

PART 1

INTRODUCTION

1.01 Planning Directive

The Planning Commission, in the formulation of the Master Plan, recognizes that:

- A. The planning process is a continuous one which requires a close and continuous working relationship between the Lodi Township Board, Lodi Township Planning Commission, and most importantly, the citizens of Lodi Township;
- B. The formulation and updating of the Master Plan has been accomplished with broad citizen representation and participation insuring that all interests have had an opportunity to be heard in determining the future development and preservation of the unique character of the Township;
- C. The formulation of amendments to the Zoning Ordinance text or map and related ordinances and plans will be based upon the Master Plan;
- D. Future decision making concerned with proposed developments in the Township will be based on the Master Plan.

1.02 Township Responsibility to Adopt Land Use Plans

One of the most important aspects of township government is to effectively plan for the future. Planning means going through an all-inclusive public process resulting in the adoption of a "Plan" for the Township. Lodi Township's Master Plan (MP) precisely depicts the location and character of land use types, densities and relationships that are based upon appropriate infrastructures, such as roads and other public support systems. The MP is also based upon the Township's ability to provide fiscal support by providing necessary public infrastructures. The MP also provides for the preservation of lands with special natural resource character (woodlands, wetlands, etc.) due to their environmental significance and visual character as well as prime agricultural lands because of their significant to the economy and character of the area.

Lodi Township has had experience with land use planning since the late 1960's and early 1970's when Lodi Township participated in a regional planning process including the Townships of Lodi, Pittsfield, Saline, and York Townships within Washtenaw County. The City of Saline was also within this regional planning effort and served as the central focal point. The organization was known as the "*Saline Area Region Planning Commission*" (SARPC). During the time this organization was in operation, urban and rural land use issues were discussed for this entire region. This organization served as one of the first regional approaches to land use planning within southeastern Michigan. These efforts resulted in the first General Development Plan for Lodi Township being adopted in 1970.

Between these early planning efforts and the early 1990's it was determined that a complete re-evaluation of strategies and policies as they affect growth, development, environmental concerns, and land use relationships had become warranted. As a result of this determination, in April of 1991 the Lodi Township Planning Commission mailed out more than 1,400 citizen surveys to all Township property owners of

record at that time. Of the surveys mailed out and distributed, 780 surveys (55%) were returned. The survey was intended to gauge the sentiment of residents and property owners on issues relating to planning and development. With results from this survey, a Master Plan approach was initiated that centered on analyzing Lodi Township's unique physical conditions, land use needs, and growth pressures, including development trends from surrounding communities. Analysis was directed toward understanding of the Township's character and putting forth reasonable policies to enhance this character while providing for equitable growth at selected locations within the Township. This re-analysis led to the adoption of the Lodi Township General Development Plan in May 1992. Policies contained within the 1992 General Development Plan strengthened the importance of maintaining the rural character of Lodi Township, and the comprehensive goals, objectives and policies served to protect that character.

In December 2002 a revised General Development was adopted by the Planning Commission. It had been determined to initiate an evaluation process intended to revise the 1992 plan due to the length of time since the 1992 General Development Plan had been reviewed.

During this evaluation process, the Lodi Township Planning Commission and Township Board spent approximately two years in updating the Plan. Assessment of the plan included an extensive review of existing land uses and future needs, growth patterns and pressures, including development trends from surrounding communities, natural features, and infrastructure constraints. Analysis was directed toward understanding of the Township's character as specified in Public Act 168 of 1959 and putting forth reasonable policies to enhance this identifiable character while providing for equitable growth at selected locations within the Township. A variety of means to solicit public input to the Plan was initiated; including holding several public forums and a public hearing, encouraging attendance at workshop meetings, and reviewing progress with the Township Board of Trustees. Always at the foreground was the goal of drafting a MP that would recognize the Township's unique character, its precious environmental resources and natural features, and, most importantly, the needs of its citizens. Review of the 1992 General Development Plan revealed that most of the Plan was still valid. New development, some of which are still in process, had followed the 1992 land use goals and policies. Nevertheless, some of the data in the Plan was out of date and some policies had become obsolete by evolving events. The 2002 General Development Plan was therefore a refinement as well as an update of the 1992 Plan.

In initiating all of the General Development Plan programs the Planning Commission has involved residents. This involvement has given direction and insight in setting forth issues that the General Development Plan should address.

Since 2002 conditions within and affecting the Township have changed to the point that a complete re-evaluation of strategies and policies as they affect growth, development, environmental concerns, and land use relationships have become warranted. This current re-evaluation had continued to be centered on analyzing Lodi Township's unique physical conditions, land use needs, and growth pressures, including development trends from surrounding communities that currently impact the Township and will continue to do so in the future. Analysis has continued to be directed toward understanding of the Township's character and putting forth reasonable policies to enhance this character while providing for reasonable growth at selected locations within the Township.

Accelerated development pressure along the northern border of the Township, especially the Scio Church Road corridor, within Lodi Township has led to concern over the adequacy of some policies in the current Plan. Review of the present plan is designed to strengthen policies relating to specific suburban land uses and the importance of maintaining the rural character of Lodi Township.

Again, as in previous revisions to the General Development Plan, now referred to as Master Plan (MP), citizen input was initiated as a first step in the update process. Citizen surveys, used as the basis of

previous plan updates were revised as well as including additional comprehensive questions. The modified survey was mailed to Township residents. The results of this citizen survey, two futuring sessions held with Township residents to gain specific public input, evaluation of socio-economic factors, and an assessment of adjoining municipalities land use plans serves as the basis and formulation of the revised Master Plan. Following is a comparison between the previous 2002 and the most recent 2007 citizen survey.

**Lodi Township Survey Summary
Comparison 2002 and 2007**

General Information

2002 Survey

2007 Survey

Age of respondents	27 – 51 82% 62 or older 18%	26 – 54 52% 55 – 90 48% 61 or older 33%
Male respondents who answered survey (indicated self)	73.1 %	58.2%
Number of years respondents have been Lodi resident	5 years or less 40% 10 years or less 60% 20 years or more 20%	5 years or less 17% 9 years or less 33% 20 years or more 36%
Number of years respondents have owned property	5 years or less 40% 10 years or less 60% 20 years or more 13%	5 years or less 17% 9 years or less 32% 20 years or more 35%
Education of respondents	post high school 73% beyond 4 years of college 16.8%	high school and post high school 91% beyond 4 years of college 26.8%
Respondents are employed in professional or managerial occupation	60%	46.8%
Respondents are retirees	13.4%	26.5%

Residential Attitudes

2002 Survey

2007 Survey

Rate of residential growth	occurring too fast 65% “about right” 31%	occurring too fast 47.2% “about right” 51.1%
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Commercial Attitudes

2002 Survey

2007 Survey

Respondents felt that retail and service business in the Township was adequate	79%	83%
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Respondents indicated they would like to see future commercial growth along Ann Arbor-Saline Road

23%

Ann Arbor –Saline & Pleasant Lake Roads 27.2%

Industrial Attitudes

2002 Survey

2007 Survey

For the size and character of the community respondents felt existing industrial development was

“about right” 73%
“too much” 18.4%

“about right” 27.1%
“too much” 5.4%

Natural Resources

2002 Survey

2007 Survey

Township respondents felt natural resources were a limited resource worth protecting or an asset to the Community that should be protected by local government

90%

67.6%

Respondents felt that the surviving history within Lodi Township was at least somewhat important.

90%

90%

Transportation

2002 Survey

2007 Survey

Household members who car pool.

8%

7.8%

There is a need for public transportation 21%

18.3%

Quality of gravel roads

fair or poor 66%
good 25%
very good or excellent 8%

fair or poor 52.3%
good 35.2%
very good or excellent 12.5%

Respondents felt they would not support an additional millage to improve local roads

60%

57.3%

Respondents felt they would support increased property taxes special, assessment or other fiscal means to improve local roads

42.7%

Miscellaneous

2002 Survey

2007 Survey

Respondents did not support Township involvement in a public park or recreation area within the Township

60%

48.6%

Respondents would support Township involvement in a public park or recreation area within the Township by private donations.

28%

73.1%

Respondents indicated they recycled

71.9%

50.5%

Respondents indicated they used the Township provided recycling service

50.5%

37.2%

Household income

over \$45,000
over \$70,000

77%
48.4%

over \$40,000
over \$70,000

89.5%
70%

Even though percentages have changed for certain questions when comparing the two surveys, there continues to be strong opinions regarding Township land uses. In response to the rate of residential growth, the 2002 survey stated 31 percent considered the amount of residential growth "about right". The percentage in the 2007 survey had increased to 51 percent regarding this opinion. The 2002 survey 79 percent of the respondents stated that retail and service business in the Township was adequate. This percentage increased to 83 percent in the 2007 survey. In the 2002 survey 73 percent of respondents felt that existing industrial development was "about right" while only 27 percent believed this to be the case in the 2007 survey. As in previous Township planning efforts, formulation of the current Master Plan will use these surveys as the basis future planning policies within the Township.

This current effort to update the Lodi Township General Development Plan will bring the entire document up to date regarding recent development trends, continued recognition of the established character of Lodi Township, review of population and socioeconomic data, and be in compliance with required reviews mandated by State statute.

All of Lodi Township's previous planning efforts have been based upon the Township Planning Act, Public Act 168 of 1959 which outlines the process and components for a Township to adopt land use goals, policies, objectives, and strategies for recognizing current land uses and providing for future land uses in the future. The Act states:

Currently the Townships ability to develop a Master Plan is according to the Michigan Planning Enabling Act (MPEA) PA 33 of 2008 which replaced the Township Planning Act (PA 168 of 1959). PA 33, as well as the previous PA 168 stresses the importance of basing the Master Plan on a Township's character. As stated within PA 33 "*The general purpose of a master plan is to guide and accomplish, in the planning jurisdiction and its environs, development that satisfies all of the following criteria:*

Is coordinated, adjusted, harmonious, efficient, and economical.

Considers the character of the planning jurisdiction and its suitability for particular uses, judged in terms of such factors as trends in land and population development.

Will, in accordance with present and future needs, best promote public health, safety, morals, order, convenience, prosperity, and general welfare.

Includes, among other things, promotion of or adequate provision for 1 or more of the following:

- *A system of transportation to lessen congestion on streets.*
- *Safety from fire and other dangers.*
- *Light and air.*
- *Healthful and convenient distribution of population.*
- *Good civic design and arrangement and wise and efficient expenditure of public funds.*
- *Public utilities such as sewage disposal and water supply and other public improvements.*
- *Recreation.*
- *The use of resources in accordance with their character and adaptability.*

This Master Plan follows PA 33 as outlined above stressing the unique character of Lodi Township as well as specific areas within the Township where detailed policies are set forth.

In initiating all of the previous General Development Plan programs the Planning Commission has involved residents. This involvement has given direction and insight in setting forth issues that the Master Plan should address:

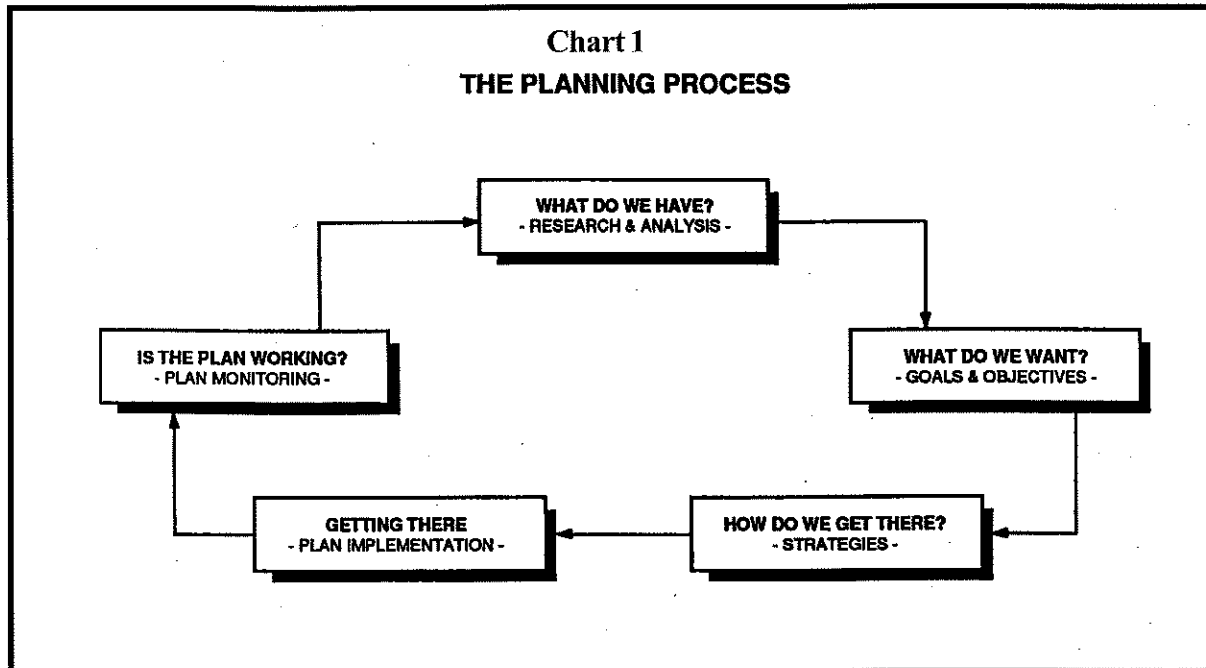
Lodi Township will also continue to coordinate its policies with those of neighboring communities and to recognize the interests of those communities while promoting and protecting its own interests in the formulation and implementation of its policies.

1.03 Generalized Planning Goals

The following goals will serve as a basis to address the specific issues facing Lodi Township. These goals are by nature general; however, they serve as the foundation upon which more detailed policies can be drawn.

- A.** To retain the social, economic and environmental qualities and character of land that are unique to Lodi Township that have attracted people to settle there;
- B.** To protect and enhance the environment which is and continues to be conducive to the development of a more meaningful and purposeful life for every citizen as an individual and as a member of the community;
- C.** To program the orderly growth of a sound physical environment for those living and working in the Township, recognizing the character of the Township, the needs and desires of its citizens, the capabilities of its natural resources, and the anticipated pressures of its population growth and land development;

- D. To encourage (a) the efficient and sustained use of land and water resources in accordance with their character and adaptability; (b) the preservation and enhancement of scenic and aes-



thetic features of the Township, and (c) the prohibition of any developments that seriously contaminate, pollute or erode the natural resources of the Township;

- E. To define a land use pattern which (a) preserves existing character of the Township except where this Plan advocates a change in that character ; (b) recognizes the public interest in ensuring the compatibility between and a reasonable balance among land use activities; (c) anticipates the future demand and amount of land needed for each land use activity relative to the level of public services available at the time new development occurs; (d) identifies the most desirable location for each type of land use activity which permits efficient sustained operations and future expansion; (e) protects and enhances the environmental quality of the community; and (f) protects and enhances the tax base of the Township in a manner which permits new development without creating a need for new public services in excess of available revenues;
- F. To protect the public health, safety and welfare of people living in, working in or visiting the Township.

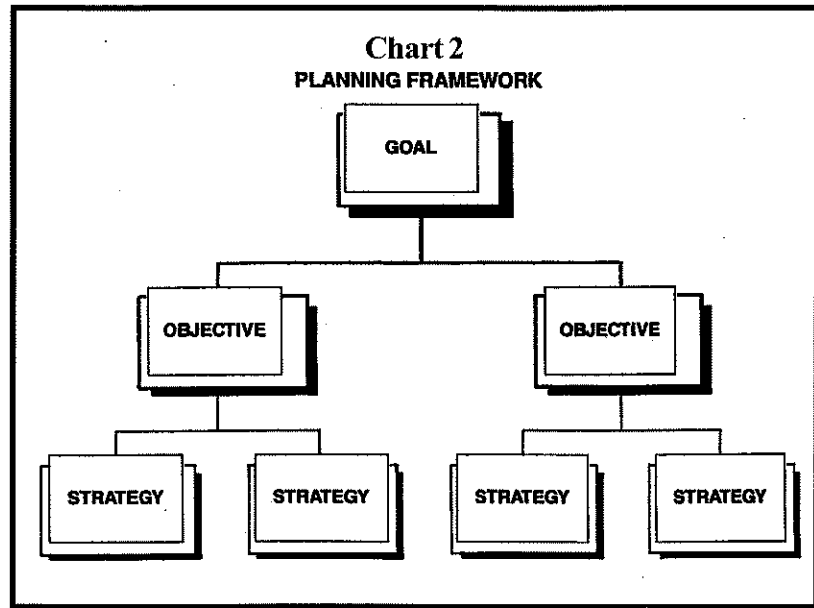
1.04 Principal Features of the Master Plan

Experience in using the previous General Development Plan over the past 5 years has proven the utility and wisdom of that plan and that many of the principal characteristics and polices of the 2002 General Development Plan should be retained. To preserve the unique character of Lodi Township and meet the Township's future needs, a Master Plan must address the major issues confronting the Township. Solutions must be understandable, workable, and provide the structure upon which the plan is based. To accomplish this the Plan is based upon the following:

- A. The Lodi Township Master Plan is a comprehensive statement of community policy for preservation and enhancement of natural resources, the unique character of the Township, and future

development within the Township. The Master Plan is an attempt to reflect the aspirations and goals of the total community which promotes the health, safety, convenience, prosperity and general welfare of the public, Township residents and property owners as well as those who conduct business in the Township. The plan's aim is to achieve optimum compatibility and efficiency between these elements.

- B.** The Plan is a strategy/policy type plan, that is, it describes the Township's strategies regarding future growth, development, and preservation of the character and resources of the Township and the policies which are intended to implement them. The strategies are aimed at the fundamental (strategic) issues which the Planning Commission expects the Township to face during the foreseeable future. These basic issues are those which will have enduring effects on the Township, and which will establish the physical character of the Township in the years ahead. The plan is focused upon a limited number of issues so as to concentrate the Township's attention and efforts on those issues which can truly make a difference in the Township's future.



- C.** Since the Plan concentrates on strategies and policies it follows that the plan is general in nature. That is, the plan shows how the Planning Commission will respond to various issues and the approaches that will be followed. The Plan establishes the existing and desired future character of lands in the Township. The Plan establishes general land use and desired densities in particular areas. It outlines a strategy for provision of new municipal services and facilities in parts of the Township, as certain circumstances take place. It sets forth the policy basis for revisions to the Zoning Ordinance and for making future public service expenditure decisions.
- D.** The Plan provides the policy framework for Planning Commission recommendations on rezoning petitions and subdivision plats to the Township Board and for Planning Commission decisions on site plans. However, only regulations adopted by the Township Board, such as the Zoning Ordinance and Subdivision Regulations, provide specific restrictions on individual parcels. It is not the intent of the Plan that the designation of any area for a class of use entitles a property owner within that area to an immediate zoning change consistent with the use designation. Neither does it mean that certain supporting uses are not to be permitted in any particular area. In both cases the decision will be made on a case by case basis at the time the question arises and within the context of the Plan and applicable zoning (or other) regulations. The Plan may be amended if the analysis involved in the decision indicates that a change is appropriate.

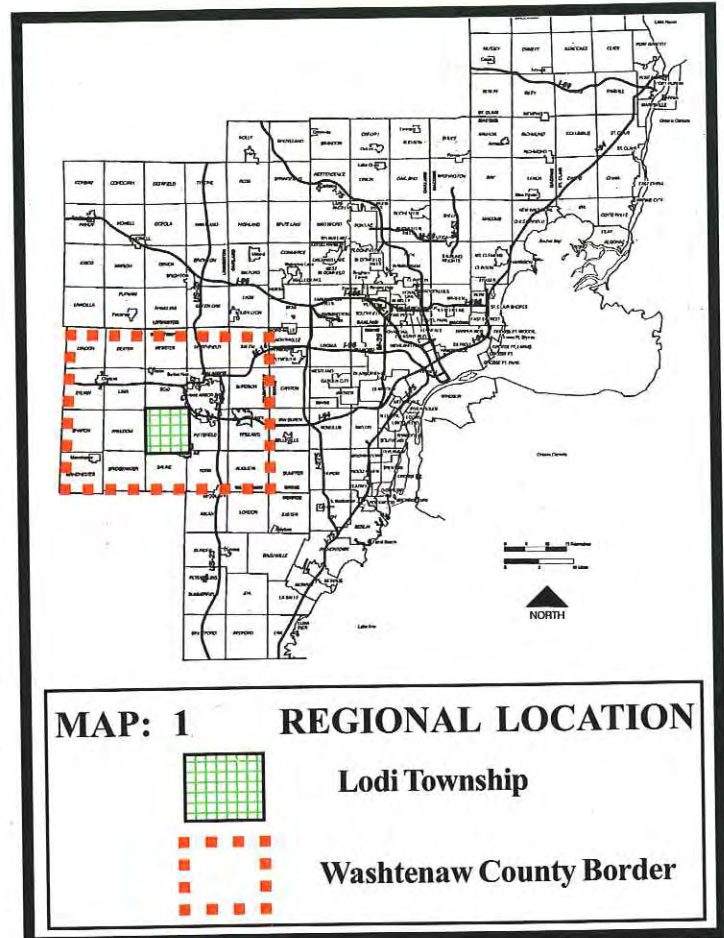
- E.** The Plan is based upon population and housing projections from SEMCOG that relate to Lodi Township. Projections for adjoining communities have also been reviewed to determine trends and directions of growth. Land uses and densities have been expressed within this Plan based upon these factors. To keep the Plan current, the Planning Commission intends to periodically refine, add to, or otherwise modify the Plan as events unfold. It must be recognized; however that significant study and evaluation of numerous factors went into the preparation of this Plan and that it is based upon sound planning concepts and principals. At no time is it the intent of Lodi Township to sacrifice the overall intent of this Plan as it relates to the established character and scale of existing or proposed future development within the Township. Therefore, refinement may be in the form of restating, deleting, or adding to the issues, strategies, goals, or policies set forth in the Plan. It may also be in the form of detailed policies for specific areas of the Township. These changes might result from analysis of a specific development proposal (such as a rezoning petition), a capital improvement proposal by the Township or other government agency, a periodic review of the plan by the Planning Commission, or from a detailed study of a part of the Township by the Planning Commission. This approach can be viewed as a series of successive attempts to adapt the Plan as well as the planning process to changing conditions as they are warranted.
- F.** The primary purpose of this Master Plan is to establish public policy to guide governmental and private decision-making concerning the preservation, growth, and development of Lodi Township. The Master Plan is intended to direct development in a coordinated and harmonious manner to meet the current and long-range needs and aspirations of the Township, to effectively and efficiently maintain, enhance and utilize the resources of the area, and to create a more satisfying environment for its citizens. Therefore, the Master Plan is comprehensive and long-range in scope, rigid in basic principles, yet adaptive to changing conditions. The Master Plan, as adopted, serves as an overall long-range guide, which enables evaluation of individual proposals and rational decision-making on such proposals as they arise.
- G.** The Master Plan, as specified in the State of Michigan Township Planning Commission Act, is a prerequisite to adoption of regulations for land development including zoning, site condominium, and subdivision regulations. Furthermore, the Master Plan is increasingly becoming a prerequisite for State and Federal grants to local governments for capital improvements. The Master Plan is based on the conclusions of various technical studies and working papers, significant community involvement, established Township goals, policies, and strategies and the synthesis of these with commonly accepted planning principles.
- H.** Wide individual and group review as well as a public hearing of this Master Plan provided the opportunity for citizen participation, which improved and refined the proposed plan before its adoption. It is advisable that the plan be reviewed annually to determine whether additions or amendments are necessary based on established goals and sound planning principles. Periodic revision, as well as total evaluation of the plan every five years, is essential if the Master Plan is to be a continually reliable guide for community development and preservation of resources.
- I.** Previously the Township Planning Act gave the Township Planning Commission sole authority to prepare and adopt the Master Plan. Amendments to this Act now allow the Township Board, by resolution, to have final authority for approval of the Master Plan. The Board continues to make all land use and development decisions via the rezoning and the subdivision review processes; approves expenditures for public improvements; provides funds for Planning Commission activities, and appoints Planning Commission members. Most importantly, however, the Board is elected by the citizens of Lodi Township and is therefore directly responsible to the public for planning decisions and represents the public's interest in planning matters. It there-

fore follows that the Township Board should play a key role in preparing the Master Plan and in keeping it up to date. This Master Plan was prepared with this in mind and it reflects Township Board policies as well as those of the Planning Commission.

After adoption of the Master Plan, a review of the Township Zoning Ordinance and Map will be prepared to complement and reflect the conclusions of the Master Plan.

1.05 Regional Setting

The State of Michigan is currently divided into 13 planning regions. Lodi Township located within Washtenaw County is part of Region 1 commonly known as the South-East Michigan Council of Governments (SEMCOG). This region consists of Wayne, Macomb, Oakland, St. Clair, Monroe, Livingston and Washtenaw Counties. Historically, the center of this region has been the City of Detroit. As the urbanized areas surrounding Detroit expands and as urbanization increases in other parts of the region, Detroit's influence as a dominant center will decrease. As commercial and industrial activities become decentralized, aided by improved transportation routes and availability of utilities, separate centers of activity emerge in other parts of the region. Thus, an increasing level of interaction among economic centers within the region links Washtenaw County functionally to the rest of the region.



1.06 County Setting

Within southeast Michigan, Lodi Township is located approximately in the center of Washtenaw County, with the City of Ann Arbor in the northeast corner. The City of Saline comprises a portion of the southeast corner of the Township. The Township itself is strategically located between the City of Ann Arbor and the City of Saline with Ann Arbor/Saline Road providing the major connection. Much of the traffic is considered commuter to or from these municipal areas or

