NOTE: THIS MEETING IS BEING TAPED FOR THE PURPOSE OF DEVELOPING MINUTES ONLY

LODI TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, October 6, 2026, at 6:30 pm

1. **Call to order – Pledge of Allegiance**
2. **Roll Call**
3. **Consent Agenda**

C-1: Approve – September 1, 2026, Regular Minutes and August 25 and September 22, 2026 Minutes with the PC
C-2: Accept - Investment Report (treasurer report)
C-3: Approve – Checks for Approval – 9/2/2026-10/6/2026
C-4: Recognize – Monthly Budget Report
C-5: Amend Budget - None
C-6: Recognize Planning Commission Minutes 9/22/2026
C-7: Recognize Planning Commission Data Center Sub Committee Minutes – 9/10/2026
C-8: Recognize Board of Appeals Minutes – 9/29/2026
C-9: Recognize Sheriff Report

5. **Attorney Report**
6. **Planning Commission Update**
7. **Engineer Report – Arbor Preserve North #6**
8. **Revision / Approval of Agenda**

(Items may be added or deleted from the meeting agenda, and/or the order of items may be changed, at the request of an individual Board member or the Supervisor. The agenda must be approved before proceeding further.)

9. **Short Public Comment**

(A member of the public may address the Board briefly, for up to two minutes on an **agenda item**, or request to be scheduled on the agenda of a future meeting.)

10. **Unfinished Business:**

11. **New Business:**
    1. **Cooper Leaf Crossing Area Plan Per Planning Commission Recommendation – Set Public Hearing – November 10, 2026**
    2. **Home Occupations Application – Walkusky per Planning Commission**
    3. **Robert Lane SAD**
    4. **East Arbor SAD**
    5. **Saline Area Fire Department Special Assessment**
    6. **Cemetery Roping for the Holiday – 12 rolls @ $67.15/roll = $805.80**
    7. **Snowplow Contract – Township & Cemetery**
    8. **Recycle Container price increase per Western Washtenaw + $75.00/per pick up**

9. **Appointment to the Planning Commission to fill Tammy Froberg's vacancy – term ending 11/2028 – Eamon Doyle**

12. **Closed Session - if necessary**

13. **Public Comment**
(A member of the public may address the Board briefly, for up to two minutes.)

14. **FYI**

15. **Adjournment**

Next Regular Meeting will be on October 6, 2026, starting at 6:30pm
Special Meeting for Ann Arbor Sand & Gravel will be held
October 20, 2026. starting at 6:30pm
Please note that Lodi Township does not visually record meetings.
There is a possibility of a quorum of Planning Commission 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 meeting.

LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT - Regular Meeting Minutes

Tuesday, September 1, 2026 at 6:30 pm

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

1. **Call to order - Pledge of Allegiance**

   The regular meeting of September 1, 2026 opened with the Pledge of Allegiance at 6:30 pm.

2. **Roll Call**

   Present: Blackburn, Foley, Marsh, Naebeck, Rentschler, Schaible, Smith
   Absent: None

3. **Consent Agenda**

   C-1: Approve – August 11, 2026 regular meeting minutes & August 25, 2026 minutes
   C-2: Accept - Investment Report (treasurer report)
   C-3: Approve - Checks for Approval – 8/12/2026-9/1/2026
   C-4: Recognize - Monthly Budget Report
   C-5: Amend Budget – None
   C-6: Recognize Planning Commission Minutes – 8/25/2026
   C-7: Recognize Planning Commission Data Center Sub Committee Minutes – 8/20/2026
   C-8: Recognize Board of Appeals Minutes – 8/18/2026
   C-9: Recognize Sheriff Report

   The August 25, 2026 Board of Trustees minutes were missed in the assembling of the packet and needs to be removed from the Consent Agenda.

   Smith moved to approve the Consent Agenda as amended. Second by Foley. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

4. **Attorney Report:** None

5. **Planning Commission Update:** Rentschler reviewed the most recent Planning Commission meeting held on August 25, 2026.

6. **Engineer Report – Arbor Preserve North #5:** Township Engineer MC Moritz reviewed the report of the update of projects and applications that pass through the Township engineering review process. Questions were asked about the report and what all is covered by the report and what is not covered by the report.

7. **Revision / Approval of Agenda**

   Foley moved to approve the agenda as presented. Second by Smith. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

8. **Short Public Comment**

   Public comment began at 6:40 pm. Comments were received from 3 members of the public. Public comment ended at 6:45 pm.

9. **Unfinished Business:**

   1. **Appointments to Lodi Township Boards Policy**

      Blackburn moved to approve the Appointments to Lodi Township Boards policy as presented. Second by Marsh.

      A lengthy discussion was held. Rentschler called the question to vote.

      Blackburn moved to amend the motion to approve the Appointments to Lodi Township Boards policy as presented with the following changes:

      - Deleting "when publicly shared, but not when sent to the appointing panel" from the Information Sharing section making that section read "The Clerk will first redact home address, email address, phone number or similar private information."
      - Remove the Expirations & Staggered Terms paragraph
      - Change For appointments to Planning Commission to "The Supervisor shall appoint or re-appoint members to the Planning Commission (per section 125.3815 of the Michigan Planning Enabling Act 33 of 2008), subject to approval by majority vote of BOT. The Supervisor may provide the entire BOT with supporting information (applications, resumes etc) in advance."

      Second by Marsh. A roll call vote was taken. Naebeck=nay, Rentschler=nay, Foley=aye, Smith=nay, Schaible=aye, Marsh=aye, Blackburn=aye. Motion carried, 4-3.

10. **New Business:**

   1. **BS&A Cloud upgrade**

      Foley explained the need for the upgrade and the discount applied to the quote.

      Smith moved to approve the BS&A Cloud upgrade contract in the amount of $13,545.00 along with the annual fee of $9,945.00. Second by Foley. A roll call vote was taken. Blackburn=aye, Marsh=aye, Schaible=aye, Smith=aye, Foley=aye, Rentschler=aye, Naebeck=aye. Motion carried, 7-0.

   2. **Resolution #2026-011 – Saline Fair 90th Anniversary recognition**

      Smith moved to approve Resolution #2026-011. Second by Naebeck. A roll call vote was taken. Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye, Naebeck=aye, Rentschler=aye. Motion carried, 7-0.

   3. **Direct the Planning Commission to update definitions in the Zoning Ordinance per the Planner**

      Township Planner Hannah Firlit explained the reasoning for the memo.

      Blackburn moved to create an Ordinance Committee to review suggested changes to the Zoning Ordinance and the applicant process/checklists to better serve the range of our resident applicants. The committee would be charged with making a proposal to the Planning Commission for review and input recommendations followed by Board of Trustees for review and approval. Second by Marsh. A roll call vote was taken. Blackburn=aye, Marsh=aye, Schaible=nay, Smith=nay, Foley=nay, Rentschler=nay, Naebeck=nay. Motion failed, 2-5.

Smith moved to send the three items mentioned in the Zoning Ordinance Amendment Considerations – UPDATED Memo dated August 28, 2026 from Hannah Firlit to the Planning Commission for further review, clarifications, updates and suggestions to implement. Second by Naebeck. A roll call vote was taken. Foley=aye, Rentschler=aye, Naebeck=aye, Blackburn=aye, Marsh=aye, Schaible=aye, Smith=aye. Motion carried, 7-0.

4. **Accept Froberg's Resignation from the Planning Commission**

   Schaible moved to accept Froberg's resignation from the Planning Commission effective September 23, 2026. Second by Smith. A roll call vote was taken. Marsh=aye, Blackburn=aye, Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye. Motion carried, 7-0.

11. **Closed Session:** None

12. **Public Comment**

    Public comment began at 7:57 pm. Public comment was received from 1 person. Public comment ended at 7:59 pm.

13. **FYI:** A moment of silence was held for Bill Lindemann.

14. **Adjournment**

    Smith moved to adjourn at 8:00 pm. Second by Schaible. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

Respectfully Submitted,

Christina Smith,
Lodi Township Clerk

Michelle Joppeck,
Recording Secretary

DRAFT

LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT - Meeting Minutes

Tuesday, August 25, 2026 at 7:00 pm

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

1. **Call to order - Pledge of Allegiance**

   The meeting of August 25, 2026 opened with the Pledge of Allegiance at 7:00 pm.

2. **Roll Call**

   Present: Blackburn, Marsh, Naebeck, Rentschler, Schaible

   Absent: Foley, Smith

3. **Planning Commission Regular Meeting**

   A quorum of the Board of Trustees was in attendance at the regular Planning Commission meeting. See the Planning Commission minutes for details about the meeting.

4. **Adjournment**

   Schaible moved to adjourn at 10:44 pm. Second by Naebeck. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried, 5-0.

Respectfully Submitted,

Michelle Joppeck,
Recording Secretary

DRAFT

LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT - Meeting Minutes

Tuesday, September 22, 2026 at 7:00 pm

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

1. **Call to order - Pledge of Allegiance**

   The meeting of September 22, 2026 opened with the Pledge of Allegiance at 7:00 pm.

2. **Roll Call**

   Present: Blackburn, Marsh, Naebeck, Rentschler, Schaible

   Absent: Foley, Smith

3. **Planning Commission Regular Meeting**

   A quorum of the Board of Trustees was in attendance at the regular Planning Commission meeting. See the Planning Commission minutes for details about the meeting.

   Marsh left the meeting at 8:24 pm.

4. **Adjournment**

   Naebeck moved to adjourn at 10:17 pm. Second by Schaible. A voice vote was taken. Aye=all, Nay=none, absent=3. Motion carried, 4-0.

Respectfully Submitted,

Michelle Joppeck,
Recording Secretary

DRAFT

INVESTMENT REPORT
8/31/2026

Account		Balance
Cash and Bank Accounts		
Bank of Ann Arbor Checking		422,561.87
Bank of Ann Arbor Savings		126,050.00
BoAA ICS Account (fully FDIC)		1,268,618.11
Flagstar CD		150,000.00
Flagstar CD		177,564.11
Flagstar MM		61,325.17
JP Morgan Chase CD		171,983.40
JP Morgan Chase savings		10,141.48
Old National		125,000.00
Northstar bank new CD		209,112.24
Cash Drawer		200.00
Total Cash and Bank Accounts		2,722,556.38
Lodi Twp Road Fund (for SADs)		269,436.28
Tree Replacement Mitigation Funds Toll Bros (I		750,000.00
Cemetery Fund:		
Old National CD Cemetery		121,284.34
Old National Cemetery Checking		38,220.53
		159,504.87
Lodi Historical Society		1,276.14
Total	$	3,902,773.67

INVESTMENT REPORT
9/30/2026
Preliminary

Account		Balance
Cash and Bank Accounts		
Bank of Ann Arbor Checking		18,394.40
Bank of Ann Arbor Savings		261,444.00
BoAA ICS Account (fully FDIC)		1,268,618.11
Flagstar CD		152,779.49
Flagstar CD		177,564.11
Flagstar MM		61,325.17
JP Morgan Chase CD		171,983.40
JP Morgan Chase savings		10,141.56
Old National		125,000.00
Northstar bank new CD		209,112.24
Cash Drawer		200.00
Total Cash and Bank Accounts		2,456,562.48
Lodi Twp Road Fund (for SADs)		269,436.28
Tree Replacement Mitigation Funds Toll Bros (I		750,000.00
Cemetery Fund:		
Old National CD Cemetery		121,284.34
Old National Cemetery Checking		38,220.53
		159,504.87
Lodi Historical Society		1,276.15
Total	$	3,636,779.78

Lodi Township (General Fund)
Checks for Approval
September 2 through October 6, 2026

Date	Num	Name	Memo	Split	Amount
Bank					
Bank of AA General Checking (General Fund Checking)					
09/10/2026	22962	St Nick's Greek Orthodox Chur...	Escrow ...	[St. Nick Site Plan R...	-233.00
09/15/2026	22967	Western Washtenaw Recyclin...		801 (Contract Pickup)	-900.00
09/15/2026	22968	Ormsby Electric		726 · General Suppli...	-199.85
09/15/2026	22969	DTE Energy - BHLD		448 BHLD Exp (Broo...	-493.62
09/15/2026	22970	Parhelion Technologies		726 · General Suppli...	-279.00
09/15/2026	22971	Cintas Corp		726 · General Suppli...	-112.37
09/15/2026	22972	Ricoh Americas Corporation		930.1 (Copy Machin...	-442.09
09/15/2026	eft	Brian Sweetland		-SPLIT-	-132.14
09/15/2026	eft	Christina M Smith		-SPLIT-	-4,167.75
09/15/2026	eft	David . Naebeck		-SPLIT-	-114.52
09/15/2026	eft	Jacob D Schaible		-SPLIT-	-3,766.79
09/15/2026	eft	Jens-Christian D Meiners		-SPLIT-	-132.14
09/15/2026	eft	Leslie C Blackburn		-SPLIT-	-114.52
09/15/2026	22963	Steven Marsh		-SPLIT-	-114.53
09/15/2026	22964	Tammy Froberg		-SPLIT-	-132.15
09/15/2026	eft	Michelle K Foley		-SPLIT-	-2,717.18
09/15/2026	eft	Cynthia A Strader		-SPLIT-	-198.22
09/15/2026	eft	David R Stevenson		-SPLIT-	-132.14
09/15/2026	22965	Donald A Rentschler		-SPLIT-	-258.58
09/15/2026	eft	Janet S. Rogers		-SPLIT-	-132.14
09/15/2026	eft	Michelle Joppeck (recording sec)		-SPLIT-	-634.32
09/15/2026	eft	Teddy M Sotiropoulos		-SPLIT-	-1,841.68
09/15/2026	eft	Theresa L Blaty		-SPLIT-	-285.44
09/15/2026	22966	Doug K Frey		-SPLIT-	-92.35
09/15/2026	22973	Sun Times		[Pease ZBA] (Pease)	-135.00
09/16/2026	eft	United States Treasury	38-1946...	-SPLIT-	-5,344.28
09/24/2026	22974	Postmaster	Permint ...	726 Election Genera...	-503.65
09/29/2026	eft	State of Michigan {2}	38-1946...	[Reserve State With...	-826.60
10/06/2026		Washtenaw County Treasurer		-SPLIT-	-30.89
10/06/2026		Western Washtenaw Recyclin...		801 (Contract Pickup)	-1,200.00
10/06/2026		BS & A		980.1 · Software & S...	-1,800.00
10/06/2026		Washtenaw County Road Com...		726 · General Suppli...	-286.13
10/06/2026		Washtenaw County Treas - Mo...	June 2026	-SPLIT-	-710.00
10/06/2026		MRM Mowing		-SPLIT-	-1,835.00
10/06/2026		Sun Times		-SPLIT-	-470.00
10/06/2026		Chase Card Services	ending 2...	-SPLIT-	-262.00
10/06/2026		Comcast		922.1 (Internet Acce...	-316.85
10/06/2026		OHM		-SPLIT-	-2,213.50
10/06/2026		OHM		-SPLIT-	-11,214.00
Total Bank of AA General Checking (General Fund Checking)					-44,774.42
Bank of AA Savings (General Fund Savings)					
10/06/2026			Funds Tr...	Bank of AA General ...	-100,000.00
Total Bank of AA Savings (General Fund Savings)					-100,000.00
Total Bank					-144,774.42
TOTAL					**-144,774.42**

Lodi Township (General Fund)
2026-2027 Budget

	Apr '26 - Ma...	Budget	$ Over Budg...
Ordinary Income/Expense			
Income			
101404 Road Millage Income (Township Roads)	259.48	595,000.00	-594,740.52
1014485 Special Assessment Inco	0.00		
101451 Franchise Fees (Franchise Fees)	32,389.98	72,000.00	-39,610.02
101602 Municipal Civil Infrac (Municipal Civil Infractions)	0.00	100.00	-100.00
101626 Tax Collection Fees (Tax Collection Fees)	0.00	13,000.00	-13,000.00
101656 sheriff false alams (Sheriff False Alarm Fees)	100.00	400.00	-300.00
101664 Interest (Interest Earnings)	26,202.74	62,000.00	-35,797.26
101675 Fire protection revenues (Fire Protection Revenues)	0.00		
101390 · Transfer from Fund Balan (Transfer from Fund Balance)	0.00	222,722.00	-222,722.00
101402 · Township 1 Mill Tax (Township 1 Mill Tax)	1,560.45	558,000.00	-556,439.55
101403 · PPT Reimbursemet (PPT Reimbursemet)	22.86	0.00	22.86
101448 · Special Assessments (Special Assessments)			
101 (Brookview Highlands Lighting District)	0.00	5,650.00	-5,650.00
102 (2012 Waters Road Special Assessment District)	0.00	0.00	0.00
SAD East Arbor (SAD East Arbor)	0.00	1,940.00	-1,940.00
103 · Robert Lane SAD (Robert Lane SAD)	0.00	5,950.00	-5,950.00
101448 · Special Assessments (Special Assessments) - Other	0.00		
Total 101448 · Special Assessments (Special Assessments)	0.00	13,540.00	-13,540.00
101460 · Election Reimbursement (Election Reimbursement)	0.00	0.00	0.00
101500 · Cemetery Plots/Columbarium (Cemetery Plots/Columbarium)	4,000.00	4,000.00	0.00
101528 · Other Federal Grants ARPA Funds (Other Federal Grants ARPA Fund...	0.00	0.00	0.00
101570 · Liquor License Return (Liquor License Retrun)	2,605.35	3,000.00	-394.65
101574 · Revenue Sharing (Revenue Sharing)	308,673.00	682,000.00	-373,327.00
101575 · Metro Act Funds (Metro Act Funds)	16,892.26	13,000.00	3,892.26
101580 · Local Fiscal Recovery Fund (Coronavirus Local Fiscal Recovery Fund)	0.00	0.00	0.00
101601 · District Court Fees (District Court Fees)	2,763.75	5,000.00	-2,236.25
101606 · Land Inspection Fees (Land Inspection Fees)			
101 Variance Fees (Variance Fees)	1,950.00	1,300.00	650.00
102 Site Plan review PC (Site Plan Review Planning Commission)	1,000.00	3,000.00	-2,000.00
103 Special Use Permits (Special Use Permits)	1,000.00	1,000.00	0.00
104 Rezoning Fees (Rezoning Fees)	0.00	0.00	0.00
106 Site Plan Inspections (Site Plan Inspections)	4,150.00	11,000.00	-6,850.00
107 House Numbering (House Numbering)	3,200.00	200.00	3,000.00
105 · Home Occupation Permit (Home Occupation Permit)	0.00	250.00	-250.00
108 · Special Meeting-Trustee (Special Meeting-Trustee)	1,000.00	0.00	1,000.00
109 · Special Meeting-PC (Special Meeting-PC)	1,000.00	0.00	1,000.00
101606 · Land Inspection Fees (Land Inspection Fees) - Other	3,100.00		
Total 101606 · Land Inspection Fees (Land Inspection Fees)	16,400.00	16,750.00	-350.00
101616 · Manufactured Home Community Fee (Manufactured Home Communi...			
101 Township share (Township Share)	852.00	1,500.00	-648.00
102 County Share (County Share)	1,420.00	1,500.00	-80.00
103 SET (State Education Tax (SET))	2,840.00	5,600.00	-2,760.00
101616 · Manufactured Home Community Fee (Manufactured Home Comm...	0.00		
Total 101616 · Manufactured Home Community Fee (Manufactured Home Co...	5,112.00	8,600.00	-3,488.00
101628 · Miscellaneous Income (Miscellaneous Income)			
101 (Zoning/Master Plan Sales)	0.00	0.00	0.00
102 (Copies)	642.17	0.00	642.17
103 Miscellaneous Revenue (Miscellaneous Revenue)	22,622.70	1,000.00	21,622.70
104 Cemetery Donations (Cemetery Donations)	0.00	0.00	0.00
107 · Late Property Transfer Fees (Late Property Transfer Fees)	0.00	0.00	0.00
110 · Election Reimbursement	0.00		
101628 · Miscellaneous Income (Miscellaneous Income) - Other	0.00		
Total 101628 · Miscellaneous Income (Miscellaneous Income)	23,264.87	1,000.00	22,264.87
101629 · Grant Income	0.00		
101630 · Split Application/Boundary Adju (Split Application/Boundary Adjust...	200.00	500.00	-300.00
201336 · Fire Special Assessment (Fire Special Assessment)	-10.60	575,000.00	-575,010.60
Total Income	440,436.14	2,845,612.00	-2,405,175.86

Lodi Township (General Fund)
2026-2027 Budget

	Apr '26 - Ma...	Budget	$ Over Budg...
Cost of Goods Sold			
50000 · Cost of Goods Sold (Costs of items purchased and then sold to custo...	0.00		
Total COGS	0.00		
Gross Profit	440,436.14	2,845,612.00	-2,405,175.86
Expense			
101262 Elections (Elections)			
702 Election Salary & Wages (Salaries & Wages)			
702.5 · Election APRA Premium Pay (ARPA Premium Pay)	0.00		
702 Election Salary & Wages (Salaries & Wages) - Other	6,372.50	14,000.00	-7,627.50
Total 702 Election Salary & Wages (Salaries & Wages)	6,372.50	14,000.00	-7,627.50
726 Election General Supplies (General Supplies)	2,847.94	2,000.00	847.94
860 Travel - Elections (Travel)	0.00	0.00	0.00
900 Election Public Notices (Public Notices)	965.00	3,500.00	-2,535.00
101262 Elections (Elections) - Other	0.00		
Total 101262 Elections (Elections)	10,185.44	19,500.00	-9,314.56
Accrued Interest	0.00		
101101 · Township Board Expenses (Township Board)			
704.1 (Board of Trustee Recording Secr)	787.50	2,000.00	-1,212.50
807.1 (Mileage and Expenses (site plan inspections))	0.00	0.00	0.00
930 Equipment Repair (Equipment Repair)	0.00		
930.1 (Copy Machine Maintenance/per copy cost)	1,752.82	2,800.00	-1,047.18
995 (Capital Improvement)	333.00	2,500.00	-2,167.00
702 · Salaries (Salaries & Wages Twp Board)	0.00		
704 · Trustees/Misc. per Diem (Trustees/Misc per Diem)	3,875.00	7,280.00	-3,405.00
704.2 · Fire Board Per Diem (Fire Board Per Diem)	0.00	450.00	-450.00
715 · FICA - Employer (FICA - Employer)	4,463.17	11,000.00	-6,536.83
716 · Medicare - Employer (Medicare - Employer)	-154.70	1,000.00	-1,154.70
720 · payroll expenses (Payroll Expenses)	0.00	1,900.00	-1,900.00
726 · General Supplies (General Supplies)	16,627.70	30,000.00	-13,372.30
803 · Audit (Audit)	11,670.00	11,670.00	0.00
805 · Legal Services (Legal Services)	13,672.50	30,000.00	-16,327.50
807 · Site Plan Inspections (Site Plan Inspections)	5,075.00	5,000.00	75.00
810 · State/Local Dues (State/Local Dues)	7,537.54	8,000.00	-462.46
830 · Twp. Ord Enforcement (Twp. Ord. Enforcement Expense)	0.00		
860.1 · 860.1 Education (Education)	0.00	1,200.00	-1,200.00
870 · Pathway Exp. (Pathway Exp.)	-3,211.00		
900 · Public Notices (Public Notices)	1,002.90	2,500.00	-1,497.10
910 · 910 Insurance/bonds (Insurance/Bonds)	1,550.00	20,000.00	-18,450.00
963 · Misc Exp/Service Charges (Misc Exp/Service Charges)	952.29	400.00	552.29
967 · Land Preservation (Land Preservation)	0.00	1,000.00	-1,000.00
980 · Equipment Twp (Equipment)	0.00	7,500.00	-7,500.00
980.1 · Software & Support (Software and Support Twp)	9,072.20	16,000.00	-6,927.80
990 · ARPA Expenses (ARPA Expenses)	0.00	0.00	0.00
101101 · Township Board Expenses (Township Board) - Other	-0.01		
Total 101101 · Township Board Expenses (Township Board)	75,005.91	162,200.00	-87,194.09
101171 · 101171 Supervisor (Supervisor)			
702 Salaries and Wages Supervis (Salaries and Wages)	23,304.80	47,550.00	-24,245.20
702.1 Deputy Supervisor (Deputy Supervisor)	216.00		
860 Travel & Education Supervis (Travel & Education Supervisor)	100.00		
101171 · 101171 Supervisor (Supervisor) - Other	0.00		
Total 101171 · 101171 Supervisor (Supervisor)	23,620.80	47,550.00	-23,929.20
101215 · 101215 Clerk (Clerk)			
702 (Salaries and Wages)	24,250.02	48,850.00	-24,599.98
702.1 (Deputy Clerk)	5,226.50	8,000.00	-2,773.50
860 (Travel & Education)	0.00		
101215 · 101215 Clerk (Clerk) - Other	0.00		

Lodi Township (General Fund)
2026-2027 Budget

	Apr '26 - Ma...	Budget	$ Over Budg...
Total 101215 · 101215 Clerk (Clerk)	29,476.52	56,850.00	-27,373.48
101247 · Board of Review (Board of Review)			
704 (Board of Review per Diem)	300.00	1,700.00	-1,400.00
860 (Education)	129.73	400.00	-270.27
900 (Public Notices)	0.00	200.00	-200.00
101247 · Board of Review (Board of Review) - Other	0.00		
Total 101247 · Board of Review (Board of Review)	429.73	2,300.00	-1,870.27
101253 · 101253 Treasurer (Treasurer)			
702 (Salaries and Wages)	23,749.98	47,550.00	-23,800.02
702.1 (Deputy Treasurer)	2,493.00	6,200.00	-3,707.00
860 (Travel & Education)	0.00	100.00	-100.00
101253 · 101253 Treasurer (Treasurer) - Other	0.00		
Total 101253 · 101253 Treasurer (Treasurer)	26,242.98	53,850.00	-27,607.02
101257 · Assessing Services (Assessing Services)			
702 Assessor Salary & Wages (Salaries and Wages)	1,000.00	1,000.00	0.00
801 Contract services Assessor (Contract Services)	32,370.54	64,741.00	-32,370.46
957 Tax Tribunal Services (Tax Tribunal Services)	0.00		
101257 · Assessing Services (Assessing Services) - Other	0.00		
Total 101257 · Assessing Services (Assessing Services)	33,370.54	65,741.00	-32,370.46
101265 · Township Hall (Township Hall)			
922.1 (Internet Access)	1,856.10	3,000.00	-1,143.90
930 (Maintenance - Repair)	246.00	6,500.00	-6,254.00
726.1 · Township Hall Supplies	0.00	0.00	0.00
920 · Electricity Twp Hall (Electricity)	1,601.82	3,600.00	-1,998.18
921 · Natural Gas (Natural Gas)	419.51	2,000.00	-1,580.49
922 · Telephone (Telephone)	400.00	800.00	-400.00
930.1 · Lawn Maintenance-TWP (Lawn-TWP)	2,535.00	4,000.00	-1,465.00
930.5 · Snow Removal-TWP (Snow-TWP)	0.00	3,000.00	-3,000.00
935 · Siren Expenses (Siren Expenses)	2,249.80	3,000.00	-750.20
101265 · Township Hall (Township Hall) - Other	0.00		
Total 101265 · Township Hall (Township Hall)	9,308.23	25,900.00	-16,591.77
101276 · Cemetery Expenses (Cemetery)			
702 Cemetery Salaries & Wages (Salaries & Wages)	600.00	1,200.00	-600.00
645 · Cemetery Lots & Columbarium (Sale of burial spaces)	0.00	0.00	0.00
801 · Cemetery Contract Care (Contract Care)	0.00	0.00	0.00
930 · Cemetery Maintenance (Maintenance)	555.00	4,000.00	-3,445.00
940 · Lawn Maintenance-CEM (Lawn-CEM)	7,500.00	10,500.00	-3,000.00
950 · Snow Removal-CEM (Smow-CEM)	0.00	500.00	-500.00
101276 · Cemetery Expenses (Cemetery) - Other	0.00		
Total 101276 · Cemetery Expenses (Cemetery)	8,655.00	16,200.00	-7,545.00
101301 · Sheriff (Sheriff)			
801 Patrol Personnel Sheriff (Patrol Personnel)	208,305.97	620,000.00	-411,694.03
101301 · Sheriff (Sheriff) - Other	0.00		
Total 101301 · Sheriff (Sheriff)	208,305.97	620,000.00	-411,694.03
101336 · 101336 Fire Expenses (Fire)			
703 Runs - Resident Twp Paid (Runs - Resident Twp Paid)	0.00		
703.1 Runs Non Resident (Runs Non Resident)	0.00		
703.2 Runs - False Fire Alarms (Runs - False Fire Alarms)	0.00		
703.3 Resident - no burn permit (Resident - no burn permit)	0.00		
801 Fire Operating Exp (Operating)	477,122.85	1,004,457.00	-527,334.15
980 Equipment Expense Fire (Equipment)	62,084.20	61,380.00	704.20
802 · SAFD ARPA	0.00		
101336 · 101336 Fire Expenses (Fire) - Other	0.00		
Total 101336 · 101336 Fire Expenses (Fire)	539,207.05	1,065,837.00	-526,629.95
101345 · 101345 Special Assessments (Special Assessments)			

Lodi Township (General Fund)
2026-2027 Budget

	Apr '26 - Ma...	Budget	$ Over Budg...
448 BHLD Exp (Brookview Highlands Lighting District)	2,451.95	5,650.00	-3,198.05
448.1 Waters Rd SAD (Waters Road Special Assessment)	0.00		
101345 · 101345 Special Assessments (Special Assessments) - Other	0.00		
Total 101345 · 101345 Special Assessments (Special Assessments)	2,451.95	5,650.00	-3,198.05
101400 · Planning and Zoning (Planning and Zoning)			
704 (Salaries & Wages)	5,800.00	13,500.00	-7,700.00
704.1 (Planning and Zoning Wages (secretary)\ )	907.50	3,000.00	-2,092.50
801 (Consulting Fees)	14,421.75	30,000.00	-15,578.25
900 (Public Notices)	0.00	2,000.00	-2,000.00
850 · Ordinance Review Legal Fees (Ordinance Review Legal Fees)	0.00	0.00	0.00
860 · PC Travel/Education (PC Travel/Education)	375.00	500.00	-125.00
101400 · Planning and Zoning (Planning and Zoning) - Other	0.00		
Total 101400 · Planning and Zoning (Planning and Zoning)	21,504.25	49,000.00	-27,495.75
101410 · Board of Appeals (Board of Appeals)			
704 (Salaries & Wages)	825.00	1,300.00	-475.00
900 (Public Notices)	0.00	0.00	0.00
704.1 · ZBA Recording Secretary (ZBA Reording Secretary)	435.00	300.00	135.00
101410 · Board of Appeals (Board of Appeals) - Other	0.00		
Total 101410 · Board of Appeals (Board of Appeals)	1,260.00	1,600.00	-340.00
101440 · Public Works (Public Works)			
445 Drain Tax (Drain Tax)	0.00	17,000.00	-17,000.00
445.3 River Raisin Watershed (River Raisin Watershed)	0.00	484.00	-484.00
447 Engineering Services (Engineering Services)	0.00	0.00	0.00
449 Public Road Services (Public Road Services)	446,554.50	595,000.00	-148,445.50
550 · WAVE Public Transportation (WAVE)	2,850.00	2,850.00	0.00
101440 · Public Works (Public Works) - Other	0.00		
Total 101440 · Public Works (Public Works)	449,404.50	615,334.00	-165,929.50
101999 · 1019999003 MISC Adj	0.00		
201622 · Recycling Services (Recycling Services)			
801 (Contract Pickup)	16,781.53	16,000.00	781.53
803 (Yard Waste)	0.00	15,000.00	-15,000.00
805 (Shredding Event)	0.00		
201622 · Recycling Services (Recycling Services) - Other	0.00		
Total 201622 · Recycling Services (Recycling Services)	16,781.53	31,000.00	-14,218.47
66000 · Payroll Expenses (Payroll expenses)	0.00		
701222 · Manufactured Homes/County Share (Manufactured Homes/County S...	709.50	1,500.00	-790.50
701225 · Manufactured Homes/SET (Manufactured Homes/SET)	2,838.00	5,600.00	-2,762.00
Total Expense	1,458,757.90	2,845,612.00	-1,386,854.10
Net Ordinary Income	-1,018,321.76	0.00	-1,018,321.76
Other Income/Expense			
Other Income	0.00	0.00	0.00
Other Expense			
80000 · Ask My Accountant (Transactions to be discussed with accountant, cons...	0.00		
Total Other Expense	0.00		
Net Other Income	0.00	0.00	0.00
Net Income	**-1,018,321.76**	**0.00**	**-1,018,321.76**

DRAFT - Lodi Township Planning Commission Meeting Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

September 22, 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:	Rentschler, Rogers, Stevenson, Strader, Sweetland
Absent:	Froberg, Meiners
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, Claire Baker, Ann Damon, Xavier Edwards, Carola Gerigk, Tonya Ireland, Vicki Marsh, Susan Miller, Kathy VanKoevering, Addison and Leanne Walkusky and 12 other members of the public

3. **Approval of Agenda**

   Strader asked to add approval of the High Power Facilities Sub Committee minutes dated 9/10/2026 to the agenda and change 7. Old Business b. Data Center Zoning Ordinance Update to 7. Old Business b. High Power Facility Ordinance Update.

   Stevenson moved to approve the agenda as amended. Second by Rentschler. A voice vote was taken. Aye=all, Nay=none, absent=2. 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 7:05 pm.

6. **Approval of Minutes – 8/25/2026, High Powered Facilities Sub-Committee minutes (9/10/2026)**

Stevenson moved to approve the minutes of the August 25, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

Rentschler moved to approve the minutes of the September 10, 2026 High Power Facility Sub Committee meeting as presented. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

7. **Old Business:**

   a. **Copperleaf Crossing Revised Area Plan**

Township Planner Hannah Firlit reviewed the updates to the memo based on the newest set of plans.

Discussion and confirmation on deviation requests was held.

A discussion on how the Zoning Ordinance addresses fence heights was held by Township Attorney Jesse O'Jack.

Parking and accessible parking was discussed. Strader took a voice vote on if the Planning Commission was ok with the temporary overflow parking lot remaining gravel. Aye=all, Nay=none, absent=2.

A discussion of what should be included directly on the Area Plan vs supplemental information was held. Other missing information or corrections to the plan that still need to be made were listed. Strader stated that she would provide that list to the applicant to get those updated/corrected.

Strader moved to recommend to the Township Board approval of the major amendment to the Planned Unit Development Area Plan for Copper Leaf Crossing, located at 4940 Ann Arbor Saline Road (parcel #M-13-14-400-025), subject to the findings and conditions set forth below:

Findings:

1. The major amendment to the Planned Unit Development (PUD) area plan was reviewed following the procedures and standards for a new application, in compliance with *Section 42.106.B*;
2. A public hearing was held on the request on November 25, 2025, in accordance with *Section 57.10 Public Hearing Procedures*;
3. Planning Commission determination that the application meets the Special District standards of *Section 42. 102.B Standards of Application Review*, based upon the evidence provided in the OHM Planning report dated 9/18/26 and Area Plan submitted on 9/16/2026;
4. Planning Commission determination that the application meets the Special District general standards listed in *Section 42.200 Special District General Standards*;
5. Planning Commission determination that the PUD is compatible with the eligibility criteria listed in *Section 42.301 Planned Unit Development District*, based upon the

evidence provided in the OHM Planning report dated 9/18/26 and the Area Plan dated 9/16/26;

6. Planning Commission determination that the required information for an area plan, as required by *Section 42.110 Required Area Plan Information*, is provided on the revised area plan dated 9/16/26;
7. Determination that the land uses within the PUD District are a Veterinary Hospital, Kennel/Boarding with Grooming, Institutional Use and Nursery and Farm Market Use and are in compliance with the use limitations listed in *Section 42.301.B Limitations on Uses;*
8. The applicant has provided evidence that the development is in compliance with outside agencies with jurisdiction (as well as Township ordinances), in compliance with *Section 42.102.A.3.c*, including information about animals currently or historically housed on site, records of permits from regulating agencies such as MDNR (Scientific Collector's Permit; Threatened and Endangered Species Permit; Deer or Bear Carcass Permit; Cervidae Registration), US Fish & Wildlife Service (Special Purpose of Migratory Birds; Live Eagle Exhibition) and detail on reporting requirements of those agencies, as well as information regarding regular inspections from regulating agencies;
9. The applicant has provided a list of species that the Creature Conservancy commits to not housing on-site;
10. A deviation to allow Item 29 Canine Enclosure, as denoted on the revised area plan dated 9/16/26, to encroach into the required transition buffer area is acceptable;
11. A deviation to allow Item 24 Livestock Enclosure, as denoted on the revised area plan dated 9/16/26 to be moved out of the transition buffer area is acceptable;
12. A deviation to allow Items 6, 30, 31 and 32, Aviary Enclosures, as denoted on the revised Area Plan dated 9/16/26, to encroach into the required transition buffer area is acceptable, based on the following: located 10 feet off the Western property line and no other structures permitted in this area;
13. Proposed deviations are consistent with the intent of the Special District and will result in a higher quality of development that would be possible without the deviation, as outlined in *Section 42.003 Regulatory Flexibility*;
14. Planning Commission approval of gravel parking lots for the employee/stable lot (Item X on the revised area plan), based on the finding that the alternative surface is more appropriate for the site or use and limited to graded and compacted gravel. Barrier-free spaces and pathways to buildings are to be paved in accordance with Construction codes;
15. Planning Commission approval of gravel parking lots for the overflow parking lot, based on the finding that the alternative surface is more appropriate for the site or use and limited to graded and compacted gravel. Barrier-free spaces and pathways to buildings are to be paved in accordance with Construction codes;
16. Planning Commission approval of an additional barrier-free parking space near Building A;
17. Future Building H to be relocated outside of transition buffers and setbacks.

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Conditions:

1. Operation of the Institutional Use shall be limited to those described in the application and area plan and supporting documentation;
2. Clarification from the applicant be provided if the required 50-foot open space setback area is provided along Ann Arbor Saline Road and Pleasant Lake Road or if deviations from this requirement are requested;
3. Clarification from the applicant be provided if the required 20-foot open space setback area is provided along perimeter lot lines that are not adjacent to right-of-way or if deviations from this requirement are requested;
4. Clarification from the applicant be provided if the required 20-foot landscape strip is provided in accordance with the ordinance;
5. Item 24 Livestock Shelter, as denoted on the Area Plan dated 9/16/26, will be moved out of the required transition buffer area;
6. An area plan agreement be signed, recorded by the applicant in the County Register of Deeds, and copies provided to the Township Clerk in compliance with *Section 42.102.A.9 Area Plan agreement or statement*;
7. Submittal of a site plan for review and approval in accordance with the requirements of *Article 44.0 Site Plan Review*, per *Section 42.103 Site Plan Approval*;
8. Any barrier-free parking spaces, aisle, and access must be paved and meet the requirements of the State Construction Code;
9. Review and approval from all other applicable consultants, departments, and agencies;
10. The Township Board can determine if they want to limit the number and types of exotic species;
11. The Township Board to determine if the 8 existing cargo containers should remain on site.

Second by Rentschler. A roll call vote was taken. Rogers=aye, Rentschler=aye, Stevenson=aye, Strader=aye, Sweetland=aye, absent=2. Motion carried.

b. High Power Facility Zoning Ordinance Update

Strader reviewed the items being discussed and worked on in the High Power Facility sub committee.

c. Master Plan – next steps

The next steps for the Master Plan update were reviewed.

8. New Business:

a. Home Occupation Application – Addison Walkusky, 4860 Weber Road, Saline, MI 48176

The applicant reviewed the request and the reasoning behind the request.

Strader confirmed the name of the business, that the house would be used as a home office, that there would be no second entrance, no additional employees, no additional parking, no

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equipment stored on site, no signage outside, and no nuisance from smoke, odors or glare. The applicant confirmed all that was correct.

Rogers asked if the trucks were going to still be there. The applicant confirmed that the only vehicles on site were his personal truck and a truck used to move stuff around his property. Rogers asked if the business trucks were no longer stored on site. The applicant confirmed that.

Sweetland asked for more information about the type of property management and what equipment is used in the work. The applicant answered the questions. Sweetland asked where the small construction equipment used for the business will be stored. The applicant stated that it is stored at another location.

Strader moved to approve the Home Occupation for Addison Walkusky located at 4860 Weber Rd (parcel #M13-27-100-004) with the following Findings of Facts:

- Application made by Addison Walkusky on 9/1/26 for a Home Occupation Permit at their home at 4860 Weber Rd, Tax ID 13-27-100-004, zoned AG
- Business is called ARW Property Mgmt LLC
- The Home Occupation is secondary and incidental to the land and dwelling
- There will be no second entrance to the outside, and nothing is being generated for sale
- There will be no outside employees, thus no additional parking or traffic, sanitary sewage or water demand
- There will be no outside equipment or supplies stored on the property
- The primary activity will be business-related in a home office
- There will be no signage outside
- There will be no nuisance from odors, smoke, heat, glare etc.
- The proposed Home Occupation falls under the Home Occupation – Limited category as it is carried on only in the home, by a member of the family, as a professional/semi-professional office

Based on these Findings of Fact, we recommend the Township Board approve this application as a Home Occupation, Limited. Second by Sweetland. A roll call vote was taken. Sweetland=aye, Strader=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, absent=2. Motion carried.

b. Proposed Zoning Ordinance changes – Section 2.03 Definitions (Golf Courses), Section 55.10 Sanitary Sewer Facilities, Section 54.08 Natural Features Protection and Preservation

Township Planner Julia Upfal explained the reasoning behind the proposed changes and the proposed changes. The proposed ordinance changes and reasoning for the changes was discussed at length including the implication of what those changes might open up in the Township in the future.

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Rogers expressed concern about adjusting the Zoning Ordinance due to an application rather than figuring out how an application can fit into the Zoning Ordinance and the speed at which the change is being pushed. A discussion was held about that.

Questions and a discussion on ownership, what it means and what it does was held. Upfal explained the need for ownership to be included in the sanitary sewer changes due to the differences in permitting based on ownership.

Limiting the number of short-term lodging accommodations was discussed.

What defines a dwelling vs a structure vs short-term lodging accommodations was discussed.

O'Jack clarified that the Planning Commission needs to decide what they want and the consultants would then figure out how to write the Ordinance to meet those requests.

Strader expressed the desire to have septic field investigation and approval be received from the County before any project with multiple structures that is privately owned and controlled by one entity can move forward. Upfal noted that in many cases, the County will not give approval until the applicant can show a plan and, at some point, it is the developer's risk to create a plan without enough information.

It was requested to see and compare a Zoning Ordinance for a resort in another similar community in Michigan.

Firlit and Upfal will update definitions based on the preceding conversation.

c. Ann Arbor Sand and Gravel – set Public Hearing 10/15/2026 (Special Meeting as requested by the Applicant)

Strader moved to set a Public Hearing for Ann Arbor Sand and Gravel at a Special Meeting to be paid for by the applicant to be held on 10/15/2026. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

d. Acknowledge Tammy Froberg resignation from Planning Commission – elect new Vice Chair

Strader moved to elect Dave Stevenson as Vice Chair of the Planning Commission for the remainder of the term. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

9. Public Comment

Public comment began at 10:15 pm. No comments were received from the public. Public comment ended at 10:15 pm.

10. Reports

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

B. Commissioners: None

C. Planning Consultant: None

D. Engineering Consultant: None

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11. Adjournment

Stevenson moved to adjourn at 10:17 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

Respectfully Submitted,

Brian Sweetland,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

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Planning Commission High Power Facilities Subcommittee Meeting Minutes

Thursday, September 10, 2026, at 9:00 am

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

Attendance
Jens – Christian Meiners – present
Cindy Strader – present
Brian Sweetland- present

Other Attendees
Attorney – Jesse O'Jack
Planner – Julia Upfal (OHM)
Supervisor – Jacob Schaible

Meeting start time: 9:00 am
Meeting end time: 11:00 am

Topics of Discussion

- Julia submitted on 9/3/26 a draft of definitions, and draft ordinance language (both new sections and modifications to some existing sections. Chris has also suggested changes to our Noise Ordinance.
- Project Application – Julia provided a draft of application/operating permit (Regulatory). Request power source – and if new utility infrastructure/substation required? Is it only dedicated to the project site – who is responsible for possible decommissioning? Does Twp have any input on substation siting, setbacks?
- Distributed Data Centers – new subdivisions are sometimes incorporating these, with individual backup generators. Current Zoning setbacks should apply. Consider restricting these data centers to R-1 or PUD with minimum lot size?
- Noise – Jesse suggested to refer to complying with our existing Regulatory Noise ordinance, so that non-compliance is a Municipal Civil Infraction – needs to be "results based". Julia suggested we consider asking the developer to provide a study showing operating noise iso-lines. Can ask for pre and post operating noise level study by a certified acoustical engineering firm. Have separate noise/vibration requirements for operations that have large equipment on site. Require extra noise mitigation for operations between 10 PM and 7 AM, that meets certain metrics. Jesse suggested that metrics be also easy for enforcement personnel to judge on site. Consider berming, coniferous tree plantings, that may mitigate noise – but be aware of blocking overland (and underground drain tiles if in an agricultural area). As we require in Commercial Solar Farms, the developer needs to identify the locations of these tiles and mitigate if disturbed (can use GPR), so as not to affect neighboring properties.
- Sustainability Features- Pittsfield Twp has requirements – possibly capture roof stormwater which could be filtered and used?
- NDAs- add to our Ethics code? Board would pass, or could require disclosure that you've signed one, but not the details of possible proprietary information.

Action Items

- Continue to refine the proposed Zoning Ordinance, and Regulatory Ordinance

- Incorporate High Power Facilities into the Master Plan
- Develop a map showing existing power/energy facilities in the township (and borders)

Next Sub Committee Meeting is Thursday Oct. 8, 9:00 am

Respectfully Submitted,

Cindy Strader, Sub Committee member

LODI TOWNSHIP BOARD OF APPEALS

DRAFT - Regular Meeting Minutes

Tuesday, September 29, 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 September 29, 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,
   Applicant Brian Pease

3. **Approve 8/18/2026 Minutes**

   Strader moved to approve the minutes from the 8/18/2026 meeting as presented. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none. 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 for a request from Brian Pease at 4600 Saline Waterworks Road, Saline, MI 48176, Lodi Township Parcel ID #M-13-34-100-032 variance from Zoning Ordinance 30.101 Dimensional Standards – side-yard setback of thirty (30) feet in an AG zone. Variance request is eighteen (18) feet from the side yard setback.**

   Schaible moved to open the public hearing at 7:02 pm. Second by Strader. A voice vote was taken. Aye=all, Nay=none. Motion carried.

   The applicant, Brian Pease, presented and explained the request.

   Strader moved to close the public hearing at 7:08 pm. Second by Dever. A voice vote was taken. Aye=all, Nay=none. Motion carried.

   Dever asked the applicant where the well and septic is located. The applicant stated that the septic system is behind the house and the well is in front of the house. Dever asked, if the building was moved over 30 feet, would the building be close to the septic. The applicant said it would either be on or close to the tank.

   Dever asked where the property boundaries are. The applicant explained where they were.

Dever asked about the diagram saying that the front was facing North. Dever asked if that meant that a person looking at that side would be facing North or if that side of the building would be facing North. The applicant confirmed that the viewer looking at the front would be facing North.

Strader asked if he would be driving through the overhang. The applicant said he was not planning on it, but if he cannot sell his boat, then the boat would be parked under there.

Chronis asked what the material of the driveway was. The applicant said it is currently crushed asphalt.

Dever asked how close the woods to the North are and if the building got pushed to the North, would that be an issue. The applicant stated that the land drops off a lot to the North so the land would need to be built up in order to build and trees would need to be removed.

Dever noted that when he drove by all that could be seen of the property was the roof of the house. The applicant stated that he believes that the only thing visible from the road would be the peak.

Strader asked about the construction materials and colors. The applicant verified that it was a metal building with a metal roof and was a brown color.

VanKoevering asked for clarification on where behind the house the septic tank and field were. The applicant explained where it was on the map/drawing.

VanKoevering asked how far North a building could go before it ran into a tree. Satellite imaging was brought up to be able to see where the first tree was located.

Dever reminded the Board that the septic tank has to be serviced and if repairs were needed on the tank or field, a truck would need to be able to get access to complete the repairs.

What neighbors would be able to see of the proposed building was discussed.

Strader asked if there would be any landscaping around the building. The applicant explained his idea at this time.

Dever moved to allow the variance for the location of the structure as described which would be allowed to be placed within 12 feet of the East property line coming straight back from the driveway in accordance to the provided plans based on the following Findings of Facts:

Findings of Fact as required by Zoning Ordinance 54.08.B Variances, Standards of Review:

1. Practical Difficulty: denying the application would deprive the applicant of rights commonly enjoyed by other property owners in the same zoning district.

   Several practical difficulties are present including proximity to the house for fire safety, the interference with the septic tank and/or field and access to those, and the difficulty of moving it further North because of the drop off.

2. Substantial Justice: allowing the variance will provide relief and justice to the applicant similar to other owners in the district.

Consent from the neighbors has been received and similar side setbacks in agricultural areas have been allowed elsewhere.

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 peculiarities include the property being so far back from the road and a non-conforming flag lot. The building would be so far from the road that it is not truly visible and the construction would have no impact on anyone in the public right-of-way and there is no perceived significant impact on any of the neighbors. The drop off also prevents it from being moved to the North.

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.

   There is no impact of adjoining neighbors. The only ones affected would be the horses and it might provide a windbreak for them.

5. Public Safety and Welfare: The requested variance can be granted that the spirit of this Ordinance will be observed and public safety and welfare is secured in such a way that a) it will not increase hazard of fire or endanger public safety, b) it will not unreasonably diminish or impair the value of surrounding properties, c) it will not alter the essential character of the area or surrounding properties, d) it will not impair the adequate supply of light and air to surrounding properties.

   The increased distance from the house is better in case of possible fire and access for fire trucks or other vehicles.

6. Not Self-Created

   It is not self-created and done by previous owners.

7. More than Mere Inconvenience: the alleged hardship and practical difficulties that will result from a failure to grant the variance are substantially more than mere inconvenience or an ability to attain a higher financial return. By strict adherence to the ordinance there would be an extreme burden to the applicant.

   It is more than a mere inconvenience in terms of having the 30-foot setback for all of the reasons discussed.

8. Minimum Necessary Action: for the reasons set forth in the application, the variance is the minimum necessary relief to allow reasonable use of the land and home.

   Dever does not see anything that could be done significantly differently that would make a better minimum. In terms of neighbors, most neighbors have garages or something similar and allowing this structure would provide that option on this property.

Second by Strader. A voice vote was taken. Aye=all, Nay=none. Motion carried.

The scam emails targeting projects in Townships was discussed.

6. Public comment

Public comment started at 7:35 pm. No comments were received from the public. Public comment ended at 7:35 pm.

7. Adjournment

Schaible moved to adjourn at 7:35 pm. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Respectfully Submitted,

Cindy Strader,
Secretary

Michelle Joppeck,
Recording Secretary

DRAFT

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 9/14/26

August 2026

WCSO Patrol Operations responded to calls for service, conducted traffic enforcement, and completed criminal investigations in support of our community's quality of life.

During August 2026, there were 202 calls for service in Lodi Township. This is a 5.9 % Increase compared to the previous year.

Please refer to the *Monthly Data Report* for the complete overview of Police Services data for the month.

SIGNIFICANT INCIDENTS:

Below are the incidents WCSO deemed significant for your area. If you require additional information on a specific incident, please contact your area Lieutenant.

INCIDENT #	DATE	VERIFIED OFEENSE
26-57971	8/3/26	Identity Theft
26-59551	8/9/26	MDOP
26-63723	8/24/26	B&E

2201 HOGBACK ROAD ◆ ANN ARBOR, MICHIGAN 48105-9732 ◆ OFFICE (734) 971-8400 ◆ FAX (734) 973-4624 ◆ EMAIL SHERIFFINFO@WASHTENAW.ORG

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 9/14/26

August 2026

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
Various	Various	Home/Property Checks	Property Checked

STAFFING

5 / 6 Deputies (Billable for 5)

2201 HOGBACK ROAD ◆ ANN ARBOR, MICHIGAN 48105-9732 ◆ OFFICE (734) 971-8400 ◆ FAX (734) 973-4624 ◆ EMAIL SHERIFFINFO@WASHTENAW.ORG

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 9/14/26

August 2026

WASHTENAW ALERT (EVERBRIDGE)

As a reminder for residents, they can sign up for "Up-to-the-minute updates" from the Washtenaw County Sheriff's Office by email or cell phone at www.washtenaw.org/alerts

HOUSE WATCH

If you plan on being gone for a period of time sign your house up for house checks. The house watch form can be found at:

https://www.washtenaw.org/1743/House-Watch

NEW FACES

The Sheriff's Office is hiring! We continue to hire highly qualified, motivated, and diverse people that are committed to pursuing our mission: "Together, we are committed to creating a safer, more just, and compassionate Washtenaw County for all".

If you are interested in joining us in serving your community in Police Services, Corrections, Communications, Emergency Services or Community Corrections please check us out at: https://www.washtenaw.org/1124/Sheriff

PUBLIC DASHBOARD

Check out our Data & Information Dashboard!
https://www.washtenaw.org/3915/Sheriff-Data-Information-Dashboard

COMMONLY USED ABBREVIATIONS

AWIM: Assault with Intent to Murder

CCW: Carrying Concealed Weapon

CSC: Criminal Sexual Conduct

DV: Domestic Violence

OUID: Operating Under the Influence of Drugs

OWI: Operating While Intoxicated

R&O: Resisting & Obstructing

UDAA: Unlawfully Driving Away an Automobile

2201 HOGBACK ROAD ◆ ANN ARBOR, MICHIGAN 48105-9732 ◆ OFFICE (734) 971-8400 ◆ FAX (734) 973-4624 ◆ EMAIL SHERIFFINFO@WASHTENAW.ORG

Police Service Data Report

Reporting Period: August

Incidents	Month 2026	2026 YTD	2025 YTD	% Change
Animal Complaints	8	51	30	70.0%
Assaultive Crimes	1	6	9	-33.3%
Burglaries	1	2		-
Larcenies		1	4	-75.0%
Medical Assists		12	17	-29.4%
Traffic Stops	87	456	470	-3.0%
Traffic Crashes	5	73	76	-3.9%
Calls For Service Total	202	1,443	1,362	5.9%
Citations	28	116	84	38.1%

In/Out of Area Time	Minutes
Into Area Time	305
Out of Area Time	1,478

Into Area Time: The time that other areas contracted deputies spent in Lodi. *ACO, SRP, Command, Countywide, and DB are excluded*

Out of Area Time: Time that Manchester/Lodi contracted deputies spent anywhere other than Lodi, including non-contract areas.

CFS Summary

Reporting Period: August

Classification	Month 2026	2026 YTD	2025 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT	1	2	5	-60.0%
ARSON			1	-100.0%
BURGLARY -FORCED ENTRY	1	3	3	0%
DAMAGE TO PROPERTY	1	4	4	0%
EMBEZZLEMENT			1	-100.0%
EXTORTION			1	-100.0%
FORGERY/COUNTERFEITING		1		-
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE			2	-100.0%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME		3	10	-70.0%
FRAUD - HACKING/COMPUTER INVASION			1	-100.0%
FRAUD - IDENTITY THEFT	1	5	3	66.7%
FRAUD -WIRE FRAUD		2	1	100.0%
INTIMIDATION/STALKING			1	-100.0%
LARCENY -OTHER			1	-100.0%
LARCENY -THEFT FROM BUILDING			2	-100.0%
LARCENY -THEFT FROM MOTOR VEHICLE			2	-100.0%
NONAGGRAVATED ASSAULT		4	5	-20.0%
RETAIL FRAUD -THEFT			1	-100.0%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE		2		-
SEXUAL PENETRATION PENIS/VAGINA -CSC IST DEGREE			1	-100.0%
Sum:	**4**	**26**	**42**	**-38.1%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
DISORDERLY CONDUCT	1	1		-
FAMILY -ABUSE/NEGLECT NONVIOLENT		2	4	-50.0%
HEALTH AND SAFETY	1	1		-
HIT and RUN MOTOR VEHICLE ACCIDENT		1	1	0%
JUVENILE RUNAWAY		1		-
OBSTRUCTING JUSTICE			2	-100.0%
OBSTRUCTING POLICE		1		-
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS			1	-100.0%
PUBLIC PEACE -OTHER			1	-100.0%

CFS Summary

Reporting Period: August

SEX OFFENSE -OTHER		1		-
TRESPASS			1	-100.0%
Sum:	**2**	**7**	**9**	**-22.2%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
ALARMS	1	30	41	-26.8%
ANIMAL COMPLAINTS	8	53	31	71.0%
JUVENILE OFFENSES AND COMPLAINTS	1	6	3	100.0%
MISCELLANEOUS COMPLAINTS	24	214	216	-0.9%
MISCELLANEOUS TRAFFIC COMPLAINTS	90	513	503	2.0%
NON - CRIMINAL COMPLAINTS	35	294	268	9.7%
SICK / INJURY COMPLAINT	12	92	54	70.4%
TRAFFIC CRASHES	7	85	84	1.2%
TRAFFIC OFFENSES	3	14	3	366.7%
WARRANTS			1	-100.0%
Sum:	**181**	**1,298**	**1,202**	**8.0%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS		3	14	-78.6%
LICENSE / TITLE / REGISTRATION CITATIONS	1	1		-
MISCELLANEOUS A THROUGH UUUU		2	2	0%
Sum:	**1**	**6**	**16**	**-62.5%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
18A STATE CODE FIRE CLASSIFICATIONS			1	-100.0%
Sum:			**1**	**-100.0%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
COURT / WARRANT ACTIVITIES			2	-100.0%
CRIME PREVENTION ACTIVITIES	2	11	24	-54.2%
INVESTIGATIVE ACTIVITIES	6	38	24	58.3%
MISCELLANEOUS ACTIVITIES (6000)	5	39	23	69.6%
MISCELLANEOUS ACTIVITIES (6100)	3	26	32	-18.8%
Sum:	**16**	**114**	**105**	**8.6%**

CCW Report

Incident Number	Report Date	Offense	Case Status Disposition

Out of Area Report

Reporting Period: August

SUMMARY	
Reporting Area	**Duration in Minutes**
ANN ARBOR CITY	438
BRIDGEWATER TOWNSHIP	210
DEXTER CITY	32
DEXTER TOWNSHIP	90
LIMA TOWNSHIP	14
SALINE CITY	91
SCIO TOWNSHIP	418
YPSILANTI TWP	185
Sum:	**1,478**

ANN ARBOR CITY

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260057822	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	WB I94/N WAGNER RD	08/02/2026 23:06:00	62
260058730	DISPATCHED CALLS	Public Relations - WD	300 BLOCK E STADIUM BLVD	08/06/2026 09:30:00	351
260059246	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	200 BLOCK S FIRST ST	08/08/2026 02:15:00	25
				Sum:	**438**

BRIDGEWATER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260064479	BACKUP DISPATCHED CALLS	MSP Calls - WD	12600 BLOCK E AUSTIN RD	08/27/2026 16:25:00	210
				Sum:	**210**

Out of Area Report

Reporting Period: August

DEXTER CITY

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260058685	BACK-UP TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	DEXTER-ANN ARBOR RD/RYAN DR	08/06/2026 02:16:00	32
				Sum:	**32**

DEXTER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260061478	DISPATCHED CALLS		13400 BLOCK OAKRIDGE LN	08/16/2026 14:30:00	90
				Sum:	**90**

LIMA TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260060561	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	EB I94 OFRP/S FLETCHER RD	08/13/2026 01:50:00	14
				Sum:	**14**

SALINE CITY

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260061402	BACKUP DISPATCHED CALLS	Assist Other Law Enforcement Agency	800 BLOCK N ANN ARBOR ST	08/16/2026 02:18:00	91
				Sum:	**91**

SCIO TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260057839	BACKUP DISPATCHED CALLS	Disorderly Person/ Condition - WD	ORANGE BLOSSOM LN/CHESTNUT BLVD	08/03/2026 00:16:00	15

Out of Area Report

Reporting Period: August

260059344	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S WAGNER RD/W LIBERTY RD	08/08/2026 16:25:00	10
260059490	BACKUP DISPATCHED CALLS		W LIBERTY ST/SCIO RIDGE RD	08/09/2026 00:40:00	27
260059502	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	100 BLOCK CHERRY LN E	08/09/2026 02:49:00	55
260059995	BACKUP DISPATCHED CALLS	Death Investigation - Cause Unknown	7000 BLOCK JACKSON RD	08/11/2026 00:49:00	140
260060544	BACKUP DISPATCHED CALLS	Suspicious Circumstances	100 BLOCK CHERRY LN E	08/13/2026 00:01:00	27
260061137	BACKUP DISPATCHED CALLS	Welfare Check	JACKSON RD/S ZEEB RD	08/15/2026 02:35:00	10
260061228	BACKUP DISPATCHED CALLS	Family Trouble	300 BLOCK ORANGE BLOSSOM LN W	08/15/2026 12:52:00	36
260062995	CITATIONS	Traffic Complaint / Traffic Miscellaneous A Complaint	UPON W LIBERTY RD and AT/NEAR S ZEEB RD	08/22/2026 00:50:00	0
260062995	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	W LIBERTY RD/ EAGLE AVE	08/22/2026 00:45:00	10
260063395	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N ZEEB RD/EB I94	08/23/2026 19:05:00	10
260063402	BACKUP DISPATCHED CALLS	Welfare Check	5600 BLOCK JACKSON RD	08/23/2026 19:45:00	16
260063693	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	N ZEEB RD/EB I94	08/24/2026 20:05:00	10
260063943	BACKUP DISPATCHED CALLS	Assault/ Battery/ Simple (Incl Domestic and Police Officer	900 BLOCK RIVER BIRCH CIR	08/25/2026 20:55:00	10
260065286	BACKUP DISPATCHED CALLS	Suspicious Circumstances	200 BLOCK BAKER RD	08/30/2026 23:59:00	42
				Sum:	**418**

Out of Area Report

Reporting Period: August

YPSILANTI TWP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260064783	DISPATCHED CALLS	Agg/Fel Assault - Family - Gun - Domestic	1100 BLOCK S HARRIS RD	08/28/2026 22:55:00	185
				Sum:	**185**

Into Area Report

Reporting Period: August

SUMMARY	
Patrol Area Desc	**Duration in Minutes**
DEXTER-DEXTER TWP-WEBSTER TWP	126
SCIO TWP	179
Sum:	**305**

DEXTER-DEXTER TWP-

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260057481	BACKUP DISPATCHED CALLS	Disorderly Conduct	5000 BLOCK ANN ARBOR SALINE RD	08/01/2026 12:54:00	74
260063723	BACKUP DISPATCHED CALLS	B&E - Burglary - Forced Entry - Residence - Home Invasion	2800 BLOCK S WAGNER RD	08/24/2026 22:25:00	31
	BRIEFING/ SHIFT BRIEFING		3	08/23/2026 23:40:00	21
				Sum:	**126**

SCIO TWP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260057481	BACKUP DISPATCHED CALLS	Disorderly Conduct	5000 BLOCK ANN ARBOR SALINE RD	08/01/2026 12:52:00	86
260058042	BACKUP DISPATCHED CALLS	Agg/Fel Assault - Family - Other Weapon-Domestic	4700 BLOCK SALINE WATERWORKS RD	08/03/2026 19:05:00	35
260058793	BACKUP DISPATCHED CALLS	Suspicious Circumstances	3100 BLOCK W ELLSWORTH RD	08/06/2026 14:45:00	25
260061371	BACKUP DISPATCHED CALLS	Noise Complaint - WD	5000 BLOCK ANN ARBOR SALINE RD	08/15/2026 23:38:00	18
260063723	BACKUP DISPATCHED CALLS	B&E - Burglary - Forced Entry - Residence - Home Invasion	2800 BLOCK S WAGNER RD	08/24/2026 22:43:00	15
				Sum:	**179**

Violations

Reporting Period: August

Violation Description	Violation Count
DISOBEYED TRAFFIC CONTROL DEVICE CONSTRUCTION ZONE	1
DOG AT LARGE FIRST OFFENSE	2
DROVE WHILE LICENSE SUSP/REV/DENIED	2
FAILED TO YIELD	1
HOLDING OR USING A MOBILE ELECTRONIC DEVICE WHILE OPERATING A MOTO	1
IMPEDED TRAFFIC	1
IMPROPER OVERTAKING AND PASSING	1
NO PROOF OF INSURANCE	2
NO PROOF OF REGISTRATION CI	1
SPEEDING 01 - 05 MPH OVER	9
SPEEDING 06 - 10 MPH OVER	6
SPEEDING 11 - 15 MPH OVER	1
Sum:	**28**

Traffic Stops

Reporting Period: August

TS Reason For Contact	Activities Count
Speed	41
Traffic Vio.	45
	86

September 29, 2026

Board of Trustees
Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

RE: Engineering Update for October 6, 2026, BOT Meeting

Dear Trustees,

This is a monthly status update for projects and applications that pass through the Township engineering review process. Items "Under Review" represent applications that have been submitted to the Township and are currently in the process of seeking approval from the Planning Commission / Board of Trustees. "Construction Oversight" is for projects that have been approved and have moved into the construction phase. "Project Closeout" tracks the administrative items at the end of a project (i.e. final punch lists, as-built drawing submittals, recording easements, etc.).

I. Under Review

- Frontier Club, LLC (Golf Club)

  The applicant has indicated that they will submit revised plans to the Township in October. No engineering review was performed on the first submittal because several planning and zoning matters were unresolved that would influence the site civil engineering.

II. Construction Oversight

- Arbor Preserve North & South

  EGLE's "MiEnviro Portal" currently shows the status for both North and South's Part 41 permits as "On Hold". These are the permits related to the wastewater treatment facilities. The portal also shows the status for the National Pollutant Discharge Elimination System (NPDES) permits for both North and South as "Contested". Toll Brothers has informed OHM's inspection team that construction is not expected to begin in 2026 due to pending litigation.

III. Project Closeout

- No projects are currently in the closeout stage

Sincerely,
OHM Advisors

M. C. Moritz

MC Moritz, PE
Client Representative

cc: Marcus McNamara, OHM Advisors

OHM Advisors
3767 RANCHERO DRIVE
ANN ARBOR, MICHIGAN 48108
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

LODI TOWNSHIP

3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

RECEIVED
#2025-018
OCT 07 2025
Lodi Township

NOTICE TO ALL PETITIONERS AND APPLICANTS

LODI TOWNSHIP
APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD

FILING APPLICATIONS OR PETITIONS
You must call and schedule an appointment with the Township Clerk in order to file a petition or application. This includes special use petitions, rezoning petitions, site plan review application, area plan application, etc. Applications or petitions cannot be filed or accepted without an appointment.

AGENDA DEADLINES (PLANNING COMMISSION ONLY)
Application is due the 10th of the month by noon in order to be considered on the next month agenda.
In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy and scope of application.

COMPLETENESS OF APPLICATION
You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections. Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals cannot act on incomplete submission.

APPLICATION FEES
Processing and review fees must be paid when you file your petition, application or appeal. Fees are applied to the Township's costs for publication of legal notices, professional reviews, etc., and are non-refundable. The Lodi Township Fee Schedule lists the base fees required for each application/petition. Petitions and applications that require professional reviews in excess of the number of base hours provided for in the base fee shall be billed for additional hours as outlined in the Fee Schedule.

SITE VISITS
Filing a petition or application gives implied consent for Township Officials and/or consultants to visit the subject site.

PETITIONER'S ACKNOWLEDGEMENT

Upon receipt of this signed application access to subject property is hereby granted to Lodi Township and/or their agents.

I hereby acknowledge that I have read the above, and that I have been given a copy of this notice and a copy of the appropriate fee schedule.

Steven J Mann — Signature

10-7-25 — Date

4/16/2025

LODI TOWNSHIP
APPLICATION FOR SPECIAL DISTRICT FOR LCD OR PUD

Initiating application. An application for a Special District classification for a parcel of land shall be filed with the Township Clerk by the owner(s) of record of such parcel, or by one or more persons acting on behalf of the owner(s) of record of such parcel. The filing shall be in the name of and signed by all owners of record. The applicant shall provide evidence of ownership of all land in a proposed Special District, such as legal title or execution of a binding sales agreement, prior to approval of the application by the Township Board.

1. The Township Board or Planning Commission may initiate the process for a Lodi Central (LCD) Special District classification.

2. Except as provided for in Section 42.302B (Additional Standards for Lodi Central Area Plan Approvals), an Area Plan shall be required as part of an application for Special District approval, with the minimum required information for such plans as specified in Section 42.110 (Required Area Plan Information).

3. All required review fees and escrow deposits shall be paid to the Township at the time the application is filed with the Clerk. An application submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

NAME OF APPLICANT Steven Marsh

APPLYING FOR Area Plan Ammendment

DATE(S) OF PREVIOUS APPROVALS (if applicable): 2005 – Original Approval, 2007 – Dog Park, 2007 – Fox Hut, 2011 – MRI Unit, 2023 (Aug.)

Signature of the Clerk or Designee

Date Sent to the Planning Commission

10/7/2025
Date of Receipt of Application

Date Transferred to Engineer & Planner

Amount of Fee: $1000 app $2000 escrow CK # 12102

4/16/2025

LODI TOWNSHIP
APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR LCD OR PUD

APPLICANT INFORMATION

- **OWNER(S) OF RECORD:** Steven Marsh

Address: 3620 Pleasant Lake Rd Zip Code: 48103

Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com

OR PERSON ACTING ON BEHALF OF OWNER(S) OF RECORD OF SUCH PARCEL: _____

Address: _____ Zip Code: _____

Phone Number: _____ E-mail: _____

The filing shall be in the name of and signed by all Owners of Record. The applicant shall provide evidence of ownership of all land in a proposed Special District such as legal title or execution of a binding sales agreement prior to the approval of the application of the Township Board.

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME Steven Troy Marsh

APPLICANT'S SIGNATURE Steven Marsh **DATE** 10/6/2025

Signature of Owner (if other than applicant): Steven Marsh

Sworn to before me this: 6th day of Oct 2025

Signature: Michelle Lacy

My commission expires: 11-21-25

(Acting in the County of Washtenaw, Michigan)

GENERAL INFORMATION
APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR LCD OR PUD

- **ADDRESS OF PROPERTY** 4940 Ann Arbor Saline RD
- **CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY** P.U.D
- **HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS?** ✓ **YES** ____ **NO**
- **TAX I.D. NUMBER(S) OF PROPERTY** 20-2475359
- **SITE LOCATION Property** is located on (circle one) N S E (W) side of 4940 Ann Arbor-Saline Road between Pleasant Lake and W Ellsworth Roads
- **LEGAL DESCRIPTION OF PROPERTY) PLEASE ATTACH A SEPARATE SHEET)**

  Where a meets and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

- **SITE AREA (ACREAGE) AND DIMENSIONS** 23.44 acres

  Irregular Dimensions - See legal description

- **ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?**

  ☑ **YES**

  ○ **NO**

  PLEASE EXPLAIN:
  This is an ammendment to the area plan, not a first submission.

LODI TOWNSHIP
3755 Pleasant Lake Road
Ann Arbor, MICHIGAN 48103

RECEIVED
OCT 07 2025
#2025-018
Lodi Township

NOTICE TO ALL PETITIONERS AND APPLICANTS

FILING APPLICATIONS OR PETITIONS
You must call and schedule an appointment with the Township Clerk to file a petition or application. This includes special use petitions, rezoning petitions, site plan review application, etc. Applications or petitions cannot be filed or accepted without an appointment.

AGENDA DEADLINES (PLANNING COMMISSION ONLY)
Agenda deadlines are 12:00 noon on Monday four (4) weeks prior to the meeting date. In order to be eligible for inclusion on the agenda, you must file prior to the deadline. Filing prior to the deadline does not necessarily ensure placement on the agenda if the agenda is lengthy.

COMPLETENESS OF APPLICATION
You are hereby advised that it is your responsibility as a petitioner to review all applicable sections of the Lodi Township Zoning Ordinance and the Land Use Development Plan. It is also the responsibility of the petitioner to supply all information required by the applicable Ordinance sections.

Your comprehensive understanding of the Ordinance and the Land Use Development Plan, and your submission of all required information, will help expedite review of your application or petition.

The Planning Commission or Zoning Board of Appeals cannot take action on incomplete submission.

APPLICATION FEES
Processing and review fees must be paid when you file your petition, application or appeal. Fees are applied to the Township's costs for publication of legal notices, professional reviews, etc., and are non-refundable. The Lodi Township Fee Schedule lists the base fees required for each application/petition. Petitions and applications that require professional reviews in excess of the number of base hours provided for in the base fee shall be billed for additional hours as outlined in the Fee Schedule.

Zoning Text Amendment $1,000.00 application fee, $3000.00 escrow deposit, hourly billing applies
Zoning Land (map) Amendment $1,000.00 application fee, $3000.00 escrow deposit, hourly billing applies

SITE VISITS
Filing a petition or application gives implied consent for Township Officials and/or consultants to visit the subject site.

PETITIONER'S ACKNOWLEDGEMENT
I hereby acknowledge that I have read the above, and that I have been given a copy of this notice and a copy of the appropriate fee schedule.

Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.

Steve Marsh — 10-7-25
Signature of Owner — Date

Signature of Owner — Date

Signature of Owner — Date

Any additional Owners please attach signature and date signed to application.

Revised 9.19.2023

LODI TOWNSHIP
APPLICATION FOR AMENDMENT FOR SPECIAL DISTRICT FOR LCD OR PUD

Changes to an approved Special District Area Plan shall be prohibited, except in accordance with this Section. The Planning Commission shall have authority to determine whether a requested change is major or minor, in accordance with this Section. The Planning Commission shall record its determination and reasons therefore in the minutes of the meeting at which the action is taken.

Request for Major/Minor Change:

Requests for approval of a major or minor change to an approved Area Plan shall be made by the applicant in writing. The burden shall be on the applicant to show good cause for any requested change, subject to the standards of this Section.

1. The applicant shall clearly state the reasons for the request, which may be based upon changing social or economic conditions, potential improvements in layout or design features, unforeseen difficulties, or advantages mutually affecting the interest of the Township and applicant; such as technical causes, site conditions, state or federal projects, or changes in state laws.

   The proposed changes to CLC's approved PUD Area Plan add structures and improvements that enhance functionality, safety, and educational value while ensuring compliance with evolving animal welfare standards. They address changing social and economic conditions, improvements in layout and design, and updated USDA and state animal welfare regulations, creating mutual benefits for both the Township and CLC.

2. The request shall be filed with the Township Clerk. The Clerk shall transmit the request to the Planning Commission for review and action.

3. All required review fees and escrow deposits shall be paid to the Township at the time the request is filed with the Clerk. A request submitted without the required fees and escrow deposits shall be considered incomplete, and shall be returned to the applicant.

Area Plan

LODI TOWNSHIP

APPLICATION FOR ~~SITE PLAN~~ APPROVAL AND/OR PRELIMINARY PLAT APPROVAL

NAME OF APPLICANT Steven Marsh

APPLYING FOR

_____ Preliminary Site Plan

_____ Final Site Plan

_____ Combined Preliminary and Final Site plan
(Combination is at discretion of Planning Commission)

_____ Tentative Preliminary Plat

_____ Final Preliminary Plat

_____ Final Plat

✓ ~~Minor Site Plan Revision~~ Area Plan Ammendment

_____ Conventional, Manufactured Home, Commercial or Industrial Site Plan

_____ Meets and Bounds Site Plan

WILL PROJECT BE PHASED? _____ Yes ✓ No

IF PROJECT IS PHASED COMPLETE THE FOLLOWING:

- Total Number of Phases _____
- Phase Number of Current Application _____
- Name and Date of Preliminary Site Plan Approval
  _____
- Date of Previous Phase Approvals:
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____
  Phase # _____ Date _____

SEEKING ADDITIONAL APPROVAL FOR A CONDITIONAL USE _____ Yes ✓ No

Signature of the Clerk or Designee

_____
Date Sent to the Planning Commission

10/7/2025
Date of Receipt of Application

_____
Date Transferred to Engineer & Planner

Amount of Fee: $1000 app / $2000 escrow #12102

Revised 10/27/2021

LODI TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW AND/OR PLAT REVIEW

GENERAL INFORMATION

- NAME OF PROPOSED DEVELOPMENT Copper Leaf Crossing
- ADDRESS OF PROPERTY 4940 Ann Arbor Saline RD
- CURRENT ZONING DISTRICT CLASSIFICATION OF PROPERTY P.U.D
- HAS THIS PROPERTY BEEN THE SUBJECT OF A REZONING REQUEST, ZONING BOARD OF APPEALS PETITION OR OTHER TOWNSHIP ACTION WITHIN THE PAST FIVE YEARS? ✓ YES ____ NO
- TAX I.D. NUMBER(S) OF PROPERTY 20-2475359
  PART OF SECTION ____

SITE LOCATION Property is located on (circle one) N S E W side of Ann Arbor-Saline Road between Pleasant Lake and W Ellsworth Roads

- LEGAL DESCRIPTION OF PROPERTY) PLEASE ATTACH A SEPARATE SHEET)

  Where a meets and bounds description is used, lot line angles or bearings shall be indicated on the plan. Lot line dimensions and angles or bearings shall be based upon a boundary survey prepared by a registered surveyor and shall correlate with the legal description.

- SITE AREA (ACREAGE) AND DIMENSIONS 23.44 acres
  Irregular Dimensions - See legal description

- ARE THERE ANY EXISTING STRUCTURES ON THE PROPERTY?
  ✓ YES __ NO

  PLEASE EXPLAIN:
  This is an ammendment to the area plan, not a first submission.

LODI TOWNSHIP
APPLICATION FOR SITE PLAN APPROVAL AND/OR PRELIMINARY PLAT APPROVAL

APPLICANT INFORMATION

- **APPLICANT'S NAME:** Steven Marsh

  Company: Copper Leaf Crossing

  Address: 4940 Ann Arbor Saline RD Zip Code: 48103

  Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com

- **PROPERTY OWNER'S NAME:** Steven & Victoria Marsh

  Company: Copper Leaf Crossing

  Address: 4940 Ann Arbor Saline RD Zip Code: 48103

  Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com

- **DEVELOPER'S NAME:** Steven Marsh

  Company: Copper Leaf Crossing

  Address: 4940 Ann Arbor Saline RD Zip Code: 48103

  Phone Number: 734-883-8926 E-mail: smarsh@copperleafcrossing.com

- **ENGINEER'S NAME:** Todd Dailey

  Company: Dailey Engineering Inc.

  Address: 8485 Stephenson Rd.Onsted, MI Zip Code: 49265

  Phone Number: 517-467-9000 E-mail: todddailey@me.com

- **ARCHITECT/PLANNER'S NAME:** See Engineer

  Company: _____

  Address: _____ Zip Code: _____

  Phone Number: _____ E-mail: _____

The applicant indicated above must sign this application. All correspondence regarding the application and plan will be directed to the applicant. If the application is not the property owner, the owner's signed consent must be provided with this application.

Revised 10/27/2021

LODI TOWNSHIP
APPLICATION FOR SITE PLAN REVIEW AND/OR PLAT REVIEW

PROPOSED LAND USE

____ RESIDENTIAL ____ OFFICE ____ COMMERCIAL
__✓__ OTHER (PLEASE SPECIFY) Planned Unit Development

- NUMBER OF UNITS N/A
- TOTAL FLOOR AREA OF EACH UNIT N/A
- GIVE A COMPLETE DESCRIPTION OF THE PROPOSED DEVELOPMENT
  This is an update to the Area plan with changes to update to match current federal, and state regulations, as well as changes to improve saftey, care, and public benefit/education.

ESTIMATED COSTS

- BUILDINGS AND OTHER STRUCTURES ____
- SITE IMPROVEMENTS ____
- LANDSCAPING ____
- TOTAL ____

ESTIMATED DATES OF CONSTRUCTION

- INITIAL CONSTRUCTION ____
- PROJECT COMPLETION ____
- INITIAL CONSTRUCTION OF PHASES (IF APPLICABLE) ____
- COMPLETION OF SUBSEQUENT PHASES (IF APPLICABLE) ____
- ESTIMATED DATE OF FIRST OCCUPANCY ____

IDENTIFY EACH DRAWING SUBMITTED BY NAME OF PLAN OR DRAWING, DATE AND DRAWING NUMBER (ATTACH ADDITIONAL SHEET IF NECESSARY)

C-1 Area plan Overview
C-2 Area plan enlarged
C-3 Parking improvments

APPLICANT'S DEPOSITION

I hereby depose and certify that all information contained in this application, all accompanying plans and all attachments are complete and accurate to the best of my knowledge.

APPLICANT'S PRINTED NAME Steven T Marsh

APPLICANT'S SIGNATURE [signature] **DATE** 10-7-25

Signature of Owner (if other than applicant): _____

Sworn to before me this: 7th day of October 2025

Signature: Michelle K Foley

My commission expires: 11-21-25

(Acting in the County of Washtenaw, Michigan)

MICHELLE K. FOLEY
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Nov. 21, 2025
Acting in the County of Washtenaw

RECEIVED
OCT 07 2025
#2025-018
Lodi Township

Application Narrative – Copper Leaf Crossing

Copper Leaf Crossing is an **animal care and education campus** with veterinary services, boarding, stables, pastures, and public programs. Over time, the site has **grown within its original purpose**, with the buildings used for different animal-related needs, much like a farmstead where spaces are put to work in new ways as things change, while keeping the same rural and educational character. The property hosts school field trips, tours, and community events that let people connect with animals and learn about conservation. The proposed updates—better fencing, small shelters, improved enclosures, walkways, and parking upgrades—are needed to meet **USDA and DNR rules**, keep animals safe, and make the site easier to use. These changes help protect the animals, improve safety for visitors, and keep the site a steady, useful resource for Lodi Township.

Signature: Steven J. Marsh

Date: 10-7-25

Deviances

Deviance One- Lodi Township
Copper Leaf Crossing

Deviation: Transition buffer encroachment
Description: Site element 23- Livestock Fence
Notes: Applicant to provide specific deviation request. Example - The transition buffer requirement is 30ft, and we are requesting a deviation of a 20ft transition buffer.

The Creature Conservancy is in the process of applying to the Zoological Association of America. This institution requires a 6ft buffer between perimeter fences and animal containment fences. While the current fence will stay on the property line, we will build an animal containment fence 6ft into the property line. While this will still be within the transition buffer, the two adjoining property owners have had the emus that occupy this enclosure against their property line for years, and have expressed enjoyment about their presence near their property.
We are requesting a deviation of a 6ft transition buffer.

Deviance Two- Lodi Township
Copper Leaf Crossing

Deviation: Transition buffer encroachment

Description: Site elements 6, 30, 31, and 32 - Bird and Aviary Enclosure

Notes: Applicant to provide specific deviation request. Example - The transition buffer requirement is 30ft, and we are requesting a deviation of a 20ft transition buffer.

The transition buffer requirement is 30ft, and we are requesting a 20ft transition buffe, or a 34% deviance. The purpose of this deviation is to continue to use the shade of the trees to protect the birds in enclosures 6, 30, 31, and 32 from the sun.

Deviance Three- Lodi Township
Copper Leaf Crossing

Deviation: Transition Buffer Encroachment

Description: Site element 29- Canine enclosure

Notes: Applicant to provide specific encroachment measurements for each fence… example- the outside fence is XX feet from the property line. Note: Applicant previously received approval from the township for the location of the fences from the property lines.

The encroachment measurements have been provided to the township on multiple occasions, including our last submission. Additionally, the enclosure was inspected on March 3, 2026, and we have again provided that site inspection.

Non Conformances

Non-Conformance One- Lodi Township
Copper Leaf Crossing

Non-Conformance- Site Element- Item One: Livestock Enclosure Landscape Strip Encroachment.
Description: Fence for livestock enclosure.
Notes: The applicant states the fence was installed long before the township had a landscape strip requirement.

This fence was a reminant of the original farmstead and was present when the property was purchased in the early 2000s. The fence can be seen on area plans dating back to 2004 when the PUD was originally approved.

Non-Conformance Two- Lodi Township
Copper Leaf Crossing

Non-Conformance- Cargo containers (were removed from current area plan submission).
Description: 8 Cargo containers - 4 by building C and 4 by building L
Notes: Applicant States Containers were purchased before 2019, when the ordinance went into effect. Emails between the township and the applicant from 2023 show the applicant was donating the containers as an effort to be in compliance. Applicant states additional emails questioning the township about the removal exist. The PC will refer to the board for review and final determination of non conformance request.

We have attached copies of the receipts from the containers showing they were purchased in 2018. Additionally, we have attached emails relevant to past communications regarding these cargo containers.

Item Ten- Lodi Township

Item Ten- Lodi Township
Copper Leaf Crossing

Item: Page 16- 6a. Information Provided - Section 42. 110 Required Area Plan Information.
Description: Provide a Draft of Area Plan agreement or statement.

Copper Leaf Crossing agrees to comply with the development and uses outlined by the finalized Area Plan.

Item Thirteen- Lodi Township
Copper Leaf Crossing

Item: Page 13- 6d. Information Provided - Section 42. 110 Required Area Plan Information
Description: Conceptual drawings of exterior building façade for principal buildings and building additions, drawn to appropriate scale.
Notes: Need for site Element M- Storage Building.

At this time, we are not certain of the future of this building. While razing it is definitely on the table, if we choose to keep the building as a storage structure, we will remodel the outside to match the façade of the other buildings on campus. This would look like white steel siding, with a green wainscot roof.

Fwd: Cargo units

Inbox ×

Steve Marsh <steve@copperleafcrossing.com> 11:27 AM (2 hours ago)
to me

---------- Forwarded message ---------
From: **Steve Marsh** <steve@copperleafcrossing.com>
Date: Fri, Feb 16, 2024, 10:17 AM
Subject: Cargo units
To: Ari Goldstein <ADG@deverebyissa.com>

Hello,
I'm not sure if Mark ever was able to meet with Jesse to talk, but one thing we were looking for an answer to was the cargo unit ban they put in. We have requested added many times (I can give you all the dates if needed) and never heard back. They gave us 2 weeks to figure out how to get rid of them, and we donated about look through all their minutes, and their previous ordinances I cannot find an earlier reference to the ban than 2019. We got them before 2019, and should have bee but they insist the ban has always been an ordinance. When requested they don't respond.
We are hoping to get that date from them asap. Mark had thought he could talk to Jesse about it, because it shouldn't be a FOIA request, they are just required to when requested. It's a good point to show that they need to slow down before issuing us violations without good consideration before-hand.

Sorry for dropping so much on you! Thank you,

Alex

Reply Forward

REVIEW | Staff Me | Untitled | Area Pla | Untitled | Meeting | Townshi | Universit | facade -

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Search mail

Active

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4,224

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22

---------- Forwarded message ---------
From: **Steve Marsh** <steve@copperleafcrossing.com>
Date: Wed, Jan 10, 2024, 9:24 AM
Subject: Area Plan
To: <mje@deloofdevereby.com>

Hi Mark,
I'm thinking of sending email to Jan, cc Christina and maybe Cindy and Craig.
Yes? No?

Hi Jan,
We are working on updating our area plan and need information from you as part of the process.

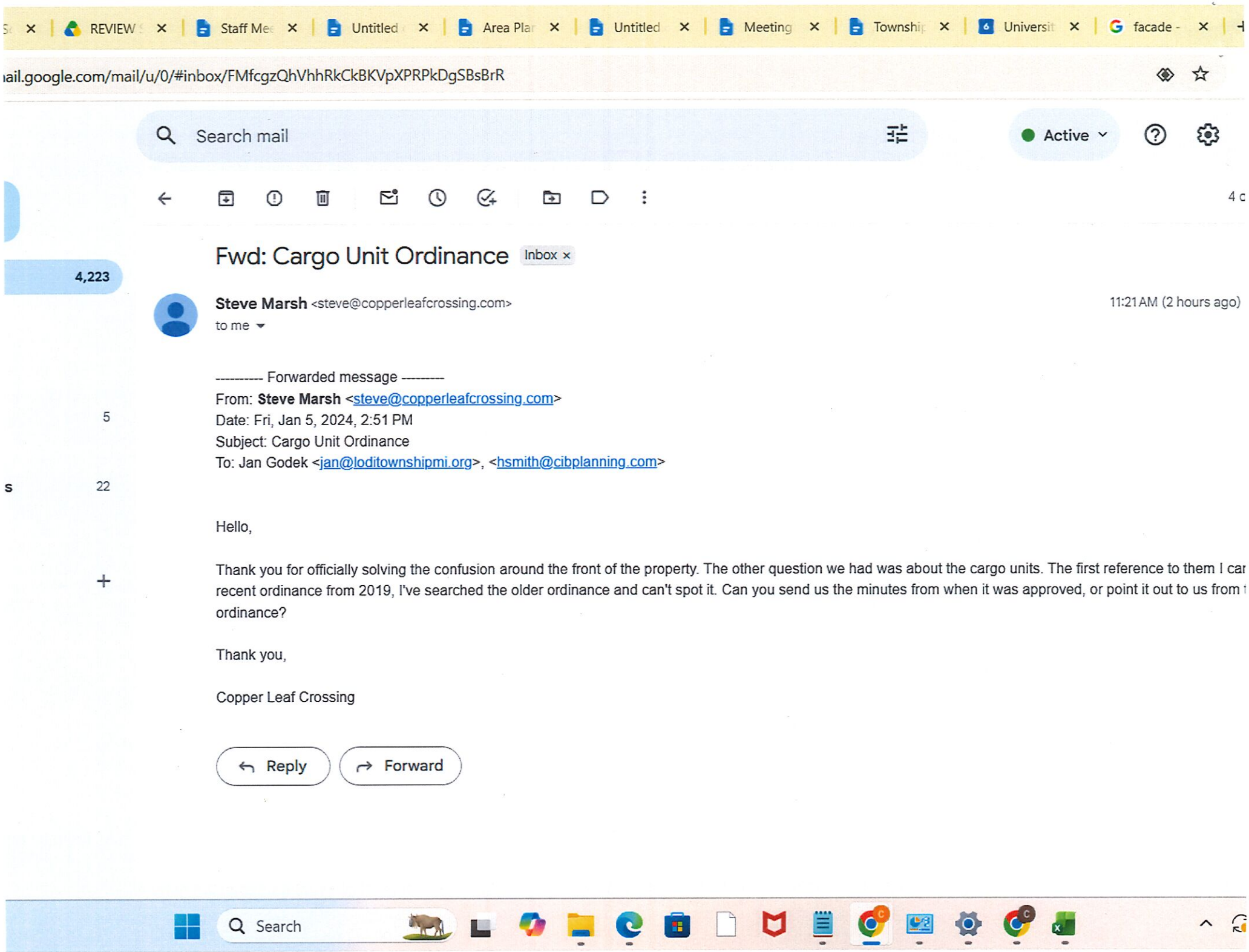
We have searched the zoning ordinances as best we can, and the first reference we can find to cargo units being banned was in 2019. Can you point us to the me the ban was approved if it was earlier than 2019?

We have made the request for this information several times in person, via emails and at township meetings. Producing an accurate area plan for the township is c answer to this question.

Thanks,
Steve

Reply Forward

Search


REVIEW
Staff Me
Untitled
Area Pla
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Meeting
Townshi
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facade -
ail.google.com/mail/u/0/#inbox/FMfcgzQhVhhRkCkBKVpXPRPkDgSBsBrR
Search mail
Active
4 c
Fwd: Cargo Unit Ordinance
Inbox ×
4,223
Steve Marsh <steve@copperleafcrossing.com>
to me
11:21 AM (2 hours ago)
---------- Forwarded message ---------
From: Steve Marsh <steve@copperleafcrossing.com>
Date: Fri, Jan 5, 2024, 2:51 PM
Subject: Cargo Unit Ordinance
To: Jan Godek <jan@loditownshipmi.org>, <hsmith@cibplanning.com>
5
s
22
Hello,
Thank you for officially solving the confusion around the front of the property. The other question we had was about the cargo units. The first reference to them I car
recent ordinance from 2019, I've searched the older ordinance and can't spot it. Can you send us the minutes from when it was approved, or point it out to us from t
ordinance?
Thank you,
Copper Leaf Crossing
Reply
Forward
Search

September 18, 2026

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

RE: **Copper Leaf Crossing Planned Unit Development REVISED Area Plan Amendment, 4940 Ann Arbor Saline Road**
23.44 acres, located at the northwest corner of Ann Arbor Saline Road and Pleasant Lake Road. Parcel #M-13-14-400-025, zoned PUD, Planned Unit Development.

Description of Application:	The applicant has submitted a Major Area Plan Amendment for the existing facility at Copper Leaf Crossing to reflect current operations, proposed additional improvements, and elements of the original development that were not constructed and are no longer proposed.
Site Location:	4940 Ann Arbor-Saline Road – northwest corner of Ann Arbor-Saline Road and Pleasant Lake Road Parcel number: M-13-14-400-025
Applicant:	Steven Marsh 4940 Ann Arbor-Saline Road Ann Arbor, MI 48103
Current Zoning:	PUD, Planned Unit Development
Plan Date:	9/15/2026 *(original dated 9/29/2025, 5/28/2025)*

Dear Planning Commissioners:

At your request, we have completed our review of the above **REVISED** major amendment to the area plan for Copper Leaf Crossing, which is an existing Planned Unit Development (PUD). The application notes that the amendment consists of additional structures and improvements to the property to enhance functionality, safety, and educational value while ensuring compliance with evolving animal welfare standards. The **REVISED** amendment submittal includes revised plans, supplemental information in response to questions from the Planning Commission, and additional attachments. This review letter is an updated version of the original review (*dated 11-21-25*); **Updated review comments are detailed in BLUE.** Many of the original comments still apply; the blue comments only reflect any updated information received with the re-submittal.

August 2026: The above revised area plan amendment was discussed at the June 23, 2026, Planning Commission meeting. The applicant has since provided updated information addressing some of the comments and questions from the Planning Commission's discussion. Similar to the comment in blue above, this is an updated version of the original review (*dated 11-21-25*) and updated review (*dated 6-16-26*). **Updated review comments based on the supplemental information provided by the applicant are detailed in RED.**

September 2026: The above revised submittal was discussed at the August 25, 2026, Planning Commission meeting. The applicant has since provided a revised area plan and information addressing comments and questions from the August Planning Commission meeting. Similar to the comments above, this is an updated version of the original review (*dated 11-21-25)* and updated reviews (*dated 6-16-26 and 8-21-26).* Previous comments may still apply; the purple comments only reflect any updated information received with the re-submittal. **Updated review comments based on the revised area plan and supplemental information provided by the applicant are detailed in PURPLE.** Comments are also marked with a highlighted September 2026, to help identify them easier.

OHM Advisors
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com



Context Map. Subject property and surrounding zoning. Subject property outlined in red.

DEVELOPMENT BACKGROUND

As you may recall, the subject property was rezoned from AG (Agricultural) to PUD (Planned Unit Development) in 2002 with several buildings related to animal care and animal-related activities. The final site plan for the site was approved in 2004 and included retail/office space, a veterinary hospital, grooming and small animal boarding, a horse stable and arena, a greenhouse, plant/produce stand, along with a parking lot for the complex and similar amenities.

In 2023, the applicant submitted an application for a minor site plan revision to make changes to the overall outdoor fenced area. Upon consideration of that application, there was discussion about use of the property relative to the uses originally approved as part of the PUD. At the August 2023 Planning Commission meeting, the Planning Commission approved the canine fencing and noted that the applicant should work a modification to the PUD that reflect the current and future uses of the property.

In July 2024, the Planning Commission considered a request for a determination from the applicant of a major/minor amendment to the existing PUD and area plan. Upon review of the information provided, the Planning Commission determined that the changes submitted for the Copper Leaf Crossing area plan constituted a major change, noting in the findings of fact that the proposed changes fell under those listed as major in *Section 42.106.B.*

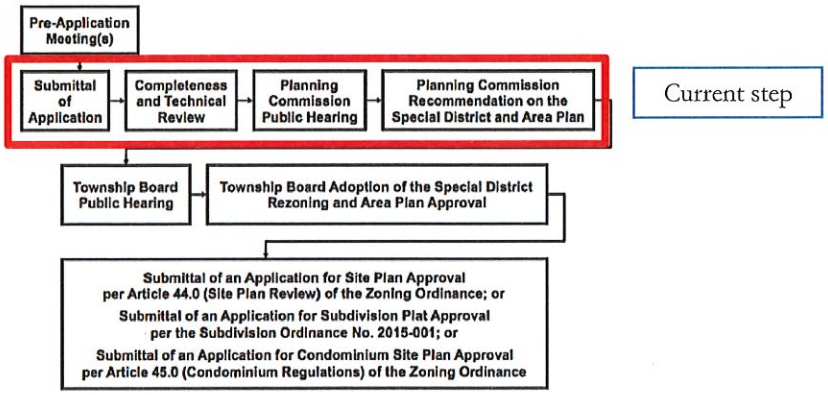
The Planning Commission considered the proposed area plan at its November 2025 meeting, where given the extent of the outstanding questions, the Commission agreed to compile a list of questions and additional information needed to be forwarded to the applicant. Over the following months, the Commission compiled, consolidated, and sent the applicant a list of questions and needed information. The applicant has provided a revised set of plans, along with supplemental information addressing the list (*plans dated May 28, 2026*).

Section 42.106.B of the Zoning Ordinance states that major changes shall require an amendment to the approved area plan following the procedures and standards for a new application per *Section 42.102.A Special District Approval Procedures.*

DEVELOPMENT PROCESS

Article 42.0 of the Lodi Township Zoning Ordinance outlines the process for a Special District development, which includes a Planned Unit Development (PUD). *Section 42.106 Amendment* outlines the process for changes to an approved special district area plan. As noted above, a major change requires an amendment to the approved Area Plan following the procures and standards for a new application. The process for a new application is as follows:

Special District Approval Process



The Planning Commission is tasked with holding a public hearing; reviewing the area plan and application materials; and making a recommendation to the Township Board.

The area plan shows the overall development concept, general site layout, and any proposed deviations from Zoning Ordinance requirements. Approval of the Special District classification and area plan by the Township Board indicates its acceptance of the overall development concept and approved deviations, as well as acceptance of general layout, land uses, and building design/location.

If the amended area plan is approved following the process above, the applicant will submit for site plan approval following the preliminary/final site plan process and standards.

SPECIAL DISTRICT REVIEW COMMENTS

A Planned Unit Development (PUD) is considered a Special District. *Section 42.102.B Standards of Application Review* lists the review standards for a Special District application. While the Special District is existing, the area plan amendment is required to be reviewed following the process and standards for a new application. Per *Section 42.102.B*, the Planning Commission shall determine and provide evidence in its report to the Township Board that the application meets the standards. The standards are listed below, along with our review comments:

1. *The proposed development shall conform to the Master Plan, or represents land use policy which, in the Planning Commission's opinion, is a logical and compatible extension of Master Plan policies.*

   Comment: The subject site is within the "Lodi Central" designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. The Lodi Central concept plan shows Office for the front portion of the site and Open Space for the rear of the site. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds is also within the Lodi Central area, which facilitates groups of people for special events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

2. *The proposed development shall conform to the intent, regulations, and standards of the proposed Special District and this Ordinance.*

   Comment: The intent of the Special District designation is to permit flexibility in the regulation of land development and encourage efficiency and innovation in design, layout, structures, etc. The Special District

designation allows the Township to approve limited deviations from use or development standards specific to a site or project. Development of a complex with multiple uses on one site is compatible with the intent of a Special District designation. Review comments on conformity with the regulations and standards associated with a Planned Unit Development Special District are detailed in this letter. It should be noted the Township has the ability to grant limited deviations within a Special District designation.

3. *The proposed development shall be adequately served by municipal facilities and services such as, but not limited to, roads, police and fire protection, and drainage courses unless such facilities and services can be provided by the persons or agencies responsible for the development where allowed by this Ordinance.*

   Comment: The site was approved and has operated as an animal-related complex; however, as noted, the use has evolved beyond what was originally approved and now includes the educational center. The center provides for field trips, tours, and community events, which may have a greater impact on roads, emergency services, etc. The applicant has indicated that the site has operated in this capacity previously; the applicant may provide additional information showing that it is adequately served by existing facilities and services.

4. *Common open space, other common properties and facilities, individual properties, and all other elements of the development are so planned that they will achieve a unified open space and recreation area system, with open space and all other elements in appropriate locations, suitably related to each other, the site, and surrounding lands.*

   Comment: The development is not a residential development requiring dedicated open space.

5. *The applicant shall have made satisfactory provisions to ensure that those areas shown on the plan for use by the public or by occupants of the development will be or have been irrevocably committed for that purpose. Provisions shall have been made to provide for the financing and maintenance of improvements shown on the plan for open space areas, and common use areas which are to be included within the development.*

   Comment: The use description indicates that the site area is open to the public as part of the educational center use, as well as services such as animal grooming and boarding. The development is not a residential development necessitating dedicated open space or provisions for financing and maintenance of common spaces.

6. *The location of the proposed uses, layout of the site, and roads access shall be such that traffic to, from, and within the site will not be hazardous or inconvenient to the project or to the neighborhood. In applying this standard the Planning Commission shall consider convenient routes for pedestrian or other non-motorized traffic, relationship of the proposed project to main thoroughfares and road intersections, and the general character and intensity of existing and potential development in the surrounding area.*

   Comment: The access drives to the site are existing and not proposed to change within the area plan amendment.

7. *The proposed use(s), mix of housing unit types and densities, or mix of residential and non-residential uses shall satisfy the intent of the proposed Special District, conform to the applicable use standards and limitations, and be acceptable in terms of convenience, privacy, compatibility, and similar standards. Where applicable, the Planning Commission shall determine that noise, odor, light, or other external effects that are connected with the proposed uses will not adversely affect adjacent and neighboring lands and uses.*

   Comment: The proposed uses within the amended area plan have evolved beyond what was originally improved and now includes the educational center element, including hosting field trips, tours, and community events. While the original uses implied short-term stays of animals (i.e. boarding, kennel, grooming), it is our understanding that the Creature Conservancy portion of the use now includes permanent housing of animals, many of which do not fall under the ordinance definition of a domestic animal or farm animal. It is not clear if elements of this operation may have adverse impacts on neighboring land uses. It should be noted that any operation is expected to comply with Township ordinances, including the Noise Ordinance. The revised submittal includes more detailed information about what animals are housed on-site and provides safety information/protocols for animals and details about waste management practices. It is our understanding that

the applicant has installed a sound measuring device on the site. The submittal also indicates that over 100 trees have been planted in the canine enclosure to mitigate noise impacts to neighboring properties, as well as privacy slats in the fencing.

8. *The proposed development shall create a minimum disturbance to natural features and landforms.*

   Comment: The facility will likely not cause a disturbance to natural features and landforms. Much of the facility is already existing, and the subject property has minimal natural features on the site. Surrounding land includes single-family residences, some wooded areas, and farmland; the operation will likely not create disturbance to these in terms of landforms.

Section 42.200 Special District General Standards of the Zoning Ordinance lists additional standards that apply for any special district. These address access, public improvements, open space and common areas, etc. Our comments on these review standards are listed below.

1. *Sec. 42.201 Vehicular Access.* The lot has vehicular access from public roads and does not include private roadways or dwelling units. This standard is met.
2. *Sec. 42.202 Pedestrian Access.* The site appears to have pedestrian access to building entrances and around the site from the parking lots. The applicant should clarify which buildings visitors can access to ensure sufficient and accessible pathways are provided. It does not appear that sidewalks to outside of the site are provided; however, there are not existing off-site pedestrian pathways on Ann-Arbor Saline Road or Pleasant Lake Road in that area to connect to. The revised submittal indicates there is public access to Buildings A, B, C, K, and L. These buildings appear to all have access via paved walkways.
3. *Sec. 42.203 Road Design.* The development does not include internal public or private roads. This standard is met.
4. *Sec. 42.204 Public Improvements.* It is our understanding that stormwater management facilities and systems and utilities were put into place at the time of original approval and construction. New additional buildings (beyond what was originally approved) are not proposed. We defer to the Township Engineer if additional engineering and outside agency review is needed. The facility already has internal lighting and sidewalks installed.
5. *Sec. 42.205 Open Space Regulations.* This standard typically applies to residential developments and is not applicable to a commercial facility.
6. *Sec. 42.206 Common Areas and Facilities.* This standard typically applies to residential developments and is not applicable to a commercial facility.

PLANNED UNIT DEVELOPMENT (PUD) AREA PLAN REVIEW COMMENTS

1. **PUD Eligibility.** *Section 42.301 Planned Unit Development (PUD) District* addresses the PUD option. Within this section, *Section 42.301.A* lists the eligibility criteria for a PUD, requiring that the application and Area Plan be compatible with the criteria. While the property is already established and zoned as a PUD, the Planning Commission and Township Board must determine if the proposed amendment to the PUD is still compatible with the criteria. These criteria, along with our review comments, are listed below:

   a. Compatibility with the Special District intent. *The proposed PUD is consistent with the intent and scope of this Article.*

      Comment: The intent of Special Districts is to permit flexibility in the regulation of land development and encourage innovation and efficiency in land use and design. The intent of the PUD option is to encourage collaboration between developer and Township in the development process to allow the developer creativity in their approach to land use and development than otherwise permitted under the ordinance. It allows flexibility in design to allow the developer to take advantage of site features and allows limited deviations from the ordinance standards, to be approved by the Township Board as part

of the area plan. The site was previously approved as a PUD with a complex of different uses related to animal care (i.e. veterinary clinic, grooming, boarding, stables and riding arenas, etc.) along with a retail component. The proposed amendment includes the additional use of the educational facility and long-term care of animals. The nature of multiple different, but related, uses on one site is compatible with the intent of the Special District.

b. Compatibility with the Master Plan. *The proposed PUD is compatible with the adopted Master Plan and consistent with the planned character of the proposed development area, as expressed in the Master Plan.*

Comment: The subject site is within the "Lodi Central" designation of the Master Plan, which is centered around the Ann Arbor Saline Road and Pleasant Lake Road intersection and is the primary hub of a mix of commercial, office, residential, and government uses. On the concept plan for the area, the front portion of the site is designated as Office and the rear portion is designated as Open Space. The Master Plan details goals of limiting commercial development to the Lodi Central area to preserve the agricultural areas and rural residential character elsewhere in the Township. It may be noted that the Farm Council Grounds are also within the Lodi Central area, and facilitates groups of people for special events, programs, etc., which may be in a similar fashion or likely on a larger scale than is facilitated at the subject site.

c. Availability and capacity of Services. *The proposed type and intensity of use will not exceed the existing or planned capacity of necessary services and facilities, including police and fire protection, traffic capacity of the Township's public roads, drainage, and stormwater management facilities. In addition, the proposed type and intensity of use will not exceed the anticipated availability of water via a private well or a municipal water system available to the site, or the suitability of soils for a private septic system or capacity of an existing or planned municipal sewer system available to the site. The Township Board shall have the authority to deny or postpone a proposed development if, in its opinion and after recommendation from the Planning Commission, the proposed development will result in premature development of the area involved or will result in improper rescheduling of various public improvements such as, but not limited to, roads, utilities, and schools.*

Comment: The site was originally approved with several of the existing uses, so it is assumed that services and facilities were constructed with appropriate capacity for these uses. The amendment to the area plan includes the addition of an educational facility use, which hosts public programs, field trips, tours, and community events. This use is likely to increase the number of visitors to the site on a regular basis and it is not clear if facilities such as the well and septic system are properly proposed to accommodate this increased intensity. In addition, it may mean increased demand for other services and facilities (such as emergency services and roads). However, it should be noted that the site has been already operating in this capacity for some time. The applicant may be able to provide information showing that facilities are sufficient to support the uses and structures included in the proposed area plan amendment. The applicant narrative submitted with the revised plans provides further information regarding the site's well and septic. The narrative details what the wells were designed to support and that the current usage is less than the usage they were designed for, due to buildings not being constructed and the change in nature of uses on-site. It also indicates that the septic drain fields were recently improved at the recommendation of the County Health Department.

d. Sufficient land area for proposed uses. *The proposed PUD site includes sufficient contiguous land area to comply with all applicable regulations of this Ordinance, to adequately serve the needs of all permitted uses in the PUD project, and to ensure compatibility between uses and the surrounding area.*

Comment: The PUD was originally approved with a number of animal-related uses, including the veterinary, boarding/grooming, horse stables and arena, for which it is assumed the site is sufficient to support. It is our understanding that the educational facility includes long-term or permanent care of animals, some of which are regulated by USDA, DNR, or other agencies. The applicant should provide

information demonstrating that the land area is sufficient to support the educational facility and animal care. The revised submittal provides details about inspections from regulating agencies for animal care which ensure that living conditions and care are properly provided.

e. Single ownership or control. *The development will be under the ownership or control of a single person or entity having responsibility for completing and maintaining the project in conformity with this Article and Ordinance.*

Comment: It is our understanding that the site is owned and operated by the Copper Leaf Crossing organization.

f. Economic impact. *The proposed development will not impede the continued use or development of surrounding properties for uses that are permitted in the Zoning Ordinance or planned in the adopted Master Plan.*

Comment: The surrounding area is zoned AG Agricultural and C-1 Commercial and is designated in the Master Plan as residential (to the north and south), office/commercial (to the east and south), and Agriculture (to the west). It does not appear that the development would impede development or continued use of properties for these designations from an economic perspective.

g. Location. *The proposed development is located in an area of the Township suitable and desirable for such development, and consistent with Township Master Plan policies regarding land uses and density.*

Comment: The development is located in the "Lodi Central" area of the Master Plan, which is intended to be the commercial center of the Township. In terms of the services provided on the site, this is a reasonable location for the use as office and commercial uses are encouraged to be located in this area. It may be noted that the property abuts single-family residences, which may not be determined to be compatible with adjacent land uses.

h. Additional eligibility criteria. *The application and Area Plan are compatible with one (1) or more of the following additional criteria:*
   i. *Conservation of open space. Long-term conservation of open space, agricultural lands, or lands with significant natural features in the Township will be achieved in accordance with the adopted Master Plan.*
   ii. *Preservation of natural resources. Long-term conservation of natural resources will be achieved, where such resources of the Township would otherwise be destroyed or degraded by development as permitted by the underlying zoning district(s).*
   iii. *Public benefit. A recognizable and material benefit will be realized by the future users of the development and the Township as a whole, where such benefit would otherwise be unachievable under the provisions of this Ordinance.*
   iv. *Remediation and redevelopment. The development includes remediation and redevelopment of a site classified as a brownfield under state or federal law, containing one (1) or more functionally obsolete buildings, or otherwise determined to be subject to unusual physical constraints or hardships that would prevent reasonable use or development in accordance with the strict application of this Ordinance.*

Comment: The use is an animal-related service(s) and a unique educational facility that draws visitors to the community, which may not be possible to provide in the same fashion under the regular provisions of the Ordinance. The Planning Commission and Township Board should review the information provided and determine if the proposed development is compatible with the additional eligibility criteria.

2. **Use.** The provided area plan proposes to continue as a facility for animal-related uses and includes several of the uses that were originally approved in the PUD. The proposed amendment to the area plan includes the addition of the educational facility and our understanding is that this includes long-term or permanent care for several animals on the site. The project narrative indicates that the property hosts school field trips, tours, and community

events that help people learn about conservation and animals. It also indicates that changes are needed to meet USDA and DNR rules, keep the animals safe, and improve usability of the site. It is our understanding that a number of animals that are present on the site are regulated by USDA, DNR, or other regulating agencies.

Section 42.301.B Limitations on Use of the zoning ordinance states that a PUD District may include any land uses listed in *Article 20.0* subject to applicable use standards and are limited to those that are "compatible with the Township's adopted Master Plan, and that are harmonious and compatible with, and not harmful, injurious, or objectionable to, existing and future uses in the immediate area."

Our understanding of the area plan is that the proposed use of the site is a complex of related animal businesses, with the primary uses of the Veterinary Hospital, Kennel/Boarding with Grooming, and the educational facility which includes the long-term or permanent care of animals, many of which do not fall under the definition of a domestic or farm animal. *Article 20.0 (Table of Uses)* does not specifically list and define a use such as an animal sanctuary, zoo, or long-term care of non-domestic animals associated with educational programs. That said, *Section 20.04* does state that land uses that are substantially similar to a use allowed within a zoning district shall also be allowed. The Planning Commission and Township Board may find that the proposed long-term animal care and educational facility is similar to a use listed in the table. Institutional Uses, as defined below, include uses of an educational character and centers for cultural activities similar to a museum or library.

> ***Institutional Uses.*** *The following specific uses of an educational, social, or religious character, as defined or used in this Ordinance:*
>
> *a. Public and private elementary and secondary schools, business schools or private schools operated for profit, and institutions for higher education.*
> *b. Auditoriums, theaters, concert halls, and similar places of assembly.*
> *c. Libraries, museums, and similar centers for cultural activities.*
> *d. Churches, temples, and other places of worship, private clubs, civic clubs, fraternal organizations, and lodge halls.*
> *e. Post offices.*

The Planning Commission should review the information provided and determine if the proposed use is substantially similar to an Institutional Use, or a different use, listed in *Article 20.0*. The Planning Commission should detail findings on the similarity of the proposed use to the listed use.

3. **Animal Care.** As noted, it is our understanding that there a number of animals cared for on the site that do not fall under the Zoning Ordinance's definition of a domestic animal or farm animal. It is also our understanding that some of these animals are regulated by the USDA, DNR, or other regulating agencies. Information has not been provided within this submittal about what animals are on site and the applicable agencies that regulate the care of the animals. Per *Section 42.102.A.3.c*, the applicant shall present evidence at the Planning Commission public hearing that the development is in compliance with outside agencies with jurisdiction (as well as with Township ordinances). The applicant should provide further information about the animals kept on site, operations to care for the animals, regulating agencies, and any evidence showing compliance with care standards. The attachments provided with the revised submittal list the animals that are currently or historically housed on-site. The attachments also include records of permits from regulating agencies, such as MDNR (Scientific Collector's Permit; Threated and Endangered Species Permit; Deer or Bear Carcass Permit; Cervidae Registration), US Fish & Wildlife Service (Special Purpose of Migratory Birds; Live Eagle Exhibition). The permits provided also detail reporting requirements for those agencies. The revised submittal indicates that the site is regularly inspected by local, state, and federal agencies who have jurisdiction over the animals on-site to ensure that living conditions, care, and safety protocols are met (i.e. provided a copy of the UDSA Animal Welfare inspection). These agencies are identified as USDA, USFW, Dept of the Interior, MDNR, and Washtenaw County Animal Control. The attachments also indicate a list of species that the Creature Conservancy commits to not housing on-site. This includes large cats of the Panthera genus, animals of the Ursidae family, large primates, or pacyderms. It should be noted that while permits are provided to house animals on-site, the revised

submittal includes information regarding the intent to breed the clouded leopard. It is our understanding that this requires more robust safety planning and additional approvals than just housing the animals. The Planning Commission may wish to ask for more detail on this.

4. **Perimeter Open Space and Yard Requirements.** *Section 42.301.E* of the Zoning Ordinance outlines perimeter open space, buffer, and yard requirements for a PUD.
   a. **Transition Buffer.** A 30-foot transition buffer is required along all lot lines except those abutting a right-of-way in accordance with *Section 30.203.E*. It appears a 30-foot transition buffer was shown on the original approved plans along all lot lines except along roadways. On the approved plans, animal enclosures and structures are shown respecting this 30-foot perimeter. The proposed amended area plan does not reflect this 30-foot transition buffer and it is not clear if proposed enclosures and fencing are within this 30-foot area. It should be noted that setbacks for any yard or building shall be measured from the boundary of the transition buffer. The 30-foot transition buffer is shown along all lot lines except along roadways, as required. Two enclosure areas are shown within the 30-foot buffer area; the canine enclosure in the northeast corner (Item 29 on the area plan) and the Livestock Enclosure in the southwest corner (Item 23 on the area plan). The livestock shelter (item 24) is also within the buffer area. The revised submittal indicates that the applicant is requesting a deviation for these setback encroachments.
   September 2026: Items within the 30-ft transition buffer on the revised plans: Canine enclosure (Item 29 on the area plan), Livestock enclosure (Item 23), Aviary enclosures (Items 6, 31, 32). The applicant is requesting deviations for these setback encroachments. See the chart below for more details.
   b. **Landscape Strip.** A 20-foot landscape strip shall be provided along and adjacent to any road right-of-way in accordance with *Section 30.203.D*. This landscape strip is not shown on the plans, but it appears location of the buildings would allow for the 20-foot strip. The livestock enclosure labeled 1 on the area plan appears to be located within this 20-foot landscaping strip. This comment still applies. The applicant narrative indicates that the enclosure/fence labeled 1 has been in place for many years and provided evidence of it shown on the 2004 area plans.
   September 2026: A dotted line is shown the plans along the property lines adjacent to roads right-of-way, which may be intended to be the landscape strip. It should be noted that the line appears to only be about 13-ft from the lot line, where 20-ft is required. However, it appears the location of buildings and other site elements – apart from the above-referenced livestock enclosure – would allow for the 20-ft landscape strip.
   c. **Perimeter Open Space.** A landscaped open space setback area shall be provided along all boundaries of the PUD subject to deviations approved by the Township Board, including a 50-foot open space setback where adjacent to right-of-way and a 20-foot open space setback on any perimeter not adjacent to a right-of-way. It is not clear if the 50-foot setback is provided along Ann-Arbor Saline Road and Pleasant Lake Road; however, it should be noted that the original plans show a 40-foot setback which the now existing buildings meet. It is also not clear if the 20-foot setback elsewhere is provided, based on the area plan. It is still not clear if the 50-foot setback is provided along Ann-Arbor Saline Road and Pleasant Lake Road. While the 20-foot setback elsewhere is not shown, the 30-foot buffer is shown and it appears that Item 29 (Canine Enclosure) and Item 23 (Livestock Enclosure) are the items that will encroach into the 20-foot setback. The revised submittal indicates that the applicant is requesting a deviation for the Item 23 setback encroachment.
   September 2026: This comment still applies; see comments above.

   A complete landscaping plan is required at the time of final site plan review and approval.

5. **Site Elements.** Elements of the area plan are labeled and a key provided to identify each item. The applicant has since provided supplemental materials with more detailed descriptions; our comments below have been updated to reflect this information. To help summarize the changes shown on the proposed amended area plan, the following chart outlines the different site elements shown:

BUILDINGS

Label	Proposed Element	Originally labeled on Area Plan (if applicable)	Comments
A	Classroom Space	Farm House Retail/ Office Space	
B	Vet Clinic	Vet Clinic	Appears to be same as approved plan
C	Grooming/Boarding	Grooming/Boarding	Appears to be same as approved plan
D	Produce Stand	Produce Stand	Labeled as "Never completed." The applicant should clarify if it is still planned to be completed. The revised submittal indicates item D was left on the plans, as the applicant still plans to construct the plant stand.
E, F, G	Pet shop, Retail, Feed Store *Shown as existing overflow parking lot	Pet shop, Retail, Feed Store	Area plan labels these buildings as "Items from the approved PUD that have not yet been completed or that have been removed." The supplemental information provided by the applicant clarifies that these items were never built, are not intended to be built, and are now replaced with overflow parking which is the long-term planned use. However, it also notes that they were left on the plan in case of future construction. E, F, and G have been removed from the area plan and instead show the overflow parking area.
H	Pallet Building	Future Store	Building footprint looks to be the same. The revised submittal indicates they intend to construct this building in the next few years.
J	Greenhouse	Greenhouse	Labeled as "future development." Our assumption is that this means it is proposed to be constructed in the future. The supplemental information provided by the applicant clarifies that this structure is still planned to be constructed. The revised submittal indicates that the applicant still intends to build this structure.
K	Storage Barn/Animal Enclosures	Storage Barn	
L	Animal Related Business	Stable	It is not clear from the plans what animal related business entails. The supplemental materials that have since been provided by the applicant state that this structure is the main Creature Conservancy building. It is intended for commercial use involving animals or animal-related services, and is currently the home to the educational programs and animal enclosures. This is listed as the main conservancy building in the revised submittal.
M	Existing Home	Home	Appears to be same as approved plan Item M has been updated to be labeled "Storage Building." The revised submittal

			indicates this building is no longer used as a residence and will likely be used for storage.
N, O	Existing Barns	Barns	Appears to be same as approved plan

ADDITIONAL STRUCTURES			
Label	**Proposed Element**	**Originally labeled on Area Plan (if applicable)**	**Comments**
I	Wood Burner	Wood Burner	Labeled as not completed and is highlighted in purple. The applicant has since confirmed that they have no intention of constructing this. Item I has been removed from the plans.
P	Wood Stove	Wood Stove	Labeled as "removed." The applicant has since clarified that this was never constructed and there is intention to construct this. Item P is now labeled "Wood Burner" and indicated as "not shown" on the plan. Our assumption is that this is consistent with the previous direction that there is not intent to construct it.
Q	Enclosed Dumpster	Enclosed Dumpster	Appears to be same as approved plan
R	Corn Crib	Corn Crib	Appears to be same as approved plan Item R is now labeled as an Aviary.
T	Pergola	Pergola	Appears to be same as approved plan
U	Gazebo	Gazebo	Appears to be same as approved plan
V	Windmill	Windmill	Appears to be same as approved plan
12	Steel Fence	--	Clear delineation of fence location is needed. Proposed to be over 6 ft. in height; applicant should clarify proposed height and need for increased height. The supplemental materials indicate this is a solid steel fence used as screening to block noise and visuals of the internal road for both visitors and animals. Notes on proposed height have been removed. It is our assumption that the information above is still accurate. Proposed height is still needed.
27	8-Foot Fence	--	The applicant should clarify if all lines in that area indicate fencing. Applicant should indicate need for increased height. The supplemental information clarifies that the 8-foot fence is required by the USDA for cougar fencing. Item 27 is now labeled "Livestock Pasture." The applicant narrative indicates that this space may be used for dingos, which require an 8-ft. fence by the USDA.
Not labeled	Cargotainers	--	Clarification of "cargotainers" is needed. It should be noted that shipping or cargo containers are prohibited as accessory structures.

			The cargotainers shown on the previous plan have been removed on the updated area plan. The applicant narrative indicates they are requesting a non-conforming use designation for the containers. The supplemental information provided by the applicant indicates that these structures were purchased in 2018 and identifies them as a non-conformance. **September 2026:** The 4 8x20 cargotainers are shown on the revised area plans. At the August 2026 Planning Commission meeting, the applicant indicated that these are needed for safe storage of animal feed. The Planning Commission indicated that this issue should be passed to the Township Board for their consideration, and that the Commission may recommend a maximum number of containers.

ANIMAL/LIVESTOCK ENCLOSURES			
Label	**Proposed Element**	**Originally labeled on Area Plan (if applicable)**	**Comments**
S	Livestock Enclosure	Corn Crib	Labeled as converted to a livestock enclosure. Supplemental materials provided this is mainly intended to be an aviary enclosure. Item S is now labeled "animal enclosure." The revised submittal indicates that this is used as brooding space for young chicks, but could be used for other animals on the care list. *Inventory lists: skunk, ayam cemani (chicken), black & white tegu (lizard)*
Y	Animal Enclosure	Outside Arena	Enclosure area proposed to be expanded to the east from the original enclosure area. *Inventory lists: alpaca* **September 2026:** Revised plans indicate a "Future Seasonal Grazing Expansion Pasture" attached to enclosure Y.
Z	Aviary	Aviary	Appears to be same as approved plan *Inventory lists: turkey vulture, black vulture, reeve's muntjac (deer), sacred ibis (bird), peafowl*
1	Livestock Enclosure	--	Supplemental materials indicate this area is used for rescued mini horses and donkeys. Appears to extend into required landscape strip along Ann-Arbor Saline Road. The revised submittal indicates that this enclosure/fence has been in place for many years and provided evidence of it shown on the 2004 area plans. *Inventory lists: mini highland cow, mini donkey, turkey*

			The supplemental information provided by the applicant identifies this element as a non-conformance and notes that the fence has been there since the early 2000s. As noted, the applicant has provided evidence of it shown on the 2004 area plans. **September 2026:** Comment above still applies. Fence indicated at 6' or less in height.
2	Livestock Enclosure	--	Item 2 is labeled in the key, but does not appear to be shown on the area plan. The supplemental materials indicate this is a separated section of the donkey enclosure, and is ideal space for the emu. Item 2 is now labeled "Livestock Enclosure/Fence." Our assumption is that the above comments still apply. *Inventory lists: mini highland cow, dingo, mini donkey, turkey* **September 2026:** Comment above still applies. Fence indicated at 6' or less in height.
3	Canine Enclosure	--	The supplemental materials indicate this enclosure is used for a variety of canines who are rotated through the spaces. *Inventory lists: domestic dog, wolf hybrid, coyote*
4, 5	Animal Enclosures	Grape Arbor (4)	The supplemental materials note this has been there for a number of years and is used for small animals, such as a turkey. *Inventory lists: arctic fox, red jungle fowl, ayam cemani (chicken)*
6, 30, 31, 32	Bird/Aviary Enclosure	--	Not clear if extends into required 30-foot transition buffer. 30-foot transition buffer is now shown on the plans. Items 6, 30, 31, and 32 appear to slightly encroach into the transition area. The applicant narrative indicates the applicant is requesting a variance for these items. A deviation may be granted as part of the PUD approval by the Township Board (per recommendation from Planning Commission). *Inventory lists: two-toed sloth, red tailed hawk, kookaburra, blue jay, American robin, great horned owl, Eurasian eagle owl* The supplemental information provided from the applicant clarifies that they are requesting a deviation for these items to encroach into the required transition buffer. The applicant is requesting a deviation to maintain a 20-foot transition buffer, where 30-feet is required, and notes that this will allow the enclosures to remain in the shaded area for protection of the birds.

			September 2026: Item 30 appears to be 10-ft from the property line; Items 6, 31, and 32 appear to be 15-ft from the property line. The applicant previously indicated a 20-ft buffer would be maintained. The applicant should clarify if the 20-ft buffer is still proposed and that bird structures will meet the proposed measurement.
7	Livestock Enclosure/Fence	--	8-ft. fence indicated, applicant should provide information on need for 8-ft. fence. Item 7 now reflects just the enclosure area, not labeled as the fence. The revised submittal indicates that this space may be used for dingos, which require an 8-ft. fence by the USDA. *Inventory lists: mini highland cow, dingo, coyote, clouded leopard* September 2026: 8-ft fence proposed.
8	Dog Kennels	--	Item 8 is now labeled as "Outside Door Run/Bathroom" and shows two areas along the exterior of the "Boarding/Grooming" building.
9, 10, 13, 34, 38	Turtle Enclosures & Turtle Pond, Turtle Hut	--	9 & 10 appear to be area where well was previously labeled. Item 9 is now labeled as "Fox Hut." Item 10 is now labeled as "Animal Enclosure." Item 13 is now labeled as "Tortoise Yard." *Inventory lists: 9: arctic fox, 10: woodchuck, leopard tortoise, red-footed tortoise, 13: Aldabra giant tortoise, African spurred tortoise*
11	Animal Enclosure	--	The supplemental materials indicate this is an enclosure with temporary fencing and is not intended for animals to live in, but serves as an enrichment area. Item 11 is now labeled as "Temporary Animal Housing." The revised submittal notes that this is meant to hold animals while their enclosures are being cleaned. The animals include alpacas, emus, turkeys, red jungle fowl, ayam cemani (breed of chicken). *Inventory lists: alpaca, emu, turkey, red jungle fowl, ayam cemani (chicken)*
14	Animal Shelter	--	The supplemental materials indicate this is for giant tortoises at night. *Inventory lists: Aldabra giant tortoise, African spurred tortoise*
17	Animal Enclosure	--	Double fence indicated (less than 6 ft). The supplemental information indicates this area is for the coyote. The USDA requires double fencing. *Inventory lists: coyote*

19, 20	Animal Enclosures	--	Supplemental information indicates that Item 19 is an outdoor arena space for the alpaca. Item 20 is a space for visitors to view the goats in their enclosure. *Inventory lists: 19: alpaca*
23, 24	Livestock Enclosure & Fence, Livestock Shelter	--	Does not appear to provide 30-foot transition buffer; detention pond in the middle of animal enclosure. The applicant should provide more detail. The supplemental information states this area is for emus and black swans. The required 30-foot transition buffer is shown, but appears that fence line is along the property line; thus, the livestock area encroaches into the transition buffer. Item 24 (Livestock Shelter) shown as encroaching into the transition buffer. The revised submittal notes it is able to be moved outside of the buffer area. *Inventory lists: 23: black swan, emu* The supplemental information provided by the applicant indicates they are requesting a deviation from the required transition buffer for Item 23 (Livestock Enclosure & Fence). They are requesting a deviation to allow an encroachment into the buffer area. The fence is proposed to remain on the perimeter, with an additional animal containment fence 6-feet from the property line. The deviation requested is to allow a 6-foot transition buffer in this area, where a 30-foot transition buffer is required. **September 2026:** Additional animal containment fence is not shown on plans; we assume the applicant is still requesting this. Plans indicate that Item 24 is proposed to be moved out of the transition buffer.
25, 26	Animal Pond & Dock	--	The supplemental information indicates this area is for the alligator pond/enclosure. Fencing is existing. Item 26 has filtered glass for the albino alligator who requires UV protection. Item 26 now labeled as "Animal Enclosure." It is our assumption that the above information still applies. *Inventory lists: American alligator* **September 2026:** 7-ft fence indicated.
28	Domed Fence Area	--	The supplemental information provided indicates this is for rescued birds and currently houses bald eagles.

29	Canine Enclosure	--	Shows existing shelters within enclosure. Does not appear to provide 30-foot transition buffer. It should be noted a minor site plan approval for canine fencing area was previously granted. The canine area has been updated to show what we assume is two fences (shown in blue and green). Canine shelters are labeled within the canine area. Canine area does not meet the 30-foot transition buffer. It should be noted a minor site plan approval for canine fencing area was previously approved. The attachments included indicate that the privacy slats have been installed in the fence. *Inventory lists: mini highland cow, reindeer, domestic dog, coyote, wolf hybrid, dingo* The supplemental information provided by the applicant notes that measurements have been previously provided to the Township and was inspected in March 2026. It should be noted that a minor site plan approval for canine fencing area was previously approved.
33	Animal Enclosure	--	8-foot fence indicated. Applicant should clarify need for increased height. The supplemental information indicates this area houses the cougar currently, which requires 8-foot fencing per USDA. *Inventory lists: cougar*
35	Animal Display	--	It is not clear from the plans what animal display entails. Supplemental information clarifies these are used for plants at times and chameleons in the summer. *Inventory lists: parson's chameleon, frilled dragon, box turtle, wood turtle*
36	Animal Enclosure		Item 36 is listed in the key, but does not appear to be shown or labeled on the plans. The supplemental information indicates this was originally a horse stable but is now an area for other animals and is currently porcupines. Item 36 is shown on the plans, behind Building L and next to other animal enclosures. *Inventory lists: crested porcupine*
39, 40, 41, 43	Animal Enclosures	--	*Inventory lists: 39: Canada lynx, 40: skunk, Virginia opossum, 41: woodchuck, red kangaroo, reeve's muntjac, 43: Egyptian fruit bat*
42	Feed Storage & Animal Enclosure	--	*Inventory lists: leopard tortoise, red-footed tortoise, alligator snapping turtle, common snapping turtle*
45, 46, 47	Animal Enclosures	--	It is not clear if enclosures and fencing meet 30-foot transition buffer. The supplemental information provided indicates these areas have not yet been constructed.

			Items 45 & 46 are now labeled as "Future Animal Enclosure(s)." They are shown outside of the 30-foot transition buffer. The applicant narrative indicates these are planned to be constructed and Item 46 will be similar to the canine enclosure and will be used to house the wolf-dog at night. It will have 8-ft fencing. Item 47 is now labeled as "Fully Enclosed Raptor Aviary" for bald eagles. This is not yet built. *Inventory lists: 47: bald eagle, reeve's muntjac*
48, 49	Animal Enclosures	--	Not shown/labeled on previous plans. Adjacent to other enclosures. *Inventory lists: 48: warthog, 49: hairy armadillo, three-banded armadillo, four-toed hedgehog*
50, 51	Portable Modular Animal Enclosure	--	Outlines were shown on previous plan, but not labeled. *Inventory lists: skunk, Virginia opossum, sloth*
52	Livestock Pasture	--	Large pasture area was not labeled on previous plan. The enclosure list indicates that this area is for draft horses. *Inventory lists: draft horse*

PARKING AREAS & PEDESTRIAN PATHWAYS			
Label	**Proposed Element**	**Originally labeled on Area Plan (if applicable)**	**Comments**
W	Main Parking Lot	Main Parking Lot	Appears to be same as approved plan
X	Employee/Stable Parking Lot	Employee/Stable Parking Lot	Labeled as same use; added parking spaces to show a total of 20. Revised parking area "X" shows a total of 19 spaces. **September 2026:** The revised area plans confirm this parking area is proposed to remain gravel. See comment #8 in this letter.
15	Sidewalk	--	Applicant indicates this is a concrete sidewalk to improve ADA accessibility.
18	Gravel Area	--	Gravel area connecting to barn. Supplemental information indicates this is for parking equipment such as the lawnmower.
21	Gravel Surface path	--	Appears to lead to canine enclosure area
22	Asphalt Walkway	--	Supplemental information indicates this provides an accessible sidewalk to the main entrance of Building L. **September 2026:** Labeled as concrete entrance path.

MISCELLEANOUS			
Label	**Proposed Element**	**Originally labeled on Area Plan (if applicable)**	**Comments**

16	Picnic Area	--	The supplemental information clarifies that this area is ADA accessible.
37	Bamboo Garden	Not labeled	
44	Runoff Collection Ditch		

As noted in the comments above, additional clarification on the proposed use of several site elements is needed. A number of areas on the area plan are labeled "Animal Enclosures" or "Livestock Enclosures" – additional description of what these enclosures entail is needed. Since the original submittal, the applicant has provided supplemental information clarifying some of these items. Our comments above reflect what was provided in the supplemental information. The applicant may provide additional information showing appropriate agency regulations for enclosure requirements, fencing requirements, GAAMPS approval if applicable, etc. The additional information provided with the revised submittal includes more detailed description of the enclosure areas, as well as a list of what animals are held in each enclosure.

It should also be noted that a large part of the rear of the site (adjacent to items 29, 45, and 46) appears to be enclosed, presumably with fencing (thick black line outlining the area). However, it is not noted on the plans how this area is proposed to be used. The applicant has since confirmed that this area is still a livestock paddock with amorphous shape, as was labeled in plans submitted in 2023. The applicant may need to provide more information on what this entails.

6. **Information Provided.** *Section 42.110 Required Area Plan Information* outlines the information that is required to be included in an area plan, as applicable and as determined by the Planning Commission. It should be noted the following required information is not provided within the area plans. The Planning Commission should review and determine if the item of information is not applicable or necessary for review of the plan. It should be noted items specific to residential developments are not included in the following list, as they are not applicable:
   a. Draft of Area Plan agreement or statement. The supplemental information provided by the applicant notes that they agree to comply with the development and uses outlined by the finalized Area Plan. It is our assumption that this language is intended to be a draft area plan agreement/statement.
   b. Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way). **September 2026:** Zoning classification of the subject parcel and surrounding parcels have been added to the plans.
   c. Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way). Adjacent property owners and address/parcel number have been added.
   d. Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale. The Planning Commission had noted that they would like to see this information for the storage building (Site Element M). The supplemental information provided by the applicant notes that they are not sure if this building will remain or what the dedicated use will be. They have noted that if remains and is used as a storage structure, it will be remodeled to match the other buildings on the campus including white steel siding and a green wainscot roof.
   e. Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site. **September 2026:** It appears that location, layout, and surface information for all parking lots, sidewalks, and pathways has now been provided.
   f. 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).
   g. Location and size of required landscape strips, if applicable. **September 2026:** The revised plans show a dotted line along where landscape strips are required, with some of this area labeled as landscaping. It should be noted that landscape strips are required to be 20-ft in width; the dotted line appears to only be 13-ft from the lot line. However, it appears there is likely room for the 20-ft area to be provided.

h. General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities. **September 2026:** Wells, septic systems, and detention ponds are indicated on the plans.
i. General areas of intended filling or cutting. **September 2026:** Likely not applicable, unless additional fill/cut is proposed.

7. **September 2026: Landscaping.** At the August 2026 Planning Commission meeting, the Commission requested that proposed landscaping be shown on the plans. The updated area plans indicate landscaped areas and proposed trees throughout the site. It should be noted that landscaping along the northeast corner of the site and the northern border of the site is shown outside of the subject site. In addition, some landscaping along Ann Arbor-Saline Road appears to be in the right-of-way. Required landscaping cannot be permitted outside of the subject site. Full landscaping plans are required at the time of site plan submittal and will be reviewed in full at that time.

8. **Parking.** Multiple parking areas are shown on the plans, including the existing main parking lot (labeled W), the employee/stable parking lot (labeled X), and overflow parking lot (area labeled as buildings E, F, G, and H) which is detailed on sheet 3 of the plans.
   a. **Parking Calculations.** Parking calculations are not included within the plans. The main lot (W) shows 48 spaces and the employee lot (X) shows 20 spots, which was originally approved with 14. The overflow parking detail shows 10 spaces. It should be noted that the overflow parking is shown on the overall area plan as future development of buildings, implying that the overflow parking will be eliminated. The ordinance requires that when there are multiple uses on one site, parking must be calculated for each individually (*Section 51.04.1).* As noted in the use statement, the operation hosts field trips, community events, and similar events that may require more parking than the original uses. The applicant should provide additional information for Planning Commission and Township Board review showing that parking requirements are met and that the proposed amount of parking is sufficient for the operation.
   Parking calculations are provided on the updated plans.
   September 2026: Main lot (W) shows 48 spaces and employee lot (X) shows 19 spaces. The overflow parking indicates 10, but shows 12 spaces.
   Square footage of kennel and vet clinic facilities has been provided, to properly calculate and evaluate parking.

	Required	Provided	Comments

Parking Spaces	Institutional Uses as defined in this Ordnance, except Schools: 1 per employee, plus 1 per 4 persons allowed within the maximum authorized occupancy → Arena (Building L): 60 capacity/4 Classroom (Building K): 20 capacity/4 Birthday (Building A): 30 capacity/4 Employees: 8 Volunteers: 8 Kennel: 1 per 500 sq ft of floor area, plus 1 per employee → 2300 sq ft/500 = 5 spaces + 1 per employee (need # of employees to confirm) Vet Clinic: 1 per 500 sq ft of floor area, plus 1 per employee → 2920 sq ft/500 = 6 spaces + 1 per employee (need # of employees to confirm) **Total Required:** 44 + 5 + 6 = 55 spaces + those required for vet & kennel employees	76 total spaces provided (47 spaces within main lot open to public, 19 spaces in employee/stable parking lot, 10 spaces in temporary overflow parking lot) **September 2026:** 79 total spaces provided (48 spaces within main lot open to public, 19 spaces in employee/stable parking lot, 12 spaces in temporary overflow parking lot)	Likely in compliance, but the applicant should provide the square footage of area for the Kennel and Vet Clinic to ensure parking requirements for each use are met. The Planning Commission should note that the parking calculations shown on Sheet C3 use "Institutional Use" as the parking requirement for the Creature Conservancy portion of the development. **September 2026:** Appears to be in compliance

b. **Overflow Parking.** As noted above, there is an area that is currently used as parking and is detailed on the plans as "overflow parking." However, this area is labeled on the area plan as future development of retail buildings, a feed store, and pallet buildings. It is also noted as "not yet been completed or that have been removed." The applicant has since provided supplemental information stating that these buildings are not intended to be constructed, and the overflow parking is permanent. However, it also states that they were left on the plans in case future needs change. The applicant should provide clear direction on if the parking is permanent or not. The updated plans no longer show the buildings and only indicate the overflow parking lot. Information provided by the applicant indicates this is permanent. It is our understanding that this parking lot was constructed without approval. Detailed, dimensioned drawings are needed to confirm that parking spaces and aisle width are sufficient in size.

September 2026: The updated plans indicate that this is the proposed permanent layout for this parking lot. Dimensions of parking spaces were not provided to ensure compliance; however, it appears the lot is of a sufficient size to fit 12 parking spaces that meet dimensional requirements. The applicant should confirm that parking spaces are at least 10' x 20', as required by the ordinance.

c. **Parking Surface Materials.** Off-street parking areas are required to be paved with concrete, asphalt, or similar materials. The main parking lot (W) was approved as bituminous and appears to still be paved. The employee parking (X) was originally approved as gravel and appears to be expanded with the same surface. The overflow parking appears to be gravel surface and does not appear to have been approved as such. The supplemental materials provided by the applicant indicate this parking area is intended to remain gravel. The ordinance requires that off-street parking areas are required to be paved. The Township may consider approval of the alternative surface of the parking if it is intended to be temporary; however, the information provided indicates it is likely intended to be permanent parking. The revised submittal confirms this lot is proposed to be permanent, but does not clarify if the lot is proposed to remain gravel or be paved as required. The applicant should confirm.
September 2026: The updated plans indicate this lot as gravel. The Planning Commission may approve an alternative surface for a parking area, subject to the following: the Planning Commission determines that the alternative surface is more appropriate for the site or use, alternative surface for barrier-free spaces and pathways to buildings is prohibited, and limited to graded and compacted gravel.

d. **Barrier-Free Parking.** The area plan shows a total of 77 parking spaces including all parking areas. The main parking lot (W) shows 47 parking spaces which includes 2 barrier-free parking spaces; this meets the requirement for the individual lot. It should be noted that the employee parking (X) and the overflow lot do not provide any barrier-free parking. The updated area plan shows a total of 76 parking spaces including all parking areas. Four (4) barrier-free parking spaces are required. There are four (4) barrier-free parking spaces provided between the main lot (W) and the employee/stable lot (X).
September 2026: The updated area plans show a total of 79 parking spaces including all parking areas. Four (4) barrier-free parking spaces are provided between the main lot (W) and the employee/stable lot (X). It should be noted that these are all indicated as "Future." The employee/stable lot is a gravel surface; the barrier-free spaces must be paved. Our understanding is that the applicant has previously indicated that these would be paved; however, confirmation is needed. Alternative surface for barrier-free spaces is prohibited.

e. **Setbacks.** It appears the majority of the parking is existing and appears to meet required parking setbacks.

RECOMMENDATION

The Planning Commission should review the REVISED submittal information and plan provided by the applicant, as well as the information and review comments detailed above, and determine if there is sufficient information to make a recommendation on the area plan amendment. If the Planning Commission determines there is sufficient information, it should make a recommendation to the Township Board on the proposed area plan amendment.

Sincerely,
OHM Advisors

Hannah (Smith) Firlit, Planner

cc: Jacob Schiable, Township Supervisor

Christina Smith, Township Clerk
Marcus McNamara, OHM Advisors
MC Moritz; OHM Advisors

OHM Advisors®
34000 PLYMOUTH ROAD
LIVONIA, MICHIGAN 48150
T 734.522.6711
F 734.522.6427
OHM-Advisors.com

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. # 13-27-100-004

RECEIVED
SEP 01 2026
#2026-016
Lodi Township

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 [signature]

Application Fee Paid *$250.00*
Signature of Township Representative accepting application [signature]
Date of Application 9/1/2026
Date of Hearing October 6, 2026
Date of Approval

Dates of Renewal

Robert Lane 2019 SAD- Actual for 2026 year 8 of 10

Parcel Number	Owner	Address	2019 Original Assessment	2019-2025 Principal Payments	2026 Principal Payment	2026 Interest	payoff amount after 2026 tax paid	Paid	Date paid	2026 Balance for payoff (Excludes amount on tax bill
M-13-08-400-011	York/Miller	3850 Robert Lane	$ 4,910.33	$ 4,910.33		$ -	$ -		10/18/2019	$ -
M-13-08-400-012	Kelley	3800 Robert Lane	$ 4,910.33	$ 3,454.25	$ 485.36	$ 72.80	$ 970.72			$ 970.72
M-13-08-400-013	Becker	3780 Robert Lane	$ 4,910.33	$ 3,454.25	$ 485.36	$ 72.80	$ 970.72			$ 970.72
M-13-08-400-014	Ellenburg	3730 Robert Lane	$ 4,910.33	$ 4,910.33		$ -	$ -		10/18/2019	$ -
M-13-08-400-015	Keyes	3650 Robert Lane	$ 4,910.33	$ 3,454.25	$ 485.36	$ 72.80	$ 970.72			$ 970.72
M-13-08-400-016	Monge	3685 Robert Lane	$ 4,910.33	$ 4,910.33		$ -	$ -		10/15/2019	$ -
M-13-08-400-017	Jackson	3755 Robert Lane	$ 4,910.33	$ 3,454.25	$ 485.36	$ 72.80	$ 970.72			$ 970.72
M-13-08-400-018	Mickelet	3825 Robert Lane	$ 4,910.33	$ 4,910.33			$ -		4/30/2020	$ -
M-13-08-400-019	Boring/Monge	3985 Robert Lane	$ 4,910.33	$ 4,910.33		$ -	$ -		10/15/2019	$ -
			$ 44,192.97	$ 38,368.65	$ 1,941.44	$ 291.20	$ 3,882.88	$ -		$ 3,882.88

Total 2026 Special Assessment:			Per parcel
	Principal	$ 1,941.44	$ 485.36
	Interest	$ 291.20	$ 72.80
2026 WRSAD	Total	$ 2,232.64	$ 558.16

Clerk _____

Treasurer _____

year 8 of 10

2019 for East Arbor SAD year 8 of 10 for 2026

Parcel Number	Owner	Address	2019 Original Assessment	2019-2125 Principal Payments	2026 Principal Payment	2026 Interest	payoff amount after 2026 tax paid	Balance Paid	Date paid	2026 Balance for payoff (Excludes amount on tax bill
M -13-01-400-013	Khailany	E Arbor Rd	$ 9,922.28	$ 10,013.90		$ -		$ (91.62)	12/16/2019	$ -
M -13-01-400-052	Jolta	2600 E Arbor Rd	$ 9,922.28	$ 9,922.28			$ -	$ 7,928.66	10/20/2021	$ -
M -13-01-400-014	Syed	2609 E Arbor Rd	$ 9,922.28	$ 9,922.28				$ 4,091.74	9/24/2025	$ -
M -13-01-400-051	Kim	2610 E Arbor Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
M -13-01-400-038	Steinbacher	2755 E Arbor Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
M -13-01-400-039	Hilbert	2797 E Arbor Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
M -13-01-400-018	Parks	2814 E Arbor Rd	$ 9,922.28	$ 10,013.90				$ (91.62)	10/18/2019	$ -
M -13-01-400-033	McCoy	2846 E Arbor Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
M -13-01-400-032	Blair	2852 E Arbor Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
M -13-01-400-031	Martinez	W Waters Rd	$ 9,922.28	$ 6,954.77	$ 992.23	$ 148.38	$ 1,975.28			$ 1,975.28
			$ 99,222.80	$ 81,600.98	$ 5,953.38	$ 890.28	$ 11,851.68	$ 11,837.16		$ 11,851.68

Total 2026 Special Assessment:			Per parcel
	Principal	$ 5,953.38	$ 992.23
	Interest	$ 890.28	$ 148.38
2026 WRSAD	Total	$ 6,843.66	$ 1,140.61

Christina Smith, Clerk

Michelle Foley, Treasurer

Option 1

Lodi Township Proposed Fire Millage for the Winter 2026 Tax Bill

IF the Fire Dept Millage passes and they become self sufficient on 1/1/2027:

Current 2026 Expenses for Lodi Township Fire for our 2026 Budget:

6/2/26 Fire 4Q Operating invoice	$222,204.12
9/1/26 Fire Q1 Operating & Cap Invoice	$317,002.93
11/2026 Fire Q2 Invoice	$254,918.00
Total Paid to Fire Dept in 2026 FY	$794,125.05

Current Budget for our 2026/27 FY has proposed SAFD costs paid by our General Fund (GF) in the amount of $474,591. (Budget has Fire costs projected at: $1,065,837- Projected 1 mill $591,246=$474,591 coming out of the GF)

The expenses we will need to cover	$794,125.00
Less the amount our GF will cover	(474,591.00)
Equals the Amount needed from our Fire Millage	$319,534.00

Lodi Fire Millage for 2026 Winter bill set for .5410

Option 2

Lodi Township Proposed Fire Millage for the Winter 2026 Tax Bill

IF the Fire Dept Millage passes and they become self sufficient on 1/1/2027:

Current 2026 Expenses for Lodi Township Fire for our 2026 Budget:

6/2/26 Fire 4Q Operating invoice	$222,204.12
9/1/26 Fire Q1 Operating & Cap Invoice	$317,002.93
11/2026 Fire Q2 Invoice	$254,918.00
Total Paid to Fire Dept in 2026 FY	$794,125.05

Current Budget for our 2026/27 FY has proposed SAFD costs paid by our General Fund (GF) in the amount of $474,591. (Budget has Fire costs projected at: $1,065,837- Projected 1 mill $591,246=$474,591 coming out of the GF)

The expenses we will need to cover	$794,125.00
Less the amount our GF will cover	(474,591.00)
Equals the Amount needed from our Fire Millage	$319,534.00
We do a one time transfer from GF Balance	($200,000.00)
Amount needed from millage	$119,534.00

Lodi Fire Millage for 2026 Winter bill set for .2022 Mills

Option 3

Lodi Township Proposed Fire Millage for the Winter 2026 Tax Bill

IF the Fire Dept Millage does not pass

Lodi Fire Millage for 2026 Winter bill set for **1 Mill**

(Income would be approximately $591,246)

Western Washtenaw Recycling Authority
8025 Werkner Road • Chelsea, Michigan 48118
(734) 475-6160

City of Chelsea
Dexter Township
Lima Township
Lyndon Township
Manchester Township

Notice of Price Increase

To: Lodi Township Hall
3755 Pleasant Lake Rd
Ann Arbor, MI 48103
Date: 9/18/26

You are receiving this notice as your WWRA recycling bin exchange price is set to increase **effective November 1, 2026.** Bin exchange prices are reviewed periodically to reflect changes in operational costs.

Old Price $300.00 per exchange

New Price $375.00 per exchange

As always, Lodi Township has the option of becoming a WWRA Associate Member. Becoming a WWRA Associate Member would provide Lodi Township with one drop off location that would be serviced when full. Lodi Township would have an Associate Member representative on the WWRA board (as does Bridgewater Township), but will be unable to participate in board votes. Lodi Township residents would be taxed a yearly operational assessment fee of $35 per household for 2026-2031. Future assessment totals will be discussed in 2030 special assessment hearings.

The WWRA thanks you for recycling and looks forward to our continued partnership. Please contact us at wwrafacilitymanager@gmail.com or 734-475-6160 with questions.

Western Washtenaw Recycling Authority
8025 Werkner Rd,
Chelsea, MI 48118

Lodi Township Open Position Interest Form

Lodi Township will accept resumes to keep on file for any open positions that become available. All personal information will be kept confidential.

Name *

First and last name

Eamon Doyle

Email *

[redacted]

Address *

[redacted]

Phone number *

[redacted]

Which position(s) are you interested in? *

- [x] Planning Commission Member
- [ ] Board of Review Alternate
- [ ] Saline Fire Board Alternate
- [ ] Any open position

Submit your cover letter and resume

Doyle_Lodi_Plan... eamon_resume - ...

Add file

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Google Forms

from the desk of

Eamon K. Doyle *PhD*

28 Aug 2026
Lodi Township Board of Trustees
3755 Pleasant Lake Road
Ann Arbor, MI 48103

Dear Lodi Township Board,

Four years ago, my wife and I chose to move to Lodi Township, drawn to its open fields, quiet gravel roads, and the kind of unhurried, agrarian character that is increasingly rare in southeast Michigan. As a homeowner and father of two young children, I have a personal stake in ensuring that the Township's growth is guided thoughtfully and with an eye toward the community we all hope to leave behind. I would therefore like to apply for a position on the Planning Commission.

My professional background is rooted in rigorous, evidence-based decision-making. I hold four engineering degrees, including a PhD in biomedical engineering, and currently serve as a faculty researcher in radiology, where my work depends on careful analysis, years-long experimental planning, and an ability to weigh competing constraints to reach sound conclusions. I have also served on numerous faculty committees, where I have learned to evaluate proposals objectively, balance the interests of many stakeholders, and arrive at decisions that will hold up to scrutiny over time. Planning and zoning decisions require exactly this kind of disciplined, forward-looking judgment — the ability to look past the proposal in front of you and consider its long-term consequences for the land, the infrastructure, and the people who call this township home.

From my family's annual retreats into the Sierra Nevada mountains, a tradition spanning more than three decades, to the hiking trails and open landscape I now enjoy here in Washtenaw County, I understand the value of preserving a peaceful and beautiful environment. It is tied to health, to identity, to the quality of life that draws families to Lodi Township. I believe that thoughtful land use planning is one of the most direct tools a community has to protect that character while still accommodating the needs of a growing region. Growth and preservation are not inherently at odds, but achieving both requires planners who are diligent, technically minded, and genuinely invested in the outcome.

My motivation to serve comes from a genuine belief that the decisions made by a planning commission - about zoning, density, land use, and infrastructure — shape the daily lives of residents in ways that are often invisible until they are handled poorly. I want to bring the same analytical rigor I apply in my research and committee work to the review of site plans, ordinances, and master plan updates, ensuring that Lodi Township grows in a manner consistent with its rural character and the expectations of the families who live here. I am available for evening meetings and prepared to invest the time necessary to review materials carefully and engage seriously with each decision before the Commission.

Lodi Township is a place worth protecting, and I believe good planning is one of the most important ways we do that. I would be honored to serve on the Planning Commission and to contribute my technical background and judgment to its work.

Respectfully submitted,



Eamon K. Doyle

Eamon K Doyle

Executive Summary

I am a healthcare-oriented engineer with a passion for improving healthcare delivery. I have used my understanding of technology and design to create solutions that help physicians interact more seamlessly with their EMR, patients receive more accurate imaging diagnostics, and providers better serve their patients.

Education

2017-2019 **Vanderbilt University**, *Nashville, TN*
Focus: Clinical medicine, Designing and conducting clinical research studies

Dec 2017 **University of Southern California**, *Los Angeles, CA*,
Doctor of Philosophy in Biomedical Engineering, Master of Science in Electrical Engineering
Thesis: Ultrashort Echo Time Imaging for Liver Iron Overload

May 2009 **Franklin W. Olin College of Engineering**, *Needham, MA*,
Bachelor of Science in Mechanical Engineering

Skills

Programming Java, SQL, Git/SVN, Python, Perl, C/C++, MPI, OpenMP, LaTeX, Agile Development

Analysis MATLAB, SciPy/NumPy, R, Excel

Computing Linux stack administration, fluent in Windows/OS X/Linux

Languages English, Spanish

Interests Rock climbing, hiking, running and endurance sports, performance automotive modifications, computing, guitar

Experience

2021-Present **Children's Hosptial of Los Angeles/University of Southern California**, *Data Engineer, MR Physicist, Assistant Professor of Clinical Radiology*, Los Angeles, CA
Support radiology researchers regarding MRI and related image processing, perform clinical validation, safety assessments, and efficiency improvements. Faculty Committees Radiology-Information Services Working Group, Enterprise Research Planning Committee

Aug 2009 - Present **Sandbox Engineering and Design**, *President and Principal Engineer*, Sierra Madre, CA
Perform design specification, mechanical design, programming, and electrical engineering on client products. Manage corporate and legal affairs.
Example project: Update existing mobile app used by patients to track pain crises in clinical study.

2018 **Aspire Healthcare**, *Director of Technology*, Nashville, TN
Conducted design and needs finding activities for completely mobile workforce of palliative care nurse practitioners. Managed software development team to build a custom electronic health record focused on mobile usability and security. Integrated ePrescribing with focus on including medication history

Aug 2009 - Apr 2011 **AthenaHealth**, *Product Management Associate*, Watertown, MA
Product Manager for EMR Issues facing Medical Staff and Physicians, Meaningful Use in Patient Encounters, and Efficiency in Handling and Processing Patient Records

Volunteerism

2025-Present **Rank MI Vote** State-wide Tech Team Lead

2022-Present **Fish and Loaves** Food Distribution Backup Volunteer

2017-2019 **Shadetree Clinic** Patient Health Educator and Webmaster

Awards and Certifications

2024 **Additional Ventures** Expansion Award - *Lung imaging in congenital heart disease.*

2021 **American Board of Magnetic Resonance Safety** MR Safety Expert.

2016 **International Society for Magnetic Resonance in Medicine** 2016 Merit Award - Summa Cum Laude - *Iron overload quantification using UTE Imaging at 3T.*

Grodins Graduate Research Award, Biomedical Engineering, University of Southern California

2011 Team Excellence Award - Document Processing Efficiency, AthenaHealth

Team Excellence Award - Patient Encounter Metrics, AthenaHealth