

**LODI TOWNSHIP
ORDINANCE NO. 2022-001**

AN ORDINANCE ADOPTED PURSUANT TO PUBLIC ACT 110 OF 2006 AS AMENDED (MCL 125.3101 *et seq.*), TO SECURE THE PUBLIC SAFETY, HEALTH, AND WELFARE OF THE RESIDENTS AND PROPERTY OWNERS OF THE TOWNSHIP OF LODI, WASHTENAW COUNTY, MICHIGAN, BY AMENDING THE LODI TOWNSHIP ZONING ORDINANCE BY UPDATING SECTION 42.110 “REQUIRED AREA PLAN INFORMATION,” SECTION 44.08 “REQUIRED SITE PLAN INFORMATION,” AND SECTION 45.04 “CONDOMINIUM SITE PLAN REQUIREMENTS.”

LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, ORDAINS:

Section 1: Amendments, additions, and deletions to the Lodi Township Zoning Ordinance.

That the Lodi Township Zoning Ordinance Article 42.0, “Special District Regulations”, Section 42.110, “Required Area Plan Information”, is hereby amended to read as follows:

Section 42.110 Required Area Plan Information.

The following minimum information shall be included with any application for Area Plan approval under this Article, except where the Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

| Minimum Area Plan Information | |
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| Applicant and developer’s name(s), signatures, address(es), telephone and facsimile numbers, e-mail, and interest in the property, and property owner's name, address, telephone number, and signed consent if applicant is not the owner. | ▪ |
| The name, address, telephone, facsimile numbers, and e-mail of the firm or individual preparing the site plan. If the site plans were prepared by an architect, engineer, landscape architect or land surveyor registered or licensed in the State of Michigan, the plans shall bear the individual’s professional seal. | ▪ |
| Location, address(es), and tax identification number(s) of subject parcel(s). | ▪ |
| Dimensions of the site, and the gross and net land area. | ▪ |
| Legal description(s) of the subject parcel(s). | ▪ |
| Legal description of the land use or development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor. | ▪ |

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| Description of applicant's intentions regarding selling or leasing of all or portions of land and dwelling units or other structures. | ▪ |
| Gross and net dwelling unit density for residential projects. | ▪ |
| General description of the number, size ranges, and types of proposed dwelling units; and proposed facade materials. | ▪ |
| A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance. | ▪ |
| Preliminary and final site plans shall be drawn to an engineer's scale not greater than 1:50 and appropriate for the required sheet size of 24 inches by 36 inches. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity. | ▪ |
| Draft of Area Plan agreement or statement. | ▪ |
| Vicinity map showing the general location of the site. | ▪ |
| Scale, north arrow, initial plan date, and any revision date(s). | ▪ |
| Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way). | ▪ |
| Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way). | ▪ |
| Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest. | ▪ |
| Dimensions of all property boundaries and interior lot lines. | ▪ |
| Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration. | ▪ |
| Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration. | ▪ |
| Identification of general location(s) and area(s) of each development phase. | ▪ |
| Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site. | ▪ |
| Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale. | ▪ |

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| Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site. | ▪ |
| Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site. | ▪ |
| A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.08 (Natural Features Protection and Preservation). | ▪ |
| Outdoor open space and recreation areas; location, area, and dimensions. | ▪ |
| Location and size of required landscape strips, if applicable. | ▪ |
| General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities. | ▪ |
| General areas of intended filling or cutting. | ▪ |
| Other information as requested by the Township Planner or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes. | ▪ |

That the Lodi Township Zoning Ordinance Article 44.0, “Site Plan Review”, Section 44.08, “Required Site Plan Information”, is hereby amended to read as follows:

Section 44.08 Required Site Plan Information.

The following minimum information shall be included with any application for site plan approval, except where the Planning Commission determines that an item of information is not applicable or necessary for review of the site plan:

| Minimum Site Plan Information | Minor Site Plan | Preliminary Site Plan | Final Site Plan |
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| SITE PLAN DESCRIPTIVE INFORMATION | | | |

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| Applicant and developer's name(s), signatures, address(es), telephone and facsimile numbers, e-mail, and interest in the property, and property owner's name, address, telephone number, and signed consent if applicant is not the owner. | • | • | • |
| The name, address, telephone, facsimile numbers, and e-mail of the firm or individual preparing the site plan. If the site plans were prepared by an architect, engineer, landscape architect or land surveyor registered or licensed in the State of Michigan, the plans shall bear the individual's professional seal. | • | • | • |
| Location, address(es), and tax identification number(s) of subject parcel(s). | • | • | • |
| Dimensions of the site, and the gross and net land area. | • | • | • |
| Legal description(s) of the subject parcel(s). | • | • | • |
| Legal description of the land use or development site and any non-contiguous open space area(s), if different from the subject parcel(s), with lot line angles or bearings indicated on the plan. Dimensions, angles, and bearings shall be based upon a boundary survey prepared by a registered surveyor. | | • | • |
| Draft details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association. | • | | |
| Details of existing and proposed covenants or other restrictions imposed upon land or buildings, including bylaws, deed restrictions, and articles of incorporation for a cooperative, condominium, or homeowners' association. | | | • |
| Description of applicant's intentions regarding selling or leasing of all or portions of land and dwelling units or other structures. | | • | • |
| Gross and net dwelling unit density for residential projects. | | • | • |
| General description of the number, size ranges, and types of proposed dwelling units; and proposed facade materials. | | | |
| A schedule of the number, sizes (bedrooms, floor areas), and types of dwelling units, and lot area per dwelling unit. | | • | • |
| A detailed use statement describing proposed use(s); including land or building areas for each use, number of units, number of anticipated employees, or other applicable information to verify Ordinance compliance. | • | • | • |
| SITE PLAN DATA AND NOTES | | | |

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| Minor site plans shall be drawn to a scale appropriate for a sheet size between 8.5 inches by 11 inches (minimum) and 24 inches by 36 inches (maximum); and of such accuracy that the Planning Commission can readily interpret the plan. | • | | |
| Preliminary and final site plans shall be drawn to an engineer’s scale not greater than 1:50 and appropriate for the required sheet size of 24 inches by 36 inches. For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity. | | • | • |
| Vicinity map showing the general location of the site. | | • | • |
| Scale, north arrow, initial plan date, and any revision date(s). | • | • | • |
| Existing zoning classification(s) for the subject parcel(s) and surrounding parcels (including across road rights-of-way). | | • | • |
| Owners’ names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way). | | • | • |
| Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest. | | • | • |
| Dimensions of all property boundaries and interior lot lines. | • | • | • |
| Percentage of lot coverage, total ground floor area, and floor area ratio. | | • | • |
| Calculations for parking and other applicable Ordinance requirements. | • | • | • |
| EXISTING CONDITIONS | | | |
| Location of existing structures, fences, and driveways on the subject property, with notes regarding their preservation or alteration. | • | • | • |
| Location of existing walls, signs, utility poles and towers, pipelines, excavations, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration. | | • | • |
| SITE PLAN DETAILS | | | |
| Delineation of required yards, setback areas, and transition strips. | • | • | • |
| Identification of general location(s) and area(s) of each development phase. | | • | • |
| Planned construction program and schedule for each development phase. | | • | • |
| Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the site. | • | • | • |
| Location, type, area, height, and lighting specifications of proposed signs. | • | | • |
| An exterior lighting plan with all existing and proposed lighting locations, heights from grade, specifications, lamps types, and methods of shielding. | | | • |
| Location, area, and dimensions of any outdoor sales, display or storage areas. | • | • | • |
| Location of proposed outdoor waste receptacle enclosures; with size, elevation, and vertical cross-section showing materials and dimensions. | | • | • |

| BUILDING DESIGN AND ORIENTATION | | | |
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| Location, outline, ground floor area, and height of proposed structures; and of existing structures to remain on-site. | • | • | • |
| Dimensions, number of floors, and gross and net floor area of proposed principal buildings; and of existing principal buildings to remain on-site. | | • | • |
| Separation distances between adjacent buildings, and between buildings and adjacent lot boundaries. | | • | • |
| Conceptual drawings of exterior building façades for principal buildings and building additions, drawn to an appropriate scale. | | | |
| Detailed exterior building façade elevation drawings for all proposed dwellings, principal buildings, and additions, drawn to an appropriate scale and indicating types, colors, and dimensions of finished wall materials. | | • | • |
| Finished floor elevations and contact grade elevations for proposed principal buildings and existing principal buildings to remain on-site, referenced to a common datum acceptable to the Township Engineer. | | | • |
| ACCESS AND CIRCULATION | | | |
| Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site. | | • | • |
| Conceptual locations, layout, and surface type for all parking lots, sidewalks, and pedestrian pathways within and accessing the site. | • | • | • |
| Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections. | • | • | • |
| Details of the location, width, and paving of proposed sidewalks and pedestrian ways, including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications. | | | • |
| Parking space dimensions, pavement markings, and traffic control signage. | • | • | • |
| Parking space angles; maneuvering aisle, island, and median dimensions; surface type; fire lanes; drainage patterns; location of loading areas; and typical cross-section showing surface, base, and sub-base materials. | | • | • |
| Identification of the proposed name(s) for new public or private road(s) serving the site. | | • | • |
| Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions. | | | • |
| NATURAL FEATURES AND OPEN SPACE AREAS | | | |

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| A Natural Features Determination, with a general description and preliminary delineation of existing natural features on and abutting the site, per Section 54.08 (Natural Features Protection and Preservation). | | • | • |
| A Natural Features Impact Statement, with details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and proposed mitigation measures per Section 54.08 (Natural Features Protection and Preservation). | | | • |
| Outdoor open space and recreation areas; location, area, and dimensions. | | • | • |
| Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas. | | | • |
| SCREENING AND LANDSCAPING | | | |
| Location and size of required landscape strips, if applicable. | | • | • |
| General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features. | • | • | • |
| A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved. | | | • |
| Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting. | | | • |
| Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials. | | | • |
| Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade. | • | • | • |
| Screening methods for any waste receptacle areas, ground-mounted generators, transformers, mechanical (HVAC) units, and similar devices. | • | • | • |
| UTILITIES, STORMWATER MANAGEMENT, AND GRADING | | | |
| General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities. | | • | • |
| Location and size or capacity of the existing and proposed potable water supply and sewage treatment and disposal facilities serving the site. | | • | • |
| Location, size, and slope of proposed detention or retention ponds; and location and size of underground tanks and drain lines where applicable. | | • | • |
| Layout, line sizes, inverts, hydrants, flow patterns, and location of manholes and catch basins for proposed sanitary sewer and water supply systems. | | | • |
| Calculations for capacity of stormwater management and drainage facilities. | | | • |
| Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment. | | | • |

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| General areas of intended filling or cutting. | | • | • |
| A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries. | | | • |
| Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections. | | • | • |
| Description of measures to control soil erosion and sedimentation during construction operations, and until permanent groundcover is established. | | | • |
| ADDITIONAL REQUIRED INFORMATION | | | |
| Other information as requested by the Township Planner or Planning Commission to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes. | | • | • |

That the Lodi Township Zoning Ordinance Article 45.0, “Condominium Regulations”, Section 45.04, “Condominium Site Plan Requirements”, is hereby amended to read as follows:

Section 45.04 Condominium Site Plan Requirements.

Prior to recording of the Master Deed of the condominium project as required by Section 72 of the Condominium Act, each condominium project shall be subject to review and approval of preliminary and final condominium site plans in accordance with the requirements of this Ordinance. Pursuant to authority granted by Section 141 of the Condominium Act, review and approval of site plans for all condominium projects shall be subject to the procedures and standards of Article 44.0 (Site Plan Review), and the following:

A. Preliminary Condominium Site Plan Requirements.

1. A preliminary condominium site plan shall be filed for approval at the time the notice of proposed action is filed with the Township per Section 71 of the Condominium Act. The preliminary site plan shall include all information required for preliminary site plans per Section 44.08 (Required Site Plan Information).
2. Drafts of condominium documents, including bylaws, deed restrictions, articles of incorporation and other covenants or restrictions proposed to be imposed upon land or buildings shall be submitted with the preliminary condominium site plan in accordance with Section 44.08 (Required Site Plan Information).

B. Final Condominium Site Plan Requirements.

1. The final condominium site plan shall include all information required for final site plans per Section 44.08 (Required Site Plan Information), and all information required by the Condominium Act.
2. Condominium documents, including bylaws, deed restrictions, articles of incorporation and other covenants or restrictions to be imposed upon land or buildings shall be submitted with the final condominium site plan in accordance with Section 44.08 (Required Site Plan Information).

C. Site Condominium Projects.

In the case of a site condominium project that consists only of condominium lots and not buildings or other structures at the time of plan review, the location and dimensions of the condominium lots, building envelopes, and required yards shall be shown on the preliminary and final site plans. Principal buildings or detached dwellings on proposed condominium lots may be shown on the site plans, but shall not be required for site condominium project approval.

Section 2: Repeal and Savings Clause.

All ordinances and amendments thereto that are in conflict with this Ordinance are hereby repealed. However, the Lodi Township Zoning Ordinance, except as herein or heretofore amended, shall remain in full force and effect. The amendments provided herein shall not abrogate or affect any offense or act committed or done, or any penalty or forfeiture incurred, or any pending fee, assessments, litigation, or prosecution of any right established, occurring prior to the effective date hereof.

Section 3: Severability.

If any clause, sentence, paragraph or part of this Ordinance shall for any reason be finally adjudged by any court of competent jurisdiction to be invalid, such judgment shall not affect, impair or invalidate the remainder of this Ordinance but shall be confined in its operation to the clause, sentence, paragraph or part thereof directly involved in the controversy in which such judgment is rendered.

Section 4: Effective Date.

The ordinance changes shall take effect seven days after the publication of the notice of adoption unless petition procedures are initiated under MCL 125.3402. If petition procedures are initiated, the ordinance shall take effect in accordance with MCL 125.3402.

Jan Godek, Township Supervisor

Christina Smith, Township Clerk

Clerk's Certification

I, Christina Smith, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2022-001 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on Tuesday, June 7, 2022, and the whole thereof now in my custody.

Christina Smith, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday through Thursday.

Adopted: 6/7/2022

Published: 6/15/2022

Effective: 6/22/2022, subject to PA 110 of 2006 as amended.