

Sorry I haven't reached out sooner. Thank you for your time and effort that you have put into the planning commission. I appreciate your knowledge and data analytics, they were both helpful on many different issues. I also appreciate your willingness to stay until November. If you could send a letter with an exact date for your resignation so that the BOT can start the process of finding a replacement, that would be greatly appreciated.

Thank you again,

Jacob Schaible

From: Tammy Froberg <tammy@loditownshipmi.org>
Sent: Wednesday, August 12, 2026 5:21 PM
To: Cindy Strader <Strader@loditownshipmi.org>; Jacob Schaible <supervisor@loditownshipmi.org>
Cc: Christina Smith <Christina@loditownshipmi.org>
Subject: Resignation from the Planning Commission

Chairperson Strader, Township Supervisor Schaible and Members of the Planning Commission,

After much thought and careful consideration, I have decided that the time has come for me to resign from my position on the Planning Commission.

I would like to extend my sincere gratitude for the opportunity to serve on the Commission. It has been a privilege to contribute to the planning and development of our community and to work alongside such dedicated commissioners, township staff, and community members. I am grateful for the experience and the opportunity to play a role in helping shape the future of our community.

To assist with a smooth transition, I am willing to continue serving through the November 2026 Planning Commission meeting. However, if the Commission or governing body determines that my resignation should be effective immediately, I fully understand and respect that decision.

Thank you again for the opportunity to serve. I wish the Commission continued success in its important work.

Respectfully,

Tammy Froberg

PART 7 AGRICULTURAL LAND USE

7.1 INTRODUCTION

The Master Plan aims to support and enhance productive agricultural operations within designated areas of the Township, while preserving prime agricultural soils in recognition of the vital economic, environmental, and cultural role that agriculture plays in Lodi Township and the surrounding region. It is a goal of this Master Plan to maintain existing agricultural activities in designated areas of the Township and to retain the agricultural use of prime agricultural soils in recognition of the importance of the sustenance and economic benefits provided by the agricultural industry to the residents of Lodi Township and to the region. This view was strongly expressed in citizen surveys and the futuring session that serve as the basis of this Master Plan. This policy direction was strongly supported through citizen surveys and community visioning sessions conducted as part of this Master Plan update.

7.2 WASHTENAW COUNTY

Agriculture in Washtenaw County has been subjected to numerous physical and economic changes since settlement began in the County. Over the past several decades, Washtenaw County has experienced considerable loss in both farm acreage and the total number of farms as agricultural lands have been converted. However, the average farm size has steadily increased, implying some consolidation of farms.

SEMCOG land use acreage figures for 2000 state that 43.3% of Washtenaw County's acreage is classified as active agriculture. This represents a 29.6% loss from 1990. The 2008 SEMCOG existing land use data shows a further reduction in land area occupied by active agricultural operations, down to 35.8%.

The accompanying Washtenaw County Agricultural Lands Map (Map 9) depicts agricultural lands within the County. It is evident, when viewing this map, that not only Lodi Township, but adjoining townships to the north, west, and south also contain productive agricultural lands. Lodi Township is an integral part of this large agricultural region.



7.3 LODI TOWNSHIP

Active agricultural lands within Lodi Township are prominent with contiguous concentrations in the central, western, and southern portions of the Township. Overall, more than 50% of the Township's total land area remains occupied by agricultural or rural residential, as defined by SEMCOG, land uses [see Table 2 (Lodi Township Land Use Cover 1990, 2015-2020, 2000, and

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2008) in Part 4 of this Plan]. These areas contain large, stable, and cohesive agricultural parcels on highly productive Class II soils (Map 8), which represent some of the most productive soils in Washtenaw County and play a crucial role in sustaining farming operations over the long term, ~~which have the highest productivity for growing of agricultural products of any soils in Washtenaw County.~~

Map 10 illustrates properties enrolled in the Farmland and Open Space Preservation Program (Public Act 116 of 1974, as amended). Map 10 delineates "P.A. 116" applications to the Michigan Department of Agriculture's Farmland and Open Space Preservation Program within Lodi Township. Map 11 depicts large parcels that are within agricultural areas, implying long-term agricultural commitment by farmers. There is a strong geographic correlation between active agricultural operations, P.A. 116 enrollment, large parcel ownership, and areas with highly productive soils. It is evident that there is a positive correlation between active agricultural operations on productive soils, location of P.A. 116 applications and large parcels existing in the same general area. It is noted that the northern portion of Lodi Township, adjacent to Scio Township and the eastern border of Lodi Township, adjacent to Pittsfield Township, contain non-agricultural land uses and are represented accordingly on the Master Plan.

A citizen survey, conducted as a basis for the 2010 Master Plan update distinctly points out the intent of large landowners within Lodi Township regarding land ownership. A citizen survey question asked: "If you currently farm or lease 40 acres or more, how long do you plan to keep the land in agricultural production?" The results of this survey (see Figure 5) demonstrate the stability of 40 acre or greater parcels within Lodi Township, and that they should continue as rural with ongoing agricultural activities remaining.

As part of the Master Plan process, a resident survey was conducted in the 2010 Master Plan update, and again in this update. The survey asked the following question: "If you currently farm in Lodi Township, how long do you plan to keep the land in agricultural production?" Of the respondents who indicated they do farm in the Township, about 95% indicated they plan to keep the land in agricultural production for 10+ years. The majority of these respondents farm 10 or more acres, with the highest being 400 acres. While the 2010 survey asked the same question of specifically 40+ acre farming operations, the responses reflected the same intention of long-term agricultural production.

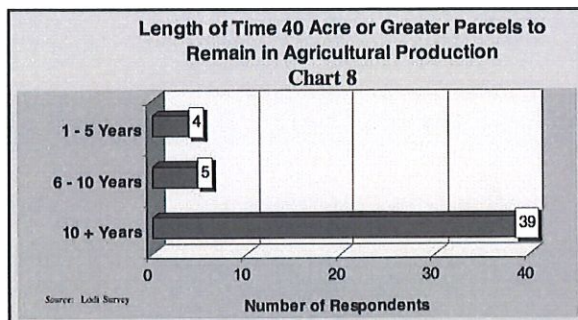
As noted in Chapter 4, SEMCOG data for existing land use cover now categorizes "Agricultural" and "Rural Residential" in the same use category, rather than separating out active agricultural land. This "Agricultural/Rural Residential" category includes any residential parcel containing one (1) or more homes on a parcel three (3) acres or larger. Because of this re-categorization, it is difficult to compare to previous data in which active agriculture land was classified separately. However, it should be noted that between 2015 and 2020, the land classified as "Agricultural/Rural Residential" was very similar, only decreasing by 0.2% in that time period. SEMCOG figures for 1990 indicated that there were 14,548 acres of active agriculture within Lodi Township, which

amounted to 66 percent of the Township land area. In the year 2000 there were 13,169 acres of active agriculture within the Township representing 60 percent of the Township's land

area. Much of this 10 percent loss was seen in the northern and southern portions of the Township, outside of the central and western portions of the Township that remain stable and productive.

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Figure 5—Anticipated Agricultural Production on Large Parcels



As part of a 2008 existing land use survey, SEMCOG classified 11,203 acres of land in active agricultural use, which represents just over 50% of the Township's land area.

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7.4 LAND PARCEL SIZE

As the former Washtenaw County Metropolitan Planning Commission pointed out in its 1981 agricultural lands study, the size of land parcels in areas suitable for agriculture can affect the long term viability of these areas for farming purposes. When large agricultural parcels are divided into smaller residential lots, the long-term economic stability of farming operations can be compromised, and the likelihood of land use conflicts can rise. Small parcels and a trend of splitting larger parcels can make large-scale farming difficult or provide opportunities for intrusion of rural, non-farm residences.

As can be seen from the accompanying Map 11, there are significant parcels of land 40 acres or greater. As stated previously, the majority of the owners of these parcels intend to remain in agriculture. These large parcels are generally contiguous to other large parcels currently in agricultural production, and generally comprise Class II agriculturally productive soils.

Commented [HF2]: Map & data will be updated

7.5 AGRICULTURAL PRESERVATION

Map 12 identifies lands designated for long-term agricultural preservation and eligible for participation in Purchase of Development Rights (PDR) programs. Map 12 depicts lands that are designated for agricultural preservation and serves as the basis for property owners to be considered for purchase of development rights (PDR) agreements in Lodi Township. As stated previously, this designated area contains the largest concentration of stable ongoing agricultural operations, highly productive soils, large tracts of land, few non-agricultural land uses, and several farms participating in Michigan's "P.A. 116" land conservation program. Based upon Washtenaw County guidelines, the Township's agriculture preservation area was selected in a manner:

- A. To avoid unintentionally excluding landowners who may seek enrollment in PDR or other agricultural preservation initiatives~~To be non-exclusionary for potential interest by landowners in a PDR or other agricultural preservation option;~~
- B. Where the Township demographics indicate the lands contained inside the agricultural preservation area provide the most potential for on-going or new agriculture activities;
- C. To recognize that lands contained within the agricultural preservation area are highly sought-after tracts for development; and
- D. To underscore continuity with adjoining communities that have also designated agriculture preservation goals.

7.6 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Support viable agricultural operations in appropriate areas and maintain the continuation of long-term agricultural activities within Lodi Township.

Objective 1: Support existing agricultural operations in areas designated in this Master Plan as agricultural lands.

Strategies

- a. Maintain zoning provisions that promote agriculture as a permitted principal use.
- b. Support enrollment in the Farmland and Open Space Preservation Program (Public Act 116 of 1974, as amended) when properties are situated within designated agricultural areas~~Support Public Act 116 Farmland/Open Space Preservation applications if located within areas designated for agricultural uses.~~
- c. Encourage farmers to make long-term improvements that will enhance the agricultural productivity of their land.
- d. Discourage the fragmentation of land parcels within agricultural areas. Where parcels are split, encourage zoning and platting techniques that minimize the effect on land consumption.
- e. Promote land assessment methods that account for the agricultural use value

of properties currently in active farming operations. Encourage Township land assessment policies that reflect the agricultural value of land in agricultural use. Work with county, regional, and state agencies to adopt guidelines, legislation or other methods that support long term agricultural preservation; including, but not limited to, use value assessment, expanded purchase of development rights authority, transfer

~~of development rights authority, and authority to create agricultural security districts.~~

- ~~f.e.~~ Actively encourage farmers in the Township to apply for PDR funds from the federal, state and/or county governments.
- ~~g.f.~~ Amend the Township Zoning Ordinance where necessary to incorporate additional agricultural protection based upon the policies of this Plan.
- ~~h.g.~~ Promote the option for farmers to diversify their income sources through “value added” agricultural activities consistent with Township Zoning Ordinance standards, such as corn mazes, ‘U-pick’ operations, direct marketing of farm products to restaurants and local stores, roadside stands, local farm markets, and farm-based bed and breakfast inns.
- ~~i.h.~~ Explore zoning standards that allow the adaptive reuse of historic barns for select non-agricultural uses, provided they receive special land use approval and meet performance criteria designed to minimize noise, traffic, lighting, and other potential impacts on adjacent agricultural activities. Consider amending the Zoning Ordinance to allow the conversion of historic barns for certain non-agricultural purposes, such as a rental hall for wedding receptions and similar gatherings, subject to special use permit approval and strict limitations designed to minimize potential noise, light, and other impacts on the surrounding area.
- ~~j.i.~~ Encourage seasoned farming experts in the Township to become mentors to young men and women individuals interested in agriculture.
- ~~k.j.~~ Consider the creation of a farm incubator program or other cooperative effort to help young farmers get started in agriculture.

Objective 2: **Minimize the conflict between agricultural activities and land uses of an urban or suburban nature.**

Strategies

- a. Establish zoning provisions and mitigate potential conflicts between language that highlights the incompatibility of residential sprawl and agricultural operations.
- b. Continue to L-limit the extension of municipal water and sewer services; (sewer and water) to only those properties located within the an-adopted or currently planned mMunicipal sService DistiretDistrictarea.
- c. Consider reducing allowed residential density levels within the agricultural district.
- d. Where possible, establish permanent buffers of open space between urban/suburban areas and planned agricultural areas.
- e. Discourage residential development within the Agricultural District, except through Planned Unit Development (PUD) clustering concepts as provided

within the Zoning Ordinance. Clustered housing development should~~shall~~:

- 1) establish a lot size of between one to two acres while maintaining a maximum overall density of one dwelling unit per two acres;

- 2) require that the housing sites be positioned to allow continued agricultural use of the portion of the acreage suited to agricultural use;
 - 3) require that a buffer of existing and/or new natural features be created between housing sites and agricultural acreage so that residential use will not interfere with agricultural activities;
 - 4) require that a buffer of existing and/or new natural features be created between housing sites and roadways, of adequate size to preserve and/or enhance the visual character of rural roadways; and
 - 5) permit only agricultural or open space use of the acreage outside of the residential cluster through zoning and deed restrictions.
- f. Consider the PUD option for transfer of development rights (TDR) from land to be permanently conserved for agricultural uses to the planned Municipal Service District defined in this Master Plan, as allowed per Section 503(3) of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended).
- g. Review permitted and special uses within Zoning Ordinance to reduce the potential conflicts between agriculture and other uses.
- ~~h. Discourage the development of farm-based biofuel (ethanol) production facilities in the agricultural areas of the Township.~~

~~Section 513 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) mandates that the Township must allow a "biofuel production facility" with a capacity of up to 100,000 gallons of ethanol per year as a permitted use accessory to an active farm operation in the A-1 (Agricultural) zoning district, subject to standards specified in the state law.~~

~~However, a facility of this scale and capacity should be discouraged, because it would be incompatible with the Master Plan, and inconsistent with the Township's existing capacity for emergency response in the event of a fire. In accordance with Section 513 of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended), a biofuel production facility with a production capacity of no more than 100,000 gallons of ethanol per year may be permitted as an accessory use to an active farm operation within the AG-1 Agricultural District, provided it complies with all applicable state standards and regulations.~~

~~Such facilities must also meet all relevant buildings, fire, and environmental requirements. Zoning standards may address site design, access, buffering, and safety considerations to the extent allowed under state law.~~

~~The Township shall require biofuel production facilities allowed under state law to be sited and designed to protect nearby farms and public safety.~~

Objective 3: Educate residents regarding land use activities that may potentially have negative impacts on the agricultural economy.

Strategies

- a. Promote and organize community wide forums that address relevant land use and environmental issues.
- b. Establish an information network between local officials and residents with, or through, newsletters, bulletins, mailings etc.
- c. Require developers to inform potential purchasers concerning nearby uses.

Objective 4: **Support various programs and methods for agricultural preservation.**

Strategies

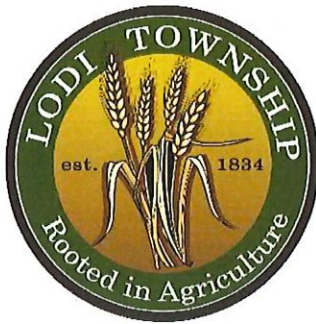
- a. Utilize cluster development techniques with appropriate design standards, implemented through planned unit development procedures.
- b. Deed restrictions.
- c. Land trusts.
- d. Purchase of development rights (PDR) program.
- e. Purchase and leaseback program.
- f. Fee simple acquisition.
- g. Land swaps.
- h. Land donations/reserved life estates.

Goal B: Provide for agricultural support businesses and services, outside the defined Lodi Central area, that are compatible with the Township's scale and character and are necessary to support the Township's agricultural economy.

Objective 1: **Permit land uses in the rural areas of the Township that support and provide services primarily to the region's active agricultural operations.**

Strategies

- a. Update the zoning ordinance to establish a comprehensive list of permitted agricultural support businesses/services in the A-G (Agricultural) District.
- b. Re-evaluate permitted and special uses allowed in agricultural districts to ensure they are compatible with rural areas, and remove those more suited to commercial/office or technology orientated zoning districts.



LODI TOWNSHIP

Planning Commission Data Center Sub committee
Thursday, August 20, 2026, at 9:00 am

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

Attendance

Jens – Christian Meiners – present
Cindy Strader – present
Tammy Froberg- absent (resigned)

Other Attendees

Attorney – Jesse O'Jack
Planner – Julia Upfal (OHM)
Supervisor – Jacob Schiable

Meeting start time: 9:00 am

Meeting end time: 10:38 am

Topics of Discussion

- Extension of Moratorium for High-Power Facilities (including Data Centers, Power Generating Facilities etc..) to finish drafting Ordinances was approved by the Board of Trustees at their 8/11/26 meeting.
- PC to recruit a replacement member for the sub-committee to replace Tammy Froberg at their 8/25/26 meeting.
- MTA is hosting a webinar 8/26 on Data Centers – some are attending. MTA is working on a draft ordinance template for Townships to access.
- Jesse would like a list of all the activities the Township would like this Ordinance to control. Chris had created a summary table of various high-power facilities and potential criteria for control by the Ordinance(s) which we discussed.
- Jesse suggested using our Extraction Ordinance as a template for regulating activities (construction, monitoring, adding fire safety. Jacob to forward a copy of our Extraction ordinance to the group (done 8/20/26).
- Jesse suggested that Marcus (Engineering) should review proposed ordinance as well.
- Julia suggested we consider language from ordinances from Dexter and Pittsfield Townships as to what size facilities would qualify as High-Energy facilities. She will forward to the group.
- Julia also suggested we contact Lyon Township regarding their experiences with these issues. Jacob to follow up.
- Discussed whether hospitals would fall under this category potentially.
- Jacob to send a copy of Saline Township Consent Judgement for our review (done 8/20/26).
- Need an overall map of existing energy resources (power, gas/oil, data etc.) **from Hannah.**
- Discussed use of a Development Agreement as a **requirement** for these facilities.
- Master Plan updates should include information on High-Power Facilities – potentially how they will be sited.

Action Items

- Set date for next Sub Committee Meeting in September.
- Submit (through Christina) any other facilities that should be regulated by this ordinance (beyond what is shown in the summary table from Chris.

Respectfully Submitted,
Cindy Strader, Sub Committee member