

PART 4

EXISTING CONDITIONS AND TRENDS

4.01 Existing Land Use

Lodi Township remains predominantly rural, being comprised of productive agricultural lands and scattered residentially orientated lots with on-site septic facilities. The most pronounced agricultural area is within the central and western portions of the Township where large parcels continue to dominate the landscape.

Intermingled within the Township's agricultural lands are numerous single family residential dwellings, both on individual lots and as part of structured residential subdivisions. These residential dwellings are commonly located on large lots with an average lot size of two acres per dwelling unit in clustered PUD developments. Single family dwellings are also located south of Pleasant Lake Road along Ann Arbor/Saline Road where the lot size is generally a minimum of one acre.

Existing land use within Lodi Township is illustrated on Map 3. The accompanying Table 2 compares the years 1990 and 2000. As seen from this table, the rural nature of Lodi Township dominates with 60 percent (13,169 acres) of the Township's land designated as active agriculture, 5 percent (1,088 acres) as grassland and shrub, and 15 percent (3,297 acres) as woodland and wetland in the year 2000. Active agriculture only decreased 9.5 percent (1,379 acres) from 1990, with grassland and shrub increasing 39.3 percent (307 acres) and woodland and wetland decreasing 1.3 percent (43 acres) from the year 1990. It is further noted that residential increased 38.4 percent from 1990 (928 acres) to the year 2000.

Table 2
Lodi Township Land Use Cover 1990 - 2000

<u>Land Use/Land Cover (In Acres)</u>	<u>SEMCOG 2000</u>		<u>Change 1990 - 2000</u>	
Residential	3,344	15.2%	928	38.4%
Single-Family	3,344	15.2%	928	38.4%
Multiple-Family	0	0%	0	0%
Non-Residential	713	3.2%	260	57.5%
Commercial and Office	53	0.2%	28	108.5%
Industrial	7	0.0%	0	0.0%
Institutional	59	0.3%	39	186.4%
Transportation, Communication, and Utility	0	0%	0	0%
Cultural, Outdoor Recreation, and Cemetery	593	2.7%	193	48.4%
Under Development	32	0.1%	-130	-80.3%
Active Agriculture	13,169	59.9%	-1,379	-9.5%
Grassland and Shrub	1,088	4.9%	307	39.3%
Woodland and Wetland	3,297	15%	-43	-1.3%
Extractive and Barren	238	1.1%	59	32.7%
Water	<u>118</u>	<u>0.5%</u>	<u>-1</u>	<u>-1.2%</u>
Total Acres	22,000	100.0%	0	0.0%

Source: SEMCOG

The rural character within the eastern half of Lodi Township is more diverse, containing a greater assortment of land uses. Uses within this area primarily include residentially oriented uses, golf courses, clustering of commercial and office at the intersection of Pleasant Lake and Ann Arbor/Saline Roads, a mobile home park, landscape nurseries, farm council grounds, etc.

Surrounding Lodi Township are municipalities with a variety of land uses. Following is a description of existing land uses, zoning, and future land use plans for the communities adjacent to Lodi Township.

Freedom Township

- **Existing Land Use** – On the western border of Lodi Township, land uses within Freedom Township maintain a rural and agricultural character. Freedom Township has an estimated 2009 population of 1,620 residents.
- **Existing Zoning** – An extensive area of Agricultural/Resource zoning comprises the entire western border with Lodi Township.
- **Future Land Use** – Recreation and Open Space, and Agricultural designations are designated within the Freedom Township General Development Plan along the border with Lodi Township.

Pittsfield Township

- **Existing Land Use** - Directly to the east is Pittsfield Township containing a 2008 estimated population of 35,023 residents. Generally, along the entire border with Lodi Township are single family subdivisions with municipal services. Some non-residential uses exist along Oak Valley Drive which is at the northeast corner of Lodi Township.
- **Existing Zoning** – Various densities of single family residential comprise Pittsfield Township’s border with Lodi Township.
- **Future Land Use** – Low, Moderate, and Urban Density residential designations comprise the Pittsfield Township border with Lodi Township.

Saline Township

- **Existing Land Use** - Saline Township lies to the south of Lodi Township and contains a 2009 population of 2,023 residents. Predominating this area are open space preservation lands generally of agricultural orientation.
- **Existing Zoning** – Agricultural designations comprise the border with Lodi Township.
- **Future Land Use** – An Urban Service Area is shown west of the City of Saline and bordering Lodi Township. Within this area are Rural, Suburban, and Urban residential designations. West of this defined area is planned for a continuation of agricultural activities.

Scio Township

- **Existing Land Use** - Directly north of Lodi Township is the Township of Scio containing a 2009 population of 16,299 residents. Scio is generally oriented toward large lot single family dwellings along Scio Church Road which runs east and west bordering Lodi Township on the north. Some higher density single family also exists in the eastern portion of Scio Township where municipal services are available. Jackson Road, also running east and west a short

distance north of Scio Church Road, contains commercial centers, individual commercial activities, and industrial and research activities that are oriented to this corridor and the interchange with I-94.

- **Existing Zoning** – Agricultural is designated for the western portions with densities of residential generally for the eastern portions of the Township which border with Lodi Township.
- **Future Land Use** – Future land uses that border Lodi Township consist of Agricultural, Open Space, densities of residential and Highway commercial north of Scio Church road and east of Wagner Road.

City of Ann Arbor

- **Existing Land Use** - This major municipality is a short distance to the northeast of Lodi Township. All types of urban activities are centered within this area containing an estimated 2009 population of 113,551. The close proximity of the City of Ann Arbor is one of the reasons Section 1 has been designated as a Municipal Service Area within Lodi Township.
- **Existing Zoning** – A variety of urban types of zoning comprise the City as expected for a full service urban municipality.
- **Future Land Use** – Planning supports a full range of urban land uses and services with specialized studies focusing on various parts of the City.

City of Saline

- **Existing Land Use** - Bordering Lodi Township along its southeastern border is the City of Saline. The primary roadway is Ann Arbor/Saline Road as it passes through Lodi Township to the south and into downtown Saline. The City of Saline contains a current 2009 estimated population of 9,077 residents. Typical urban land uses are found within the City. The close proximity of the City of Saline is one of the reasons a portion of Sections 26 and 35 have been designated as a municipal service area within Lodi Township.
- **Existing Zoning** – A variety of urban types of zoning comprise the City of Saline as expected for a community the size of this municipality. Single family residential is depicted along its borders, adjacent to Lodi Township.
- **Future Land Use** – Most of the land adjacent to Lodi Township exists as residential and the City of Saline Land Use Plan promotes the continuation of this concept.

4.02 Zoning

The vast majority of Lodi Township is zoned AG (Agricultural) which is designed to conserve, stabilize, enhance and develop farming and related resource-utilization activities. The district also allows a single family dwelling to be constructed on a two acre lot minimum. Areas not zoned AG comprise the eastern portion of the Township, generally east of Ann Arbor/Saline Road. Zoning in this area allows higher densities of residential development. R-1 (Single-Family Rural Non-Farm) allows single family at a minimum lot area of one acre. Also several PUD residential zoning districts exist within this area. LC (Local Commercial) exists at the intersection of Pleasant Lake and Ann Arbor/Saline Road. R-3 (Low Density Multiple-Family Residential) and LI (Light Industrial) exists in Section One located in the north-east corner of the Township.

4.03 Population

Lodi Township has experienced a steady increase in population over the past three decades at rates greater than Washtenaw County as a whole, but in net terms new population is far less than in surrounding communities. In 1970, the Township population was 1,934 persons. By 1980 it grew 43.4% to 2,773. In 1990 the population had increased to 3,902 persons representing an increase of 40.7 percent. By 2000 Lodi Township contained a population of 5,710 residents resulting in an increase of 46.3% from 1990. In contrast, Washtenaw County population growth was a 14.1% increase for the same time period. The Southeast Michigan Council of Governments (SEMCOG) 2009 population estimate for Lodi Township is 6,407. This is an increase of 697 residents representing a 12.2% increase from 2000. During that same time period the County population is estimated to have grown by 25,613 residents, an increase of 7.9% from 2000.

Lodi Township is surrounded by communities with diverse population densities. Communities to the north and east (Primarily Scio and Pittsfield Townships and the cities of Ann Arbor and Saline) have much larger populations while communities to the west and south (Primarily Freedom and Saline Townships) have much smaller populations. Table 3 lists the 1990, 2000, and estimated 2009 population of Lodi Township and surrounding communities as published by the U.S. Census Bureau and SEMCOG projections for 2009. Also listed is the percent population change from 1990 to 2000 and from 2000 to the projected 2009 figures.

Table 3
Population Change
Lodi Township & Surrounding Communities
1990 – 2000 (Estimated 2009)

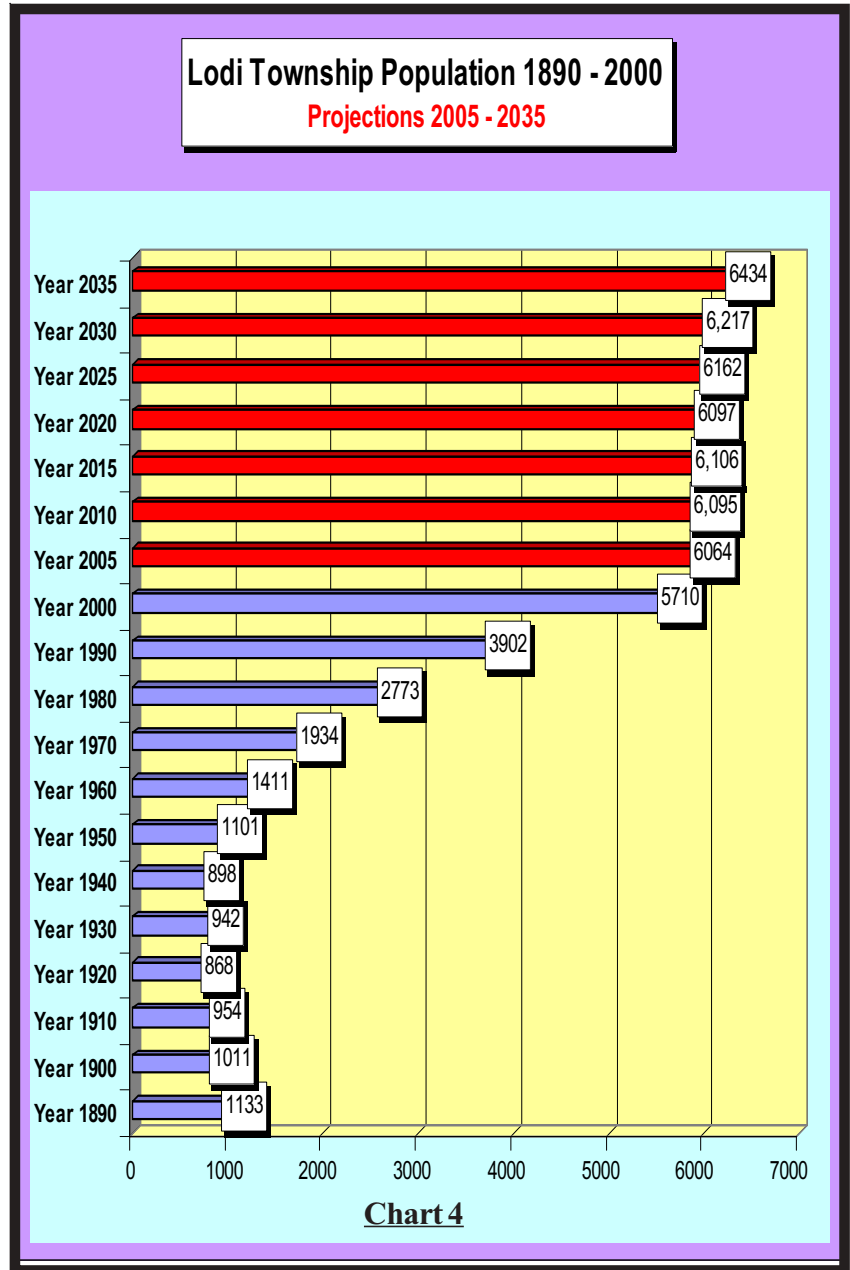
Community	1990	2000	2009 (Estimated)	Percent Change 1990-2000	Percent Change 2000-2009
Lodi Township	3,902	5,710	6,407	46.3%	12.2%
Scio Township	9,578	13,421	16,299	40.1%	21.4%
Pittsfield Township	17,650	30,167	35,023	70.9%	16.1%
Freedom Township	1,486	1,562	1,620	5.1%	3.7%
Saline Township	1,276	1,302	2,023	2.0%	55.3%
Lima Township	2,132	2,517	3,159	18.1%	25.5%
Bridgewater Township	1,304	1,646	1,733	26.2%	5.3%
Saline City	6,660	8,034	9,077	20.6%	13.0%
Ann Arbor City	109,608	114,024	113,551	4.0%	-4%
Washtenaw County	282,937	322,770	348,383	14.1%	7.9%

Source: US Census Bureau/SEMCOG

As seen from the above table, Scio Township to the north and Pittsfield Township to the east have significantly greater populations than Lodi Township. These Townships are adjacent to the City of Ann Arbor and have municipal sewer and water services allowing greater densities of land use. Townships to the west and south including Freedom, Lima, Bridgewater, and Saline have significantly lower populations and represent more rural landscapes orientated toward agriculture and open space. No municipi-

pal sewer or water services exist within these townships. There are several reasons why Lodi Township has a much lower population than its neighbors to the north and east.

- First, while Lodi Township is close to these rapidly growing areas, it does not have the same number, type, or quality of roads that its neighbors have. I-94, a limited access freeway, passes through both Scio and Pittsfield Townships. Also regional arterials, such as Jackson Road in Scio Township and US-12 in Pittsfield Township have significantly greater traffic flows than any road within Lodi Township. These roadways further serve to connect numerous collector roads within each of these townships that can give access to the City of Ann Arbor. Scio Church Road, comprising the boundary between Lodi and Scio Townships does carry a significant amount of traffic, however land uses are oriented to the north, within Scio Township, where secondary roadways connect with I-94. Most roads in Lodi Township are not paved; however, paved roads such as Ann Arbor/Saline, Pleasant Lake, Wagner, Zeeb, Maple, and Parker Roads carry significant traffic loads. Many of the roads are also not continuous for the whole length of Lodi Township making through traffic more difficult.



- Second, the City of Ann Arbor extends into both Pittsfield and Scio Townships with established interconnected roadway systems. These areas contain urban uses and municipal services.
- Third, Lodi Township does not have municipal sewer or water service at this time. Except for the Travis Pointe residential development, the predominating type of land use along the northern and eastern border has been single family residential development with individual on-site septic facilities.

- Fourth, the internal land use character of Lodi Township is agriculturally based. Large farms remain and productive soils allow substantial crop harvests. Recent citizen surveys support a continuation of large farms (40 acres and above) within the Township.

In April 2008, SEMCOG published a report entitled “2035 Forecast for Southeast Michigan Population, Households, and Jobs for Counties, Cities, Villages, and Townships 2005-2035”. The report states:

“The region is currently experiencing an extended period of decline in jobs and population, led by significant decrease of manufacturing jobs and increasing out-migration of working age population. The region will not gain employment again until 2010 and will not gain population again until 2015. In the long term, the region’s overall forecast is one of slow growth from 2005 to 2035. At the community level, the forecasts show many communities will experience very low population and household increases; some will experience losses. Few communities will experience the robust growth of the past. Relatively speaking within the region, the strongest growth will happen at the edges of the urban area, where land is available and jobs are within commuting distance. Household growth will be strongest in western Wayne County, western and northern Oakland County, and central Macomb County.”

It is recognized from the above statement, that the revised SEMCOG population projections for 2035 are significantly lower than their previous population projections for 2030. These current 2035 population projections show that Lodi Township is to increase an additional 26 residents which represents .4 percent between the years 2009 and 2035.

**Table 5
Projected Population
2009 Compared to 2035**

COMMUNITY	April 2009	2035	Total Change 2009-2035	Percent Change 2009-2035
Lodi Township	6,407	6,433	26	.4%
Scio Township	16,299	18,826	2,527	15.5%
Pittsfield Township	35,023	36,870	1,847	5.3%
Freedom Township	1,620	2,226	606	37.4%
Saline Township	2,023	3,925	1,902	94.0%
Lima Township	3,159	3,715	556	17.6%
Bridgewater Township	1,733	2,501	768	44.3%
Saline City	9,077	9,550	473	5.2%
Ann Arbor City	113,551	115,218	1,667	1.5%
Total	188,892	199,264	10,372	5.5%
Washtenaw County	348,383	380,170	31,787	9.1%

Source: SEMCOG (April 2009)

Table 5 depicts current SEMCOG population estimates for Lodi Township and surrounding municipalities for 2009 and the population projections for 2035.

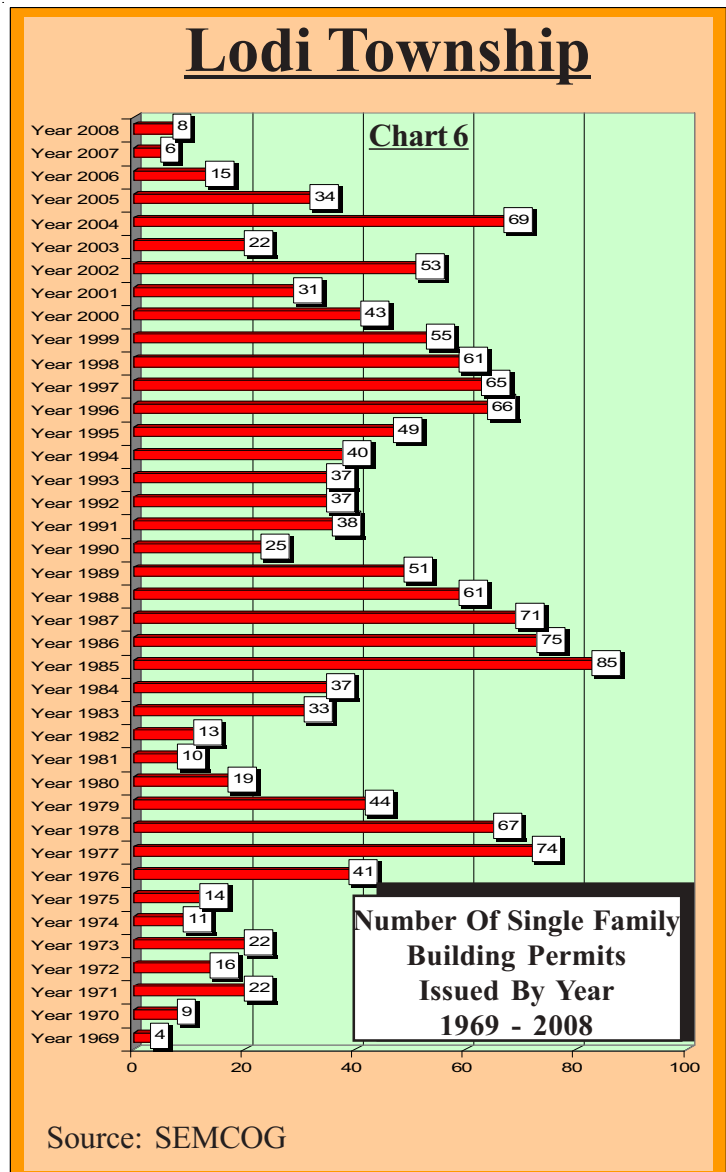
It is also evident that 2035 population projections for the more urban communities of Scio and Pittsfield Townships, and the City of Saline, as well as the rural communities adjacent to Lodi Township, have also been reduced. Since the SEMCOG 2035 population projections for Lodi Township depict a .4 percent increase (26 residents) the Township's planned Municipal Service Areas I and II, where most of the land area is available for development, as well as growth in planned residential areas, could easily accommodate this projected increase in population during this time period.

4.04 Housing

Chart 6 lists building permit activity per year from 1969-2008. Within this time period 1,525 single family dwellings, 12 two-family, and 36 multiple family dwellings were constructed. The 1,525 single family residential units built since 1969 varied from a low of 4 in 1969 followed by 6 in 2007. The highest number was in 1985 with 85 units being constructed followed by 75 in 1986. Between 1969 and 2007 the Township averaged 39 single family dwellings per year being constructed within the Township. During the last ten years (1999 – 2008) Lodi Township has averaged 33.6 single family building permits per year. At about 3 persons per new single family detached dwelling unit, the Township's population is growing about 100 persons per year.

It is also interesting to note that the last four years have seen significant decreases in the number of single family dwellings that have been constructed within the Township. In 2004 there were 69; in 2005, 34; in 2006, 15; in 2007, 6, and in 2008 there were 8. This appears to be representative of reduced numbers in surrounding townships and Washtenaw County as a whole. Reasons appear to be directed to characteristics of the economy which has affected most townships in southeast Michigan.

There were 1,372 housing units in Lodi Township in 1990. This figure increased to 2,031 housing units (Actually 1,960 households or occupied housing units) in 2000, an additional 659 units representing an increase of 48.0 percent. Based upon SEMCOG estimates compiled between 2000 and 2009 an additional 288 housing units (260 households) took place within the Township. This would be an increase of 14.2 percent within this time period. SEMCOG projects 2,503 households within Lodi Township for the year



2035. This represents an increase of 260 households between 2009 and 2035 or a percent increase of 13.3 percent.

It is noted that SEMCOG's population projections between 2009 and 2035 only account for 26 additional residents, while households are projected to increase by 260. The current average household size in Lodi Township is stated by SEMCOG to be 2.91 for 2009 and decreased to 2.56 in 2035. Considering the number of households projected by the year 2035, the amount of planned land available for residential growth within Lodi Township, exceed either of these projections.

4.05 Schools

Three school districts serve Lodi Township: Dexter Community Schools, Saline Area Schools, and Ann Arbor Public Schools. Map 17 shows the boundaries of these school districts within Lodi Township.

4.06 Roads

All public roads in the Township are the responsibility of the Washtenaw County Road Commission. Very few roads within the Township are paved and there does not appear to be much public support for additional pavement in the Township. Road improvements to increase capacity are not required by population increases because the projected population increase over the next 25 years appears minimal.

Major improvements designed to increase capacity to arterials within the Township including Wagner, Ann Arbor/Saline, Scio Church, etc. would have a negative effect on community character. Unnecessary hill leveling, curve straightening and/or lane widening (with accompanying roadside tree cutting) would also alter rural roadside features. Neither is consistent with current community character; however minor improvements may be required to maintain road safety.