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

LODI TOWNSHIP BOARD OF TRUSTEES
REGULAR MEETING
TUESDAY, November 10, 2026, at 6:30 pm

1. **Call to order – Pledge of Allegiance**
2. **Roll Call**
3. **Public Hearing:**
   To address a request by Steven Marsh for a Major Amendment to a PUD Area address a Plan for the property located at 4940 Ann Arbor Saline Road, Ann Arbor, MI 48103. Lodi Township parcel M-13-14-400-025.
4. **Consent Agenda**
   - C-1: Approve – October 6, 2026, Regular Minutes, October 20, 2026, Special Meeting Minutes, and October 21, 2026, Workshop Minutes, October 27, 2026 PC Minutes
   - C-2: Accept - Investment Report (treasurer report)
   - C-3: Approve – Checks for Approval – 10/72026-11/10/2026
   - C-4: Recognize – Monthly Budget Report
   - C-5: Amend Budget - None
   - C-6: Recognize Planning Commission Minutes 10/15/2026 Special Meeting, 10/21/2026 Workshop, 10/26/2027 Sub Committee, 10/27/2026 Regular Meeting
   - C-8: Recognize Board of Appeals Minutes – 10/21/2026 Workshop, 10/27/2026 Planning Commission Meeting
   - C-9: Recognize Sheriff Report
5. **Attorney Report**
6. **Planning Commission Update**
7. **Engineer Report – #7**
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**

2. **Request by Trustee Blackburn to review how Special Meetings requests are handled.**
3. **Appoint an alternate to the Huron River Watershed Council**
4. **Appoint Board Member to the Saline Area Fire Authority Board**

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 December 1, 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, October 6, 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 October 6, 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 – September 1, 2026 regular meeting minutes, August 25, 2026 minutes, and September 22, 2026 minutes
   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

   Smith moved to approve the Consent Agenda as presented. 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 September 22, 2026.

6. **Engineer Report – Arbor Preserve North #6:** Township Engineer MC Moritz reviewed the report of the update of projects and applications that pass through the Township engineering review process.

7. **Revision / Approval of Agenda**

   Foley requested to add the 2026 Brookview Highlands Lighting District to the agenda. Smith requested to add approval of a bill from Decker Insurance Agency for $19,633.00 to the agenda.

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

8. **Short Public Comment**

   Public comment began at 6:34 pm. No comments were received from the public. Public comment ended at 6:34 pm.

9. **Unfinished Business:** None

10. **New Business:**

1. **Copperleaf Crossing Area Plan per Planning Commission recommendation – Set Public Hearing – November 10, 2026**

   Smith moved to set the Public Hearing for the Copperleaf Crossing Area Plan for November 10, 2026. Second by Naebeck. A roll call vote was taken. Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=abstain, Blackburn=aye. Motion carried, 6-0.

2. **Home Occupation Application – Walkusky per Planning Commission**

   Smith moved to approve the Home Occupation Application for Walkusky as presented based on the Findings of Facts as outlined in the Planning Commission minutes dated 9/22/2026. 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.

3. **Robert Lane SAD**

   Smith moved to approve the Robert Lane SAD for 2026 as presented. 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.

4. **East Arbor SAD**

   Foley moved to approve the East Arbor SAD for 2026 as presented. Second by Smith. A roll vote was taken. Marsh=aye, Schaible=aye, Smith=aye, Foley=aye, Rentschler=aye, Naebeck=aye, Blackburn=aye. Motion carried, 7-0.

5. **Saline Area Fire Authority Special Assessment**

   Foley explained the different options and the need for multiple options.

   Smith moved to approve Option 2 presented in the Board packet which consists of assessing a Lodi Fire Millage of 0.2002 mills on the 2026 Winter bill if the Fire Authority Millage passes and they become self-sufficient on 1/1/2027 and making a one-time transfer from the General Fund Balance of $200,000.00 to help cover the remaining cost Lodi Township is responsible for. Second by Naebeck. A roll call vote was taken. Smith=aye, Foley=aye, Rentschler=aye, Naebeck=aye, Blackburn=aye, Marsh=aye, Schaible=aye. Motion carried, 7-0.

   Foley moved to approve Option 3 presented in the Board packet of assessing a Lodi Fire Millage of 1.00 mill on the 2026 Winter bill if the Fire Authority Millage does not pass. Second by Smith. A roll call vote was taken. Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye. Motion carried, 7-0.

6. **Cemetery Roping for the Holiday – 12 rolls @ $67.15/roll = $805.80**

   Foley moved to approve 12 rolls of roping for the cemetery for the holidays at a cost of $67.15/roll for a total of $805.80 to be taken out of the cemetery fund. Second by Marsh. A roll call vote was taken. Rentschler=aye, Naebeck=aye, Blackburn=aye, Marsh=aye, Schaible=aye, Smith=aye, Foley=aye. Motion carried, 7-0.

7. **Snowplow Contract – Township & Cemetery**

   Quotes for snowplowing the Township parking lot and cemetery were received from MRM and C&S Lawncare.

   Schaible moved to accept the quote from C&S Lawncare for plowing the cemetery at a cost of $65/occurrence, plowing the Township parking lot at a cost of $90/occurrence, and salting the parking lot at a cost of $120/occurrence. Second by Marsh. A roll call vote was taken. Schaible=aye, Smith=aye, Foley=aye, Rentschler=aye, Naebeck=aye, Blackburn=aye, Marsh=aye. Motion carried, 7-0.

8. **Recycle Container price increase per Western Washtenaw, +$75.00/pick up**

   Effective November 1, 2026, the cost of having Western Washtenaw Recycling Authority (WWRA) pick up the recycling will increase from $300 to $375. Currently, the container is being picked up every 5 days.

   Foley moved to approve the price increase from WWRA from $300 to $375 per exchange. Second by Smith. A roll call vote was taken. Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye, Naebeck=aye, Rentschler=aye. Motion carried, 7-0.

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

   Blackburn asked about the term expiration date and requested to update the term expiration date to 3/31/2027. Only limited research was able to be done during the meeting into how the expiration date moved to November 2028. More time and research would be needed to determine exactly what happened.

   Foley moved to appoint Eamon Doyle to the Planning Commission to fill Tammy Froberg's vacancy with a term ending 11/2027. Second by Smith. A roll call vote was taken. Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye. Motion carried, 7-0.

10. **Brookview Highlands Lighting District**

    Foley moved to approve the 2026 Brookview Highlands Lighting District as presented. Second by Naebeck. A roll call vote was taken. Marsh=aye, Schaible=aye, Smith=aye, Foley=aye, Rentschler=aye, Naebeck=aye, Blackburn=aye. Motion carried, 7-0.

11. **Decker Insurance Agency bill of $19,633.00**

    Smith moved to approve payment of the Decker Insurance Agency bill of $19,633.00. Second by Foley. A roll call vote was taken. Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, Blackburn=aye. Motion carried, 7-0.

11. **Closed Session:** None

12. **Public Comment**

    Public comment began at 7:16 pm. Public comment was received from 3 people. Public comment ended at 7:21 pm.

13. **FYI:** None

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14. Adjournment

Smith moved to adjourn at 7:21 pm. Second by Naebeck. A voice vote was taken. Aye=all, Nay=none. Motion carried, 7-0.

Respectfully Submitted,

Christina Smith,
Lodi Township Clerk

Michelle Joppeck,
Recording Secretary

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LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT – Special Meeting Minutes

Tuesday, October 20, 2026 at 6:30 pm

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

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

   The special meeting of October 20, 2026 opened with the Pledge of Allegiance at 6:30 pm.

2. **Roll Call**

   Present: Foley, Marsh, Naebeck, Rentschler, Schaible, Smith
   Absent: Blackburn

3. **Short Public Comment**

   Public comment began at 6:30 pm. Comments were received from 1 member of the public. Public comment ended at 6:32 pm.

4. **Revision / Approval of Agenda**

   Smith moved to approve the agenda as presented. Second by Naebeck. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

5. **New Business:**

   a. **Ann Arbor Sand & Gravel Special Use Application per Planning Commission recommendation**

   Bill Stapleton, Rob Wagner, Brian Hayes, and Mike Leoni presented the request and answered questions from the public and Trustees. Township Engineer Marcus McNamara and Township Planner Julia Upfal answered questions as well.

   Township Attorney Jesse O'Jack noted that the surety bond contains language which states that a violation of any Ordinance or the permit would automatically cancel the bond and the surety can cancel the bond at any time which does not protect the Township at all. The applicant's representatives were agreeable to working to get that language changed subject to the bonding company's agreement and ability to do so. O'Jack let the applicant know that the requirement for the surety bond language is included in the Extraction Ordinance.

   Schaible asked the Washtenaw County Road Commission about the bonding of the road in follow up from questions asked at the Public Hearing. WCRC has worked out a yearly road agreement that lays out what roads the haulers can use so there is no longer any bonding of the road needed.

   Schaible moved to approve the Ann Arbor Sand & Gravel Special Use Application and Extraction Permit per the Planning Commission's recommendation and Findings of Facts with the following conditions:

   1. The bond has to be guaranteed to the Township and must be renewed unless released by the Township.

2. The applicant will address all administrative corrections identified by the Township Engineer in their report dated August 31, 2026 before final site plan approval shall be granted.
3. The applicant will address all administrative corrections identified in the Planning report dated October 9, 2026 before final site plan approval shall be granted.

Second by Foley.

O'Jack noted that the permit is an annual permit which expires on March 31, 2027 per the Ordinance at which point in time, the annual review is required and the permit can be issued for another year.

A roll call vote was taken. Naebeck=aye, Rentschler=aye, Foley=aye, Smith=aye, Schaible=aye, Marsh=aye, absent=1. Motion carried, 6-0.

6. **Public Comment**

Public comment began at 6:58 pm. Public comment was received from 1 member of the public. Public comment ended at 6:59 pm.

7. **Closed Session:** None
8. **Next Meeting will be on November 10, 2026 @ 6:30 pm**
9. **Adjournment**

Smith moved to adjourn at 6:59 pm. Second by Naebeck. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

Respectfully Submitted,

Christina Smith,
Lodi Township Clerk

Michelle Joppeck,
Recording Secretary

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LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT - Meeting Minutes

Tuesday, October 27, 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 October 27, 2026 opened at 7:04 pm.

2. **Roll Call**

   Present: Blackburn, Naebeck, Rentschler, Schaible

   Absent: Foley, Marsh, 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**

   Naebeck moved to adjourn at 9:47 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

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LODI TOWNSHIP BOARD OF TRUSTEES

DRAFT – Workshop Minutes

Wednesday, October 21, 2026 at 6 pm

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

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

   The special meeting of October 21, 2026 opened with the Pledge of Allegiance at 6:00 pm.

2. **Roll Call**

   Present: Foley, Marsh, Naebeck, Rentschler, Schaible, Smith
   Absent: Blackburn

3. **Public Comment**

   Public comment began at 6:01 pm. Comments were received from 1 member of the public. Public comment ended at 6:03 pm.

4. **Revision / Approval of Agenda**

   Smith moved to approve the agenda as presented. Second by Naebeck. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

5. **Work Session with Planning Commission**

   a. **Natural Features Definition**

      Township Planner Julia Upfal reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. David Lossing from the Huron River Watershed Council provided information and assistance as requested. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

   b. **Sanitary Sewer Definition**

      Upfal reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. Jennifer Conn from the Washtenaw County Health Department answered questions and provided assistance as requested. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

   c. **Golf Course Definition**

      Township Planner Hannah Firlit reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

6. **Public Comment**

   Public comment began at 8:06 pm. Public comment was received from 7 members of the public. Public comment ended at 8:15 pm.

7. **Next Meeting will be on November 10, 2026 @ 6:30 pm**

8. **Adjournment**

   Foley moved to adjourn at 8:15 pm. Second by Marsh. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried, 6-0.

Respectfully Submitted,

Christina Smith,
Lodi Township Clerk

Michelle Joppeck,
Recording Secretary

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DRAFT - Lodi Township Planning Commission Special Meeting Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

October 15, 2026 at 7 pm

1. **Call to Order and Pledge of Allegiance**

   The special meeting was called to order by Vice Chair Stevenson at 7:00 pm. The Pledge of Allegiance was then recited.

2. **Roll Call**

Present:	Doyle, Meiners, Rentschler, Rogers, Stevenson, Sweetland
Absent:	Strader
Others Present:	Recording Secretary Michelle Joppeck, Township Planner Julia Upfal, Township Engineer Marcus McNamara, Township Supervisor Jacob Schaible, Township Trustee David Naebeck, Mark Leoni and Brian Hayes from Ann Arbor Sand & Gravel, Bill Stapleton from Hooper Hathaway, Rob Wagner from Midwestern Consulting, Jane Chronis, Margaret Maru, John Maru, David Ellison, Don Eaton, Dave Duetsch, Lindsay Fleming, Ed Nairn, Leo and Mary Byers, Rita Galin, A Vinnik, D. Nanabetian, David Giampetroni, Debbee Thompson, Nick Onkow, Diane Byrne, Becks, Craig Swenson and numerous other members of the public

   Eamon Doyle introduced himself.

3. **Public Comment**

   Public comment began at 7:02 pm. No public comment was received from the public. Public comment ended at 7:02 pm.

4. **Announcements:** None

5. **Approval of Agenda**

   Rogers moved to approve the agenda as amended and posted earlier in the day. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

6. **Ann Arbor Sand & Gravel Public Hearing:**

The Lodi Township Planning Commission will hold a Public Hearing at 7:00 pm on October 15, 2026, at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan, 48103, to address a request by Mike Leoni, Ann Arbor Sand and Gravel, for a Mineral Extraction Permit to allow for the extraction of Sand and Gravel at 4095 Scio Church Rd, Section 2, T3S, R5E in Lodi Township including parcels #M-13-02-200-001, M-13-02-200-004, and M-13-02-200-002.

The Planning Commission will vote to open the Public Hearing; the Chairperson will state its purpose and rules of procedure. The Applicant will be heard first, then staff reports will be received. Public comment on this issue shall then be received. The Public Hearing shall then be closed, Commission deliberation held, and action taken.

Meiners moved to open the public hearing at 7:03 pm. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Bill Stapleton, a lawyer from Hooper Hathaway who is representing Ann Arbor Sand & Gravel, introduced the applicant and other representatives for the applicant and thanked the Township and Township officials for their time and consideration of the application. Stapleton also noted the conditions and concerns listed in the Township Planner's report and stated that they are reviewing them and do not see any issues with those conditions. Stapleton reviewed the history of the request, an overview of the changes they expect to happen on site if the permit is approved, and an overview of the process used to extract the sand and gravel. Stapleton also reviewed the necessary environmental permits and approvals already received from regulatory agencies for the request.

A member of the public asked where on the site the extraction is going to take place. Rob Wagner from Midwestern Consulting used a drone topographic survey from November 2025 to explain the site plan for the extraction process.

A member of the public asked where on the property the extraction will be taking place with regards to their property. Wagner stated that it is about 300 feet from the property line.

A member of the public asked if the existing entrance off of Scio Church Road was going to be used and if there will be any other entrances or exits. Wagner stated that they would be using the currently existing entrances and exits off of Scio Church Road only.

A member of the public who lives in the area stated that they see big trucks full of construction debris going into Ann Arbor Sand & Gravel and coming out empty and asked if there is dumping occurring on site in addition to the extracting. Wagner confirmed that is true. The member of the public asked if anyone has been watching what has been going on or monitoring that. Another member of the public asked if they are dumping into the lake. Applicant Mike Leoni stated that everything that is coming into the site is being watched and monitored.

Another member of the public asked if there is someone with no financial interest making sure what is brought on site is safe. Leoni stated that that is not required by the Ordinance and stated that the water is being tested every year and the results have been very clean and are available for review. The member of the public asked again if anyone representing the public's interest is monitoring what is going on there or if it is up to the public to take Leoni's word for what is happening on site. Township Engineer Marcus McNamara stated that OHM does annual inspections to confirm that operations are compliant with their approvals. Up until now, the

applicant was approved to make efforts towards the reclamation plan that was approved by the Township Board of Trustees. In the past, if a complaint was made or a question was brought up about if something is appropriate, OHM has gone to the site to investigate. Annual ticket logs are provided by the applicant as part of the annual review so if something was found after the fact to be an issue, it is known what trucks were on site, when, and where they went. McNamara also stated that the focus of that night's public hearing was a request to take material out of the site.

A member of the public asked if materials that are being brought in are being buried and how an annual inspection would inform the public as to what has been brought in. McNamara stated that the load tickets tell what trucks had been there and generally where they dumped.

A member of the public asked if the water testing is done by a public entity. McNamara stated that it was not; it is done by a third-party testing lab and is paid for by the applicant. Those labs' reputations depend on them providing accurate results and they are unaware of the chain of custody; they are just performing the tests that are required.

Wagner stated that the schedule for the mining is about five to eight years depending on the market.

Wagner stated that the bottom of the excavation is about 30 feet higher than the groundwater table so the extraction will not be impacting the groundwater.

A member of the public asked why the extract was stopped a few years ago and why a new permit is being requested at this point. Leoni stated that there was a tower with guide wires in the area that needed to be removed first before the 90 feet of overburden could be removed to get to the sand and gravel to be excavated.

A member of the public asked if there were any restrictions on the previous permit. Leoni discussed the consent order received from a judge.

A member of the public brought up the fact that about 20 years ago, Leoni requested to make the pit a type 3 landfill. Local residents raised money to get an attorney to stop that request, but there is still concern about the environmental impact to the water and aquifers. The member of the public stated that they were still concerned by the fact that that request was made.

A member of the public stated that at some point there has to be reclamation and at this point, it has been a bunch of debris, garbage and junk put in there and there is concern about what was put in. Leoni stated that he had an operator in the back and asked him if there was a lot of garbage that goes into the property. The operator, Tom, stated that there is absolutely no garbage that gets dumped onto the site. If there is any garbage, Tom makes them pick every last piece of it out. A member of the public asked how do you know if there is garbage in the middle of a 40-yard dump truck. Tom stated that if he sees garbage in it, he will spread out that pile and make them pick every piece of garbage out of it.

A member of the public stated that someone came onto the site on their behalf one time and he received tickets months later for other loads that were not on his behalf. Leoni stated that that could happen. The member of the public stated that the applicant does not have good logs then. Leoni stated that they have logs.

A representative of the applicant reminded everyone that they already went through an exhaustive procedure with the Township to get the reclamation plan approved and everything they are doing out there in terms of reclamation has been approved by the Township and its

engineers.

A member of the public stated that Stapleton said that it would be a continuation of what has already been going on out there and asked what the trigger point for this application was and what changed to require submitting the application. A representative of the applicant stated that there was extraction, the extraction stopped and reclamation was started. The overburden material was being removed and now they want to start extracting sand and gravel again which requires a new permit by the Township.

A member of the public asked what overburdened material was. The representative stated that it was material that is not usable in the market like dirt, grass, vegetation, and clay.

A member of the public asked when the extraction stopped. Leoni stated that he thought the last operator was out there in 2014.

A member of the public asked what has been going on there since then and what reclamation means. Leoni said that he could show pictures and that he thinks they have done a great job restoring it.

A member of the public asked what the long-term trajectory for the site is, when does something like that get exhausted or what is the next phase for a thing like that. Leoni stated that they have an agreement with the Township to be there until 2034. Leoni stated that he would like to see something happen with the site and has shared different ideas with the Township.

A member of the public asked if what is going on there with the inputs and outputs, the gravel operation and whatever is being deposited is set to end in 2034. Leoni stated that he would say that is pretty darn close. The member of the public asked if there would be an opportunity to renew the permit for continued work. McNamara stated that they could make an application and the permit renews every five years. Leoni stated that he does not care to get another permit because there is just too much overburden.

A member of the public stated that 30 feet between the dig and the water table is not very much and asked who would be monitoring the process and making sure the water table is not reached. Leoni stated that does not believe it is possible to reach the water table. Another member of the public asked if any independent contractors looked into that. Leoni stated that they had a hydrological study done and they know exactly where the water table is. A member of the public stated that they understand that they know where the water table is, but asked what the guarantee is that they will not get there. Leoni stated that the bottom of the lake was about 70 feet from the water table.

A member of the public asked where they can get the hydrological results. Leoni stated that it is on the website.

A member of the public stated that the hydrological report was done in 1989 and there have been quite a few houses built much closer to the Southeast end of the pit than there were in 1989 and asked if there was any intention to update that study or report. The report talked about the water moving 150 feet a year. The houses that were in the original report were 2.5 miles away so that was going to take 30 years to get there, but now there are houses that are only 1,200 feet away. Leoni stated that was unsure which houses the member of the public was referencing. The member of the public stated that it was the houses on Trillium Lane. Leoni asked how deep his well was. The member of the public stated that it was 205.

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A member of the public asked if there were any plans to do any dewatering because that would impact wells fairly quickly. Another member of the public asked what dewatering was. It was explained that it would be pumping water out.

A representative of the applicant stated that the water that they are going to use for the processing of the material on the site is all ponded rainwater and they are not going to go down into the bottom of the lake. The bottom of the lake is 70 feet from the top of the aquifer and there is 70 feet of impermeable blue clay that separates the lake from the top of the aquifer. The Water Resources Division has looked at it carefully and if there was any remote possibility that there was a connection between the excavation and the aquifers, they would have required a new hydrological study. They were satisfied that there was not a hydrogeological connection. A member of the public asked if that letter was publicly accessible. A representative of the applicant said that it was.

Leoni stated that he asked Washtenaw County where all of the clay came from and why it was so hard. He was told that it was from ice and water sitting on it for thousands of years.

A member of the public stated that their concern is that, despite all of these assurances, other local pits have gone through the same thing and suddenly the water table was drawn down and wells were going dry. A representative of the applicant stated that according to his understanding, in those cases, there was dewatering occurring which led to that result and stated that they will not be dewatering. A member of the public asked if there was a plan or a commitment that there would be no dewatering. A representative of the applicant stated that they have made that representation to the Township. The member of the public asked if it was legally binding. The representative stated that it was and they cannot dewater without a permit that they do not have. If they wanted to dewater, they would have to go through the application process to get the permit. A member of the public asked if they get the permit to dewater, who would pay for the dry wells. A representative of the applicant stated that there is no reason or need for them to dewater. All of the water that they will be using is rainwater.

A member of the public asked for clarification on the 30-foot measurement versus the 70-foot measurement. Representatives of the applicant clarified that there is 30 feet from the bottom of the lake to the top of the aquifer and 70 feet was the amount of overburden that needed to be removed to get to the sand and gravel requested to be extracted.

A member of the public asked if the city or the state ever tests the water. Leoni stated that he sends the water to an outside firm to test it every year even though it is not required.

A member of the public asked if there is enough rainwater in the lake to do what they want to do. Leoni said there is. The member of the public asked how he knows there is. Leoni said he knows how much water is needed to clean that type of stone. A representative of the applicant stated that it would be a closed loop.

A member of the public asked if there were any complaints with the previous permit and if there were, what were they. Leoni said he had no complaints.

A representative of the applicant stated that they do have a hydrogeologist consulting on the project, but she was unable to attend the meeting.

More discussion was held regarding the differences in distances. A representative of the applicant stated that the 70 feet measurement is the distance from where the grade is at now and the aquifer. Once the extraction is finished, it will be 30 feet to the aquifer.

A member of the public stated that 30 feet is not a lot. A representative of the applicant said that 30 feet of blue clay is a lot. A member of the public asked if it was blue clay or Morley clay. Representatives of the applicant confirmed it is blue clay.

A member of the public asked McNamara if an annual inspection will be completed on the mining operation in addition to the reclamation. McNamara confirmed that the mining operation would be reviewed annually in addition to the reclamation. Updated contour maps will need to be provided as part of that review in addition to a physical site inspection to compare.

McNamara also stated that in regards to the 30-foot measurement, the pits to the West are permitted to mine within 10 feet of the water table and that 10 feet to the water table is composed of sand and gravel. So, 30 feet of clay is a cushion and there is no concern about that by the Township Engineers. If an extra bucket was taken out, there would be no impact and there would be time to address it.

Commissioner Stevenson stated that many years ago with the original mining, a hole deep enough to fill up with water was dug and asked what made them stop mining at that point. Leoni stated that it was the clay. McNamara also stated that it was likely the dimensions of the site and the slopes of the walls that forced them to stop mining and start the reclamation process to maintain safe slopes. McNamara also stated that the applicant would run into a similar issue with the current proposal. With the size of the bottom of the hole, they would not be able to maintain those slopes and go deeper because they would run out of room because the property is not big enough. Based on that, they would never be close to needing to dewater to get the material that they are requesting to extract with the current application.

Commissioner Sweetland asked where the 90 feet of overburden ended up. McNamara stated that, according to his understanding, it was moved around to a variety of places, but it all remained on the property and none of it was trucked out. Sweetland asked for confirmation that there was never a berm that was created. Leoni stated that there was never a berm. Sweetland clarified that his property is next to the Stone Co pit and they created a berm that created an issue with surface water that they did funnel back into the hole once the issue was disclosed. He wanted to make sure that that issue would not happen with this application as well.

A member of the public asked what kind of atmospheric effects, in terms of sound, dust, looms, and anything like that, might be expected. A representative of the applicant stated that he did not believe anything would be heard and their permit from EGLE requires that they provide dust suppression. For the dust suppression, they paved the road 800 feet from the entrance and have been putting chloride treatment on the existing roadways. As a part of the permit, EGLE will come out to the site while it is operating to make a judgement as to whether they are complying with the suppression of dust that is required as part of the permit. For the noise, he stated that he does not believe they have ever gotten a complaint about noise.

A member of the public stated that they are Sand & Gravel's nearest neighbor to that site and he finds the noise acceptable. He stated that he is an engineer and he likes quarries because they are progress. They are building roads, schools and hospitals and quarries are good things. He commended Leoni on doing a really good job in that quarry so far, but his fear is the groundwater and what the backfill is going to be. He stated that he has been told that what is going in is housing materials and he is not sure where those materials are coming from. He asked if it is lead-based paint from houses being torn down in Detroit. Leoni stated that there is nothing like that and anything like that would be allowed on the site. Operator Tom stated that there are

no second changes; if somebody brings in a load that they are not supposed to bring in, they do not come back. There is no construction materials or tires and, basically, it is only dirt and concrete.

Commissioner Meiners asked how many tons were expected to be pulled out this year, how many tons will be extracted per year, and how many tons would be extracted total. Meiners also asked how much overburden has already been moved and how much is still there. A representative of the applicant stated that the volume is all market driven, but they estimate there is about a million tons there and, in a good year, they would extract 150,000 to 200,000 tons a year. Meiners asked if it was correct that 200,000 tons would come out to about 5,000 trucks per year. A representative of the applicant stated that it is more nuanced than that because a lot of the trucks are already on their site dumping material and then leaving empty. The goal would be to deposit the fill material and then leave loaded. The goal would be to have most of the materials taken out of the site by trucks that are already on site. Meiners asked how many trucks visit the site per day now. Leoni estimated about 25 trucks a day, but stated that it depends on the time of year.

Commissioner Rentschler asked if different grades of sand will be offered. A representative of the applicant stated that different grades will be offered. Right now, the tests of just dry-screening pass for 2NS. As they go deeper, they believe they will have class 2.

A member of the public asked the applicant if they would be willing to host some of the neighbors at the Township Hall to help them understand the operation. Leoni stated that he thought that would be a good idea and he would like that.

A member of the public asked if there was a bond and if so, how much. Leoni stated that there is an $820,000 bond that was required when the pit was originally started. A member of the public asked what the bond covers. Leoni stated restoration in case the business goes bankrupt.

A member of the public asked who is liable when a gravel mining situation does dewater and wells and property values of the houses around are affected. McNamara stated that the court would decide. A representative of the applicant said that the operators are liable. A member of the public asked if the operator has enough insurance to cover their losses. Leoni stated that he has $5 million in liability insurance.

Township Supervisor Schaible stated that if the applicant decides that they want to dewater, they have to go through the whole process again to get the required permit. Even if they did start dewatering without a permit, people are watching the pit and the Township gets calls about the pit quite a bit. Schaible and McNamara have walked through the pit before. Schaible asked McNamara if the Township's Extraction Ordinance is well written. McNamara confirmed it was one of the better ordinances in the area.

A member of the public stated that previously, when the site was being mined, it was a mess on site which caused a lot of problems for traffic and pedestrians and asked for assurances that that would not be an issue this time. A representative of the applicant stated that they have three sweepers on site.

A member of the public stated that his concern is that when problems came up in the past, they were not worked in a cooperative manner. There was a situation about 12 years ago where the slope was inappropriately steep and it took a lawsuit by some of the residents to get a judgement against Ann Arbor Sand & Gravel to get that corrected. Once the judgement was in place,

inspectors were not allowed on the property for some period of time to see whether or not complaints occurred. He stated that that is not the kind of people he would like to work with. He also stated that he has another concern with the sewer vacuum trucks that pull in and out of there. He stated that every truck is from outside of Washtenaw County and asked what the economic force that causes those people to spend so much time and money to drive in. Additionally, the fact that he has never seen a Washtenaw County truck go in there raises questions about what is in those trucks. He also stated that out of an abundance of concern the Township did ask for some surface water testing, but there was a period of time that that was not addressed. Leoni stated that the requirement to do surface water testing was not in the ordinance and that is why it was not completed, but when he was asked to do it, he did it.

A member of the public asked if someone could randomly come in, get some water out of the pond and have it tested themselves. Leoni stated that he did not know if he trusted that.

Leoni shared his side of the lawsuit from 12 years ago. The slope was there before he was even born and they did not cause the slope. The case went to court and the judge allowed them to bring in material to fix the side. It cost him a lot of money to do it, but it was already there when he bought the company. Leoni said that he tried to buy 100 feet of the neighbor's property in order to bring it into compliance, but he was refused. Leoni, the judge, previous Township Supervisor Jan Godek, and Leoni's lawyers went into the pit and the judge said no, that's fine. You're doing all the right things.

Township Planner Julia Upfal reviewed her report regarding the application. Township Engineer Marcus McNamara reviewed his report regarding the application.

Commissioner Doyle asked if one of the surface water standards come back out of spec, is there a compulsory stop or some sort of remediation plan that follows that or is it just purely informational. McNamara stated that as soon as that is known, it would be investigated. If PFAS is found, it would not be from their operation, but from something else because nothing they are doing would introduce PFAS. McNamara stated that if anything above the action limits is found, they would start tracking down where and why, but that would not necessarily stop all operations until that is determined.

Due to no more public comment, Rentschler moved to close the public hearing at 8:18 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Doyle=aye, Strader=absent. Motion carried, 6-0.

Rentschler stated that he was ready to make a motion to approve. Doyle read the motion included in the Township Planner's report.

A discussion was held on which option of the provided motion was appropriate for the alternative paving material. It was decided to allow alternative paving materials.

A discussion was held regarding if there were any additional performance standards required to protect the health, safety, morals, and well-being of the Township or any additional conditions for traffic flow, security, or signage to ensure public safety. It was decided to require annual surface water testing.

Rentschler moved to recommend approval to the Township Board of the Preliminary and Final Site Plan Application and Extraction Permit for the proposed extraction use located at 4095 Scio Church Road (Parcels M-13-02-200-001, M-13-02-200-04, and M 13-02-200-002), subject to the findings and conditions set forth below:

Findings:

1. The proposed development is a Permitted land use in the NR Zoning District.
2. The proposed development generally meets all requirements of the Lodi Township Zoning Ordinance and the Lodi Township Extraction Ordinance (Ordinance #103).
3. A public hearing has been held on the application. The public hearing was noticed in a paper of record and to all neighbors within 300 feet.
4. Alternative paving materials (gravel) for the parking areas are appropriate due to the use of the site.
5. Surface water testing shall be completed as part of the annual review.

Conditions:

1. The applicant will address all administrative corrections identified by the Township Engineer in their report dated August 31, 2026 before final site plan approval shall be granted.
2. The applicant will address all administrative corrections identified in the Planning report dated October 9, 2026 before final site plan approval shall be granted.

Second by Sweetland. A roll call vote was taken. Doyle=aye, Meiners=aye, Rogers=aye, Rentschler=aye, Stevenson=aye, Sweetland=aye, absent=1. Motion carried, 6-0.

7. Public Comment

Public comment began at 8:33 pm. Public comment was received from 4 members of the public. Public comment ended at 8:36 pm.

8. Adjournment

Sweetland moved to adjourn at 8:37 pm. Second by Rogers. A roll call vote was taken. Sweetland=aye, Stevenson=aye, Rentschler=aye, Rogers=aye, Meiners=aye, Doyle=aye, absent=1. Motion carried.

Respectfully Submitted,

Brian Sweetland,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

DRAFT

DRAFT - Lodi Township Planning Commission Workshop Minutes

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

October 21, 2026 at 6 pm

1. Call to Order and Pledge of Allegiance

The special meeting was called to order by Chair Strader at 6:00 pm. The Pledge of Allegiance was then recited.

2. Roll Call

Present:	Doyle, Meiners, Rentschler, Rogers, Stevenson, Strader, Sweetland
Absent:	None
Others Present:	Recording Secretary Michelle Joppeck, Township Engineer MC Moritz, Township Planner Hannah Firlit, Township Planner Julia Upfal, Township Attorney Jesse O'Jack, Jennifer Conn from Washtenaw County Health Department, David Lossing from the Huron River Watershed Council, Dixon, Sam Pernick, Kathy VanKoevering, Jane Mamarow and 8 other members of the public

3. Public Comment

Public comment began at 6:01 pm. Comments were received from 1 member of the public. Public comment ended at 6:03 pm.

4. Revision / Approval of Agenda

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

5. Work Session with Planning Commission

a. Natural Features Definition

Township Planner Julia Upfal reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. David Lossing from the Huron River Watershed Council provided some assistance as requested. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

b. Sanitary Sewer Definition

Upfal reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. Jennifer Conn from the Washtenaw County Health Department answered questions and provided assistance as requested. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

c. Golf Course Definition

Township Planner Hannah Firlit reviewed the reasoning behind the draft changes and the draft changes. Discussion was held regarding those draft changes. Township Planners will follow up on questions that need research, make requested changes, and refine the draft language further.

6. Public Comment

Public comment began at 8:06 pm. Public comment was received from 7 members of the public. Public comment ended at 8:15 pm.

7. Next Meeting will be on October 27, 2026 @ 7 pm

8. Adjournment

Strader moved to adjourn at 8:15 pm. Second by Sweetland. A voice vote was taken. Aye=all, Nay=none. Motion carried.

Respectfully Submitted,

Brian Sweetland,
Planning Commission Secretary

Michelle Joppeck,
Recording Secretary

DRAFT

Planning Commission High Power Facilities Subcommittee Meeting Minutes
Thursday, October 8, 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: 9:07 am
Meeting end time: 11:15 am

Topics of Discussion

- Chris disclosed that during his recent biology conference trip to France he had discussions with people from Open AI, and Physio AI. Dinner was not paid for by these or other AI companies.
- Draft HPF Ordinance
    - Power Plants: Chris feels we still need to address this in more detail in our draft ordinance – they have similarities to Data Centers but have particular concerns. Chris downloaded Milan Townships recently created Ordinance for Gas fired electric generating facilities, and brought a copy.
    - Zoning Ordinance now includes Adverse Thermal Impacts, which was acknowledged is hard to enforce.
    - Need to include in our Zoning Ordinance that studies of Water flow/usage, Thermal Impact, Noise/Vibration need to be done pre and post startup.
    - In the Zoning Ordinance, we need to set specific noise/vibration monitoring points around the site, where measurements of pre-construction values will be established as an ambient baseline, and future measurements will be made at the same points at similar times of day and similar circumstances.
    - Fire Protection: Add section that Applicant must provide a plan to containand mitigate any chemicals from emergency response on site (lots of discussion on PFAS).
    - Tax Abatements: Jesse says we can't prohibit it, since there may be circumstances where you want to accomplish something via the developer to address an issue.
    - High Power facilities Map – Julia provided, but will add BP and Wolverine pipelines, petroleum lines and any others. Will add WCRC truck routed and non-thru truck routes.

Update legend items for wetlands/watercourses and add Emerson School. At our next meeting we will look at possible locations for HPF.

- NDA- Chris would like to include this in our Township Ethics Policy – BOT would need to authorize.

- Noise/Vibration Regulatory Ordinance– 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". Enforcing must be defendable in court. Suggested that noise/vibration be measured 2 times/yr but a report only needs to be issued annually, unless there are complaints. Will want to have our Engineering Firm (or a professional they choose), check noise levels, and could be pre-paid out of the developers Escrow account.
  - Noise/Vibration to be included in their annual report to the Township.
  - Need to include in our Regulatory Ordinance that studies of Water flow/usage, Thermal Impact, Noise/Vibration need to be done twice annually.

Action Items

- Continue to refine the proposed Zoning Ordinance, and Regulatory Ordinance
- Incorporate High Power Facilities into the Master Plan
- Revise the draft map showing existing power/energy facilities in the township (and borders)

Next Sub Committee Meeting is Thursday Oct. 29, 9:00 am

Respectfully Submitted,

Cindy Strader, Sub Committee member

DRAFT

Planning Commission High Power Facilities Subcommittee Meeting Minutes
Thursday, October 29, 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: 9:16 am
Meeting end time: 10:30 am

Topics of Discussion: NOTE: its requested that all future printouts for this subcommittee be in color to more easily see updates.

- Draft Noise/Vibration/HPF Regulatory Ordinance (RO)
  - Reviewed the latest draft of the Twp Noise Ordinance- need to be sure both the Regulatory and Zoning Ordinances match in their noise level criteria (Sec. 55.02K)- Chris would like Octaves in there as well. RO Item 2.G.- Noise sensitive locations- need to match in both types of ordinances. Add Vibration standards to regulatory ordinances
  - Make the maximum sound levels measured at the property line to be 55dba/50/dba for all types of developments, whether near residential or other property types.
  - Measure noise/vibration at consistent set points along the perimeter property line of the development and require annual measurements.
- Draft High Power Facilities Zoning Ordinance:
  - Power Plants Energy Usage (Sec.11) needs modifications since they are different than Data Centers. Chris to send Julia Milan Townships recently created Ordinance for Gas fired electric generating facilities.
  - Battery Energy Storage Systems (BESS) – should only be accessory to another permitted use – with energy produced on-site.
  - Construction Traffic- There was interest in having a separate plan sheet required for staging, temporary fencing, construction employee traffic and parking, proposed trucking routes. May need to update our ZO 55.12 Traffic Impact Study, and tie it to size of project and length of time for construction. Add to Development Agreement. Julia to give sample.

- Sec.13 Noise and Vibration – under subsection i: change first sentence to "Prior to site plan approval, a noise and vibration study must be submitted"....Also set specific noise/vibration monitoring points around the site, where measurements of pre-construction values will be established as an ambient baseline, and future measurements will be made at the same points at similar times of day and similar circumstances. (See language used in Sec. 15 Thermal Emissions and make consistent. Update ZO 55.02k to include Vibration.
-
- High Power facilities Map – Julia provided updated map with added BP, Consumers and Wolverine pipelines, Also added WCRC truck routed and non-thru truck routes and location of Emerson School. Need to show the StoneCo gravel pits, and Golf Driving Range in orange, along Zeeb Rd. Question: Can an LP line be converted to a gas line? Or does a new one need to be installed? It was noted that Freedom Twp has a large north/south electrical transmission line about 2+ mikes to the west of Lodi Twp.
- Master Plan- Our Goal is to provide guidelines(strategies) for the placing of these facilities based on our overall Township Planning Goals. We looked at possible locations for HPF, focusing on areas near existing power and fuel lines, on a main paved road, and lower impact to ex.residential areas. Would like to have Julia enlarge a map of the NW corner of the Township to show these things as well as building footprints. Brian suggested that we also create a map that shows more accurately what the **current use** of a property is – it may be zoned AG, but really isn't being farmed as such. Does this impact Future land uses in any areas? Should we consider a separate Zoning District called High Power Facilities, and include references to large commercial Solar and Wind Projects?
- NDA- Chris would still like to include this in our Township Ethics Policy – BOT would need to authorize.

Action Items

- Continue to refine the proposed Zoning Ordinance, and Regulatory Ordinance
- Incorporate High Power Facilities into the Master Plan
- Revise the draft map showing existing power/energy facilities in the township (and borders)

Next Sub Committee Meeting is Thursday Nov.12, 9:00 am

Respectfully Submitted,

Cindy Strader, Sub Committee member

LODI TOWNSHIP BOARD OF APPEALS

DRAFT - Meeting Minutes

Tuesday, October 21, 2026 at 6 pm

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

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

   The meeting of October 21, 2026 opened with the Pledge of Allegiance at 6:00 pm.

2. **Roll Call**

   Present: Schaible, Strader, VanKoevering
   Absent: Chronis, Dever

3. **Board of Trustees & Planning Commission Joint Workshop**

   A quorum of the Board of Appeals was in attendance at the Board of Trustees & Planning Commission Joint Workshop. See the Board of Trustees minutes and Planning Commission minutes for details about the meeting.

4. **Adjournment**

   VanKoevering moved to adjourn at 8:16 pm. Second by Strader. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

Respectfully Submitted,

Cindy Strader,
Secretary

Michelle Joppeck,
Recording Secretary

DRAFT

LODI TOWNSHIP BOARD OF APPEALS

DRAFT - Meeting Minutes

Tuesday, October 27, 2026 at 7 pm

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

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

   The meeting of October 21, 2026 opened with the Pledge of Allegiance at 7:02 pm.

2. **Roll Call**

   Present: Chronis, Schaible (arrived at 7:03 pm), Strader, VanKoevering
   Absent: Dever

3. **Board of Trustees & Planning Commission Joint Workshop**

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

   Schaible arrived at 7:03 pm.

   Chronis left around 9:16 pm.

4. **Adjournment**

   Strader moved to adjourn at 9:48 pm. Second by VanKoevering. A voice vote was taken. Aye=all, Nay=none, absent=2. Motion carried.

Respectfully Submitted,

Cindy Strader,
Secretary

Michelle Joppeck,
Recording Secretary

DRAFT

October 27, 2026

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

RE: Engineering Update for November 10, 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 Planning Commission agenda for tonight (October 27th) includes setting a public hearing on November 24th for this application. An engineering review letter will be provided before this meeting.

- Ann Arbor Sand and Gravel, Mining Plan

  This Planning Commission made a motion to approve the application at the October 15th public hearing. The regular annual inspection will be conducted by OHM this fall and a report will be provided before the end of the year.

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

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

Sincerely,
OHM Advisors

M. C. Moritz

MC Moritz, PE
Client Representative

cc: Jacob Shaible, Lodi Township Supervisor
Marcus McNamara, OHM Advisors
Hannah Firlit, OHM Advisors
Julia Upfal, OHM Advisors

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FireBoard approved 10/29/2026

Total Unit Contributions for Fiscal Year 2027 (January 1, 2027-December 31, 2027)
Split Allocation

Unit	FY 2027 Percentage - Split 01/01/27 - 06/30/27	Operating Budget 01/01/27 - 06/30/27	FY 2027 Percentage 07/01/27 - 12/31/27	Operating Budget 07/01/27 -12/31/27	Capital Improvements Budget 01/01/27-06/30/27	FY 2027 Total Contribution	2026/2027 (Previously Approved Budget) Total Contribution	Difference
City of Saline	34.25%	572,012	31.05%	518,611	68,494.40	1,159,117	1,197,695	(38,578.21)
Lodi Township	31.01%	517,884	28.11%	469,506	62,013.00	1,049,403	1,081,759	(32,356.36)
Saline Township	10.58%	176,742	9.59%	160,176	21,163.60	358,082	369,429	(11,347.17)
York Township	24.16%	403,606	31.25%	521,951	48,329.00	973,886	835,930	137,956.24
	100.00%	$ 1,670,244	100.00%	$ 1,670,244	$ 200,000.00	$ 3,540,488	$ 3,484,813	$ 55,674.50

Saline Area Fire Authority Budget

GL Number	Description	06/30/2026 Amended Budget	YTD As Of 06/30/2026	Current 26-27 Budget APPROVED	Jan 1, 2027-Dec 31, 2027 REQUESTED
---Estimated Revenue---					
<None Set>					
206-000-505-000	FEMA REIMBURSEMENT	0.00	0.00	0.00	0.00
206-000-583-001	CONTRIBUTIONS-LODI TOWNSHIP	0.00	0.00	0.00	0.00
206-000-583-002	CONTRIBUTIONS-SALINE TOWNSHIP	0.00	0.00	0.00	0.00
206-000-583-003	CONTRIBUTIONS-YORK TOWNSHIP	0.00	0.00	0.00	0.00
206-000-584-000	CONTRIBUTIONS-CITY	0.00	0.00	0.00	0.00
206-000-602-000	OPERATION CITY	976,858.00	976,858.24	1,128,957.00	1,037,164.00
206-000-602-001	FIRE RUNS CITY	0.00	0.00	0.00	0.00
206-000-603-001	LODI TOWNSHIP	888,816.00	888,816.48	1,019,675.00	939,018.00
206-000-603-002	SALINE TOWNSHIP	350,140.00	350,139.80	348,226.00	320,466.00
206-000-603-003	YORK TOWNSHIP	680,296.00	680,296.48	787,954.00	1,043,839.00
206-000-604-001	LODI TOWNSHIP FIRE RUNS	0.00	0.00	0.00	0.00
206-000-604-002	SALINE TOWNSHIP FIRE RUNS	0.00	0.00	0.00	0.00
206-000-604-003	YORK TOWNSHIP FIRE RUNS	0.00	0.00	0.00	0.00
206-000-665-000	INTEREST ON INVESTMENTS	2,500.00	15,358.88	2,500.00	0.00
206-000-674-000	DONATIONS (FRIENDS SAF)	0.00	0.00	0.00	0.00
206-000-676-000	REIMBURSEMENT FIRE GRANT	0.00	0.00	0.00	0.00
206-000-676-960	REIMBURSEMENT INSURANCE	0.00	0.00	0.00	0.00
206-000-678-000	MISCELLANEOUS	0.00	1,200.00	0.00	0.00
206-000-682-000	EMERGENCY HAZARDOUS RESPONSE	0.00	0.00	0.00	0.00
206-000-692-000	PRIOR YEAR END FUND BALANCE	0.00	0.00	0.00	0.00
206-000-692-001	PY COMMITTED EMPLOYEE LIABILITY	0.00	0.00	0.00	0.00
206-000-693-000	SALE OF FIRE EQUIPMENT	0.00	0.00	0.00	0.00
406-000-583-001	LODI TWNSHIP CAPITAL IMPROVE	61,380.00	61,380.00	62,084.20	98,385.70
406-000-583-002	SALINE TWNSHIP CAPITAL IMPROVE	24,180.00	24,180.00	21,202.20	33,576.90
406-000-583-003	YORK TWNSHP CAPITAL IMPROVE	46,980.00	46,980.00	47,975.60	109,368.35
406-000-584-000	CITY CAPITAL IMPROVEMENTS	67,460.00	67,460.00	68,738.00	108,669.05
406-000-665-000	INTEREST ON INVESTMENT	50.00	1.27	0.00	0.00
406-000-674-000	CONTRIBUTION - FRIENDS OF SAFD	0.00	0.00	0.00	0.00
406-000-692-000	CONTRIBUTION PAST YEARS	0.00	0.00	0.00	0.00
406-000-692-900	OTHER FINANCING SOURCES	0.00	0.00	0.00	0.00
406-000-693-000	SALE OF FIRE EQUIPMENT	0.00	0.00	0.00	0.00
406-000-699-206	CONTRIBUTION FROM OPERATING	0.00	0.00	0.00	0.00
991-000-505-000	GRANTS	0.00	0.00	0.00	0.00
991-000-674-000	DONATIONS	0.00	0.00	0.00	0.00
991-000-693-000	SALE OF FIXED ASSETS	0.00	0.00	0.00	0.00
Total '<None Set>':		**3,098,660.00**	**3,112,671.15**	**3,487,312.00**	**3,690,487.00**
Total Estimated Revenue:		**3,098,660.00**	**3,112,671.15**	**3,487,312.00**	**3,690,487.00**
---Appropriations---					
<None Set>					
206-000-702-000	SALARY & WAGES	1,298,230.30	1,124,265.20	1,505,865.00	1,671,960.00
206-000-703-000	OVERTIME	65,000.00	48,697.40	70,000.00	70,000.00
206-000-704-000	PAID ON CALL FIREFIGHTERS	10,000.00	4,878.00	10,300.00	10,300.00
206-000-705-000	BOARD SALARIES	180.00	120.00	180.00	0.00
206-000-708-000	LONGEVITY/MERIT LONGEVITY	11,600.00	11,600.00	13,400.00	14,750.00
206-000-710-000	HOLIDAY/VACATION	232,411.00	229,565.90	303,410.00	95,385.00
206-000-715-000	FICA	123,719.00	106,302.64	145,578.00	142,922.00

*Refer to Personnel Tab.

Salaries are budgeted based on employees' annual compensation, regardless of whether time is paid as regular wages, vacation, sick leave, or other PTO. Therefore, the total Salary and Wages budget reflects the employee's full year compensation. (Amount equals Total Annual Holiday Pay plus $20,000 for Annual Vacation Payouts.)

206-000-719-000	HEALTH INSURANCE	403,515.09	228,933.89	450,000.00	495,000.00	
206-000-719-001	RETIREE HEALTH INSURANCE	0.00	0.00	0.00	0.00	
206-000-719-003	MERS RETIREMENT	145,823.00	125,183.26	172,926.00	167,196.00	
206-000-719-004	LIFE INS/INS PAY/EMPLOYEE APPRECIATION	31,144.62	31,144.62	26,834.00	33,460.00	
206-000-719-005	RETIREE PAYOUTS	0.00	0.00	0.00	0.00	
206-000-720-000	HEALTH CARE SAVINGS PLAN	0.00	0.00	0.00	1,500.00	*New Budget Line - Result of Collective Bargaining Agreement
206-000-723-000	MERS RETIREE HEALTH TRUST	52,502.00	52,502.00	58,373.00	64,900.00	
206-000-728-000	PERSONAL PROTECTIVE EQUIPMENT	30,000.00	25,641.93	30,900.00	31,827.00	
206-000-751-000	OPERATING SUPPLIES/EQUIPMENT	72,482.00	59,500.60	74,657.00	76,897.00	
206-000-751-001	FIRST RESPONDER SUPPLIES	6,000.00	5,449.95	6,180.00	6,365.00	
206-000-751-002	FUEL	17,000.00	13,435.47	17,510.00	25,000.00	
206-000-751-003	SUPPLIES - FOOD	300.00	34.14	309.00	318.00	
206-000-752-000	OFFICE SUPPLIES	2,000.00	1,815.19	2,060.00	2,122.00	
206-000-801-000	PROF SERVICE ATTORNEY	15,000.00	8,000.00	20,000.00	15,500.00	
206-000-802-000	PROF SERVICE AUDITORS	9,000.00	8,500.00	9,270.00	9,548.00	
206-000-803-010	ADMINISTRATIVE CLERICAL	0.00	0.00	0.00	0.00	*Propose to deactivate.
206-000-803-020	ADMINISTRATIVE DISPATCH	55,000.00	48,000.00	56,650.00	62,315.00	
206-000-804-000	CONTRACTUAL MAINT & SERVICES	45,500.00	28,693.32	46,865.00	52,900.00	*Updated Description from Professional Services Miscellaneous
206-000-805-000	BANK SERVICE FEES	200.00	132.00	210.00	216.00	
206-000-850-000	COMMUNICATIONS	7,000.00	6,822.33	7,210.00	7,426.00	
206-000-850-001	COMMUNICATION-DISPATCH REPAIR	2,200.00	1,940.00	2,266.00	2,334.00	
206-000-851-000	POSTAGE	500.00	56.38	515.00	530.00	
206-000-860-000	TRANSPORTATION	0.00	0.00	0.00	0.00	
206-000-880-000	COMMUNITY PROMOTION	1,500.00	967.15	1,545.00	1,591.00	
206-000-900-000	PRINTING & PUBLISHING	1,000.00	0.00	1,030.00	1,061.00	
206-000-920-000	UTILITIES	21,627.65	21,627.65	20,600.00	25,600.00	
206-000-930-000	REPAIR & MAINT FIRE HALL	15,000.00	13,828.36	15,450.00	15,914.00	
206-000-931-000	REPAIR & MAINT EQUIPMENT	81,785.51	81,785.51	61,800.00	81,000.00	
206-000-933-000	COMPUTER MAINT SOFT & HARDWARE	9,000.00	8,152.94	9,270.00	9,548.00	
206-000-960-000	INSURANCE & BONDS	64,890.13	64,890.13	65,000.00	75,000.00	
206-000-961-000	CONFERENCE & TRAINING	15,000.00	5,497.69	15,450.00	15,914.00	
206-000-961-001	TRAINING NEW FIREFIGHTERS	10,000.00	9,177.17	10,300.00	5,000.00	
206-000-962-000	MEMBERSHIP/DUES/SUBSCRIP/BOOKS	10,000.00	6,334.57	12,000.00	12,360.00	
206-000-963-000	EDUCATION REIMBURSEMENT	0.00	0.00	10,000.00	5,000.00	
206-000-985-000	EQUIPMENT > $5000/YR	30,000.00	28,394.00	30,900.00	31,827.00	
206-000-995-206	DONATIONS - FRIENDS OF SAF	0.00	0.00	0.00	0.00	
206-000-995-406	CONTRIBUTION TO CAPITAL	0.00	0.00	0.00	0.00	
206-000-995-678	RECRUITMENT COSTS(EMER RECOVE)	0.00	0.00	0.00	0.00	
206-999-998-000	CURRENT YEAR END FUND BALANCE	0.00	0.00	0.00	0.00	
206-999-998-001	COMMITTED EMPLOYEE LIABILITY	0.00	0.00	0.00	0.00	
406-000-931-000	REPAIR & MAINT CAPITAL IMPROVE	0.00	0.00	0.00	0.00	
406-000-975-000	BUILDING IMPROVEMENTS	0.00	0.00	0.00	0.00	
406-000-985-000	EQUIPMENT > $5000/YR	0.00	35,952.62	0.00	0.00	
406-000-985-001	GRANT - EQUIPMENT PURCHASES	0.00	0.00	0.00	0.00	
406-905-991-000	DEBT SERVICE - PRINCIPAL	0.00	0.00	0.00	0.00	
406-905-993-000	DEBT SERVICE - INTEREST	0.00	0.00	0.00	0.00	
406-905-994-000	DEBT SERVICE - FEES	0.00	0.00	0.00	0.00	
406-999-998-000	FUTURE CAPITAL ACQUISITIONS	0.00	0.00	0.00	0.00	
991-000-710-000	EMPLOYEE COM ABSENCE EXP	0.00	0.00	0.00	0.00	
991-000-723-000	MERS RETIREE HEALTH TRUST	0.00	0.00	0.00	0.00	
991-000-968-000	DEPRECIATON EXP	0.00	0.00	0.00	0.00	
991-000-985-000	EQUIPMENT EXPENSE	0.00	0.00	0.00	0.00	
Total '<None Set>':		**2,896,110.30**	**2,447,822.01**	**3,284,813.00**	**3,340,486.00**	
Total Appropriations:		**2,896,110.30**	**2,447,822.01**	**3,284,813.00**	**3,340,486.00**	
Net of Revenues & Appropriations:		**202,549.70**	**664,849.14**	**202,499.00**	**350,001.00**	

Saline Area Fire ~~Department~~ Authority

Governmental Unit Contribution Breakdown

Total Unit Contributions for Fiscal Year 2027 (January 1, 2027-December 31, 2027)

Unit	FY 2027 Percentage	Operating Budget	Capital Improvements Budget	2027 Total Contribution	2026/2027 (Previously Approved Budget) Total Contribution	Difference	*Quarterly Operating*
City of Saline	31.05%	1,037,164	108,669.05	1,145,833	1,197,695	(51,861.52)	*$ 259,291.11*
Lodi Township	28.11%	939,018	98,385.70	1,037,403	1,081,759	(44,355.72)	*$ 234,754.39*
Saline Township	9.59%	320,466	33,576.90	354,043	369,429	(15,385.82)	*$ 80,116.57*
York Township	31.25%	1,043,839	109,368.35	1,153,207	835,930	317,277.07	*$ 260,959.68*
	100.00%	**$ 3,340,487**	**$ 350,000.00**	**$ 3,690,487**	**$ 3,484,813**	**$ 205,674.00**	***$ 835,121.75***

2027
Taxable Value Amounts

	LODI TWP	SALINE TWP	YORK TWP	SALINE CITY	GRAND TOTALS
TOTAL REAL & PERSONAL	$ 613,149,351.00	$ 209,254,392.00	$ 681,593,382.00	$ 677,234,448.00	$ 2,181,231,573.00
	28.1102%	**9.5934%**	**31.2481%**	**31.0483%**	**100.0000%**

*Taxable Value Amounts reflected were obtained by Washtenaw County.

Christina Smith

From: Leslie Blackburn
Sent: Friday, October 30, 2026 4:18 PM
To: Jacob Schaible; Christina Smith
Subject: Re: Agenda Item Request for Nov 10, 2026 BOT meeting

Hi Jacob, Christina and fellow board members. As promised, here is the supporting information for the agenda item I requested for our Nov 10th BOT meeting to clarify our policy for how special meetings are set for the Board of Trustees and Planning Commission.

It appears that we currently have a practice that if an applicant asks for a special meeting of the PC or the BOT, as long as a quorum can be confirmed, they are granted access. They are required to pay for the meeting.

However, I believe that unless it's an emergency or a benefit to the residents as a whole, an applicant should not have the right to demand a special meeting especially if not all of the members who are interested in being there can be there. They should follow the rules of the regular meetings just like everyone else. I believe this practice is not of best service to our residents and township as a whole and that it should be changed.

Is there a written policy that governs this today? I don't see it in Rules of Order, nor the Zoning Ordinance, so I believe not. I do see the amount charged for special meetings in the fee schedule, but no details on policy are there. If there is something I am missing, could we please get a copy for this meeting for review?

If not, I suggest we add some text to the Rules of Order to handle this.

One possible idea:

This section 2.2 is already in the Rules of Order:
2.2 Special Meetings.
The Township Board may meet in Special session at the call of the Supervisor and/or upon written request of a majority of the members of the Township Board. The purpose of the meeting shall be part of the request. Upon the call of the Supervisor, the Township Clerk shall give notice of the time and place of the meeting to each member via email or by leaving written notice at the member's address at least 18 hours in advance of the Special Meeting. The notice shall contain the time, place and the purpose of the meeting.

We could consider adding:
2.2.1 When an applicant requests a special meeting of the Planning Commission or Board of Trustees for review of their application, they must indicate why the item cannot be handled at the next available regular meeting. The Supervisor may determine, based on these criteria, whether the special meeting is warranted:

1. Is it an emergency that affects the public health, safety or general welfare of Lodi Township residents that cannot be handled in a regular meeting?
2. Is there a significant benefit to the township land or residents as a whole for it to be handled in a special meeting instead of a regular one?
3. Does the timing of the meeting meet the requirements of lead time for the results to be brought to the next step of the process? (For example, BOT meetings require packets to be distributed a minimum of 6 calendar days prior to the meeting. Therefore, a special meeting of the PC that expects output to be seen by the board should allow for the time needed after the PC meeting to prepare materials in time for packets to be distributed.)

If the Supervisor asks for a Special meeting and determines that there are members that cannot be available and are interested in being available, the meeting will not be set until a date at which they can all be available unless there is an emergency or significant benefit as described in items #1 & #2.

That is one suggestion; I am open to other ways to handle this. I look forward to our discussion and collaboration.

Respectfully,

Leslie

Leslie Blackburn
Lodi Township Trustee
pronouns: they/them
(why this is important: pronouns)

email: leslie@loditownshipmi.org
loditownshipmi.org

From: Leslie Blackburn
Sent: Friday, October 9, 2026 5:07 PM
To: Jacob Schaible <supervisor@loditownshipmi.org>; Christina Smith <Christina@loditownshipmi.org>
Subject: Agenda Item Request for Nov 10, 2026 BOT meeting

Hi Jacob and Christina. I am writing to request an addition to the agenda for November 10, 2026 regular BOT meeting.

Agenda item name: Clarify policy for how special meetings are set
Description: Discuss current practices, documentation, and determine how to handle.
Type: Discussion
Budget Impact: None

I will send details and supporting materials by Tues Nov 3rd.

Thank you,

Leslie

Leslie Blackburn
Lodi Township Trustee
pronouns: they/them
(why this is important: pronouns)

email: leslie@loditownshipmi.org
loditownshipmi.org

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 10/14/26

September 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: September

Incidents	Month 2026	2026 YTD	2025 YTD	% Change
Animal Complaints	7	58	38	52.6%
Assaultive Crimes	1	7	10	-30.0%
Burglaries		3	3	0%
Larcenies	1	2	5	-60.0%
Medical Assists	1	13	20	-35.0%
Traffic Stops	74	530	557	-4.8%
Vehicle Theft			1	-100.0%
Traffic Crashes	2	75	87	-13.8%
Calls For Service Total	184	1,627	1,590	2.3%
Citations	20	136	109	24.8%

In/Out of Area Time	Minutes
Into Area Time	379
Out of Area Time	739

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.

WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 10/14/26

September 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 September 2026, there were 184 calls for service in Lodi Township. This is a 2.3 % 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
26-66698	9/4/26	Fraud - Illegal use of Credit Card
26-67282	9/6/26	Larceny
26-68536	9/10/26	Fraud
26-69539	9/14/26	Larceny
26-70073	9/16/26	Fraud
26-70148	9/16/16	Fraud
26-70367	9/17/26	Fraud
26-71075	9/20/26	Malicious Destruction of Property
26-72481	9/25/26	Malicious Destruction of Property

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WASHTENAW COUNTY
OFFICE OF THE SHERIFF

EST. 1823

ALYSHIA M. DYER, SHERIFF

EXECUTIVE SUMMARY

Distribution Date: 10/14/26

September 2026

COMMUNITY DIRECTED ENFORCEMENT

DATE	LOCATION	COMPLAINT	INITIATIVES
Various	Various	Property Checks	Check Property

STAFFING

5 / 6 Deputies (Billable for 4)

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

CFS Summary

Reporting Period: September

Classification	Month 2026	2026 YTD	2025 YTD	% Change
AGGRAVATED/FELONIOUS ASSAULT		2	5	-60.0%
ARSON			1	-100.0%
BURGLARY -ENTRY WITHOUT FORCE (Intent to Commit)			2	-100.0%
BURGLARY -FORCED ENTRY		3	4	-25.0%
DAMAGE TO PROPERTY	2	6	6	0%
EMBEZZLEMENT			1	-100.0%
EXTORTION			1	-100.0%
FORGERY/COUNTERFEITING		1		-
FRAUD -CREDIT CARD/AUTOMATIC TELLER MACHINE	2	2	2	0%
FRAUD -FALSE PRETENSE/SWINDLE/CONFIDENCE GAME	3	6	11	-45.5%
FRAUD - HACKING/COMPUTER INVASION			1	-100.0%
FRAUD - IDENTITY THEFT		5	3	66.7%
FRAUD -WIRE FRAUD		2	1	100.0%
INTIMIDATION/STALKING			1	-100.0%
LARCENY -OTHER	2	2	1	100.0%
LARCENY -THEFT FROM BUILDING			2	-100.0%
LARCENY -THEFT FROM MOTOR VEHICLE			3	-100.0%
MOTOR VEHICLE THEFT			1	-100.0%
NONAGGRAVATED ASSAULT	1	5	6	-16.7%
RETAIL FRAUD -THEFT			1	-100.0%
SEXUAL CONTACT FORCIBLE -CSC 4TH DEGREE		2		-
SEXUAL PENETRATION PENIS/VAGINA -CSC IST DEGREE			1	-100.0%
Sum:	**10**	**36**	**49**	**-26.5%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
DISORDERLY CONDUCT		1		-
FAMILY -ABUSE/NEGLECT NONVIOLENT		2	5	-60.0%
FRAUD -BAD CHECKS	1	1		-
HEALTH AND SAFETY		1		-
HIT and RUN MOTOR VEHICLE ACCIDENT		1	1	0%
JUVENILE RUNAWAY		1		-
OBSTRUCTING JUSTICE			2	-100.0%

CFS Summary

Reporting Period: September

OBSTRUCTING POLICE		1	1	0%
OPERATING UNDER THE INFLUENCE OF LIQUOR OR DRUGS			2	-100.0%
PUBLIC PEACE -OTHER			1	-100.0%
SEX OFFENSE -OTHER		1		-
TRESPASS			1	-100.0%
Sum:	**1**	**8**	**11**	**-27.3%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
ALARMS	3	33	47	-29.8%
ANIMAL COMPLAINTS	7	60	39	53.8%
JUVENILE OFFENSES AND COMPLAINTS		6	3	100.0%
MISCELLANEOUS COMPLAINTS	19	233	256	-9.0%
MISCELLANEOUS TRAFFIC COMPLAINTS	78	591	595	-0.7%
NON - CRIMINAL COMPLAINTS	34	328	304	7.9%
SICK / INJURY COMPLAINT	9	101	64	57.8%
TRAFFIC CRASHES	5	90	94	-4.3%
TRAFFIC OFFENSES	1	15	3	400.0%
WARRANTS			1	-100.0%
Sum:	**156**	**1,454**	**1,404**	**3.6%**

Classification	Month 2026	2026 YTD	2025 YTD	% Change
HAZARDOUS TRAFFIC CITATIONS / WARNINGS	1	4	17	-76.5%
LICENSE / TITLE / REGISTRATION CITATIONS		1		-
MISCELLANEOUS A THROUGH UUUU		2	3	-33.3%
Sum:	**1**	**7**	**20**	**-65.0%**

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	13	27	-51.9%
INVESTIGATIVE ACTIVITIES	4	42	30	40.0%

CFS Summary

Reporting Period: September

MISCELLANEOUS ACTIVITIES (6000)	4	43	31	38.7%
MISCELLANEOUS ACTIVITIES (6100)	6	32	33	-3.0%
Sum:	**16**	**130**	**123**	**5.7%**

Out of Area Report

Reporting Period: September

SUMMARY	
Reporting Area	**Duration in Minutes**
DEXTER CITY	40
DEXTER TOWNSHIP	18
MANCHESTER TOWNSHIP	587
SCIO TOWNSHIP	94
Sum:	**739**

DEXTER CITY

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260073160	DISPATCHED CALLS	Death Investigation - Cause Unknown	600 BLOCK PARR ST	09/28/2026 16:40:00	40
				Sum:	**40**

DEXTER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260071694	BACKUP DISPATCHED CALLS	Welfare Check	9300 BLOCK ANNE ST	09/22/2026 22:40:00	18
				Sum:	**18**

Out of Area Report

Reporting Period: September

MANCHESTER TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260073544	DISPATCHED CALLS	Assist Other Law Enforcement Agency	E MAIN ST/TORREY ST	09/29/2026 19:00:00	60
	FOLLOW-UP		STA 4	09/24/2026 16:01:00	240
	FOLLOW-UP		STA 4	09/28/2026 16:01:00	39
	FOLLOW-UP		STA 4	09/28/2026 17:20:00	100
	FOLLOW-UP		STA 4	09/29/2026 16:02:00	148
				Sum:	**587**

SCIO TOWNSHIP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260065742	DISPATCHED CALLS	Disorderly Person/ Condition - WD	7200 BLOCK JACKSON RD	09/01/2026 16:41:00	13
260067800	BACKUP DISPATCHED CALLS	Lost / Missing Juvenile	4200 BLOCK EYRIE DR	09/07/2026 22:40:00	8
260071174	BACKUP DISPATCHED CALLS	Suspicious Circumstances	2800 BLOCK SAGEBRUSH CIR	09/20/2026 23:27:00	13
260072480	TRAFFIC STOP	Traffic Complaint / Traffic Miscellaneous A Complaint	S ZEEB RD/JACKSON RD	09/25/2026 23:00:00	10
260072491	BACKUP DISPATCHED CALLS	Alarms All Other	3600 BLOCK JACKSON RD	09/26/2026 00:30:00	50
				Sum:	**94**

Into Area Report

Reporting Period: September

SUMMARY	
Patrol Area Desc	Duration in Minutes
DEXTER-DEXTER TWP-WEBSTER TWP	119
SCIO TWP	260
Sum:	**379**

DEXTER-DEXTER TWP·

Incident #	Activity Category	Offense	Location	Start Date	Minutes
	BRIEFING/ SHIFT BRIEFING		lodi	09/23/2026 19:30:00	30
	MEAL BREAK		sta4	09/23/2026 18:00:00	30
	PROACTIVE PATROL		lodi	09/23/2026 18:30:00	30
	VEHICLE TASK		lodi	09/23/2026 16:01:00	29
				Sum:	**119**

SCIO TWP

Incident #	Activity Category	Offense	Location	Start Date	Minutes
260066152	BACKUP DISPATCHED CALLS	Assist Citizen	2700 BLOCK S WAGNER RD	09/02/2026 23:25:00	20
260067136	BACKUP DISPATCHED CALLS	Personal Injury Traffic Crash PIA	W WATERS RD/S WAGNER RD	09/05/2026 20:00:00	60
260067136	BACKUP DISPATCHED CALLS	Personal Injury Traffic Crash PIA	W WATERS RD/S WAGNER RD	09/05/2026 20:05:00	60
260070566	BACKUP DISPATCHED CALLS	Family Trouble	2800 BLOCK S WAGNER RD	09/18/2026 12:45:00	30
260070751	BACKUP DISPATCHED CALLS	Noise Complaint - WD	6400 BLOCK HERON CT	09/18/2026 22:58:00	22
260070751	DISPATCHED CALLS	Noise Complaint - WD	6400 BLOCK HERON CT	09/18/2026 23:10:00	10

Into Area Report

Reporting Period: September

260070780	BACKUP DISPATCHED CALLS	Suspicious Circumstances	2800 BLOCK S WAGNER RD	09/19/2026 01:46:00	24
	PROPERTY CHECK		STATION 8	09/30/2026 11:11:00	34
				Sum:	**260**

Violations

Reporting Period: September

Violation Description	Violation Count
DISOBEYED TRAFFIC CONTROL DEVICE CONSTRUCTION ZONE	7
DROVE WHILE LICENSE SUSP/REV/DENIED	1
FAILED TO STOP FOR SCHOOL BUS	1
LODI TWP-NOISE ORD-UNREASONABLE NOISE FROM VEHICLE-1ST OFF	1
SPEEDING 01 - 05 MPH OVER	7
SPEEDING 11 - 15 MPH OVER	1
SPEEDING 16 - 20 MPH OVER	2
Sum:	**20**

Traffic Stops

Reporting Period: September

TS Reason For Contact	Activities Count
Equipment Vio	5
Speed	50
Traffic Vio.	19
	74

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.

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

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 Foley

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.

[signature] — 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.

REVIEW | Staff Mee | Untitled | Area Plan | Untitled | Meeting | Township | Universit | facade -

ail.google.com/mail/u/0/#inbox/FMfcgzQhVhhRkDqChBcvmGbqdNLCRXWR

Search mail

Active

3 c

4,222

5

s 22

Fwd: Cargo units

Inbox ×

Steve Marsh <steve@copperleafcrossing.com>
to me

11:27 AM (2 hours ago)

---------- 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

Search

REVIEW | Staff Mee | Untitled | Area Plan | Untitled | Meeting | Township | Universit | facade -

ail.google.com/mail/u/0/#inbox/FMfcgzQhVhhRkCkBBkFxNNKtsHGHcTdH

Search mail

Active

---------- 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 Plar | Untitled | Meeting | Township | Universit | facade -

ail.google.com/mail/u/0/#inbox/FMfcgzQhVhhRkCkBKVpXPRPkDgSBsBrR

Search mail

Active

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s 22

Fwd: Cargo Unit Ordinance

Inbox ×

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>

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.

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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.*

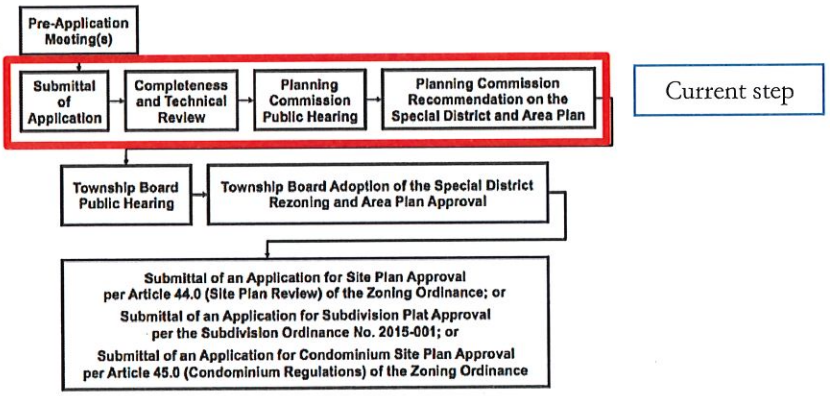
The Planning Commission considered the proposed area plan at its November 2025 meeting, where given the extent of the outstanding questions, the Commission agreed to compile a list of questions and additional information needed to be forwarded to the applicant. Over the following months, the Commission 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

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