

PART 5

PRINCIPAL FEATURES OF THE MASTER PLAN

5.01 The Foundation of the Master Plan

The Master Plan contains a series of development and preservation goals, objectives, and strategies for Lodi Township that are specifically based upon its established and recognized character. These goals, objectives, and strategies were established through the planning process. During this process, the Township Planning Commission solicited public input on the problems and opportunities facing Lodi Township. This was accomplished through public meetings and an opinion survey which was mailed to residents throughout the Township. The Planning Commission then analyzed the responses and formulated goals and policies designed to address the issues raised during that process.

Next, the Planning Commission considered various strategies designed to achieve each objective. The lists of strategies following each objective are not exhaustive or mutually exclusive. They provide a broad range of options, some more feasible than others, that can be used to reach goals and objectives. They should each be viewed as one piece of the puzzle - an interlocking series of planning actions that together form the basis for eventual achievement of the development goals of the Township. Finally, it should be noted that some strategies may not be feasible given current political, legal, economic or practical reasons. While this may prevent implementation of some strategies immediately, consideration of these options in the future by the Planning Commission is possible.

In this evaluation process, Lodi Township reviewed regional and local trends as well as growth pressures and preservation methods in adjoining municipal governments. Lodi Township recognizes its responsibilities in providing various types of land uses while taking into consideration regional and internal Township obligations. This evaluation process ensures that Lodi Township can maintain its unique character and shall not be dominated by development or land use expectations in adjoining communities.

Goals

Goals should be viewed as long-range statements. They are reflections of the Township's underlying values and desires. They are typically more general in nature.

Objectives

Objectives are shorter term, more specific statements which are designed to partially achieve the goals. They can be thought of as one step towards meeting the goal.

Strategies

Strategies are specific actions which can be taken by the Planning Commission and Board of Trustees in their efforts to achieve each objective. They are definitive statements aimed at achievements of specific objectives.

Through this goal-objective-strategy format, a direct link has been established between Township desires (goals, objectives) and the actions necessary to achieve them (strategies). In doing so, a more realistic appraisal of plan elements (goals, objectives) is anticipated. The results will be a clearer realization of the actions necessary to achieve desired goals.

The Planning Commission will, as appropriate, incorporate these policies, as necessary, in the Zoning Ordinance and enforce them when evaluating requests for specific zoning changes and other land use proposals. The established character of specific areas of the Township will be reviewed in relation to development proposals brought before the Planning Commission. The Planning Commission will view negatively proposals leading toward any unwarranted alteration of this character or likely to establish unwanted precedents.

5.02 Areas of Land Use Evaluation

A. Lodi Township

A community's identity can be established and maintained in a number of ways. Comprehensive plan elements such as land use patterns, streets and public transportation systems, natural resource preservation, parks and other public areas and facilities, individually and in combination, strengthen a community's identity. They help to define a sense of place that is unique among neighboring communities. This Master Plan strives to maintain these relationships thereby continuing the unique character of the community.

The majority of Lodi Township continues to maintain the character of a rural agricultural community. Rural housing (minimum one acre lot size) has been the predominant type of housing to develop within Lodi Township within the last few years. This Master Plan strives to locate rural housing in suitable areas and prevent its scattering into existing agricultural areas. The total land area needed for rural housing will be limited if the rate of population growth is moderate, as expected.

Future uses are assigned to all parts of the Township without regard to a target year or a projected population. The Master Plan takes into consideration SEMCOG projections of 6,434 people and 2,503 households by the year 2035. These figures are guidelines for monitoring purposes. They are not specific targets for allocation of land use acreage or facilities.

B. Lodi Central

A clustering of uses including commercial, office, Washtenaw Farm Council grounds, Veterinary clinic, Township Hall, and single family dwellings comprise an area centered around the intersection of Pleasant Lake and Ann Arbor/Saline Roads. These uses, and similar uses over the years, have existed at this location. The possibility exists that these uses could be grouped together by pedestrian walkways and vehicle access points. This area currently contains Agricultural, Single Family Rural Non-Farm Residential, Local Commercial, and Planned Unit Development zoning districts. Portions of this designated area are currently vacant, but will develop some time in the future according to the detailed policies contained within this Plan. Additional residential, commercial, office, and public/quasi-public uses are anticipated.

The intent of this Master Plan is to recognize this area with defined boundaries and specific land uses that contain a predetermined character and scale, similar to existing uses. Linking of vehicle and pedestrian access will be essential to the success of this designated area. Part 8 of this Master Plan contains specific design and land use guidelines as they pertain to this area.

C. **Municipal Service Districts**

There is currently no public sewer service available in the Township. The existing General Development Plan depicts an intensity of future land uses that could utilize municipal sewer and water services. These uses primarily include “Low Density Multiple” (R-3 zoning) which, according to the Township Zoning Ordinance, is composed of those areas of the Township whose principal use is, and ought to be, single family dwellings on moderately small sized lots or multi-family dwellings. This would create a predominantly suburban character in those areas which are served by a municipal water and sanitary sewerage system.

Acknowledging the need to provide for municipal services and higher density type land uses, two Municipal Service Districts are planned for municipal sanitary sewer and water services. These areas are planned to take place within specific delineated areas:

- **District I** - Section 1 located south of Scio Church Road and east of Wagner road, along the northern border of Lodi Township.
- **District II** – Portions of Sections 26 and 35 of Lodi Township that are located adjacent to the western border of the City of Saline. These would be provided by the City of Saline, perhaps through a 425 agreement. If municipal services were not available, a minimum of one acre would be required where individual parcel septic facilities could be provided.

It is expected that all lands within these planned municipal service districts will eventually be connected to municipal water and sanitary sewers with agreements worked out with adjoining municipalities. No municipal services will be provided outside of these designated areas in order to reduce sprawling development patterns into the Township’s designated rural areas. Also such planned municipal areas will direct development away from areas designated for agricultural and rural residential land uses and toward regional centers of population. Based upon SEMCOG population and land use projections, these designated areas are deemed adequate for municipal land uses through the year 2035.