

LODI TOWNSHIP

MASTER PLAN

COMMUNITY REVIEW DRAFT
(FOR REVIEW AND DISCUSSION PURPOSES ONLY)

NOVEMBER 25, 2008

As Submitted by the Lodi Township Planning Commission

**Adopted by the
Lodi Township Planning Commission
_____, 2008**

**Adopted by the Lodi Township Board
_____, 2008**

Board of Trustees

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Donald N. Pennington - Planning Consultant
Ron Cavallaro - Engineer

Township
Of
Lodi

**Washtenaw County,
Michigan**

Master Plan
Of
Lodi Township

_____, 2008

**LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

A RESOLUTION OF THE PLANNING COMMISSION TO ADOPT THE NEW LODI TOWNSHIP MASTER PLAN

The following preamble and resolution were offered by Member _____ and supported by Member _____.

WHEREAS, Lodi Township initiated a process to prepare a comprehensive new Master Plan for the future development of the Township in accordance with the Michigan Planning Enabling Act (MPEA) [Public Act 33 of 2008 as amended] and the former Township Planning Act (TPA) [Public Act 168 of 1959 as amended]; and

WHEREAS, this Lodi Township Master Plan is intended to be the plan as provided for in the MPEA, and incorporated within this Plan is the zoning plan referred to in the Michigan Zoning Enabling Act as the basis for the Township's Zoning Ordinance; and

WHEREAS, the purposes of the new Master Plan are to promote public health, safety and general welfare; to encourage the use of resources in accordance with their character and adaptability; to preserve the rural and agricultural character of the Township; to provide for planned and orderly land use and development; to avoid the overcrowding of land by buildings or people; to lessen congestion on public roads and streets; to ensure that land uses will be situated in appropriate locations and relationships; and to meet the needs of residents for food, fiber, and other natural resources, places of residence, recreation, industry, trade, service, and other uses of land; and

WHEREAS, the Lodi Township Planning Commission submitted copies of the proposed Master Plan for review and comment to Washtenaw County, all local units of government contiguous to the Township, and other entities as required by Section 7a of the TPA; and

WHEREAS, the Planning Commission solicited public comment throughout the plan preparation process and, notices having been duly posted and published in accordance with the TPA, conducted a public hearing on _____ to receive public comments on the proposed Master Plan; and

WHEREAS, the Planning Commission conducted additional public meetings to consider the input received from Township residents, property owners, Washtenaw County, and others, and to identify any appropriate corrections or changes to the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Lodi Township Planning Commission adopts in the whole this Lodi Township Master Plan.

BE IT FURTHER RESOLVED that the Lodi Township Planning Commission hereby refers this Master Plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the MPEA and the adopted Township Board resolution asserting the right to approve or reject the Plan.

Roll Call Vote:

Ayes: _____
Nays: _____
Absent: _____
Abstain: _____

RESOLUTION DECLARED ADOPTED.

_____, Planning Commission Chair
Lodi Township

_____, Planning Commission Secretary
Lodi Township

Dated: _____

**LODI TOWNSHIP
WASHTENAW COUNTY, MICHIGAN**

**A RESOLUTION OF THE TOWNSHIP BOARD TO ADOPT THE NEW LODI
TOWNSHIP MASTER PLAN**

**A RESOLUTION OF THE TOWNSHIP BOARD TO
ADOPT THE NEW LODI TOWNSHIP MASTER PLAN**

The following preamble and resolution were offered by Member Robert Marion and supported by Member Neil Bohnett.

WHEREAS, Lodi Township initiated a process to prepare a comprehensive new Master Plan for the future development of the Township in accordance with the Michigan Planning Enabling Act (MPEA) [Public Act 33 of 2008 as amended] and the former Township Planning Act (TPA) [Public Act 168 of 1959 as amended]; and

WHEREAS, on _____ the Lodi Township Planning Commission adopted the new Lodi Township Master Plan, and referred the Plan to the Township Board for consideration and final approval in accordance with Section 43(3) of the MPEA and the adopted Township Board resolution asserting the right to approve or reject the Plan.

NOW, THEREFORE, BE IT RESOLVED that the Lodi Township board of Trustees concurs with the Planning Commission, and hereby adopts in the whole the new Lodi Township Master Plan.

BE IT FURTHER RESOLVED that the Township Board hereby directs that copies of the adopted Master Plan be forwarded to Washtenaw County, all local units of government contiguous to the Township, and other entities as required by Section 43(5) of the MPEA.

Roll Call Vote:

Ayes: _____

Nays: _____

Absent: _____

Abstain: _____

RESOLUTION DECLARED ADOPTED.

Citizens of Lodi Township:

On behalf of the Lodi Township Board and recommendation of the Lodi Township Planning Commission, I am pleased to present this Master Plan (MP) for our Township. This new Master Plan replaces and improves upon our 2002 General Development Plan (GDP), which is based upon applicable policies, contained within the 1992 GDP. Although the existing GDP is not obsolete, it does need to be updated to reflect changes over the past 5 years and changes anticipated for the future. A Citizens Survey was conducted in 2001 to gain resident's opinions concerning the future of Lodi Township for the 2002 GDP. For the compilation of this 2008 Plan an additional Citizens Survey was conducted with the results compared to impressions and directions of Township residents as expressed in the previous Citizens Survey. The current 2008 MP is based upon these surveys expressing your opinions and wishes, both in the surveys and from the several Public Hearings held, to confirm the proposed Plan.

In the formulation of this MP, the Lodi Township Planning Commission has spent considerable time in updating the GDP in a process that has included extensive review of existing land uses, growth patterns, natural features, and infrastructure constraints. We also used a variety of means to solicit public input to the MP; including holding several public forums and a public hearing, encouraging attendance at meetings when the draft plan was discussed, and reviewing our 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.

This MP is not a Zoning Ordinance and, by itself, does not change any present zoning. It is, however, a guide to follow when future zoning requests are received, to mold future growth to the best interests of our present residents. In addition, under *Strategies*, the MP suggests some zoning changes and other actions, which can be adopted to further control, our growth. The Master Plan Map indicates where and what kind of future growth we expect, but not the rate of development. Also keep in mind that this Plan can be amended if required by future laws or needs.

The Planning Commission and Board members wish to thank all the citizens who have provided input for the MP. Also we acknowledge with great appreciation the efforts and counsel of the Township's Planning Consultant, Donald N. Pennington.

Sincerely,

Jan Godek,
Lodi Township Supervisor

Master Plan Lodi Township Washtenaw County, Michigan

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DEFINITIONS

Agriculture: The use of land for agricultural purposes, including farming, dairying, pasturage, nurseries, orchards, poultry farms, raising of livestock, and bona fide greenhouses operated on contiguous, neighboring, or associated land as a single unit carried on by the owner-operator, manager, or tenant farmer by his or her own labor or with assistance of members or his or her household or hired employees; provided, however, that land to be considered a farm hereunder shall include a parcel of no less than five (5) acres.

Agriculture - Lands Designated for Agricultural Preservation: Lands that are suitable for longterm agricultural uses, including agricultural service activities and establishments, such as farm equipment sales and services, grain storage, and feed and fertilizer sales. The principle use of Lands Designated for Agricultural Preservation should be agricultural production (crops, livestock, and dairy products). These lands shall not be considered land banks for future rural or urban development or as low density residential areas.

Aquifer: A geological formation that contains sufficient groundwater to supply wells, lakes, streams, springs, and/or wetlands.

Convenience Store: A one-story, retail store containing less than two thousand (2,000) square feet of gross floor area that is designed and stocked to sell primarily food, beverages, and other household supplies to customers who purchase only a relatively few items (in contrast to a "supermarket"). Convenience stores are designed to attract stop-and-go traffic shopping.

District, Zoning: A portion of the Township of Lodi within which, on a uniform basis, certain uses of land and buildings are permitted and within which certain yards, open spaces, lot areas, and other requirements are established.

Farm: All of the contiguous, neighboring or associated land operated as a single unit which is cultivated for agricultural production by the owner-operator, manager, or tenant farmer, by his or her own labor or with the assistance of members of his or her household or hired employees; also including establishments operated as bona fide greenhouses, nurseries, orchards, chicken hatcheries, poultry farms, livestock farms, dairies, and apiaries; provided, however, that land to be considered a farm hereunder shall include a parcel of no less than five (5) acres.

Floodplain: Any land area susceptible to being inundated by floodwaters when high amounts of precipitation are experienced, or when manmade features or natural cyclic conditions raise the water levels. The established floodplain is an area inundated by flood water that has a one percent (1%) chance of occurrence in any given year, which is equivalent to a flood frequency of once in one hundred (100) years (the "**Base Flood**") or "**100-Year Flood**"). Determinants of a floodplain can consist of:

1. the area which typically is adjacent to a river, stream, or other body of water, and is designated as subject to flooding from the 100-year base flood indicated on the "Flood Boundary and Floodway Map" prepared by the Federal Emergency Management Agency or as mapped by an engineer certified by the State of Michigan;
2. principal estuary courses of wetland areas that are part of the river flow system;
3. contiguous areas paralleling a river, stream, or other body of water that exhibit unstable soil conditions for development; or

4. manmade features including, but not limited to, hydraulic structures, impervious surfaces, or storm drainage systems.

Floodway: The channel of a river or other watercourse and the adjacent lands that must be reserved in order to discharge floodwaters without cumulatively increasing the water surface elevation more than one (1) foot. As used in this Ordinance, "floodway" refers to that area designated as a floodway on the "Flood Boundary and Floodway Map" prepared by the Federal Emergency Management Agency, or as mapped by an engineer certified by the State of Michigan.

Groundwater: Water stored in, and slowly filtering through, geologic formations.

Groundwater Recharge Area: A land surface and subsurface with limited filtering and purification capabilities and of high permeability which readily permits water to move downward into an aquifer to a depth where it is likely to be tapped by wells.

Improvements: Any structure or material change incident to servicing or furnishing facilities for developments such as, but not limited to, grading, road surfacing, curb and gutter, driveway approaches, sidewalks, pedestrian ways, water mains and lines, sanitary sewers, storm sewers, culverts, bridges, utilities, lagoons, slips, waterways, lakes, bays, canals, and other appropriate items, with appurtenant construction; demolition of structures; planting; or removal of trees and other vegetation cover.

Lot Area:

1. **Gross Lot Area.** The total area of land contained within the boundaries of a zoning lot, including rights-of-way, easements, floodplains, wetlands, watercourses, and bodies of water.
2. **Net Lot Area.** Gross lot area minus any portions of the zoning lot located within dedicated rights-of-way, drainage easements or bodies of water.

Master Plan (MP): The adopted Master Plan for Lodi Township, including any portions, supplements or amendments to such plan, and consisting of graphic and written text indicating the Township's development goals and objectives, planned future uses of all lands in the Township, general location for roads and other transportation infrastructure, public and community facilities, parks and recreation facilities, agriculture and open space preservation areas, and all physical development.

Michigan Zoning Enabling Act: Act 110 of the Michigan Public Acts of 2006, as amended. This statute is the successor to the former Township Zoning Act, Act 184 of the Michigan Public Acts of 1943, as amended.

Municipal Service Area (MSA): Specifically defined areas within the Township designated for suburban land uses serviced by public infrastructures including municipal sewer and water.

Municipal Sanitary Sewerage System: A system of pipes and structures including pipes, channels, conduits, manholes, pumping station, sewage or waste treatment works, diversion and regulatory devices, outfall structures, and appurtenances, collectively or severally actually used or intended for use by the public for the purpose of collecting, conveying, transporting, treating, or otherwise handling sanitary sewage or other industrial liquid wastes of such nature as to be capable of adversely affecting the public health.

Natural Features: Include, but are not limited to, soils, wetlands, floodplains, water bodies and channels, groundwater recharge areas, topography, hedgerows, trees and other types of vegetation cover, and geologic formations.

Open Space - Common: An area generally within a subdivision, site condominium, or PUD development held out of development by the proprietor and designed for the common use or enjoyment of residents or users of the development. Common open space may contain such complementary structures as are necessary and appropriate for the use or enjoyment of the development. Common open space may include areas for recreational use, wildlife or plant preserves, and nature study areas.

Open Space - Dedicated: Open land that is permanently set aside by the owner for protection in a generally undeveloped state.

Open Space - Major: Lands which are part of an interconnected Township wide natural resource system consisting of woodlands, wetlands, and stream corridors.

Open Space - Public: Land dedicated or reserved for use by the general public or for use by residents of a designated development, or land held out of development and retained in its natural condition. Open space includes but is not limited to parks, parkways, playgrounds, school sites, wildlife preserves, and nature study areas.

Pedestrian Way: A separate right-of-way dedicated to or reserved for public use by pedestrians and bicyclists, which crosses blocks or other tracts of land for the purpose of providing access to adjacent streets and properties.

Planned Unit Development (PUD): An area which is to be developed in an integrated and coordinated manner with residential buildings and/or certain nonresidential uses, according to approved area and site plans and subdivision plats, as provided in the zoning ordinance.

Public Act 116: A State of Michigan act that enables a landowner to enter into an agreement with the state, whereby the property owner agrees to keep the enrolled land for agricultural use, or use as open space, in return for a credit on the respective landowner's income tax. The minimum duration of an agreement is ten years, but it may be for a longer period (up to 99 years). Agreements can also be renewed.

Research/Technological Centers: Centers focusing on research oriented uses generally orientated in a campus fashion.

Street/Road: A public thoroughfare which affords the principal means of access to abutting property and which meets the requirements of this Ordinance. Various types of streets are defined as follows:

1. **Primary Street:** A major street that carries high volumes of traffic and serves as an avenue for circulation of traffic into, out of, or around the Township.
2. **Collector Street:** A street whose principal function is to carry traffic between minor, local, streets and arterial streets but may also provide direct access to abutting properties.
3. **Local or Minor Street:** A street whose primary function is to provide access to abutting properties.
4. **Cul-de-sac:** A street that terminates in a vehicular turnaround.
5. **Private Street:** A street or road under private ownership which has been constructed for the purposes of providing access to adjoining property, and which is normally open to the public so that persons other than the occupants of adjoining property may travel thereon.
6. **Public Street or Road:** A street or road, accepted by and under the jurisdiction of the Washtenaw County Road Commission, for the purposes of providing access to adjoining property, and open to the public so that persons other than the occupants of adjoining property may travel thereon.

Site Plan: A plan showing all salient features of a proposed development, as required by pertinent portions of this Ordinance, so that it may be evaluated to determine whether it meets the provisions of this Ordinance and the Master Plan.

Watercourse: Any natural or open artificial watercourse, diversion, stream, river, creek, ditch, channel, canal conduit, culvert, drain, waterway, gully, ravine, or wash in which waters flow in a definite direction or course, either continuously or intermittently, and which has a definite channel, bed, and banks, and shall include the floodplain.

Wetlands: Transitional zones between terrestrial and aquatic systems with the water table usually near or covering the surface normally referred to as marshes, swamps and bogs.