

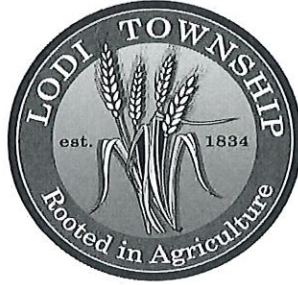
Lodi Township Planning Commission
3775 Pleasant Lake Road
Ann Arbor, Michigan 48103
7:00 P.M. September 22, 2026
Agenda

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 – 8/25/2026**
7. **Old Business**
 - a. Copperleaf Crossing Revised Area Plan
 - b. Data Center Zoning Ordinance Update
 - c. Master Plan- Next steps
8. **New Business**
 - a. Home Occupation Application – Addison Walkusky, 4860 Weber Road, Saline, MI 48176
 - b. Proposed Zoning Ordinance changes – Sec. 2.03 Definitions (Golf Courses), Sec. 55.10 Sanitary Sewer Facilities, Sec. 54.08 Natural Features Protection and Preservation
 - b. Ann Arbor Sand and Gravel – set Public Hearing 10/15/2026 (Special Meeting as requested by the Applicant)
 - c. Acknowledge Tammy Froberg resignation from Planning Commission-elect new Vice Chair
9. **Public Comment**
10. **Reports**
 - A. Board of Trustees
 - B. Commissioners
 - C. Planning Consultant
 - D. Engineering Consultant
11. **Adjournment**

Special Meeting October 15, 2026 – Public Hearing Ann Arbor Sand & Gravel
The Next Regularly Scheduled Meeting is October 27, 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

August 25, 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 Planner Julia Upfal,
Township Attorney Jesse O'Jack,
Township Supervisor Jacob Schaible,
Township Trustee Leslie Blackburn,
Township Trustee Steve Marsh,
Township Trustee David Naebeck,
W Coats, Dixon, Xavier Edwards, Mary Guintow, Jane Mamarow, Vicki Marsh, Deanna Shailk, Kathy VanKoevering, and 13 other members of the public

3. Approval of Agenda

Strader requested to add approval of the 8/20/2026 sub-committee meeting minutes to the agenda.

Rentschler moved to approve the agenda as amended. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

4. Public Hearing: None

5. Public Comment

Public comment began at 7:02 pm. Public comment was received from 1 member of the public. Public comment ended at 7:03 pm.

6. Approval of Minutes – 6/23/2026 and Approval of Sub-Committee Meetings 6/30/2026, 7/23/2026 & 8/20/2026

Stevenson moved to approve the minutes of the June 23, 2026 Lodi Township Planning Commission regular meeting and the minutes of the 6/30/2026, 7/23/2026, and 8/20/2026 Sub-Committee meetings as presented. Second by Meiners. A voice vote was taken. Aye=all, Nay=none. Motion carried.

7. Old Business:

a. Copperleaf Crossing Revised Area Plan

Strader noted that it was requested to get missing requested information from Copperleaf Crossing by July 31, 2026. The updated plan and information were received on August 7, 2026, but would be considered anyway.

Strader asked for clarification on transition buffers and landscaping strips. Township Planner Firlit stated that any project that goes through site plan approval is required to have transition buffers and landscaping strips. Transition buffers are for lot boundaries that are not adjacent to a roadway. Landscaping strips are for lot boundaries adjacent to a roadway. Additionally, any building setbacks are measured from the end of the transition buffer, not from the property line. Building setbacks are measured from the property line when landscape strips are required so landscape strips can be part of building setbacks and do not need to be stacked. Fences are not addressed in transition buffers and landscaping strips, but both areas require landscaping that complies with Section 55.09 which lists a fence as a method of screening and can be located on the lot boundary. For a transition buffer, that section of the Zoning Ordinance says that the Planning Commission can require a fence as part of the screening requirements for the landscaping that is required within the transition buffer. With that information, Firlit interprets that a fence could be located within a transition buffer area.

Strader asked about perimeter open space. Firlit stated that that applies only to a PUD. The perimeter open space is in addition to the transition buffer and landscaping strips and are required to be landscaped. Firlit's interpretation is that a fence would be allowed in that perimeter open space as well due to the landscaping requirements.

A discussion was held regarding the Lodi Central District (LCD) and if that applies to Copperleaf Crossing. While Copperleaf Crossing is in the area labeled as LCD on the Master Plan, it is not zoned in LCD, so the regulations contained in the Zoning Ordinance regarding LCD do not apply to Copperleaf Crossing.

Strader asked what building setbacks would apply to Copperleaf Crossing. Firlit stated that since a PUD does not require additional setbacks, it would be whatever the underlying zoning setbacks are which in this case is AG.

Froberg asked if a deviation is requested, where does the measurement start. Firlit stated that if it is a 30-foot required transition buffer and they are showing a structure 20 feet from the property line, then it would be a deviation of 10 feet from the transition buffer requirement. If it is a structure that is required to meet the building setback, then that could be classified as a second deviation from the building setback. Froberg asked how to measure that deviation. Firlit recommended having the applicant specify what their proposed building setback is and the Planning Commission would determine if it is an appropriate deviation to be granted.

Froberg asked if, when the fence for the canines was approved, was the setback for the structures also approved. Strader said that it was originally presented as just a fence. The Planning Commission approved the fence, but the next month the Board of Trustees received information on the structures and the Board of Trustees approved it. Strader is unsure if the building setbacks were included as part of that approval.

Xavier Edwards, a Copperleaf Crossing representative, stated that the fence that the Planning Commission approved is exactly what was built. Township Engineer MC Moritz went to the site, measured and confirmed that every post was placed where it was stated that it would be posted. Also, it was presented clearly as a home for Harry from the beginning. Strader stated that it was known that it was for Harry, but it was presented as an exercise yard not a home. Edwards stated that they sometimes call it a run, but it was always intended to be a home. Froberg said that regardless of what was described, it has changed and the Planning Commission is trying to get the deviation list straight. Edwards stated that they have already put in measures to take the noisy canines out of the enclosure at night to help with the noise complaints. Another Copperleaf Crossing representative stated that that cannot be a point of discussion anymore because they have already proved on their end that it is no longer the case so the Planning Commission cannot keep bringing it back up. Froberg stated that she can bring it up as many times as she wants, but concedes that the neighbors have not complained and the fact that mitigation steps were taken is appreciated, but has no bearing on whether it gets approved or not. Edwards clarified that the Planning Commission brings it up like it is still an issue, but has been resolved.

Strader stated that Uses were not addressed in their response and that Uses have to go on the Area Plan so that the Uses can be matched up to the Zoning Ordinance. Since the applicant did not provide them, Strader matched up the Uses with the businesses according to her opinion: Animal Kingdom Veterinary Hospital falls under the Veterinary Hospital use, Creature Comforts Bed & Bath falls under the Kennel use, and Copperleaf Forest falls under the Plant Nursery and Farm Market uses. Creature Conservancy has some farm animals, so that could fall under Keeping of Farm Animals and Livestock, non-farm and it also has some aspects that fall under the educational aspect of the Institutional use. The issue is the exotic animal exhibits and the breeding.

Froberg asked if the Creature Conservancy qualifies to become like a Detroit Zoo. Edwards said that the price to join AZA is outside of Creature Conservancy's budget, but their qualifications are good enough to work with AZA.

Strader stated that, from a public safety standpoint, she would like a list of animals that are agreed upon not to have be included in the Area Plan Agreement so that every party is aware of that, especially in case the property/business is sold.

Froberg reviewed her notes from the previous meeting and noted that it was agreed that Creature Conservancy falls under the Institutional use due to the educational nature. Strader was then comfortable with the Uses.

Strader stated that her goal would be to have one set of goals and one set of documents on file that covers everything for future questions or changes.

Since Copperleaf Crossing is surrounded by Residential lots and Section 42.302.C.2 states that "uses shall be compatible with abutting Residential uses," Strader asked if, in the future,

Copperleaf Crossing could put the carnivores somewhere that do not abut residential lots. Edwards asked how a large carnivore is defined because the carnivores on site are technically not classified as large carnivores, but as canines. Strader was unsure how to adjust the terminology, but would like to see some way of balancing the very residential nature that they are butting up against versus the desires and plans of the Creature Conservancy. Strader expressed the idea of having the animals housed in an enclosed secure structure at night like most zoos do. Edwards stated that the enclosure is designed to the standards that are required and moving the animals in at night is not a requirement.

Strader expressed concern about the large carnivore safety plan because it only addresses cougars. A discussion was held regarding the term carnivore. Strader stated that, if it has big teeth and eats meat, she wants to know the safety plan for those animals. Strader asked to limit any large meat-eating mammal so that if an animal dies, it can be replaced, but no more can be added. The only exception would be the Clouded Leopards since there are plans to breed those. A Copperleaf Crossing representative asked if it was within the Planning Commission's jurisdiction to request that. Township Attorney O'Jack stated that he was not sure if that question was appropriate at that time, but if there were questions about jurisdiction, have their lawyer contact O'Jack with those questions. Strader stated that her concern is where they are located and balancing the needs of the residents who have lived there for a long time and Copperleaf Crossing's needs as a conservancy.

A discussion was held regarding the Clouded Leopard breeding application. Strader asked for the Township to be notified of the plan if an animal escapes. Schaible said that he is working with the Washtenaw County Sheriff's office to set up protocols and notification procedures.

Strader asked for the Township to be notified if any additional mammalian carnivores are to be added. O'Jack stated that he was unsure of how ongoing approvals would work, but both sides could agree and put limits on number of animals or types of animals.

Froberg stated that of the 18 items requested last meeting, only 3 have not been received. Froberg asked that, if area 46 is to be used for canines, please clarify on the plans that it is an 8-foot fence for canines. Edwards stated that the reason it probably was not specified as a canine shelter is because animals are rotated.

Strader stated that she is concerned that the noise problem was moved to another area on the property and the Township will now get complaints from neighbors in the new area. She also stated that she is concerned with the animals that would be a safety issue if they escaped being placed on the borders of the property right next to residential properties.

Copperleaf Crossing representatives explained that animal placement is a multi-faceted issue and explained some of the reasoning for their decisions and animal placements. Marsh also asked for clear, written requests from the Planning Commission so that they can provide the information the Planning Commission is looking for in order to move forward.

Strader brought up the idea of requiring berms or solid fencing to help solve some of the issues.

Deviation requests were reviewed. With the discussion about fences in the transition buffer from earlier, the first deviation request for site element 23 – Livestock Fence for the emus being in the transition buffer is likely not necessary. Strader expressed that item 24 should be moved outside of the 30-foot transition buffer and 30-foot building setback. Marsh stated that

that is what they were already agreeing to in the plans.

For the deviation request for the bird and aviary enclosures marked as site elements 6, 30, 31 and 32, Strader stated that she does not have an issue with the deviation request, but wants to make it clear that just because those are allowed to be there is not permission for other structures to be built inside of the transition buffer. Meiners asked how noisy the birds in those enclosures are. Marsh stated that the noisiest birds on campus are the peacocks and parrots. The parrots are located in the center of campus though and the rest of the birds are fairly quiet. After discussion, it was determined that site elements 6, 30, 31 and 32 violate the setback rule in Section 30.101 and the transition buffer rule in Section 30.203.E.1.

Strader asked Marsh if site element 29 needs to be moved to be 6 feet off of the property line per Zoological Association of America (ZAA)'s requirements. Marsh stated that they were told that the perimeter fence needs to be 6 feet tall instead of the 5 feet tall fence they had, but did not say anything about the location of the fences.

The non-conformances requested were reviewed. Froberg asked if the area around Building M will become additional parking because staff have been spotted parking there. Marsh stated that many things are in flux and unknown while going through this process and it is unlikely that that area will become parking long term. Froberg also asked about the temporary enclosures behind Building M. Marsh stated that they have been used as enclosures for domestic dogs for the residents of Building M, but since no one is currently living there now, the future of those is unclear. Strader acknowledged that the fence along Ann Arbor-Saline Road has been located there for a long time and she does not have an issue with it. Marsh stated that if they decide to rebuild the fence and redo the area, they are happy to move the fence to be outside of the landscape strip requirement.

O'Jack explained the concept of a Zoning Ordinance and explained why it is unlikely that cargo containers were ever permitted in Lodi Township. The provision was later added to to the Zoning Ordinance avoid any confusion about the fact that they are not permitted. O'Jack also stated that the cargo containers were never on the site plan and approval to put them in was never received. O'Jack said that he was not saying that they are not appropriate or that the Planning Commission should not find a way to allow them, but he is saying that they are not legally nonconforming. Meiners asked if the cargo containers have been moved since they were obtained or if they have stayed where they were placed. Marsh said that they have stayed where they were placed when they were received and explained the need for them in order to keep feed safe and free from pests. Froberg said that her recommendation would be to let the Board of Trustees figure out how to deal with the cargo container issue. Froberg is also recommending letting the Board of Trustees decide about how to deal with fences over 6 feet tall. Strader stated that her recommendation, if the Board of Trustees allows them, would be to allow the cargo containers, but prohibit the amount to no more than 8. Marsh said that he was agreeable to that.

Strader listed a set of items that she felt needed added or corrected on the Area Plan drawings:

- The cover sheet must be titled Copper Leaf Crossing, A Planned Unit Development in the top heading.
- A better legend is needed.
- The Notes listed in the bottom left-hand corner do not seem to be referenced anywhere

- There is a fence, but there is no fence legend.
- Building 47 is not shaded as Future
- The transition buffer is shown as going through Marsh's residential property, but is not part of the PUD in question.
- It is not clear where the front lot line is
- There are things in the table that need to be clarified
- The project narrative, deviations and uses need to be on the Area Plan

Marsh asked if they would be given the list. Strader said that she could. Froberg asked if those items were in Firlit's review report. Strader stated that they were not. Firlit stated that she is comfortable with items like the use narrative being provided as supplementary documents as part of the submittal instead of being printed on the Area Plan, but understands if the Planning Commission feels differently. Strader's concern is the number of documents that have been submitted over the past few years and would like one document for the final plan to make it easier to find and understand at a later time. Froberg's concern was making the applicant ask for something that is not required in the Zoning Ordinance.

Edwards stated that each meeting feels like a shifting goal post because information requested is provided and then changes or more information is requested at the next meeting. Marsh stated that he needs to know which interpretation of how information counts as being provided that they are supposed to follow: whether everything needs to be on the Area Plan drawings or if they can be provided as exhibits or supplementary documents.

Strader noted that the landscaping is not shown on the Area Plan. Marsh argued that it is not necessary for the Area Plan. Strader said that the Natural Features Determination is required for the Area Plan. Strader said that she would like to see the following items from the Minimum Area Plan Information chart in Section 42.110 added to the Area Plan:

- "A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance,"
- "Draft of Area Plan agreement or statement"
- the natural features fronting Ann Arbor-Saline Road, the driveway from Pleasant Lake Road and the location of the 100 trees that have been planted

Marsh argued that putting a draft Area Plan agreement would be potentially confusing to put on the Area Plan since it is only the draft and will likely be changed later on in the process.

Strader said that she would like to see the septic fields labeled as septic fields instead of how they are currently labeled.

Firlit recommended including a legend showing how the wells are labeled to make that clearer.

Strader asked if the gravel lot for overflow parking is existing or proposed. Strader also asked about the handicap parking spots and if the concrete pad between the two spaces is existing or proposed. Marsh stated that they were proposed and were explicitly told not to do anything with the site until this process was completed. Firlit asked for additional information needed to complete the parking calculations. Froberg thought that this issue was a closed issue already. Firlit confirmed that the applicant still needs to provide the square footage for the

kennel and the veterinary clinic in order for her to complete the parking calculations. Firlit also needs the dimensions of site element 10 to make sure that the parking spaces and aisle widths are appropriate and if it is proposed to stay gravel or will be paved. Marsh stated that the intention is to pave site element 10, but leave site element X as gravel. Firlit asked for that information to be included on the plan. Marsh noted confusion as to whether to show current conditions or future conditions on the Area Plan.

In response to questions, O'Jack stated that due to the complexity of the issue, he would prefer if the Findings of Facts were written out completely before any motion has been made.

Froberg read her notes:

- Use Information based on Use Table - Section 20.04 Table of Uses by District.
 - Creature Conservancy - Institutional / educational in nature
 - Animal Kingdom – Veterinary Hospital
 - Creature Comforts – Kennel
 - Copperleaf Forest – Plant - Nursery / Farm Market
- Area 45 and 46 on the Area Plan – Commissioners recommend noise mitigation strategies upon Area Plan approval
- Site Elements 6, 30, 31, and 32
 - Deviations requested:
 - Transition Buffer – 20 feet from property line
 - Set Back – 20 feet from property line
- Section 42.110 Required Area Plan Information to be included on plans
 - A detailed statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.
 - Draft of Area Plan statement
 - A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.08 (Natural Features Protection and Preservation).
- The square footage of area for the Kennel and Vet Clinic are needed to ensure parking requirements for each use are met.
- The paved handicap parking spots in X need to be noted as being paved in the future.
- At the time of approval, the Planning Commission will ask the Board of Trustees to come up with a potential dangerous animal list and maximum, address the cargo containers, and address the Ordinance stating that fence heights only apply to Residential properties.
- Potential Building H needs to be moved outside of the transition buffer and setbacks once the transition buffer as shown is corrected.

Froberg moved to postpone decision on the Area Plan application until the next Planning Commission meeting with target dates of the applicant providing supplementary information by September 11 and Hannah providing it to the Planning Commission and filling out an updated report by September 16. Second by Meiners. A roll call vote was taken. Strader=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye. Motion carried.

b. High-Power Facilities Zoning Ordinance

Meiners reviewed the role and progress of the Data Center Ordinance Sub-Committee. The sub-committee first tried to define what kinds of facilities the Township would like to be subject to regulations. Second was looking at what impacts on the Township, neighbors, and resources would explain why the Township would like to regulate those facilities. Third was how the Township goes about regulating those facilities such as amending the Zoning Ordinance or writing new ordinances. The sub-committee realized that due to the recent other facilities requested to go in other local communities, that looking at only computational facilities is not sufficient. The sub-committee requested to broaden their focus to all kinds of facilities that consume, general or transform large amounts of power in some ways in order to protect the Township from other types of facilities and future facilities that may be unknown at this time. Meiners asked the Planning Commission to recognize and allow the broadening of the sub-committee's focus from data centers to high-power facilities.

Meiners also noted that the original Data Center Moratorium expired on August 12, 2026 and the sub-committee was asked to provide new language for a new moratorium. That new moratorium was brought before the Board of Trustees which was passed. The new moratorium now includes everything that is big and consumes, generates, or controls large amounts of power with the exception of things that the Township already regulates.

O'Jack noted that there are now lawsuits being filed against Data Center Moratoriums in other local communities.

Meiners summarized that the sub-committee is looking at data centers, other computational centers, generating facilities like power plants, and substations and is concerned about water usage, electrical usage, natural gas and oil usage, other resource usage, noise, microclimate and ground heating. Meiners is also looking at lawsuit documentation to figure out how to best protect the Township and make ordinances that are defensible. The size of facilities is being considered as well while creating regulations and categories.

Strader moved to change the name and scope of the Sub-Committee created June 23, 2026 from Data Center Ordinance to High-Power Facilities Ordinance. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

c. Lodi Township Master Plan update

Proposed changes to Part 7 Agricultural Land Use 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. Frontier Club Special Use Application & Preliminary Site Plan Application – Set a Public Hearing

Firlit stated that an initial review of the plans was completed and additional information is still needed in order for the plan to be ready for a public hearing. With the scale of the project and the information still needed, it is unlikely that the information would be able to be received in time to be reviewed before the next meeting. Firlit also stated that elements of the proposal, specifically the lodging of members, do not fit under the umbrella of a golf course. The definition of hotels in the Zoning Ordinance does not mention members versus non-members and accessory structures say that they cannot be used as sleeping quarters so those

buildings need to be principal buildings and a part of the principal use. The easiest path forward would be a Zoning Ordinance amendment.

Strader asked if it could be considered a Bed and Breakfast. Firlit does not believe so because that usually requires the owner to reside in the structure.

Firlit feels that the easiest path forward would be a Zoning Ordinance amendment that adds a new type of golf course listed under the definition of golf course. That amendment would need to apply to the whole Township with the understanding that there is already an application received that would fall under that definition. In that case, the Zoning Ordinance amendment would need to be in process before the application could be categorized under that definition. In order to set the public hearing for the Zoning Ordinance amendment, draft language would need to be drafted already.

Strader asked if the public hearing for the application and Zoning Ordinance amendment could be held concurrently. Firlit was unsure on that. O'Jack stated that he would prefer both public hearings at least at the same time, but not the application public hearing before the Zoning Ordinance amendment public hearing.

Strader moved to postpone the setting of a public hearing for the Frontier Club Special Use Application & Preliminary Site Plan Application until the September meeting. Second by Rogers. A voice vote was taken. Aye=all, Nay=none. Motion carried.

b. Accept Froberg's resignation from the Data Center Sub-Committee

Froberg requested to resign from the Data Center (now High-Power Facilities) Ordinance Sub-Committee effective 8/25/2026 due to lack of time.

Stevenson moved to accept Froberg's resignation from the High-Power Facilities Ordinance Sub-Committee effective 8/25/2026. Second by Meiners. A voice vote was taken. Aye=6, Nay=Sweetland. Motion carried.

c. Appoint a Commissioner to the High-Power Facilities (Data Center) Sub-Committee

Strader moved to appoint Sweetland to the High-Power Facilities Ordinance Sub-Committee. Second by Meiners. A voice vote was taken. Aye=all, Nay=none. Motion carried.

9. Public Comment

Public comment began at 10:36 pm. Public comment was received from 2 members of the public. Public comment ended at 10:39 pm.

10. Reports

A. Board of Trustees: Rentschler reviewed the most recent Board of Trustees meeting held on August 11, 2026.

B. Commissioners: Strader asked Commissioners to send any questions or concerns regarding the Frontier Club application to the Township Clerk who will pass them on to the applicable Township Consultants.

C. Planning Consultant: Hannah Firlit introduced Julia Upfal, also from OHM, who has been helping out.

D. Engineering Consultant: None

11. Adjournment

Stevenson moved to adjourn at 10:43 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The next regular meeting is scheduled for September 22, 2026 at 7:00 pm.

Respectfully Submitted,

Brian Sweetland,
Planning Commission Secretary

Michelle Jopeck,
Recording Secretary

Item #	OHM CLC Revised Area Plan Amendment Review 082126 / Items from PC Meeting	Description	Notes
1	Area Plan Element 46 - Future Animal Closure	Add K9 Shelter to area plan	
2	Section 42.110 Required Area Plan Information	A detailed statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance.	I checked the attachment file CLC submitted that contains 105 pages of documents. Page 2 lists the business and corporate structures. Pages 74 and 75 list business with ownership and services offered. The Area Plan includes buildings labeled as Classroom, Vet Clinic, Grooming / Boarding and Storage Barns. I believe CLC had previously submitted documentation detailing what parts of the property the public could access. I could not locate that document and would request CLC kindly include that info with this request. The requirement is a detailed statement that would consolidate all this information, including number of employees / volunteers etc.
3	OHM Report Page 17 - 6f. Information Provided - Section 42.110 Required Area Plan Information	A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.0 ('Natural Features Protection and Preservation).	
4	OHM Report dated 8/21/2026 - page 18, item 7 parking → parking space calculation	CLC to provide square footage of Creature Comforts and Vet clinic to Hannah for parking calculation	
5	Area Plan Info Update - Site Element X	add paved handicap spaces in future, as a note	



Item 1 - K9 Shelters exist on the area plan within the canine run

Item 2 - This information has been provided on multiple occasions, the burden of collecting this information once again is not on Copper Leaf Crossing.

Item 3 - The landscaping can now be viewed in the area plans.

Item 4 - The area of Creature Comforts is 2300 square feet
The area of Animal Kingdom is 2920 square feet

Item 5 - The handicap parking is now labeled as future.



ENLARGED TEMPORARY OVERFLOW PARKING PLAN

SCALE: 1" = 20'-0"

PARKING CALCULATIONS			
DURING OPEN HOUSE (VISITORS ONLY - GUESTS, FRIENDS, AND LOCALS)			
AREA/ACTIVITY	REQ'D. CAPACITY	REQ'D. PARKING SPACES	
ARENA (BUILDING L)	60	60/4 = 15	
SUPPORTER CLASSROOM (BLDG K)	20	20/4 = 5	
BIRTHDAYS (BLDG J)	30	30/4 = 8	
EMPLOYEES	6	6	
VOLUNTEERS	6	6	
KENNEL	4	4	
TOTAL		45	
PARKING PROVIDED:			
MAIN LOT = 47		EMPLOYEE LOT = 19	
		TEMPORARY OVERFLOW = 10	
		TOTAL = 76	

DAILEY ENGINEERING, INC.
 8486 STEPHENSON ROAD
 ONSTED, MI 49285
 PH: (517) 467-9000
 EMAIL: todddailey@me.com

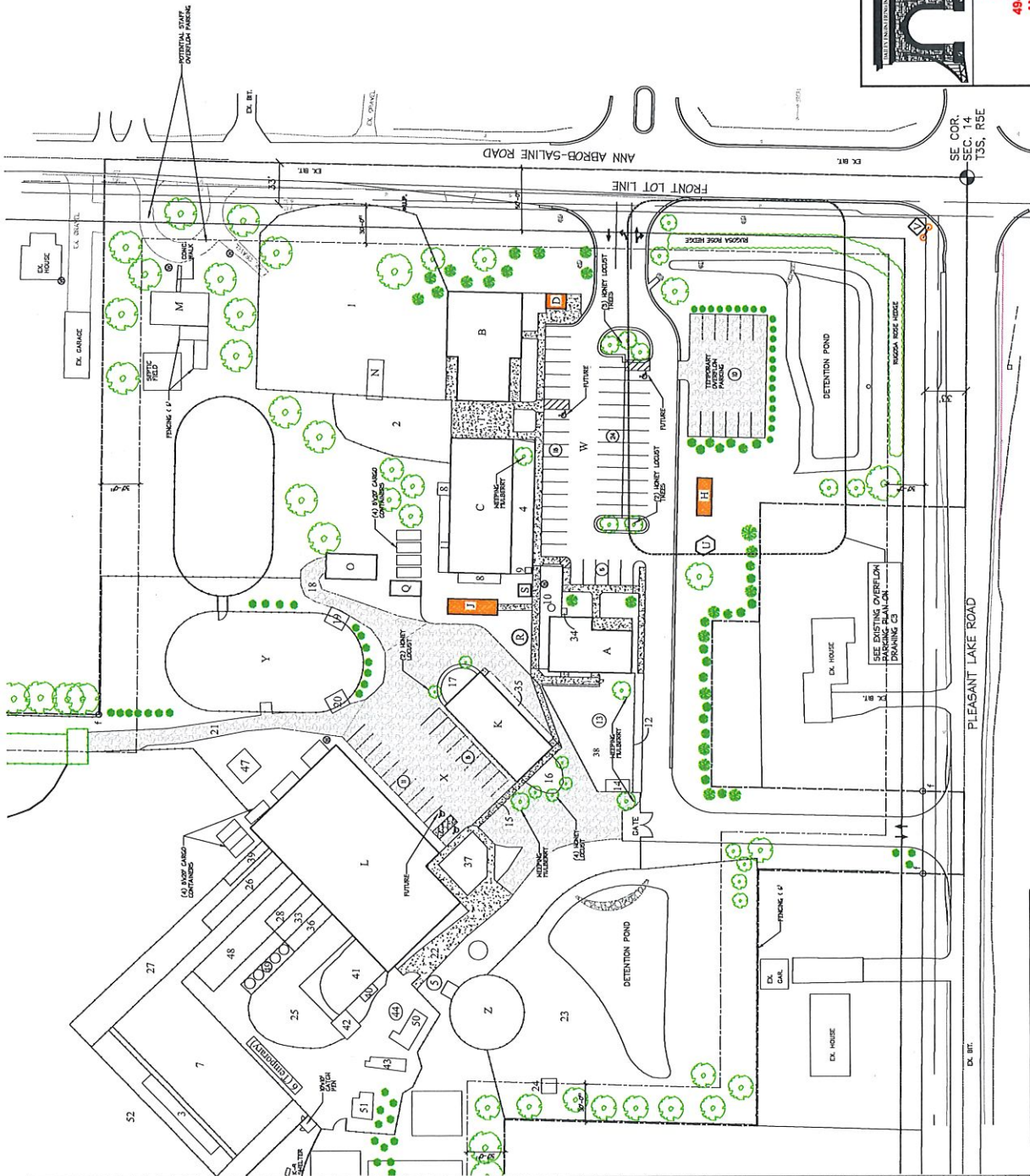
COPPER LEAF CROSSING
AREA PLAN
 4940 ANN ARBOR-SALINE ROAD
 ANN ARBOR, MICHIGAN 48103

DRAWN BY: M. FOWLER | CHK'D BY: T.A. DAILEY | APP'D BY:
 DATE: 09/15/2023 | REV: 0
ENLARGED TEMPORARY OVERFLOW PARKING PLAN
 SCALE: 1" = 20'-0" | DRAWING NO. **C3**

PROPOSED AND EXISTING ITEM NUMBER	DESCRIPTION	NOTED
A	CLARKSON	
B	CLARKSON	
C	CLARKSON	
D	CLARKSON	
E	CLARKSON	
F	CLARKSON	
G	CLARKSON	
H	CLARKSON	
I	CLARKSON	
J	CLARKSON	
K	CLARKSON	
L	CLARKSON	
M	CLARKSON	
N	CLARKSON	
O	CLARKSON	
P	CLARKSON	
Q	CLARKSON	
R	CLARKSON	
S	CLARKSON	
T	CLARKSON	
U	CLARKSON	
V	CLARKSON	
W	CLARKSON	
X	CLARKSON	
Y	CLARKSON	
Z	CLARKSON	
1	1/2" OR 1/4" FENCE	
2	1/2" OR 1/4" FENCE	
3	1/2" OR 1/4" FENCE	
4	1/2" OR 1/4" FENCE	
5	1/2" OR 1/4" FENCE	
6	1/2" OR 1/4" FENCE	
7	1/2" OR 1/4" FENCE	
8	1/2" OR 1/4" FENCE	
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50	1/2" OR 1/4" FENCE	
51	1/2" OR 1/4" FENCE	
52	1/2" OR 1/4" FENCE	

LEGEND
 ITEMS FROM THE APPROVED BUILD THAT HAVE NOT YET BEEN COMPLETED OR THAT HAVE BEEN REMOVED.

NOTES:
 1. EXISTING BUILDING. CURRENTLY THIS AREA USED FOR OVERLAP PARKING.
 2. FUTURE DEVELOPMENT.
 3. EXISTING BUILDING.
 4. CONVERTED TO LAND.
 5. EXISTING BUILDING.
 6. EXISTING BUILDING.
 7. EXISTING BUILDING.
 8. EXISTING BUILDING.
 9. EXISTING BUILDING.
 10. EXISTING BUILDING.



ENLARGED AREA PLAN
 SCALE: 1" = 40'-0"

DAILEY ENGINEERING, INC.
 8485 STEPHENSON ROAD
 ONSTED, MI 48865
 PH: # (517) 467-0000
 E-MAIL: - baddailey@me.com

COPPER LEAF CROSSING
AREA PLAN
 4840 ANN ARBOR-SALINE ROAD
 ANN ARBOR, MICHIGAN 48103
ENLARGED AREA PLAN
 DATE: 09/15/2006 REV: 2
 SCALE: 1" = 40'-0"

DRAWN BY: M. FOWLER
 CHECKED BY: T.A. DAILEY
 APP'D BY:
 DRAWING NO. C2

Lodi Township

3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

Telephone (734) 665-7583
Fax (734) 665-7982

Lodi Township ID Number: HO- 13-27-100-004

Application for Home Occupation

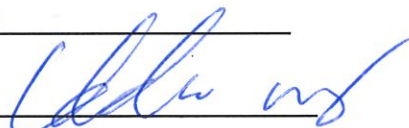
Application DUE by 10th of the month for approval the following month
Two Year Permit, Renewable with compliance

Name Addison Walkusky
Address 4860 Weber Rd.
City, State, Zip Saline MI 48176
Phone # 734-545-4134
Email awalkusky@gmail.com
Parcel I.D. # 1 3 - 27 - 100 - 004

Non-Residential Use is

ARW Property Management LLC
No large equipment or supplies will be stored
on property to clean up.

Number of Employees 0
Visits per week 0

Signature of applicant 

Application Fee Paid \$250.00

Signature of Township Representative accepting application 

Date of Application 9/11/2020

Date of Hearing October 6, 2020

Date of Approval

Dates of Renewal

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RECEIVED
SEP 01 2020
#2026-010
Lodi Township



September 16, 2026

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

Attention: Cindy Strader, Planning Commission Chair

Subject: Tree Regulation and Replacement Requirements

Dear Ms. Strader,

During the September 2nd Township Board Meeting, the Township Board recommended the Planning Commission review considerations relevant to the regulations of trees and tree mitigation in the Zoning Ordinance. The request was made to resolve regulatory challenges stemming from a recent application by Scott Kovanda of Frontier Club, LLC to develop 13 parcels totaling approximately 334 acres to serve a golf course.

Although we do not recommend consideration of zoning ordinance amendments to address the needs of an individual application, this issue is likely to arise for future development proposals as well. Review of this section will benefit the Township by ensuring that this application, and future applications, are reviewed under standards that do not create hardships and reduce the potential for variance requests or legal challenges. The Planning Commission should evaluate these provisions to determine whether the proposed amendments are appropriate to address future development while maintaining the intent of the ordinance.

This memorandum includes a review of four topics relevant to the Natural Features Protection and Preservation Ordinance in Section 54.08:

1. Tree Survey Requirements
2. Dead, Dying, and Invasive Trees
3. Tree Preservation Requirements
4. Tree Replacement Requirements

Background

Relevant Case Law

Recent litigation in Canton Township, including F.P. Development, LLC v. Charter Township of Canton and Charter Township of Canton v. 44650, Inc. demonstrated the possibility of limitations on local tree-preservation and replacement requirements. In both cases, challenges were made regarding the constitutionality of the ordinance, with the courts ultimately ruling in favor of the developers.

1. **F.P. Development LLC v. Charter Township of Canton.** F.P. Development owned property in Canton Township that it wanted to develop. The property contained a large number of trees. Canton Township had a Tree Ordinance requiring property owners to obtain a permit before removing certain trees and, in many circumstances, to replace removed trees or pay money into the Township's tree fund. F.P. removed trees from its property without obtaining a permit. F.P. said it needed to remove the trees because a clogged drainage ditch was causing flooding on the property. The Township determined that 159 regulated trees had been removed and required F.P. either to replant 187 trees or pay approximately



\$47,898 into the Township's tree fund. F.P. argued that the tree requirements were unconstitutional, making the claim that the Ordinance resulted in a “taking” without just compensation. F.P. argued that forcing them to either replace trees or pay into the tree fund was an unconstitutional “taking” of property under the **Fifth Amendment**, which mandates just compensation for property taken for public use.

The case was heard by the U.S. District Court for the Eastern District of Michigan and subsequently appealed to the Sixth Circuit Court of Appeals. Ultimately, the appellate Court agreed that Canton was in violation of the Fifth Amendment and that the regulations resulted in a taking.

This ruling means that Townships can regulate tree removals for the purpose of preserving natural resources, but that these types of regulations must be proportionate to the impact of the development. In this case, the courts found that the Township went too far by requiring replacement of the removed trees or paying \$48,000 based upon the circumstances that were presented. Regarding replacement trees, the court determined that the mechanism for counting replacement trees did not adequately account for the consequences of removing them, requiring an individualized assessment of the environmental impact of each tree's removal on the property and surrounding area to reasonably relate required mitigation requirements as proportionate that impact.

Notably, this case involved the removal of trees in a drainage ditch, and evidence was presented to the court indicating that clearing the clogged ditch and removing dead trees might have actually resulted in improvements to the property and surrounding area.

2. **Charter Township of Canton v. 44650, Inc.** In this case, 44650, Inc. owned a 16-acre parcel in Canton Township with the intent of using the property for agricultural purposes. Although the applicant was notified of the local tree ordinance, they clear-cut the property without first obtaining the Township's required tree-removal permit. The trees were in poor condition, with many dead ash trees, invasive species, and other brush, and characterized as “blighted and neglected” by 44650, emphasizing that the tree removals did not occur in a healthy forest. Canton Township sued the applicant to enforce the ordinance, but similar to FP, the applicant argued that the Ordinance resulted in a “taking” without just compensation. The applicant argued that forcing them to preserve or replace trees or pay into the tree fund was an unconstitutional “taking” of property under the **Fifth Amendment**, which mandates just compensation for property taken for public use. Their claim argued that Canton could not condition the use of the property on giving the Township something unless there was sufficient connection and proportionality between the requirement and the impact of the proposed activity. Canton's requirement was not sufficiently connected to the environmental impact of what was removed.

Following an initial hearing in front of the Wayne County Circuit Court which favored the applicant, the case was subsequently appealed to the Michigan Court of Appeals. The Court of Appeals found that although Canton can regulate tree removal, the requirement must be justified; when a government requires a property owner to give up something in exchange for use of the land, there must be (1) a legitimate connection between the government's requirement and the problem caused by the property owner's activity and (2) a reasonable relationship between the amount of mitigation and the impact of the property owner's activity. Canton had a legitimate tree-preservation objective, but its mitigation requirements weren't adequately tied to the particular impact of the property owner's activity.

Notably, this case highlights that distinctions between dead, diseased, invasive, or hazardous trees should be incorporated into regulations to ensure that the environmental impact of each tree removal is adequately evaluated.



Recent Developments in Lodi Township

In addition to the findings of the Canton Township lawsuits, it should be further noted that two recent large-scale developments required relief from the tree ordinance requirements, granted by way of a variance and a consent judgement. In both cases, relief was granted to account for trees that were dead, dying, or invasive.

This pattern of hardships may be a signal that the current language in the ordinance may not adequately account for the practical challenges of developing land uses that are permitted by the zoning ordinance (or listed as special land uses). Furthermore, in a similar manner as the Canton Township cases, these developments highlight the importance of considering the environmental impact of tree removal when accounting for replacement trees.

Tree Survey Requirements (Section 54.08.D.a.4.e)

The Lodi Township Ordinance requires a tree survey for all developments that involve a preliminary site plan, preliminary plat, or Planned Unit Development, as described in Section 54.08 Natural Features Protection and Preservation. The tree survey applies to individual trees or groupings of trees whose individual bases are located at a ground elevation within one (1) foot of each other.

With that, when portions of a site are undeveloped and trees are to remain in-tact, it may not be necessary to require a survey of each individual tree. This amendment proposes to allow applicants to forgo the tree survey on portions of a site where trees are not impacted by construction. The proposed amendment also removes language requiring the tree survey to include trees within 100-feet beyond the property line.

Ultimately, this relief from the survey requirements helps to ensure that the tree ordinance does not require excessive information and that all required information is tied to the regulations in the ordinance.

Dead, Dying, and Invasive Trees

Section 54.08 Natural Features Protection and Preservation includes standards to ensure that the impact of tree removal is offset by a proportionate level of new plantings. This section of the ordinance has helped to preserve the Township's robust tree canopy, while allowing for new development that is compatible with the Township's character and natural environment.

With that, the ordinance does not consider the condition or species type when determining the mitigation requirement. The language below includes considerations that the Township may wish to consider to ensure that planting requirements are proportionate to the impact of tree removals. This language will also help to align the ordinance with the legal precedents set in the *F.P. Development LLC v. Charter Township of Canton* and *Charter Township of Canton v. 44650, Inc* cases.

In addition, the proposed language includes updates to the qualifications of arborists and qualified wetland consultants to ensure the accuracy and objectivity of tree and wetland evaluation in making these determinations.

Tree Preservation Requirements

The ordinance requires preservation of thirty-five percent of the number of protected or landmark trees that have existed on the subject site within the last five years. If the preserved trees do not average 15 trees per acre, then additional mitigation trees must be planted to ensure sufficient canopy. If additional trees are planted, they can count towards an applicant's existing mitigation requirements.



These standards raise some important policy considerations and questions based on the relevant case law described above:

1. Does the five year lookback mean a developer can be penalized for trees that were removed before the developer owned the property? *If the intent of this regulation is to prevent a property owner from intentionally clearing trees shortly before a development application, the ordinance should clearly distinguish between trees removed by the current owner and trees removed by a prior owner. With that, it is important to ensure that no individual clears trees for the purpose of avoiding replacement requirements.*
2. Does the ordinance create an inconsistent incentive by providing replacement credits for new trees planted to meet the minimum preservation requirement, but does not give credit for preserved trees? *Since landmark trees are the most valuable for preservation and provide the greatest ecological impact, we recommend providing replacement credit for preserved landmark trees.*
3. Are the standards of “35%” and 15 trees per acre arbitrary? What is the justification for these preservation requirements? How are these numbers connected and proportional to the impact of the regulation? *We recommend providing credits for landmark trees that are preserved, rather than requiring an arbitrary level of preservation. In some circumstances (such as those included in the Canton Township cases) tree removal may provide a greater ecological benefit than preservation. In addition, the 15-trees-per-acre requirement may require new plantings when a site does not currently have any trees, rather than providing a base level of preservation. Instead of this requirement, we recommend a “general site landscaping” requirement that can be met with existing or new trees.*

The draft language eliminates the required preservation minimums to ensure that they are not considered arbitrary or excessive. Instead, a general site landscaping requirement was added to the landscaping section, which can be met using existing vegetation to encourage preservation. In addition, a preservation credit is offered for preserved landmark trees which incentivizes preservation by reducing the number of replacement trees needed.

Tree Replacement Requirements

The ordinance includes a replacement schedule for trees that are removed, requiring any clearing to be aligned with restoration of the canopy. While these regulations play an important role in minimizing the impact of tree removal, it is important to make sure that replacement plantings are proportionate to the impact of tree removal and that they cannot be deemed excessive.

The draft language includes a mechanism for relief, based upon an individualized assessment of the impact of tree removal, to ensure that the requirement does not hinder the development feasibility of a site and that replacement requirements are proportionate to the impact of removal.

Additional Considerations

While the draft language proposes a waiver in circumstances where site constraints prevent an applicant from being able to provide required replacement trees, the Township may also consider a conservation fund to serve as an alternative approach to mitigation in circumstances where tree replacement would be infeasible.

Many communities use a tree fund that supports plantings on public lands at the discretion of the community. However, in Lodi Township, a tree fund may be problematic because the Township does not own any roads or parks where tree planting would typically take place. One potential alternative could be to create a conservation fund, but this would require the implementation of a substantial conservation policy.



The conservation fund would be used to support the purchase of development rights or conservation easements in the Township. A new conservation policy would be required, which would likely include the creation of a new public body responsible for reviewing and selecting sites, creating plans or partnerships for stewardship, establishing funding priorities and criteria, overseeing acquisitions and easements, and developing a mechanism for monitoring and enforcing conservation requirements.



Proposed Text

The text below provides language in accordance with the policy analysis above. The proposed language is intended to serve as a starting point for discussion and subject to change based on the Planning Commission's priorities and intent. Text in black is existing zoning ordinance language; text in blue is new proposed language, and language proposed to be removed is in ~~red-strikethrough~~.

Section 2.03 Definitions

Qualified Arborist. A person who, through education, training, and professional experience, has demonstrated expertise in the care, preservation, and management of trees and meets all of the following minimum qualifications:

1. Has a bachelor's or graduate degree from an accredited institution in a field related to arboriculture, including, but not limited to, arboriculture, forestry, horticulture, botany, plant science, landscape architecture, natural resources, or a related field as determined by the Township.
2. Has at least three years of professional experience in arboriculture, horticulture, forestry, landscape architecture or other closely-related field as determined by the Township.
3. Holds a current arboricultural credential or certification from a nationally recognized professional organization, such as the International Society of Arboriculture (ISA).
4. Is able to provide documentation of qualifications, including relevant training, professional experience, and examples of comparable tree assessment, preservation, or management work, upon request by the Township.

Qualified Wetland Professional. A person who, through education, training, and professional experience, possesses demonstrated expertise in wetland identification and delineation and who meets all of the following minimum qualifications:

1. Has a bachelor's or graduate degree from an accredited institution in a field related to wetland science, including, but not limited to, biology, ecology, environmental science, natural resources, soil science, hydrology, botany, or a related field.
2. Has at least three years of professional experience conducting wetland identification, delineation, assessment, or permitting work, including demonstrated experience in Michigan.
3. Has knowledge of Michigan's Part 303, Wetlands Protection, and applicable federal wetland regulations.
4. Is able to provide documentation of qualifications, including relevant training, professional experience, and examples of comparable wetland delineation work, upon request by the Township.

Protected tree. Any deciduous tree species having a DBH of six (6) inches or greater or coniferous tree species with a height of six (6) feet or greater and that is not included in the definition of landmark tree.

Section 54.08 (D) (4) (a) (4) Natural Features Statement of Impact, Protection, and Mitigation

- (4) Natural feature location survey, in a form acceptable to the Township, including but not limited to the following:
 - a. All natural features located on the parcel shall be inventoried by an actual field survey and shown on a map by type, location and drawn to scale.
 - b. Proposed changes to any designated natural resources within the subject site.
 - c. A statement setting forth how natural features, not to be relocated or physically impacted, are to be protected during land clearance and/or development construction.



- d. A general grading plan prepared by a registered engineer or land surveyor showing the anticipated drainage patterns, including the location of any areas where cut and fill operations are likely to occur and their potential impact on the viability of the natural resources.
 - e. Existing landmark trees, as regulated by Section 54.08.I.2. (Landmark Tree Identification), all existing individual deciduous trees of six (6) inch diameter at breast height (D.B.H.) or larger, and all existing individual evergreen trees six (6) feet in height or higher located on the property, within adjoining road rights-of-way, ~~and within 100 feet beyond the property~~ shall be shown on the map and clearly identified by numbered dots, along with an accompanying database table of corresponding species and size listings, and the ground elevation at the base of each tree. Groups of trees whose individual bases are located at a ground elevation within one (1) foot of each other may be shown on the map as a group with the overall crown spread drawn to scale, by predominant species, with estimated number and size of each predominant species, and with an average base elevation of each group.
 - i. The above tree survey is only required for portions of the site where development is proposed and where the development area is supported by clearly defined clearing limits. Trees with driplines that extend into the area to be developed shall be included in the tree survey, even if the trunk of the tree is not in an area that will be disturbed.
 - f. An evaluation of the quality of woodland area and trees proposed for removal, ~~conducted by a Qualified Arborist. The evaluation shall include:~~ ~~including but not limited to:~~
 - i. Tree species (including diversity of species).
 - ii. Tree size and density.
 - iii. Health and vigor of the trees. Tree health and vigor shall be evaluated in accordance with the latest edition of the International Society of Arboriculture's Guide for Plant Appraisal or similar rating system approved by the Township Zoning Administrator.
 - iv. Soil conditions and site drainage characteristics.
 - g. Other factors such as the value of the woodland area as a scenic asset, wind block, noise buffer, or other environmental benefit (i.e., cooling effect).
 - h. Isolated trees shown on the topographical map shall be tagged in the field with identifying numbers using non corrosive metal tags. Groups of trees shall be tagged sufficiently to identify the group upon field inspection. Such identifying numbers shall be shown on the topographical map.
 - i. All existing trees proposed to remain, to relocate, or to remove shall be so designated by the identifying number.
 - j. If existing trees are to be relocated, the proposed locations for such trees, together with a statement setting forth how such trees are to be removed, protected or sorted during land clearance, development, and construction, and how they are to be maintained after construction.
 - k. A determination of all wetlands regulated in accordance with part 303 of the Natural Resources and Environmental Protection Act and the Administrative Rules thereunder, as amended. The wetland determination must be conducted by a Qualified Wetland Professional, or the applicant may submit an applicable wetland determination or delineation verification issued by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The Zoning Administrator may reject a wetland delineation if the person preparing the delineation does not demonstrate the qualifications required by this Ordinance or if the submitted information is insufficient to determine the location or extent of wetlands. The Zoning Administrator may require a supplemental delineation or independent review by another Qualified Wetland Professional.
- (5) Documentation of compliance with Section 54.07.D. (Floodplain Standards and Requirements).
- (6) Such other information and detail as to vegetation or physical details as may be requested by the Township.



- (7) Where a professional credential is not specifically required by this Ordinance, All information and details shall be provided by a registered land surveyor, registered engineer, registered landscape architect, certified arborist, or forester who shall verify the contents by seal or signature, whichever applies.

54.08 (I) Woodland and Tree Preservation Standards

1. No Changes Proposed
2. No Changes Proposed
3. Tree removal. Except as otherwise provided in this Section, any development that includes a building, structure, or use that requires site plan review and approval, according to Article 44.0 (Site Plan Review), subdivision plat approval or PUD approval shall not remove, transplant, damage or destroy any landmark tree or other deciduous tree, evergreen tree or similar woody vegetation regulated by this Section and Ordinance currently existing on the subject site ~~or that has existed on the subject site within the last five (5) years~~; and shall not conduct any land clearing or grubbing activities within any woodland area.
4. ~~The following requirements shall apply to all property subject to or proposed for development requiring site plan, plat, or PUD approval:~~
 - a. ~~Except as provided elsewhere within this Section, the developer shall be subject to the following requirements:~~
 1. ~~Preserve and leave standing a minimum of thirty-five percent (35%) of the total number of individual deciduous trees of six (6) inch D.B.H. or larger and individual evergreen trees six (6) feet in height or higher within the development that have existed on the subject site within the last five (5) years~~
 2. ~~If existing preserved trees do not average 15 trees per acre in the subject development, additional trees shall be planted to equal a minimum average ratio of 15 trees per acre, at a minimum D.B.H. of 2.5 inches for deciduous trees and a minimum of six (6) feet for evergreen trees within any development subject to the provisions of this Section. Species and spacing of trees shall be subject to the approval of the planning commission. The required mitigation of trees shall be counted towards this ratio.~~

54.08(O) Tree Relocation and Replacement.

Tree Relocation and Replacement. The intent of this Section is to replace removed species with similar species in appropriate habitats. Whenever the removal of individual landmark trees and other deciduous trees and coniferous trees regulated by this Section and Ordinance is deemed necessary, such trees shall be replaced or relocated in accordance with this Section. If removed trees are to be replaced as provided within this Section, replacement trees may be used to satisfy preservation percentage requirements of this Section.

- (1) When removed, trees shall be replaced in accordance with the following replacement standards. The replacement standards shall apply to all trees that have existed on the subject site within the last five (5) years preceding submission of the development application. A tree that was removed from the subject site before the applicant acquired or obtained a legal interest in the property shall not be included in the calculation of trees subject to the replacement requirements of this Section, unless the Township determines, based upon substantial evidence, that the tree was removed for the purposes of avoiding the replacement requirements of this section.
- (2) Replacement species standards. Replacement trees shall be of the same species as the removed tree, except where otherwise provided ~~for in this Section below~~
 - (a) Non-native species. Species that are not native to Michigan may be substituted with ~~for non-native species or prohibited species.~~



- (b) Not available. Replacement trees for species not readily available from qualified nurseries may be substituted with an appropriate species acceptable to the applicable approving body or official.
- (c) More appropriate. Different species that are more appropriate for local conditions or that provide greater benefits than the removed trees may be approved by the applicable approving body or official.
- (d) Diversity. A maximum of twenty-five (25) percent of replacement trees may be of a single species in order to preserve genetic diversity and resilience, unless otherwise approved by the applicable approving body or official.
- (e) Habitat. Replacement tree species shall be suitable for the habitat where they will be located and may be substituted with an appropriate species based upon site-specific environmental conditions with approval by the applicable approving body or official.

(3) Exemptions.

- (a) Exempt without Written Notice and Approval. The following trees, when removed, shall be exempt from the replacement standards of this section, however, if the removed tree was part of an approved site plan or required under Section 55.09, the tree must be replaced in accordance with the approved site plan or Section 55.09, as applicable. Removal of any of the following trees shall not require written notice or approval:
 - i. Any deciduous tree less than six (6) Inches DBH as determined by a Qualified Arborist.
 - ii. Any evergreen tree less than six (6) feet tall as determined by a Qualified Arborist.
- (b) Exempt after Written Notice and Approval. The following trees, when removed, shall be exempt from the replacement standards of this section, however, if the removed tree was part of an approved site plan or required under Section 55.09, the tree must be replaced in accordance with the approved site plan or Section 55.09, as applicable. Removal of any of the following trees requires written notice and approval by the Township Zoning Administrator:
 - i. *Dead trees or trees in poor condition.* Removal of any dead tree or tree that has been determined by a Qualified Arborist to be in poor or very poor condition using the latest edition of the International Society of Arboriculture's Guide for Plant Appraisal or similar rating system approved by the Township Zoning Administrator;
 - ii. *Damaged, diseased, and infested trees.* Removal of any damaged, diseased, or infested tree that is likely to die as a result of the damage, disease, or infestation as determined by a Qualified Arborist;
 - iii. *Hazards.* Removal of any tree that is a hazard or danger to human life or property due to its condition where such removal will prevent injury or damage to persons or property, as determined by a Qualified Arborist and verified by the Township Zoning Administrator, with the removal using accepted standard forestry practices;
 - iv. *Government agencies.* Removal, transplanting, or trimming of trees by or on behalf of government entities or agencies for public interest purposes when the Township Zoning Administrator determines the activities serve a bona fide public interest;
 - v. *Public road right-of-way and private road easement.* Removal, transplanting, or trimming of trees in an existing public road right-of-way or an existing private road easement but only to the extent necessary for safe access and proper drainage along such right-of-way or private road easement and to protect the public health, safety, and welfare;
 - vi. *Washtenaw County drain easement.* Removal, transplanting, or trimming of trees in a Washtenaw County drain easement when such removal, transplanting, or trimming is authorized by Washtenaw County in accordance with Washtenaw County requirements;
 - vii. *Invasive or prohibited species.* Any tree species identified by the Michigan Department of Natural Resources (MDNR) or other applicable state or federal agency as an invasive species, or identified by a recognized scientific or professional organization as an invasive species that is known to be unsuitable for use as a replacement tree, in addition to any



species listed as one of the “prohibited species” in accordance with *Section 54.08.O.9* below

- (4) **Replacement Ratio.** Replacement trees are required when protected trees and landmark trees are removed unless the removed tree is exempt from replacement in accordance with Section 54.08.O.3 above. The replacement schedule below is based on the impacts of the tree removal and the offsetting mitigation to replace the benefits provided by trees. ~~Removed trees shall be relocated or replaced in accordance with the following schedule.~~ Where more than one replacement ratio may apply to an individual tree, the higher ratio shall apply:

Size of Removed Tree	Replacement Ratio (Number of replacement trees per removed tree)
Coniferous (Height)	
Six (6) to ten (10) feet	1:1
Ten (10) to fourteen (14) feet	1.5:1
More than 14 feet	2:1
Landmark coniferous tree	One (1) tree per four (4) inches of removed tree DBH
Deciduous (DBH)	
Six (6) to ten (10) inches	1:1
Ten (10) to 14 (14) inches	1.5:1
More than 14 inches	2:1
Landmark deciduous tree	One (1) tree per four (4) inches of removed tree DBH

- (5) **Credit for Preserved Trees.** Existing landmark trees that are not exempt in accordance with 54.08.O.3 above shall be provided credit towards the total replacement calculation for a development when the landmark tree is preserved. The overall required replacement calculation shall be reduced by one (1) tree per four (4) inches of preserved landmark tree DBH.
- (6) **Reduction of replacement trees based on new trees in landscape plan.** When new trees are proposed on a landscape plan in accordance with Section 55.09 of this ordinance (e.g., screening trees, parking lot trees), the total number of trees required by (a) and (b) above shall be reduced by one hundred (100) percent of the number of trees proposed on a landscape plan in accordance with Section 55.09. For example purposes only, if a site development proposal requires one hundred (100) replacement trees pursuant to (a) and (b) above and sixty (60) trees are proposed on the landscape plan in accordance with Article 5, then the number of required replacement trees will be reduced to forty (40) (i.e., one hundred (100) replacement trees required minus sixty (60) trees proposed in accordance with Section 55.09, equals forty (40) net replacement trees required).
- (7) **(RE-ORDERED). Location.** The location of any replacement tree shall be on the same parcel as the removed tree wherever feasible, as determined by the Township. If the tree replacement on the same parcel is not feasible, the Township may designate another planting location for the replacement tree within the Township.
- (8) **Minimum Requirements. (NO CHANGES PROPOSED)**
- (9) ~~Species prohibited as replacement trees~~ **Prohibited Species. (NO CHANGES PROPOSED)**
- (10) **Maintenance. (NO CHANGES PROPOSED)**
- (11) **Identification of trees to be removed or transplanted. (NO CHANGES PROPOSED)**
- (12) **Relief from tree replacement requirements.**
- (a) **Impact Assessment.**
- i. An applicant seeking relief from the tree replacement requirements of this section shall submit an assessment prepared by a qualified arborist addressing the proposed tree removal and the anticipated impacts of such removal. The assessment shall include, as



applicable, an evaluation of the number, size, species, condition, location, and canopy of the trees proposed for removal; the environmental, aesthetic, screening, buffering, stormwater, and other functions or benefits provided by the trees; the anticipated impacts of the proposed removal; and the extent to which proposed replacement trees or other mitigation measures address such impacts.

- ii. Upon review of the arborist assessment and other information submitted with the application, the Township Board may reduce, modify, or waive the required number of replacement trees when it determines, based upon the specific characteristics and circumstances of the site, that the otherwise required tree replacement is disproportionate to the impacts of proposed tree removal. Any reduction, modification, or waiver granted in accordance with this subsection shall be based upon the specific facts and circumstances of the application.
- (b) Site Constraints. The Township Board may reduce, modify, or waive the replacement requirements of this section upon a determination that the physical configuration, existing development, parcel dimensions, or other unusual characteristics of the subject property create exceptional site constraints such that strict compliance would prevent reasonable development of the property and no alternative locations are available.

55.09 Landscaping, Screening, and Land Use Buffers.

A-G: NO CHANGES PROPOSED

H. (NEW SUBSECTION) General Site Landscaping.

- (1) In addition to any landscape screening and/or parking lot landscaping required by this section, ten percent of the site area, excluding existing public rights-of-way, shall be landscaped. Such site area landscaping may include a combination of the preservation of existing native vegetation and tree cover, planting of new trees and plant material, landscape plazas and gardens and building foundation planting beds. Landscaping that is used to screen potentially objectionable site features such as, but not limited to, retention/detention ponds, transformer pads, air conditioning units, and loading areas may be counted towards this site area landscaping requirement.
- (2) Wetlands and/or areas used for storm drainage purposes, such as drain courses and retention areas shall not be counted towards this requirement.

I. **(RENUMBER) Prohibited Plant Materials.** The trees listed in Section 54.08.O.4+9. (Prohibited Species) have been determined by the Township to be undesirable for the landscaping, screening, and buffering purposes of this Section and Ordinance, and except under the limited circumstances noted in Section 54.08.O.4+9. shall not be used to satisfy the requirements of this Section. Existing undesirable trees may be left in place.

J. (RENUMBER) Installation and Maintenance. (No Changes proposed)

K. **(RENUMBER) Modifications.** The Township Board shall have the authority to approve alternative designs or plant materials as part of final site plan approval, after recommendation by the Planning Commission. The Planning Commission shall have the authority to make recommendations to the Township Board regarding how the standards of this Section apply to existing conditions and redevelopment sites. Such actions shall be subject to the following:

- (1) Alternative designs or materials. The Township Board may approve alternative landscape designs or plant materials upon determination that the alternative would meet the purpose and objectives of this Section.
- (2) Existing conditions. The Township Board shall have the authority to determine that requirements of this Section have been satisfied by existing topography, vegetation or other means recommended for acceptance by the Planning Commission.
- (3) Redevelopment sites. Where an existing building is undergoing renovation, expansion, or change in use, required landscaping and screening improvements shall be in reasonable proportion to the size and



configuration of the site and the scale of proposed improvements, as recommended for acceptance by the Planning Commission in accordance with the purpose and objectives of this Section.

- (4) General Site Landscaping. The Township Board may modify the general site landscaping requirements of Section 55.09.H where compliance is not reasonably feasible due to the parcel's size or configuration, or the extent of wetlands or areas used for storm drainage purposes located on the parcel.

Sincerely,
OHM Advisors

Julia Upfal
Client Representative

Hannah (Smith) Firlit
Senior Planner

cc: Jacob Schiable, Township Supervisor
Christina Smith, Township Clerk
Marcus McNamara, OHM Advisors
MC Moritz; OHM Advisors

**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 Ann Arbor Sand & Gravel

Address of Applicant 2947 Greenfield Rd Melvindale, MI 48122

Telephone Number of Application (313) 386-0100

Email of Applicant mleoni@fourstartrans.com

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

If "NO", name(s) and address(es) of owner(s): _____

DESCRIPTION OF THE PREMISES:

1. Location of Property 4095 Scio Church Rd Ann Arbor, MI 48103
2. Zoning Classification of Property Natural Resource (NR)
3. Adjoining Land Uses & Zoning Classifications Natural Resource (NR)
4. Tax Code Number M-13-02-200-001, M-13-02-200-002, M-13-02-100-004
5. Size of Property or Lot 87.05 acres
6. Size of Proposed Building or Addition (if any) N/A
7. Use of Existing Building (if any) and Property N/A

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:

9.19.2023

RECEIVED
SEP 15 2023
#2023-015
Lodi Township

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: _____

15th

day of September 20 26

Signature: _____

My commission expires: _____

Jun 21, 2029

(Acting in the County of Washtenaw, Michigan)

LORI A. WHITESALL Notary Public, State of Michigan County of Washtenaw My Commission Expires Jun. 21, 2029 Acting in the County of <u>Washtenaw</u>

Signature of Owner (if other than applicant): _____

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 _____

9/15/2026

(date)

Signature of Clerk (or designee) _____

August 30, 2026

Chairperson Strader

Township Supervisor Schaible

Members of the Planning Commission

Subject: Clarified Resignation from the Planning Commission

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

To address questions that have arisen regarding my original resignation letter and to ensure there is no misunderstanding about my intentions, I am submitting this updated resignation letter.

My original resignation letter established an effective resignation date of August 12, 2026, while also offering transition flexibility by expressing my willingness to continue serving on the Planning Commission through the November 2026 meeting if needed. Following subsequent communications indicating that my intentions were not clearly understood, and upon further reflection, I am submitting this updated resignation letter.

I am revising my resignation to state that my final Planning Commission meeting will be **September 22, 2026**. My intent in remaining through that meeting is to support continuity, assist with an orderly transition, and help bring ongoing matters to an appropriate conclusion. If Township leadership or the Board of Trustees determines that my resignation should instead be effective immediately, I fully understand, respect, and accept that decision. My goal is to provide flexibility and allow Township leadership to proceed in whatever manner they believe best serves the Township and its residents.

I would also like to extend my sincere gratitude for the opportunity to serve on the Planning 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, elected officials, and community members. I am grateful for the experience and the opportunity to play a role in helping shape the future of our community.

Thank you again for the opportunity to serve. I wish the Commission continued success in its important work and thank each of you for your commitment to our community.

Respectfully submitted,

 08/30/2026

Tammy Froberg

Planning Commissioner

Effective Date: August 30, 2026