fax (517) 321-8908 or register online at <http://bit.ly/twptraining>

Township & County \_\_\_\_\_

Name & Title \_\_\_\_\_

Name & Title \_\_\_\_\_

Name & Title \_\_\_\_\_

Confirmations will be sent via email to individual registrants. To add or update an email, contact MTA at (517) 321-6467, ext. 231 or email [database@michigantownships.org](mailto:database@michigantownships.org)

### When will you join us?

- August 18: Frankenmuth
- August 26: Gaylord
- August 31: Lawrence

**Early-bird Rate\***: \$100/person  
*Expires two weeks prior to event date*

**Late Rate\***: \$150/person  
*Applies two weeks prior to event date and on-site*

(# registered) x \$ \_\_\_\_\_ (rate\*) = \$ \_\_\_\_\_

*\*Rate applies to MTA members. Non-members, call for rates.*

### Payment options

- Check enclosed (payable to MTA)
- Charge to: (Visa/MasterCard only)

Card # \_\_\_\_\_

CSV (3-digit code) \_\_\_\_\_

Expires \_\_\_\_\_

Print Card Holder's Name \_\_\_\_\_

Signature \_\_\_\_\_

THIS NOTIFICATION IS ISSUED UNDER THE  
AUTHORITY OF ACTS 220 & 453, PA OF 1976 AS  
AMENDED

STATE OF MICHIGAN  
DEPARTMENT OF CIVIL RIGHTS

DETROIT OFFICE  
3054 WEST GRAND BOULEVARD, SUITE 3-600  
DETROIT MI 48202

NOTICE OF DISPOSITION AND ORDER OF DISMISSAL

MDCR #: 663851

*Claimant:*  
James McDonald  
5050 Pleasant Lake Road  
Ann Arbor, MI 48103

*Respondent:*  
Lodi Township/ Christine Smith/Jan Godeke  
3755 Pleasant Lake Road  
Lodi Township, MI 48103

REASON FOR DISMISSAL:

This complaint alleges that the respondent discriminated against the claimant in violation of civil rights laws.

The investigation of this complaint included a review of all information obtained during the investigation. Based upon all the evidence in the file, e.g. any applicable statements of witnesses, analysis of comparatives and review of documents, the department determined that there is insufficient evidence to proceed. The respondent has also taken adjustive action.

It is therefore ordered that this complaint is dismissed.

Date Dismissed: April 20, 2026	Date Mailed: 6/24/2026
/s/Marcelina Trevino/Director, Civil Rights Enforcement	
<b>RULES OF CIVIL RIGHTS COMMISSION AND DEPARTMENT RELATING TO RECONSIDERATION AND APPEAL</b>	
<i>Rule 7.(1) A claimant may request of the department a reconsideration of its refusal to issue a charge. The request shall be in writing, state specifically, the grounds upon which it is based, and be filed within 30 days after the date of mailing of the notice of disposition of which reconsideration is requested. It shall be filed at any office of the department by personal delivery or by mail.</i>	
<i>(2) The department may authorize a hearing on the request for reconsideration at such time and place, and before such hearing commissioner or commissioners or hearing referee or referees as it or the director may determine, and notice thereof shall be given to all parties to the proceedings.</i>	
<i>Rule 18. Any party claiming to be aggrieved by a final order of the commission or the department, including without limitation a refusal to issue a charge, may appeal to the circuit court of the State of Michigan having jurisdiction provided by law within 30 days of the date of service of an appealable order.</i>	

RECEIVED

JUN 30 2026

Lodi Township