November 3, 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.

October 21, 2026- A joint meeting of the Planning Commission and Township Board was held to review the proposed amendments and contemplate any changes. A technical correction to the use of the term "rental" was requested, which is addressed in this draft. In addition, the public bodies suggested updating the draft to include separate definitions and regulations for recreational resorts and golf course resorts.

During the meeting, a question was raised regarding whether golf course resorts should be limited to only the RC Zoning District. After consideration of the areas currently zoned RC, the permitted uses in RC, and the intent of the RC district, we have determined that this may not be the appropriate treatment of golf course resorts. Golf course resorts are commercial and private in nature, and may not be consistent with the goal of providing recreational opportunities to residents broadly, as described in the intent for this district. Furthermore, this district is confined to limited areas and would substantially reduce the opportunities available to develop this use. Finally, if rezonings are needed to permit these uses, they would result in "downzoning," which would limit opportunities for future redevelopment and may impact property values.

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October 27, 2026- The Planning Commission reviewed the draft language and scheduled a public hearing for the November Planning Commission meeting. The Planning Commission also discussed including a maximum number of structures, reducing the total number of bedrooms to two per hole, and adding specific requirements to the maintenance plan provision.

Proposed Language

The language below includes a definition for Golf Course Resorts and separately, recreational 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 October Planning Commission meeting, changes were made to the maximum number of bedrooms/structures and specific requirements were added to the maintenance plan provisions.

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.

Recreational Resort. A recreational use or campground that includes short-term lodging accommodations for transient stays as a component of the recreational use, excluding Golf Course Resorts, as separately defined in this ordinance. 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

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

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. The lawncare maintenance program shall include:
         1. The identification of all irrigation sources and their capacity
         2. Estimated annual irrigation demand, estimated peak daily demand, estimated peak monthly demand.

3. Anticipated annual fertilizer application rates
4. Estimated annual pesticide/ herbicide usage
5. Measures to prevent fertilizers and pesticides from entering surface waters, wetlands, and adjacent properties.
6. When it is determined that the proposed golf course may alter groundwater quality or flow, the Planning Commission may require a hydrogeological assessment in accordance with Section 55.15.

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 when attending with that member present, 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, when members are present. Lodging accommodations 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 occupancy 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 the following:
            a. Two (2) guest bedrooms for each hole of the golf course.
            b. One detached structure used for lodging accommodations for each hole of the golf course

C. Recreational Resorts
1. Recreational resorts may only provide short-term lodging accommodations during months when the recreational use is actively being used.
2. 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.
3. Lodging accommodations shall not be permanently occupied. No occupancy period shall exceed 30 consecutive days.
4. Lodging accommodations shall be limited to the following:
    a) When located within a clubhouse building, lodging accommodations shall be limited to 25% of the total floor area of the building or less.
    b) When located within detached structures, lodging accommodations shall be limited to:

1. 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.
2. 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. Campgrounds and Recreational Vehicle Parks. (Renumbered)
Recreational vehicle parks and campgrounds shall be subject to the following
1. No Changes Proposed
2. No Changes Proposed
3. No Changes Proposed
4. No Changes Proposed

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 recreational resorts and golf course 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 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.

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 Advisor