



September 18, 2026

Planning Commission
Lodi Township
3755 Pleasant Lake Road
Ann Arbor, Michigan 48103

Attention: Cindy Strader, Planning Commission Chair

Subject: Golf Course Definitions

Dear Ms. Strader,

Lodi Township has received an application for the development of a golf course that includes lodging facilities for guests. Although this type of use is not uncommon, the Ordinance does not currently regulate or define “Golf Course Resorts” making permissibility subject to interpretation. The enclosed amendment takes this into consideration and includes clear language to regulate Golf Course Resorts as a Special Land Use in the same districts where golf courses are currently permitted.

It should be noted that although the Township has received a relevant application, this amendment must be considered based upon its broader regulatory impact, and not its applicability to a specific development.

Proposed Language

The language below includes a definition for Golf Course Resorts. It also ensures that clubhouses and sleeping quarters for guests are regulated as principal buildings when associated with a destination golf course. This ensures that these uses are not regarded as accessory dwellings or accessory structures, which are not permitted to include sleeping quarters.

We also recommend removing the definition of Par 3 Golf Courses. This term does not appear anywhere else in the Zoning Ordinance and Par 3 Golf Courses should follow the same regulations as Golf Courses.

Section 2.03 Definitions

Golf Course. The premises upon which the game of golf is played, ~~that may include clubhouses, swimming pools, tennis courts, or other facilities or uses customarily incidental to a golf course.~~ including the golf course, clubhouse, and other buildings, structures, facilities, and uses associated with the operation of a golf course. For purposes of this Ordinance, a clubhouse located at a golf course shall be considered integral to the operation of the golf course and part of the principal use and shall be regarded as a principal structure, rather than as an accessory use or accessory structure. A golf course may also include accessory uses such as swimming pools, tennis courts, spa or wellness facilities, maintenance facilities, and other facilities or uses customarily associated with and incidental to a golf course.

~~**Par 3 Golf Course.** A golf course consisting of shortened fairways, typically no longer than 200 yards. Par 3, eighteen-hole golf courses typically occupy 50 to 60 acres.~~

Golf Driving Range. A golf practice facility commonly consisting of a large, open field with a teeing ground at one end where golfers line up side-by-side hitting golf balls into the field. The landing area for the golf balls may



be an empty field or include target greens and yardage markers. A golf driving range may be included as part of golf course or as a stand-alone business away from a golf courses.

Disc Golf. A game in which a concave plastic disc is thrown into each of a series of metal baskets situated on an outdoor course, the object being to complete the course using the fewest possible throws.

Golf Course Resort. A golf course that includes short-term lodging accommodations for transient guests or members as an integral component of the golf course. Lodging accommodations may include guest rooms, suites, cottages, villas, or similar accommodations operated in association with the golf course. For purposes of this Ordinance, lodging accommodations and buildings containing such accommodations shall be considered part of the principal use and shall be regarded as principal buildings, rather than accessory uses or accessory buildings.

Section 20.04 Table of Uses by District

Uses	Rural			Residential			Business		Other			Use Standards
	RC	AG	NR	R-1	R-3	MH P	O	C-1	LCD	PSP	I-1	
Disc Golf	S	S										Section 41.24
Golf Course Resort	S	S										Section 41.24

Section 41.24 Recreational Facilities, Golf Courses, Golf Driving Ranges, and Campgrounds and Recreational Vehicle Parks.

Recreational facilities, golf courses, golf driving ranges, campgrounds, and recreational vehicle parks shall be subject to the following:

A. General Standards

1. No building shall be located within 100 feet of any property line.
2. Facilities such as licensed restaurants and bars may be permitted as an accessory use when occupying an integral part of the main structure, provided there is no exterior display or advertising of said facilities.
3. Accessory uses, such as restaurants and bars, swimming pools, tennis courts, spa and wellness facilities, or other ancillary uses shall be limited to guests or members of the golf course or clubhouse.
4. Golf fairways, swimming pools, tennis courts, and similar uses shall comply with the greater of the required yard and setback requirements of the zoning district in which located or a minimum setback of 50 feet from any property line. Screening shall be provided per the requirements of Section 55.09.D (Methods of Screening).
5. Construction, expansion, and alteration of recreational facilities shall be subject to site plan approval per Article 44.0 (Site Plan Review).

B. Golf Courses, Golf Course Resorts, and Driving Ranges.

The following requirements shall apply to all golf courses, golf course resorts, and driving ranges, in addition to the general standards above:

1. A maintenance plan shall be submitted with the application for site plan approval, which shall include the following minimum information:
 - a) The entity responsible for long-term maintenance of the facility, and methods and anticipated funding sources for such maintenance.



- b) Details of the proposed landscape and lawn care maintenance program, which shall include the best available practices for protection of abutting properties and the environment of the Township.
- 2. Structures associated with such uses shall be set back a minimum of 100 feet from lot boundaries that abut Residential Districts or existing Residential Uses.
- 3. The facility shall be designed and maintained to contain golf balls and other course activities within the site.
 - a) The use of netting or similar materials to contain errant golf balls within the site shall be prohibited, except where the Planning Commission determines that it would be compatible with surrounding uses.
 - b) The site plan shall include illustration of expected ball trajectories and dispersion patterns for fairways and driving ranges located within 500 feet of a building, parking lot, lot boundary or road right-of-way.
- 4. Golf Course Resorts may only provide short-term lodging accommodations to transient guests or members of the golf course during months when golf is open and available for regular play. Lodging accommodations shall be limited to guests or members using the golf course and shall not be operated as a hotel, motel, short term rental, or other lodging facility for general public use.

We would be happy to answer any questions regarding the proposed language.

Sincerely,
OHM Advisors

Hannah Firlit
Senior Planner

Julia Upfal
Client Representative

cc: Jacob Schiable, Township Supervisor
Christina Smith, Township Clerk
Marcus McNamara, OHM Advisors
MC Moritz; OHM Advisors