



**LODI
TOWNSHIP**

Master Plan

January 5, 2010

LODI TOWNSHIP

MASTER PLAN

**Adopted by the
Lodi Township Planning Commission
November 24, 2009**

**Adopted by the Lodi Township Board
January 5, 2010**

Board of Trustees

**Jan Godek, Supervisor
Michelle K. Foley, Treasurer
William Lindemann, Trustee
Byron Staebler, Trustee**

**Elaine E. Masters, Clerk
Margaret Canham, Trustee
Donald Rentschler, Trustee**

Planning Commission

**John Steeb, Chair
Margaret Canham, Township Board Representative
Douglas Veenstra, Vice-Chair
Margaret O'Connor, Secretary
Ron Diuble
Craig Swenson
Steve Thelen**

Donald N. Pennington - Planning Consultant
Ron Cavallaro – Engineer

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 **Thelen** and supported by Member **Diuble**.

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 limit 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 41 (2) of MPEA; 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 MPEA, conducted a public hearing on September 22, 2009 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: Steeb, Veenstra, Diuble, Swenson, Thelen

Nays: None

Absent: O'Connor

Abstain: Canham

RESOLUTION DECLARED ADOPTED.



John Steeb, Planning Commission Chair
Lodi Township



Douglas Veenstra, Planning Commission Acting Secretary
Lodi Township

Dated: **November 24, 2009**

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 **Masters** and supported by Member **Lindemann**.

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 November 24, 2009 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: Godek, Masters, Foley, Canham, Lindemann, Rentschler, Staebler

Nays: None.

Absent: None.

Abstain: None.

RESOLUTION DECLARED ADOPTED.

Dated: January 5, 2010

Citizens of Lodi Township:

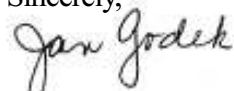
On behalf of the Lodi Township Board and recommendation of the Lodi Township Planning Commission, I am pleased to present this Master Plan for our Township. This new Master Plan replaces and improves upon our 2002 General Development Plan, which is based upon applicable policies contained within the 1992 General Development Plan. Although the existing General Development Plan is not obsolete, it does need to be updated to reflect changes over the past 7 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 General Development Plan. For the compilation of this 2009 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 2009 Master Plan 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 Master Plan, the Lodi Township Planning Commission has spent considerable time in updating the General Development Plan 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 Master Plan; 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 Master Plan that would recognize the Township's unique character, its precious environmental resources and natural features, and, most importantly, the needs of its citizens.

This Master Plan 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 Master Plan suggests some zoning changes and other actions, which can be adopted to further control our growth. The Future Land Use 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 Master Plan. 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