

**LODI TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN**

**ORDINANCE NO. 2015-001**

An ordinance to regulate the subdivision of land in Lodi Township, Washtenaw County, Michigan; to require and regulate the preparation and presentation of preliminary and final plats, to establish minimum standards for subdivision of land, to set forth a procedure to be followed in applying the regulations and standards, and to prescribe sanctions for ordinance violations.

**LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN, HEREBY ORDAINS:**

**Section 01 Title.**

This ordinance shall be known as the Lodi Township Subdivision Ordinance.

**Section 02 Purpose and Enabling Act.**

The purpose of this ordinance is to promote the public safety, health and general welfare by facilitating orderly layout and development of land subdivided into plats pursuant to the Land Division Act (Public Act 288 of 1967, as amended; MCL 560.101, et seq.) and the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended; MCL 125.3801, et. seq.); and further pursuant to the Township Ordinances Act (Public Act 246 of 1945, as amended; MCL 41.181, et seq.).

**Section 03 Definitions.**

The various terms defined in the Land Division Act shall have the same meaning as used in this Ordinance, unless the context indicates otherwise, and subject to the following specific definitions:

**"Applicant," "Owner," "Proprietor" and "Subdivider"** are intended to be synonymous terms referring to the person or entity holding an ownership interest in land proposed for plat consideration.

**"Land Division Act"** shall mean Public Act 288 of 1967, as amended (MCL 560.101, et seq.), formerly known as the Subdivision Control Act.

**"Plat," "Subdivision" and "Development"** are synonymous terms referring to a map or chart of land developed pursuant to this Ordinance.

**"Surveyor"** means a professional surveyor licensed by the State of Michigan as provided by Section 102 of the Land Division Act, MCL 560.102.

**Section 04 Optional Pre-Application Conference.**

An applicant may request a pre-application conference with the Township Planning Commission to present a conceptual plan for informal discussion. This optional step is recommended to facilitate early contact between the potential applicant and the Township to generally discuss the conceptual layout of the development, compliance with requirements of this Ordinance and other applicable ordinances, and the review process to be followed. Conceptual plans for a subdivision plat shall include sufficient detail to determine relationships of the site to nearby land, layout of proposed lots, and adequacy of roads, access, and other site improvements.

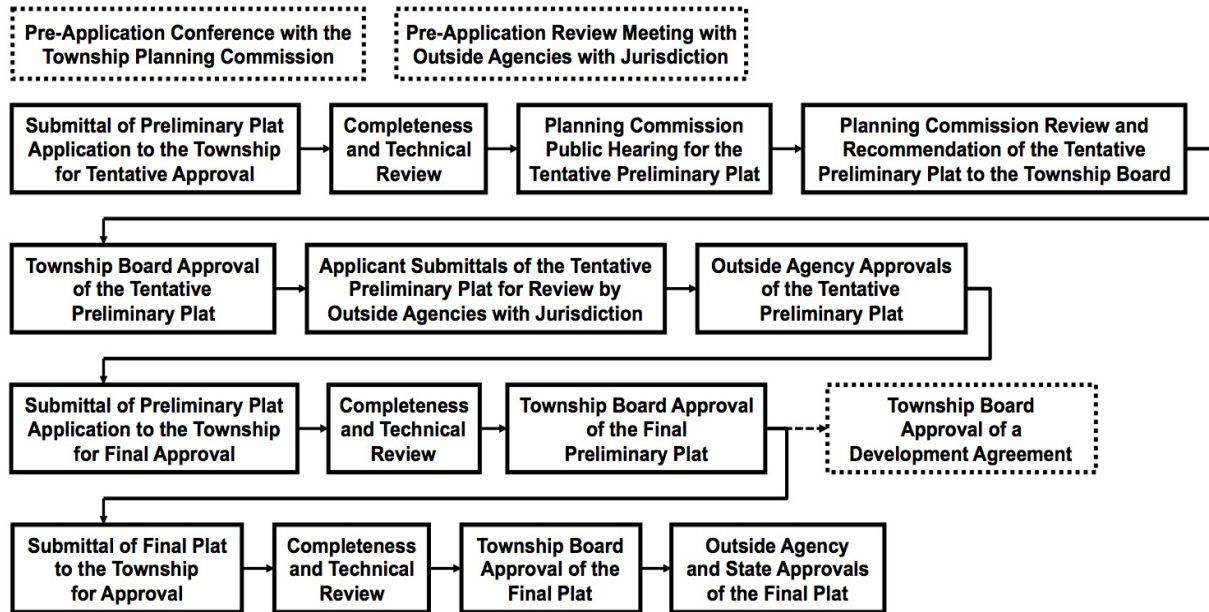
Comments or suggestions regarding a conceptual plan for a subdivision plat shall constitute neither approval nor a disapproval of the plan, nor shall the Township be bound by such comments or

suggestions during any subsequent subdivision plat review. Any required fee for this conference shall be paid to the Township at the time of this conference. This optional pre-application conference with the Planning Commission is separate from any optional pre-application review meeting with the "county plat board" and outside agencies with jurisdiction, as provided by Section 111(3) of the Land Division Act.

**Section 05 Overview of the Plat Approval Process.**

In accordance with applicable requirements of the Land Division Act and the Michigan Planning Enabling Act, the following is a summary of the review process for a proposed plat project under this Ordinance:

**Subdivision Plat Approval Process**



**Section 06 Application.**

An application for subdivision plat approval for a parcel of land may be made by the owner(s) of record of such parcel, or by one or more persons acting on behalf of the owner(s) of record of such parcel. The filing shall be in the name of and signed by all owners of record. If the applicant is not the fee simple owner of the property, the applicant shall submit a statement consenting to the application signed by all of the owners.

- A. Required Information and Fee.** Each application for subdivision plat approval shall include all required information for the type of plat under review, as specified in Section 10 (Required Plat Information). The required review fee, including any required escrow deposit, shall be paid to the Township at the time the application is filed with the Clerk. The Township Board shall establish a fee schedule by resolution to defray costs and expenses incurred by the Township to perform functions required under this Ordinance. The Township Board and Planning Commission may also require an applicant to deposit funds with the Township to defray anticipated variable costs and expenses incurred by the Township. No action shall be taken on any application until all applicable fees and escrow deposits have been accepted by the Township Treasurer. An application

submitted without the required fee or escrow deposit shall be considered incomplete, and shall be returned to the applicant.

- B. Applications for Preliminary Plat Approval.** Per Section 112(1) of the Land Division Act, applications for preliminary plat approvals shall be made by filing the completed application form and ten (10) sets of subdivision plat drawings with the Township Clerk, along with payment of required review fees and escrow deposits to the Township Treasurer.

Per Section 112(3) of the Land Division Act, the applicant shall also submit the following additional data sets to the Township Clerk to facilitate Township review: Five (5) additional sets of subdivision plat drawings, plus two (2) digital copies of the application and subdivision plat drawings in a format compatible with Township systems.

- C. Applications for Final Plat Approval.** Per Sections 166 and 241 of the Land Division Act, applications for final plat approval shall be made by filing one true copy of the proposed final plat and all supporting materials to the Township Clerk, along with the required application fee, and the filing/recording fee and state plat review fee specified in Section 241 of the Act.

### **Section 07 Completeness and Technical Review.**

Prior to formal consideration of the tentative and final preliminary plat and final plat applications per Section 09 (Review Procedures), copies of each application and proposed plat shall be distributed to the Township Planner and other designated Township consultants for review.

- A. Verification of Completeness.** The Township Planner shall verify whether the application is complete with regards to the information requirements of this Ordinance and report back to the Township Clerk. Upon receipt of a written verification of completeness by the Clerk, the application shall be considered acceptable to begin the review process per Section 09 (Review Procedures). Any application or plat that does not satisfy the information requirements of this Ordinance shall be considered incomplete and not acceptable, and shall be returned to the applicant.
- B. Technical Review.** After verification that the application is complete, the Township Planner and other designated Township consultants shall conduct an initial technical review with regards to compliance with applicable ordinances, engineering standards, and the Township Master Plan.

### **Section 08 Public Hearing.**

Per Section 71 of the Michigan Planning Enabling Act MCL 125.387, the Planning Commission shall hold a public hearing on any application for tentative approval of a preliminary plat. A public hearing date, time, and location may be set by the Township Clerk or designated Township staff, or by the Planning Commission. The Planning Commission's adopted bylaws and the following shall govern the conduct of the hearing:

- A. Public Notice.** Notice of the public hearing shall be provided as follows:
1. The notice shall include the time and place of the hearing, a summary of the purpose of the hearing, including the location of the subject parcel(s) and any existing

address(es), and a listing of the methods by which questions can be addressed and comments provided to the Planning Commission.

2. The notice shall be posted at the location where the hearing will be held and published once in a newspaper of general circulation in the Township.
3. The notice shall be sent by mail or personal delivery to the applicant and owner(s) of property for which approval is being considered, and to all persons to whom real property is assessed that immediately adjoins a boundary of the subject parcel(s), including across a road right-of-way. If the name of the occupant is not known, the term "occupant" may be used in making notification.
4. The notice shall be posted, published, and mailed or personally delivered in accordance with the requirements of this subsection not less than 15 days before the hearing date when the application will be considered.

**B. Pre-Hearing Examination.** Upon reasonable request, any person may examine the application, proposed plat, and all other documents on file with the Township pertaining to the subject and purpose of the hearing. Any person shall be entitled to copies of such application and documents upon reasonable request and payment of fees as established by the Township Board to cover the cost of making such copies.

**C. Right to Submit Written Statements.** Any person may submit written comments about the proposed plat prior to a hearing. Such statements shall be made a part of the public record of the hearing.

**D. Timeframe.** The hearing shall be scheduled for a date not more than 45 calendar days after verification that the application received by the Township Clerk is complete, unless the Township and applicant mutually agree in writing to an extension of the review period.

**E. Rights of All Persons.** Any person may appear and testify at a public hearing, either in person or by a duly authorized agent or attorney. Documentary evidence may be submitted for consideration, provided that the Planning Commission shall exclude such evidence deemed irrelevant, immaterial or unduly repetitious.

## **Section 09 Review Procedures.**

Applications for subdivision plat approval shall be subject to the following review procedures:

**A. Tentative Preliminary Plat.** Upon verification that the application is complete, the Township Clerk shall forward the application for tentative approval of the preliminary plat to the Planning Commission.

1. The Planning Commission shall undertake a study of the tentative preliminary plat, review associated reports from the Township Planner and other designated Township consultants regarding compliance with applicable ordinances and the Township Master Plan, and hold a public hearing on the application in accordance with Section 08 (Public Hearing).
2. Following the public hearing, the Planning Commission shall take action within 63 days after the application was submitted to the Township Clerk however, if a pre-application review meeting with outside agencies with jurisdiction was conducted then the Planning Commission must take action within sufficient time for the

Township Board to take action as required in subsection 3 below. The Township and applicant may mutually agree in writing to an extension of the review period for the Planning Commission if the agreement also extends the Township Board's time to act a similar length of time. The Planning Commission shall issue a report regarding its findings and recommendations for action on the tentative preliminary plat to the Township Board, including verification of compliance with Section 12 (Standards for Plat Approval), and any recommended conditions relating to an affirmative decision.

3. The Township Board shall review the Planning Commission's report and recommendation(s), public hearing record, and application materials, and shall take action to approve, approve with conditions or deny tentative approval of the preliminary plat within 60 days after the application was determined to be complete by Township staff and submitted to the clerk, if a pre-application review meeting with outside agencies with jurisdiction was conducted and 90 days if a pre-application review meeting was not conducted. As part of its action, the Township Board shall state the basis for its decision and any conditions imposed on an affirmative decision.

Per Section 112 of the Land Division Act, Township Board action on the tentative preliminary plat application shall take place within 90 calendar days after verification that the application received by the Township Clerk is complete, unless the Township and applicant mutually agree in writing to an extension of the review period.

If the county has established a plat board and the proprietor has requested and attended a pre-application review meeting with the plat board and outside agencies with jurisdiction, as provided by Section 111(3) of the Land Division Act, then this deadline for Township Board action shall be reduced to 60 calendar days after verification that the application received by the Township Clerk is complete, unless the Township and applicant mutually agree in writing to an extension of the review period.

**B. Outside Agency Permits or Plat Approvals.** The applicant shall be responsible for obtaining all necessary permits or approvals from applicable outside agencies per Sections 113 to 119 of the Land Division Act. A list of all such agencies and copies of all required permits and approvals shall be submitted to the Township Clerk by the applicant prior to any application for final preliminary plat approval.

**C. Final Preliminary Plat.** Upon verification that the application is complete, the Township Clerk shall forward the application for final preliminary plat approval to the Township Board.

1. The Township Board shall undertake a study of the final preliminary plat; and review associated reports from the Township Planner and other designated Township consultants regarding compliance with applicable ordinances, the tentative preliminary plat, and any conditions of the tentative approval.
2. The Township Board shall take action to approve, approve with conditions or deny final approval of the preliminary plat. As part of its action, the Township Board shall state the basis for its decision and any conditions imposed on an affirmative decision.
3. Upon determination that the application or proposed plat is not in compliance with Section 12 (Standards for Plat Approval) or any conditions imposed on the tentative approval, the Township Board shall deny final approval of the preliminary plat.

Per Section 120 of the Land Division Act, Township Board action on the final preliminary plat application shall take place during their next regularly scheduled meeting or within 20 calendar days after verification that the application received by the Township Clerk is complete, unless the Township and applicant mutually agree in writing to an extension of the review period.

- D. Final Plat.** Upon verification that the application is complete, the Township Clerk shall forward the application for final plat approval to the Township Board.
1. The Township Board shall undertake a study of the final plat; and review associated reports from the Township Planner and other designated Township consultants regarding compliance with applicable ordinances, the final preliminary plat, and any conditions of the final preliminary plat approval.
  2. The Township Board shall take action to approve or deny final plat approval. As part of its action, the Township Board shall state the basis for its decision.
  3. Upon determination that the application or proposed plat is not in compliance with Section 12 (Standards for Plat Approval) or any conditions imposed on the final preliminary plat approval, the Township Board shall deny final plat approval.

Per Section 167 of the Land Division Act, Township Board action on the final plat shall take place during their next regularly scheduled meeting or within 20 calendar days after verification that the application received by the Township Clerk is complete, unless the Township and applicant mutually agree in writing to an extension of the review period.

- E. Construction Plans.** Where detailed construction or engineering plans are required by the Township or other agency with jurisdiction, the applicant shall submit sufficient copies of such plans to the Township Clerk for review by the Township Engineer or other designated Township consultants, who shall verify that the site design and improvements shown on the construction or engineering plans are consistent with the approved plat, except for incidental changes that do not materially alter the approved layout.

**Section 10 Required Plat Information.**

The following minimum information shall be included with any application for subdivision plat approval, except where the Township Board determines that an item of information is not applicable or necessary for review of the subdivision plat:

Minimum Required Information	Tentative Preliminary Plat	Final Preliminary Plat	Final Plat
Name, address, and other contact information for the applicant and property owners of record, along with proof of ownership and signed consent if applicant is not the property owner.	●	●	●
Evidence of the applicant’s ownership of all land within a proposed plat, such as legal title or execution of a binding sales agreement.		●	●
Name, address, and other contact information of the firm or individual preparing the plat. Subdivision plats shall be prepared by an engineer or land surveyor and shall bear the individual’s professional seal.	●	●	●
Location, address(es), and tax identification number(s) of subject parcel(s); legal description(s) of the subject parcel(s); and the gross and net land area.	●	●	●

<b>Minimum Required Information</b>	<b>Tentative Preliminary Plat</b>	<b>Final Preliminary Plat</b>	<b>Final Plat</b>
Details of existing and proposed covenants or other restrictions imposed upon the land.	●	●	●
A detailed use statement describing intended use(s) of the platted land, and net dwelling unit density for residential projects.	●	●	
Preliminary plats shall be drawn to an engineer's scale not greater than 1:50 and appropriate for the required sheet size of at least 18 inches by 24 inches and no larger than 24 inches by 36 inches.	●	●	
Final plats shall be drawn to an engineer's scale not greater than 1:50 and appropriate for the required sheet size of exactly 18 inches by 24 inches per Section 132 of the Land Division Act.			●
For a large development shown in sections on multiple sheets, one overall composite sheet shall be provided for clarity.	●	●	●
Vicinity map showing the general location of the subject parcel(s).	●	●	●
Scale, north arrow, initial plan date, and any revision date(s).	●	●	●
Existing zoning classification(s) for the subject parcel(s) and surrounding parcels, including across road rights-of-way.	●	●	●
Owners' names, existing uses, and location of structures, drives, and improvements on surrounding parcels (including across rights-of-way).	●	●	
Identification of all adjacent property in which the applicant(s), developer(s), or owner(s) have an ownership interest.	●	●	●
Dimensions of all property boundaries and interior lot lines.	●	●	●
Location of existing structures, fences, driveways, walls, signs, utility poles, pipelines, bridges, culverts, and other site features on the subject property, with notes regarding their preservation or alteration.	●	●	●
Location, type, area, height, and lighting specifications for proposed streetlighting, signs, and entrance features.	●	●	●
Delineation of required yards, setback areas, and transition buffers as specified in the Township Zoning Ordinance.	●	●	●
Identification of general location(s) and area(s) of each phase of a multiple-phase development, along with the planned construction program and schedule.	●	●	●
Location, width, purpose, and description of all existing and proposed easements and rights-of-way on or adjacent to the subject parcel(s).	●	●	●
Locations, layout, surface type, centerlines, road pavement and right-of-way widths, and indication of public or private road status for all existing and proposed roads and access drives serving the site.	●	●	●
Locations and dimensions of vehicle access points, and distances between adjacent or opposing driveways and road intersections.	●	●	●
Spot elevations for existing roads on and adjacent to the subject parcel(s), including surface elevations at intersections with the internal roads and drives serving the proposed development; curve-radii and road grades; location and details of curbs, and turning lanes; and typical road cross sections showing surface, base, and sub-base materials and dimensions.		●	●

Minimum Required Information	Tentative Preliminary Plat	Final Preliminary Plat	Final Plat
Details of the location, width, and paving of existing and proposed sidewalks and pedestrian ways on and adjacent to the subject parcel(s), including alignment, cross section, connections to existing or planned off-site facilities, and easement or right-of-way dedications.	●	●	●
A general description and preliminary delineation of existing natural features on and abutting the site, consistent with Township Zoning Ordinance requirements.	●		
Details of all existing natural features on the site; indications of features to be preserved, removed, or altered; and proposed mitigation measures as required by the Township Zoning Ordinance.		●	●
Outdoor open space and recreation areas; location, area, and dimensions.	●	●	●
Description of the organization that will own and maintain open space and recreation areas, and a long-term maintenance plan for such areas.		●	●
General layout of proposed landscaping and screening improvements; including plantings, topographic changes, and similar features.	●		
A detailed landscape plan, including location, size, quantity and type of proposed plant materials and any existing plant materials to be preserved, as required by the Township Zoning Ordinance.		●	●
Planting list for all landscape materials, with the method of installation, botanical and common name, quantity, size, and height at planting; as required by the Township Zoning Ordinance.		●	●
Landscape maintenance plan, including notes regarding replacement of dead or diseased plant materials as required by the Township Zoning Ordinance.		●	●
Proposed fences, walls, and other screening devices, including typical cross section, materials, and height above grade.	●	●	●
General description and layout of water supply systems, sanitary sewerage or septic systems, and stormwater management facilities.	●		
Location, size, and slope of proposed detention or retention ponds; and location and relationship to county drains where applicable.		●	●
Calculations for capacity of stormwater management and drainage facilities.		●	●
Location and size of existing and proposed telephone, gas, electric, and similar utility lines and surface-mounted equipment.		●	●
Map of soil types, including areas of organic soils, within and adjacent to the subject parcel(s), using available Natural Resources Conservation Service (NRCS) soil survey data.	●	●	●
General location, extent, and character of floodplains, drains, watercourses, and wetlands on and adjacent to the subject parcel(s).	●	●	●
General areas of intended filling or cutting on the subject parcel(s).	●		
Directional arrows showing existing and proposed drainage patterns on the subject parcel(s).	●		
A detailed grading plan, with details of proposed filling or cutting, existing and proposed topography at a minimum of two (2) foot contour levels, stormwater runoff drainage patterns, and a general description of grades within 100 feet of the site. All finished contour lines are to be connected to existing contour lines within the site or at the parcel boundaries.		●	●



Minimum Required Information	Tentative Preliminary Plat	Final Preliminary Plat	Final Plat
Location and extent of any proposed mitigation areas required as a result of alterations to floodplain areas, regulated wetlands or areas of organic and other soils that are not suitable for development.		●	●
Locations, dimensions, and materials of proposed retaining walls, with fill materials and typical vertical sections.	●	●	●
Description of measures to control soil erosion and sedimentation during construction, and until permanent groundcover is established.		●	●
All applicable requirements of the Land Division Act for the type of plat not otherwise specified in this table.	●	●	●
Other information as requested by the Planning Commission or Township Board to verify compliance with the standards and conditions imposed by this Ordinance, the policies of the Township Master Plan, and other applicable Township ordinances or state statutes.		●	●

**Section 11 Effect of Plat Approvals.**

**A. Effect of Tentative Preliminary Plat Approval.** Tentative preliminary plat approval confers approval of the lot sizes, lot orientation, and road layout, and application of the current plat regulations, to facilitate preparation of a final preliminary plat for Township Board review as provided in this Ordinance and the Land Division Act. Tentative preliminary plat approval shall be valid for one (1) calendar year from the date of Township Board approval. The Township Board may, at its discretion, grant an extension of up to one (1) additional calendar year upon written request of the applicant prior to the expiration date.

**B. Effect of Final Preliminary Plat Approval.** Final preliminary plat approval confers a conditional right that the general terms and conditions under which preliminary plat approval was granted will not be changed, to facilitate preparation of a final plat for review as provided in this Ordinance and the Land Division Act. Final preliminary plat approval shall be valid for two (2) calendar years from the date of Township Board approval.

The Township Board may, at its discretion, grant an extension of up to one (1) additional calendar year upon written request of the applicant prior to the expiration date. The Clerk shall send written notice of any such extension to the other outside agencies with jurisdiction under the Land Division Act. A final plat shall not be accepted for review after the date of expiration of the preliminary plat approval.

**C. Effect of Final Plat Approval.** Approval of a final plat by the Township Board, and by all other outside agencies with jurisdiction under the Land Division Act, and the recording of the approved final plat as required by the Act, confers approval of the plat to facilitate the construction thereof and the sale and development of lots therein in accordance with the approved final plat and all applicable laws, regulations and ordinances.

1. Upon final action on the final plat, the Township Board shall instruct the Township Clerk to record all Township Board proceedings on the final plat in the minutes of the meeting, which shall be open for inspection, and to send a copy of the minutes to the Washtenaw County Clerk/Register of Deeds.
2. If the Township Board approves the final plat, it shall instruct the Township Clerk to notify the proprietor of the Township Board's approval and to certify the Township

Board's approval. The Clerk shall also send the filing/recording fee and state plat review fee required by the Land Division Act with the final plat to the Washtenaw County Clerk/Register of Deeds.

3. If the Township Board rejects the final plat, it shall instruct the Clerk to give the reasons in writing as set forth in the minutes of the meeting, and to return the unapproved final plat to the proprietor.

**Section 12 Standards for Plat Approval.**

In reviewing a subdivision plat for tentative preliminary, final preliminary or final plat approval, the Township Board shall determine that the following applicable standards have been met:

Standards for Subdivision Plat Approval	Tentative Preliminary Plat	Final Preliminary Plat	Final Plat
The applicant is legally authorized to apply for subdivision plat approval, and all required information has been provided.	●	●	●
The proposed development conforms to the applicable standards and conditions imposed by this Ordinance, the Township Zoning Ordinance, the policies of the Township Master Plan, and other applicable ordinances.	●	●	●
The final preliminary plat is consistent with the approved tentative preliminary plat and any conditions imposed on the tentative approval.		●	
The final plat is consistent with the approved final preliminary plat except for incidental changes that do not materially alter the approved layout.			●
The proposed plat development will be harmonious with and not harmful, injurious or objectionable to the environment or adjacent land uses.	●	●	
The proposed development respects natural topography, watercourses, and floodplains; and minimizes the extent of cutting and filling.	●	●	
Organic, wet, or other soils that are not suitable for development will be undisturbed, or modified in such fashion as to make development feasible.	●	●	
The movement of the vehicular and pedestrian traffic within the site and in relation to access roads and sidewalks will be safe and convenient.	●	●	
The proposed development is adequately coordinated with improvements serving the area, and with adjacent existing or planned development.	●	●	
Satisfactory and harmonious relationships will exist between the proposed development and the existing and planned development of contiguous lands and the surrounding area, including provisions for proper extensions of public roads and sidewalks through the development in accordance with the policies of the Township Master Plan.	●	●	
Development phases are in a logical sequence so that any phase will not depend upon a subsequent phase for vehicular or pedestrian access, utilities, drainage or erosion control.	●	●	
The plan, including all engineering drawings, meets Township standards for fire and police protection, water supply, sewage disposal or treatment, storm drainage, and other public facilities and services.		●	

<b>Standards for Subdivision Plat Approval</b>	<b>Tentative Preliminary Plat</b>	<b>Final Preliminary Plat</b>	<b>Final Plat</b>
The drainage plan conforms to applicable drainage and stormwater management standards, and any proposed improvements are adequate to handle anticipated stormwater runoff and accommodate upstream drainage without causing undue runoff on to neighboring property or overloading of area watercourses.		●	
Proposed screening and landscaping improvements are adequate for the location and intended purpose, and conform to the applicable standards of the Township Zoning Ordinance.	●	●	
Grading or filling will not destroy or adversely affect the character of the property, adjacent properties or the surrounding area.	●	●	
Erosion will be controlled during and after construction and will not adversely affect adjacent land or public facilities.		●	
The final preliminary plat meets applicable standards of governmental agencies with jurisdiction, and necessary outside agency approvals have been obtained or are assured.		●	
All required legal descriptions and survey data have been provided in accordance with this Ordinance and the Land Division Act.	●	●	●
All monuments required to be placed in the subdivision have either been placed or a performance guarantee agreement has been executed pursuant to Section 14 (Public Improvements) to ensure such placement.			●
All roads, bridges and culverts have been completed or a performance guarantee agreement has been executed pursuant to Section 14 (Public Improvements) to ensure such completion.			●
If the subdivision has any waterways or lagoons, etc., as addressed in Section 188 of the Act, all such waterways, etc. have been constructed or a performance guarantee agreement has been executed pursuant to Section 14 (Public Improvements) to ensure such construction.			●
If any floodplains lie within the proposed subdivision, such floodplains will be restricted as provided by Section 194 of the Act, with verification from the applicant that proof of recording of restrictive deed covenants at the Washtenaw County Register of Deeds Office will be provided to the Township Clerk by a date certain.			●
All utilities serving the plat have either been installed and water and sanitary sewer mains have been stubbed to the lot lines or a performance guarantee agreement has been executed pursuant to Section 14 (Public Improvements) to ensure such installation.			●
All underground utility installations, including lines for streetlighting systems, which traverse privately owned property are protected by easements granted by the proprietor and approved by the utility provide or outside agency with jurisdiction.			●
All public improvements have been completed and installed or a performance guarantee agreement has been executed pursuant to Section 14 (Public Improvements) to ensure such completion.			●
The dedication of public roads and other public facilities has been executed by all required owners.			●
The plat conforms to all applicable requirements of the Land Division Act for the type of plat not otherwise specified in this table.	●	●	●

### **Section 13 Design and Development Requirements.**

The following design and development requirements shall apply to all plats in the Township:

- A. Compliance with the Township Zoning Ordinance.** Uses within a subdivision plat shall be regulated by standards of the zoning district where the project is located, as depicted on the Township's Official Zoning Map and regulated by the Lodi Township Zoning Ordinance. The subdivision plat shall conform to the requirements of this Ordinance for the zoning district, except for permitted outlots provided for an indicated and approved purpose.
- B. Additional Lot Requirements.** Lots in the subdivision plat shall also conform to the following additional requirements:
1. Corner lots shall require front yard setbacks on each adjacent road as specified in the Township Zoning Ordinance.
  2. Residential lots shall not open or face directly onto lots occupied or intended to be occupied by non-residential land uses. Residential lots shall not open or face directly onto arterial or collector roads as defined by the master transportation plans of the Township, or county or state road authorities. In such situations, residential lots shall be laid out in one of the following ways:
    - a. Lots may back onto the above features, and corner lots may abut such features. Such lots shall be separated therefrom by a minimum 20 foot wide transition buffer, with screen plantings along the abutting property line(s). The transition buffer shall not be part of the residential lot, and shall be located outside of any road rights-of-way and utility easements.
    - b. Lots may face onto a marginal access road, cul-de-sac or loop road that opens onto an arterial or collector road.
  3. All lots shall abut, by their full frontage, on a public or private road. Lots extending through a block are prohibited, except where they back directly onto arterial or collector roads as defined by the master transportation plans of the Township, or county or state road authorities.
  4. Side lot lines shall generally be perpendicular to the right-of-way lines or radial to curved roads. All side and rear lot lines should be straight lines unless natural features or road curvature so prevent. The Township Board may approve lots that deviate from these requirements after recommendation by the Planning Commission and upon determination that such deviations would result in better lot arrangement.
  5. The lot arrangement shall be such that in constructing a building in compliance with the Township Zoning Ordinance, topography or other natural conditions will not create difficulties in locating the building and driveway and in providing adequate yard areas.
  6. The size, shape, and location of each lot intended for residential uses shall have the following characteristics:
    - a. A suitable site for placing a dwelling without excessive grading.
    - b. On site suitability for either public or municipal site sewer and water facilities.

- c. A usable area for outdoor living and other outdoor activities.
  - d. Adequate surface drainage away from the dwelling and outdoor living areas.
  - e. Reasonable driveway grades.
  - f. Minimal site grading with retention of significant trees and other vegetation.
  - g. Minimal use of acute angles and non-geometric shapes as part of the lot.
7. Lots intended for uses other than residential shall be identified on the plat, and shall be specifically designed for such uses in accordance with applicable provisions of the Township Zoning Ordinance.

**C. Roads and Road Rights-of-Way.** The proposed development shall provide logical extensions of existing or planned roads and roads in the Township, and shall provide suitable road connections to adjacent parcels, where applicable. Road layout and design shall be subject to the following standards:

- 1. Road layout shall conform to the adopted Township Master Plan and the following:
  - a. Public roads in a plat shall be developed to the standards of the Washtenaw County Road Commission (WCRC). Where permitted, private roads shall conform to the applicable Township Zoning Ordinance requirements.
  - b. The arrangement of roads in the plat shall provide for the extension of an interconnected system of local and collector roads with adjacent developments where such extension is not precluded by topographic or other existing conditions.
  - c. The layout shall also provide for proper projection of roads into adjoining land not yet developed.
  - d. The Township Board may require additional road connections to adjacent parcels above minimum applicable requirements after recommendation by the Planning Commission and upon determination that such connections will improve the function or design of the development or reduce traffic impacts on the Township's primary road system.
  - e. The Township Board may require new collector roads or road extensions within or through a subdivision plat in accordance with the policies of the master transportation plan of the Township; or upon determination that such roads will improve the function or design of the development or reduce traffic impacts on the Township's primary road system.
  - f. Local roads shall be laid out so as to discourage their use by through traffic. This may be accomplished through the use of "T" or roundabout intersections, traffic calming devices, or similar design elements.
  - g. Roads shall be arranged in proper relation to topography so as to result in usable lots; safe roads and sidewalks; and reasonable road, driveway, and sidewalk grades.

- h. All road construction shall be centered in the road right-of-way. Section line and quarter line roads shall be centered on these lines unless the Township Engineer or Washtenaw County Road Commission (WCRC) approves an exception.
2. All roads shall be provided with facilities for adequate surface drainage. Storm drains shall be underground and only curb-type design shall be permitted. The Township Board may waive this requirement per Section 16 (Waiver of Design and Development Requirements) for plats with a net dwelling density of one (1) unit per acre or less.
3. When a plat abuts or contains an arterial or collector roadway, as defined in the master transportation plans of the Township, or county or state road authorities, the Township Board may, after recommendation by the Planning Commission, require marginal access roads, a minimum 20 foot wide transition buffer with screen plantings, or such other treatment as determined necessary for protection of residential properties, separation of through and local traffic, and preservation of the traffic-carrying capacity of the arterial or collector roadway(s).

A landscape strip at least 20 feet wide shall be provided between a marginal access road and the adjacent road. All landscaping and screening elements shall conform to Township Zoning Ordinance requirements.

4. Road names shall be reviewed and approved in writing by the Saline Area Fire Department, Washtenaw County Road Commission, United States Post Office, Sheriff, Emergency Telephone District Authority, and any other outside agencies with jurisdiction. Roads shall have names, not merely numbers or letters. Roads shall not change direction by more than 90 degrees without a change in road name.

**D. Blocks.** Blocks intended for residential uses shall be not less than 330 feet or more than 1,320 feet in length as measured between the road centerlines, subject to the following:

1. No block width shall be less than twice the normal lot depth except where lots back onto a major road, natural feature, or development boundary.
2. For blocks exceeding 660 feet in length, a minimum 20 foot wide cross access pedestrian way easement shall be provided through the block for the crossing of underground utilities and pedestrian traffic. A paved pedestrian path or sidewalk shall be provided within the easement.

Blocks intended for non-residential uses shall be especially designed for such purposes and in accordance with Township Zoning Ordinance requirements. In such cases, the above dimensions do not apply.

**E. Access.** Pedestrian and vehicular access to lots in a plat shall conform to the following:

1. Driveways and curb cuts shall conform to Washtenaw County Road Commission standards and all Township ordinances and engineering standards. The curb section of driveways and aprons shall be designed so that excessive breakover angle and vehicle dragging will be eliminated.
2. Sidewalks, pedestrian pathways, and other non-motorized transportation facilities shall be developed and placed in compliance with applicable engineering standards

of the Township, Washtenaw County Road Commission, and Michigan Department of Transportation (MDOT); and the following:

- a. Sidewalks shall be required along the entire length of all public road rights-of-way abutting the subject parcel(s).
- b. At the discretion of the Township Board after recommendation by the Planning Commission, sidewalks may be required on one or both sides of all internal public and private roads within a subdivision plat.
- c. Roads within a subdivision plat leading directly to a school shall have sidewalks on both sides of the road.
- d. Logical connections to and extensions of sidewalks and pedestrian paths outside of the subject parcel(s) shall be provided, where applicable. Existing and proposed sidewalks within and along the perimeter of the plat shall be connected to existing public sidewalks on abutting parcels, and across road rights-of-way by crosswalks and barrier-free access ramps.
- e. Pedestrian ways, separate from roadways, and other non-motorized transportation facilities, other than sidewalks within road rights-of-way, shall be located within a minimum 20 foot wide access easement.

**F. Natural Features.** All subdivision plat developments shall conform to the natural features preservation requirements of the Township Zoning Ordinance and applicable state laws.

**G. Trees.** Trees shall be provided in the margins of both sides of all roads in a subdivision plat, and shall be placed at the minimum rate of two (2) per single-family residential lot or at a maximum distance apart of 60 feet. The Township Board, after recommendation by the Planning Commission, may also require the installation of trees according to the same distances in pedestrian ways.

1. These requirements may be relaxed by the Township Board, after recommendation by the Planning Commission, if existing trees within the road right-of-way, or trees growing adjacent to the right-of-way, satisfy the intent of this Ordinance.
2. Trees to be installed in the road margins or pedestrian ways shall be of a large deciduous type, and shall conform to Township Zoning Ordinance standards.

**H. Reservation of Public Use Areas.** Where a proposed park, playground, open space, public school, library, or other public use area shown in the adopted Township Master Plan, is planned to be located in whole or in part within the subject parcel(s), such area or areas shall be shown on the plat.

1. Such area or areas may be dedicated to the Township or other applicable public agency by the proprietor if the Township Board or other applicable public agency approves such dedication.
2. Such areas, if not dedicated, shall be reserved by the owner(s)/developer(s) for future purchase by the Township or other appropriate public agency.
3. The precise nature, location, and extent of the reservation shall be determined prior to final preliminary plat approval.

4. The reservation shall be valid for a period of 545 calendar days from the date of approval of the final plat.
5. Unless during such period the Township or other public agency shall have entered into a contract to purchase the reserved area or instituted condemnation proceedings according to law to acquire the fee simple or a lesser interest in the reserved area, the right to develop the reserved area shall revert to the owner(s)/developer(s) at the end of the period.
6. The reservation shall freeze the price per acre of the reserved area for such period at the average value per acre on the date when the plan was first filed with the Clerk.
7. The plan shall include provisions for incorporating the reserved area into the overall development, if it reverts to the owner(s)/developer(s).

**I. Streetlighting.** Streetlighting, where required or otherwise provided as part of a subdivision plat, shall conform to the following:

1. Streetlighting shall be required for all residential developments with a net dwelling density of one (1) unit or greater per acre. The Township Board, after recommendation by the Planning Commission, may require streetlighting for non-residential subdivision developments.
2. Streetlighting shall have underground wiring, and shall be downshielded and designed to minimize glare.
3. Fixture standards shall meet the minimum specifications of the electric utility company serving that area of the proposed development.
4. Required streetlighting shall be installed prior to the occupancy of structures within the development.

**J. Stormwater Management Facilities.** Developments shall provide for management of stormwater run-off from the developed site. New or expanded facilities shall be located so as to best conform to the layout of existing facilities. Drainage improvements shall conform to the Township's engineering standards and Washtenaw County Water Resources Commissioner requirements.

1. Adequate provisions shall be made for proper drainage of stormwater runoff from individual lots. Drainage easements may be required to assure proper drainage. The Township may require that catch basins be provided in said easements, and may require that drainage tile be provided for easement drainage. The depth, grade, and outlet for said tile shall be subject to approval by the Township Engineer.
2. Where a plat is traversed by a watercourse, drainageway, channel or stream, a stormwater easement or drainage right-of-way shall be provided, conforming substantially to the high water mark of such watercourse, and to the standards of the County Water Resources Commissioner. Wherever possible, drainage should be provided by an open channel with landscaped banks and adequate width for maximum potential flow. Existing drainageways may be rechanneled, but such rechanneling shall not increase the rate or level of flow, or cause impoundment of water within the proposed subdivision or on upstream or downstream land.



Exceptions may be made if such changes conform to an overall drainage plan for the drainage district.

3. Where topography or other conditions make inclusion of drainage facilities within road right-of-way impractical, perpetual unobstructed easements at least 20 feet in width for such drainage facilities shall be provided across land with satisfactory access to the road. Easements shall be indicated on the plat. Drainage easements shall be carried from the road to a natural watercourse or to other drainage facilities. Such easements shall be placed so as not to interfere with the use of lots.
4. If a proposed drainage system will carry water across private land outside the plat, appropriate drainage rights shall be secured.
5. All natural drainageways and impoundment areas shall be preserved at their natural gradient and shall not be filled or interfered with in any way, except as approved by the County Water Resources Commissioner or other state or county agencies with jurisdiction.
6. The proprietor may be required to carry away any spring or surface water that might exist, either previous to or as a result of the plat development, by pipe or open ditch in appropriate easements.
7. A culvert or other drainage facility in a proposed plat shall be in accordance with County Water Resources Commissioner standards, and be large enough to accommodate potential runoff from its entire upstream drainage area, whether that area is inside or outside the subject parcel(s). The design and size of the facility shall be reviewed and recommended for approval by the Township Engineer.
8. The effect of the plat development on existing downstream drainage facilities outside the development shall be evaluated by the Township Engineer. Where it is anticipated that the additional run-off resulting from development will overload an existing downstream drainage facility during a 10 year or larger storm, the Township Board shall not approve the plat until adequate provisions have been made for resolving downstream drainage problems.
9. Stormwater retention or detention basins may be required in order to control the discharge of storm water from a proposed plat. Design criteria and engineering plans for basins shall be subject to approval by the Township Engineer.

**K. Potable Water and Sanitary Sewage or Septic Facilities.** Each subdivision lot shall be connected to approved potable water supply and sanitary sewage or septic systems prior to occupancy, in accordance with the requirements of this Ordinance and the following:

1. Water supply facilities shall be designed and located according to the applicable standards of the Township and any outside agencies with jurisdiction.
  - a. New or expanded facilities shall be located so as to best conform to the layout of existing facilities.
  - b. On-site services and private water systems shall satisfy applicable Township and Washtenaw County Environmental Health Division (WCEHD) standards.

2. Where municipal owned and operated sanitary sewage facilities are available, sewers shall be installed to serve each lot. All sanitary sewer facilities shall be designed and constructed in accordance with the applicable standards of the Township and any outside agencies with jurisdiction.
  - a. New or expanded facilities shall be located so as to best conform to the layout of existing facilities.
  - b. Each lot in a development served by municipal owned and operated sanitary sewers shall be connected to a sanitary sewer line before occupancy of that lot shall be permitted.
  - c. If sanitary sewage facilities are not available, minimum lot sizes shall conform to requirements of the WCEHD and the Township Zoning Ordinance, and individual on-site septic systems shall be subject to WCEHD approval.
3. The use of private community wastewater systems (PCWS) shall be prohibited.

**L. Other Utilities.** All lines for gas, telephone, electrical, television, and other services distributed by wire or cable shall be placed underground throughout the development.

1. Overhead lines may be permitted upon approval of the Township Board after recommendation by the Planning Commission at the time of tentative preliminary plat approval, upon determination that such lines will not impair the health, safety, general welfare, design, appearance or character of the development, and only where such overhead lines are brought to the perimeter of the development.
2. This subsection shall not be construed to prohibit the construction above ground of surface equipment associated with an underground distribution system, such as, but not limited to, surface-mounted transformers, power terminal pedestals, meters and meter boxes, concealed wires, streetlights, and streetlight poles.
3. All facilities, including those for gas distribution, shall be installed in accordance with standards and specifications of the Michigan Public Service Commission. The layout of such facilities shall be submitted to the utility companies having jurisdiction in the area for their review and approval before filing for final approval of the plan.
4. Utilities placed in road rights-of-way shall not conflict with other underground lines.

**M. Utility Easements.** The developer shall make arrangements for all necessary utility easements in accordance with the standards and specifications of the agency having jurisdiction over the utility lines or facilities, and the agency having jurisdiction over any road rights-of-way or publicly-owned property impacted by the utility installation. Such easements shall be so located as not to interfere with the use of any lot.

**N. Plat and Road Names.** The Township Board may reject the name of the proposed plat or road name of any proposed new road within the plat upon determination that the name duplicates, may be confused with or too closely approximates the name of an existing plat, road, or other development approved under the Township Zoning Ordinance. The Township Board shall reject any name that would meet the definition of obscene material as specified in the Zoning Ordinance.

## **Section 14 Completion of Public Improvements.**

The construction of all public improvements shall be completed by the proprietor and approved by the Township Board prior to final plat approval. In the alternative, as to those requirements which are over and beyond the requirements of any other approving agency or any agency responsible for the administration, operation and maintenance of the applicable public improvements, the Township Board may in its discretion require the applicant to guarantee completion of such required improvements as provided in this Section.

- A. In such instances the Township Board and the applicant shall enter into a written agreement specifying in detail the nature of the required improvements, the time in which these improvements are to be completed, provisions for verifying and inspecting the construction of such improvements to determine their conformity to the approved plans and specifications, and the nature of the financial guarantee of performance which is to be provided for each improvement.
1. Where the Township Board agrees to accept performance guarantees for the completion of public improvements subsequent to final plat approval, the form of the deposit shall be cash, certified check, bond, irrevocable bank letter of credit from a bank with offices in southeastern Michigan, or other surety acceptable to the Township Board.
  2. The amount of the performance guarantee shall be based on a cost estimate for completion of required improvements as prepared by the proprietor, subject to evaluation and recommendation by the Township Engineer. The guarantee amount for monument installation shall not exceed Land Division Act requirements.
  3. Performance guarantees shall continue until the Township Engineer has determined that the conditions for release of the guarantee have been met.
  4. As work progresses, the Township Board may authorize the rebate of cash deposits in reasonable proportion to the ratio of work completed on the required improvements, upon certification by the Township Engineer that the specific required public improvement has been satisfactorily completed. A minimum of ten percent (10%) of any cash guarantee shall be retained by the Township pending a successful final inspection by the Township Engineer of all required improvements.
- B. If the applicant fails to complete a required public improvement within a period of time specified in the performance guarantee agreement, the Township Board may, at its option, proceed to have the public improvement completed. In such event the Township shall be reimbursed for all costs associated with the completion of the improvement from the performance guarantee instrument provided for that improvement. The applicant shall be liable to the Township for any amount of such costs exceeding the funds available from the pertinent instrument.

### **Section 15 Conformance With Approved Final Plat.**

All development of an approved plat project shall strictly conform to the final plat approved pursuant to this Ordinance. All required monuments shall be installed per the Land Division Act requirements.

### **Section 16 Waiver of Design and Development Requirements.**

The Township Board may grant a waiver from provisions of Section 13 (Design and Development Requirements) in accordance with the following:

**A. Standards for Granting of a Waiver.** Upon determination by the Township Board after recommendation from the Planning Commission that the following standards are satisfied in the circumstances of the specific case, the Board may grant a waiver from a specific requirement of Section 13 (Design and Development Requirements):

1. Strict compliance with the ordinance requirement would result in a practical difficulty or unnecessary hardship because of the particular physical surroundings, shape, or topographical conditions of the parcel(s) involved; as distinguished from a mere inconvenience or economic hardship.
2. The waiver may be granted without detriment to the public safety, health, or general welfare, or damage to other property.
3. The ordinance requirement at issue is not applicable to the specific situation at issue; or the purpose of the ordinance requirement is applicable but may be served even if a waiver is granted.
4. The conditions upon which the request for a waiver is based are unique to the parcel(s) involved and not applicable generally to land outside of the proposed plat.
5. Approval of a waiver will not result in a violation of any other Township ordinance, including the Zoning Ordinance; or of any other requirement of law.
6. The conditions providing support for the waiver were not created by the applicant or the applicant's predecessors in title.

**B. Waiver Application.** A request for a waiver from any requirement of this Ordinance shall be submitted in writing by the applicant no later than when the preliminary plat is submitted for tentative approval and in sufficient time so that the public hearing on the waiver application can be held on the same date as the public hearing before the Planning Commission on the application for tentative approval of the preliminary plat. The request shall state the grounds for the requested waiver and all the facts relied upon in support thereof. The required waiver review fee shall be paid to the Township at the time the application is filed with the Clerk.

**C. Waiver Review Procedure.** The Planning Commission shall hold a public hearing on a waiver application as part of the tentative preliminary plat review, and shall make a recommendation on the proposed waiver to the Township Board. The Township Board shall review and act on the waiver as part of action on the tentative preliminary plat.

## **Section 17 Division of Lots in Approved Plat.**

**A. Lot Division Authority.** After a plat has been fully approved and recorded, the Township Board may approve the partitioning or division of a lot therein as follows:

1. The Township Board may approve an application that is for the sole purpose of adding land to adjoining existing lots or parcels, and not to create a new separate buildable lot. The requested division shall not cause any remaining portion of the original lot that is developed or intended for development to violate any provision of this Ordinance or the Township Zoning Ordinance.

2. In situations not within the scope of the preceding paragraph, the Township Board may approve the division of a lot into not more than 4 parts upon determining that the following criteria are satisfied:
  - a. All of the resulting lots comply with the applicable requirements of this Ordinance and the Township Zoning Ordinance.
  - b. The resulting lots will each have direct road access as required by this Ordinance and the Township Zoning Ordinance.
  - c. The resulting lots will each have access to municipal and/or private utility services in compliance with this Ordinance, the Township zoning Ordinance, and applicable county and state regulations.
  - d. The resulting lots will conform in all respects to all applicable ordinances and the Land Division Act.
  - e. The proposed division will not cause an unreasonable detriment to any adjoining lands and will not, for any other reason, be contrary to the public health, safety or general welfare.

**B. Application Procedures.** A request for lot division approval shall be initiated by filing an application with the Township Clerk setting forth the purpose of the proposed division. The required waiver review fee shall be paid to the Township at the time the application is filed with the Clerk. The application form shall be accompanied by a survey showing the original lot and all lots proposed to result from the requested division, including all dimensions thereof and the legal descriptions therefore. The Township Board may approve a lot division, deny a lot division, or approve a lot division with appropriate lawful conditions. The Township Board may, at its discretion, conduct a public hearing on a lot division application.

**C. Prohibited Actions.** The following actions are prohibited:

1. The division or partitioning of a lot in a recorded plat without prior approval of the Township Board as required by this Ordinance.
2. The commencing of construction on, or the application for a building permit for such construction, on any portion of a lot in a plat that was divided without prior approval of the Township Board as required by this Ordinance.
3. The submission of any document for recording involving the division or partitioning of a lot in a recorded plat without prior approval of such division or partitioning by the Township Board as required by this Ordinance.

## **Section 18 Violations and Penalties.**

The standards and requirements of this Ordinance reflect obligations to the community at large. It shall be the duty of the proprietor, property owner, and all persons having responsibility for the establishment of a subdivision plat to verify that such work is not in violation of this Ordinance. Persons having responsibility for work in violation of this Ordinance shall be deemed responsible for such violations to the same extent as the proprietor and property owner.

**A.** The Lodi Township Supervisor shall be responsible for enforcing this ordinance. Except for the issuance of citations and municipal ordinance violation notices, the Supervisor may

delegate the actual enforcement of the provisions of this ordinance to other Township officials and personnel. For the issuance of citations and municipal ordinance violation notices, the Lodi Township Supervisor, the Zoning Inspector, any other official, individual, firm, or entity the Lodi Township Board designates to perform all or part of the duties of the Zoning Inspector, and all Washtenaw County Sheriff deputies, Michigan State troopers, and any Lodi Township Constable, Police Officer, and Ordinance Enforcement Officer, who have jurisdiction within Lodi Township, are authorized to issue citations and municipal ordinance violation notices as "authorized local officials" pursuant to MCL 600.8707.

- B.** Violation a municipal civil infraction. Any person who violates any of the provisions of this Ordinance shall be deemed to be responsible for a municipal civil infraction as defined by Michigan Statute which shall be punishable by civil fine determined in accordance with the following schedule.
1. 1<sup>st</sup> offense (no other offenses within the previous two years): Five Hundred Dollars (\$500.00).
  2. 2<sup>nd</sup> offense (one or more other offenses within the previous two years): Fifteen Hundred Dollars (\$1,500.00).
  3. 3<sup>rd</sup> or greater offense: Twenty-five Hundred Dollars (\$2,500.00).
- C.** Each day that a violation continues shall be deemed to be a separate violation.
- D.** In addition to the fine designated above, each person, firm, association, partnership, corporation, or government entity who violates or authorized, allowed, or permitted a violation of any of the provisions of this ordinance or fails to comply with a duly authorized order issued pursuant to this ordinance shall be summarily taxed the costs of the action, which are not limited to the costs taxable in ordinary civil infraction actions and may include all expenses, direct and indirect, to which Lodi Township has been put in connection with the municipal civil infraction, up to the entry of judgment. Costs of not more than \$500.00 shall be ordered. Except as otherwise provided by law, costs shall be payable to the general fund of Lodi Township.
- E.** In addition to the relief stated in subsections 18(A), 18(B), 18(C), and 18(D) above, Lodi Township may obtain and have enforced any judgment, writ, or order necessary to enforce the ordinance pursuant to MCL 600.8727(5), 600.8302(1), and 600.8302(4).
- F.** Lodi Township may obtain and enforce liens as authorized by MCL 600.8731 or as by the laws of the state providing for the enforcement of tax liens.
- G.** The rights and remedies provided herein are cumulative and in addition to all other remedies provided by law. Any failure or omission to enforce the provisions of this Ordinance or to prosecute any violation does not constitute a waiver of any rights and remedies provided by law, and does not constitute a waiver of nor prevent any further prosecution of this Ordinance. This Ordinance does not prevent the Township from using other methods or means available to it under Michigan law pertaining to remedy the problems or violations. In addition to other remedies available at law, the Township may bring an action for an injunction or other process against a person to restrain, prevent, or abate any violation of this Ordinance."

## **Section 19 Severability.**

All sections, terms, provisions or clauses of this ordinance shall be deemed independent and severable. Should a court of competent jurisdiction hold any section, term, provision or clause void or invalid, all remaining sections, terms, provisions and clauses not held void or invalid shall continue in full force and effect.

**Section 20 Repeal of Conflicting Provisions.**

All other Township ordinances, Township Board resolutions, and parts thereof that conflict with provisions of this Ordinance are hereby repealed and shall be of no further force or effect.

**Section 21 Effective Date.**

This Ordinance shall be published once in a newspaper having general circulation in Lodi Township and shall take effect 30 days after the first publication as required by law following adoption by the Township Board.

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Jan Godek, Township Supervisor

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Christina Turner, Township Clerk

**Clerk's Certification**

I, Christina Turner, Clerk for Lodi Township, Washtenaw County, Michigan, hereby certify that the foregoing is a true and correct copy of Ordinance No. 2015-001 of Lodi Township, adopted by resolution at a meeting of the Township Board of Trustees held on January 6, 2015, and the whole thereof now in my custody.

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Christina Turner, Township Clerk

A copy of the complete ordinance text may be inspected or purchased at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan 48103. The office hours are 9:00 a.m. until noon Monday, Wednesday and Friday.

Adopted: January 6, 2015

Published: February 5, 2015

Effective: March 7, 2015