

LODI TOWNSHIP BOARD OF APPEALS

Regular Meeting Minutes

Tuesday, August 18, 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 August 18, 2026 opened with the Pledge of Allegiance at 7:00 pm.

2. Roll Call

Present: Chronis, Dever, Strader, VanKoevering
Absent: Schaible
Others Present: Recording Secretary Michelle Joppeck,
Applicants Addison and Leanne Walkusky,
Planning Commissioner Janet Rogers, and
Edward and Jane Mamarow

3. Approve 7/14/2026 Minutes

VanKoevering moved to approve the minutes from the 7/14/2026 meeting as presented. Second by Dever. A roll call vote was taken. Strader=aye, Chronis=aye, Dever=aye, VanKoevering=aye, absent=1. Motion carried.

4. Revision / Approval of Agenda

Dever moved to approve the agenda as presented. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

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' from the setback.

Strader moved to open the public hearing at 7:04 pm. Second by Dever. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Applicant Addison Walkusky presented the request and the reasoning for the request including not wanting to disrupt natural beauty, to protect various wildlife, to protect the 200-year-old White Oak tree, to preserve the farm land, to prevent having to build over a natural floodplain and to improve quality of life.

Jane Mamarow, a neighbor to the North, stated that she supports this request and the placement of the proposed accessory structure.

Edward Mamarow stated that he supports the barn being built there, but there are other barns in the area that should not have been allowed to be built.

Strader moved to close the public hearing at 7:12 pm. Second by Dever. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

VanKoevering asked the applicant where the natural waterway mentioned in the application is located and why that would prohibit putting the barn behind the house. The applicant stated that the floodplain only shows up during heavy rains, but it flows from his neighbor's property to the Northwest side behind his house where the grass line stops into his other neighbor's property. In order to build behind the house, he would need to build over that in order to keep it dry.

VanKoevering asked where the septic field is. The applicant stated that it is directly in front of the house.

VanKoevering asked where the easement for the power line on the property is. The applicant stated that there is no easement on the applicant's property to his knowledge. Strader said that the easements can be unwritten and, in her experience, it is 13 feet on either side of the center of the lines to allow access to maintenance trucks.

VanKoevering asked where the 200-year-old White Oak tree is located on the property. The applicant stated that the tree is in the middle of the field behind the house.

Strader asked about a semi-truck, tires, rocks, railroad ties, and landscaping materials in the area of the proposed building that were present when she drove by. The applicant stated that they were not railroad ties, but beams from the oldest house in the Township on Bethel Church Road. He plans to put them in the inside of the proposed barn as an architectural feature.

Strader asked about what type of building it will be. The applicant stated that it was going to be a one-story pole barn, but further details have not yet been determined.

Strader asked the applicant if he is currently farming the property. The applicant stated that he is not; he is leasing the field to another farmer, but will be taking over the farming next season.

Strader asked what the other materials on site are for. The applicant stated that the boulders are to landscape the property.

Strader asked if he was a landscaper. The applicant stated that he was. Strader asked if he was going to operate a landscaping business in addition to farming. The applicant stated that the only part of the business located at his house is the storing of equipment; he does not sell, he does not purchase, he does not allow anyone to come to the property and he does not have a business registered at the property. Strader told the applicant that since he is running a business on the property, he would need a Special Use permit and explained the process. A discussion was held regarding what constitutes running a business on a site under the Zoning Ordinance.

Dever disclosed that he is close to the family and has known the applicant for decades.

Next steps were discussed as well as what would be required for a Special Use permit and Minor Site Plan review. Suggestions were also given on what to include and how to proceed.

In response to VanKoevering's question, the applicant explained where the floodplain is located on the property as well as where the well is located.

Suggestions for how the applicant can strengthen their application were given by Board members as well.

Information on the email scam going around regarding requiring payment for variances to be approved was discussed as well. The applicant asked if it was possible for his request and information to be kept private in view of the scam email he received. State law requiring public notice and public access to application documents was discussed.

A discussion was held regarding the best way for the Board of Appeals to proceed with this request.

Strader moved to postpone the decision regarding the 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' from the setback per request from the applicant until approval has been received from the Planning Commission and the Board of Trustees for a Special Use permit and the applicant is ready for final consideration of the variance. Second by Dever. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

6. Public comment

Public comment started at 8:11 pm. No comments were received from the public. Public comment ended at 8:11 pm.

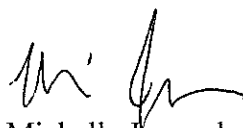
7. Adjournment

Dever moved to adjourn at 8:12 pm. Second by Strader. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Respectfully Submitted,



Cindy Strader,
Secretary



Michelle Joppeck,
Recording Secretary

