

PART 10

INDUSTRIAL/TECHNOLOGY CENTER LAND USE

10.01 Introduction

Industrial/technology type land use activities are currently located in Section One, south of Scio Church Road which has long been zoned for industrial use. Further industrial development is expected to take place within this general area, however, not at a large scale. Adjacent municipalities, such as the cities of Ann Arbor and Saline, and the townships of Scio, Pittsfield, and York have significant areas planned for these types of activities. Also these communities currently have the necessary municipal infrastructures these activities require.

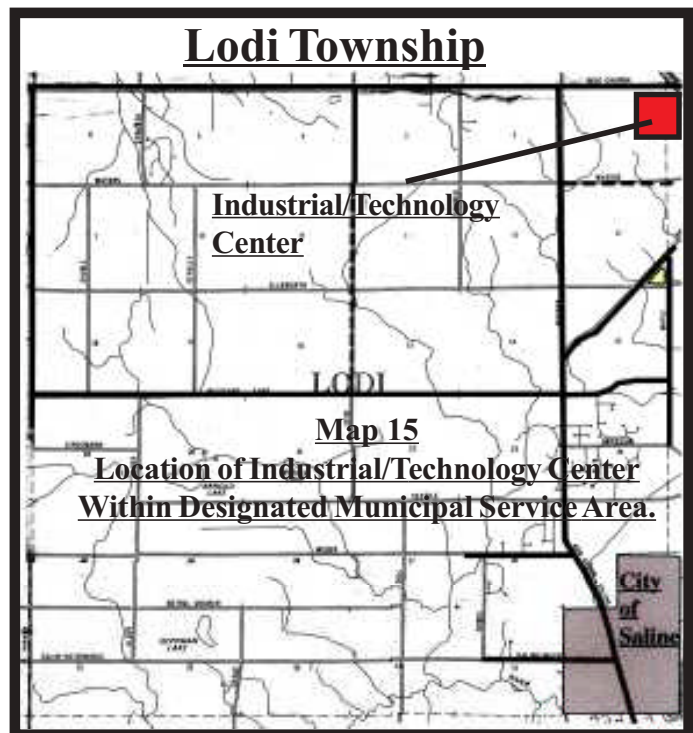
10.02 Goals, Objectives, and Strategies

Goal A: Consider only industrial/technology development that will complement the scale and character of Lodi Township.

Objective 1: Permit industrial/technology development only within portions of Section One of the Township which is within a planned Municipal Sewer Service area.

Strategies

- a. Establish zoning ordinance language which requires municipal water and sewer service as a prerequisite to industrial/technology development. The municipal services necessary to support industrial/technology centers shall be in place before or concurrent with new development.
- b. In the acquisition of sewer and water services, Lodi Township may consider a joint City/Township agreement similar to those allowed under Michigan Public Act 425. The agreement would stipulate the extension of municipal water/waste water services, property tax benefits, and designation of present and future municipal boundaries.
- c. Rezoning Township property to an industrial/technology district shall be done in accordance with this Master Plan as adopted and/or amended.



Objective 2: New industrial/technology centers should consist primarily of research and technological industries and office complexes.

Strategies

- a. Review and revise zoning ordinance for uses consistent with the scale and character of Lodi Township and those uses that may be allowed as a permitted use and those that would require a special use permit.
- b. Revise zoning ordinance to include design standards and guidelines in the proposal of future development within Section 1 to be implemented through the site plan review process.

Objective 3: Industrial/technology development shall be compatible with existing or planned adjacent land uses that may be of another land use designation.

Strategies

- a. New industrial/technology centers should have a campus-type setting, a low density of development with large open spaces and extensive landscaping. Existing natural features should be preserved and incorporated into development plans.
- b. Revise the zoning ordinance to include additional landscaping/buffering requirements when industrial/technology development is adjacent to residential or other non -industrial/technology land uses.
- c. Revise the zoning ordinance to establish criteria to ensure that vehicular parking does not dominate the site.

Objective 4: Industrial/technology development shall have access to an internal roadway network.

Strategies

- a. Permit industrial/technology development within Section 1 on an internal roadway system at controlled access points onto Scio Church and Oak Valley Drive.

Objective 5: Provide adequate safeguards to minimize the negative impacts of industrial/technology activities on roads, adjacent land uses and the environment.

Strategies

- a. Revise the zoning ordinance to require pre-preliminary site plan meetings between developers and Township officials.
- b. Work in conjunction with the Washtenaw County Road Commission to ensure proper roadway access and capacity for proposed industrial/technology developments.