

Lodi Township Master Plan



**TOWNSHIP OF LODI
COUNTY OF WASHTENAW, MICHIGAN
Resolution No. 2016-008**

PLANNING COMMISSION RESOLUTION TO AMEND MASTER PLAN

WHEREAS, the Michigan Planning Enabling Act (MPEA) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the Township; and

WHEREAS, the Planning Commission prepared a proposed updated Master Plan and submitted the plan to the Township Board for review and comment; and

WHEREAS, on October 6, 2015, the Lodi Township Board received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the Michigan Planning Enabling Act; and

WHEREAS, the Planning Commission held a public hearing on January 26, 2016, to consider public comment on the proposed updated Master Plan, and to further review and comment on the proposed updated Master Plan; and

WHEREAS, the Planning Commission finds that the proposed updated Master Plan is desirable and proper and furthers the use, preservation, and development goals and strategies of the Township;

THEREFORE BE IT HEREBY RESOLVED AS FOLLOWS:

1. Adoption of 2016 Master Plan. The Planning Commission hereby approves and adopts the proposed 2016 Master Plan, including all of the chapters, figures, maps and tables contained therein.

2. Distribution to Township Board and Notice Group. Pursuant to MCL 125.3843 the Township Board has not asserted by resolution its right to approve or reject the proposed Master Plan and therefore the approval granted herein is the final step for adoption of the plan as provided in MCL 125.3843 and therefore the plan is effective as of May 24, 2016. In addition, the Planning Commission approves distribution of the adopted amendments to the Township Board and Notice Group.

3. Findings of Fact. The Planning Commission has made the foregoing determination based on a review of existing land uses in the Township, a review of the existing Master Plan provisions and maps, input received from the Township Board and public hearing, and with the assistance of a professional planning consultant, and finds that the updated Master Plan will accurately reflect and implement the Township's goals and strategies for the use, preservation, and development of lands in Lodi Township.

4. Effective Date. The Master Plan shall be effective as of the date of adoption of this resolution.

The foregoing resolution offered by Planning Commissioner D'Agostino.

Second offered by Planning Commissioner Steeb.

Upon roll call vote the following voted:

"Aye": D'Agostino, Steeb, Swenson, Taylor, Thelen, Veenstra

"Nay": None

Absent: Diuble.

The Chair declared the resolution adopted.

Craig Swenson, Secretary

LODI TOWNSHIP MASTER PLAN

PREPARED BY THE
LODI TOWNSHIP
PLANNING COMMISSION

The Township originally adopted this Master Plan in 2010. In 2014, the Planning Commission determined that updates were needed for several existing elements of the plan.

Planning Commission Public Hearing..... January 26, 2016

Adopted by the Planning Commission May 24, 2016

ACKNOWLEDGMENTS

TOWNSHIP BOARD OF TRUSTEES

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Douglas Veenstra, Chair
Alan D'Agostino, Vice-Chair
Craig Swenson, Secretary and Township Board Representative
Ron Duible
John Steeb
Gordon Taylor
Steve Thelen

CONSULTANT

Donald N. Pennington
Land Use Planners

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PART 1 INTRODUCTION

1.1 PURPOSE OF THE PLAN

The purpose of this document is to revise and update the existing Lodi Township Master Plan that was adopted in January 2010. Since that Plan was adopted, many changes have occurred within Lodi Township and neighboring communities that have had an impact on Lodi Township. To effectively tailor planning policies and development guidelines to these changes, it is necessary to review the existing Master Plan and revise, where necessary, the written and graphic statements within the document, concerning development goals, objectives, and strategies for the Township.

The Master Plan is the official document adopted by Lodi Township to establish long range, general policies for the physical development and preservation of resources of the Township. This Master Plan provides information and guidance to Township residents, decision-makers, developers, and property owners about land use planning issues that face Lodi Township.

To keep the Master Plan current, the Planning Commission is required to periodically refine, add to, or otherwise modify the Master Plan as events unfold. Refinement may be in the form of restating, deleting, or adding to the issues, goals, objectives, or strategies set forth in the Master Plan. It may also be in the form of detailed policies for specific areas of the Township. These changes might result from analysis of a specific development proposal (such as a rezoning petition), a capital improvement proposal by the Township or other government agency, a periodic review of the Master Plan by the Planning Commission, or from a detailed study of a part of the Township by the Planning Commission. This approach can be viewed as a series of successive attempts to adapt the Master Plan as well as the planning process to changing conditions as they are warranted.

1.2 WHY WE PLAN

The primary objective of planning is to guide future events to achieve a better environment in which to live, work and play. In other words, the purpose of planning is to aid citizens and public officials in making decisions about the future. The Master Plan document and maps are the products of the planning process (discussed below) that attempt to balance community goals in order to guide potential growth, preserve natural resources, and maintain the unique character of Lodi Township. The plan is not a panacea or “cure all” for potential conflicting desires of citizens and Township officials. Rather, it is a long range statement of general goals, objectives and strategies aimed at the unified and coordinated development and preservation of natural resources of the Township. As such, it provides the basis upon which zoning and land use decisions are made.

This Master Plan strives to direct potential growth into appropriate areas based upon the future needs and physical resources of Lodi Township. This will permit the Township to utilize its resources effectively in serving the needs of residents. Distinct efforts will be made to restrict the density and intensity of growth in the existing agricultural areas. The creation of a balanced Township economy is a vital goal of the Master Plan, but the process, rate, timing, location and

mix of land uses associated with achieving this goal will long remain the central public policy issue.

Lodi Township will offer diverse land uses arranged in distinct and logical patterns, taking into consideration the established character of Lodi Township as it pertains to existing uses, public needs and services, environmental conditions and the capacity of transportation, utilities and community facilities. At no time will sound planning principles or Lodi Township character be sacrificed in the implementation of this Master Plan.

Proposed development that detracts from this comprehensive statement of community policy will not be allowed. Unplanned spot, linear, or other types of haphazard development that can degrade, reduce property values, and detract from the established character of Lodi Township, will not be tolerated. This Master Plan is founded upon relationships of land use, sound planning principles and policies, which are designated in appropriate locations and relationships that can be accommodated by appropriate services and infrastructures.

1.3 USE OF THE PLAN

The plan serves many functions. First, as a general statement of the Township's goals, it provides a single, comprehensive view of what the Township desires for the future. Secondly, the plan serves as an aid in day-to-day decision-making. The Master Plan illustrates how the Planning Commission will respond to various issues and the approaches that will be followed. It provides the policy framework for Planning Commission recommendations on rezoning petitions and subdivision plats to the Township Board and for Planning Commission decisions on site plans. It is not the intent of the Master Plan that the designation of any area for a class of use entitles a property owner within that area to an immediate zoning change consistent with the use designation. Neither does it mean that certain supporting uses are not to be permitted in any particular area. In both cases the decision will be made on a case by case basis at the time the question arises and within the context of the Master Plan and applicable zoning (or other) regulations. The Master Plan may be amended if the analysis involved in the decision indicates that a change is appropriate. This approach provides a stable, long-term basis for decision making. In effect, it forms an agenda for the achievement of goals, objectives, and strategies.

1.4 MASTER PLAN AUTHORITY

Lodi Township's ability to develop a Master Plan is authorized through and regulated by the Michigan Planning Enabling Act (MPEA). The MPEA stresses the importance of basing the Master Plan on a Township's character. As stated within the MPEA:

“The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:

- Is coordinated, adjusted, harmonious, efficient, and economical.
- Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.
- Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.

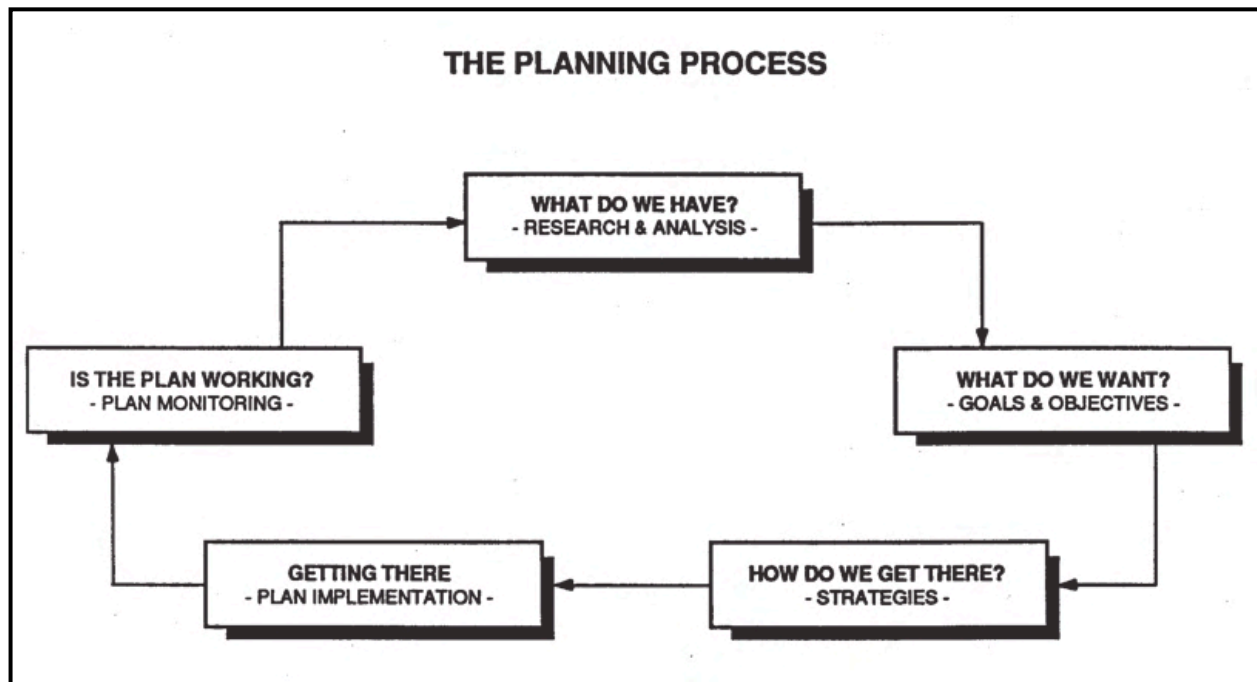
- Includes, among other things, promotion of or adequate provision for 1 or more of the following:
 - A system of transportation to lessen congestion on streets.
 - Safety from fire and other dangers.
 - Light and air.
 - Healthful and convenient distribution of population.
 - Good civic design and arrangement and wise and efficient expenditure of public funds.
 - Public utilities such as sewage disposal and water supply and other public improvements.
 - Recreation.
 - The use of resources in accordance with their character and adaptability.”

This Master Plan conforms to the MPEA, as outlined above, stressing the unique character of Lodi Township as well as specific areas within the Township where detailed policies are set forth.

1.5 THE PLANNING PROCESS

Planning is an ongoing, cyclical process. It is inherently dynamic, fluid, and changing. In general, the planning process is an attempt to answer a series of questions:

Figure 1 - The Planning Process



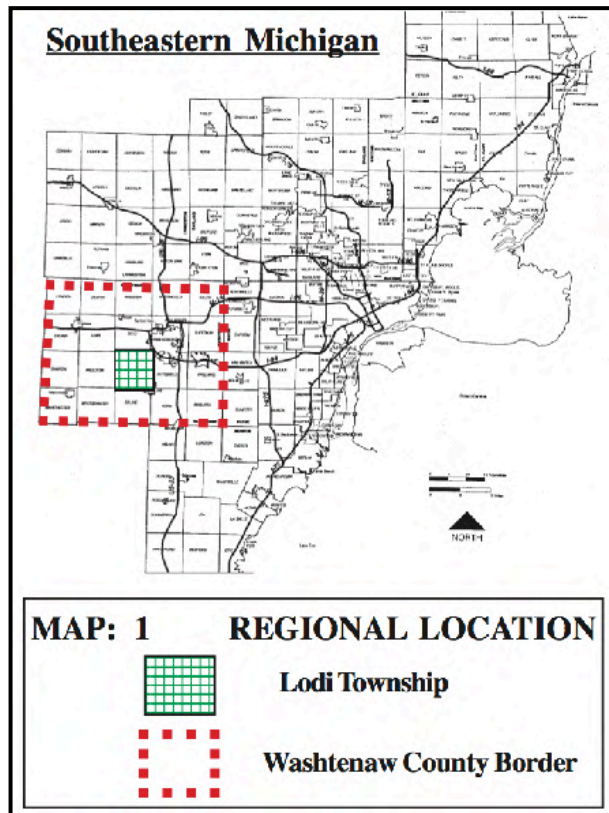
❑ What do we have?

- Research and analysis of existing conditions (population, housing, transportation, environmental, etc.) and identification of problems and opportunities.

- ❑ **What do we want?**
 - Determination of the Township's development goals, objectives, and strategies of the Township's vision of the future.
- ❑ **How do we get there?**
 - The general strategies that can be utilized to create the conditions the Township desires.
- ❑ **Getting there.**
 - Adoption/initiation of recommended strategies to implement the plan.
- ❑ **Is the plan working?**
 - Analysis of implementation results to determine if the plan is accomplishing what was originally desired.

In viewing planning as a cyclical, ongoing process it becomes possible to make the plan a “living” document, one which is flexible enough to meet changing conditions and yet firm enough to provide stable, long term guidance to decision-makers. In so doing, the planning process can become an integral part of the decision making process.

1.6 REGIONAL SETTING



The State of Michigan is currently divided into 13 planning regions. Lodi Township in Region One, the Southeast Michigan Council of Governments, which consists of Wayne, Macomb, Oakland, St. Clair, Monroe, Livingston and Washtenaw counties.

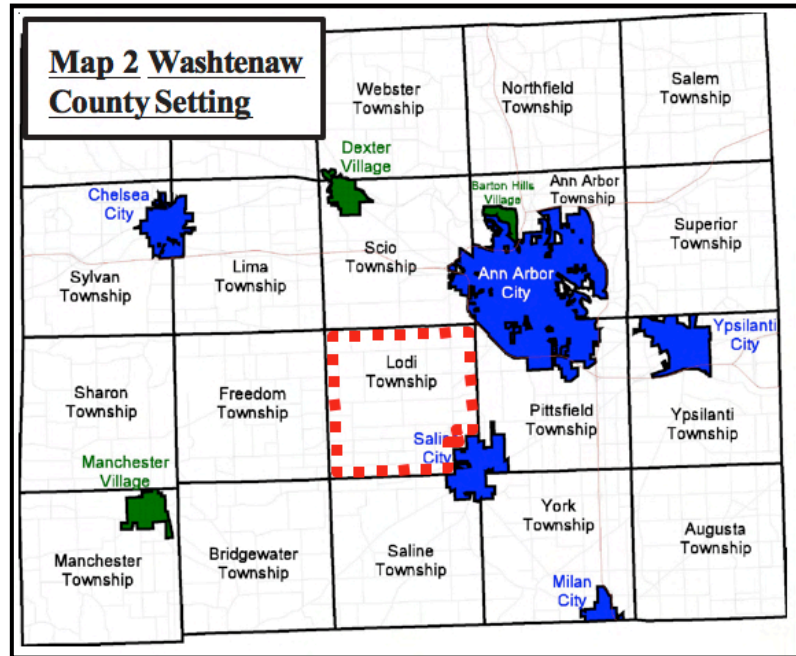
Historically, the City of Detroit was the economic center of this region. However, as the urbanized area surrounding Detroit expanded after World War II, the City of Detroit's influence gradually decreased. Aided by improved transportation routes and the availability of utilities, commercial and industrial activities have become decentralized around the region and other centers of economic activity, including Washtenaw County, have become more dominant.

Thus, an increasing level of interaction among economic centers in the region links the county functionally to the rest of the region.

1.7 COUNTY SETTING

Within southeast Michigan, Lodi Township is located approximately in the center of Washtenaw County, with the City of Ann Arbor in the northeast corner. The City of Saline comprises a portion of the southeast corner of the Township. The Township itself is strategically located between the City of Ann Arbor and the City of Saline with Ann Arbor/Saline Road providing the major connection. Much of the traffic is considered commuter to or from these municipal areas or other communities farther south or east.

The Township has remained primarily rural with an emphasis on agricultural activities. Past growth and development (mostly residential) has occurred on the eastern side of the Township, with current development pressures coming from the Townships of Pittsfield and Scio and the City of Saline. As these areas grow, so does the pressure to develop in Lodi Township. The Master Plan seeks to direct growth and development in a way that reflects Lodi Township's character as represented in its goals, objectives, and strategies.



1.8 THE PLANNING AREA

The planning area for the Master Plan includes all portions of Lodi Township. The total acreage of the planning area is 21,632 acres or 33.8 square miles of which 0.1 square miles (0.24%) is water.

PART 2

BASIC CONCEPTS OF THE MASTER PLAN

2.1 PLANNING APPROACH

The planning process is a continuous one, which requires a close and continuous working relationship between the Lodi Township Board, Lodi Township Planning Commission, communities adjacent to Lodi Township, and most importantly, the citizens of Lodi Township. The formulation and updating of the Master Plan has been accomplished with broad citizen representation and participation insuring that all interests have had an opportunity to be heard in determining the future development and preservation of the unique character of the Township. The formulation of amendments to the Zoning Ordinance text or map and related ordinances and plans will be based upon the Master Plan.

The Master Plan is a goal/objective/strategy type plan, that is, it describes the Township's goals regarding future growth, development, and preservation of the character and resources of the Township, the objectives for specific areas of concern, and the strategies that are intended to implement them. The goals are aimed at the fundamental issues that the Planning Commission expects the Township to face during the foreseeable future. These basic issues are those which will have enduring effects on the Township, and which will maintain the physical character of the Township in the years ahead. The Master Plan is focused upon a limited number of issues so as to concentrate the Township's attention and efforts on those issues that can truly make a difference in the Township's future.

2.2 ECONOMICS OF GROWTH

The Master Plan takes into consideration population and housing projections from SEMCOG that relate to Lodi Township. Projections for adjoining communities have also been reviewed to determine trends and directions of growth. Land uses and densities have been expressed within this Master Plan considering these factors.

It is expected that in the next ten or twenty years a moderate amount of development will occur within designated areas of Lodi Township. The potential influx of new residents and new businesses will bring with it the inevitable pressure for increased provision of community type services, better roads, schools, the potential for parks and playgrounds, adequate fire and police protection, trash collection, sewer and water services, and many other services. If this growth is allowed to happen in a dispersed, unplanned manner, the cost of providing services to residents will be high while the available fiscal resources will be limited. The challenging problems of growth must be anticipated and planned for in advance rather than after the fact when the only choice may be how to alleviate a problem rather than avoid it. Future costs of growth must be paid for by those initiating potential new development. The Township has pursued this objective in the past for infrastructure elements. This will continue to be an objective in the future.

2.3 INTERGOVERNMENTAL COOPERATION

An essential element of this Master Plan is the increasing integration of the social and economic life of Lodi Township residents with its neighboring communities. This requires coordination of land use, transportation, open space and other policies. Lodi Township will continue to coordinate its policies with those of neighboring communities and to recognize the interests of those communities while promoting and protecting its own interests and character in the formulation and implementation of its planning goals. Lodi Township not only coordinates its planning efforts with adjoining cities and townships, but also with the following:

- **Washtenaw Metro Alliance**

This alliance consists of elected officials of the cities of Ann Arbor and Ypsilanti, the townships of Ann Arbor, Pittsfield, Superior, Scio and Ypsilanti, and Washtenaw County. Their coordinated approach to open space preservation is a priority for quality of life. This is expressed through their published document, “A Plan for Coordinated Parkland and Open Space” This document provides a vision to create an interconnected system for open space throughout the region that supports ecological function, biodiversity, water quality, productive farmland, recreation opportunity and scenic character for current and future residents.

- **Ann Arbor Greenbelt District Strategic Plan**

In November 2003, the residents of Ann Arbor voted overwhelmingly in favor of the Open Space and Parkland Preservation Millage, commonly referred to as the Greenbelt Millage. The Greenbelt Millage is a 30-year, 0.5 mil tax levy. A portion of the money is used to purchase new City parkland and a portion is used to protect agricultural and open space land outside of the City, within the Greenbelt District. Lodi Township’s Master Plan recognizes that this program includes the northeastern portion of Lodi Township, which is within the greenbelt boundary.

- **Governmental Review and Input**

Copies of the Lodi Township Master Plan draft were sent to surrounding communities, Washtenaw County, and other jurisdictions as required by the MPEA. Comments from their review were evaluated and incorporated, where appropriate, in this Master Plan.



By working together, Lodi Township will continue to maintain a rich heritage, unique character, and stable community.

PART 3 BACKGROUND

3.1 TOWNSHIP RESPONSIBILITY TO ADOPT LAND USE PLANS

Lodi Township has had experience with land use planning since the late 1960's and early 1970's when Lodi Township participated in a regional planning process that included the Townships of Lodi, Pittsfield, Saline, and York within Washtenaw County. The City of Saline was also within this regional planning effort and served as the central focal point. The organization was known as the "Saline Area Region Planning Commission" (SARPC). During the time this organization was in operation, urban and rural land use issues were discussed for this entire region. This organization served as one of the first regional approaches to land use planning within southeastern Michigan. These efforts resulted in the first General Development Plan for Lodi Township being adopted in 1970.

Between these early planning efforts and the early 1990's it was determined that a complete re-evaluation of strategies and policies as they affect growth, development, environmental concerns, and land use relationships had become warranted. As a result of this determination, in April of 1991 the Lodi Township Planning Commission mailed out more than 1,400 citizen surveys to all Township property owners of record at that time. Of the surveys mailed out and distributed, 780 surveys (55%) were returned. The survey was intended to gauge the sentiment of residents and property owners on issues relating to planning and development. With results from this survey, a Master Plan approach was initiated that centered on analyzing Lodi Township's unique physical conditions, land use needs, and growth pressures, including development trends from surrounding communities. Analysis was directed toward understanding of the Township's character and putting forth reasonable policies to enhance this character while providing for equitable growth at selected locations within the Township. This re-analysis led to the adoption of the Lodi Township General Development Plan in May 1992. Policies contained within the 1992 General Development Plan strengthened the importance of maintaining the rural character of Lodi Township, and the comprehensive goals, objectives and strategies served to protect that character.

In December 2002 a revised General Development Plan was adopted by the Planning Commission. It had been determined to initiate an evaluation process intended to revise the 1992 plan due to the length of time since the 1992 General Development Plan had been reviewed.

During this evaluation process, the Lodi Township Planning Commission and Township Board spent approximately two years in updating the Plan. Assessment of the plan included an extensive review of existing land uses and future needs, growth patterns and pressures, including development trends from surrounding communities, natural features, and infrastructure constraints. Analysis was directed toward understanding of the Township's character as specified in Public Act 168 of 1959 and putting forth reasonable policies to enhance this identifiable character while providing for equitable growth at selected locations within the Township. A variety of means to solicit public input to the Plan was initiated; including holding several public forums and a public hearing, encouraging attendance at workshop meetings, and reviewing progress with the Township Board of Trustees. Always at the foreground was the goal of drafting a Master Plan that would recognize the Township's unique character, its precious environmental resources and natural features, and, most importantly, the needs of its citizens.

Review of the 1992 General Development Plan revealed that most of the Plan was still valid. New development, some of which is still in process, had followed the 1992 land use goals and objectives. Nevertheless, some of the data in the Plan was out of date and some policies had become obsolete by evolving events. The 2002 General Development Plan was therefore a refinement as well as an update of the 1992 Plan.

When initiating all of the previous General Development Plan programs the Planning Commission involved residents. This involvement has given direction and insight in setting forth issues that the General Development Plan should address.

By 2008, conditions within and affecting the Township had changed to the point that the Planning Commission decided to undertake a complete re-evaluation of the Plan's goals, objectives, and strategies as they affect growth, development, environmental concerns, and land use relationships. This process resulted in the adoption of a new Master Plan in January 2010.

As part of the required five-year review of the Master Plan in 2014, the Planning Commission determined that some updates to the Plan were warranted, consistent with Lodi Township's unique physical conditions, land use needs, and growth pressures; including development trends from surrounding communities that currently impact the Township and will continue to do so in the future. Analysis has continued to be directed toward understanding the Township's character and putting forth reasonable policies to enhance this character while providing for reasonable growth at selected locations within the Township.

3.2 CITIZEN SURVEY

Following is a comparison between the previous 2002 and the most recent 2007 citizen surveys conducted by the Township:

Table 1 - Lodi Township Survey Summary Comparison 2002 and 2007		
General Information	2002 Survey	2007 Survey
Age of respondents	27 – 61 82%	26 – 54 52%
	62 or older 18%	55 – 90 48% [61 or older = 33% of respondents]
Male respondents who answered survey (indicated self)	73.1 %	58.2%
Number of years respondents have been Lodi resident	5 years or less 40%	5 years or less 17%
	10 years or less 60%	9 years or less 33%
	20 years or more 20%	20 years or more 36%
Number of years respondents have owned property	5 years or less 40%	5 years or less 17%
	10 years or less 60%	9 years or less 32%
	20 years or more 13%	20 years or more 35%
Education of respondents	post high school 73%	high school and post high school 91%
	beyond 4 years of college 16.8%	beyond 4 years of college 26.8%

Table 1 - Lodi Township Survey Summary Comparison 2002 and 2007		
Respondents are employed in professional or managerial occupation	60%	46.8%
Respondents are retirees	13.4%	26.5%
Residential Attitudes	2002 Survey	2007 Survey
Rate of residential growth	occurring too fast 65%	occurring too fast 47.2%
	“about right” 31%	“about right” 51.1%
Commercial Attitudes	2002 Survey	2007 Survey
Respondents felt that retail and service business in the Township was adequate	79%	80%
Respondents indicated they would like to see future commercial growth along Ann Arbor/Saline Road	23%	--
Ann Arbor/Saline & Pleasant Lake Roads	--	34.4%
Scio Church and I-94	--	49.1%
Industrial Attitudes	2002 Survey	2007 Survey
For the size and character of the community respondents felt existing industrial development was	“about right” 73%	“about right” 72.1%
	“too much” 18.4%	“too much” 5.4%
Natural Resources	2002 Survey	2007 Survey
Township respondents felt natural resources were a limited resource worth protecting or an asset to the Community that should be protected by local government	90%	67.6%
Respondents felt that the surviving history within Lodi Township was at least somewhat important	90%	90%
Transportation	2002 Survey	2007 Survey
Household members who car pool	8%	7.8%
There is a need for public transportation	21%	18.3%
Quality of gravel roads	fair or poor 66%	fair or poor 52.3%
	good 25%	good 35.2%
	very good or excellent 8%	very good or excellent 12.5%
Respondents felt they would not support an additional millage to improve local roads	60%	57.3%
Respondents felt they would support increased property taxes, special assessment or	40%	42.7%

Table 1 - Lodi Township Survey Summary Comparison 2002 and 2007		
other fiscal means to improve local roads		
Miscellaneous	2002 Survey	2007 Survey
Respondents did not support Township involvement in a public park or recreation area within the Township	60%	45.6%
Respondents would support Township involvement in a public park or recreation area within the Township by private donations	28%	73.1%
Respondents indicated they recycled	71.9%	50.5%
Respondents indicated they used the Township provided recycling service	50.5%	37.2%
Household income	over \$45,000 77%	over \$40,000 89.5%
	over \$70,000 48.4%	over \$70,000 70%

Percentages in population characteristics and social attitudes of the respondents who participated in the 2002 and 2007 surveys changed in certain areas. The percentage of respondents in the middle age category (generally between the ages of 26 to early 50's) were fewer in the 2007 survey, however, the percentage number of older respondents was greater in the 2007 survey. Also, the percentage number of years respondents have been a Lodi Township resident was considerably less in the 2007 survey for the groups 5 years or less and 10 years or less; however, it increased for the 20 years or more in the 2007 survey. Further of note was the lower percentage of respondents who are employed in professional or managerial occupations, which dropped from 60% in the 2002 survey to 46.8% in the 2007 survey. Retirees consisted of 13.4 percent of the respondents in 2002 and 26.5% of the respondents in the 2007 survey.

In response to the rate of residential growth, the 2002 survey stated 31 percent considered the amount of residential growth "about right." The percentage in the 2007 survey had increased to 51 percent regarding this opinion. In the 2002 survey 79 percent of the respondents stated that retail and service business in the Township was adequate. This percentage slightly increased to 80 percent in the 2007 survey. In the 2002 survey 73 percent of respondents felt that existing industrial development was "about right," while 72 percent believed this to be the case in the 2007 survey. As in previous Township planning efforts, these surveys have been used as the basis for developing and evaluating future planning-related policies within the Township.

The citizen surveys were complemented by futuring sessions, where citizens emphasized that strengths of Lodi Township included its rural character, made up by active farms, plentiful natural resources, low population density, and low traffic congestion. Residents expressed significant concern regarding impacts of uncontrolled development that could result in loss of these natural features, agricultural land uses, and bring unwanted congestion on roadways. Citizens agreed that enforcing the Master Plan was essential in preserving the unique character of Lodi Township.

3.3 EXISTING COMMUNITY CHARACTER & ENVIRONMENT

Lodi Township's rich historical heritage is an instrumental part of the land use policies contained within this Master Plan document. It is recognized that a community's character, or image, is shaped by both physical and intangible elements. It is the essence of a place and what one remembers long after leaving. The image of a community is not static – it can and will change as a community grows and matures. Lodi Township has a positive image, but an important part of its character – the “green” and pastoral landscape – that is valued highly by residents is also threatened by development pressures. This section identifies ways to preserve and enhance Lodi Township's character as the community continues to grow.



Lodi Township's character is defined by a number of key physical elements, such as the lay of the land, built environment, roadways, etc. There are also less tangible attributes that shape perceptions of the Township. For example, Township residents enjoy a high standard of living, have excellent schools and community facilities, and are close to surrounding thriving metropolitan areas among other things. Together, these elements shape the image of Lodi Township as a unique community.

The following summarizes some of the more prominent characteristics of Lodi Township's image:

- **Natural Features:** Lodi Township is relatively flat to gently rolling and open, and its key natural highlights include three unique watersheds: the Saline River, Mill Creek, and Honey Creek. Also wetlands, and numerous stands of mature trees are found throughout the Township. Large connected natural areas follow the major streams and drains. Scattered woodlands and wetlands are found in every section of the Township. These are described in more detail in the Physiographic Features section of this Plan.
- **Wildlife:** Lodi Township's wildlife is increasingly important to its citizens. Due to many large, intact patches of native vegetation that have not been fragmented, Lodi Township continues to enjoy the presence of small and large animals. It is recognized that inter-connected vegetated areas, some along stream corridors intermixed with wetlands, offer natural habitats. The survival of wildlife is one over which Lodi Township has a degree of control.
- **The Rural Landscape:** Most of Lodi Township continues to be rural and agricultural with scattered farmsteads dotting the landscape. Lodi Township's agricultural roots (Historically referred to as “Lodi Plains”) evoke very powerful images. The open feeling of the fields, stone and historic farm houses, barns and outbuildings, hedge rows and trees that define property boundaries and even certain sounds and smells are cherished by

residents. Lodi Township's agricultural character continues to dominate the central, northwest, southwest and western portions of the planning area.

- **Gateways:** Gateways are points of identification and entry into a community where one feels a sense of arrival. The Ann Arbor/Saline Road entrance from the east is a major gateway where open fields, horse pastures, and white rail fences predominate. This gateway provides the primary means of access for most residents, employees and visitors. Other gateways are located where other roadways enter the Township such as Wagner Road from the north, Ann Arbor/Saline Road entering the Township from the City of Saline, and Scio Church Road, separating Lodi Township from more urban areas to the north. Regional roadways such as Pleasant Lake Road in the central portion of the Township give Township residents and motorists traveling through the Township vistas of the rural character. The gateways and regional roadways give immediate impressions of the Township. A sense of arrival is also apparent when approaching these gateways. New developments must be considered carefully in that they create their own gateway "statements" at their entrances to various types of development.
- **Scenic Roads:** Most roads within Lodi Township are considered scenic, however there are certain roads in Lodi Township that possess particularly picturesque views to the countryside and other scenic features. Among them are Weber, Bethel Church, Tessmer, Textile, and Alber, and south Zeeb Road. These and other scenic roads are shown on Map 18.
- **Public Infrastructure:** The design and maintenance of the public environment plays a major role in defining Lodi Township's character. Streets, public



buildings, public places, sidewalks, lights, signage and landscaping are very visible features. Lodi Township's public environment is attractive and well-maintained. Streetscapes are designed with emphasis placed on creating an attractive public environment.

- **Quality of Life:** Lodi Township enjoys a high level of community services, responsive public agencies and is beginning to provide additional public amenities. The Farm Council Grounds offer a year-round calendar of special events and festivals, which adds to Lodi Township's attractiveness. School districts within Lodi Township provide stability to the environment and play an increasingly important role in attracting new residents and major corporations to the area. Also golf courses provide recreational opportunities and a form of open space.



- **Sense of Place:** Lodi Township's built and natural environments help residents to form a sense of attachment. The total environment provides a comfortable feeling. The Township has special characteristics that set it apart and make it a memorable place.
- **Open Space:** Due to the rural nature of Lodi Township, which provides significant open space and the close proximity of adjoining communities for more urban and structured activities, the Township does not have a public park program. However, open space is sprinkled throughout Lodi Township in natural areas and within residential developments that have taken place within the Township.
- **Gathering Places/Focal Points:** Public gathering places and community focal points are becoming more important and contribute positively to Lodi Township's image, and serve to provide a sense of community. Currently these places include churches, schools, playgrounds, the Farm Council Grounds, Veterinary clinic grounds with outdoor park, and small commercial center at Ann Arbor/Saline and Pleasant Lake Roads. These features will become more important as development takes place due to their ability to provide visual reference points and places where the community can interact.
- **High Quality Development:** In general, new development that has come into Lodi Township contributes positively to the



community's image. The built environment is characterized by high quality residential, well-landscaped areas, and controlled signage. It is imperative that these characteristics are incorporated into new development and conscientiously designed into commercial areas.

Generally Lodi Township can be characterized as a rural community situated within a growing suburban region. Even though some municipal type uses are planned within designated areas currently within the Township, there are no strip malls, few traffic lights, and the roads are primarily two-lane and uncrowded. There are no railroads or major transportation truck lines. Farmers' fields, woodlands and wetlands, and horse tracks separate widely spaced homes. The most dominant views in the Township are not of houses, traffic lights, or commercial districts, but of agricultural fields, woodlands, wetlands, and open spaces. These characteristics dominate and characterize the landscape. These natural resources are a vital part of the character of Lodi Township. Within this Master Plan, Lodi Township has accommodated reasonable suburban uses with distinct boundaries. Any development that may take place within the Township in the future will not be at the sacrifice of the Township's established character. New development must have incorporated into it the distinct character of Lodi Township.

Therefore, the estimated 6,212 persons living in Lodi Township in 2014, with an average household size of 2.71 family members, enjoy a unique rural oasis close to the tangle of rooftops and highways in the suburban City of Ann Arbor and the City of Saline. Only a few parts of the Township have a character different from that described above. These are generally located as follows:

- 1) Southeast portion of the Township, adjacent to the City of Saline characterized by residential communities;
- 2) Rural residential subdivisions southeast of the intersection of Ann Arbor/Saline and Pleasant Lake Roads;
- 3) A few limited commercial establishments at the intersection of Pleasant Lake and Ann Arbor/Saline Roads, and on Ann Arbor/Saline Road, just north of the City of Saline which meet largely the milk, bread and "quickstop" convenience needs of residents; and
- 4) Development within Section One of the Township where a self-storage facility, recreational facility, and a mobile home park are located.

Each of these areas is described in more detail in later sections of this Plan.

3.4 FUTURE COMMUNITY CHARACTER

Community opinions regarding the future character of Lodi Township were reviewed in preparing the 2010 update to the Master Plan. These opinions were documented in Township-wide futuring sessions held on May 24, 2007 and the citizen opinion survey (September 2007), and discussed in a joint Township Board/Planning Commission special meeting on September 20, 2007. Additional public comments were received during the planning process to prepare the Master Plan. In all of these venues, Township citizens consistently portrayed a common vision for the Township's future that was consistent and supportive with previous citizen surveys and futuring sessions. This common vision, which continues to guide the Planning Commission's

review and updating of the Plan, emphasizes the importance of preserving the Township's rich character and ensuring that:

- Natural physical resources including woodlands, wetlands and open vistas are protected.
- The expanse of agricultural areas throughout the Township continues to be protected from non-agricultural uses.
- Residential growth does not occur too fast and, when proposed, it takes place in planned areas of the Township.
- The quality, character, and scale of rural roads shall be maintained and not subject to overuse.

3.5 FUNDAMENTAL GOALS ESTABLISH FUTURE TOWNSHIP CHARACTER

Contained within this Master Plan are fundamental goals to ensure that future Township character is maintained. They include the following:

- 1) Maintain preservation and management of existing natural features within Lodi Township.
- 2) Ensure that development projects are designed and constructed in a way that preserve or enhance the integrity of natural systems.
- 3) Reduce the negative impact and minimize the long-term continuation of sand, gravel, and other extraction operations and processing.
- 4) Support viable agricultural operations in appropriate areas and maintain the continuation of long-term agricultural activities within Lodi Township.
- 5) Provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all Lodi Township residents and are compatible with the existing character of Lodi Township.
- 6) Provide for agricultural related commercial/office activities, outside the defined Lodi Central area, that are compatible with the scale and character of Lodi Township.
- 7) Ensure that local land uses within Lodi Central are physically attractive and cohesive, with a unified visual theme that conveys a sense of place and provides a positive visual impression.
- 8) Provide an overall coordinated internal street and vehicular parking system within Lodi Central that is able to accommodate additional commercial/office, residential and public development through controlled access points onto Pleasant Lake and Ann Arbor/Saline Roads.
- 9) Consider only Industrial/Research development that will complement the scale and character of Lodi Township.
- 10) Promote a transportation network that facilitates safe, efficient movement of vehicles and pedestrians throughout the Township.

- 11) Ensure that municipal utilities are designed to serve the public health, safety, and welfare and that serve to protect the Township's environment.
- 12) Provide and maintain public facilities, services and recreational opportunities that accommodate the needs of Township residents.

PART 4 EXISTING CONDITIONS AND TRENDS

4.1 EXISTING LAND USE

Lodi Township remains predominantly rural, being comprised of productive agricultural lands and scattered residentially orientated lots with on-site septic facilities. The most pronounced agricultural area is within the central and western portions of the Township where large parcels continue to dominate the landscape.

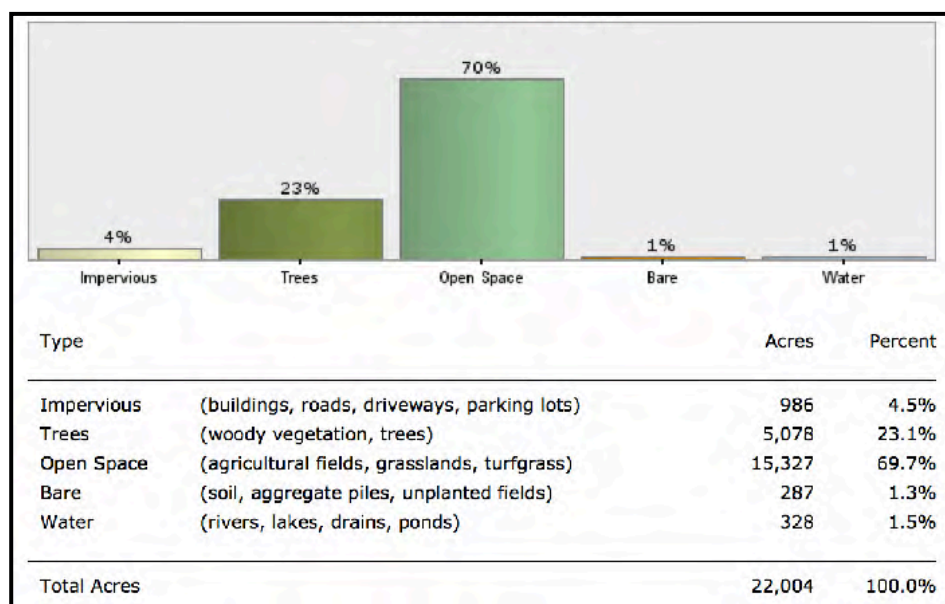
Intermingled within the Township's agricultural lands are numerous single-family residential dwellings, both on individual lots and as part of structured residential subdivisions. These residential dwellings are commonly located on large lots with an average lot size of two acres per dwelling unit in clustered PUD developments. Single-family dwellings are also located south of Pleasant Lake Road along Ann Arbor/ Saline Road where the lot size is generally a minimum of one acre.

The rural character within the eastern half of Lodi Township is more diverse, containing a greater assortment of land uses. Uses within this area primarily include residentially oriented uses, golf courses, clustering of commercial and office at the intersection of Pleasant Lake and Ann Arbor/Saline Roads, a mobile home park, landscape nurseries, farm council grounds, etc.

Existing Land Cover (2010)

In 2010, the Southeastern Michigan Council of Governments (SEMCOG) published updated land cover data based on aerial photo interpretation. Over 90% of the Township's land cover consists of woodlands, agricultural land, and open space. Less than five percent (5%) of the Township is covered by impervious surfaces (structures, roads, parking lots, etc.). The results are summarized below:

Figure 2 – SEMCOG 2010 Land Cover for Lodi Township



Source: Southeastern Michigan Council of Governments

Existing Land Use Change (1990 –2008)

Map 3 on the following page depicts existing land uses in Lodi Township based on a 2007 survey conducted by the Washtenaw County Office of Strategic Planning.

Table 2 summarizes the existing land use data compiled by SEMCOG for the years 1990, 2000, and 2008. However, SEMCOG applied a slightly different methodology in the creation of their 2008 data set, which included differing classifications for certain land uses that makes a direct comparison to prior years problematic. Although the 2008 data cannot be directly compared to the earlier data sets, the results continue to reflect the predominantly rural character of Lodi Township.

Agriculture continues to be the predominant land use in Lodi Township, occupying more than 50% of the acreage in the Township, despite a substantial increase in the amount of land designated “single-family residential” in 2008. This residential category includes residential subdivisions and site condominium developments, as well as rural non-farm residential parcels on lots generally of ten acres or less.

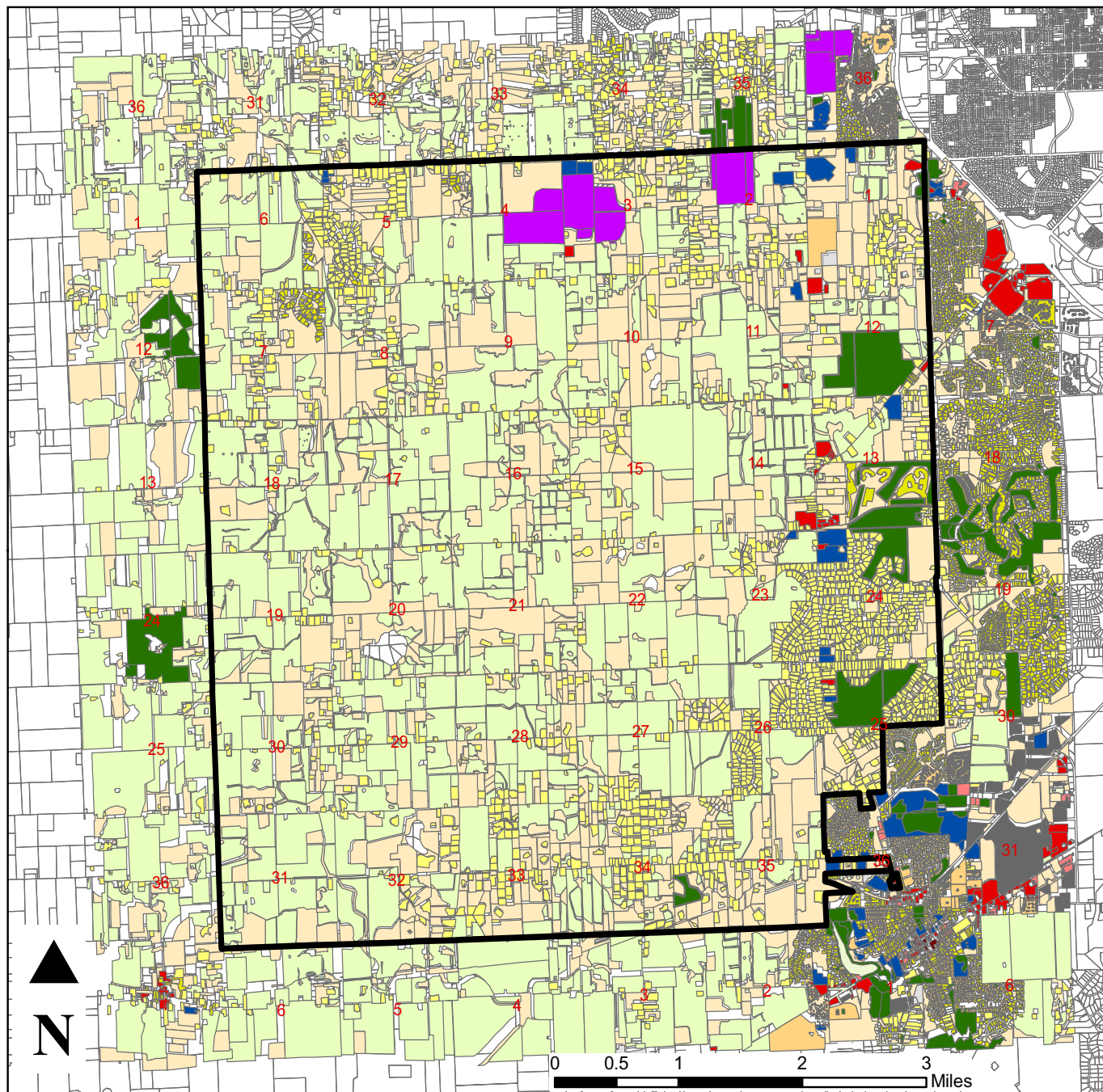
The substantial increase in land area classified for commercial, industrial, and institutional land uses in the 2008 data set is not based on new development or changing conditions, since the Township has experienced only modest change in these categories between 2000 and 2008. Instead, the increase appears to come from the change in the SEMCOG methodology for classifying certain land uses.

Table 2 – Lodi Township Land Use Cover 1990, 2000, and 2008

Existing Land Use	1990		2000		2008	
	Acres	Percent	Acres	Percent	Acres	Percent
Active Agriculture	14,548	66.1%	13,169	59.9%	11,203	50.8%
Single-Family Residential	2,416	11.0%	3,344	15.2%	9,052	41.1%
Multiple-Family Residential	0	0.0%	0	0.0%	0	0.0%
Commercial & Office	25	0.1%	53	0.2%	290	1.3%
Industrial	7	0.0%	7	0.1%	472	2.1%
Extractive and Barren	179	0.8%	238	1.1%		
Transportation, Communication & Utility	0	0.0%	0	0.0%	266	1.2%
Cultural, Outdoor Recreation & Cemetery	400	1.8%	593	2.7%		
Park, Recreation & Open Space					497	2.3%
Institutional	20	0.1%	59	0.3%	131	0.6%
Under Development	162	0.7%	32	0.1%		
Grassland & Shrub	781	3.6%	1088	4.9%		
Woodland & Wetland	3340	15.2%	3297	15.0%		
Water	119	0.5%	118	0.5%	134	0.6%
TOTALS	21,997	100.0%	21,998	100.0%	22,045	100.0%

Source: Southeastern Michigan Council of Governments

Lodi Township



Map 3

Last Updated: May 2009

Map prepared by Washtenaw County Office of Strategic Planning
No reproduction of this print shall be made without authorization of
Washtenaw County.

The map shown here is for illustrative purposes only, and is not suitable for site-specific decision making. The data depicted is compiled from a variety of sources and at a variety of scales, thus the information is provided with the understanding that the conclusions drawn from the data are solely the responsibility of the user. Any assumption of legal status is hereby disclaimed.

Existing Land Use 2007 Washtenaw County Office of Strategic Planning Comparison with Surrounding Communities

Agriculture	Commercial Office	Recreation
Open/Vacant	Commercial Retail	Research/Industrial
Low Density Residential	Extractive	Transportation/Utilities
Medium Density Residential	Mixed Use	
High Density Residential	Public/Institutional	

Source: 2007 Washtenaw County Existing Land Use, Washtenaw County Office of Strategic Planning

Existing Conditions in Surrounding Communities

Surrounding Lodi Township are municipalities with a variety of land uses. Following is a description of existing land uses, zoning, and future land use plans for the communities adjacent to Lodi Township.

Table 3 - Land Use and Zoning in Communities Bordering Lodi Township		
Existing Land Use	Existing Zoning	Future Land Use
Freedom Township		
On the western border of Lodi Township, land uses in Freedom Township maintain a rural and agricultural character. Estimated 2014 population: 1,448	Agricultural /Resource	Recreation and Open Space, and Agricultural
Pittsfield Township		
Generally, along the eastern border of Lodi Township are single-family subdivisions with municipal services. Some non-residential uses exist along Oak Valley Drive, which is at the northeast corner of Lodi Township. Estimated 2014 population: 37,558	Single-Family Residential (various densities)	Low, Moderate, and Urban Density Residential
Saline Township		
Saline Township lies to the south of Lodi Township. Predominating in this bordering area are open space lands that are generally of agricultural orientation. Estimated 2014 population: 2,011	Agricultural	An urban service area is shown west of the City of Saline and bordering Lodi Township, which includes a range of rural, suburban, and urban residential designations. West of this defined area is planned for a continuation of agricultural activities.
Scio Township		
Directly north is Scio Township. Large lot single-family dwellings predominate along the north side of Scio Church Road. Some higher density single family also exists in the eastern portion of Scio Township where municipal services are available. Jackson Road, also running east and west a short distance north of Scio Church Road, contains commercial centers, individual commercial activities, and research/industrial activities that are oriented to this corridor and the I-94 interchanges. Estimated 2014 population: 20,442	Single-Family Residential (various densities) and Agricultural	Future land uses that border Lodi Township consist of Agricultural, Open Space, densities of residential and Highway commercial north of Scio Church road and east of Wagner Road.
City of Ann Arbor		
This major municipality is a short distance to the northeast of Lodi Township. All types of urban activities are centered within this area. Estimated 2014 population: 117,745	A variety of urban types of zoning	Planning supports a full range of urban land uses and services, with specialized studies focusing on various parts of the City.

Table 3 - Land Use and Zoning in Communities Bordering Lodi Township		
Existing Land Use	Existing Zoning	Future Land Use
City of Saline		
Bordering Lodi Township along its southeastern border is the City of Saline. Typical urban land uses are found within the City. The city's close proximity is one of the reasons abutting portions of Sections 26 and 35 in the Township have been designated as a municipal service area. Estimated 2014 population: 8,896	Single-Family Residential	Most of the land adjacent to Lodi Township exists as residential and the City of Saline Master Plan promotes the continuation of this concept.

4.2 ZONING

The vast majority of Lodi Township is zoned AG (Agricultural) which is designed to conserve, stabilize, enhance and develop farming and related resource-utilization activities. The district also allows a single family dwelling to be constructed on a two-acre lot minimum.

Areas not zoned AG comprise the eastern portion of the Township, generally east of Ann Arbor/Saline Road. Zoning in this area allows higher densities of residential development. R-1 (Single-Family Rural Non-Farm) allows single family at a minimum lot area of one acre. Also several PUD residential zoning districts exist within this area. LC (Local Commercial) exists at the intersection of Pleasant Lake Road and Ann Arbor-Saline Road. R-3 (Low Density Multiple-Family Residential) and LI (Light Industrial) exists in Section One of the Township, located in the northeast corner of the Township.

4.3 POPULATION

This section describes selected population characteristics of Lodi Township. It presents current population estimates and the results of the 2010 U.S. Census, and relates them to historical data and to the larger jurisdictions where appropriate. An estimate of future population prepared by SEMCOG is also presented.

Lodi Township experienced a steady increase in population over the past four decades. Between 1970 and 2000, the Township experienced double-digit percentage increases in population, which far exceeded the percentage of population change for Washtenaw County as a whole:

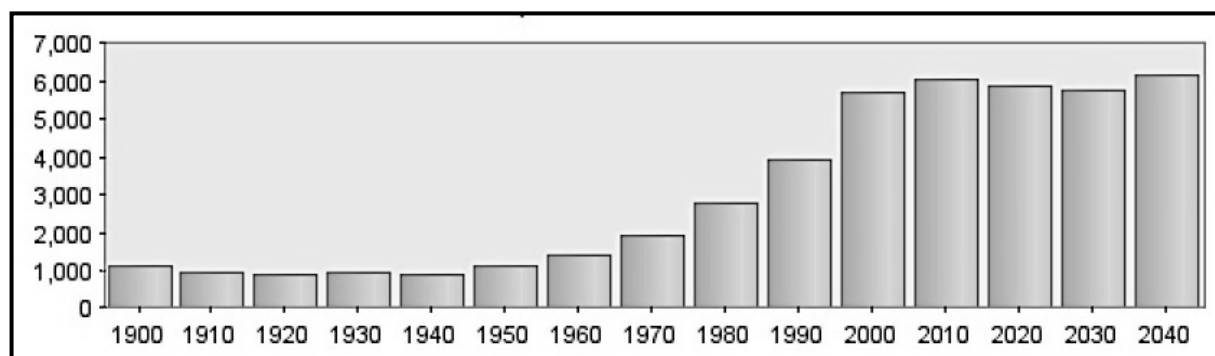
- 1970 to 1980 = 43.4% increase
- 1980 to 1990 = 40.7% increase
- 1990 to 2000 = 46.3% increase
- 2000 to 2010 = 6.1% increase

However, this trend appears to have leveled off with the Township's population only increasing 6.1% between 2000 and 2010, which is less than the overall 6.8% increase for Washtenaw County (see Table 6).

Revised SEMCOG population projections out to 2040 suggest only modest growth in coming years (see Table 4).

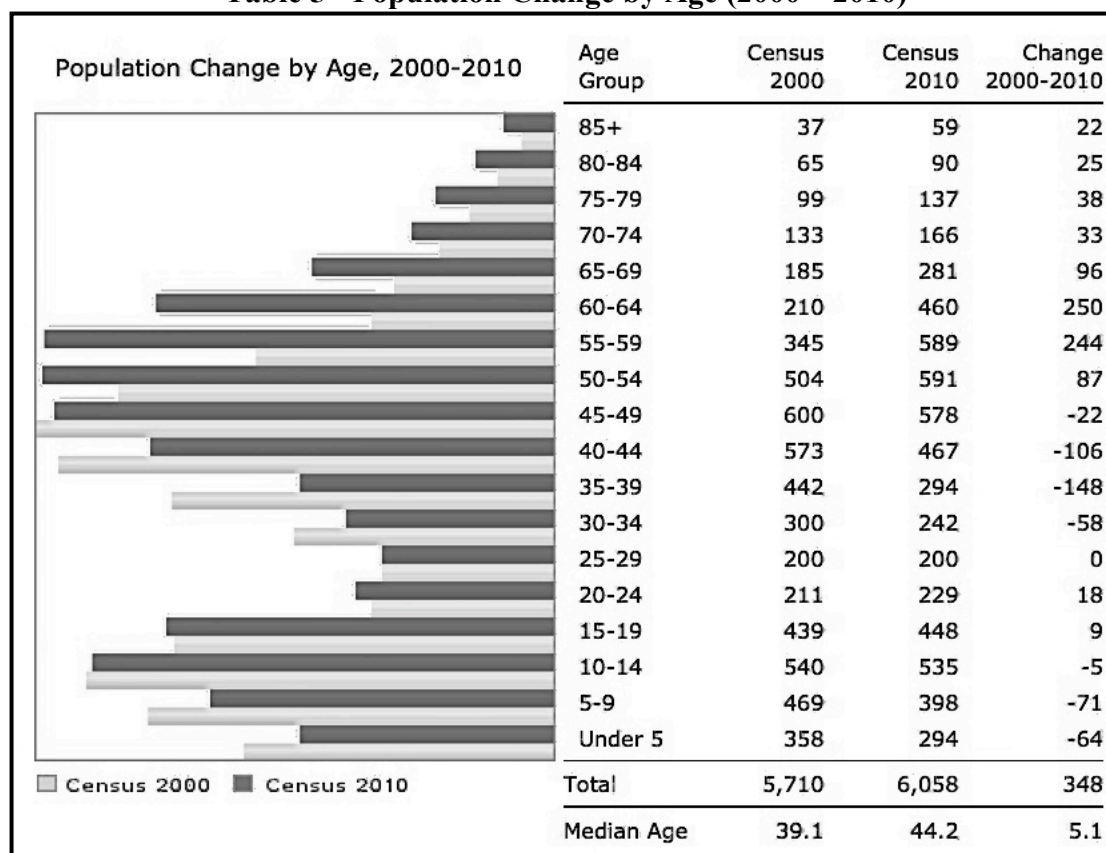
Table 4 - Population History and Projections (1900 - 2040)

1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000	2010	2020	2030	2040
1,121	954	868	940	898	1,101	1,411	1,934	2,773	3,902	5,710	6,058	5,887	5,791	6,174



Source: Southeastern Michigan Council of Governments

The population of Lodi Township is aging, reflecting national trends of Americans living longer and the “Baby Boomer” generation moving into their retirement years. Overall, the population of adults 65 years and older increased by 41% between 2000 and 2010. However, the population of young adults and families in their child-bearing years in the Township has declined significantly during this same period (see Table 5).

Table 5 - Population Change by Age (2000 – 2010)


Source: Southeastern Michigan Council of Governments

Lodi Township is surrounded by communities with diverse population densities. Communities to the north and east have much larger populations while communities to the west and south have much smaller populations. Table 6 lists the 1990, 2000, and 2010 U.S. Census population figures for Lodi Township and surrounding communities. Also listed below are the percent population changes for each ten-year period:

Table 6 – Population Change in Washtenaw County (1990 – 2010)

Municipality	1990 Census	2000 Census	2010 Census	Percentage Change (1990-2000)	Percentage Change (2000-2010)
Lodi Township	3,902	5,710	6,058	46.3%	6.1%
Scio Township	9,578	13,421	16,470	40.1%	22.7%
Pittsfield Township	17,650	30,167	34,663	70.9%	14.9%
Freedom Township	1,486	1,562	1,428	5.1%	- 8.5%
Saline Township	1,276	1,302	1,896	2.0%	45.6%
Lima Township	2,132	2,517	3,307	18.0%	31.3%
Bridgewater Township	1,304	1,646	1,674	26.2%	1.7%
Saline City	6,660	8,034	8,810	20.6%	9.6%
Ann Arbor City	109,608	114,024	113,934	4.0%	0%
Washtenaw County	282,937	322,770	344,791	14.0%	6.8%

Source: U.S. Census Bureau and Southeastern Michigan Council of Governments

As seen from the above table, Scio Township to the north and Pittsfield Township to the east have significantly greater populations than Lodi Township. These townships are adjacent to the City of Ann Arbor and have municipal sewer and water services, allowing greater densities of land use. Townships to the west and south, including Freedom, Lima, Bridgewater, and Saline, have significantly lower populations and represent more rural landscapes orientated toward agriculture and open space. No municipal sewer or water services exist within these townships.

There are several reasons why Lodi Township has a much lower population than its neighbors to the north and east:

- First, while Lodi Township is close to these rapidly growing areas, it does not have the same number, type, or quality of roads that its neighbors have. I-94, a limited access freeway, passes through both Scio and Pittsfield Townships. Also regional arterials, such as Jackson Road in Scio Township and US-12 in Pittsfield Township have significantly greater traffic flows than any road within Lodi Township. These roadways further serve to connect numerous collector roads within each of these townships that can give access to the City of Ann Arbor. Scio Church Road, comprising the boundary between Lodi and Scio Townships does carry a significant amount of traffic, however land uses are oriented to the north, within Scio Township, where secondary roadways connect with I-94. Most roads in Lodi Township are not paved; however, paved roads such as Ann Arbor/Saline, Pleasant Lake, Wagner, Zeeb, Maple, and Parker Roads carry significant traffic loads. Many of the roads are also not continuous for the whole length of Lodi Township making through traffic more difficult.

- Second, the urbanizing influence of the City of Ann Arbor extends into both Pittsfield and Scio Townships with established interconnected roadway systems. These areas contain urban uses and municipal services.
- Third, Lodi Township does not have municipal sewer or water service at this time. Except for the Travis Pointe residential development, the predominating type of land use along the northern and eastern border has been single family residential development with individual on-site septic.
- Fourth, the internal land use character of Lodi Township is agriculturally based. Large farms remain and productive soils allow substantial crop harvests. Recent citizen surveys support a continuation of large farms (40 acres and above) within the Township.

In April 2008, SEMCOG published a report entitled “2035 Forecast for Southeast Michigan Population, Households, and Jobs for Counties, Cities, Villages, and Townships 2005-2035.” The report states:

The region is currently experiencing an extended period of decline in jobs and population, led by significant decrease of manufacturing jobs and increasing out-migration of working age population. The region will not gain employment again until 2010 and will not gain population again until 2015. In the long term, the region’s overall forecast is one of slow growth from 2005 to 2035. At the community level, the forecasts show many communities will experience very low population and household increases; some will experience losses. Few communities will experience the robust growth of the past.

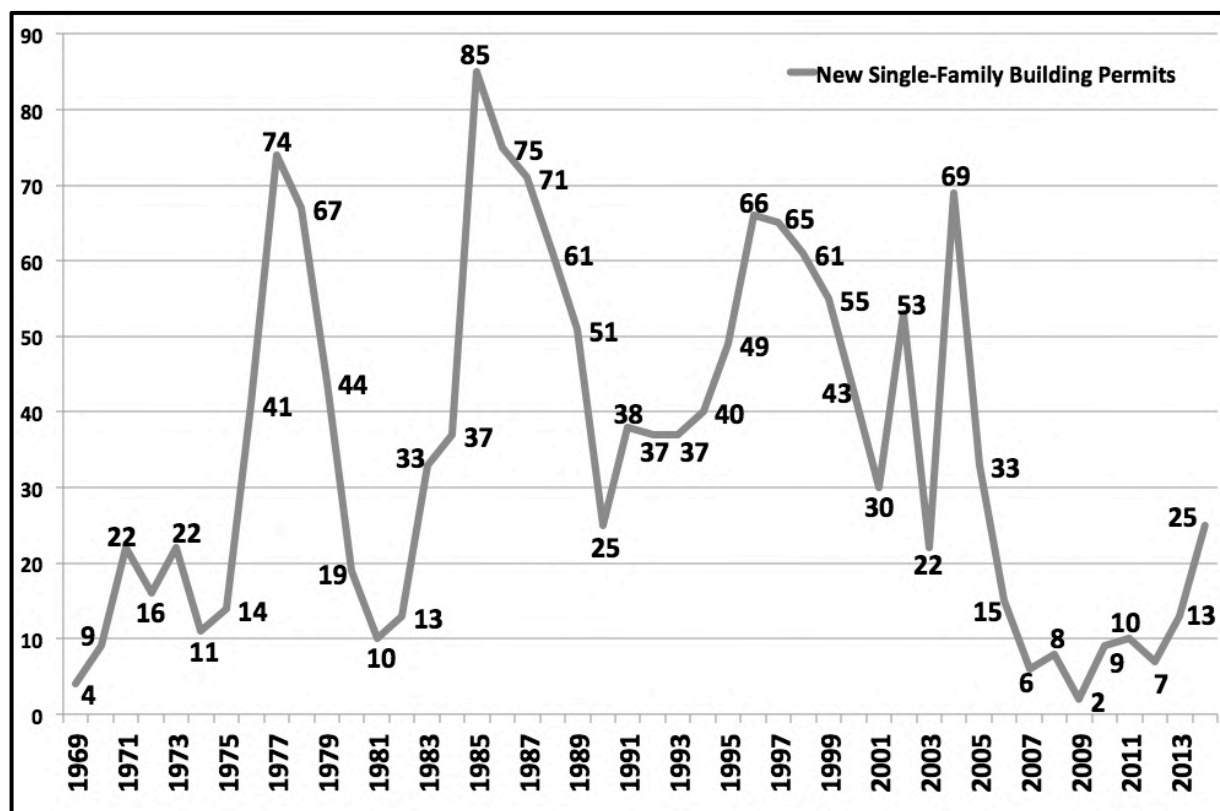
Relatively speaking within the region, the strongest growth will happen at the edges of the urban area, where land is available and jobs are within commuting distance. Household growth will be strongest in western Wayne County, western and northern Oakland County, and central Macomb County.

SEMCOG’s more recent 2040 Forecast includes population projections for Lodi Township that predict only a modest overall increase of 116 residents between 2010 and 2040. Based on these projections, the areas designated in this Master Plan for future rural residential development could easily accommodate this projected increase in population during this time period.

4.4 HOUSING

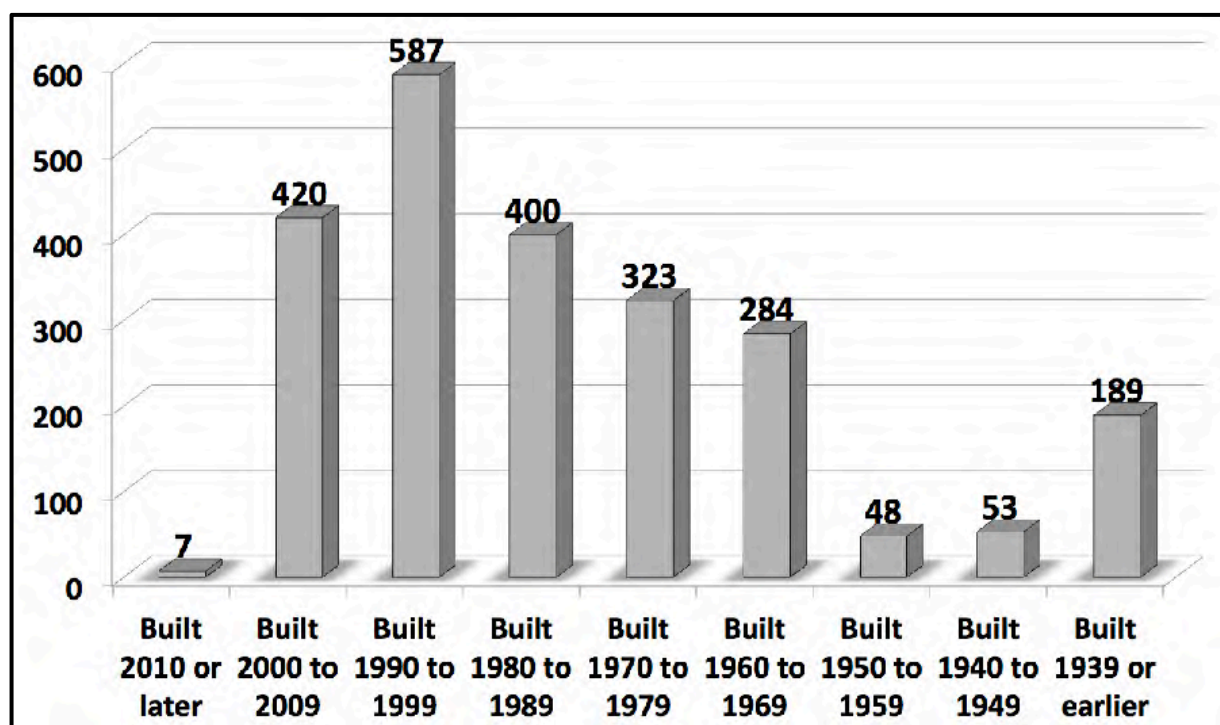
Figure 3 illustrates single-family building permit activity per year from 1969 to 2014. Within this time period 1,597 single-family dwellings, 12 two-family, and 36 multiple family dwellings were constructed. Single-family residential construction has varied from a low of two in 2009 to a high of 85 units being constructed in 1985. The Township has averaged about 34 new single-family building permits per year overall, but only about 20 permits per year over the past decade.

Figure 3 – New Single-Family Building Permits (1969 – 2014)



Source: Southeastern Michigan Council of Governments

Figure 4 – Year Built for Existing Single-Family Dwellings



Source: U.S. Census Bureau, 2010

Figure 4 on the previous page illustrates the relative age of the Township's existing housing stock, most of which has been constructed since 1960. Approximately eight percent (8%) of the existing housing in the Township is more than 75 years old (189 units).

4.5 SCHOOLS

Three school districts serve Lodi Township:

- Dexter Community Schools
- Saline Area Schools
- Ann Arbor Public Schools

Map 17 shows the boundaries of these school districts within Lodi Township.

4.6 ROADS

All public roads in the Township are the responsibility of the Washtenaw County Road Commission. A number of the roads within the Township are unpaved, and there does not appear to be much public support for additional pavement in the Township. Road improvements to increase capacity are not required by population increases because the projected population increase over the next ten to twenty years appears minimal.

Major improvements designed to increase capacity to arterials within the Township including Wagner, Ann Arbor/Saline, Scio Church, etc., would have a negative effect on community character. Unnecessary hill leveling, curve straightening and/or lane widening (with accompanying roadside tree cutting) would also alter rural roadside features. Neither is consistent with current community character; however minor improvements may be required to maintain road safety.

PART 5

PRINCIPAL FEATURES OF THE MASTER PLAN

5.1 THE FOUNDATION OF THE MASTER PLAN

The Master Plan contains a series of development and preservation goals, objectives, and strategies for Lodi Township that are specifically based upon its established and recognized character. These goals, objectives, and strategies were established through the planning process. During this process, the Township Planning Commission solicited public input on the problems and opportunities facing Lodi Township. This was accomplished through public meetings and an opinion survey that was mailed to residents throughout the Township contributing to the development of the 2010 Plan. The Planning Commission then analyzed the responses and formulated goals and policies designed to address the issues raised during that process.

Next, the Planning Commission considered various strategies designed to achieve each objective. The lists of strategies following each objective are not exhaustive or mutually exclusive. They provide a broad range of options, some more feasible than others, that can be used to reach goals and objectives. They should each be viewed as one piece of the puzzle - an interlocking series of planning actions that together form the basis for eventual achievement of the development goals of the Township.

Goals. Goals should be viewed as long-range statements. They are reflections of the Township's underlying values and desires. They are typically more general in nature.

Objectives. Objectives are shorter term, more specific statements that are designed to partially achieve the goals. They can be thought of as one step towards meeting the goal.

Strategies. Strategies are specific actions that can be taken by the Planning Commission and Board of Trustees in their efforts to achieve each objective. They are definitive statements aimed at achievements of specific objectives.

Finally, it should be noted that some strategies may not be feasible given current political, legal, economic or practical reasons. While this may prevent implementation of some strategies immediately, consideration of these options in the future by the Planning Commission is possible.

In this evaluation process, Lodi Township reviewed regional and local trends as well as growth pressures and preservation methods in adjoining municipal governments. Lodi Township recognizes its responsibilities in providing various types of land uses while taking into consideration regional and internal Township obligations. This evaluation process ensures that Lodi Township can maintain its unique character and shall not be dominated by development or land use expectations in adjoining communities.

Through this goal-objective-strategy format, a direct link has been established between Township desires (goals, objectives) and the actions necessary to achieve them (strategies). In doing so, a more realistic appraisal of plan elements (goals, objectives) is anticipated. The results will be a clearer realization of the actions necessary to achieve desired goals.

The Planning Commission will, as appropriate, incorporate these policies, as necessary, in the Zoning Ordinance and enforce them when evaluating requests for specific zoning changes and other land use proposals. The established character of specific areas of the Township will be reviewed in relation to development proposals brought before the Planning Commission. The Planning Commission will view negatively proposals leading toward any unwarranted alteration of this character or likely to establish unwanted precedents.

5.2 AREAS OF LAND USE EVALUATION

A community's identity can be established and maintained in a number of ways. Comprehensive plan elements such as land use patterns, streets and public transportation systems, natural resource preservation, parks and other public areas and facilities, individually and in combination, strengthen a community's identity. They help to define a sense of place that is unique among neighboring communities. This Master Plan strives to maintain these relationships thereby continuing the unique character of the community.

The following are specific areas of land use evaluation addressed in this Master Plan:

A. Lodi Township

The majority of Lodi Township continues to maintain the character of a rural agricultural community. Rural housing (minimum one acre lot size) has been the predominant type of housing to develop within Lodi Township within the last few years. This Master Plan strives to locate rural housing in suitable areas and prevent its scattering into existing agricultural areas. The total land area needed for rural housing will be limited if the rate of population growth is moderate, as expected.

Future uses are assigned to all parts of the Township without regard to a target year or a projected population. The Master Plan takes into consideration SEMCOG population projections as guidelines for monitoring purposes, but they are not considered by this Plan to be specific targets for allocation of land use acreage or facilities.

B. Lodi Central

A clustering of uses including commercial, office, Washtenaw Farm Council grounds, Veterinary clinic, Township Hall, and single-family dwellings comprise an area centered around the intersection of Pleasant Lake and Ann Arbor/Saline Roads. These uses, and similar uses over the years, have existed at this location. The possibility exists that these uses could be grouped together by pedestrian walkways and vehicle access points. This area currently contains Agricultural, Single Family Rural Non-Farm Residential, Local Commercial, and Planned Unit Development zoning districts. Portions of this designated area are currently vacant, but will develop some time in the future according to the detailed policies contained within this Plan. Additional residential, commercial, office, and public/quasi-public uses are anticipated.

The intent of this Master Plan is to recognize this area with defined boundaries and specific land uses that contain a predetermined character and scale, similar to existing uses. Linking of vehicle and pedestrian access will be essential to the success of this designated area. Part 8 of this Master Plan contains specific design and land use guidelines as they pertain to this area.

C. Municipal Service District

There is currently no municipal sewer service available in the Township. The existing Master Plan depicts an intensity of future land uses that could utilize municipal sewer and water services. These uses primarily include “Low Density Multiple” (R-3 zoning) which, according to the Township Zoning Ordinance, is composed of land within the Township where the principal planned use is, and ought to be, single family dwellings on moderately small sized lots or multi-family dwellings. This would create a predominantly suburban character in those areas that are served by a municipal water and sanitary sewerage system.

Acknowledging the need to provide for municipal services and higher density type land uses, a Municipal Service District is planned for municipal sanitary sewer and water services. This District is planned to be located in specifically designated portions of Sections 26 and 35 of Lodi Township that are located adjacent to the western border of the City of Saline. These would be provided by the City of Saline, perhaps through an intergovernmental agreement for the conditional transfer of property from one jurisdiction to another, utilizing the provisions of Michigan Public Act 425 of 1984, as amended. If municipal services were not available, a minimum of one acre would be required where individual parcel septic facilities could be provided.

It is expected that all lands within the planned Municipal Service District will eventually be connected to municipal water and sanitary sewers. No municipal services will be provided outside of this designated area in order to reduce sprawling development patterns into the Township’s designated rural areas. Also, the planned Municipal Service District will direct development away from areas designated for agricultural and rural residential land uses and toward regional centers of population.

Based upon SEMCOG population and land use projections, the designated Municipal Service District is deemed adequate for municipal land uses through the year 2040.

PART 6 NATURAL FEATURES

6.1 INTRODUCTION

Significant natural features, including woodlands, wetlands, floodplains, topographic features, and waterways, exist within Lodi Township that contribute to a unique Township-wide character and wildlife habitat. These natural features will be preserved to the maximum feasible extent. This means preservation, not only of the specific natural feature, but also of the surrounding ecosystem, which supports it. Woodlands, stream corridors and wetlands will be preserved in their present extent and condition. Stream corridors and fencerows, where feasible, will be used as connecting links among wetlands, woodlands, and other open space areas. New connection corridors will be created where needed and possible. Stream corridors and wetlands will be used as parts of the natural drainage system and to help recharge groundwater aquifers. The system will be augmented where possible with open drainage courses and storm water retention facilities. Open drainage courses and retention areas will be developed as part of the natural landscape. Groundwater recharge areas will be protected to the extent consistent with sound land development policies.

Also natural features, which exist in areas proposed for future development, will be integrated into overall development patterns so that they will be preserved and properly respected. It is understood that all natural features do not need to be accessible to be of benefit to residents. Their presence alone provides visual and environmental benefits.

6.2 WOODLANDS

Large, mature forested areas exist within Lodi Township that should remain undeveloped if possible. These areas enhance the rural nature of the Township, contribute to a unique environmental character, and provide significant areas for wildlife habitats and timber production. The following is a summary of three separate evaluations of Township woodlands:

- In 1979, a woodlands survey found that Lodi Township had about eleven percent (11%) of its land area covered in woodlands. There were 76 individual woodlands greater than five acres in size. The breakdown of woodlands at that time included:
 - 17 woodlands between five and ten acres;
 - 36 woodlands between eleven and 40 acres; and
 - 23 woodlands greater than 40 acres in size.
- For a separate 2000 study, woodlands and wetlands were combined into the same category, resulting in approximately 15% of the Township's land area being designated within this combined category. Also, grassland and shrub was depicted in a separate category that accounts for 4.9% of the Township's land area in the year 2000.
- A 2010 SEMCOG land cover study found approximately 23% of the Township to be covered by "trees and woody vegetation" [see Figure 2 (SEMCOG 2008 Land Use and 2010 Land Cover) in part 4 of this Plan].

It is difficult to compare the 1979, 2000 and 2010 figures, as the methodologies for compiling the data were different in each study. Regardless of these differences, woodlands continue to be prominent within the Township. These types of natural resources can support a wide variety of wildlife and can act as a community within themselves.

Woodlands are a valuable natural resource from both environmental and aesthetic points of view. They play an important role by stabilizing soil and slowing runoff and erosion resulting from flooding and high winds. Needless destruction of trees and the conversion of woodlands to other uses must be discouraged. Woodlands that are within designated areas intended for future development must be part of the overall development concept.

Woodlands are dispersed throughout Lodi Township, and general woodland areas are depicted on Map 5.

6.3 DRAINAGE

Three drainage basins exist within Lodi Township – Mill Creek, Honey Creek, and Saline River. Numerous streams and drains flow into these systems and they often link various types of natural resources such as wetlands, wooded areas, and organic soils. This encourages an overall, continuous open space system throughout the Township.

The majority of drainage within the Township flows generally south into the Saline River Basin. Lands in the northwest flow north into the Mill Creek basin and a small portion in the north central portion of the township flows north within the Honey Creek basin.

The streams and drains in Lodi Township are generally headwaters of these three drainage basins and it is therefore important to protect water quality and prevent significant increases in the volume of flow.

These drainage systems must be protected from pollution including runoff that is usually too warm, contains toxic nutrients and sediments, and enters streams in flushes that are not synchronized with natural water flow. Of special concern is limiting the total amount of impervious surface (impervious surfaces are those which do not permit the infiltration of precipitation into the ground, and include such materials as road pavement and roof tops). Impervious areas contribute to extremes in the volume and velocity of water flow and to increased water temperatures. Studies have suggested that when impervious surfaces reach 10% to 20% of the watershed, the communities of aquatic organisms in streams begin to decline and pollution increases.

It is the goal of this Master Plan to keep total impervious surface in every section of the Township below 10% to prevent any degradation in water quality, flow rate, volume and temperature that could adversely affect downstream communities. In addition, it will be important to ensure areas along streams and drains have dense vegetative cover that provide filtering of runoff entering the watercourse and to prevent building construction and pavement close to them.

A. Floodplains

A floodplain is an area adjoining a lake, stream, river, or pond that receives excess water from flooding. Floods are a natural occurrence in the hydrologic cycle. A well-defined

floodplain is produced when flooding recurs with some frequency and predictability on the same area. Water exceeding the normal average level is stored as a temporary water reservoir across a floodplain. As long as the overflow remains on the floodplain, this volume is not added to the floodwater moving downstream. When floodplain storage is prevented by restricting the water flow to a channel, the volume and size of the flood may be increased downstream causing higher water levels and more damage.

Floodplain areas are measured or “delineated” to indicate the chance of a flood occurring at a given location. This measuring or delineating is done regarding the probability of flooding, usually once in 50, 100, or 500 years. Floodplain delineation is required for home and business construction loans and the Federal Flood Insurance Program. The National Flood Insurance Program accepts the 100-year flood plain as the minimum standard for protection. A 100-year flood is a flood that has a one percent (1%) chance of occurring in any given year.

Part of Lodi Township was evaluated and mapped in 2012 by the Federal Emergency Management Agency (FEMA) to identify floodplain areas along creeks and drains as part of the National Flood Insurance Program. However, when development plans are submitted, it continues to be the responsibility of the developer to accurately map floodplains on any parcels proposed for development, and to submit this information as part of site plan review. Floodplains should not be altered regarding their potential to hold floodwaters and reduce flooding to downstream areas.

B. Groundwater Recharge Areas

Water stored in, and slowly filtering through, geologic formations is referred to as ground water. An aquifer is a geological formation that contains sufficient ground water to supply wells, lakes, springs, streams and/or wetlands. Precipitation reaches an aquifer by downward percolation from the surface. A land surface that readily permits water to move downward into an aquifer is referred to as a ground water recharge area.

Underground aquifers serve three major functions:

1. They are natural reservoirs of groundwater for human consumption and for irrigation.
2. They are natural filters for groundwater, but they can be easily polluted by unsound land use practices in the recharge area.
3. They interconnect with surface water systems and help stabilize surface water levels. They help reduce high water levels during wet periods and add water to surface water bodies during dry periods.

A large groundwater recharge area is located in the southeastern portion of the township, north of the City of Saline. Much of this area has developed as single family residential with on site septic facilities. Two other ground water recharge areas are located in the western portion of the township as well as along the northern township border. These areas are depicted on Map 5.

Groundwater recharge areas are highly generalized and it must be emphasized that the boundaries are not precise. On-site evaluation and analysis must be undertaken to

determine the extent and susceptibility of the areas. This would be a requirement during the site plan process if any development is initiated within the Township.

C. Wetlands

Wetlands are transitional zones between terrestrial and aquatic systems. The water table is usually near or covering the surface. They are characterized by very low topographic change, poor drainage, specific types of vegetation, and standing water. Marshes, swamps, and bogs are well known terms, which are historically referred to as wetlands. Since wetlands are among the most environmentally sensitive lands, reliable information for the definition and classification is required.

Wetlands were mapped within Lodi Township using U.S. Geological Survey Quadrangles and then compared with aerial photographs. A generalized classification system was then developed by the Washtenaw County Metropolitan Planning Commission. The most important wetlands are those that are contiguous to lakes, rivers, and streams, and that are important for stormwater storage. These wetlands, designated as “first priority” by Washtenaw County are shown on Map 5. Significant wetland concentrations are located in the central and southeastern portions of the Township. Every section of the Township has some identified wetlands.

6.4 TOPOGRAPHY

Topography is usually referred to in terms of slope. The natural stability of a slope is dependent on the interaction of vegetation, climate, soil, and underlying geology. In general: the greater the slope, the greater the sensitivity to disturbance. Natural slopes that have not been disturbed by human activity are generally stable, at least in the short run. Improper development practices on sensitive slopes can incur great economic and environmental consequences. Soil type, particle size, permeability, vegetative cover, organic matter, and moisture content will vary the rate of erosion on a particular slope. Slope of land is an integral part of the natural drainage system, it affects soil erosion, it adds visual interest to the landscape and helps make the landscape more attractive.

Within Lodi Township, topography ranges from relatively flat areas to gently rolling areas. The highest land in the Township is in Sections 2 and 3, and in Sections 10 and 11. The elevation drops from over 1,050 feet to approximately 800 feet in elevation in Sections 34 and 35, as can be seen from Map 6. Slopes ranging from 6 to 12 percent are located primarily in the northeastern and southwestern parts of the Township. Slopes ranging from 12 to 18 percent are located in the southwest portion of the Township, however a narrow band exists in sections 3 and 4 along the northern boundary of the Township.

6.5 THREATENED SPECIES AND UNIQUE FEATURES

Several natural areas exist within the Township that are regarded as unique because they are a combination of forests, various wetland types, river, stream and drainage systems. These areas are of special concern, both because of their size, and because they are a combination of different types of natural features. The large sizes of these areas provide improved habitat for wildlife requiring larger ranges, and provide a distinct interior of the habitat that is more protected than

for smaller areas. Combinations of different natural areas usually support a wider array of biological diversity than individual components of similar size and conditions.

The Michigan Department of Natural Resources (MDNR) maintains a Natural Features Inventory of threatened and endangered species within certain parts of the State of Michigan and regional areas. If development is to occur within Lodi Township, the MDNR should be contacted by the developer to determine if any threatened or endangered species exist for that general area. There may also be other vegetative species within the Township that may not be on an endangered list, but nonetheless should be reviewed.

6.6 SOILS

One aspect of soil analysis regarding natural resources is to identify those soils that should not be disturbed and should be protected from an environmental standpoint. Soils of this nature are found within the Township and are usually organic by nature and classified as muck and with high water tables. This analysis, based upon soil characteristics, taken generally at a four-foot soil depth, is to be used only as guidelines regarding possible development. It is understood that the unsuitability of a soil could relate to a slope factor as opposed to an organic or high water table condition. Wetlands and floodplains most often characterize these soils. Due to the sensitive nature of these soils and the environmental function they perform, and the severe limitations they impose on potential development, they should be protected from development or alteration.

These soils, classified as very severe for on-site septic systems, are primarily located adjacent to streams and wetlands. These soils generally contain high water tables, have high organic content, or dense heavy clays, and pose severe limitations for the effective functioning of septic systems. As a result, the Washtenaw County Environmental Health Division usually will not approve of septic systems on soils like these. Map 7 illustrates the limited portions of the Township where there are soils with slight or moderate limitations for on-site septic systems. Except for the southeastern and north-central portions of the Township, many of the soils within the Township are classified as moderate to severe regarding limitations for on-site septic systems.

Also, highly productive soils for agricultural production must be protected for long-term agricultural activities. Map 8 depicts Class II soils that are highly productive for agricultural production.

6.7 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Preserve and manage existing natural features within Lodi Township.

- Objective 1: Protect the quality of surface water, wetlands, ground water, and ground water recharge areas.**
- Objective 2: Protect woodlands, landmark trees, and wildlife habitat.**
- Objective 3: Protect steep slopes of twelve percent or greater from adverse impact from development.**

Objective 4: **Maintain existing and strategically create new open space areas for nature conservation and/or recreational use.**

Objective 5: **Preserve and protect the current interconnected systems of natural environmental areas, including wetlands, woodlands, floodplains, and open areas as needed to create a diverse and viable habitat for wildlife.**

Strategies

- a. Utilize the Lodi Township Zoning Ordinance to regulate preservation of these natural features.
- b. Coordinate with other local, regional, and state authorities to address these areas.

Goal B: Ensure that development projects are designed and constructed in a way that preserves or enhances the integrity of natural systems.
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Objective 1: **Maintain and create attractive natural views along all Township roadways, with special attention to entryways into the Township.**

Objective 2: **Utilize existing natural resources to buffer low intensity land uses from more intense land uses.**

Objective 3: **Encourage developers to use innovative design techniques to help protect or enhance natural systems.**

Objective 4: **Reduce the amount of storm water runoff, surface flooding and erosion.**

Objective 5: **Establish strong open space and natural resource linkages with new development.**

Strategies

- a. Review and modify the Zoning Ordinance to help reduce the overall amount of impervious surfaces.
- b. Develop regulatory incentives that encourage the reduction of impervious surfaces proposed with new development.
- c. Develop regulatory incentives that encourage the enhancement of natural areas on sites proposed for development (i.e., removal of invasive species and the introduction of native species, restoring a wetland, improving floodplain function, etc.)
- d. Support design techniques, such as clustered developments and storm water best management practices, which would minimize impacts to natural systems on and off a site.
- e. Ensure that any development proposed preserves the natural and scenic character of the area.

- f. Develop methods to assure the long-term maintenance of natural systems on development projects during the site plan process.
- g. Support and coordinate with Washtenaw County, adjoining city and township municipalities and other governmental agencies with regard to establishing open space and natural resource linkages.
- h. Request that linkages be made to existing and proposed parks, open space and natural resource areas and corridors when new development is proposed.

Goal C: Reduce the negative impact and minimize the long-term continuation of sand, gravel, and other extraction operations and processing.
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Objective 1: Continue coordination with extraction operators regarding their mining operations and the implementation of approved restoration plans.

Strategies

- a. Maintain Township ordinances regulating mining, excavation, stockpiling, quarrying, processing and the dumping/disposal of off-site and/or comparable material.
- b. Work closely with the Washtenaw County Road Commission in evaluating haul routes and the associated long-term impacts to roadways and adjoining land use activities.
- c. Continue to require sand and gravel operations to obtain a special use permit for any new or expanded operation, along with an approved restoration plan and extraction permit as required by the Lodi Township Extraction and Filling Regulations.
- d. Evaluate the adoption of “sunset provisions” that would set time and/or extraction limits for sand and gravel operations.
- e. Establish zoning language that prohibits secondary gravel and/or accessory operations (i.e. asphalt plants, concrete plants and similar operations).
- f. Increase code enforcement/inspection efforts to assure compliance with development guidelines.
- g. Update the Zoning Ordinance to allow consideration and approval of a restoration plan associated with reclamation of a mining or extraction operation site that includes future non-residential office, service or public/quasi-public land uses of a low intensity and impact as part of special use permit approval.
- h. Update Zoning Ordinance regulations and special use permit requirements for mining and extraction activities to be consistent with the “very serious consequences” provisions of the Michigan Zoning Enabling

Act [P.A. 110 of 2006, as amended; MCL 125.3205(2) – (6)], which are summarized below:

- An ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources.
- Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.
- A person challenging an adverse zoning decision associated with a mining or extraction operation has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the person or in the market served by the person, and that no very serious consequences would result from the extraction, by mining, of the natural resources.
- In determining under this section whether very serious consequences would result from the extraction, by mining, of natural resources, all of the following factors may be considered:
 - The relationship of extraction and associated activities with existing land uses.
 - The impact on existing land uses in the vicinity of the property.
 - The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
 - The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
 - The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 - The overall public interest in the extraction of the specific natural resources on the property.

PART 7 AGRICULTURAL LAND USE

7.1 INTRODUCTION

It is a goal of this Master Plan to maintain existing agricultural activities in designated areas of the Township and to retain the agricultural use of prime agricultural soils in recognition of the importance of the sustenance and economic benefits provided by the agricultural industry to the residents of Lodi Township and to the region. This view was strongly expressed in citizen surveys and the futuring session that serve as the basis of this Master Plan.

7.2 WASHTENAW COUNTY

Agriculture in Washtenaw County has been subjected to numerous physical and economic changes since settlement began in the County. Over the past several decades, Washtenaw County has experienced considerable loss in both farm acreage and the total number of farms as agricultural lands have been converted. However, the average farm size has steadily increased, implying some consolidation of farms.

SEMCOG land use acreage figures for 2000 state that 43.3% of Washtenaw County's acreage is classified as active agriculture. This represents a 29.6% loss from 1990. The 2008 SEMCOG existing land use data shows a further reduction in land area occupied by active agricultural operations, down to 35.8%.

The accompanying Washtenaw County Agricultural Lands Map (Map 9) depicts agricultural lands within the County. It is evident, when viewing this map, that not only Lodi Township, but adjoining townships to the north, west and south also contain productive agricultural lands. Lodi Township is an integral part of this large agricultural region.



7.3 LODI TOWNSHIP

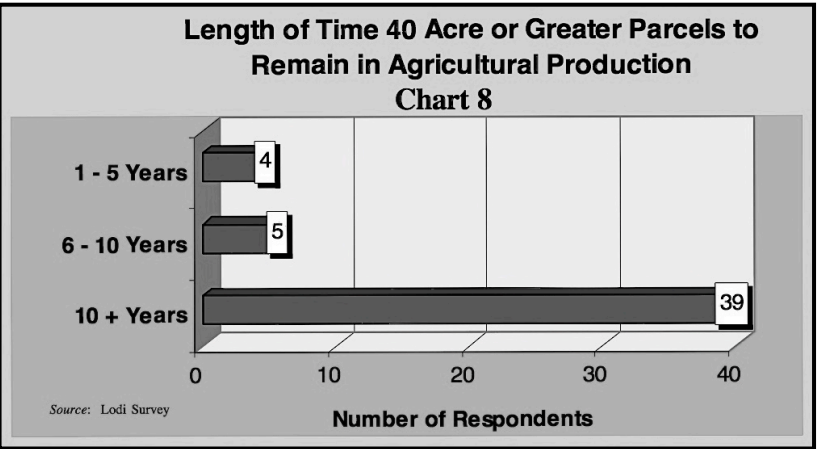
Active agricultural lands within Lodi Township are prominent with contiguous concentrations in the central, western, and southern portions of the Township. Overall, more than 50% of the Township's total land area remains occupied by agricultural land uses [see Table 2 (Lodi Township Land Use Cover 1990, 2000, and 2008) in Part 4 of this Plan]. These areas contain large, stable, and cohesive agricultural parcels on highly productive Class II soils (Map 8), which have the highest productivity for growing of agricultural products of any soils in Washtenaw County.

Map 10 delineates “P.A. 116” applications to the Michigan Department of Agriculture’s Farmland and Open Space Preservation Program within Lodi Township. Map 11 depicts large parcels that are within agricultural areas, implying long-term agricultural commitment by farmers. It is evident that there is a positive correlation between active agricultural operations on productive soils, location of P.A. 116 applications and large parcels existing in the same general area. It is noted that the northern portion of Lodi Township, adjacent to Scio Township and the eastern border of Lodi Township, adjacent to Pittsfield Township, contain non-agricultural land uses and are represented accordingly on the Master Plan.

A citizen survey, conducted as a basis for the 2010 Master Plan update distinctly points out the intent of large landowners within Lodi Township regarding land ownership. A citizen survey question asked: “If you currently farm or lease 40 acres or more, how long do you plan to keep the land in agricultural production?” The results of this survey (see Figure 5) demonstrate the stability of 40 acre or greater parcels within Lodi Township, and that they should continue as rural with ongoing agricultural activities remaining.

SEMCOG figures for 1990 indicated that there were 14,548 acres of active agriculture within Lodi Township, which amounted to 66 percent of the Township land area. In the year 2000 there were 13,169 acres of active agriculture within the Township representing 60 percent of the Township’s land area. Much of this 10 percent loss was seen in the northern and southern portions of the Township, outside of the central and western portions of the Township that remain stable and productive.

Figure 5 - Anticipated Agricultural Production on Large Parcels



As part of a 2008 existing land use survey, SEMCOG classified 11,203 acres of land in active agricultural use, which represents just over 50% of the Township’s land area.

7.4 LAND PARCEL SIZE

As the former Washtenaw County Metropolitan Planning Commission pointed out in its 1981 agricultural lands study, the size of land parcels in areas suitable for agriculture can affect the long term viability of these areas for farming purposes. Small parcels and a trend of splitting larger parcels can make large-scale farming difficult or provide opportunities for intrusion of rural, non-farm residences.

As can be seen from the accompanying Map 11, there are significant parcels of land 40 acres or greater. As stated previously, the majority of the owners of these parcels intend to remain in agriculture. These large parcels are generally contiguous to other large parcels currently in agricultural production, and generally comprise Class II agriculturally productive soils.

7.5 AGRICULTURAL PRESERVATION

Map 12 depicts lands that are designated for agricultural preservation and serves as the basis for property owners to be considered for purchase of development rights (PDR) agreements in Lodi Township. As stated previously this designated area contains the largest concentration of stable ongoing agricultural operations, highly productive soils, large tracts of land, few non-agricultural land uses, and several farms participating in Michigan's "P.A. 116" land conservation program. Based upon Washtenaw County guidelines, the Township's agriculture preservation area was selected in a manner:

- A. To be non-exclusionary for potential interest by landowners in a PDR or other agricultural preservation option;
- B. Where the Township demographics indicate the lands contained inside the agricultural preservation area provide the most potential for on-going or new agriculture activities;
- C. To recognize that lands contained within the agricultural preservation area are highly sought-after tracts for development; and
- D. To underscore continuity with adjoining communities that have also designated agriculture preservation goals.

7.6 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Support viable agricultural operations in appropriate areas and maintain the continuation of long-term agricultural activities within Lodi Township.

Objective 1: Support existing agricultural operations in areas designated in this Master Plan as agricultural lands.

Strategies

- a. Maintain zoning provisions that promote agriculture as a permitted principal use.
- b. Support Public Act 116 Farmland/Open Space Preservation applications if located within areas designated for agricultural uses.
- c. Encourage farmers to make long-term improvements that will enhance the agricultural productivity of their land.
- d. Discourage the fragmentation of land parcels within agricultural areas. Where parcels are split, encourage zoning and platting techniques that minimize the effect on land consumption.
- e. Encourage Township land assessment policies that reflect the agricultural value of land in agricultural use. Work with county, regional, and state agencies to adopt guidelines, legislation or other methods that support long term agricultural preservation; including, but not limited to, use value assessment, expanded purchase of development rights authority, transfer

of development rights authority, and authority to create agricultural security districts.

- f. Actively encourage farmers in the Township to apply for PDR funds from the federal, state and/or county governments.
- g. Amend the Township Zoning Ordinance where necessary to incorporate additional agricultural protection based upon the policies of this Plan.
- h. Promote the option for farmers to diversify their income sources through “value added” agricultural activities consistent with Township Zoning Ordinance standards, such as corn mazes, ‘U-pick’ operations, direct marketing of farm products to restaurants and local stores, roadside stands, local farm markets, and farm-based bed and breakfast inns.
- i. Consider amending the Zoning Ordinance to allow the conversion of historic barns for certain non-agricultural purposes, such as a rental hall for wedding receptions and similar gatherings, subject to special use permit approval and strict limitations designed to minimize potential noise, light, and other impacts on the surrounding area.
- j. Encourage seasoned farming experts in the Township to become mentors to young men and women interested in agriculture.
- k. Consider the creation of a farm incubator program or other cooperative effort to help young farmers get started in agriculture.

Objective 2: Minimize the conflict between agricultural activities and land uses of an urban or suburban nature.

Strategies

- a. Establish zoning language that highlights the incompatibility of residential sprawl and agricultural operations.
- b. Limit the extension of municipal services, (sewer and water) to only those properties located within an adopted or currently planned municipal service area.
- c. Consider reducing allowed residential density levels within the agricultural district.
- d. Where possible, establish permanent buffers of open space between urban/suburban areas and planned agricultural areas.
- e. Discourage residential development within the Agricultural District, except through Planned Unit Development (PUD) clustering concepts as provided within the Zoning Ordinance. Clustered housing shall:
 - 1) establish a lot size of between one to two acres while maintaining a maximum overall density of one dwelling unit per two acres;

- 2) require that the housing sites be positioned to allow continued agricultural use of the portion of the acreage suited to agricultural use;
 - 3) require that a buffer of existing and/or new natural features be created between housing sites and agricultural acreage so that residential use will not interfere with agricultural activities;
 - 4) require that a buffer of existing and/or new natural features be created between housing sites and roadways, of adequate size to preserve and/or enhance the visual character of rural roadways; and
 - 5) permit only agricultural or open space use of the acreage outside of the residential cluster through zoning and deed restrictions.
- f. Consider the PUD option for transfer of development rights (TDR) from land to be permanently conserved for agricultural uses to the planned Municipal Service District defined in this Master Plan, as allowed per Section 503(3) of the Michigan Zoning Enabling Act (Public Act 110 of 2006, as amended).
 - g. Review permitted and special uses within Zoning Ordinance to reduce the potential conflicts between agriculture and other uses.
 - h. Discourage the development of farm-based biofuel (ethanol) production facilities in the agricultural areas of the Township.

Section 513 of the Michigan Zoning Enabling Act (P.A. 110 of 2006, as amended) mandates that the Township must allow a “biofuel production facility” with a capacity of up to 100,000 gallons of ethanol per year as a permitted use accessory to an active farm operation in the A-1 (Agricultural) zoning district, subject to standards specified in the state law.

However, a facility of this scale and capacity should be discouraged, because it would be incompatible with the Master Plan, and inconsistent with the Township’s existing capacity for emergency response in the event of a fire.

Objective 3: Educate residents regarding land use activities that may potentially have negative impacts on the agricultural economy.

Strategies

- a. Promote and organize community wide forums that address relevant land use and environmental issues.
- b. Establish an information network between local officials and residents with, or through, newsletters, bulletins, mailings etc.
- c. Require developers to inform potential purchasers concerning nearby uses.

Objective 4: **Support various programs and methods for agricultural preservation.**

Strategies

- a. Utilize cluster development techniques with appropriate design standards, implemented through planned unit development procedures.
- b. Deed restrictions.
- c. Land trusts.
- d. Purchase of development rights (PDR) program.
- e. Purchase and leaseback program.
- f. Fee simple acquisition.
- g. Land swaps.
- h. Land donations/reserved life estates.

Goal B: Provide for agricultural support businesses and services, outside the defined Lodi Central area, that are compatible with the Township's scale and character and are necessary to support the Township's agricultural economy.

Objective 1: **Permit land uses in the rural areas of the Township that support and provide services primarily to the region's active agricultural operations.**

Strategies

- a. Update the zoning ordinance to establish a comprehensive list of permitted agricultural support businesses/services in the A-1 (Agricultural) District.
- b. Re-evaluate permitted and special uses allowed in agricultural districts to ensure they are compatible with rural areas, and remove those more suited to commercial/office or technology orientated zoning districts.

PART 8 RESIDENTIAL LAND USE

8.1 INTRODUCTION

The attractiveness of Lodi Township for single-family residential development is quite apparent based on the number of single-family dwellings found within certain areas of the Township. The major concentration of single-family dwellings exists primarily in the southeastern portion of the Township, centering on Ann Arbor-Saline Road and connecting roadways. Also rural residential is found along the northern border of the Township. These residential dwellings are in areas that have soils suitable for individual on-site septic systems. Generally these soils are not highly productive for agricultural production.

The current popularity of a rural lifestyle will continue to contribute to demand for construction of additional new dwellings in the Township. Also, the Township's physical amenities (woodlands, wetlands, rolling topography, agricultural character, rural lifestyle, etc.) and proximity to regional transportation networks make it a highly attractive place to meet the location needs of people seeking a rural environment close to urban centers.



- **Residential goals, objectives, and strategies of this Master Plan are directed toward concentrating rural residences into certain designated areas of the Township.** This would contribute to the preservation of remaining agricultural activities by reducing potential conflicts between agricultural and residential uses.
- **The Master Plan strives to provide a variety of housing types and desirable residential settings, to ensure a wide choice of dwelling units and a mix of densities within the Township.** This results in a diverse population throughout the Township. Lowest densities are designated for lands suitable for individual on-site septic systems. Higher densities are designated for residential development with municipal sewers when they are available within the planned Municipal Service District.
- **In determining the amount of land for various types of residential development, this Master Plan depicts significantly more land than is projected to be needed through 2040** [see Table 4 (Population History and Projections...) in Part 4 of this Plan]. This policy provides a margin for error in the projections, for unavailability of specific parcels of land at a particular time in the development process, and for variety in choice of location.

This policy refers to all suburban residential growth, and rural residential growth in concentrated developments, such as subdivisions. The policy does not include scattered, rural non-farm or farm housing in the AG District.

8.2 RESIDENTIAL LAND USE CATEGORIES

The following categories and associated policies shall apply to the types of future residential land uses envisioned for the Township as part of this Master Plan:

A. Rural Residential:

This large lot rural residential designation is primarily a pastoral residential area characterized by low-density residential uses in which limited agricultural operations will be permitted. This type of housing is designated for those areas in which rural housing is an appropriate use, but some natural features may exist, such as wooded areas, wetlands or steep slopes that shall be preserved. The area is intended to protect existing residences on large lots and agricultural activities from intrusion of higher density uses. The maximum density for this area is one (1) dwelling unit per acre.

This future land use category is intended to correspond to the R-1 (Single-Family Rural Residential) zoning district in the Township Zoning Ordinance.

In order to emphasize the rural character of this area and to permit property owners to utilize the allotted residential density, clustering of dwelling units as part of site condominiums and subdivisions will be encouraged as part of a Planned Unit Development (PUD) process. Clustering of rural residences will be permitted in accordance with the following:

1. Each residence shall be a single-family detached dwelling unit.
2. The minimum lot area for each dwelling in a cluster residential development may be reduced from one (1) acre to no less than one-half (1/2) acre or the minimum necessary to obtain Washtenaw County Environmental Health Division approval of an individual on-site water supply well and drainfield which ever is greater.
3. Each lot for each dwelling unit should have at least one (1) lot line that abuts the commonly owned open space.
4. All cluster designs shall have at least fifty percent (50%) open space, as defined in the Lodi Township Zoning Ordinance.
5. The remaining land in the overall development parcel shall be held in common ownership; and shall remain as permanently protected open space.

B. Low-Density Suburban Residential:

The low-density suburban residential area is located in the Township's Municipal Service District, which is intended for future single-family, two-family, and multiple-family residential development consistent with Zoning Ordinance requirements and the policies of this Plan. Residential development would be on moderately sized lots, creating a predominantly suburban character. Areas to be served by municipal sewer and water systems shall have paved roads with curbs and gutters, and streetlights when deemed necessary.

This future land use category is intended to correspond to the R-3 (Low Density Multiple-Family Residential) zoning district in the Township Zoning Ordinance.

The low-density suburban residential area is intended to be served by municipal sanitary sewer and water service. Municipal sewer service is currently not provided within the Municipal Service District designated in this Plan. However, both municipal sewer service and water service options are being studied by the Township, and will be provided in coordination with developers within the planned Municipal Service District consistent with the infrastructure plan policies outlined in Part 12 of this Master Plan.

Private wastewater treatment plants or common water supply wells will not be permitted in this area.

C. Mobile Home Park Residential:

In 1990, Lodi Township had approximately 105 mobile home units in an established mobile home park. By 2000, this number had increased to approximately 264 units, which is an increase of more than 150% in less than ten years. In 2010, a total of 318 mobile home units were reported by the U.S. Census Bureau to be located in Lodi Township, which represents a 20% increase over 2000. The number of mobile home units represented over 13% of the total number of residential units within Lodi Township in 2000, and 14.5% of the total in 2010.

The Township has continued to review the needs for this type of residential land use, and recognizes an adequate area in this Plan and on the Official Zoning Map for mobile homes as defined and regulated in the Township's Zoning Ordinance and Michigan Public Act 96 of 1987, as amended. This designated area provides for mobile home parks and their legitimate use of land. It is the intent of this designated area that the residential uses will be served adequately by essential facilities and services such as paved public roads and highways, water and sewer utilities, drainage structures, and schools, as well as private recreation facilities within the mobile home park.

Outside traffic and intrusion of uses that are not compatible with these residential areas will be prevented. Special land use buffering treatments will be required along boundaries between residential uses and non-residential uses. Infrastructure required for such residential areas may include sidewalks, streetlighting, and other amenities to encourage neighborhood stability. Establishing and maintaining neighborhood identity will be encouraged through preservation of natural features. Specific design criteria will be implemented to adequately buffer and screen anticipated mobile home park uses from adjoining lands.

This future land use category is intended to correspond to the MHP (Manufactured Housing Park Residential) zoning district in the Township Zoning Ordinance.

Consistent with the residential goals as presented within this Master Plan, the Township has made the following additional findings with regards to Mobile Home Park Residential land uses and development:

1. The Township has provided, both in this plan and in the Township Zoning Ordinance, for a variety of housing types to serve the needs of current and future Township residents.

2. Mobile home park residential land uses already exist in the Township and in adjacent communities, including Freedom Township, Scio Township, Pittsfield Township, and the City of Saline.
3. Because of the design limitations imposed by the Michigan Manufactured Housing Commission's General Rules, additional mobile home park development would not be compatible with the Township's intended character and development pattern, as expressed in this Master Plan.
4. As noted in Table 4 (Population History and Projections...) in Part 4 of this Plan, SEMCOG has projected a flat to modest population growth trend for the Township through the year 2040.

Based on these findings, the Township has determined that there is no demonstrated need for additional mobile home park sites in the Township. The existing supply of such dwelling units in the Township and surrounding communities is more than adequate to accommodate the anticipated need for this type of dwelling unit, based on population projections. This issue should be re-examined at least every five (5) years as part of the plan review required by the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), and this policy adjusted if determined necessary by the Township at that time.

8.3 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Provide a full range of housing choices (size, price, design, accessibility, etc.) that meets the existing and anticipated needs of all Lodi Township residents and are compatible with the existing character of Lodi Township.

Objective 1: Encourage a variety of housing types, densities, and styles within new residential and mixed-use development projects.

Strategies

- a. Develop regulatory incentives to encourage new residential developments to provide a variety of housing types.
- b. Establish Zoning Ordinance language incorporating design guidelines when residential developments are proposed.

Objective 2: Concentrate higher density residential development in those areas of the Township located within an adopted or currently planned Municipal Service District.

Strategies

- a. Establish Zoning Ordinance language that requires municipal water and sewer services as a prerequisite to suburban residential development.
- b. Where annexation is a prerequisite to providing municipal services, establish a joint City/Township intergovernmental agreement for the conditional transfer of property from one jurisdiction to another, utilizing

the provisions of Michigan Public Act 425 of 1984, as amended. The agreement should stipulate the extension of municipal services, property tax benefit for both City and Township and designation of present and future municipal boundaries. Without such an agreement, residential development of more than one (1) dwelling unit per acre would be prohibited.

- c. Revise the Zoning Ordinance regarding provisions for a “Planned Unit Development” district, including requirements for the design and implementation of specific “Area Plans.”

Objective 3: Encourage innovative housing and site design that increases open space opportunities and decreases negative impacts of development on the visual and natural environment.

Strategies

- a. Amend the PUD procedures and standards to allow the option for Township consideration of cluster, single-family attached, zero lot line, semi-detached, and other alternative housing designs within the designated low-density suburban residential areas.
- b. Amend the Zoning Ordinance to require a preliminary site design or “pre-application” meeting between developers and the Township Planning Commission for the purpose of soliciting comments regarding innovative housing designs and site layout.

Objective 4: Encourage new residential development to be organized around focal points, such as natural features or open spaces that help convey a sense of identity that is consistent with the character of the Township.

Strategies

- a. Amend the Zoning Ordinance to establish design criteria and standards to encourage incorporation of unique land features and other significant natural resources into the overall design of the project.

Objective 5: Prohibit residential development that would require the extension of utilities beyond an adopted or currently planned Municipal Service District.

Strategies

- a. Maintain the Zoning Ordinance and Official Zoning Map so as to accommodate only low-density residential development [one (1) acre or more per dwelling unit] outside of the planned Municipal Service District.
- b. Amend the Official Zoning Map to facilitate higher density residential development in appropriate areas of the Township consistent with the residential land use categories and policies as defined in this Master Plan.

Objective 6: **Discourage “large-scale” residential development (more than four dwelling units in a single project) within agricultural areas to minimize the conflict between farming and non-farming uses.**

Strategies

- a. Limit extension of municipal utilities to those properties within the planned Municipal Service District.
- b. Develop and maintain zoning language that highlights the incompatibility of residential development and agricultural uses.
- c. Amend the Zoning Ordinance establishing design standards requiring adequate buffers of open space between residential uses and agricultural activities.

Objective 7: **Minimize residential sprawl by discouraging premature fragmentation of land parcels within rural areas.**

Strategies

- a. During the site plan review process for subdivisions, site condominiums and/or planned unit developments, establish the provision of large tracts of open space which would be held as common space in perpetuity and thus not available for future subdivision.

Objective 8: **Recognize the need for adequate and affordable housing for the Township population.**

Strategies

- a. Support efforts to rehabilitate existing housing.
- b. Encourage the location of new residential developments adjacent to existing public facilities and service investments (utility systems, schools and recreation opportunities).
- c. Encourage the upgrading and modernization of existing mobile home park infrastructure, amenities, and housing units in Lodi Township for the benefit of the Township residents that live there.
- d. To protect the quality of existing housing stock, the Township’s ordinance enforcement officer should be asked to keep a list of and periodically review abandoned, bank-owned, and similar distressed properties for blight conditions or ordinance violations.
- e. Low income homeowners and elderly residents in need of assistance with necessary home or property maintenance issues that would otherwise result in ordinance violations should be encouraged to dial “211” to access Washtenaw County’s current list of non-profit organizations and volunteer agencies that may be able to provide such assistance.

- f. To protect the community character and ensure a minimum standard is maintained for all types of residential land uses, whether owner-occupied or rental, the provisions of the Lodi Township Blight Ordinance should be consistently enforced.
- g. If the Township Assessor identifies a pattern of conversion of formerly owner-occupied single-family dwellings into rental housing, as has occurred in some Michigan communities, the Township Board should consider establishment of a rental housing inspection program with minimum property maintenance standards.

Objective 9: Ensure that safe and accessible interior sidewalks and bike paths are provided within new development to transit stops and adjacent properties.

Strategies

- a. Design connections of new neighborhood streets to existing residential stub streets in such a way as to discourage cut-through traffic and minimize traffic speed.
- b. Encourage private streets in new residential development projects that connect to streets of adjoining properties.
- c. Ensure that new residential development projects provide stub streets to adjacent vacant land to better integrate future neighborhoods and to improve emergency access.

Objective 10: Provide extensive landscape buffering between residential neighborhoods and non-residential uses, and roadways.

Strategies

- a. Consider revising the Zoning Ordinance to require residential development projects to provide landscaping between residential units and adjacent non-residentially zoned land.
- b. Encourage developers to provide landscaping on the periphery of development projects.

PART 9 LODI CENTRAL

9.1 INTRODUCTION

Lodi Central is a small historical area, centering on the intersection of Pleasant Lake Road and Ann Arbor-Saline Road. It originated around the needs of early residents and travelers along these roadways and continues to serve as a focal point within Lodi Township, containing residential, commercial, office, township government, and the Washtenaw County Farm Council grounds.

This well defined area continues to provide for the day-to-day convenience needs of residents and does not duplicate the broader shopping needs and services in the adjoining communities of the cities of Ann Arbor and Saline or commercial areas of Pittsfield and Scio townships. These adjoining communities currently provide, and will continue to provide, the primary general commercial services to Township residents.

Even though some additional local commercial is envisioned to take place within the defined Lodi Central area, it is not likely that this area could challenge the market dominance of existing commercial in adjacent communities, nor is it sound regional planning policy to encourage duplication of services which can result in vacant commercial space as well as unnecessary expansion of expensive infrastructure.

Based upon current and projected needs of Lodi Township residents through 2040, additional general commercial development is not needed beyond what is planned for Lodi Central.



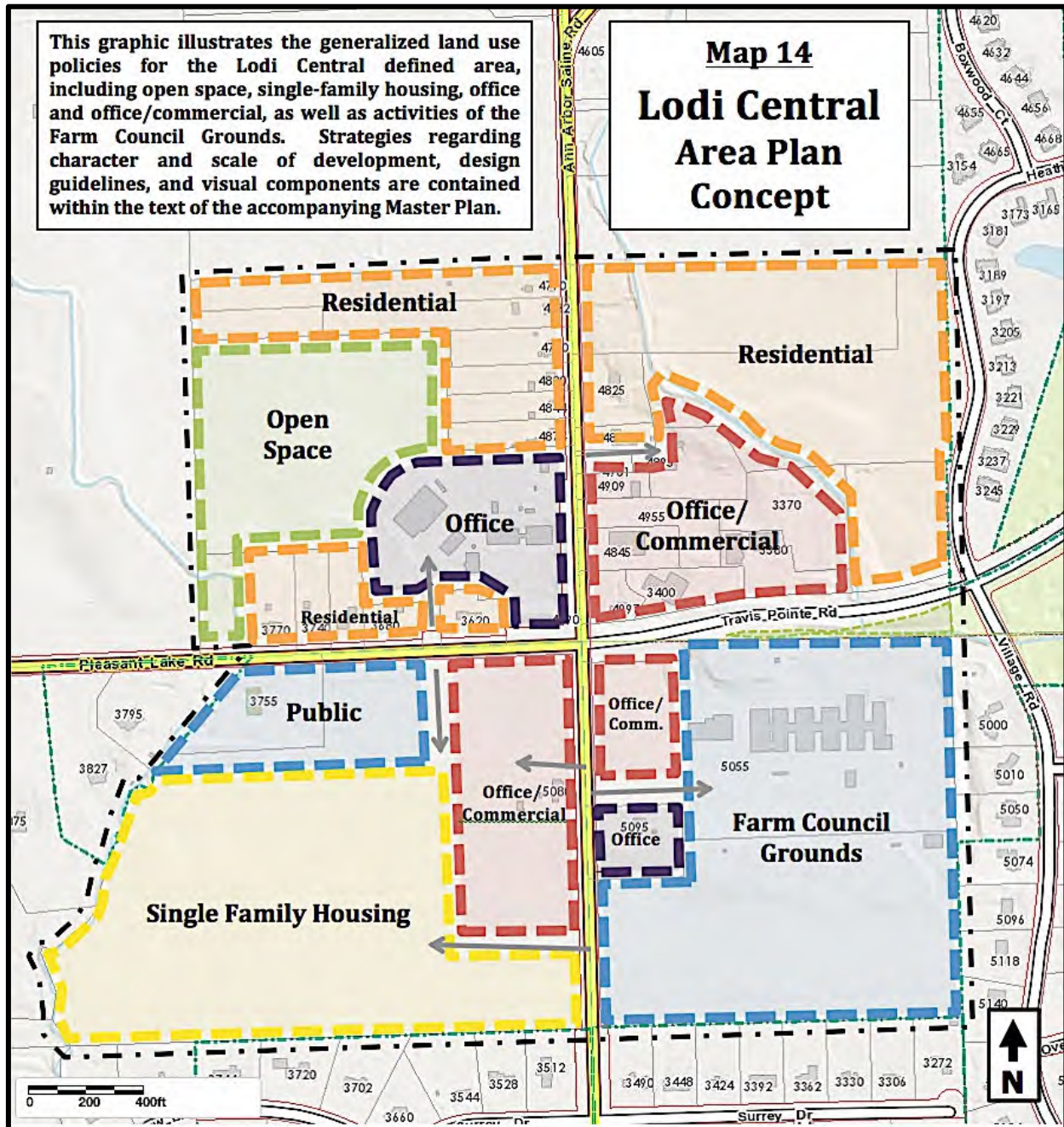
9.2 Lodi CENTRAL AREA

The Lodi Central area is defined by distinctive physical borders comprising existing residential parcels at the northern boundary of the area extending east to the Travis Pointe residential development, the Farm Council Grounds on the southeastern quadrant of the intersection, and open lands south of Pleasant Lake Road and west of Ann Arbor/Saline Roads extending to the existing rural residential on the southern border.

The specific location and boundaries are shown on Map 13 above. Map 14 on the following page illustrates the conceptual area plan for Lodi Central.

9.3 CONCEPT

The physical identity of Lodi Central is designed to continue a compact and self-contained appearance that will not extend beyond the established boundaries of this area. Visual and physical techniques will be incorporated to increase the separation of transportation, land use, pedestrian orientation, and the physical limits of the defined area.



Open space and very low-density residential will be maintained at the exterior edges of the defined area, and a central spine of open spaces, public facilities, and walkways will be designed to tie the various parts of the area together. Additional commercial/office land use is intended to only take place within Lodi Central along the frontages of Pleasant Lake Road and Ann Arbor-

Saline Road, and is intended to be of a nature, character, and visual perspective that is complementary of the predominantly rural character of Lodi Township. An internal roadway would provide access to future uses and access Pleasant Lake Road and Ann Arbor-Saline Road at controlled access points.

Lodi Central is not located within the planned “Municipal Service District” defined in Part 12 (Infrastructure Plan). Development in the Lodi Central area is intended to be of a scale and intensity appropriate for service by private well and septic systems.

When new development is initiated within this area, the incorporation of these policies will be a part of any proposed project.

9.4 GOALS, OBJECTIVES, AND STRATEGIES

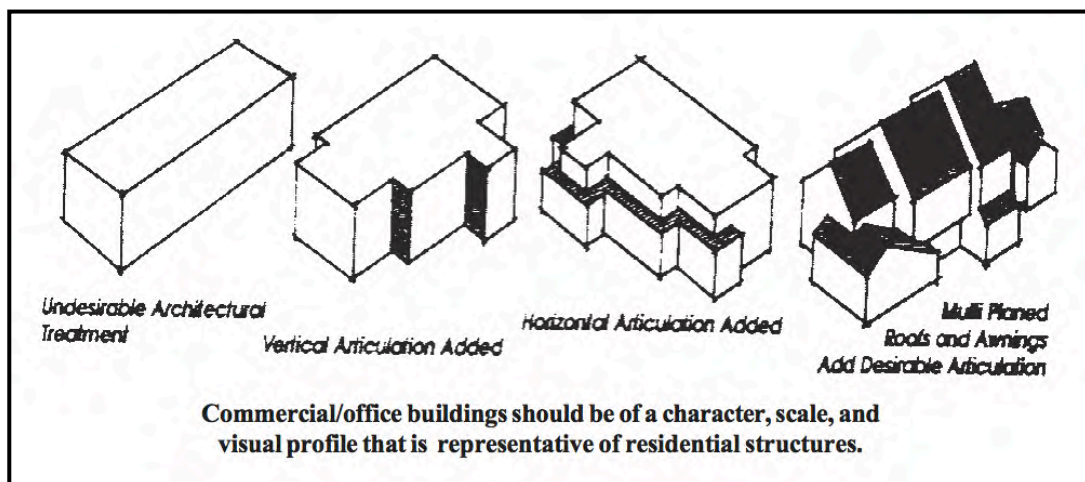
Goal A - Local land uses within Lodi Central shall be physically attractive and cohesive, with a unified visual theme that conveys a sense of place and provides a positive visual impression.

Objective 1: **Limit commercial/office development to the defined Lodi Central area.**

Strategies

- a. Review and revise where necessary the current zoning categories within this defined area to support the Lodi Central land use concept.
- b. Establish site plan design standards within the Zoning Ordinance which, through the site plan review process, address the land use concepts of Lodi Central to ensure a cohesive character of this area; including building scale, character, and visual perspectives, landscaping requirements, pedestrian walkways, curb cuts, and coordinated parking areas.
- c. Revise the Zoning Ordinance to require that future commercial/office uses would be according to Planned Unit Development (PUD) procedures.

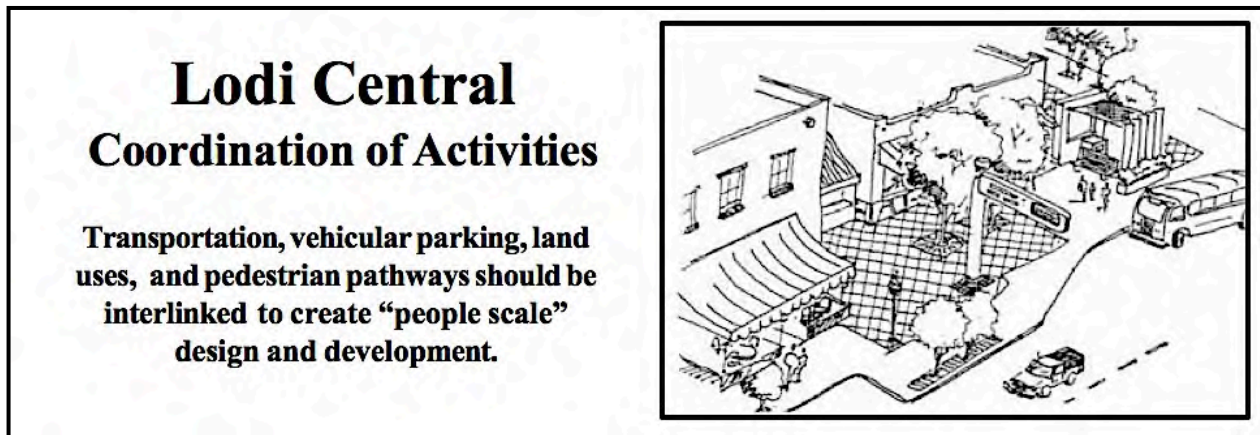
Figure 6 – Lodi Central Commercial/Office Building Character



Objective 2: Small-scale, mixed-use land uses (commercial/office/residential/public) will be encouraged within the Lodi Central area to provide new commercial/office and residential opportunities, and to increase pedestrian activity.

Strategies

- a. Revise the Zoning Ordinance to include design standards that support a unified theme and create a vision based upon aesthetic concepts for Lodi Central.
- b. Future developments would provide pedestrian, bicycle and open space linkages within Lodi Central and adjacent residential areas. Linkages would all be provided to regional systems when feasible.
- c. Develop regulatory incentives for developments to incorporate a mixture of residential, commercial/office, and/or public uses into Lodi Central.
- d. Develop an information packet that gives information about the overall concept of Lodi Central. This could be used to introduce potential developers to the area.



Goal B: Provide an overall coordinated internal street and vehicular parking system within Lodi Central that is able to accommodate additional commercial/office, residential and public development through controlled access points on to Pleasant Lake Road and Ann Arbor-Saline Road.

Objective 1: Maintain the scale of Pleasant Lake Road and Ann Arbor-Saline Road and coordinate its relationship to the Lodi Central area.

Strategies

- a. Coordinate Lodi Central area policies regarding streetscape improvements with the Washtenaw County Road Commission. Streetscape improvements should be designed to make the area easily identifiable, and should include landscaping, vehicular parking, pedestrian walkways, street lighting, street furniture and signage.

- b. Create inviting streetscapes between commercial/office and residential areas that include both public and private improvements; such as pedestrian-friendly lighting, street tree location, limited driveways, bikeway/pedestrian walkways, signs, landscape planting areas, etc.

Objective 2: Improve the ability of the Pleasant Lake Road and Ann Arbor-Saline Road circulation system to handle traffic through Lodi Central.

Strategies

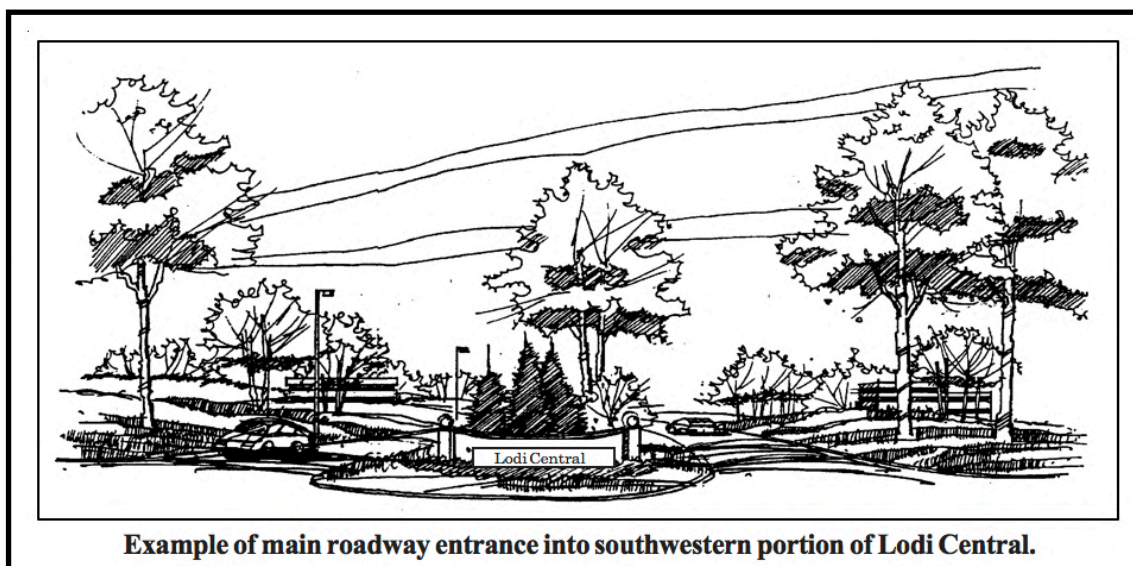
- a. Use internal access drives to reduce congestion and access conflicts on to Pleasant Lake Road and Ann Arbor-Saline Road.
- b. Require rear or side access drives to connect parking lots and minimize the need to re-enter Pleasant Lake Road or Ann Arbor-Saline Road for each retail business. Also, install pedestrian walkways between land uses.
- c. Develop comprehensive sign regulations that are designed to ensure that new and updated business and other signage will be harmonious with the intended character of Lodi Central as expressed in this Plan. Regulations for new freestanding signs should be designed to promote the development of a coordinated pattern of ground signs of similar size and height that are located in landscaped areas.
- d. As new development takes place, consider the establishment of a coordinated system of “wayfinding” signage that would help define and increase awareness of the area as a unique place along the Ann Arbor-Saline Road corridor, and help direct motorists to Lodi Central area businesses and attractions.

Objective 3: Vehicular parking will not be the dominant feature as viewed from Pleasant Lake Road and Ann Arbor-Saline Road.

Strategies

- a. Revise the Zoning Ordinance to provide design flexibility allowing setback requirements to be reduced that would allow buildings to be located closer to the street and sidewalk.
- b. Revise the Zoning Ordinance to reduce non-residential or mixed-use parking requirements for the “Lodi Central” area, and to encourage use of shared or satellite parking to reduce the total number of parking spaces and to minimize impervious surfaces.
- c. Revise the Zoning Ordinance to increase landscaping requirements for parking areas, including increasing the size of parking islands and buffers using low walls, trees, planter perimeters and other human scale features.
- d. Revise the Zoning Ordinance to require developments to provide pedestrian linkages through landscaped parking areas, where appropriate.

Figure 7 – Lodi Central New Roadway Entrance Example



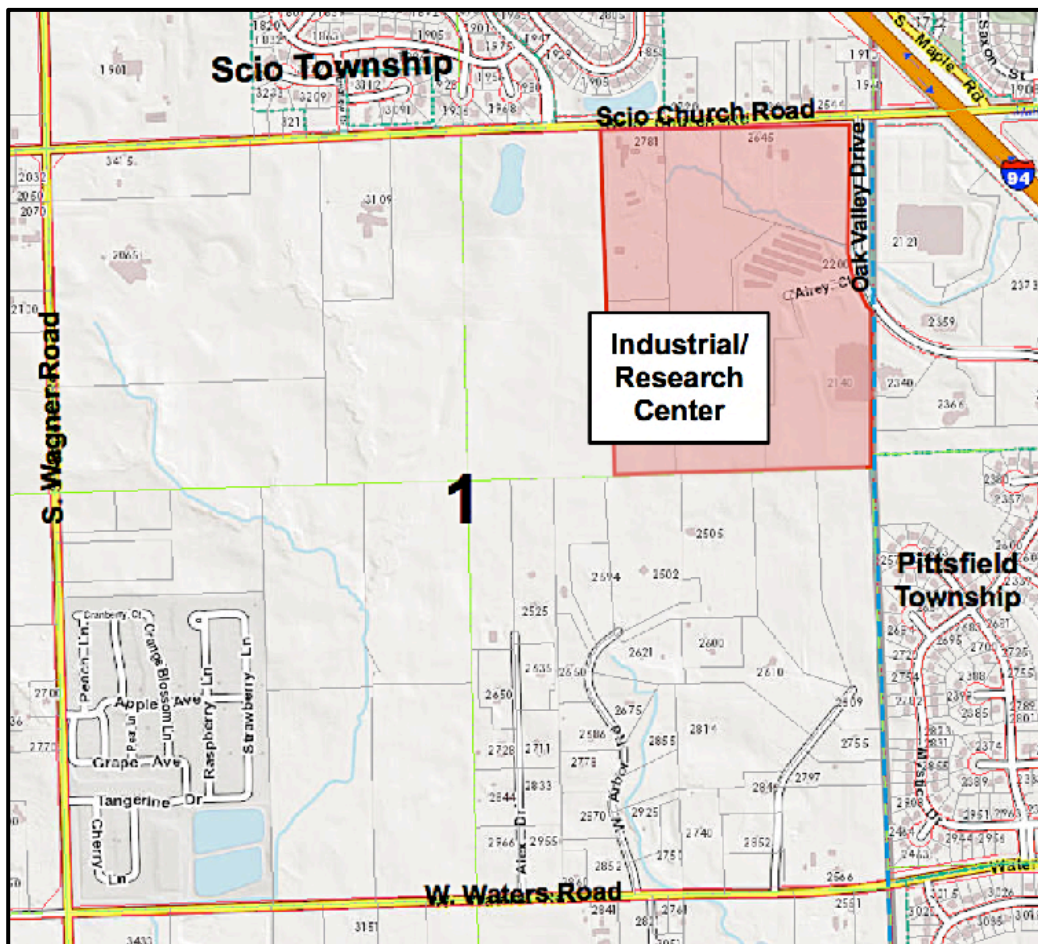
PART 10 INDUSTRIAL/RESEARCH CENTER LAND USE

10.1 INTRODUCTION

Industrial/Research type land use activities are currently located in Section One, south of Scio Church Road, which has long been zoned for industrial use. Further industrial development is expected to take place within this general area, however, not at a large scale. Adjacent municipalities, such as the cities of Ann Arbor and Saline, and the townships of Scio, Pittsfield, and York have significant areas planned for these types of activities. Also, these communities currently have the necessary municipal infrastructures these activities require.

The Township's designated Industrial/Research Center is located in the northeast corner of Section One, as depicted in Map 15 below:

Map 15 – Location of the Industrial/Research Center



The Industrial/Research Center is not located within the planned “Municipal Service District” defined in Part 12 (Infrastructure Plan). Development in this area is intended to be of a scale and intensity appropriate for service by private well and septic systems.

10.2 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Consider only industrial/research development that will complement the scale and character of Lodi Township.

Objective 1: Permit industrial/research development only within the designated portions of Section One of the Township.

Strategies

- a. Establish Zoning Ordinance language that limits industrial/research development to a scale and intensity appropriate for service by private well and septic systems.
- b. Rezoning Township property to an industrial/research district shall be done in accordance with this Master Plan.

Objective 2: New industrial/research centers should consist primarily of research and technological industries and office complexes.

Strategies

- a. Review and revise the Zoning Ordinance to limit permitted uses in the I-1 zoning district to office, research, and technology industry operations consistent with the scale and character of Lodi Township, with more intensive activities subject to approval of a special use permit.
- b. Revise the Zoning Ordinance to include design standards to ensure that future development in the I-1 zoning district is consistent with the policies of this Plan.

Objective 3: Industrial/research development shall be compatible with existing or planned adjacent land uses that may be of another land use designation.

Strategies

- a. New industrial/research centers should have a campus-type setting, a low density of development with large open spaces, and extensive landscaping. Existing natural features should be preserved and incorporated into development plans.
- b. Revise the Zoning Ordinance to include additional landscaping/buffering requirements when industrial/research development is adjacent to residential or other non-industrial/technology land uses.
- c. Revise the Zoning Ordinance to establish site design criteria to ensure that vehicular parking does not dominate the site.

Objective 4: Industrial/research development shall have access to an internal roadway network.

Strategies

- a. Permit industrial/research development within Section One on an internal roadway system at controlled access points on to Scio Church Road and Oak Valley Drive.

Objective 5: **Provide adequate safeguards to minimize the negative impacts of industrial/research activities on roads, adjacent land uses and the environment.**

Strategies

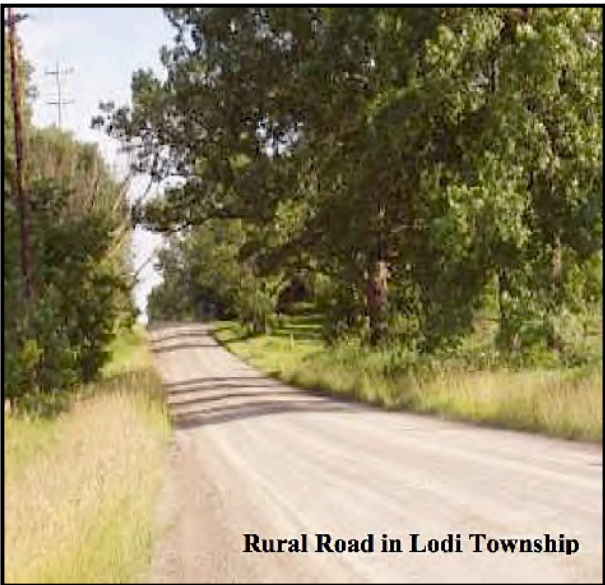
- a. Revise the Zoning Ordinance to require pre-application site plan meetings between developers and Township officials.
- b. Work in conjunction with the Washtenaw County Road Commission to ensure proper roadway access and capacity for proposed industrial/research developments.

PART 11 TRANSPORTATION

11.1 INTRODUCTION

An integral part of the Master Plan is the Township’s internal transportation network, and the degree to which land uses interact effectively is dependent upon this concept. The primary objective is to maintain a roadway network that provides safe, convenient and efficient vehicular circulation. The implementation of a functional transportation network depends upon a close cooperation between private developers, Township, county and state officials, and a strict adherence to sound planning principles and standards. Any realignments, roadway improvements, and new roadways must be of adequate right-of-way but of a character that does not diminish the integrity of the Township.

Lodi Township contains a variety of roadways that range from rural gravel roads serving agricultural areas to regional primary roads that connect Lodi Township to other communities and regions; including Parker, Zeeb, Pleasant Lake, Scio Church, Wagner, Maple and Ann Arbor-Saline roads. It is understood that certain roadways may need improvement or new roadways may need to be constructed. Any improvements to roadways shall be done with minimal negative impacts on existing land uses and physical resources and according to the character, scale, and land use concepts contained within this Master Plan.



Rural Road in Lodi Township

It is recognized that even though these roadways serve as transportation systems, it does not mean that they are corridors for development. In many cases these roadways pass through rural and agricultural areas. In no case should the road dictate development when it is not suitable, practical or designated to do so as depicted within this Master Plan. Speculation of future land uses should not take place based upon only a road network classification.

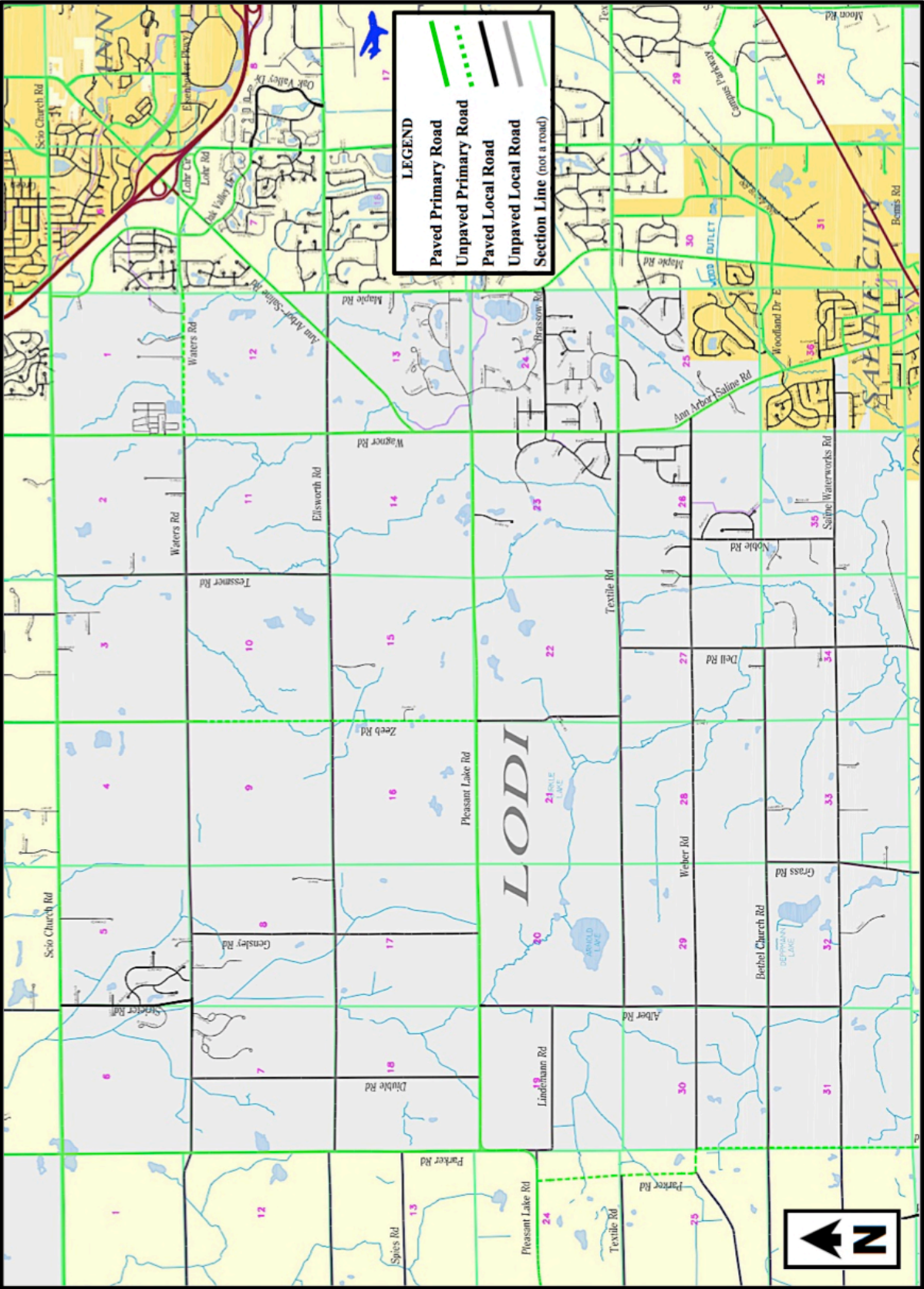
11.2 COLLABORATION FOR ROAD IMPROVEMENTS

Because Lodi Township does not have direct control over public roads within its boundaries, it is important that outside agencies with jurisdiction, including the Washtenaw County Road Commission, be kept aware of the Township’s policy preferences and plans.

11.3 COUNTY ROAD CLASSIFICATIONS

The following map identifies the Washtenaw County Road Commission’s classifications for existing public roads in Lodi Township:

Map 4 – County Road Classifications



11.4 COMPLETE STREETS IN THE TOWNSHIP

Public Acts 134 and 135 of 2010 give new project planning and coordination responsibilities to county and state transportation agencies across Michigan related to implementation of the new “Complete Streets” policy established by the package of laws.

The Washtenaw County Road Commission and Michigan Department of Transportation (MDOT) are required through amendments to the Act 51 program, which governs the funding and prioritization of road projects across the state, to

Why should the Township be concerned with “complete streets” laws when the county and state are responsible for the road network?

These public acts provide the Township with a more powerful mechanism to influence decision-making within county and state road authority bureaucracies, which is this transportation plan.

In the absence of written and adopted road policies, the default county or state standard would apply to any future road improvements, with little regard as to whether a particular road width or design is best for Township residents or the intended character of the community as expressed in this Master Plan.

Complete Streets.

A comprehensive approach to transportation networks, which integrates all facilities in the road right-of-way (travel lanes, shoulders, sidewalks and non-motorized pathways, driveway access, etc.) to abutting buildings and land uses.

The intent of the “complete streets” approach to transportation planning is to ensure that all users (motorists, pedestrians, bicyclists, etc.) are safely accommodated as part of transportation improvements along a road corridor.

consider all users of the road right-of-way as part of the planning of future road projects.

For the Township, these public acts also included amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) intended to ensure that

county and state road agencies better coordinate road improvements with the Township, and will cooperate with the Township to implement transportation elements included in this Master Plan.

This transportation plan is intended to conform to the requirements of the Michigan Planning Enabling Act, and to establish Township priorities for future road improvements.

11.5 NON-MOTORIZED TRANSPORTATION

An increasing number of bicyclists and others are using Township roads for non-motorized transportation. The needs of all potential users of the Township’s transportation network should be adequately addressed as road improvement projects are planned and implemented.

11.6 LODI CENTRAL TRANSPORTATION-RELATED PRIORITIES

See part 9 (Lodi Central) for additional transportation-related policies and recommendations associated with the Lodi Central area.

11.7 ACCESS MANAGEMENT

The access management techniques described below primarily apply to more intensive, non-residential land uses. Access management is usually implemented through the site plan review process, and these techniques are suggested as guidelines in that process. Each case will require an individual analysis to determine the appropriate action given the characteristics of the site and use.

- A. Restricting the Number and Spacing of Access Points.** Limiting the number of driveways permitted for each land use can help preserve the traffic movement function of a roadway. Proposed and existing land uses should provide the minimum number of driveways needed to provide access to a development site.
- If multiple driveways are proposed for access to a single development, appropriate spacing between driveways should be maintained consistent with Washtenaw County Road Commission (WCRC) spacing standards.
 - Even if only one (1) access point is proposed, the most appropriate location should be selected to preserve the function of the roadway and maximize public safety. Driveways located too close together are safety hazards and can negatively impact road capacity.
 - Commercial and other non-residential driveway access to parcels on opposite sides of a public road should be arranged consistent with WCRC standards.
- B. Encouraging Shared Access.** Providing shared access to a site reduces the number of access points, preserves the capacity of the road, and can even help to maintain the character of the community. Shared access can be achieved through a variety of techniques including frontage roads, service roads and internal connections between sites. Such shared access alternatives to multiple individual driveways and “curb cuts” into the public road right-of-way can preserve roadway capacity and views from the road, and provide a buffer area for residences along county primary roads.

11.8 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Promote a transportation network that facilitates safe and efficient movement of people from place-to-place within and through the Township, while preserving the rural character of the Township.

Objective 1: Promote the modification of the road network to improve circulation, alleviate potential traffic hazards, and reduce congestion on primary roads.

Strategies

- a. Inventory and assess potential traffic hazard locations throughout the Township, with special attention to paved primary road intersections.
- b. Require developer financing of road extensions planned to service new development.

- c. Provide/accommodate adequate right-of-way in appropriate planned areas for road additions, extensions and bridge improvements during the site plan review and approval process.
- d. Coordinate with the Washtenaw County Road Commission to assure adequate provision of necessary right-of-way to accommodate planned road extensions and appropriate road design features, based upon Lodi Township's planned character and scale as expressed in this Plan.
- e. Future intersection improvements along Scio Church and Ann Arbor-Saline Roads should incorporate non-signalized intersection design elements that have been shown in other local or regional applications to improve traffic safety and reduce the frequency and severity of vehicle crashes. Such improvements should be consistent with the Township's rural character. The intent of such improvements would be to help reduce speeding along this corridor, and to better define these important intersections from a wayfinding perspective.

Objective 2: Minimize the impact of development and the number of curb cuts on major roads throughout the Township.

Strategies

- a. Coordinate the long-range planning process at the local level with future circulation plans and improvements considered at the county, state, and federal levels.
- b. Revise the Zoning Ordinance to require pre-application site plan meetings between developers, Township officials, and the Washtenaw County Road Commission.
- c. Work in conjunction with the Washtenaw County Road Commission to minimize the number of curb cuts permitted for individual developments through the use of combined drives and service drives.
- d. Develop corridor-specific area plans that establish specific performance and design standards, including context-sensitive road designs, appropriate pedestrian and other non-motorized transportation elements, and perimeter landscaping guidelines for proposed development projects.
- e. As new development and redevelopment is proposed, it should be examined with regard to minimizing any impacts on the road network.
- f. Plans for new development should provide for extension of roadways into new development areas where such extension is determined by the Township to be necessary for the continuity of the local road system.
- g. Discourage residential development that is intended by the developer to be isolated from the rest of the community by gates, walls, and/or a system of private streets with no connections to adjacent parcels or developments.

- h. New residential developments shall be served by at least two means of regular public ingress and egress, except where natural conditions prevent such access.
- i. To preserve road capacity, the number of new connections to the paved county primary roads should be limited to the minimum necessary to conform to Township ordinance requirements and be consistent with the policies of this Master Plan.
- j. Plans for new residential development should provide for new collector roads or extension of existing collector roads through the development and connecting into the Township's public road network.
- k. Private roads should be limited to planned unit development (PUD) projects.
- l. Private roads should not be approved unless a maintenance agreement conforming to Township ordinances has been approved, and a financing mechanism acceptable to the Township has been provided for long-term maintenance and improvement.

Objective 3: Create a hierarchy of roadways within the Township based upon character and scale.

Strategies

- a. Review the WCRC road classifications on Map 4, and consider whether there is a need to re-classify any existing primary or local roads in the Township based on usage, capacity or other factors.
- b. Review the WCRC road classifications on Map 4, and consider whether there is a need for any additional paved primary roads, road extensions or other road network improvements to adequately serve the transportation needs of Township residents and provide sufficient network capacity for through or regional traffic within the Township.
- c. Capacity improvements along the county's paved primary road corridors should be limited to acceleration/deceleration lanes and left hand turn lanes where determined necessary by the WCRC. Widening to a three, four or five lane configuration should generally be discouraged.
- d. Designate special corridors that have a recognized scenic or historic character, which should be protected; and other roadways, such as Township entrances, that require special treatment.
- e. Pursue designation of natural beauty road status for appropriate unpaved roads throughout the Township.
- f. Coordinate with the Washtenaw County Road Commission to provide designated rights-of-way for all roadway classifications.

Goal B: Maximize alternative transportation options for Township residents and visitors (carpool or vehicle sharing, bicycle lanes, pathways, sidewalks, etc.).

Objective 1: **Accommodate alternative means of transportation that are interconnected with and/or a part of the public road network (public, bicycle, pedestrian).**

Strategies

- a. Amend the Zoning Ordinance to consider bicycle and pedestrian circulation systems within new developments to connect adjacent residential areas, residential areas with Lodi Central, residential areas with regional open space systems, and all new development within the designated Municipal Service District.
- b. Encourage the development of an interconnected network of rural bikeway routes and pathways in appropriate locations throughout the Township with potential links to regional open space and municipal areas.
- c. Allow carpool or vehicle sharing facilities in appropriate areas within the Township.
- d. Collaborate with the Washtenaw County Road Commission to prioritize and seek funding for future road improvements that include striped on-street bicycle paths along the paved primary roads identified in Map 4.



This section of the Plan is intended to address the Township’s infrastructure needs, particularly with regards to provisions for municipal water and sanitary sewerage services, as well as a robust communications network and renewable energy infrastructure.

Currently, there are two central sanitary sewer systems within the Township. One is a small system serving the Travis Pointe residential development, which was mandated by court action in the early 1980's. Capacity of this system was designed to accommodate only the existing residential land uses within this development, with no future expansion for this system. Second, there is a 297-unit mobile home park, located northeast of the intersection of Wagner Road and Waters Road, which was permitted by the State Mobile Home Commission with its own private sanitary sewer system.

Lodi Township is concerned that the proliferation of individual community systems would have severe deleterious effects on the water quality of the small headwater streams and drains that serve the Township. If stream water quality is damaged in Lodi Township, all downstream riparians will suffer.

To address land uses needing municipal water and sewer service, it is therefore the intent of this Master Plan that future municipal water and/or sewer service only be provided in the designated Municipal Service District planned for such service within the SE ¼ of Section 26 and the NE ¼ and E ½ of the SE ¼ of Section 35 of the Township.

The Township's involvement and/or management of any future municipal sanitary sewer system will be to serve the public health, safety, and welfare of the Township and its residents, and to protect the Township's environment; and will be based upon the following policies:

- A. Sanitary Sewerage System Services.** Sanitary sewer service shall be limited to the designated Municipal Service District.

[illegible]

- Extension of sanitary sewer service other than to the designated Municipal Service District shall be prohibited.
- Development and extensions of the sewer system should be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- Any property permitted to develop with on-site services in the designated Municipal Service District shall be required to connect with public water and sanitary sewer lines, as provided by law, when these become available.
- Individual private community sanitary sewer systems shall not be allowed.

B. Municipal Water. Any municipal water service within the designated Municipal Service District should coincide with the sanitary service area.

- A municipal water service system should be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- Transmission and distribution lines should be looped to ensure adequate pressure and continuity of service.
- All new development in the designated Municipal Service District shall be required to connect to a municipal water system.
- Private community water systems shall not be allowed.

Based upon SEMCOG population and land use projections, the designated Municipal Service District designated on Map 16 is considered to be more than adequate for municipal land uses through the year 2040.

Section One Special Study Area for Municipal Services

Section One of the Township was identified in the Township's previous master plan documents as an area intended to be served by a municipal sanitary sewerage system. Investigation regarding the best method to provide service to this delineated area was initiated by Township officials. This process included evaluation of opportunities for collaboration with the adjoining communities of Scio Township to the north, Pittsfield Township to the east, the City of Ann Arbor to the northeast, and the City of Saline to the southeast that already provide such municipal services. Options for extending Ypsilanti Community Utilities Authority (YCUA) sanitary sewer infrastructure to serve the site were also explored.

Based on the results of this investigation and evaluation process, the Township determined that extension of municipal services to Section One would not be economically feasible for the Township, and that continuation of the previously planned municipal service district designation for this area would not be consistent with sound planning principles and practices.

Accordingly, Section One is not located within the planned "Municipal Service District" defined by this Master Plan. Future development in this area is intended to be of a scale and intensity appropriate for service by private well and septic systems.

12.3 COMMUNICATIONS

Since the 1980s, cellular telephones have progressed from a luxury item to a ubiquitous communications tool. During that same period, broadband Internet access also expanded from a service available primarily to research universities into an important, if not essential, component of business success and personal communication. The availability of communications infrastructure (whether cellular, fiber optic, cable, wireless or a combination of services) with robust capacity has become a significant economic development and quality of life issue, especially for more rural communities like Lodi Township.

This has also become a future planning issue for the Township with the 2014 decision of the state legislature to adopt what is now Public Act 52 of 2014, which makes it somewhat easier for phone companies in Michigan to discontinue traditional landline telephone service where cellular, cable or VOIP (Voice Over Internet Protocol) telephone service options are available, beginning in 2017.

This new public act, combined with continuing demand from Township residents for more robust communications infrastructure capacity in all areas of the community, will require consideration of the need for additional communications towers and expansion of other communications-related infrastructure in the Township during the planning period of this Master Plan.

12.4 ENERGY

Decisions affecting land use directly affect energy use, and vice-versa. The expanding use of computers and other power-hungry technology in homes and businesses also necessitates further modernization and expansion of the local and regional power grid. One of the paths toward greater energy independence is through distributed energy generation from renewable resources, such as wind, solar, and geo-thermal. These small-scale power generation technologies located close to the user may:

- Increase the reliability of electrical power by serving as a supplement to the traditional electric power grid;
- Serve as an emergency power resource during blackout/brownout situations; and
- Decrease our reliance on energy production from fossil fuels.

Accordingly, the availability of reliable energy resources for Township residents, farms, and other business operations will remain an important local, regional, and statewide issue to be addressed during the planning period of this Master Plan.

12.5 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Provide municipal utilities designed to serve the public health, safety, and welfare and that serve to protect the Township's environment.

Objective 1: Management of municipal sanitary sewer/water systems will direct development away from areas designated for agricultural and rural residential land uses.

Strategies

- a. Municipal sanitary sewer and water service shall be limited to the planned Municipal Service District specifically designated for Lodi Township. All new development within this area shall be required to connect to a municipal sanitary sewer system when available.
- b. All required infrastructure for the provision of municipal water and sewer services shall be according to adopted Township regulations and ordinances.
- c. Provisions of a municipal sewer and water system will be constructed with developer financing, user fees, or through a special assessment district, but shall not be constructed with ad valorem taxes.
- d. Incorporate the criteria and standards listed in this Section into the Zoning Ordinance through the site plan review process.
- e. Initiate a Capital Improvement Program as required. As provided for in Section 65 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended), any future capital improvements program for the Township should be subject to review and approval by the Planning Commission to confirm compliance with the policies of this Master Plan.

Goal B: Robust capacity and a variety of options for broadband Internet access and cellular telephone service should be available to Township residents and businesses.

Objective 1: Provision of high speed broadband Internet service to all areas of the Township.

Strategies

- a. Encourage Internet providers to extend high capacity cable and fiber optic lines and infrastructure through the Township.
- b. Encourage support for private initiatives to extend wireless Internet service to various parts of Washtenaw County, including Lodi Township.

Objective 2: **Provision of cellular telephone and data service to all areas of the Township.**

Strategies

- a. Continue to require collocation of multiple antennae on existing cellular telephone towers, and encourage modernization and upgrading of such equipment as necessary.
- b. Revise the Zoning Ordinance to allow collocation of additional antennae on an existing tower, including minor modifications to the tower, subject to administrative approval for zoning compliance.
- c. Consider allowing construction of a limited number of additional towers consistent with Zoning Ordinance requirements where determined necessary by the Planning Commission to provide adequate and continuous cellular telephone and/or wireless Internet coverage and a range of service providers to residents and businesses in all areas of the Township.

Goal C: Reliable, sustainable, and decentralized energy options for Township residents and businesses.

Objective 1: **A well-maintained and modernized electrical grid and network of natural gas distribution lines with capacity to serve the current and future energy needs of Township residents and businesses.**

Strategies

- a. Encourage proactive maintenance and modernization of electrical transmission lines and infrastructure, including a new substation if determined necessary for reliable electrical service in the Township.
- b. Encourage proactive maintenance and expansion of natural gas transmission lines and infrastructure to provide for adequate capacity to service all areas of the Township.

Objective 2: **Accommodate private installations of renewable energy generation facilities and equipment in a manner consistent with the Township's rural character.**

Strategies

- a. Update the Zoning Ordinance's wind energy conversion system (wind turbine) standards as needed to address technological advancements.
- b. Consider revising the Zoning Ordinance to add provisions for small-scale photovoltaic solar power installations designed primarily to serve the power needs of a residence, farm or business operation.

PART 13 COMMUNITY FACILITIES

13.1 INTRODUCTION

The need for additional public facilities has been discussed within Lodi Township. They include the expansion of the existing Township Hall and facilities for police and fire accommodations. Comprehensive assessments of these facilities will continue to determine the need to update these facilities as well as the need for expanded facilities due to new residents coming into the Township.

This section is also intended to link the Township’s overall goals with specific land use policy recommendations for the future development of various community facilities and land uses of a “quasi-public” character, such as churches and other religious institutions, private schools, and similar facilities. As used in this section, the term “quasi-public” refers to land uses that are not government or publicly-owned or dedicated to public use, but that provide a substantial and enduring public service, that are institutional in character, or that include public assembly or similar gathering space as part of their operation.



Following are Township strategies to provide for these facilities.

13.2 DEVELOPMENT OF INSTITUTIONAL USES

The planned future locations of certain “institutional uses,” such as churches and other religious institutions, schools, public buildings, and similar places of public assembly, are not specifically addressed under the general land use designations on the Future Land Use Map (Map 18). Furthermore, federal and state laws and Michigan case law impact the Township’s authority to regulate the location and design of religious institutions and public schools. In particular, the federal Religious Land Uses and Institutionalized Persons Act of 2000 (RLUIPA) mandates that the same standards be applied to religious institutions and equivalent non-religious places of public assembly (such as private clubs and meeting halls).

It is the intent of this section to establish guidelines for the rezoning of land or granting of any required special use permit for new institutional uses in all sections of the Township. Such facilities may be located on land designated for other future land uses, subject to the following:

- The location for development of such facilities should include sufficient land area to support the intended use, including adequate soil conditions for a private septic system. If located within the designated Municipal Service District, the facility should be served by utility infrastructure with adequate capacity for the intended building occupancy.
- The location should have direct frontage on, and access to, one or more public roads that can safely and efficiently accommodate the expected traffic generated by the facility. Locating new institutional uses on local roads or unpaved roads should be discouraged.

- Such facilities should not be located on land designated for future agricultural uses, unless the soil conditions of a specific site make it otherwise unsuitable for farming or other agricultural operations.
- The location and planned land uses shall be compatible with the surrounding area and adjacent land uses in terms of traffic, noise, scale, and intensity of planned activities.
- The details of vehicular and pedestrian access, circulation, buffering and screening, and other issues particular to the scope and location of a new institutional use should be addressed through the site plan review process.

13.3 GOALS, OBJECTIVES, AND STRATEGIES

Goal A: Provide for and maintain access to public facilities, public services, institutional uses, and recreational opportunities that accommodate the needs of Township residents.

Objective 1: Provide fire protection for the entire Township.

Strategies

- a. Evaluate service area needs to ensure adequate fire protection for Township residents.
- b. Continue cooperative mutual aid agreements with adjacent communities.
- c. Consider a capital improvements program (CIP) to finance needed future fire service equipment or facilities.

Objective 2: Provide police protection for the entire Township.

Strategies

- a. Continue contractual arrangements with the Washtenaw County Sheriff to provide added police protection as residential development increases.
- b. Consider a capital improvements program (CIP) to finance needed future police service equipment or facilities.

Objective 3: Promote long term planning for school sites or facilities to accommodate future student populations in conjunction with school district administrators.

Strategies

- a. Review criteria within zoning ordinance to address the impact of new and expanding residential development on local school system capacity.
- b. Currently, additional public school facilities are not anticipated to be developed within Lodi Township by the school districts servicing the Township. The Township, however, should continue to work with both

the local school districts and private schools to develop new facilities as required to serve areas of population concentration.

Objective 4: Recognize and preserve areas of historic significance throughout the Township.

Strategies

- a. Conduct and document an inventory of significant historic buildings and other historic resources as they exist within the Township.
- b. Amend the Zoning Ordinance to include site plan review criteria for preservation of historic buildings, residential properties, farmsteads and other features within the Township that may be impacted by a new and/or expanding development.

Objective 5: Encourage solid waste recycling facilities that meet current and projected Township needs.

Strategies

- a. Monitor existing conditions concerning solid waste issues.
- b. Cooperate with existing state, county and local groups to plan solid waste facilities.
- c. Establish effective recycling operations to reduce the solid waste stream.
- d. Investigate the feasibility to contract with a single waste collection contractor.

Objective 6: Provide for a government center, and other necessary public facilities and public services, which best serve the needs of Township residents.

Strategies

- a. Maintain the existing Township Hall, which functions as the center of government and civic activities in the Township. Expansion of this facility to include other community services would be done within the designated Lodi Central where overall vehicular access and parking should be considered.
- b. Consider working with area churches, regional agencies, and other service providers to ensure adequate support services are available to senior and elderly Township residents, including exercise programs and senior center activities.
- c. If there is future interest in the development of parks or recreation facilities to serve the needs of Township residents, development of a separate Parks and Recreation Master Plan should be considered to allow the Township to become eligible for matching grants from the Michigan Department of Natural Resources (MDNR) and other sources.

Objective 7: **Ensure that the same standards are applied to religious institutions and equivalent non-religious places of public assembly (such as private clubs and meeting halls), as mandated by the federal Religious Land Uses and Institutionalized Persons Act (RLUIPA).**

Strategies

- a. Revise the Zoning Ordinance to group together the following land uses of an educational, social, or religious character under the common category of “institutional uses,” and establish one (1) standardized set of use standards for such facilities:
 - Public and private elementary/secondary school, business school or private school operated for profit, and college/university.
 - Auditorium, theater/concert hall, and similar places of assembly.
 - Libraries, museums, and similar centers for cultural activities.
 - Churches, temples, and other places of worship, private clubs, civic clubs, fraternal organizations, and lodge halls.
 - Post offices.
- b. Revise the Zoning Ordinance to minimize the need for special use permit approval and a public hearing to alter or expand an existing church or other religious institution.
- c. Consider revising the Zoning Ordinance to establish a new “Public/Semi-Public Services” zoning district where institutional uses would be a principal permitted use, subject to site plan approval consistent with state law and Township Zoning Ordinance requirements. Other potential land uses to incorporate into this new district include public buildings (such as the Township Hall), cemeteries, the Washtenaw Farm Council grounds, and parks and recreation facilities.

PART 14 IMPLEMENTATION POLICIES

14.1 INTRODUCTION

To be effective, this Plan must be used as part of daily decision-making in the Township. Policies in the Master Plan are implemented, for the most part, by day-to-day administrative actions of the Township officials and staff, decisions made by the Planning Commission, and the actions of the Board of Trustees. Although the Township may have responsibility to prepare and maintain this Plan, implementation also necessitates coordination with the outside agencies that have some jurisdiction in the Township. These include:

- Washtenaw County, which has direct control over local roads, public health, and general law enforcement;
- The local public school districts, which are semi-autonomous institutions, but are impacted by local land use planning and can have influence on local land development patterns; and
- The state and federal governments, which exercise control over the surface and groundwater resources of the Township, and play critical roles in the area of transportation planning.

The Master Plan can be a forum for modifying certain policies, with all affected parties involved, when conditions underlying the Master Plan change or new opportunities arise. Thus, in terms of policy implementation, the plan is both a communication and a reference document. Its continuous daily use will help assure that it will be kept current and viable. Lodi Township has used its Master Plan in this fashion in the past and will continue to do so in the future.

Townships have several means at their disposal to implement a Master Plan. The Township's power includes control of land use enforced by zoning ordinances, subdivision regulations and other ordinances. A township has authority to establish and administer public utilities and to provide various service activities. The following is a summary of some of the plan implementation tools available to the Township:

14.2 ZONING ORDINANCE

See part 16 (Zoning Plan).

14.3 REGULATION OF LAND DIVISION

Land may be divided into smaller parcels by one of three methods: by metes and bounds descriptions, by platting under the Land Division Act (Public Act 288 of 1967, as amended), and as a condominium under the Condominium Act (Public Act 59 of 1978, as amended).

- A. Metes and bounds land division.** By metes and bounds, review at the Township level is made by the administration to ensure compliance with the Zoning Ordinance and other Township regulations. Planning Commission or Township Board review is not a part of this method of land division unless it is accompanied by a private road application.

- B. Subdivision plats.** Subdividing, or platting, is a more complex method of land division and is regulated by the Land Division Act and the Township’s subdivision ordinance. This method of subdividing involves technical review by the Township Engineer and Planner, Planning Commission recommendations, and Township Board action on the various stages of the process. This process is aimed primarily at zoning compliance, compliance with the Master Plan, proper vehicular and pedestrian circulation, future street extensions, buildable lots, proper relationship with neighboring properties, and provision of all public facilities and utilities. The Township’s review should be coordinated with those of county and state agencies. Subdivision review should be used as a means for the Township to ensure that proper infrastructure planning and construction occur without public expense, and that natural features are protected.
- C. Condominium subdivision or site condominium.** The condominium is the third method of land division. In this method, purchasers acquire fee simple rights to described physical spaces in which dwelling units may be constructed (residential site condominiums are most common, but the process may also be used for non-residential developments). The site condominium is a variation on the principle of land division involved in subdividing. However, the Condominium Act does not provide a specific review process, as does the Subdivision Control Act. Since the issues and interests are the same from the Township’s point of view in either approach to land division, the Township’s review process for site condominiums should be as similar as possible to that exercised in subdivision review. The site plan review process should be used to review proposed site condominium developments. Completion of all improvements shown on an approved site plan must be assured by appropriate financial guarantees.

14.4 CAPITAL IMPROVEMENTS PROGRAM

One of the most important non-regulatory tools the Township has available to implement this Plan is a “Capital Improvements Program” (CIP). The Township can use a CIP to implement Master Plan recommendations for new or expanded public facilities, plan for major expenditures, and ensure that public funds are used wisely and efficiently.

What are capital improvements?

Capital improvements are physical facilities that require substantial investments to construct/develop, and are intended to last/be used for a long period of time. Examples include:

- fire engines, bulldozers, and similar large equipment purchases;
- treatment plants, water and sewer lines, street construction or reconstruction, and similar infrastructure improvements;
- libraries, schools, government buildings, and similar building projects; and
- replacement, expansion, or major repair of existing facilities and equipment.

“Gray area” projects that could also be considered “operating” expenses outside the scope of a CIP include vehicle and small equipment purchases, repairs, and remodeling projects.

What is a Capital Improvements Program?

A CIP identifies the community's capital needs; ranks them by priority; coordinates their scheduling over a specific number of years; and determines the best funding method(s) to pay for them. The first year of the CIP is the capital budget, and as each year is completed a new year is added at the end. Many CIPs are organized into three (3) sections:

1. Overview of the CIP process, along with a list of the benefits the community will derive from the capital improvements;
2. Financial data, including charts outlining historical revenue and expenditure data, projected revenue, expenditure, and debt service; and a
3. Description of projects recommended for funding in the CIP period, including a justification for a project's inclusion in the CIP, the project's relationship to the Master Plan, and how the project will be financed within the community's fiscal capacity.

The CIP should cover a six (6) year period, updated annually, with the first year representing the community's capital budget. The document lists the proposed capital improvement projects and expenditures by:

- Location, date of construction, and relationship to other existing and proposed facilities;
- Cost, means of financing, and sponsor; and
- Priorities over the CIP time period and geography of the Township.

Per the Michigan Planning Enabling Act, any municipality with jurisdiction may prepare and adopt a CIP, but it is typically mandatory for most cities and villages and for those Michigan townships that “alone or jointly with one or more other local units of government owns or operates a water supply or sewage disposal system.”

What are the Benefits of Using a CIP?

The CIP is a tool to enable and improve the Township’s ability to balance its capital needs and available financing over a multi-year period. The following are some of the additional benefits of adopting and maintaining an up-to-date capital improvements program:

- A CIP helps to ensure that new public facilities and infrastructure improvements meet Master Plan objectives, spreads large capital expenses over time, and breaks large projects into phases.
- An up-to-date CIP will alert residents and developers of the Township’s intention to make certain improvements in particular places at particular times. This helps coordinate private investment, minimize inappropriate development proposals, and restricts development from occurring at a too rapid rate.
- The process of adopting and updating a CIP increases opportunities for public input on and public support for proposed capital improvements.
- The CIP process helps to identify public projects with substantive long-term value to the community vs. those that may have only “seemed like a good idea at the time.”
- Use of the CIP “tools” by the Township enables private businesses and citizens to have some assurance as to when public improvements will be undertaken.

14.5 FINANCING

Successful implementation of these projects will depend on the ability of the Township to secure the necessary funding for community planning and project implementation. In addition to the Township's General Fund, there is an ever-changing range of potential federal and state government sources, community foundations, and other sources for grant funding and loans which the Township may be eligible for to complete a particular project.

The first step is to develop a capital improvements program (see section 14.3) to identify potential projects, anticipated costs, and potential sources of funding. Once a specific project has been identified, the most appropriate sources of grants and other revenues to supplement local funds can be considered. The following are examples of potential financing tools:

- A. **Millage.** A special millage can be used to generate revenues for a specific purpose.
- B. **Bond Programs.** Bonds are one of the principal sources of financing used by communities to pay for capital improvements. General obligation bonds are issued for a specific community project and are paid off by the general public with property tax revenues. Revenue bonds are issued for construction of projects that generate revenues. The bonds are then retired using income generated by the project.
- C. **Grant Programs.** The State of Michigan periodically makes grant funding available for park development, land acquisition, and other public purposes. Local community foundations and private foundations may also have funding available for projects that fit their specific grant-making criteria.

14.6 INFRASTRUCTURE

- A. **Public Roads.** All public roads in Lodi Township are under the jurisdiction of the Washtenaw County Road Commission. Costs of road construction and maintenance are the responsibility of the Road Commission. New developments must provide internal roads at the developer's expense. The developer should also be required to pay a reasonable share of any improvements to existing roads, or future roads proposed in this Master Plan, which may be required to adequately and safely serve a new development.

An example of this policy would be paving of unpaved roads. The developer and the agency with jurisdiction should negotiate the reasonable shares, and all agreements must be in place before the Township grants final development approval.

- B. **Private Roads.** This type of road is encouraged in new residential development and mixed-use types of development, as envisioned within the designated Lodi Central area. These projects would be submitted and reviewed through the planned unit development (PUD) process. A metes and bounds division may require a private road, which would be subject to Township approval. Costs of road construction and maintenance would be the responsibility of each individual developer.

As with public roads, the developer would be encouraged to pay a reasonable share of any improvements to existing roads, or future roads proposed in this Master Plan, which may be required to adequately and safely serve a new development. All necessary agreements would be in place before the Township grants final development approval.

- C. **Public Utilities.** When municipal services are proposed for the planned Municipal Service District, developers must be required to construct, at their expense, necessary lines and appurtenances to support the overall municipal system needed to serve their properties. The Township's policy is that general fund money will not be used to provide or support the municipal water and sanitary sewer systems. System maintenance would be financed by user fees.
- D. **Stormwater Drainage.** On-site retention of stormwater is a requirement of all developments. Large-scale retention areas serving several properties will be encouraged, in place of retention areas on each property. Drainage courses, retention areas, and outlets should be constructed at the developer's expense, and should be maintained at the expense of the properties served by the facilities. Long-term maintenance of all segments of a drainage system should be established in an acceptable manner before the Township gives final development approval. Open drainage facilities, such as drainage courses and retention areas, should be designed as landscape features, maintained in a manner appropriate for the character and setting of the features, and should remain accessible for use by the property owners.

Future development will be required to minimize the amount of impervious surface within the development and the amount of runoff into Township drainage watershed systems. The level of impervious surface from new development should not exceed ten percent (10%). To limit the amount of impervious surface, clustering of development projects will be promoted through the PUD process. Also all drainage systems shall be designed to meet low impact design standards as recommended by the Office of the Washtenaw County Water Resources Commissioner.

14.7 OTHER CONSIDERATIONS

Legal regulations are sometimes only the beginning in real Master Plan implementation. A significant share of the responsibility for implementing the policies and recommendations of this Plan rests on private efforts. Lodi Township residents have substantial influence in determining the appearance of the Township, and in influencing public opinion. The influence of an alert and informed citizenry may well compensate in large part for the limited authority vested in the Township. The Master Plan cannot be successfully implemented in the absence of government coordination and educated public support.

Residents' failure to support planning efforts, special assessments, zoning, or public improvements is more often than not the result of public misunderstanding of long-range plans. To organize public support most effectively, the Township must emphasize the reasons for the planning program and encourage citizen participation in the planning process. Public education can be achieved through an informational program involving talks by the Township Planner and other experts, preparation of newspaper articles, and presentations at public meetings on current issues. Periodic community opinion surveys should be considered as another means by which Township officials can gauge changing attitudes and priorities.

PART 15 PLAN MONITORING PROGRAM

15.1 INTRODUCTION

The planning process, in order to be effective, must be continuous and must be part of the day-to-day decisions that affect the physical character of the Township. Thus, the Master Plan must be in a form that encourages its regular use in the planning process. The Master Plan is the representation of the Township's policies for the future. If the Master Plan is to perform its proper function, it must be reviewed on a regular basis. The Master Plan will be evaluated annually by the Planning Commission, and a major review of the Plan will be made at intervals no longer than five (5) years to enable the Planning Commission and Township Board to apply new perspectives to adopted policies. Annual reviews might indicate the need for a major review in less than five years.

15.2 PLAN REVIEW PROGRAM

There are several benefits to the Township from a regular review program.

- The Master Plan will be kept up to date.
- The review program broadens the area of community agreement on basic development policies over time. The process invites reconsideration of alternatives to major decisions and encourages exploration of new issues and secondary questions.
- Annual review of the Master Plan will keep current the Planning Commission and Township Board's knowledge of the plan's elements. Along with the Master Plan's use in day-to-day decision-making, the annual review process will assure that the Master Plan will be a living document, that its policies will not be frozen in time.
- Annual review will avoid delays that might otherwise be caused by calls for more study on certain issues before the basic plan is adopted. An annual review program assures that issues that require further examination will be studied at proper levels of detail at later times, and the policy changes resulting from such studies will be made in the plan.

15.3 DESCRIPTION OF THE PROGRAM

The review program will have two objectives:

1. To determine the extent to which the Township is actually implementing the policies of the Master Plan; and
2. To determine that the Master Plan's policies are still desirable and appropriate in light of changing circumstances.

The basis of the review program will consist of an annual review by the Planning Commission. Such review might result in a change to a portion of the plan reflecting either a policy area or a geographic area. The results of the review will be forwarded to the Township Board as part of the annual report.

The actual components of an annual review will be determined by the Planning Commission at the start of work. The following should be among the elements studied by the Commission; others might be added as events suggest:

- Development proposals approved or denied, rezoning petitions, site plans, and subdivision plats.
- Land use regulations, Zoning Ordinance, and Subdivision Ordinance amendments made in the past year or expected to be needed in the future.
- Building permits issued, by land use categories; estimate of the number of dwelling units, by type, added to the housing stock; and estimates of the current population of the planning area.
- State equalized evaluation by assessor's categories; track changes in agricultural and development classifications.
- Traffic counts; relation to road capacities.
- Programmed road improvements.
- Changes in public transportation service during the past year and proposed in the future that affect the planning area.
- Land divisions, other than in approved subdivision plats and condominium site plans.
- Major zoning and land use changes on the perimeter of the planning area in the past year and those that are likely to occur in the coming year.
- Policy changes by adjacent municipalities that affect Lodi Township, in the past year and that are likely to occur in the coming year.

PART 16 ZONING PLAN

16.1 INTRODUCTION

Zoning is the division of a community into districts by ordinance for the purpose of regulating the use of land and buildings, their height and bulk, the proportion of the lot that may be covered by them, and the density of development. Zoning is enacted under the police power of the State for the purpose of promoting health, safety and general welfare and has long been supported constitutionally by the U.S. Supreme Court and the Michigan courts.

The Michigan Zoning Enabling Act requires that a zoning plan be prepared as the basis for the Zoning Ordinance. This part of the Master Plan is intended, along with the rest of the relevant parts of this Plan, to serve as the zoning plan required by the Act. It functions as a link between the Master Plan and the Zoning Ordinance, and as a guide to the implementation of future ordinance changes.

The Township Zoning Ordinance is one of the most important tools available to implement the policies of this Master Plan related to the use and development of land. The purpose of zoning is to assist in orderly development and growth. It is also used to protect property values and investments. Because of the impact it can have on the use of land and related services, local zoning regulations must be built upon the foundation of a Master Plan and “zoning plan.”

In parallel with the preparation of this updated Master Plan, the Township has undertaken the process of preparing a comprehensive update to the Township’s Zoning Ordinance. The following sections are based upon the provisions and format of that updated document:

16.2 ZONING DISTRICTS

The following are descriptions and general purposes of the categories within which the proposed zoning districts in the Township Zoning Ordinance are organized. The proposed zoning districts are summarized in Table 7. The specific purposes of each district are described in Article 10.0 (Zoning Districts) of the Zoning Ordinance.

Table 7 – Summary of Zoning Districts

Type of District	Zoning District Name	Symbol
Rural	Recreation-Conservation District	RC
	Agricultural District	AG
	Natural Resource District	NR
Residential	Single-Family Rural Residential District	R-1
	Low Density Multiple-Family Residential District	R-3
	Manufactured Housing Park Residential District	MHP
Business Districts	Office District	O
	Local Commercial District	C-1
Other Districts	Lodi Central District	LCD
	Public/Semi-Public Services District	PSP
	Industrial-Research District	I-1

- A. Rural Districts.** The principal purpose of the Rural District designation is to focus on conservation of lands with sensitive environmental characteristics like woodland, wetland, wildlife habitat, and farmland. A range of agricultural uses and agricultural support services are permitted, along with a limited range of very low-density single-family residential uses. The land zoned within this designation should conform to the

areas planned for agricultural land uses and the Agricultural Preservation Area designated by this Master Plan.

- B. Residential Districts.** The principal purpose of the Residential Districts designation is to accommodate a variety of residential land uses. Three (3) residential districts are provided for in the Zoning Ordinance, which accommodate various types and densities residential land uses. For the specific future land use policies associated with these zoning district classification, see part 8 of this Plan.
- C. Business Districts.** The principal purpose of the Business Districts designation is to provide locations for compatible commercial, office or industrial/research operations and activities in the Township. The land zoned within this designation should be strictly limited to the areas planned for such uses in this Master Plan.
- D. Other Districts.** For the specific future land use policies associated with zoning and development of community facilities (including churches, schools, and other institutional uses as defined in the Zoning Ordinance) and the PSP (Public/Semi-Public Services) zoning district classification, see part 13 of this Master Plan.

16.3 DIMENSIONAL STANDARDS

The dimensional standards for each zoning district and supplemental standards are listed in the Zoning Ordinance.

16.4 ZONING ORDINANCE CHANGES (2014 - 2016)

As a principal tool for implementing this Master Plan, the requirements and standards of the Township Zoning Ordinance should reflect the applicable policies of this Plan. The Planning Commission initiated a process to update the Zoning Ordinance in 2010. The following is a summary of the changes that are anticipated to be incorporated into the new Zoning Ordinance:

- 1. **Organization.** The organization of the Zoning Ordinance has been comprehensively updated to improve readability and make it easier to find information quickly. Wherever possible, regulations have been grouped into tables. The heart of the new ordinance is Article 20.0 (Land Use Table), where all of the zoning districts and permitted uses can be found in one table. The goal of the land use table format is to quickly answer the most common zoning-related questions: “Where is a particular land use permitted, and what can I do with my property?”
- 2. **Illustrations and flowcharts.** More than three dozen new illustrations and flowcharts are included throughout the updated Zoning Ordinance to clarify and illustrate certain development review procedures, regulations, defined terms, and other zoning concepts.
- 3. **State Zoning Act requirements.** The new ordinance is up-to-date with all of the requirements of the Michigan Zoning Enabling Act, including several recent amendments adopted into law during the development of this new Ordinance. The updated ordinance also conforms to other applicable state and federal statutes, including the state Condominium Act and Right to Farm Act, and the federal Religious Land Uses and Institutionalized Persons Act (RLUIPA).

4. **New in this ordinance.** The following is a summary of other key changes from the previous Zoning Ordinance:
- Updated site plan review requirements consistent with current zoning practices.
 - Updated landscaping/screening standards.
 - Updated natural resources protection standards.
 - Updated sign regulations.
 - Expanded provisions in the AG (Agricultural) District for “entrepreneurial” or “value-added” agricultural activities that allow farmers to diversify their income sources.
 - The Planned Unit Development (PUD) option has been comprehensively updated to make this development option easier for the Township and the developer to work with, while ensuring that the Township’s interests are protected.
 - Comprehensive “dark sky” compatible standards for exterior lighting have also been added to the Ordinance.

16.5 RECOMMENDED ZONING ORDINANCE CHANGES TO CONSIDER

Following is a list of additional recommended changes to the regulations and standards of the Zoning Ordinance consistent with the policies of this Master Plan. These changes should be considered with deliberation by the Planning Commission and Township Board as the need arises, or in conjunction with other planned Ordinance amendments:

1. Consider adoption of specific land use regulations for medical marijuana caregivers and a prohibition against medical marijuana dispensaries or provisioning centers in the Township, consistent with the Michigan Medical Marijuana Act and 2014 Michigan Supreme Court decisions and after consultation with the Township Attorney on this issue.

16.6 REZONING AND OTHER ZONING TOOLS TO IMPLEMENT THE PLAN

The Master Plan is intended to guide future changes to the Township’s Official Zoning Map. The relevant elements of this plan should be a principal source of information in the investigation of all rezoning requests. The Planning Commission should conduct a periodic appraisal of the Zoning Ordinance and Official Zoning Map to ensure that the goals and policies of this plan are adequately reflected in the ordinance text and map.

- A. **Phasing of Zoning Map Changes.** A key to successful Master Plan implementation is the timing of future changes to the Township’s Official Zoning Map, whether initiated by the Township or by petitioners. When considering whether a rezoning request is consistent with this plan, the Planning Commission and Township Board should keep in mind that the Master Plan’s policies are based upon a ten to twenty year planning period.
- While the Master Plan may identify certain Township lands for more intensive development, the time for such development may not yet have arrived. More intensive land uses and development should be phased-in over a period of time,

consistent with the policies of this plan and the infrastructure and land capacity available to support the development.

- Specific criteria have been incorporated into the Township Zoning Ordinance to help the Planning Commission and Township Board evaluate future rezoning applications [see Section 58.05 (Findings of Fact Required)]. These criteria should be carefully considered before making recommendations and decisions on proposed amendments to the Official Zoning Map.

B. More Zoning Tools for Plan Implementation. Following is a list of several additional zoning-related tools and techniques that can be used by the Township to implement the policies of this Master Plan:

Table 8 – Additional Zoning-Related Tools and Techniques

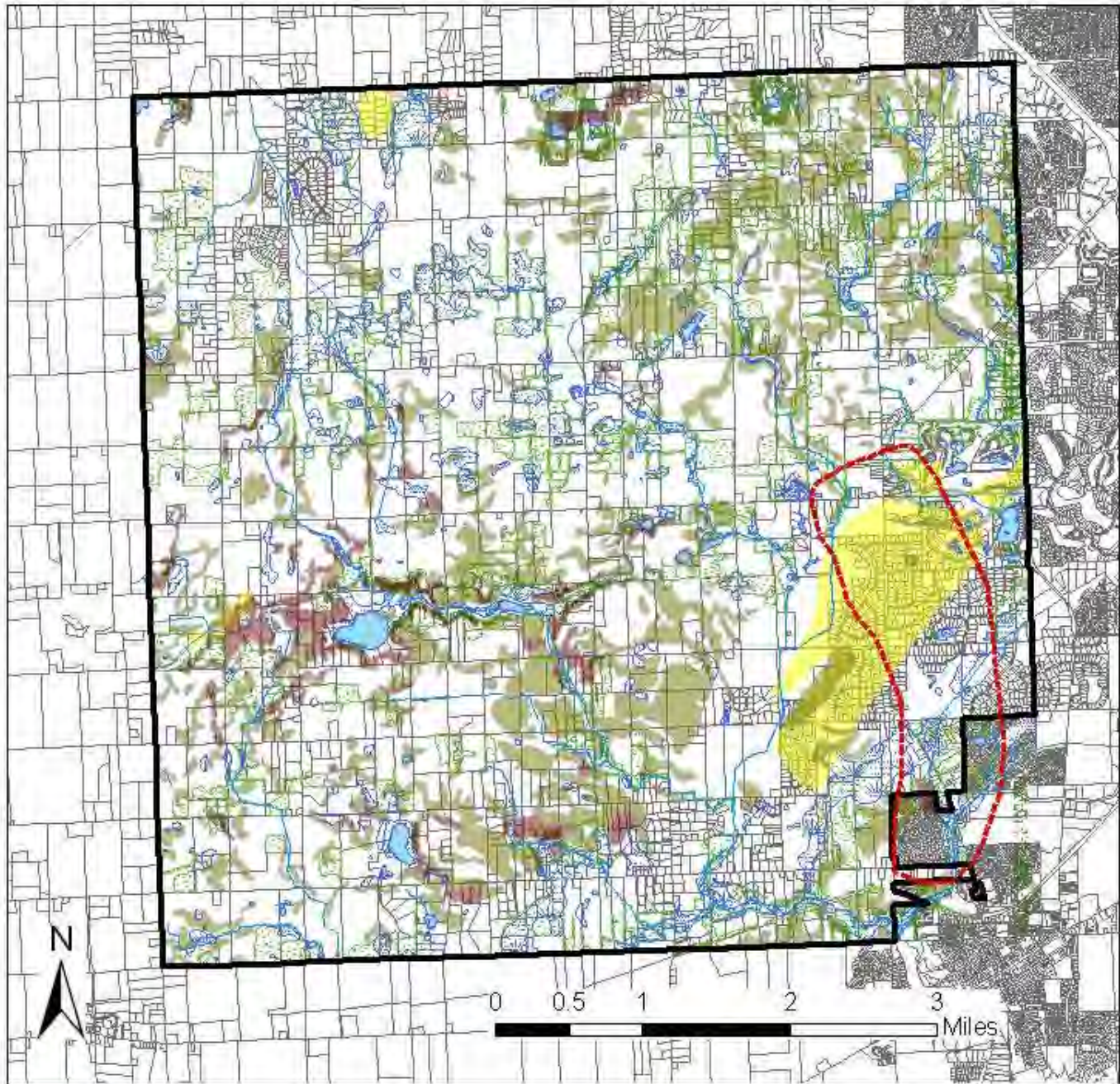
Zoning Tool	Description
Site Plan Review	Each time the Planning Commission reviews a site plan for compliance with the Township Zoning Ordinance, another step is taken in the process of implementing the policies of this Master Plan. Development review and approval is an important implementation tool to ensure that new construction is consistent with the goals and objectives of this Plan.
Planned Unit Development (PUD) Option	The PUD zoning district is established under the special district authority authorized by Section 503 of the Michigan Zoning Enabling Act. The PUD option offers considerable flexibility to the land developer to provide opportunities for site designs that respect the natural environment, result in efficient layout of infrastructure and public facilities, and ensure mitigation of negative impacts on adjoining land uses and the Township as a whole.
Development Agreement	Although there is no explicit legislative authority for such agreements, many Michigan communities have used development agreements to achieve a mutual understanding between the developer and Township concerning the conditions under which development can occur. Development agreements are often negotiated as part of a planned development approval, allowing the community and developer to address complex issues that cannot be adequately addressed on a typical site plan. Development agreements might prove useful to achieve desired developments in the Township, especially if or when a mixed-use development is proposed.
Form-Based Zoning and Building Composition Standards	Although there is no explicit legislative authority for form-based zoning, some Michigan communities are adding building design and appearance standards to local zoning ordinances. The intent of form-based zoning and building composition standards is not to mandate certain architectural styles or materials, but rather to achieve a more uniform streetscape where adjacent buildings share common design elements, height, number of stories, and other characteristics.

ADDENDUM

Additional Maps

Map 5	Fragile Lands
Map 6	Erodible soils
Map 7	Soil Septic Suitability
Map 8	Class II Soils
Map 9	Washtenaw County Agricultural Map
Map 10	P.A. 116 Applications by Parcel - 2009
Map 11	Parcels by Size
Map 12	Lands Designated for Agricultural Preservation
Map 17	School Districts
Map 18	Future Land Use Plan
Map 19	Ann Arbor Greenbelt

Lodi Township



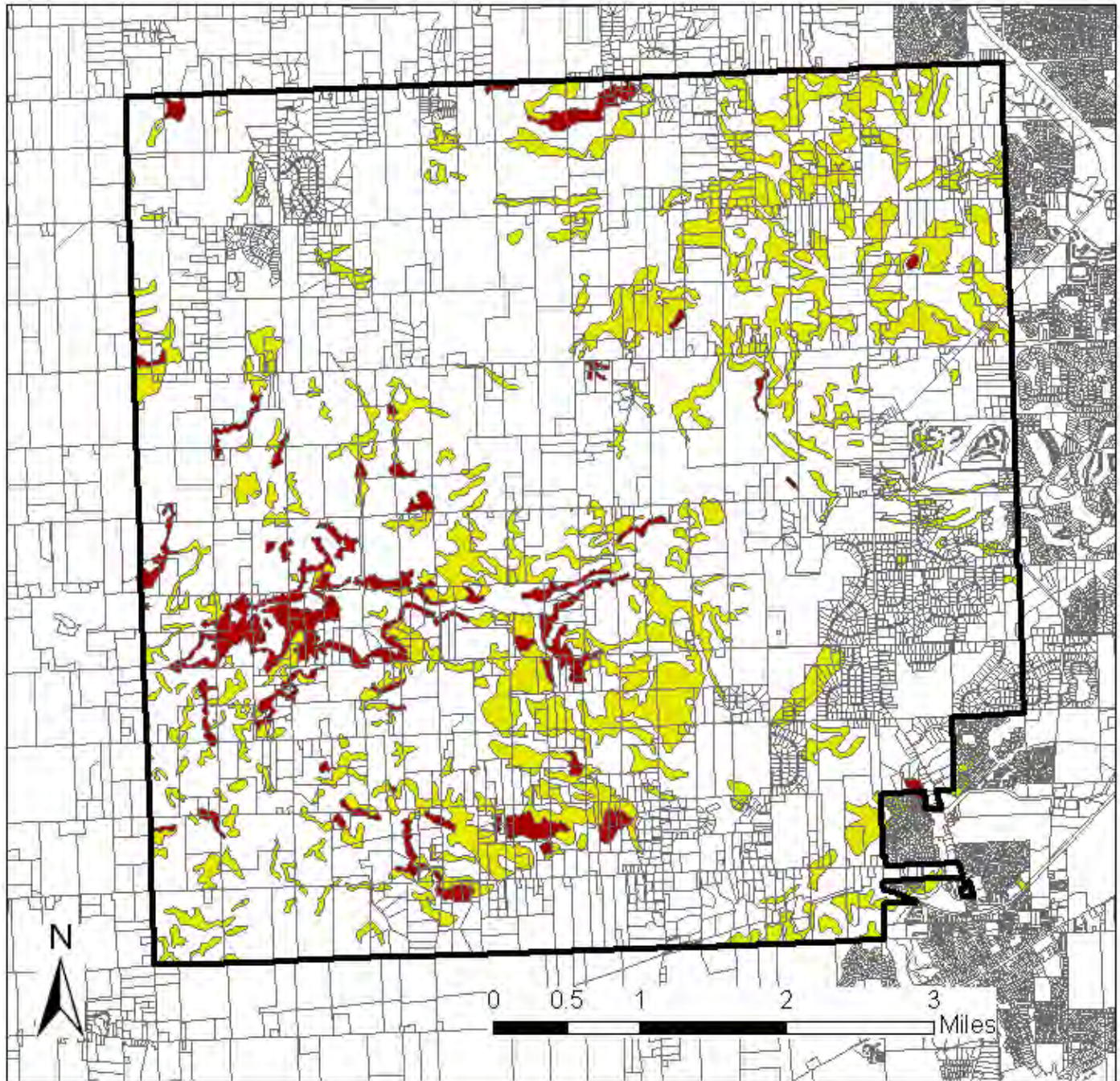
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 at varying scales, thus the information is provided as to the
 understanding that the conclusions drawn from the data are solely the responsibility of the user.
 Any disclaimer of legal status is hereby disavowed.

Map 5

Fragile Lands

- | | |
|---------------|---|
| Streams | Groundwater Recharge |
| Woodlands | Steep Slopes of 12% or Greater |
| Wetlands | Erodible Soils on Slopes 6% - 12% |
| Surface Water | Erodible Soils on Slopes 12% or Greater |
| Floodplains | Saline Wellhead Protection Area |

Lodi Township



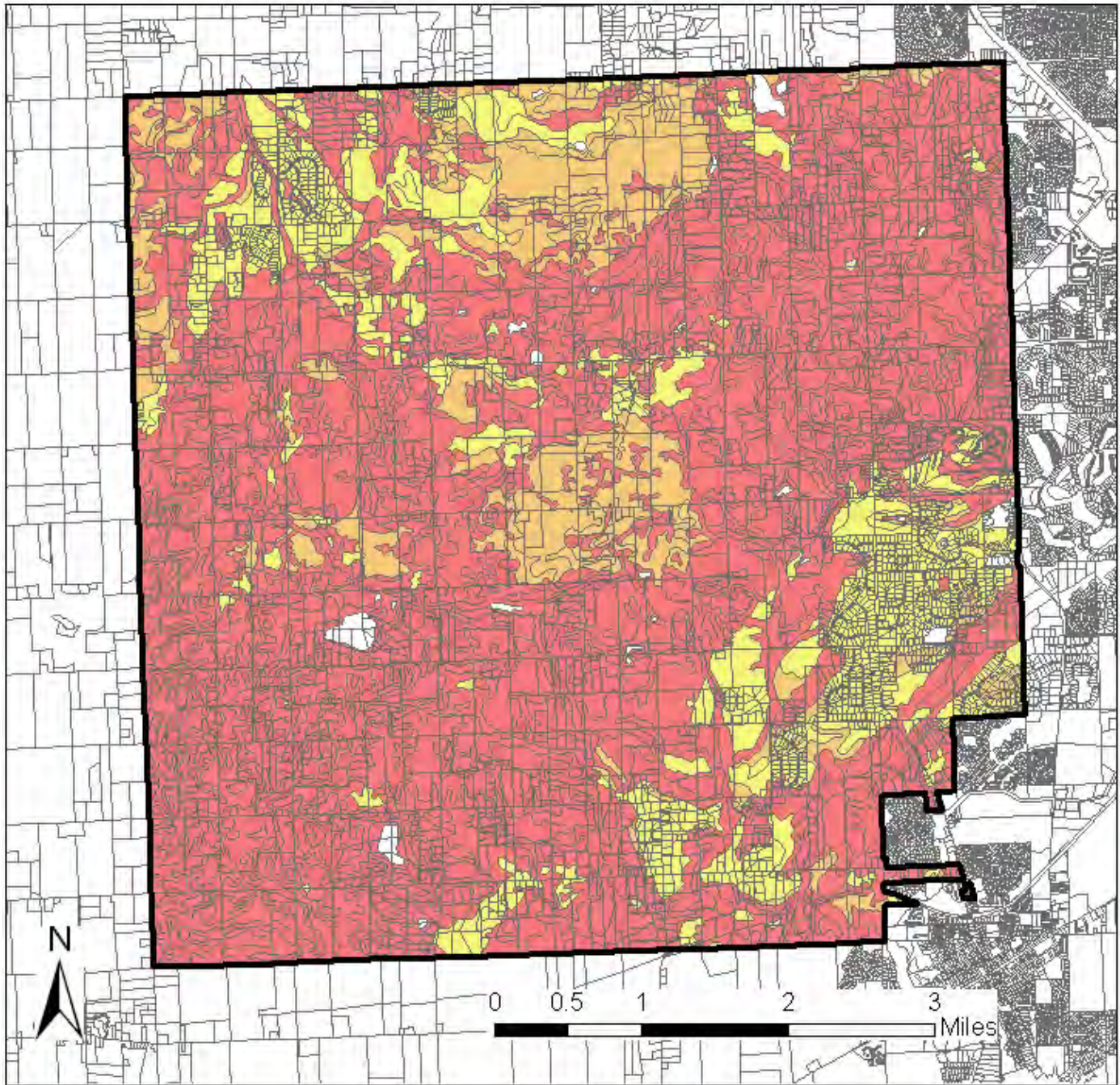
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Map 6

Erodible Soils

- Erodible Soils on slopes 6%-12%
- Erodible Soils on slopes 12% or greater

Lodi Township



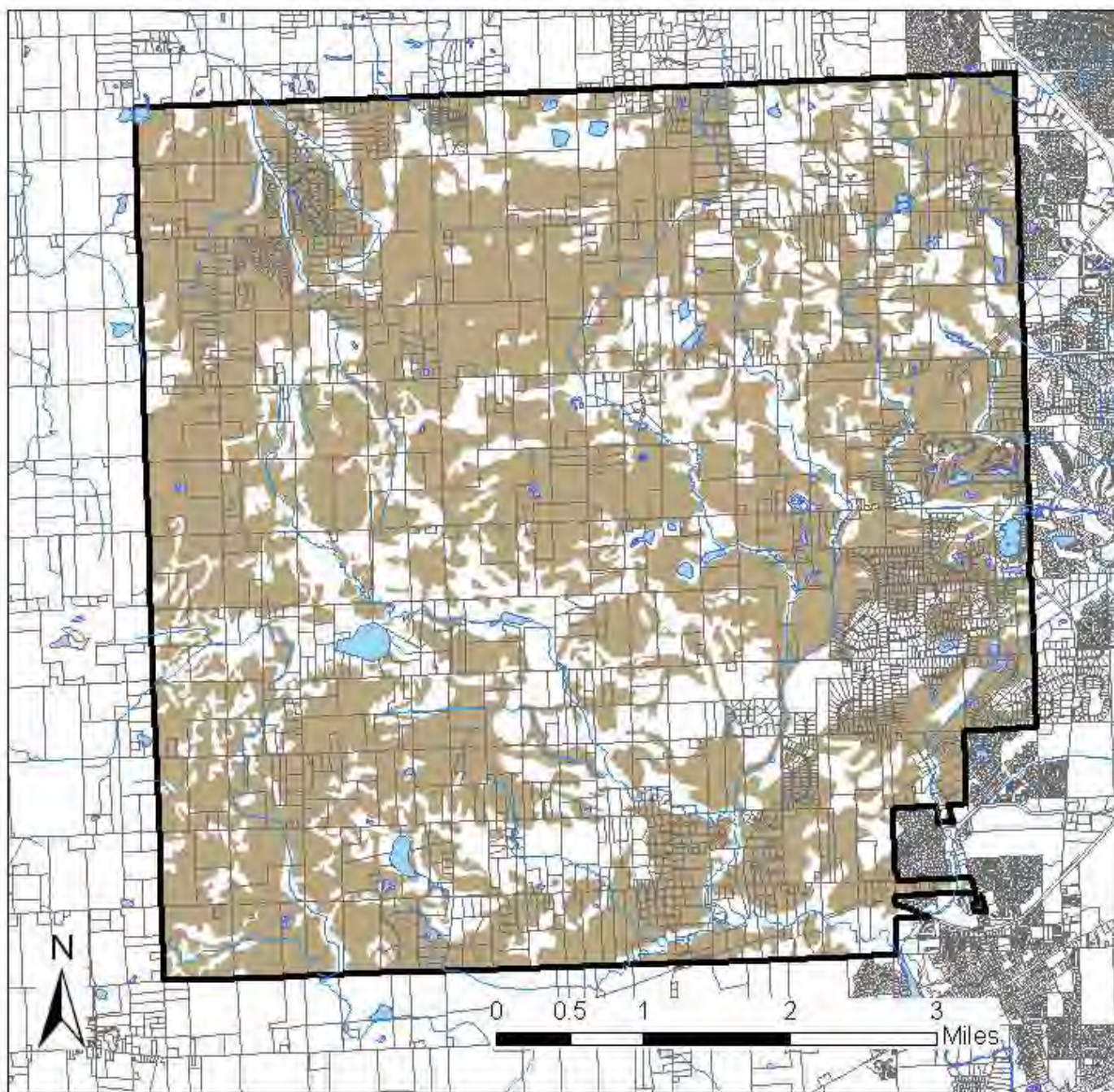
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Map 7

Soil Septic Suitability

 Slight Limitation	 Severe Limitation
 Moderate Limitation	

Lodi Township



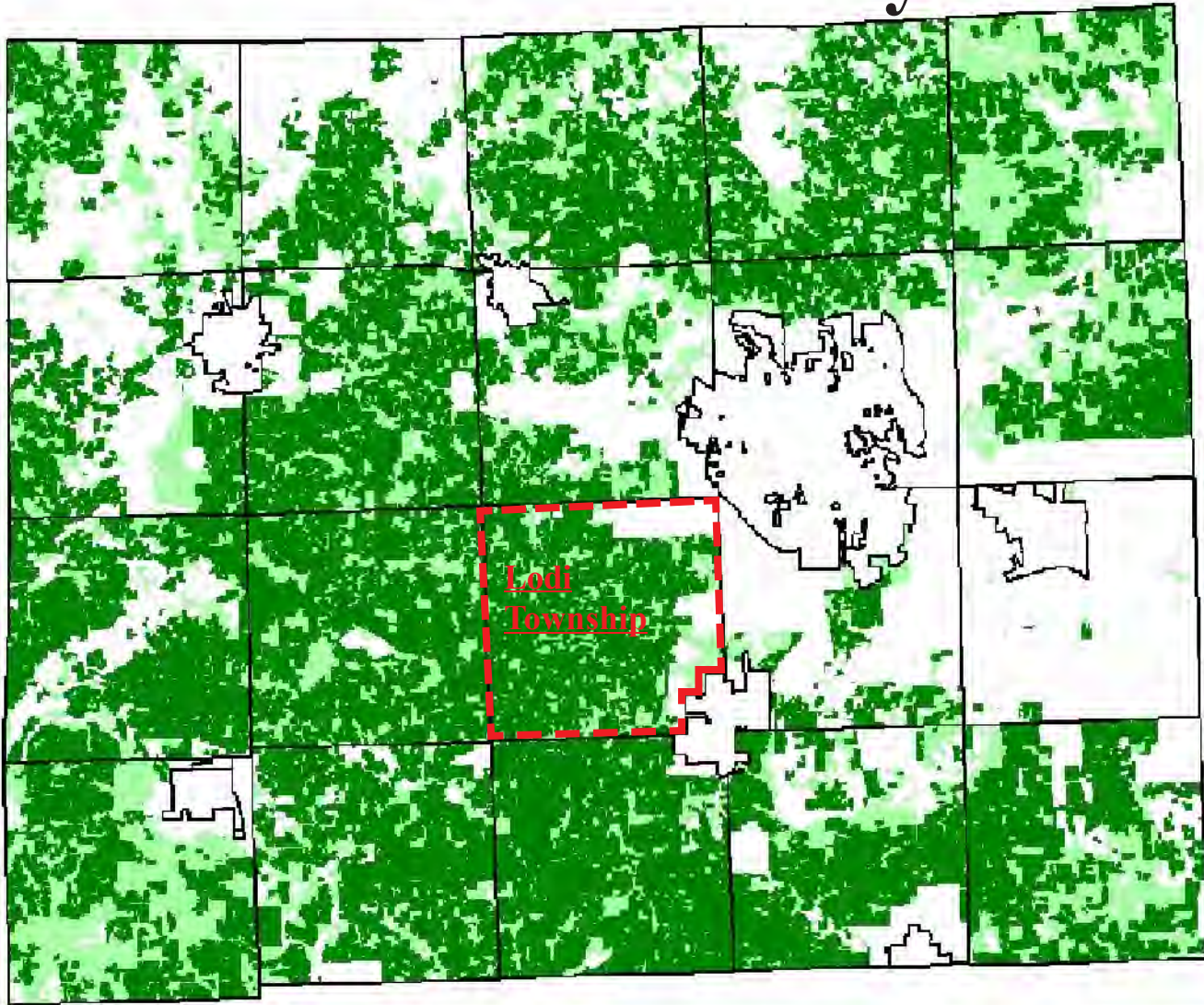
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Map 8

Class II Soils

-  Class II Soils
-  Lakes
-  Parcels
-  Rivers and Streams

Washtenaw County



Agricultural Lands Map Criteria

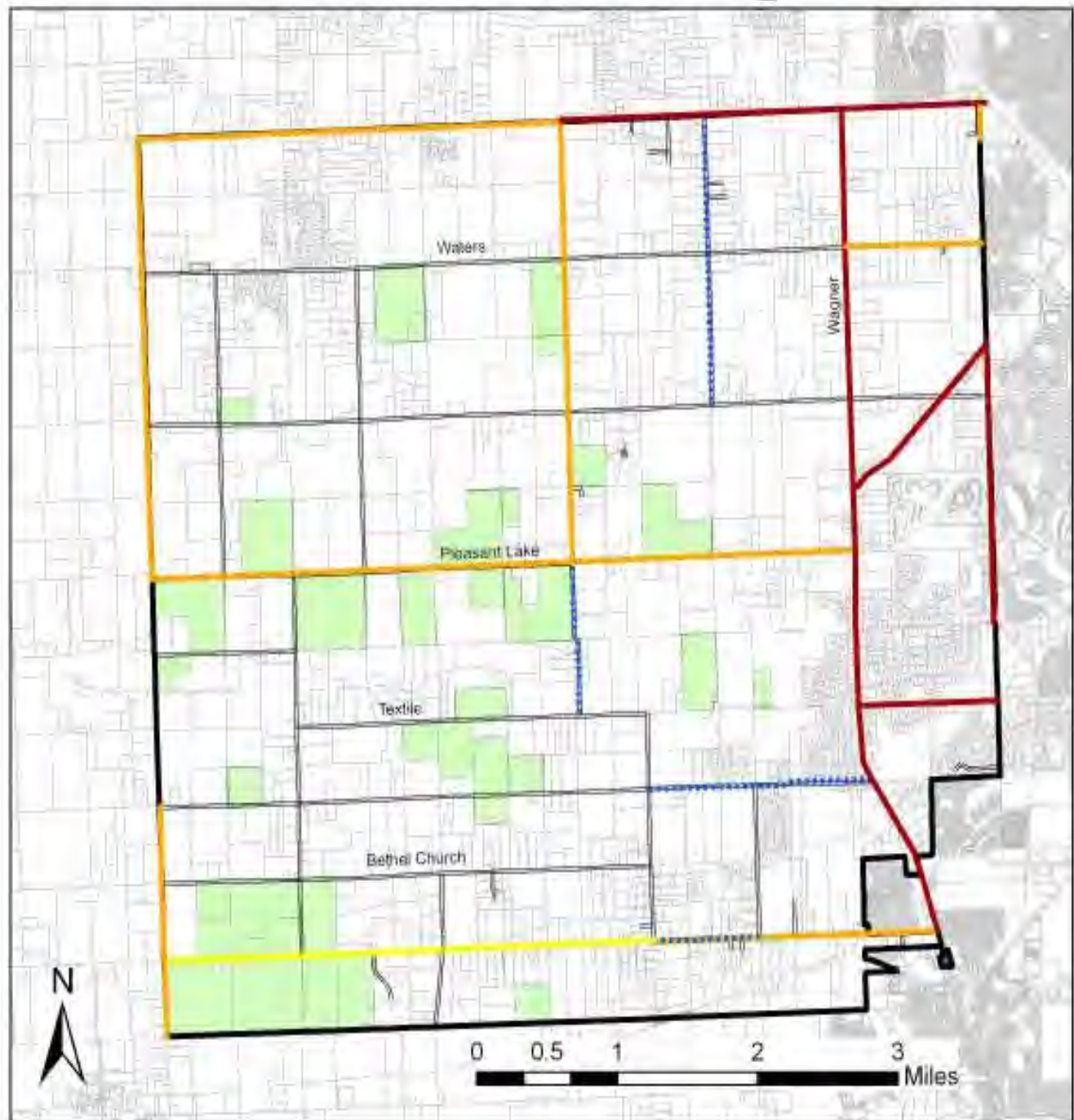
The Agricultural Lands Map illustrates agricultural lands that meet **one** of the following criteria:

- Contain Class II Soils, which are the best soils available for farming in Washtenaw County
- Classified as agricultural land according to the latest SEMCOG land use inventory
- Under Farmland Preservation Agreements (PA 116) over 20 years
- Areas within local units of government's master plans that are designated as "Agriculture" in their respective future land use plans

Map 9



Lodi Township



Last Updated: May 2006
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Map 10

P.A. 116 Applications by Parcel

- P.A. 116
- Rural or Urban Minor Arterial
- Rural Major or Urban Collector
- Rural or Urban Collector
- Special Corridors
- Local Roadway
- Parcels

Lodi Township



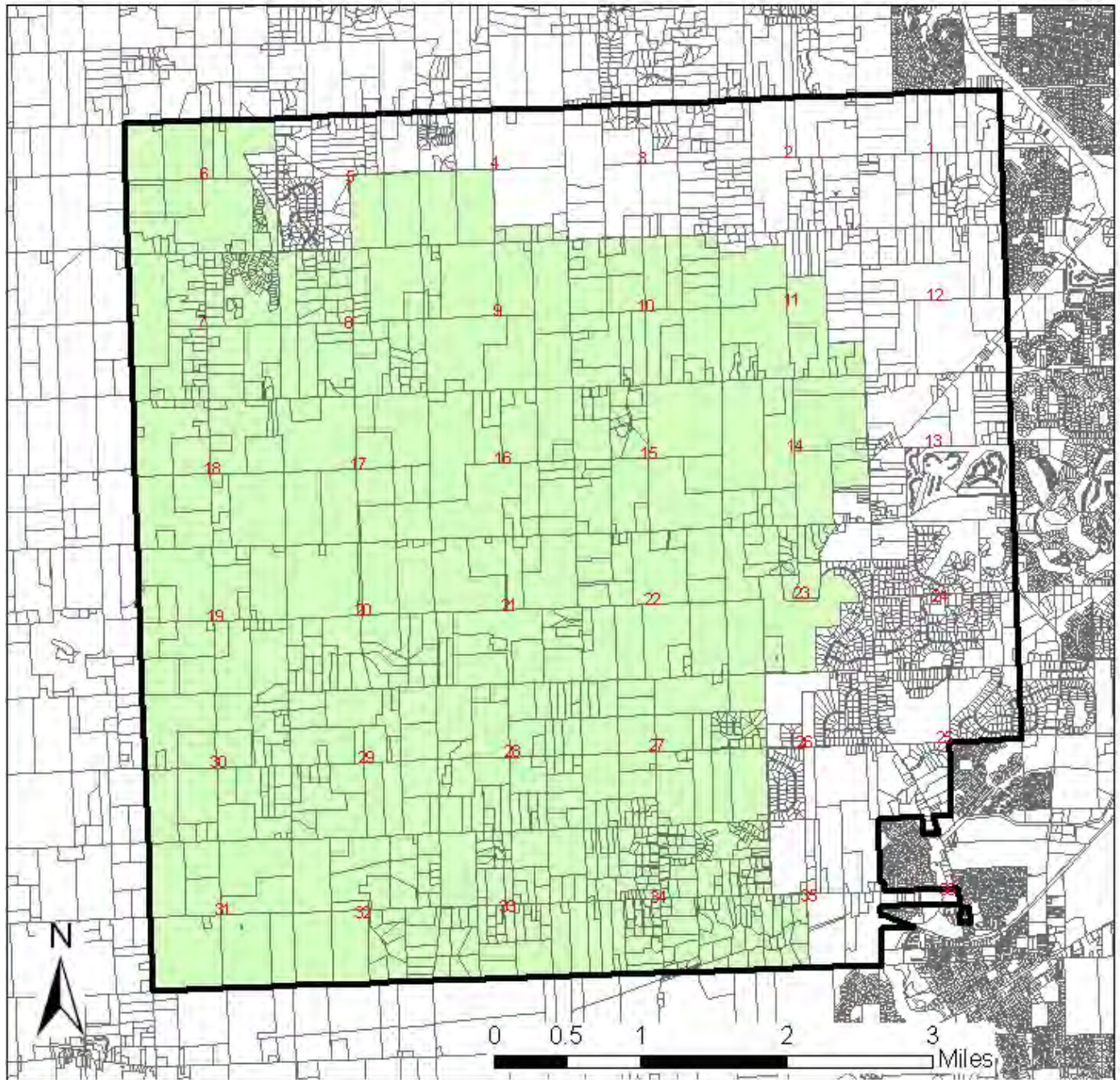
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Map 11

Parcels by Size

- Parcels smaller than 5 acres
- Parcels 5 - 40 acres
- Parcels larger than 40 acres

Lodi Township



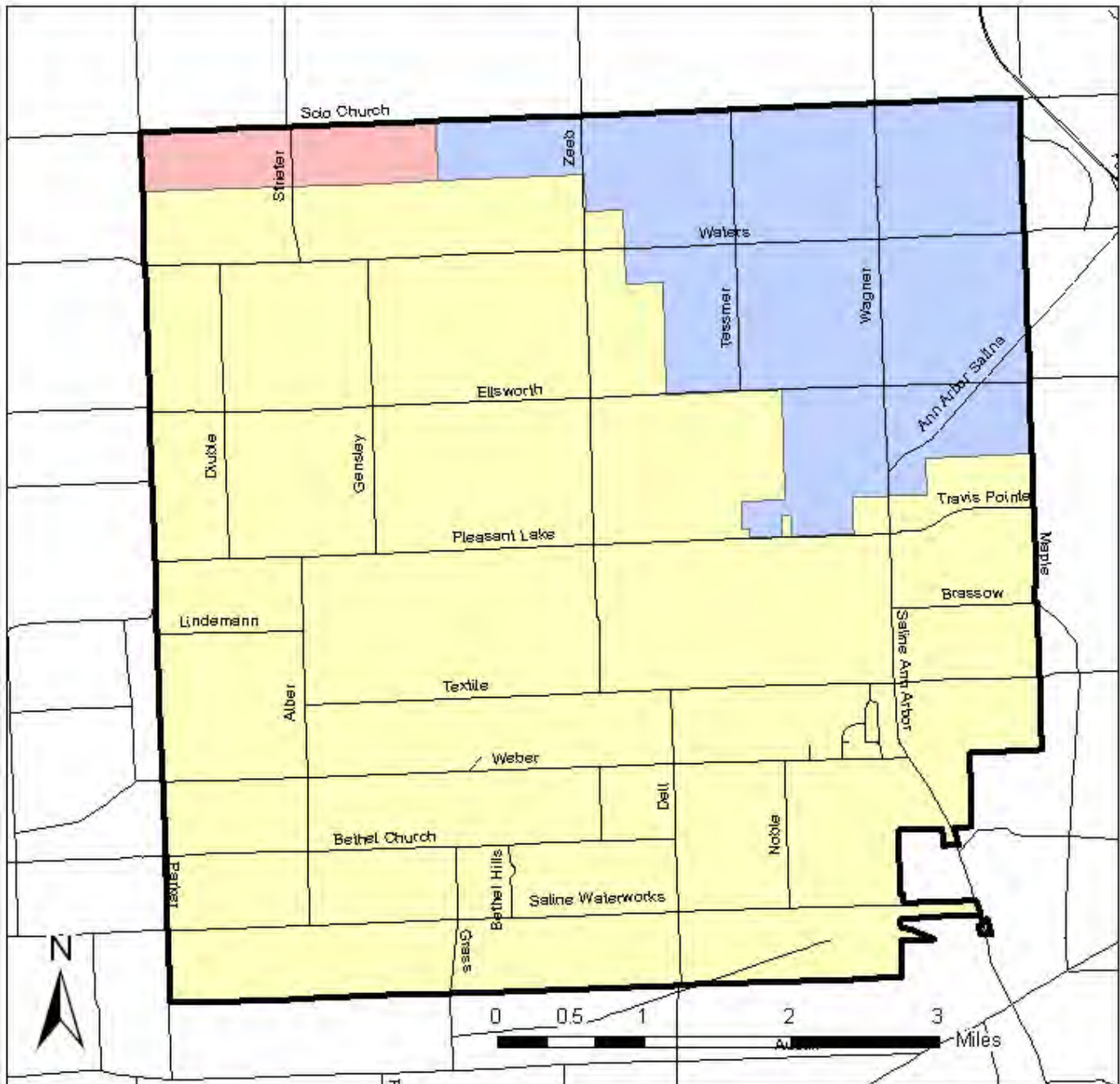
Map 12

Lands Designated for Agricultural Preservation

— Lands Designated for Agricultural Preservation

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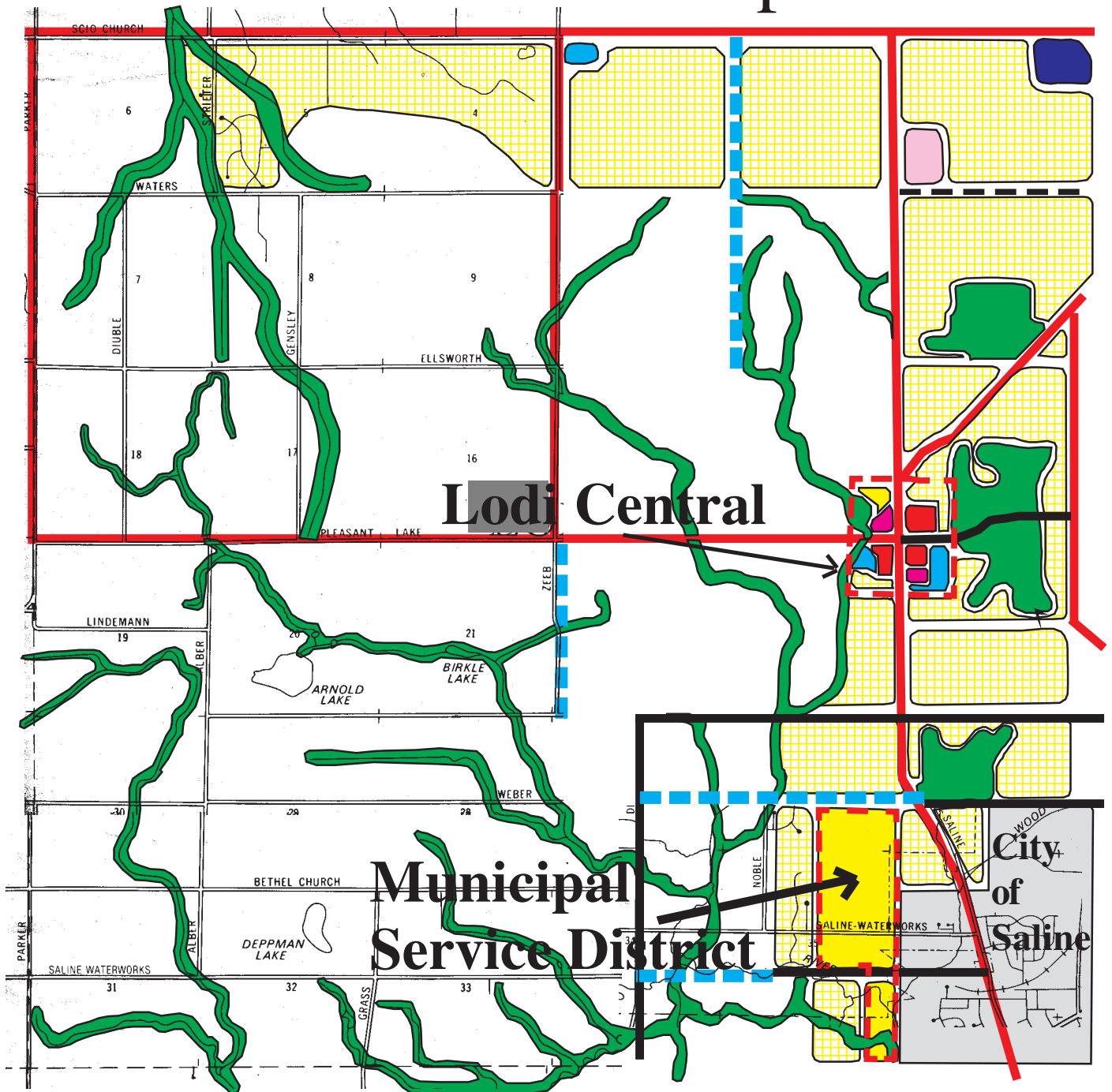
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Map 17

School Districts

- Saline Area Schools
- Ann Arbor Public Schools
- Dexter Community School District

Lodi Township



Map 18: Future Land Use Plan

- | | |
|----------------------|----------------------|
| Agriculture | Commercial/Office |
| Rural Residential | Industrial/Research |
| Suburban Residential | Public Quassi-Public |
| Mobile Home Park | Recreation/Open |

- | |
|---|
| Primary Roadway (Arterial) |
| Collector Roadway |
| Local Roadway |
| Special Corridors |
| Delineation for Municipal Service District and Lodi Central |

Map 19 – Ann Arbor Greenbelt

