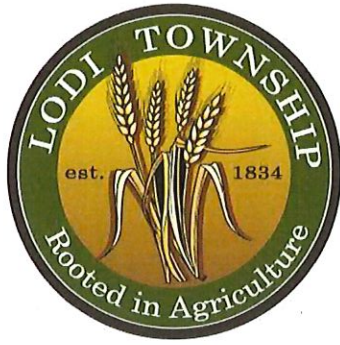
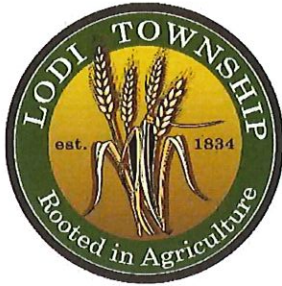




**Lodi Township
Board of Appeals Agenda
August 18, 2026
7:00 p.m.
3755 Pleasant Lake Road
Ann Arbor, MI 48103**

1. Call to order, Pledge of Allegiance
2. Roll Call
3. Approve 7/14/2026 minutes.
4. Approve/Amend Agenda
5. Public Hearing for a request from Addison Walkusky, 4860 Weber Road, Saline, MI 48176, Lodi township parcel #M-13-27-100-004 for a variance from Zoning Ordinance 55.17 B (7) a - Additional Standards for Accessory Structures in order to construct a 50' x 80' barn, in front of the existing house, 135' feet from the front setback.
6. Public Comment
7. Adjournment





LODI TOWNSHIP BOARD OF APPEALS

DRAFT - Regular Meeting Minutes

Tuesday, July 14, 2026 at 7 pm

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

1. Call to order - Pledge of Allegiance

The regular meeting of July 14, 2026 opened with the Pledge of Allegiance at 7:00 pm.

2. Roll Call

Present: Chronis, Dever, Schaible, Strader, VanKoevering
Absent: None
Others Present: Recording Secretary Michelle Joppeck,
Applicants Lynn and Monte Bishop,
Jeff Brown and Randy Raiford from Dexter Builders

3. Approve 4/21/2026 Minutes

Dever moved to approve the minutes from the 4/21/2026 meeting as presented. Second by Schaible. A voice vote was taken. Aye=4, Nay=none, abstain=Strader. Motion carried.

4. Revision / Approval of Agenda

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

5. Public Hearing request from Lynn & Monte Bishop, 7830 Grass Road, Saline, MI 48176. Lodi Township Parcel ID # M-13-32-400-010 to appeal Ordinance #30-101 yard/setback standard-minimum street side to request an 11'-8" variance from the minimum required front yard setback of 100' in the AG District to construct an 8' wide by 9' deep covered porch addition and steps.

Schaible moved to open the public hearing at 7:03 pm. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Randy Raiford from Dexter Builders explained the request and reasoning behind the request.

Chronis asked for clarification on if they are asking for the variance for the plan showing the front door facing the road or the front door on the side. Raiford said they are wanting to put the front door towards the road in order for more of the porch to be usable instead of mostly being a walkway to the door. The front door towards the road also matches the historical look of the house.

Chronis asked if leveling will be done to make the grading less steep. Raiford said that will be done and a sidewalk will be installed which will minimize the change in grade as well.

VanKoevering asked for confirmation that the number of steps needed has been calculated to account for the grading so that they will not need a future request for a variance for more steps. Rainford confirmed that there will be a step down from the front door onto the landing and a set of steps which will take care of the grading. No further steps will be needed. If necessary, they will raise the grade to make the submitted plan work.

Dever had a question about the variance amount because he calculated a smaller amount. Raiford was able to explain how they came to their calculation.

Dever asked what other entrances are already existing. The applicant stated that there are three other entrances already existing and described their locations. Dever asked if the new proposed entrance would be primarily aesthetic or functional. The applicant stated that it was to reestablish the porch and it is also the fastest way to get out of the house for safety.

Strader and VanKoevering noted that they like the look of the addition, the aesthetic aspects, that it looks more balanced with the door facing the road, and appreciate the applicant's thoroughness with the application.

Dever stated that many of the nearby houses are nonconforming in that they do not have a 100-foot setback so having the requested variance is perfectly consistent with other older houses in the neighborhood.

Chronis moved to close the public hearing at 7:19 pm. Second by Strader. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The applicant provided answers to the Findings of Facts as required by Zoning Ordinance 54.08.B Variances, Standards of Review which will be appended to the minutes. Discussion was held regarding those answers. Dever did not agree with the first sentence of number 4 Preservation of property rights. He was ok with changing it from:

"The right to improve your property should be shared by all. The owners should be allowed to improve their property in such a way that improves the use of existing spaces while creating a more historically and architecturally correct design."

To "The owners should be allowed to improve their property in such a way that improves the use of existing spaces while creating a more historically and architecturally correct design so long as other Zoning Ordinances and variance requirements are satisfied."

Strader moved to approve the requested variance by Lynn and Monte Bishop for the property at 7830 Grass Rd, Saline, MI 48176 (Lodi Township Parcel ID # M-13-32-400-010) for Section 30.101 to reduce the front yard setback from 100 feet to 88 feet for a new front porch and steps per the drawings received 6/17/2026 based on the Findings of Fact from Zoning Ordinance 54.08.B provided by the applicant with the change of 4. Preservation of Property Rights to: "The owners should be allowed to improve their property in such a way that improves the use of existing spaces while creating a more historically and architecturally correct design so long as other Zoning Ordinances and variance requirements are satisfied." Second by Dever. A roll call vote was taken. Schaible=aye, Dever=aye, Chronis=aye, Strader=aye, VanKoevering=aye. Motion carried.

Raiford asked about the return of their escrow payment. Raiford also let the Board know that with recent variances in other local Townships, scam letters have been received that look official stating that money is needed to receive the variance.

6. Public comment

Public comment started at 7:28 pm. Public comment was heard from 1 member of the public. Public comment ended at 7:29 pm.

7. Adjournment

Schaible moved to adjourn at 7:30 pm. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Respectfully Submitted,

Cindy Strader,
Secretary

Michelle Joppeck,
Recording Secretary

1. Practical difficulties. Strict compliance with the specified dimensional standard(s) will deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district, create an unnecessary burden on the applicant, or unreasonably prevent the owner from using the property for a permitted purpose.

Without the requested variance from the front yard setback, the applicants cannot construct a covered entry facing Grass Road. The proposed entry is necessary to restore a historically appropriate façade consistent with farmhouse architecture common in the area. Denial would impose an unnecessary burden by preventing a reasonable and customary improvement and limiting the ability to use the property in a manner similar to others in the same zoning district.

2. Substantial justice. The variance will give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.

Granting the variance would provide substantial justice to the applicants while remaining consistent with the rights of neighboring property owners. Covered entries are common features in both historic and modern homes, offering functional weather protection as well as enhanced architectural character and curb appeal. The improvement aligns with typical residential expectations in the district.

3. Unique circumstances. The need for the variance is due to unique circumstances peculiar to the land or structures involved, that are not applicable to other land or structures in the same district.

The style of the house and methods of construction appear to indicate that the enclosed porch was once open. It was common practice over time, for families to enclose the porch to create more living space. Doing so, stripped the home of its original architectural details and character.

4. Preservation of property rights. The variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property owners in the same zoning district.

The right to improve your property should be shared by all. The owners should be allowed to improve their property in such a way that improves the use of existing spaces while creating a more historically and architecturally correct design.

5. Public safety and welfare. The requested variance can be granted in such fashion that the spirit of this Ordinance will be observed and public safety and welfare secured. In addition:

a. The granting of a variance will not increase the hazard of fire or otherwise endanger public safety.

The proposed variance will not increase fire risk or compromise public safety. All construction will comply with applicable local, state, and federal building codes and regulations.

b. The granting of a variance will not unreasonably diminish or impair the value of surrounding properties.

The variance is expected to maintain or enhance surrounding property values by improving the subject property's appearance and architectural integrity.

c. The granting of a variance will not alter the essential character of the area or surrounding properties.

The project will preserve and reinforce the established character of the area by reflecting the design and architectural features of similarly aged farmhouses.

d. The granting of a variance will not impair the adequate supply of light and air to any adjacent property.

The subject property is located approximately 320' from the nearest dwelling and will not affect any adjacent property.

6. Not self-created. The problem and resulting need for the variance has not been self-created by the applicant or the applicant's predecessors.

The need for the variance is not self-created. The home was constructed around 1900, prior to the adoption of zoning regulations. Subsequent zoning requirements, including setback standards, rendered the structure nonconforming, creating the current need for relief.

7. More than mere inconvenience. The alleged hardship and practical difficulties that will result from a failure to grant the variance include substantially more than mere inconvenience or an inability to attain a higher financial return.

The hardship extends beyond mere inconvenience. A centered covered entry would align directly with the existing door, creating a more functional and safe egress route. An alternative side entry would significantly impair the usability of the porch by converting a portion of it into a corridor, reducing functional space.

8. Minimum necessary action. The reasons set forth in the application justify the granting of the variance, and the variance is the minimum necessary relief to allow reasonable use of the land, building, or structure. The granting of a lesser variance will not give substantial relief and justice to the applicant, consistent with justice to other property owners in the same district.

The requested variance represents the minimum relief necessary to allow reasonable use of the property. A lesser variance would not achieve the intended functional or architectural outcomes. The design has been carefully developed to integrate seamlessly with the existing structure, using appropriate proportions, materials, and detailing consistent with early 20th-century construction, ensuring the improvement appears original and not excessive.

LODI TOWNSHIP

3755 Pleasant Lake Road, Ann Arbor, Michigan 48103

**AN APPEAL TO VARY, MODIFY OR TO COMPLY
WITH CERTAIN PROVISIONS OF THE ZONING ORDINANCE**

(This form must be typewritten or neatly printed)

TO THE ZONING BOARD OF APPEALS

RECEIVED
#2021-010
JUL 22 2021

Lodi Township

☒ **I HAVE DISCUSSED WITH THE SUPERVISOR THE NEED FOR A VARIANCE.**

Request is hereby made to (check all that apply)

☐ Appeal the decision of a Township Official (name) _____

☐ Appeal the decision of Township Board or Commission (name) _____

☐ Expand a non-conforming building

☐ Substitute a non-conforming use

☒ Obtain a variance from the requirements of the following Zoning Ordinance

Sections(s) SECTION 55.17

Name of owner Addison Walkusky Phone # 734-545-4134

Address of Owner 4860 Weber Rd Saline, MI 48176

Email if Owner awalkusky@gmail.com

Location of property 4860 Weber Rd Saline, MI 48176

Tax Code Number M1327100004

Size of property 10 acres

Size of proposed building or addition, If any 50ft x 80 ft

Proposed use of building and/or premises AG

Has the Township Building Department examined the plans for the proposed building? _____

☒ Yes ☐ No ☐ No Building Proposed

Has the Township Building Department denied a building permit? ☐ Yes ☒ No

Has there been any previous appeal involving these premises? ☐ Yes ☒ No

If "Yes" to above, state date of filing, character of appeal and disposition of appeal:

Give a brief description of what you wish to appeal: Build a structure in
front of my residence

REASONS FOR YOUR APPEAL

INFORMATION TO APPLICANT:

Your appeal will be reviewed in compliance with all applicable sections of the Lodi Township Zoning Ordinance. *You are advised to carefully review the Zoning Ordinance prior to filing your appeal with the Zoning Board of Appeals. You will need to cite the Ordinance you wish to appeal; the Township is NOT responsible for citing the ordinance. If you DO NOT cite the specific Ordinance, you wish relief from your application will be returned, and you will need to reapply.* The Zoning Board of Appeals must make specific findings, which are detailed in the Zoning Ordinance, in their deliberations to grant, modify or deny an appeal.

**If your application is reviewed and denied by the Township Board of Appeals, you cannot reapply for 1 year, as stated in the Lodi Township Zoning Ordinance.*

DESCRIBE THE REASONS FOR YOUR APPEAL:

1. Lodi Township Zoning Ordinance # for Appeal Section 55.17

2. Detailed reason for Appeal Intended use of property is for
agricultural use. Putting this structure behind
our dwelling will obstruct the land for that use.
A natural waterway from neighboring fields also
cuts through the useable land for an additional
structure. Disrupting the flow of water will
cause issues for neighboring properties.

YOU MAY WISH TO ASK YOUR NEIGHBORS TO SIGN THE FOLLOWING SECTION IF THEY HAVE NO OBJECTION TO THE APPEAL YOU ARE MAKING.

We the undersigned, as owners of property any part of which is located within 300 feet of any part of the property involved in this appeal, have no objections to the granting of the request made in this appeal:

NAME (PLEASE PRINT)

SIGNATURE

STREET ADDRESS

INFORMATION REQUIRED TO BE SUBMITTED WITH APPEAL

The following must be attached and submitted with the appeal:

(check that attached)

- ☒ Ten (10) sets of drawings, all on sheets 8 ½ by 11 inches or 8 ½ by 14 inches, drawn to scale and showing all measurements, features and structures including the general location of all-natural features on the property, measurements to show distances between structures, measurements between structures and property lines, measurements for lot width and lot area, and height of structures. Rights of way and easements must also be shown.
- ☐ A letter of authority, or power of attorney, in the event the appeal is being made by a person other than the actual owner of the property. N/A
- ☒ A complete legal description of the premises (as stated on the property deed or property tax bill)
- ☒ Fees: Application \$650.00, Escrow Deposit \$400.00. Hourly billing rate may apply if necessary for Township Planner and/or Attorney to review.

APPLICANT'S DEPOSITION – MUST BE COMPLETED BY APPLICANT

I Hereby depose and state that all of the above statements and the statements and information contained in the 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 [Signature] Date 7-20-26

Address of applicant (street, city, state and zip) 4860 Weber Rd

Saline Mi 48176 Phone (734) 545-4134

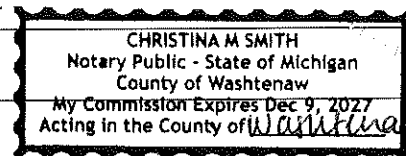
NOTARY PUBLIC – APPLICANT'S SIGNATURE MUST BE NOTARIZED

Sworn to before me this 20th day of July 2026

Signature of Notary Public [Signature]

Acting in the County of Washtenaw

My Commission expires 12/9/2027



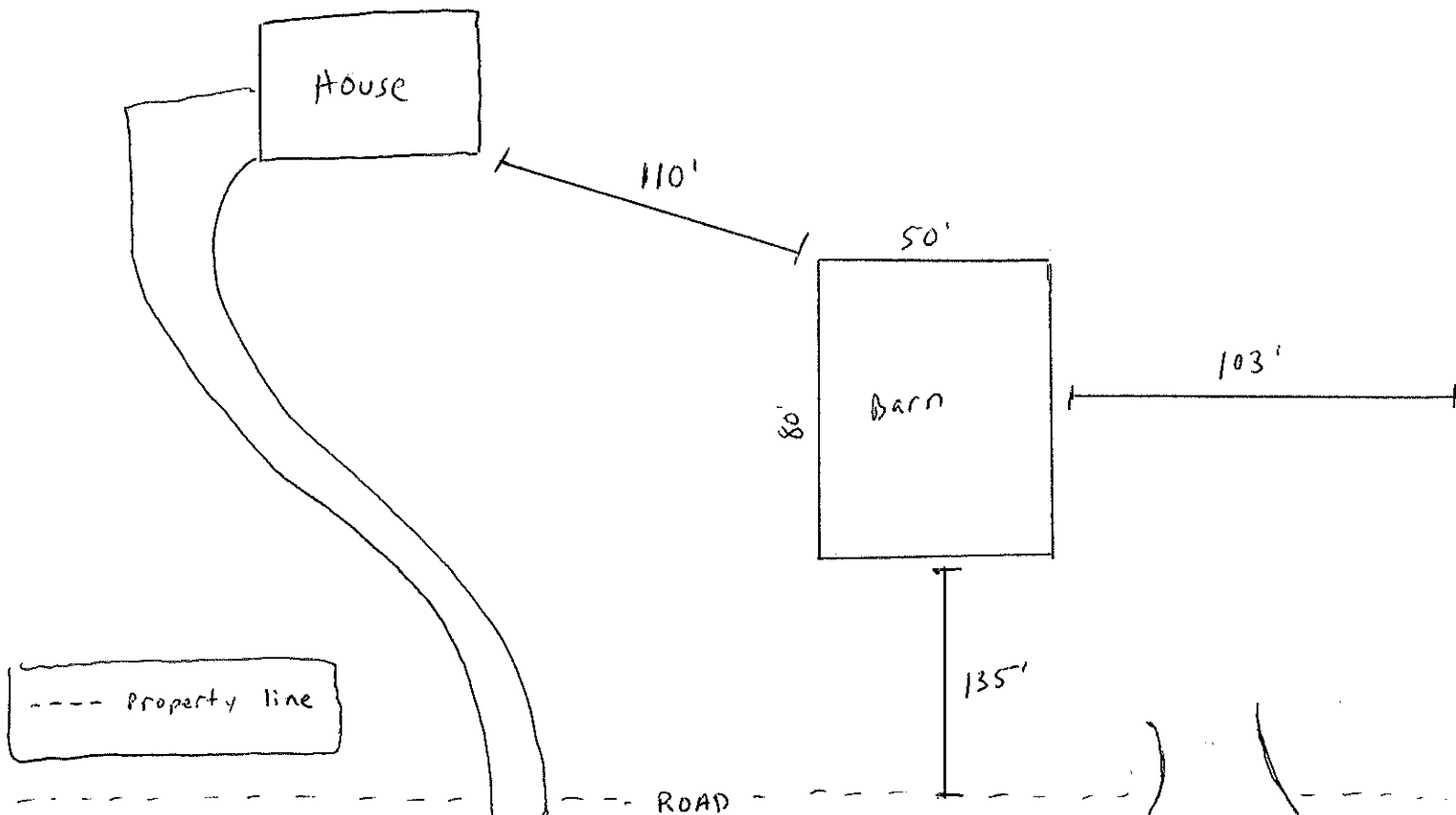
THIS SECTION FOR TOWNSHIP USE ONLY

Present zoning of parcel AG

Date of filing 7/22/2026 Filing fee received \$ 650 app

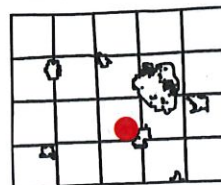
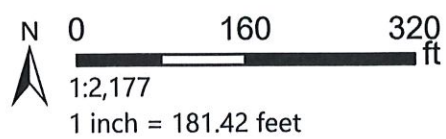
Signature of Clerk of Zoning Official [Signature] 400 escrow

Remarks:





Map Title



Created 7/22/2026



This is user-generated output from a Washtenaw County mapping application and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. Parcels may not be to scale and should not be construed as a "survey description." Conclusions drawn from such information are solely the responsibility of the user. Any assumption of legal status of this data is hereby disclaimed.

MESSAGE TO TAXPAYER

OFFICE HOURS ARE M-TH, 9AM-NOON, WORKING REMOTELY ON FRIDAYS. A SECURE DROP BOX IS AVAILABLE AT THE TOWNSHIP HALL FOR PAYMENTS 24 HOURS A DAY. EXTENDED HOURS ON FRIDAY, SEPT 11, 2026 FROM 9AM-NOON AND MONDAY, SEPT 14, 2026 FROM 9AM-5PM. RECEIPTS WILL BE MAILED IF A STAMPED SELF ADDRESSED ENVELOPE IS INCLUDED IF YOU MAIL YOUR PAYMENT. PLEASE ALLOW AT LEAST 2 WEEKS FOR MAIL, PAYMENTS MUST BE RECEIVED BY 9/14, NOT POSTMARKED.

PAYMENT INFORMATION

This tax is due by: 09/14/2026

Pay by mail to: Lodi Township
MICHELLE FOLEY, TREASURER
3755 PLEASANT LAKE ROAD
ANN ARBOR, MI 48103
(734) 665-7583

PROPERTY INFORMATION

Property Assessed To:
WALKUSKY MARK E , ADDISON R &
4860 WEBER RD
SALINE, MI 48176

School:

Prop #: M -13-27-100-004 SALINE AREA SCHOOL DISTR
Prop Addr: 4860 WEBER RD

Legal Description:

*OLD SID - M 13-027-002-10 LO 27-2B COM AT E 1/4 COR OF SEC 27, TH N 89-48-45 W 1012.12 FT ON EW 1/4 LN TO POB, TH N 89-48-45 W 338 FT, TH N 1-48-20 E 1324.46 FT, TH N 89-50-45 E 338.05 FT, TH S 1-48-20 W 1326.49 FT TO POB PART NE 1/4 SEC 27 T3S R5E 10.29 AC

TAX DETAIL

Taxable Value: 187,272 RESIDENTIAL-IMPROV
State Equalized Value: 240,400 Class: 401
Principal Residence Exemption: 100.0000
Bill # Mortgage Co:

DESCRIPTION	MILLAGE	AMOUNT
SCHOOL OPERATING	18.00000	EXEMPT
SCHOOL DEBT	7.50000	1,404.54
STATE ED	6.00000	1,123.63
REC-CARES	0.48500	90.82
SINKING	0.33940	63.56
WASH ISD	6.37440	1,193.74
WCC OPERATING	3.32800	623.24
WASHTENAW COUNTY	4.31600	808.26

Total Tax 46.34280 5,307.79
Administration Fee 0.00

TOTAL AMOUNT DUE 5,307.79

OPERATING FISCAL YEARS

The taxes on bill will be used for governmental operations for the following fiscal year(s):

County: JAN 1, 2027 - DEC 31, 2027
Twn/Cty: APR 1, 2026 - MAR 31, 2027
School: JULY 1, 2026 - JUN 30, 2027
State: OCT 1, 2026 - SEPT 30, 2027

Does NOT affect when the tax is due or its amount

OPTIONS TO PAY AT LOCAL BANKS: YOU CAN MAKE A PAYMENT AT ANY BANK OF ANN ARBOR BANK LOCATIONS AND THE OLD NATIONAL BANK SALINE BRANCH ONLY. PAYMENTS CAN BE MADE DURING BANKING HOURS. YOU DO NOT HAVE TO HAVE AN ACCOUNT WITH THE BANK. YOU MUST BRING YOUR TAX BILL AND MAKE A PAYMENT IN FULL TO UTILIZE THIS SERVICE.

Please detach along perforation. Keep the top portion.

Mortgage Co:

Bill #

Pay this tax to:

LODI TOWNSHIP
MICHELLE FOLEY, TREASURER
3755 PLEASANT LAKE ROAD
ANN ARBOR, MI 48103
(734) 665-7583

PLEASE RETURN THIS PORTION WITH PAYMENT.
THANK YOU.

This tax is due by: 09/14/2026
After 09/14/2026 additional interest and fees apply

2026 Summer Tax for Parcel #: M -13-27-100-004

Make Check Payable To: Lodi Township

TAXPAYER NOTE: Are your name & mailing address correct? If not, please make corrections below. Thank You.

Property Addr: 4860 WEBER RD

TOTAL AMOUNT DUE: 5,307.79

Amount Remitted: _____

Ck# _____

Cash _____

To: WALKUSKY MARK E , ADDISON R &
WALKUSKY LEANNE P
4860 WEBER RD
SALINE MI 48176



Real Estate Summary Sheet

Information herein deemed reliable but not guaranteed

07/22/2026 10:01 AM

Parcel: M -13-27-100-004
Owner's Name: WALKUSKY ADDISON & LEANNE
Property Address: 4860 WEBER RD
SALINE, MI 48176

Liber/Page: **Created:** / /
Split: / / **Active:** Active
Public Impr.: Dirt Road
Topography: None

Mailing Address:

WALKUSKY ADDISON & LEANNE
4860 WEBER RD
SALINE MI 48176

Description:

*OLD SID - M 13-027-002-10 LO 27-2B COM AT E 1/4 COR OF SEC 27, TH N 89-48-45 W 1012.12 FT ON EW 1/4 LN TO POB, TH N 89-48-45 W 338 FT, TH N 1-48-20 E 1324.46 FT, TH N 89-50-45 E 338.05 FT, TH S 1-48-20 W 1326.49 FT TO POB PART NE 1/4 SEC 27 T3S R5E 10.29 AC

Current Class: 401.RESIDENTIAL-IMPROVED
Previous Class: 401.RESIDENTIAL-IMPROVED
Taxable Status: TAXABLE
Prev. Taxable Stat: TAXABLE
Gov. Unit: M -13 LODI
MAP #:
School: 81120 SALINE AREA SCHOOL DISTRICT
Neighborhood: LOS LODI SOUTH

Most Recent Sale Information

Sold on 06/16/2026 for 0 by WALKUSKY MARK E , ADDISON R &.

Terms of Sale: 09-FAMILY/RELATED ENTITY

Liber/Page:

Most Recent Permit Information

Permit 26-99552 on 07/07/2026 for \$0 category DEMOLITION.

Physical Property Characteristics

2027 S.E.V.:	242,100	2027 Taxable:	187,272	Lot Dimensions:	
2026 S.E.V.:	240,400	2026 Taxable:	187,272	Acreage:	10.29
Zoning:	AG	Land Value:	180,120	Frontage:	0.0
PRE:	100.000	Land Impr. Value:	5,964	Average Depth:	0.0

Improvement Data

of Residential Buildings: 1
Year Built: 1978
Occupancy: Single Family
Class: B-10
Style: 2 STY
Exterior: Wood Siding
% Good (Physical): 64
Heating System: Forced Air w/ Ducts
Electric - Amps Service: 100
of Bedrooms: 4
Full Baths: 1 Half Baths: 1
Floor Area: 1,992
Ground Area: 1,096
Garage Area: 892
Basement Area: 832
Basement Walls:
Estimated TCV: 298,171

Image

