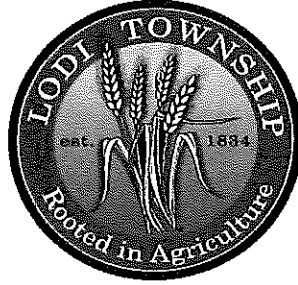


Lodi Township Planning Commission
3775 Pleasant Lake Road
Ann Arbor, Michigan 48103
7:00 P.M. August 25, 2026
Agenda

1. **Call to Order and Pledge of Allegiance** (both Planning Commission and Board of Trustees if there is a quorum)
2. **Roll Call** (both if there is a quorum)
3. **Approval of Agenda**
4. **Public Hearing: None**
5. **Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an **agenda item** not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
6. **Approval of Minutes – 6/23/2026 and Approval of Sub-Committee Meetings 6/30/2026 & 7/23/2026**
7. **Old Business**
 - a. Copperleaf Crossing Revised Area Plan
 - b. High-Power Facilities Zoning Ordinance
 - c. Master Plan -
8. **New Business**
 - a. **Frontier Club Special Use Application & Preliminary Site Plan Application – Set a Public Hearing**
 - b. **Accept Froberg's resignation from the Data Center Sub Committee**
 - c. **Appoint a Commissioner to the High-Power Facilities (Data Center) Sub Committee**
9. **Public Comment** - a member of the public may address the Planning Commission briefly (up to 2 minutes)
10. **Reports**
 - A. Board of Trustees
 - B. Commissioners
 - C. Planning Consultant
 - D. Engineering Consultant
11. **Adjournment**

The Next Regularly Scheduled Meeting is September 22, 2026, at 7:00 pm
Please note that Lodi Township does not visually record meetings
There is a possibility of a quorum of the Board of Trustee Members at this meeting.

Individuals who require special accommodation should contact the Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.



DRAFT - Lodi Township Planning Commission Meeting Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

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 Schiaible,
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.

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



LODI TOWNSHIP

Planning Commission Data Center Sub committee
Tuesday, June 30, 2026, at 9:00 am

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

Attendance –

Tammy Froberg - present
Jens – Christian Meiners - present
Cindy Strader – Absent

Other Attendees

Attorney – Jesse O'Jack
Planner – Hannah Firlit
Supervisor – Jacob Schaible

Meeting start time: 9:00 am

Meeting end time: 10:39 am

Decision: Jens – Christian Meiners nominated and voted as the subcommittee chair
Tammy Froberg - Nominated Jens – voted Yes.
Jens – Christian Meiners - Yes

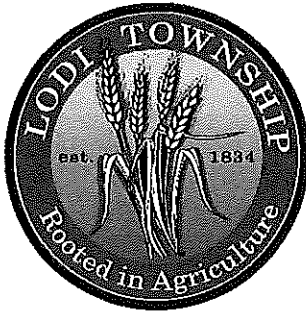
No Other Decisions made on topics of discussion as shown below.

Topics of Discussion

- Scope of work – high demand facilities
 - use of water, natural gas, electricity
- Types of High Demand Facilities (not inclusive, just a start)
 - Data Centers
 - Hyperscale
 - Large
 - Enterprise
 - Distributed
 - Accessory - 10kw (example double oven plus and AC)
 - Power plants – gas powered etc.

Topics for Consideration

- Decommissioning / reclamation of the land – bond
 - Need plan?
- Hazardous Response – do we already have an ordinance?
- Microclimate study – determine no substantial impact to neighboring properties.
 - Heat Domes
 - Ground heating
 - Water discharge



LODI TOWNSHIP

Planning Commission Data Center Sub committee
Thursday, July 23, 2026, at 9:00 am

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

Attendance:

Tammy Froberg – absent
Jens – Christian Meiners – present
Cindy Strader – present

Other Attendees:

Attorney – Jesse O'Jack
Planner – Hannah Firlit – absent
Supervisor – Jacob Schaible

Meeting start time: 9:00 am

Meeting end time: 10:08 am

Topics of Discussion

- Extension of Moratorium for High Demand Facilities (including Data Centers, Power Generating Facilities etc..) to finish drafting Ordinances.
- Planner emailed information this morning – to be reviewed by committee. Chris also emailed sample ordinances from Pittsfield and Scio Townships. Lodi Ordinance should be specific as possible and hold high standards for compliance.
- Need overall map of existing energy resources (power, gas/oil, data etc.) from Hannah.
- Master Plan updates should include information on High Demand Facilities – potentially how they will be sited.
- Timeline for getting draft language ready for the Board of Trustees meeting 8/11/26.

Action Items

- Chris to provide Jesse (via Christina) definitions of High Demand Facilities to Jesse by today (7/23/26), to be included in Draft Moratorium Extension Ordinance language.
- Jesse to provide this Draft to the Committee members (via Christina) by 7/27-7/28/26.
- Committee members to review the draft Moratorium Ordinance, all prior meeting minutes, charts, Hannah's draft ordinance language and provide comments (via Christina) by Tuesday 8/4. Christina to forward to Jesse for final modifications of Moratorium language which will be put into BOT packets for the 8/11/26 BOT meeting.
- Goal is to hold Public Hearing by PC on the draft ordinance no later than the October PC meeting.
- Next Sub Committee Meeting is proposed for **Thursday 8/20/29, 9:00 AM** at the Lodi Township Hall. Christina to check on member/planner/atty availability.

Respectfully Submitted,

Cindy Strader, Sub Committee member

