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.

Brian D Sweetland

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.

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

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.

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

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