



October 15, 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.

Previous Discussion

September 2, 2026- The Township Board approved a request by OHM to have the Planning Commission to review and update the definition of golf course to provide clear language that articulates the appropriate zoning treatment for golf courses with lodging facilities in order to reduce potential confusion with existing language in the ordinance.

September 22, 2026- During the September Planning Commission meeting, the Commissioners reviewed the draft language and discussed some additional desired changes, including clarification that the site shall be maintained under common ownership, a limit on the amount of lodging, and considerations for a broader recreational resort type of use.

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.

Since the September meeting, new language has been added to ensure common ownership and limit the amount of lodging based on the size of the clubhouse (for attached lodging) or the number of holes (for detached lodging). In addition, a separate, alternative amendment, was drafted to provide a more permissive "recreational resort" land use for the Planning Commission to consider.

Finally, we updated the parking schedule to include a requirement for golf course resorts. The Planning Commission may determine that the use of the golf course and resort will overlap, eliminating the need for

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additional parking spaces. With that in mind, we have proposed language for the purpose of discussion subject to the review and consideration of the Commission.

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 members or guests of members for transient stays as a component of the golf course. The golf course and lodging accommodations shall be maintained under common ownership and shall be operated as an integrated use. Lodging accommodations may include guest rooms, suites, cottages, villas, or similar accommodations. 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. 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).
4. 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. Accessory uses, such as restaurants and bars, swimming pools, tennis courts, spa and wellness facilities, or other ancillary uses shall be limited to members or guests of members of the golf course or clubhouse.
3. 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.
4. 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.

5. Golf Course Resorts.

- a) Golf course resorts may only provide short-term lodging accommodations during months when golf is open and available for regular play.
- b) Lodging accommodations shall be limited to members or guests of 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.
- c) Lodging accommodations shall not be permanently occupied. No rental period shall exceed 30 consecutive days.
- d) Lodging accommodations shall be limited to the following:
 1. When located within the clubhouse building, lodging accommodations shall be limited to 25% of the total floor area of the building or less.



2. When located within detached structures, lodging accommodations shall be limited to three (3) guest bedrooms for each hole of the golf course.

Section 51.05.B Schedule of Off-Street Parking Requirements

Recreation Facilities, Outdoor, with the exception of Campgrounds or Recreational Vehicle Parks	For golf courses: Four (4) per hole, plus one (1) per employee.
	For golf driving ranges: One (1) per practice station, plus one (1) per employee.
	For golf course resorts: Four (4) per hole, plus (1) per employee, plus one (1) for every four guest bedrooms
	For facilities with a known maximum occupancy: One (1) per four (4) persons allowed within the maximum authorized occupancy.
	For all other uses: One (1) per 7,500 square feet of land area.

Alternative Language

The proposed language does not address other types of recreational resorts, such as cabins associated with campgrounds or other recreational facilities. If desired by the Planning Commission, the following alternative language would allow for broader permissiveness to accommodate this kind of use.

Section 2.03 Definitions

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~~**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.

Recreational Resort. A recreational use that includes short-term lodging accommodations for transient stays as a component of the recreational use. The recreational use and lodging accommodations shall be maintained under common ownership and shall be operated as an integrated use. Lodging accommodations may include guest rooms, suites, cottages, villas, or similar accommodations. 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	
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Recreational 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:

C. 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. 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).
4. Construction, expansion, and alteration of recreational facilities shall be subject to site plan approval per Article 44.0 (Site Plan Review).
5. Recreational Resorts.
 - a) Recreational resorts may only provide short-term lodging accommodations during months when the recreational use is actively being used.
 - b) Lodging accommodations shall be limited to individuals using the recreational use and shall not be operated as a hotel, motel, short term rental, or other lodging facility for general public use.
 - c) Lodging accommodations shall not be permanently occupied. No rental period shall exceed 30 consecutive days.
 - d) Lodging accommodations shall be limited to the following:
 - i. When located within a clubhouse building, lodging accommodations shall be limited to 25% of the total floor area of the building or less.

Commented [JU1]: Hard to enforce without membership



- ii. When located within detached structures, lodging accommodations shall be limited to:
 - a. Five (5) detached buildings used for lodging purposes, plus one (1) additional building for each ten acres of land in excess of the first fifty (50) acres.
 - b. Within the detached buildings used for lodging purposes, there shall be no more than ten (10) guest bedrooms in aggregate, plus two (2) additional guest bedrooms for each ten (10) acres of land in excess of the first fifty (50) acres.

D. 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. [Accessory uses, such as restaurants and bars, swimming pools, tennis courts, spa and wellness facilities, or other ancillary uses shall be limited to members or guests of members of the golf course or clubhouse.](#)
3. 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.
4. 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

Section 51.05.B Schedule of Off-Street Parking Requirements

Recreation Facilities, Outdoor, with the exception of Campgrounds or Recreational Vehicle Parks	For golf courses: Four (4) per hole, plus one (1) per employee.
	For golf driving ranges: One (1) per practice station, plus one (1) per employee.
	For facilities with a known maximum occupancy: One (1) per four (4) persons allowed within the maximum authorized occupancy.
	For recreational resorts: One (1) additional parking space shall be provided for every four (4) guest



	bedrooms, in addition to the parking spaces required for the principal recreational use.
	For all other uses: One (1) per 7,500 square feet of land area.

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