

## **Lodi Township Planning Commission**

3775 Pleasant Lake Road

Ann Arbor, Michigan 48103

**7:00 P.M. April 28, 2026**

### **Agenda**

- 1. Call to Order and Pledge of Allegiance (both Planning Commission and Board of Trustees if there is a quorum)**
- 2. Roll Call (both if there is a quorum)**
- 3. Approval of Agenda**
- 4. Public Hearing: None**
- 5. Public Comment** – a member of the public may address the Planning Commission (or Township Board of Trustees) briefly (up to 2 minutes) on an **agenda item** not related to the Public Hearings portion of the agenda, or request to be on the agenda at a future meeting.
- 6. Approval of Minutes – 3/24/2026 and 4/7/2026**
- 7. Old Business**
  - a. C&S Lawncare – Special Use Permit Application- set Public hearing
  - b. Copperleaf Crossing PUD Major Amendment to Area Plan
  - c. Lodi Township Master Plan update (Parts 11,12,13)
  - d. Data Center Zoning Ordinance
- 8. New Business**
- 9. Public Comment** - a member of the public may address the Planning Commission briefly (up to 2 minutes)
- 10. Reports**
  - A. Board of Trustees
  - B. Commissioners
  - C. Planning Consultant
  - D. Engineering Consultant
- 11. Adjournment**

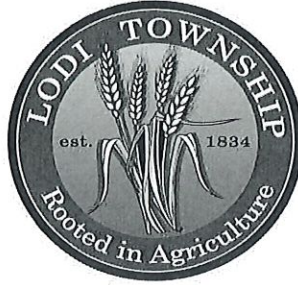
**The Next Regularly Scheduled Meeting is May 27, 2026, at 7:00 pm**

**Please note that Lodi Township does not visually record meetings**

**There is a possibility of a quorum of the Board of Trustee Members at this meeting.**

**Individuals who require special accommodation should contact the Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.**





## **DRAFT - Lodi Township Planning Commission Meeting Minutes**

3755 Pleasant Lake Road Ann Arbor, Michigan 48103

**March 24, 2026 at 7 pm**

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

Due to Chair Strader's laryngitis, the meeting was called to order by Vice Chair Froberg at 7:00 pm. The Pledge of Allegiance was then recited.

### **2. Roll Call**

Present: Froberg, Meiners, Rogers, Stevenson, Strader, Sweetland

Absent: Marsh

Others Present: Recording Secretary Michelle Joppeck,  
Township Planner Hannah Firlit,  
Township Attorney Jesse O'Jack,  
Carola Gerigk, Dolores Kingston, Kathy VanKovering, and six other members  
of the public

Jens-Christian Meiners, the newest Planning Commissioner replacing Carston Vestergaard, introduced himself.

### **3. Approval of Agenda**

Stevenson moved to add approval of the minutes from the March 18, 2026 meeting to the agenda. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

Sweetland moved to approve the agenda as amended. Second by Strader. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

### **4. Public Hearing: None**

### **5. Public Comment**

Public comment began at 7:04 pm. No public comment was received. Public comment ended at 7:04 pm.

### **6. Approval of Minutes – 2/24/2026**

Strader moved to approve the minutes of the February 24, 2026 Lodi Township Planning Commission regular meeting as presented. Second by Stevenson. A voice vote was taken. Aye=5, Nay=none, abstain=Meiners, absent=1. Motion carried.



Stevenson moved to approve the minutes of the March 18, 2026 meeting as presented. Second by Rogers. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

## **7. Old Business:**

### **a. Copperleaf Crossing PUD Major Amendment to Area Plan**

An email was received from Xavier Edwards with questions regarding the Planning Commission's request for an inventory of animals and the specific location where each animal is housed. A discussion was held regarding how to respond to that email.

Stevenson moved to approve and send the following language to the Township Clerk as a response to Edwards' email:

"For each enclosure, list all animals that may inhabit that enclosure on a temporary or permanent basis. We understand an enclosure may temporarily rotate multiple animals. If the area and site plans are approved, clear and reasonable expectations on when area plan and site plan changes, related to animal enclosures, will need to be submitted.

According to the USDA Class C Exhibitor website, there are 65 ACTIVE Class C Exhibitor licenses in the State of Michigan. Only one resides in Lodi Township: the Creature Conservancy, which resides on the Copperleaf Crossing property. The Class C Exhibitor license allows the licensee to house and exhibit animals that are illegal in the State of Michigan (see <https://www.michigan.gov/mdard/animals/id-movement/exotic-circus-and-zoo-animals>). The Planning Commission does not have the authority to review a non-PUD, non-Special District, non-Special Use, non-site plan or non-rezoning property. The Township has a responsibility to ensure the property use is not disturbing or detrimental to neighboring uses, persons, property or the public welfare. Understanding the animals that reside on the Copperleaf Crossing property ensures the Township is performing responsible due diligence. It also assists the Planning Commission with determining how to address the ordinance conflicts listed below:

1. The Township Ordinance defines two types of animals:

**Animal, Domestic.** An animal that has traditionally, through long association with human beings, lived in a state of dependence upon human beings or under the dominion and control of human beings and has been kept as tame pets no longer possessing a disposition or inclination to escape or to bite without provocation nor cause death, maiming, or illness of a human being, nor used for commercial breeding purposes.

**Livestock or Farm Animals.** Animals used for human food and fiber or animals used for service to humans, including cattle, swine, sheep, llamas, goats, bison, equine, poultry, and rabbits. Farm animals do not include companion animals, such as dogs and cats, which are capable of being trained and adapting to living in a human environment.

2. The Land Use table does not include USDA Class C Exhibitors, Zoos or wildlife education organizations. According to Section 10.102 Prohibited Uses, uses not listed in Article 20.0 (Land Use Table) as a permitted use, accessory use or special use in a particular zoning district, or as otherwise provided for in this Ordinance, shall be prohibited in the district."

Second by Strader. A roll call vote was taken. Strader=aye, Stevenson=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye, Marsh=absent. Motion carried.



An additional email was received from Xavier Edwards on behalf of Steve Marsh stating, in part, that “It would be premature for us to prepare and fund the level of detail typically associated with preliminary or final site plan review unless and until the general area plan concept is approved. Section 41.110 outlines the minimum required Area Plan information, and our understanding is that the Township’s review at this stage should be limited to those area plan requirements, rather than materials more appropriately addressed during preliminary or final site plan review.” A lengthy discussion was held regarding this email and the Planning Commission’s response.

Township Planner Firlit confirmed that the applicant has not requested combined Area Plan review and Preliminary Site Plan review at this time. The Township’s Noise Ordinance and its strength and enforcement was also discussed as well as the difference between the Noise Ordinance and noise requirements listed in the Zoning Ordinance.

Froberg moved to request the applicant provide the following outstanding information to the Township Clerk by May 1, 2026:

1. All outstanding items stated in OHM’s review dated November 21, 2025 for the reasons stated in that report,
2. Information and responses to the list of requests for additional information and questions agreed on by the Planning Commission at the February 24, 2026 Planning Commission meeting, and
3. The following missing information required by Section 42.110 Required Area Plan Information:
  - Location, address(es), and tax identification number(s) of subject parcel(s).
  - Description of applicant's intentions regarding selling or leasing of all or portions of land and dwelling units or other structures.
  - 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.
  - 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.
  - General layout of existing and proposed water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.
  - 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.

If the applicant has any specific items that they would like to object to being required for the Area Plan review, please notify the Township Clerk of them by April 10. The Planning Commission has discussed and reviewed that all items in this request are reasonable and necessary for this Area Plan review. Second by Meiners. A roll call vote was taken. Strader=aye, Stevenson=aye, Rogers=aye, Meiners=aye, Froberg=aye, Sweetland=aye, Marsh=absent. Motion carried.



Due to the lateness of the hour and the patience of C&S Lawncare’s representative, Froberg moved to move ahead to 8. New Business a. Special Use Application – C&S Lawncare – discussion, set Public Hearing. Second by Stevenson. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

**8. New Business:**

**a. Special Use Application – C&S Lawncare – discussion, set Public Hearing**

A discussion was held regarding the application and request. Township Planner Hannah Firlit mentioned that required items were missing from the application. After further discussion of what is missing and timing, it was recommended to wait to set the public hearing until more complete information has been received. The Planning Commission recommended the applicant contacting the Township Clerk to setup an appointment with the Township Planner to go over the requirements still needed for a Special Use.

Rogers moved to table the C&S Lawncare Special Use application discussion and setting of the Public Hearing until the April Planning Commission meeting. Second by Froberg. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

**7. Old Business**

**c. Data Center Zoning Ordinance**

The status of the data center ordinance was discussed. O’Jack recommended creating a list of provisions that the Planning Commission would like data centers to be held to and from there deciding if a zoning ordinance or a regulatory ordinance or both would be necessary for that list of provisions. Froberg asked for Planning Commission members to submit to the Township Clerk what their most important considerations for data centers are in order to be able to discuss them at the April Planning Commission meeting.

Strader asked if it would be a good idea to create an energy district which would not have a set spot in the Master Plan, be where solar energy systems, wind energy systems, and data centers might go, and has its own criteria for siting and evaluating it. O’Jack said that he has nothing against that unless the list of criteria resulted in it not being allowed anywhere in the Township. Firlit said she would look into it.

Firlit said that she could provide a base draft ordinance to the Township Clerk for distribution to the Planning Commission for review with the caveat that that draft ordinance was intended for more urban areas than Lodi Township.

**b. Lodi Township Master Plan update**

Proposed changes to Part 11 Transportation, Part 12 Infrastructure, and Part 13 Community Facilities of the Master Plan were provided by Firlit. The Planning Commission did not discuss Part 11-13. It was noted that Part 7 was missed.

**9. Public Comment**

Public comment began at 9:14 pm. Public comment was received from 2 people. Public comment ended 9:24 pm.



## 10. Reports

- A. Board of Trustees: None
- B. Commissioners: None
- C. Planning Consultant: None
- D. Engineering Consultant: None

## 11. Adjournment

Sweetland moved to adjourn at 9:25 pm. Second by Froberg. A voice vote was taken. Aye=all, Nay=none, absent=1. Motion carried.

The next regular meeting is scheduled for April 28, 2026 at 7:00 pm.

Respectfully Submitted,

Brian Sweetland,  
Planning Commission Secretary

Michelle Joppeck,  
Recording Secretary

DRAFT





## LODI TOWNSHIP PLANNING COMMISSION

### DRAFT - Meeting Minutes

Tuesday, April 7, 2026 at 6:00 pm

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

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

Secretary Sweetland opened the meeting of April 7, 2026 at 6:00 pm.

#### 2. Roll Call

Present: Marsh, Meiners, Rogers, Sweetland

Absent: Froberg, Stevenson, Strader

#### 3. Planning Commission Regular Meeting

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

#### 4. Adjournment

Sweetland moved to adjourn at 8:54 pm. Second by Rogers. A voice call vote was taken. Aye=all, Nay=none, absent=3.

Respectfully Submitted,

Michelle Joppeck,  
Recording Secretary



## Christina Smith

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**From:** Steve Marsh <corvid1964@gmail.com>  
**Sent:** Thursday, April 16, 2026 10:44 AM  
**To:** Christina Smith; xedwards2121@gmail.com; Bayram, Benjamin  
**Subject:** Unplanned delays

Hi Christina,

Would you please relay our apologies to the Planning Commision for not being able to meet requested submission deadlines. The person of staff who is spearheading our responses to the township, Alex Matelski, took an unexpected chunk of time off due to a convergence of personal situations. We expect Alex to be back onboard by the end of April or early May. I am stepping back into the detailed work of submittals, along with Xavier, but this comes at our busiest season with bus loads of school children arriving daily for field trips, and many of our animals needing to be moved to their summer enclosures. We appreciate your understanding as we continue to work on submittals for the township.  
Steve



No.	Month / Year	Reference	Notes from Meeting Minutes
1	August 2023	August 22, 2023 Planning Commission Meeting Notes	<p>Steve Marsh, representing Cooper Leaf Crossing and The Creature Conservancy, spoke about the original PUD and his recollections of the process. He also stated that the Board of Directors of the Creature Conservancy has voted to participate in a major site plan review and to develop a list of species that the Conservancy will not house at this site. Marsh said that he is happy to participate in a major site plan review, but said that the time limit was a concern because he does not have control over how long it takes the Township to review plans. As part of this minor site plan approval process, Cooper Leaf Crossing has agreed to work with the Township Planner to amend the PUD as part of a major site plan review within the next nine months</p>
2	November 2023	November 28, 2023 Planning Commission Meeting Notes	<p>...it was brought to the township's attention that three 750-gallon precast concrete top joint tanks had been placed in the area of the enclosure. These structures were not part of the approval granted by the Planning Commission in August of 2023 and did not receive zoning compliance or permit approval from the Township.....Marsh said that if these structures are eventually determined to not be consistent with the PUD, they can be crushed and buried within a day....Warner pointed out that drawings with additional fencing were submitted after the original approval, and Dennis Marr explained the changes that had been made. Smith stressed that while the applicant may have been told by Washtenaw County that a building permit is not needed for the structures, zoning compliance is still required because the building permit and zoning compliance are two different things.....Moved by Rogers, seconded by Vestergaard, to table the discussion of the Cooper Leaf Crossing application until the January 23, 2024 meeting, pending answers regarding the questions of setbacks, the accessory structure and the appropriateness of approving simply a portion of the plan; and additionally, if the advice of counsel and the Zoning Administrator can be obtained before January 23, 2024, the Planning Commission will set a Special Meeting for December 12, 2023 at 7:00 PM., at no cost to the applicant. If the attorney advises that these questions can be handled by the Township Zoning Administrator, then the meeting will not be needed, and the topic will be addressed at the January meeting.</p>
3	January 2024	January 23, 2024 Planning Commission Meeting Notes	<p>Strader reported that several of the Commission members attended the work session, and that the township has discovered new original documents providing additional details about the original PUD. Marsh mentioned that they are putting extensive pressure on their engineering firm to have an updated plan ready for review within 60 days.</p>



No.	Month / Year	Reference	Notes from Meeting Minutes
4	May 2024	May 28, 2024 Planning Commission Meeting Notes	<p>O' Jack mentioned that Copper Leaf Crossing was given 9 months to submit a modification to the PUD that reflects the current and future uses of the property at the August 22, 2023 Planning Commission Special Meeting, however, at the December 5, 2023 Board Meeting, Copper Leaf Crossing was required to start the process of updating the area plan within 60 days. This requirement to update the area plan has interrupted the modification of the PUD..... They have received the updated materials from the engineers which incorporate the comments received at the pre-application meeting. They are planning on submitting the area plan documents to the Township tomorrow morning so that they could be formally considered and discussed at the next Planning Commission meeting</p>
5	June 2024	June 25, 2024 Planning Commission Meeting Notes	<p>Steve Marsh also commented on the submitted documents noting that the intent behind the presentation is due to the discussion of what kind of uses are on their property. Marsh believes that the vast majority of the uses that they are engaged in on the property fall under the rural use category. He said that there are only a small handful of structures that have been constructed or changed that require minor site plan approval versus the large amount of changes that they have made that do not require any Township intervention per his understanding. He stated that rural uses on the whole are exempt from site plan approval. He stated that when they got approved in 2005, the vast majority of what was on the site was rural uses such as horse stables, kennels, and clinics. What they have now is still rural uses and is still all animal keeping and animal enclosures. Additionally, the site has not changed use, character, or concept of development. The majority of the changes are the same land use as they previously were. For example, the horse enclosure is now a porcine enclosure, but is still an animal enclosure. Marsh believes that none of the changes that have been made are remotely close to the requirements set forth in the Ordinance for a major change.....Numerous questions were asked by the Planning Commission regarding the submitted documentation and the what can and will happen next. It was agreed that the Planning Commission would like to see a presentation from the Township Planner in order to move forward.</p>
6	July 2024	Area Plan Submitted to Clerk Smith on 7/15/24	<p>Plan was submitted to determine major or minor</p>
7	July 2024	July 23, 2024 Planning Commission Meeting Notes	<p>O' Jack noted that this meeting is not to approve anything in the area plan or the site plan, but just to determine whether the submitted changes constitute a major change or a minor change per the Township Ordinance.....Stevenson moved that the submitted changes to the Area Plan for Copper Leaf Crossing constitute a major change based on the Finding of Fact that the submitted changes meet the following parts of Section 42.016B of the Township Ordinance:</p>



No.	Month / Year	Reference	Notes from Meeting Minutes
8	April 2025	April 22, 2025 Planning Commission Meeting Notes	Township Planner Smith reviewed the history and status of the Copperleaf Crossing PUD. Lodi Township has created a PUD specific application which was given to the applicant. Smith did receive some questions from Copperleaf Crossing regarding their submittal and is working on the answers for those questions. She believes she should be able to answer those questions within the next week. A Public Hearing will need to be held once the Area Plan is received and reviewed. Due to timing, the Public Hearing will likely occur at the June meeting at the earliest.
9	May 2025	May 27, 2025 Planning Commission Meeting Notes	There is no update for this meeting. Chairman Strader and the Planning Commission have requested Copperleaf Crossing to be on the agenda every month until it is resolved.
10	June 2025	June 24, 2025 Planning Commission Meeting Notes	A letter was sent to Copperleaf Crossing's attorney with questions regarding the project. An email was received from Benjamin Bayram requesting more information regarding the requests stated in the letter. Township Attorney Jesse O'Jack responded to the email. Bayram responded to O'Jack's email and it appears that there are still questions regarding the letter. O'Jack stated that he would call Bayram tomorrow to help resolve any confusion and remaining questions.
11	August 2025	August 26, 2025 Planning Commission Meeting Notes	Strader stated that a letter was received a few hours before the meeting from Copperleaf Crossing's attorney, Benjamin Bayrain, stating that they are working hard to submit the new area plan, but there is no update at this time. <b>He asked to be removed from future meeting agendas.</b>
12	October 2025	October 10/03/25	Area Plan Submitted to Clerk Smith
13	October 2025	October 28, 2025 Planning Commission Meeting Notes	Vestergaard moved to set the public hearing for the revised Area Plan for Copperleaf Crossing/Create Conservancy for November 25, 2025
14	November 2025	November 25, 2025 Planning Commission Meeting Notes	Public Hearing: Request by Steven Marsh for a Major Amendment to a PUD Area Plan for the property located at 4940 Ann Arbor Saline Road, Ann Arbor, MI 48103. Lodi Township parcel M-13-14-400-025
15	February 2026	Email Communication from Clerk Smith sent on 2/26/26 and 2/27/26	Email sent to Steve Marsh and CLC Attorney with attached list of questions from the PC. Requested response by end Friday 3/13/26
16	March 2026	Email Communication Received 3/13/26	Email response with completed attachment received from CLC to Clerk Smith



No.	Month / Year	Reference	Notes from Meeting Minutes
17	March 2026	Email from Xavier on behalf of Steve Marsh received on Monday 3/23/2026	<p>Please let the Planning Commission know that neither I nor a representative will be attending this week's meeting. As this matter is an area plan amendment, we ask that the review remain focused on information properly required at the area plan stage. It would be premature for us to prepare and fund the level of detail typically associated with preliminary or final site plan review unless and until the general area plan concept is approved.....<b>Once the Planning Commission determines the response timeline, we will address the questions as quickly as we can however we can't commit to timelines that involve any alterations to the area plan as our CAD designer is currently out of town. If the Township needs anything further from us, please provide that request in writing.</b></p>
18	March 2026	Email from Township Clerk Smith to Steve Marsh sent on Wednesday 3/25/2026	<p>.....The Planning Commission is asking that all requested information for the area plan be submitted to the township clerk by end of day on 5/1/26. The planning commission is targeting the May 2026 meeting to review and provide a recommendation to the board of trustees on the CLC area plan. <b>Below are items we are requesting be addressed by 5/1/26. If there are questions or objections to any item, please submit those to the township clerk by end of day on 4/10/26. ....</b></p>
19	March 2026	Email from Township Clerk Smith to Steve Marsh sent on Wednesday 3/25/2026	<p>...Please don't forget to include the following in your submittal: Per Section 42.102 Application for Special District Approval...subsection A - Special District Approval Procedures...subsection 3 - Planning Commission study and public hearing...Subsection c- Compliance with all applicable Township ordinances and standards, as well as those of all outside agencies with jurisdiction, and an explanation of the scope, intent, <b>and need for any requested deviations from Zoning Ordinance requirements</b></p>
20	April 2026	Email from Steve March received on Thursday April 16th 2026	<p>Would you please relay our apologies to the Planning Commission for not being able to meet requested submission deadlines. The person of staff who is spearheading our responses to the township, Alex Matelski, took an unexpected chunk of time off due to a convergence of personal situations. We expect Alex to be back onboard by the end of April or early May. I am stepping back into the detailed work of submittals, along with Xavier, but this comes at our busiest season with bus loads of school children arriving daily for field trips, and many of our animals needing to be moved to their summer enclosures.</p>

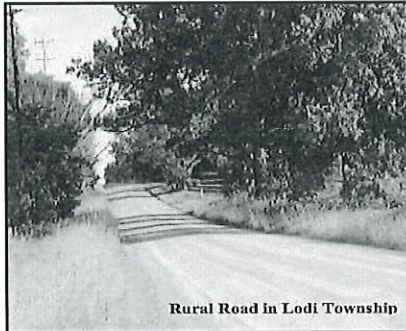


## PART II TRANSPORTATION

### 11.1 INTRODUCTION

Transportation is a core element of the Master Plan, ensuring land uses function cohesively. 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 goal/primary objective is to maintain a safe, efficient, and context-sensitive transportation network that accommodates multiple modes of travel consistent with the Township's rural character—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.



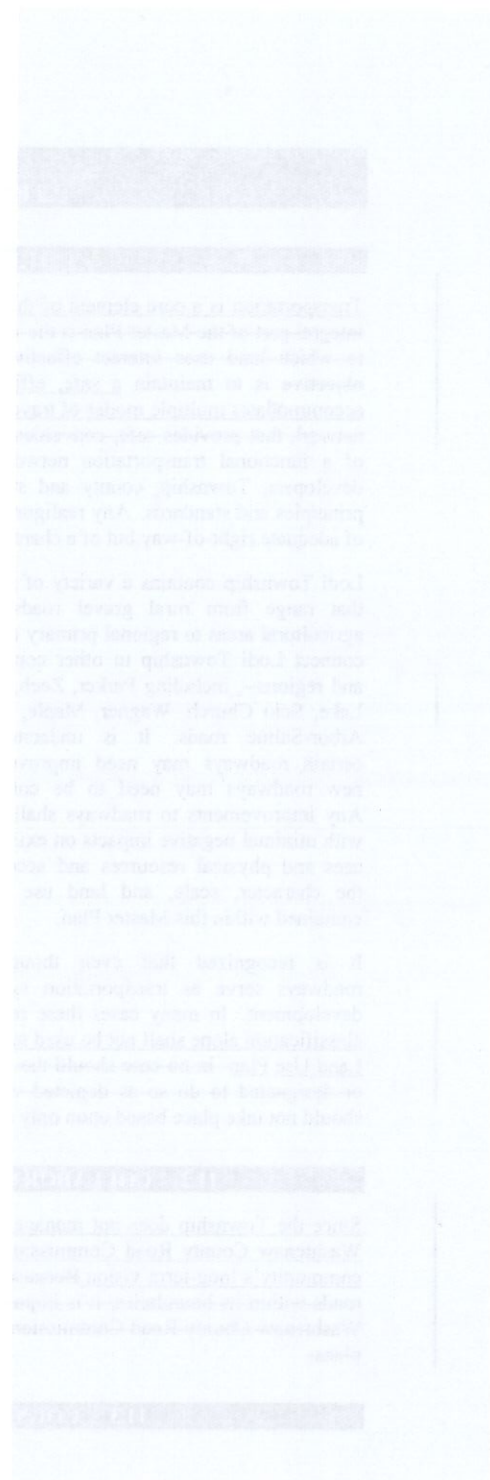
It is recognized that even though these roadways serve as transportation systems, it does not mean that they are corridors for development. In many cases these roadways pass through rural and agricultural areas. Road classification alone shall not be used to justify development intensity inconsistent with the Future Land Use Plan. 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

Since the Township does not manage public roads directly, proactive communication with the Washtenaw County Road Commission and MDOT ensures that improvements align with the community's long-term vision. 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.

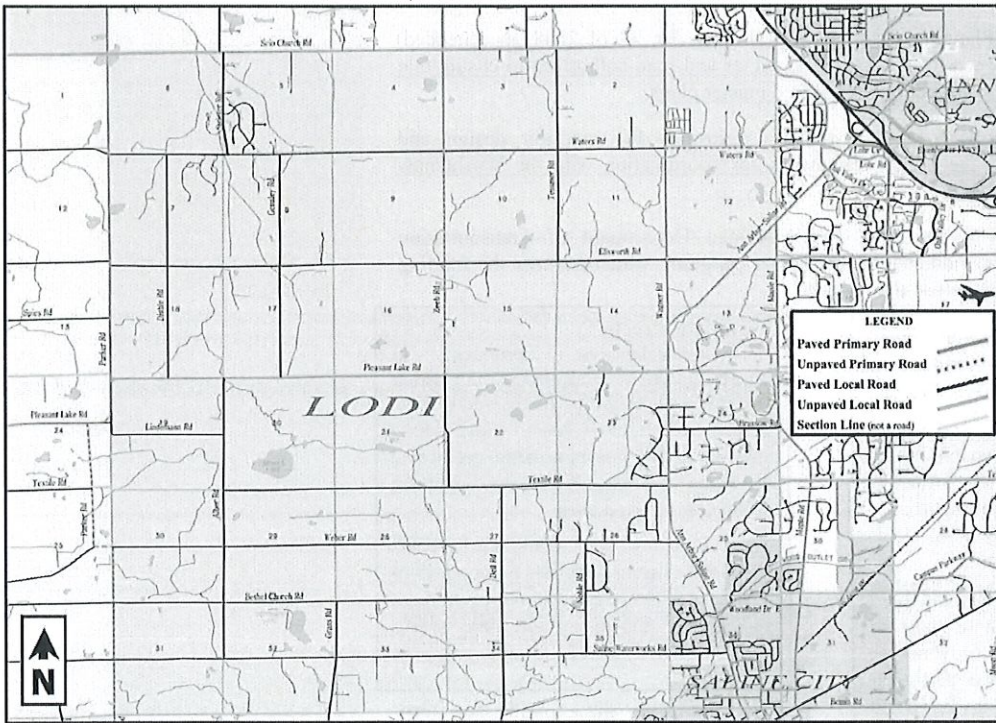
### 11.3 COUNTY ROAD CLASSIFICATIONS

Road classifications guide decisions on maintenance, capacity, and development compatibility, supporting a structured hierarchy within the Township's road system. The following map identifies the Washtenaw County Road Commission's classifications for existing public roads in Lodi Township:



Map 4 — County Road Classifications

Commented [HF1]: Updated map needed



Source: Washtenaw County Road Commission

Lodi Township Master Plan

**11.4 COMPLETE STREETS IN THE TOWNSHIP**

Public Acts 134 and 135 of 2010 amended Act 51 of 1951 to require county road commissions and the Michigan Department of Transportation (MDOT) to incorporate give new project planning and coordination responsibilities to county and state transportation agencies across Michigan related to implementation of the new "Complete Streets" principles into transportation planning and project implementation, policy established by the package of laws.

Complete Streets is a comprehensive approach to transportation design that considers all users of the public right-of-way, including motorists, pedestrians, bicyclists, transit users, emergency vehicles, and agricultural traffic.

Amendments to the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) further require coordination between local planning agencies and road authorities to ensure that transportation improvements are consistent with adopted master plans.

This Transportation Plan establishes the Township's priorities for roadway design and improvement and shall serve as the policy framework for coordination with the Washtenaw County Road Commission and MDOT.

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 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**

As bicycling and walking become more common, road projects should include facilities that safely support non-motorized travel, such as shoulders, bike lanes, and pathways. 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**

Transportation policies for the Lodi Central area emphasize coordinated improvements, connectivity, and support for planned land uses, including encouragement of pedestrian and bicycle linkages. 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.

Lodi Township Master Plan

- 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 Road and Ann Arbor-Saline Road should prioritize context-sensitive design solutions, including roundabouts or other proven safety treatments, where supported by traffic engineering analysis and consistent with Township character.~~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.~~

Commented [AH2]: Is this statement still true today and have any improvements changed the character and use of the road with new signals or signage?

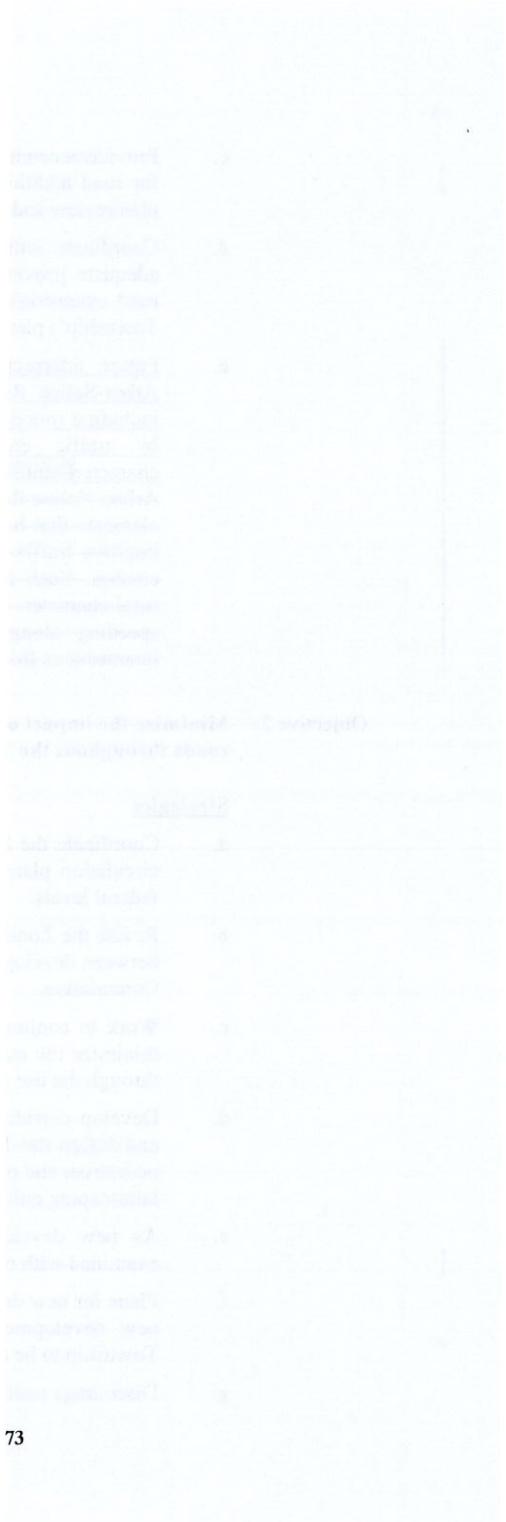
Objective 2: **Minimize the impact of development and the number of curb cuts on major roads throughout the Township.**

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

Lodi Township Master Plan

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.



Lodi Township Master Plan

- h. New residential developments shall be served by at least two means of regular public ingress and egress, where feasible and consistent with public safety standards~~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 generally be limited to planned unit development (PUD) projects where coordinated design and long-term maintenance mechanisms are clearly established.
- 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 Washtenaw County Road Commission (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. Expansion beyond a two-lane cross-section should be carefully evaluated to ensure consistency with Township character, safety needs, and regional traffic demands.~~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

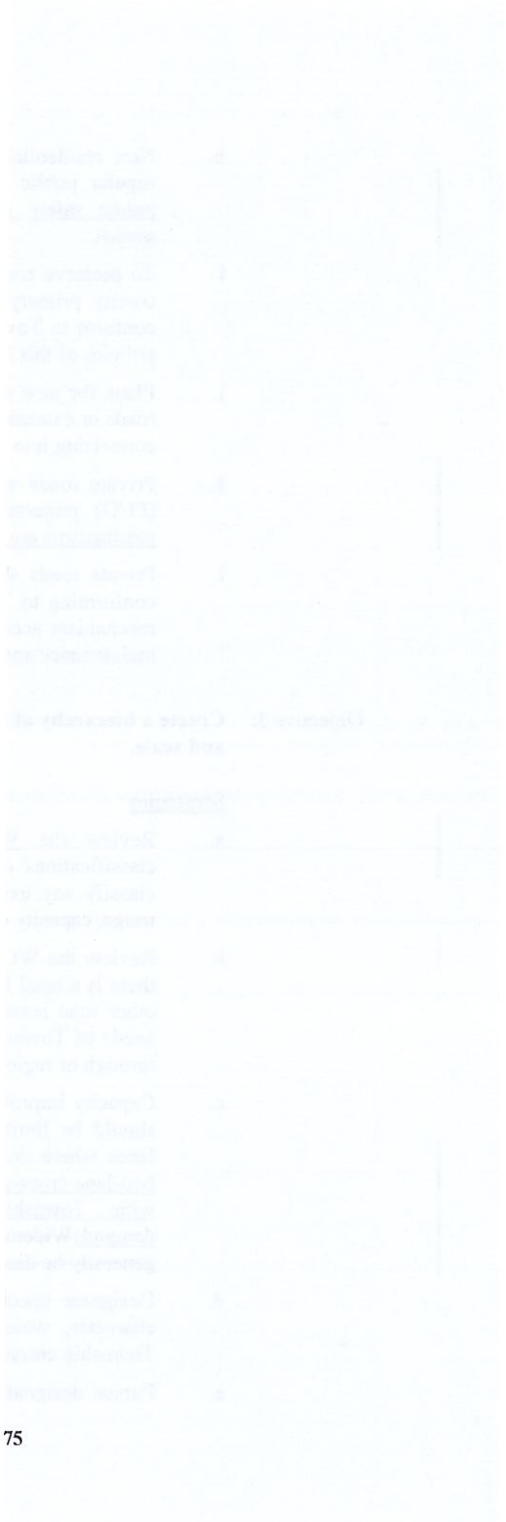
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Lodi Township Master Plan

roads throughout the Township.

- f. Coordinate with the Washtenaw County Road Commission to provide designated rights-of-way for all roadway classifications.

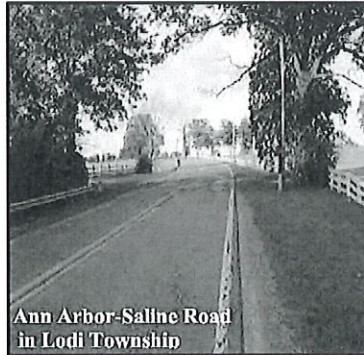


**Goal B: Maximize alternative transportation options for Township residents and visitors (carpool or vehicle sharing, bicycle lanes, pathways, sidewalks, etc.).**

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.
- d.e. Incorporate Complete Streets principles into all future transportation planning and capital improvement programming to ensure multimodal accommodation consistent with rural character.



**11.9 IMPLEMENTATION**

Implementation of the Transportation Element shall occur through:

- A. Zoning ordinance amendments
- B. Site plan review standards
- C. Capital improvement planning
- D. Intergovernmental coordination with the Washtenaw County Road Commission and MDOT
- E. Corridor-specific planning initiatives

Lodi Township Master Plan

Cost: \$100,000 (estimated)

Estimated completion date: 2025

Project description: This project involves the construction of a new community center building, including site preparation, foundation, framing, and interior finishes. The building will serve as a hub for community activities and events.

Project location: The project is located on the corner of Main Street and Elm Street in the downtown area of Lodi, California.

Project goals: The primary goal of this project is to provide a modern, accessible space for the community. Secondary goals include creating jobs during construction and enhancing the local economy.

Project status: The project is currently in the planning phase, with final permits being processed.

- 1. Site selection and acquisition
- 2. Preliminary design and engineering
- 3. Final design and permitting
- 4. Construction and completion

## PART 12 INFRASTRUCTURE PLAN

### 12.1 INTRODUCTION

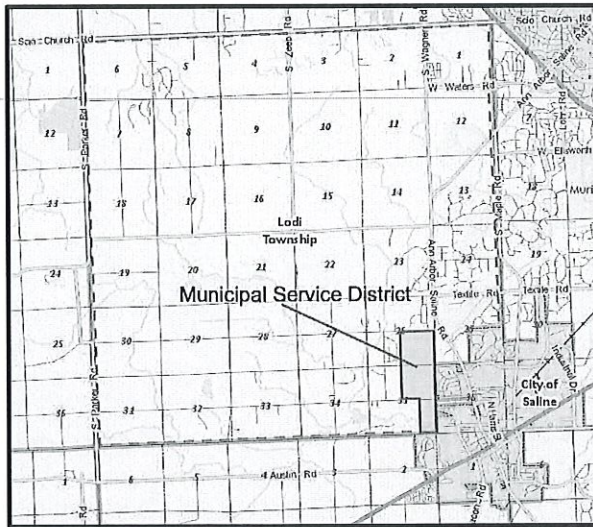
This chapter outlines Lodi Township's long-term approach to water, sewer, communications, and energy systems, ensuring infrastructure supports community health, resiliency, and technological needs, including municipal water and sanitary sewer services, communications infrastructure, and renewable energy systems, and establishes policies to guide future infrastructure planning consistent with the Township's rural character and environmental protection goals. 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.

### 12.2 MUNICIPAL SERVICE DISTRICT

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. The capacity of this system was designed to serve only the existing residential development and is not intended for expansion to serve additional areaste 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/increase 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 requiring municipal water and/or sewer service, this Master Plan limits such services to the designated Municipal Service District, as shown on Map 16. needing



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Lodi Township Master Plan

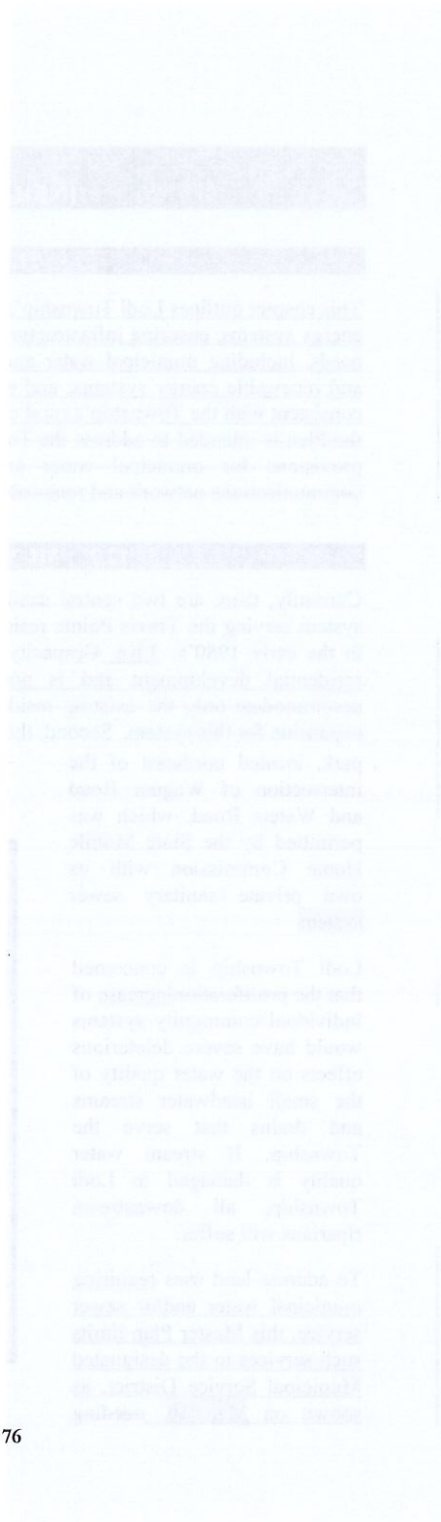
District

~~Map 16—Municipal Service~~

~~service, it is therefore the intent of this Master Plan that future municipal water and/or sewer service only be provided in the designated The 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, as depicted on Map 16.~~

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 ~~should~~**shall** be limited to the designated Municipal Service District.



Lodi Township Master Plan

- Extension of sanitary sewer service beyond the designated Municipal Service District should not be permitted unless required to address a documented public health emergency 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.
- Properties within the Municipal Service District that are developed with temporary on-site systems should be required to connect to public water and sewer when such services become available, consistent with applicable law. 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 permitted to protect groundwater and surface water. 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.
- New development within the designated Municipal Service District should connect to the municipal water system when available, consistent with Township regulations. All new development in the designated Municipal Service District shall be required to connect to a municipal water system.
- Private community water systems should generally be avoided in order to maintain system reliability and water quality protection. 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.

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### 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 (Michigan Telecommunications Act amendments), which permits discontinuation of traditional landline service under certain conditions, 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.

Commented [HF2]: Check with Township if any updated information is needed here in terms of internet access, cellular service, etc throughout Twp

### 12.4 ENERGY

Land use decisions directly influence energy demand, infrastructure requirements, and long-term sustainability outcomes. 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 systems, which may enhance local energy resilience and reduce reliance on fossil fuels. 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.

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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 ~~should~~ 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. Develop and maintain a Capital Improvement Program (CIP) consistent with Section 65 of the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended) 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.**

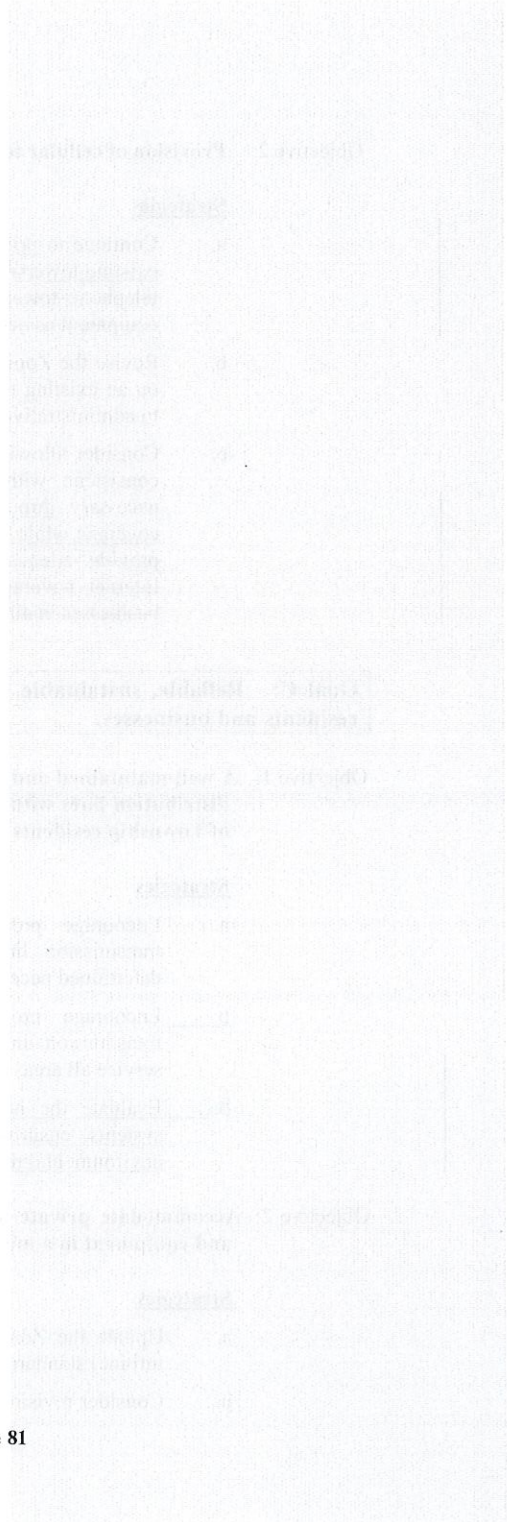
Objective 1: Provision of high speed broadband Internet service to all areas of the Township.

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

**Lodi Township Master Plan**

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 prioritize and encourage collocation of multiple antennae on existing towers~~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 through zoning review to ensure adequate and continuous coverage while minimizing visual impacts~~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.
- b.c. Evaluate the need for standards addressing utility-scale solar energy systems, ensuring protection of agricultural land, rural character, and environmental resources.

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

Lodi Township Master Plan

photovoltaic solar power installations designed primarily to serve the power needs of a residence, farm or business operation.

12.6 IMPLEMENTATION

Implementation of the Infrastructure Plan shall occur through:

- A. Zoning ordinance amendments
- B. Site plan review standards
- C. Capital improvement planning
- D. Intergovernmental agreements
- E. Utility provider coordination
- F. Special assessment districts where appropriate

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Lodi Township Master Plan

Table-Of-Contents

- 1. Introduction
- 2. Planning Process
- 3. Community Vision
- 4. Land Use
- 5. Transportation
- 6. Economic Development
- 7. Environmental
- 8. Public Works
- 9. Housing
- 10. Parks and Recreation
- 11. Cultural and Historical Resources
- 12. Implementation

## PART 13 COMMUNITY FACILITIES

### 13.1 INTRODUCTION

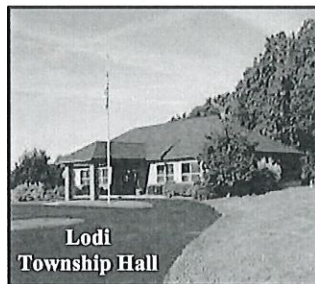
The need for additional public facilities has been discussed within Lodi Township, including expansion of the existing Township Hall and other facilities for police and fire accommodations. Since the last update of this master plan, Township Hall was expanded to add space for a dedicated Washtenaw County Sheriff station (Station 8 for the Sheriff's office). They include the expansion of the existing Township Hall and facilities for police and fire accommodations. The Township should undertake ongoing evaluations of its public facilities to identify when improvements, expansions, or additional facilities are warranted in response to changing population and service demands. 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 uses characterized as quasi-public or institutional, such as places of worship, private educational institutions, and comparable community-oriented 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 Future Land Use Map does not identify specific sites for public or quasi-public institutional facilities such as places of worship, schools, public buildings, or other assembly 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 law affect how the Township may regulate the location and development of religious institutions and public schools. 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).

Lodi Township Master Plan

The purpose of this section is to establish planning guidance for evaluating and locating new public or quasi-public facilities within the Township. 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 considerations:

- Sites should include sufficient acreage and possess soil characteristics or utility capacity capable of accommodating the intended use. 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.
- Sites should provide frontage on and access to roadways with the capacity and design necessary to safely handle anticipated traffic volumes. 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.

- New public and quasi-public facilities should typically be directed away from areas planned for long-term agricultural preservation, except where site characteristics render agricultural use impractical. 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 should 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~~ vehicle 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 effective fire protection services to Township residents by coordinating with the designated fire service provider~~fire protection for the entire Township.~~

#### Strategies

- a. Work with the fire service provider to monitor service coverage and evaluate response capabilities.~~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 adequate law enforcement services for Township residents~~Provide police protection for the entire Township.~~

#### Strategies

- a. Continue coordination and 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: Collaborate with local school districts to monitor land-use patterns and development trends that may influence future school facility needs~~Promote long-term planning for school sites or facilities to accommodate future student populations in conjunction with school district administrators.~~

Commented [AH2]: Schools are independent

Lodi Township Master Plan

**Strategies**

- a. Share development and population trend data with local school districts to support long-range school facility planning~~Review criteria within zoning ordinance to address the impact of new and expanding residential development on local school system capacity.~~
- b. The Township should continue to coordinate with both local school districts and private schools to plan and develop new facilities as needed to support areas experiencing population growth.~~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~~

**Commented [AH3]:** Townships generally cannot regulate development based on school capacity

Lodi Township Master Plan

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. ~~Assess whether zoning or design review tools should be implemented to help protect significant historic resources.~~ 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.

**Commented [AH4]:** Does a historic district exist or do they want to create a district. Lodi Central?

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 Township Hall as the primary center for government and civic activities. Any future expansion should account for access, parking, and its relationship to the broader Lodi Central area.~~ 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

**Lodi Township Master Plan**

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.

The right side of the page contains a large, faint table or grid structure. The text within this structure is illegible due to low contrast and blurring. It appears to be a multi-column table with several rows, possibly representing a schedule or a list of items. The overall layout is very light and difficult to discern.

Objective 7: Ensure that zoning regulations for places of worship and similar assembly uses are applied consistently and in full compliance with applicable laws. 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. Review zoning regulations governing places of worship, schools, clubs, lodges, and similar assembly uses to promote clarity and consistency in how comparable uses are regulated. ~~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. Evaluate whether zoning procedures for expanding existing community-serving facilities, including places of worship, can be streamlined when land-use impacts are minimal. ~~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. Ensure that zoning requirements addressing traffic, parking, lighting, and buffering for assembly uses are grounded in objective land-use impacts, not the identity of the organization using the site. ~~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.~~

**Commented [AH5]:** • Avoids over-specific legal language  
 • Aligns with RLUIPA equal terms requirements  
 • Keeps the Master Plan at the policy level rather than legal interpretation

**Commented [AH6]:** Important Planning Note  
 In Michigan master plans, this section is usually very short. The goal is simply to:  
 • acknowledge religious land uses exist  
 • confirm the Township intends fair and consistent regulation  
 • avoid creating legal vulnerability  
 The detailed mechanics belong in the Zoning Ordinance, not the Master Plan.

**Commented [AH7]:** The current language reads like zoning-ordinance drafting instructions, is overly prescriptive for a Master Plan, and may create inconsistencies in application if not implemented carefully.  
 In contrast, the revised language identifies the core issue while allowing flexibility in how the zoning ordinance is structured.

**Commented [AH8]:** Rewritten Version:  
 Why this change:  
 The current language could be interpreted as favoring religious institutions over other comparable uses and may lead to regulatory inconsistency.  
 The revised language continues to encourage flexibility while maintaining equal treatment across all assembly uses.  
 If you'd like, I can format this as a sidebar, callout box, or explanatory note for a Master Plan section.

**Commented [AH9]:** This reinforces RLUIPA compliance without sounding legalistic.

**Commented [AH10R9]:** Why Strategy C should be replaced  
 Lists specific institutional uses:  
 -Directs the zoning ordinance to treat religious uses differently  
 -Includes detailed legal instructions related to RLUIPA  
 -Groups religious institutions into a special regulatory category  
 These types of strategies can become outdated or create legal risk over time, making replacement the better option.  
 If you'd like, I can also rewrite this in a more formal, technical, or annotated style.

**Commented [AH11R9]:** Rewritten Strategy C works well as it is effective because it subtly reinforces the three key principles courts consider under RLUIPA:  
 -Neutral standards  
 -Impact-based review  
 -Equal treatment  
 It achieves this without using overtly legal language—making it well-suited for inclusion in a Master Plan.  
 If you want a more formal, more concise, or more explanatory version, I can adjust it!



Information	
No.	Category
1	Acceptable Use
<p>How do we provide for this Use in our Zoning Ordinance? Would it make sense to create a special Energy District that would encompass all large energy use or production facilities (large scale Wind, Solar, Data ). They seem to have similar needs and constraints.</p>	
2	Appearance
<p>Size and appearance of the facility/security fencing – screening will be important.</p>	
3	Emergency
<p>Fire - evacuation of neighboring properties</p>	
4	Environment
<p>Decommissioning – must have a clear plan and enough \$\$ to allow for complete removal and restoration of site to a usable property.</p>	



Information	
No.	Category
5	Environment
6	Lighting
7	Noise
8	Noise

Ground Warming - impacts to neighboring farms up to 6 miles away

Security lighting disrupting neighbors, dark sky impact if in a largely rural area

Noise – will there be 24/7 noise? Also need rules on when generators are exercised.

During Construction (daily operating hour restrictions / prohibit weekends. After construction - generators / vibrations - constant low humming



Information	
No.	Category
9	Public Benefit
	Neighboring property values
10	Public Benefit
	Public Benefit: How can we strengthen our ordinance to require this – in Sec. 42.300 A.8 we only require 1 of 4 additional Eligibility Criteria in a Special District, one of which is Public Benefit. I think all 4 should be required. Need to be careful with item c. Public Benefit, as one could argue that data centers provide benefit to all Township residents who use data services. Thinking more along lines of ADDITIONAL benefit, not associated directly with the development itself. Again, this could be waived or lessened for much smaller developments if so desired?
11	Public Benefit
	Property taxes – if a non-profit owns the land or facility (like U of M), how will this affect the township's revenues (considering the land is currently paying taxes). What(if any) are state provisions for these types of LARGE public institutions contributing to their host governments? Does it even make sense that a data center would be non-profit if it was serving the data needs of a general region, not just the public institution? Assuming this would be considered Commercial, not Industrial?
12	Traffic
	Impact on traffic in the area (both during construction and during operation).



No.	Category	Information
13	Traffic	Daily limits - prohibit on weekends. Site prep - removal trucks - qty and timing. Site deliveries - Cement, Construction material. Assets - servers etc. Site workers
14	Traffic	Road wear and tear - ability for type of vehicle to use certain roads in the township. Restricted by weight limits
15	Water Usage	Type of cooling ( if water, what will be the effect on local wells). On-going monitoring needed. If there IS an eventual impact, need a plan to supply water to residents ( not paid for by the Township)
16	Water Usage	Monitoring what is proposed is actually what is used. Ability to revoke special use permit if water consumption is above what is proposed and is impacting neighboring property wells / water pressure etc.

