

PART 2

BASIC CONCEPTS OF THE MASTER PLAN

2.01 Planning Approach

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

The Master Plan is a goal/objective/strategy type plan, that is, it describes the Township's goals regarding future growth, development, and preservation of the character and resources of the Township, the objectives for specific areas of concern, and the strategies which are intended to implement them. The goals are aimed at the fundamental issues which the Planning Commission expects the Township to face during the foreseeable future. These basic issues are those which will have enduring effects on the Township, and which will maintain the physical character of the Township in the years ahead. The Master Plan is focused upon a limited number of issues so as to concentrate the Township's attention and efforts on those issues which can truly make a difference in the Township's future.

2.02 Economics of Growth

The Master Plan takes into consideration population and housing projections from SEMCOG that relate to Lodi Township. Projections for adjoining communities have also been reviewed to determine trends and directions of growth. Land uses and densities have been expressed within this Master Plan considering these factors.

Currently the economy has slowed and the pressure of residential or other types of development within the Township is not apparent. This is evident in the SEMCOG's 2035 Forecast for Southeast Michigan (April 2009) regarding population and housing projections, which have been utilized in the formulation of this Master Plan. This situation, however, is not expected to last indefinitely. It is expected that in the next ten or twenty years a moderate amount of development will occur within designated areas of Lodi Township. The potential influx of new residents and new businesses will bring with it the inevitable pressure for increased provision of community type services, better roads, schools, the potential for parks and playgrounds, adequate fire and police protection, trash collection, sewer and water services, and many other services. If this growth is allowed to happen in a dispersed, unplanned manner, the cost of providing services to residents will be high while the available fiscal resources will be limited. The challenging problems of growth must be anticipated and planned for in advance rather than after-the-fact when the only choice may be how to alleviate a problem rather than avoid it. Future costs of growth must be paid for by those initiating potential new development. The Township has pursued this objective in the past for infrastructure elements. This will continue to be an objective in the future.

2.03 Intergovernmental Cooperation

An essential element of this Master Plan is the increasing integration of the social and economic life of Lodi Township residents with its neighboring communities. This requires coordination of land use, transportation, open space and other policies. Lodi Township will continue to coordinate its policies with those of neighboring communities and to recognize the interests of those communities while promoting and protecting its own interests and character in the formulation and implementation of its planning goals. Lodi Township not only coordinates its planning efforts with adjoining cities and townships, but also with the following:

- **Saline Sustainability Circle Regional Planning Guidelines**

The Master Plan process recognizes the Saline Sustainability Circle and its regional goals and strategies as they pertain to Lodi Township. This group was formed by community leaders concerned about community issues and growth pressure in the Saline area. Representatives include officials, planners, and interested citizens from the City of Saline; the Townships of Lodi, Pittsfield, Saline, and York; Saline Area Schools; the Saline Area Chamber of Commerce; and the Washtenaw County Department of Planning and Environment. Their insight was vital regarding regional goals and strategies, as they pertain to transportation, growth management, natural resources protection, and the quality of life. See Map #21 of this Master Plan document.

- **Washtenaw Metro Alliance**

This alliance consists of elected officials of the cities of Ann Arbor and Ypsilanti, the townships of Ann Arbor, Pittsfield, Superior, Scio and Ypsilanti, and Washtenaw County. Their coordinated approach to open space preservation is a priority for quality of life. This is expressed through their published document, "*A Plan for Coordinated Parkland and Open Space*". This document provides a vision to create an interconnected system for open space throughout the region that supports ecological function, biodiversity, water quality, productive farmland, recreation opportunity and scenic character for current and future residents.

- **A Comprehensive Plan for Washtenaw County**

The plan represents a comprehensive approach to planning for the future of Washtenaw County. It contains important background information, discussion of issues and opportunities and a comprehensive set of goals, objectives and recommendations to achieve this vision. Its description of the social, physical and economic aspects of Washtenaw County, including landscapes, issues and opportunities, goals, objectives and recommendations for land use at the county-wide level as well as cities, villages, hamlets, suburban and rural areas, contributed to the Lodi Township Master Plan.

- **Ann Arbor Greenbelt District Strategic Plan**

In November 2003, the residents of Ann Arbor voted overwhelmingly in favor of the Open Space and Parkland Preservation Millage, commonly referred to as the Greenbelt Millage. The Greenbelt Millage is a 30-year, 0.5 mil tax levy. A portion of the money is used to purchase new City parkland and a portion is used to protect agricultural and open space land outside of the City, within the Greenbelt District. Lodi Township's Master Plan recognizes that this program includes the northeastern portion of Lodi Township which is within the greenbelt boundary.

- **Governmental Review and Input**

Copies of the Lodi Township Master Plan draft were sent to surrounding communities and the Washtenaw Office of Strategic Planning. Comments from their review were evaluated and incorporated, where appropriate, in this Master Plan.



By Working Together, Lodi Township will Continue to Maintain A Rich Heritage, Unique Character, and Stable Community.