



Washtenaw County
Office of Strategic Planning

February 7, 2008-DRAFT UNTIL ADOPTED BY BOARD OF COMMISSIONERS

Maria Constant, Secretary
Pittsfield Township Planning Commission
6201 West Michigan Avenue
Ann Arbor, Michigan 48108

RE: Pittsfield Township Proposed Amendments to the Comprehensive Plan –
Dated October 16, 2008

Dear Ms. Constant:

Thank you for the opportunity to comment on the proposed amendment to the Pittsfield Township Comprehensive Plan. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the amendment was reviewed by Washtenaw County Planning Advisory Board and the Board of Commissioners. The Washtenaw County Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the amendments.

The Township is seeking review and comment on amendments relative to 4 geographic areas to the Pittsfield Township Comprehensive Plan:

1. Reclassification of Lillie Park Central from "*Light Industrial*" to "*Public Facilities and Public and Private Recreation/Open Space*"
2. Reclassification of Hickory Woods Park from "*Public Recreation*" and "*Moderate Density Residential*" to "*Public Facilities and Public and Private Recreation/Open Space*"
3. Reclassification of Kirtland Hills Park from "*Moderate Density Residential*" to "*Public Facilities and Public and Private Recreation/Open Space*"
4. Reclassification of Morgan Road Master Booster Station and Adjoining Site from "*Agricultural Preservation*" to "*Public Facilities and Public and Private Recreation/Open Space*"

Staff reviewed the proposed update in the context of A Comprehensive Plan for Washtenaw County (County Plan), plans of contiguous local units of government and the current Pittsfield Charter Township Comprehensive Plan (Township Plan). Staff found the proposed amendments consistent with the County Plan and the plans for the contiguous communities.

Although not applicable to the consistency with the County Plan, we strongly encourage particular attention to the non-motorized transportation connections to

the park sites in accordance with Pittsfield Township Comprehensive Plan policies. This is supported by the comments from WATS.

The attached staff report provides additional detail and background regarding county comments. Additionally, agency comments are provided containing additional detailed recommendations and should be reviewed and considered. On behalf of the Planning Advisory Board and the Board of County Commissioners, I would like to thank you for your contribution to promoting a shared vision for Washtenaw County.

If our office may be of assistance to the Township as you work to implement the policies included in your plan, please call me at (734) 222-6809.

Sincerely,

Patricia Denig
Director of Community Planning
Office of Strategic Planning
Washtenaw County

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Attachment
Staff Report



Staff Report

RE: Comprehensive Plan Amendments Pittsfield Township – Dated October 16, 2008

Date: December 16, 2008

Background

The Washtenaw County Office of Community Planning (OCP) received the draft Comprehensive Plan Amendments for Pittsfield Township on November 18, 2008. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the County is to provide comments to the Township, which must include two statements of consistency:

- A statement as to whether, after considering any comments received by contiguous local units of government, the proposed update is consistent with the plan of contiguous communities, and;
- A statement as to whether the proposed update is consistent with the County Plan.

The proposed update was reviewed for consistency with the County Plan. The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the document.

Summary of Update/Review in context of County Plan

The Township is seeking review and comment on amendments relative to 4 geographic areas to the Pittsfield Township Comprehensive Plan (summarized on attached map). Many of these amendments are the result of parkland acquisitions by the Township and the appropriate designation of the properties accordingly. The designation of these properties is supported by the Township Plan:

“It is important to provide this designation in order to specifically identify land used for public facilities, parks, recreation, and open space . . . future land acquisitions and development for similar uses should be converted to this future land use designation and protected as such.”

-from Public Facilities and Public/Private Recreation/Open Space p. 27 Township Plan

As the designation of these properties to accurately reflect their current use on the Township's Existing Land Use Map is basic in nature, the focus of comments that follow will be on the Future Land Use Designation.

1. Reclassification of Lillie Park Central on the Future Land Use Map from "Light Industrial" to "Public Facilities and Public and Private Recreation/Open Space"

The parcel is adjacent to other recreational facilities creating a larger public recreation facility. The site is on Platt Road, which is planned to include a 10 ft. wide asphalt path providing non-motorized access. The County Plan Future Landscapes Map (Map 3-6 Recommended Potential Future Landscapes) identifies the area as Suburban in which the proposed future land use designation is consistent.

2. Reclassification of Hickory Woods Park on the Future Land Use Map from "Public Recreation" and "Moderate Density Residential" to "Public Facilities and Public and Private Recreation/Open Space"

In a previous amendment, this parcel was planned into several categories (broken into three sections). The proposed amendment would designate the entire property "Public Facilities and Public and Private Recreation/Open Space." The County Plan Future Landscapes Map (Map 3-6 Recommended Potential Future Landscapes) identifies the area as Suburban for which the proposed future land use designation is consistent. While the major routes that surround this property are planned for non-motorized routes, ensuring a safe, non-motorized connection through the adjacent subdivision(s) will be important.

This property is adjacent to Ypsilanti Township which has designated the property adjacent to this parcel as Single-Family Residential, consistent with the proposed land use designation for Hickory Woods Park.

3. Reclassification of Kirtland Hills Park on the Future Land Use Map from "Moderate Density Residential" to "Public Facilities and Public and Private Recreation/Open Space"

The County Plan Future Landscapes Map (Map 3-6 Recommended Potential Future Landscapes) identifies the area as Suburban for which the proposed future land use designation is consistent. While the major routes that surround this property are planned for non-motorized routes, ensuring a safe, non-motorized connection through the adjacent subdivision(s) will be important.

4. Reclassification of Morgan Road Master Booster Station and Adjoining Site on the Future Land Use Map from "Agricultural Preservation" to "Public Facilities and Public and Private Recreation/Open Space"

The County Plan Future Landscapes Map (Map 3-6 Recommended Potential Future Landscapes) identifies the area as Open Space for which the proposed future land use designation is consistent. While the operation of the booster station and utility vehicle storage are not recreational, the public ownership of the facilities, as well as the potential use of the adjoining parcel for parkland, is consistent with the County Plan.

Contiguous Community Land Uses

Not applicable except as noted above.

Contiguous Community Comments

None received

Applicable County Department Comments

Washtenaw County Public Health: None Submitted

Washtenaw County Drain Commission (WCDC): None Submitted

Other Area Agency Comments

Washtenaw Area Transportation Study (WATS): See attached

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WASHTENAW AREA TRANSPORTATION STUDY

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Planning Reviews

Community: Pittsfield Township

Date Received: November 26, 2008

Complete Master Plan Update:

Complete Zoning Plan Update:

Master Plan Amendment: X

Zoning Plan Amendment:

Other: Growth Management Plan Update

Sections reviewed: _____ Goals _____ Policies _____ Land Use Recommendations
_____ Transportation Recommendations _____ Other

This limited master plan amendment is typical of that provided in the past by the Township for comment. Although seemingly minor in scope, the lack of overall Plan review and amendment in its entirety lends itself to piecemeal amendments without due consideration to what the impacts will be on the transportation components of the Master Plan. WATS would like to see some consideration given to the transportation network (including road, transit and non-motorized) serving these amendments when presented. The maps provided did not highlight the proposed amendments and without access to tax id's it was more time consuming to review.

Land Use Implications:

The provision of parkland is a great addition to the community but all locations must have adequate access by all modes of travel.

Transportation Component Implications:

The township should consider the provision of non-motorized access directly to Kirtland Hills and Hickory Woods park given their location to the surrounding subdivisions.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP •
- CITY OF SALINE • SCIO TOWNSHIP • SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS • SUPERIOR TOWNSHIP • UNIVERSITY OF MICHIGAN •
- WASHTENAW COUNTY BOARD OF COMMISSIONERS • WASHTENAW COUNTY ROAD COMMISSION • CITY OF YPSILANTI • YPSILANTI TOWNSHIP •
- EX OFFICIO: FEDERAL HIGHWAY ADMINISTRATION • SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS •

AN INTERMUNICIPALITY COMMITTEE ORGANIZED UNDER ACT 200 OF PUBLIC ACTS OF MICHIGAN (1957)
REPRESENTING WASHTENAW COUNTY

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Comments by Section:

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