



Washtenaw County
Department of Planning & Environment

3/12/2008

Dwight Shusda, Planning Commission Chairman
P.O. Box 75002
Salem, MI 48175

Re: Growth Management Plan for Salem Township Review

Dear Mr. Shusda:

Thank you for the opportunity to comment on the General Management Plan for Salem Township (Township Plan) revision. In accordance with the Township Planning Act, Public Act 168 of 1959 as amended, the Township Plan 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 update.

Worth commending is the inclusion of an Urban Service District, the Salem Hamlet Plan, as well as creating Lands Designated for Agricultural Preservation through an overlay. Establishing such limits on services, providing a plan for an established hamlet community, while providing strong protective measures for agricultural land and open space minimizes the negative impacts of development while increasing service efficiency. Language encouraging clustering of residential areas and utilizing density transfers also strengthen this goal. Such planning allows for the needs of existing and future residents to be met, while also addressing sustainable growth and natural resource protection.

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 Salem Township Growth Management Plan (Township Plan). Staff found the proposed plan revision to be consistent with the County Plan and the plans for the contiguous communities.

Although the following recommendations are not applicable to the consistency with the County Plan, we strongly encourage the incorporation of the following to enhance the overall plan:

- **The incorporation of the Washtenaw Area Transportation Study (WATS) Non-motorized Plan for Washtenaw County by reference.**

- A major concept of the plan is the establishment of an interconnected natural features system, as well as pedestrian and bicycle linkages. Developing a regional greenway plan that combines a natural features inventory with a regional recreation trail network would satisfy multiple goals set by the Township Plan. This point is supported by Public Health and WATS.
- In order to support the Township's efforts to maintain its rural character and to use resources efficiently as development progresses, gravel road capacity should be considered. A study of gravel road capacities as a means to manage growth was prepared by the Huron River Watershed Council and can be found at http://www.hrwc.org/pdf/PAL_Guidebook.pdf.
- The Township Plan communicates a strong grasp of its unique character, giving reference to historic resources in various sections of the plan. Language regarding the importance of historic preservation to the community's character should be more strongly articulated in the final draft. Salem Township should consider the addition of a goal to seek protection and preservation of historic resources through local, state and national programs.
- The Urban Services District section of the plan and the Urban Service District Development Concept should consider recognizing and identifying the 94.5 acre Conant Farm located in Section 36 of the Township as having a donated conservation easement owned by the Southeast Michigan Land Conservancy, as well as identifying it as providing open space within the Urban Service District designation. The Township should also consider requiring buffering surrounding this property as part of the site plan review process of development proposal within the Urban Services District.
- Designating lands for agricultural preservation through an overlay and stating "these lands should not be considered land banks for future rural or urban development or as low density residential areas" is a strong aspect of this plan. In addition, the amendments to the Township Plan could make Salem Township eligible for additional points from the State of Michigan PDR Program. The comments found within this review reveal that the Salem Township Growth Management Plan has the necessary requirements to be eligible for the additional points from the State of Michigan PDR Program. Specific requirements and suggestions are included in more detail in the Staff Review and Statement of Consistency with MAPF (State PDR Program) section. The opportunity for and importance of agricultural preservation is also supported by Washtenaw County Public Health.
- Agricultural preservation is addressed as an objective within the plan. An important part of maintaining the viability of the agricultural sector is the viability of the local and regional

agricultural economy. Salem Township should consider adding a goal, or an objective, or a policy that supports and/or endorses the five-county Southeast Michigan Food System Economic Partnership (FSEP) to help support agricultural producers in the Township and the region as well as encourage new agricultural and food system economic opportunities. The FSEP website can be found at <http://www.fsepmichigan.org> for more information on the program. This point is supported by Washtenaw County Public Health.

- **The use of road classification terminology and goals for the various classifications should be refined. Consider adopting the Federal Functional Classification System to provide a framework for uniform road classification and corresponding goals for each class.**

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 the Department may be of assistance to the Township as you work to implement the policies included in your plan, please call me at (734) 222-6888.

Sincerely,

Patricia Denig, Planning Services Director
Department of Planning and Environment
Washtenaw County

Attachments

Staff Report

Washtenaw County Department of Public Health comments

Washtenaw Area Transportation Study (WATS) comments

Cc: Bill DeGroot, Zoning Administrator, Salem Township
Ann Arbor Charter Township Clerk
Canton Carter Township Clerk (Wayne County)
Green Oak Township Clerk (Livingston County)
Lyon Township Clerk (Oakland County)
Northfield Township Clerk
Northville Township Clerk (Wayne County)
City of Novi Clerk (Oakland County)
Plymouth Township Clerk (Wayne County)
City of South Lyon Clerk (Oakland County)
Superior Charter Township



Washtenaw County Department of Planning & Environment

Staff Report

RE: Growth Management Plan Update for Salem Township – Washtenaw County Review

Staff Report Date: 3/12/2008

Background

The Washtenaw County Department of Planning and Environment (P&E) received the draft General Management Plan for Salem Township (Township Plan) on February 6, 2008. In accordance with the Township Planning Act, Public Act 168 of 1959 as amended, 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 *A Comprehensive Plan for Washtenaw County* (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

Designating lands for agricultural preservation through an overlay and stating “these lands should not be considered land banks for future rural or urban development or as low density residential areas” is a strong aspect of this plan. Such an overlay could act as a buffer between more developed areas (e.g. the Cities of Ann Arbor, South Lyon, Novi, Plymouth and Northville [Consistent with County Plan’s Landscape Recommendation 4.2, Buffers: Encourage local governments of urban, suburban, smaller cities and villages and the areas surrounding them to incorporate open space buffers around their communities in their master plans. Buffers are to be part of their open space plan])

The amendments to the Township Plan could make Salem Township eligible for additional points from the State of Michigan PDR Program. Map 21

identifies the designations of “Agricultural Lands” in the Township, and within the narrative of Part 8 “Agricultural Land Use” it identifies the specific sections that are “Lands Designated for Agricultural Preservation.” Map 21 did not label these lands specifically by this title. There were also some inconsistencies with the titling of Map 21 and the Map number within the narrative of Part 8. It appears that the Township meets the requirements of the State of Michigan PDR Program for additional points. However, having clear labeling of the “Lands Designated for Agricultural Preservation” in Map 21 and a clear title of the map and its corresponding map number within the narrative of Part 8, would make it more clear to State PDR Program as to whether the Township Growth Management Plan would meet these requirements. Specific requirements under the *Michigan Agricultural Preservation Fund (MAPF) Policies and Procedures* to qualify for the State's PDR Program are included in more detail later in this report.

Another strong aspect of this plan is the designation of Urban Services District as well as a plan for the Salem Hamlet. Both of these designations, along with policies and guidelines are outlined in Part 12 – Special Use Areas of the Plan [Consistent with County Plan's Landscape Recommendation 2.1— Activity Center Uses, 2.2 – Activity Center Locations, 2.3 – Activity Center Infrastructure, 2.4 – Activity Center Buffers, and 2.5 – Activity Center Model Ordinances, as well as Landscapes Recommendations 3.4 – Hamlet Plans].

Language on the importance of pedestrian and bicycle infrastructure is found throughout the plan. A non-motorized transportation system within and connecting commercial and residential land uses help to create a safe and enjoyable community for residents. The incorporation of the Washtenaw Area Transportation Study (WATS) Non-Motorized Plan for Washtenaw County by reference would strengthen this community goal. [Also see attached comments from the Washtenaw Area Transportation Study].

A major concept of the plan is the establishment of an interconnected natural features system, as well as comprehensive pedestrian and bicycle linkages. Policies such as “encourage continuous open-space systems, centered around natural features, to enhance existing concentrations of development, in particular within the Salem Hamlet area and surrounding clusters of residential development” demonstrate the Township's awareness that non-motorized transportation, recreation and natural resources conservation can be coordinated to be mutually beneficial, as well as provide public health benefits to a community. Developing a regional greenway plan that combines a natural features inventory with a regional recreation trail would satisfy multiple goals set by the Township Plan. The Township should consider the inclusion of a greenways and trails map and language addressing the designation and protection of greenways and non-motorized transportation.

A policy stated in the Plan is “access to new development shall be from existing paved roads wherever feasible” [Part 13 – Transportation, Section 13.03 C.3.c.]. Without proper planning, rural residential development can

have a sprawling affect. This development and associated traffic can overburden gravel roads and threaten rural character as well as natural resources such as water quality. In order to support the Township's efforts to maintain a rural character, as well as to use resources efficiently as development progresses, gravel road capacity should be considered. A gravel road capacity analysis can help to determine density limitations on gravel roads will provide useful information for refining land use plans, reviewing development proposals, and prioritizing road projects in order to minimize the negative impacts of development along gravel roads. A study of gravel road capacities as a means to manage growth in rural and suburban communities was prepared by the Huron River Watershed Council and can be found at http://www.hrwc.org/pdf/PAL_Guidebook.pdf.

The new Salem Township Growth Management Plan (draft) aptly communicates a strong grasp of the township's unique character. It gives reference to historic resources in Section 12 – Special Use Area. This section employs meaningful language such as *unique character* and *heritage*, to express a desire to capture the current feeling of the hamlet and wisely guide its future development. Section 12.12 clearly speaks to the value of consistency with “existing historic structures in the area.” Regarding Salem Hamlet, Section 12.2 – C-1 clearly states that “the exterior appearance and physical setting of existing historic buildings should be preserved.” This statement does not provide clear steps for implementation of this community goal, or reference the national standard for preservation methods: the Secretary of the Interior's Standards (found at this link: <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>). At minimum, Salem Township should consider articulating a goal to seek protection and preservation of historic resources through local, state and national historic designation or easement programs, all of which employ design guidelines and review to insure appropriate treatment of historic properties.

Regarding historic resources in general, the Washtenaw County historic resources database on the web, known as HistWeb, returned 209 individual historic sites recorded within Salem Township. These handsome landmarks and everyday structures are worthy of specific discussion in the development plan. Language regarding the importance of historic preservation to the community's character, particularly the importance of rural/agricultural sites, “picturesque” viewsheds, and infill development standards congruent with the current form and rhythm of the community should be more strongly articulated in the final draft. Communities in the Midwest and elsewhere with similar historic building stock have adopted a Historic Preservation Master Plan as an addendum or incorporated into an existing plan. Salem Township is encouraged to consider a similar instrument to provide protection for its valuable historic resources. Agricultural and open space preservation and historic preservation efforts also can be coordinated through the efforts of local land preservation agencies, land trusts and the Washtenaw County Historic District Commission. The Township should consider adding language in the plan to encourage coordinated land preservation and historic preservation efforts in the Township.

Section 12.03 Gotfredson Road Urban Service District should also include the Conant Farm, a 94.5 acre farm located at 5683 and 5671 Napier Road described under 12.03.D Existing Land Use Within the Urban Service District. The Southeast Michigan Land Conservancy recently acquired a conservation easement on this property which permanently preserves the farm in perpetuity. This farm is also presently under review by the Conant Farm Local Historic District Study Committee, a Washtenaw County Board of Commissioners-appointed committee under the oversight of the Washtenaw County Historic District Commission. The 94.5 acre Conant Farm should also be identified as preserved land on the *Urban Service District Development Concept Map* on page 147 as well as on *Map 23 Land Use Strategy and Density* on page 188. Land Use Objectives, Policies, and Strategies within Part 12 and throughout the plan should recognize these two parcels as preserved land.

Washtenaw County Planning Services can provide assistance in regard to any of these plan areas.

Statement of Consistency with MAPF (State PDR Program)

Staff reviewed the amendments to the Salem Township Growth Management Plan for consistency with *A Comprehensive Plan for Washtenaw County* (County Plan) and the *Michigan Agricultural Preservation Fund Standards* (Standards):

- The proposed Lands Designated for Agricultural Preservation Overlay area may closely align with the Recommended Proposed Future Landscapes in the County Plan: Open Space and Rural (5+ acre lots), although see number “1. Requirement” below.
- The amendments could make Salem Township eligible for additional points from the State of Michigan PDR Program. [Consistent with County Plan’s Agriculture Recommendation 2.1, Farmland Preservation Funding: Encourage landowners to apply for state and federal programs and encourage local governments to identify funding methods for farmland preservation including...PDR program].
- Below are the five master plan requirements under the *Michigan Agricultural Preservation Fund Policies and Procedures* to qualify for the State’s PDR Program. The amendments to Salem Township’s Growth Management Plan meet the requirements for the program with recommendations provided to more competitively position Salem Township for the program.

1. Requirement: A New “Agricultural Preservation” Future Land Use Plan Category, Map Amendment

Discussion: On page 80 of the draft Growth Management Plan, under 8.05 “1. Lands Designated for Agricultural Preservation” two maps are

referenced that are meant to illustrate the areas that designated under this category. The two maps are called "Map ____ Salem Township Land Use Strategy" [referred to in this section as Map 18, and the Map is number Map 23 on page 188] and "Map 21 Agricultural Lands." This map is also referred to in the text on page 81 as Map 13 Land Use Strategy – Agricultural – Lands Designated for Agricultural Preservation Overlay." It is not clear what the appropriate title is for the "Agricultural Lands" Map and/or "Lands Designated for Agricultural Preservation Overlay" and if it is the same map with two different titles. The numbering of this map is also not clear, with Map 21 and Map 13 being used. This clarity of the Map number and Map title should be made more clear.

Additionally, the labeling of Map 21 to indicate which lands are "Lands Designated for Agricultural Preservation" should also be included in the legend on the Map.

The text does describe on page 80 does specifically state which Sections of the Township are "Lands Designated as Agricultural Preservation," which are Sections 7, 17, 18, 19, 20, 28, 32, 33, and portions of 16, and 21. With clear labeling and titling on Map 21, the Township should meet this requirement quite well.

2. Requirement: PDR and Other Agricultural Preservation Strategies (Policies) must be included in the Goals, Objectives, Policies Section of the Growth Management Plan

Discussion: Text referring to the strategies intended to preserve agricultural land should include PDR, but also other techniques. Salem Township's General Management Plan contains within the "Agricultural Land Use Part" under Sections 8.09, 8.10 and 8.11 objectives, policies and strategies which address farmland preservation. Among the strategies on 85 and 86 include:

- A. Encourage farmers to participate in PA 116.
- E. Actively encourage farmers in the Township to apply for PDR funds from the federal, state and/or county governments.
- F. Amend the Township Zoning Ordinance to incorporate the agricultural protection policies of this plan.

Additionally, the designation of an Urban Services District within the Township is also an important strategy for directing growth away from agricultural areas in the Township. These objectives and strategies fit in very well with the state's PDR requirements, and these strategies also fit in with the Agriculture strategies found in Chapter 4 of *A Comprehensive Plan for Washtenaw County*.

3. Requirement: Include a paragraph describing why farmland should be preserved in Salem Township.

Discussion: The text on pages 67-71 including Sections 8.01, 8.02, 8.03, 8.04, and 8.05 meet this requirement. In Section 8.05 in the

beginning paragraph of the Agricultural Preservation section that meets this requirement quite well. The reasons include retaining the use of prime agricultural soils, the importance of the sustenance and economic benefits provided by the agricultural industry to the residents of Salem Township.

4. Requirement: A paragraph describing why the new “Agricultural Preservation” future land use plan category, was chosen/designated.

Discussion: The text in the proposed subheading “1. Lands Designated for Agricultural Preservation” on pages 72-73 states reasons for its designation:

The Lands Designated for Agricultural Preservation were chosen for the following reasons:

- (1) These areas are primarily comprised on prime agricultural soils according to the USDA-NRCS Washtenaw County Soil Survey
- (2) There are several 80+ acre parcels in this area
- (3) The area is comprised mostly of active agricultural according to the 2000 SEMCOG land use inventory
- (4) The area is comprised mostly of agricultural lands according to the Agricultural Lands Map, Figure 4-1 of the Washtenaw County adopted *A Comprehensive Plan for Washtenaw County*
- (5) Several PA 116 enrollments exists in the area

While the titling and numbering of the map corresponding to the areas identified as “Lands Designated for Agricultural Preservation” are not clear, these reasons for selecting the Agricultural Preservation Overlay Area do fit in very well with the state’s PDR requirements.

5. Requirement: Farmland preservation goal(s).

Discussion: The objective found under Section 8.09 on page 84 serves as the required farmland preservation goals. It states the following: “Encouragement should be given as long as possible for long-term agricultural use of the most productive agricultural lands within Salem Township based on soils considered highly productive for such use. This is encouraged due to the economic benefits provided by the agricultural industry to the residents of Salem Township, and for the rural character and open space benefits it provides. These lands are generally located in the west and south/central portions of the Township.” The policies on page 84 and 85 also support this objective, as well as the Implementation Strategies found under Section 8.11 on pages 85 and 86.

Washtenaw County is well versed in the State PDR Program and would be a willing partner to assist the Township in implementing these recommendations.

Contiguous Community Land Uses

- East – Northeast (Northville Township – Wayne County): The western portion of Northville Township includes a City of Detroit House of Correction. The property adjacent to Salem Township is being developed as a mix of large sub-urban residential and scattered commercial development with urban service utilities. The remaining areas are open lands, single-family dwellings on large lots without public sewer facilities, and the Maybury State Park.
- East – Southeast (Plymouth Township – Wayne County) : Single-family residential on 3 units per acre, with sewer and water service provided.
- Southeast (Canton Township – Wayne County): Large-lot single family residential developments, some open lands, and urban and suburban residential densities.
- South (Superior Township – Washtenaw County): Rural uses along the border with Salem Township including large lot residential development and farmlands. More distant is the Dixboro Hamlet with rural residential development, as well as more far distant south of Geddes is residential development served with public sewer.
- Southwest (Ann Arbor Township – Washtenaw County): Open space area preservation lands, farmland, and more distant residential and office/research park development.
- West (Northfield Township – Washtenaw County): Sparsely located residential development, farmlands, natural resource areas.
- Northwest (Green Oak Township – Livingston County): Large lot single family development as well as many areas that are woodlands and wetlands and non-buildable open lands.
- North – Northwest (City of South Lyon – Oakland County): On the north boundary right near the intersection of Eight Mile Road and Dixboro Road, the City Limits of South Lyon intersect with Salem Township for a very short distance. At this location is planned parkland for the City. Further north in the City there are urban residential development, commercial development, and some light industrial development.
- North (Lyon Township – Oakland County): Large-lot single family development, with more moderate size residential development closer to the City of South Lyon in southwest portions of the Township. Large and small strip mall development also exists near the intersection of Pontiac Trail and Eight Mile Road, near the City of South Lyon.
- Northeast (City of Novi – Oakland County): Maybury State Park extends to the Salem Township/Novi City's southwest/northeast boundary point at 8 Mile and Napier Roads. In western Novi, there are large-lot residential developments, while eastern parts of the City are more urban.

Contiguous Community Comments

None received

Review of Plan in Context of Contiguous Community Master Plans

The proposed Township Plan update is consistent with the master plans of adjacent communities.

Applicable County Department Comments

Washtenaw County Public Health: See attached

Washtenaw Area Transportation Study (WATS): See attached



**Public Health Checklist for Review / Comment of
Salem Township Growth Management Plan Update/Revision Review**

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable To this review
1. The plan includes elements that increase access to physical activity.				
A. Opportunities for use of non-motorized - transportation are evident in the plan (bikeability, walkability, Multi-use paths)	1	3	<u>5</u>	N/A
B. Connectivity between schools and residential areas are promoted in the Plan (Safe Routes to School).	1	<u>3</u>	5	N/A
C. Preservation of green/open space including parks is evident in this plan.	1	3	<u>5</u>	N/A

Comments:

- Very good attention to issues of both walkability and bikeability throughout the plan. Interconnection of streets to integrate all parts of the community is addressed and encouraged.
- In Part 4: Major Issues, Section 4.04 B: Recreation. Consider adding specific reference to “health” as a reason recreation facilities should be provided and expanded.
- In Part 15: Public Facilities, Section D: Public Schools. We applaud Salem Township for encouraging districts to retain neighborhood schools. Under “School Sites,” consider adding that future school sites should be within residential/neighborhood centers to prevent building mega-schools on the fringe of communities.

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable To this review
2. The plan includes elements that increase access to healthy eating resources.				
A. The plan promotes mixed use development (retail including access to grocery stores and residential).	1	3	5	<u>N/A</u>
B. Grocery stores and super-markets can be accessed by non-motorized transportation.	<u>1</u>	3	5	N/A
C. The plan includes elements that support or improves the local food system (including preservation of agricultural land / urban agriculture and community gardens)	1	<u>3</u>	5	N/A

Comments:

Preservation of agricultural land is clearly evident in this plan; however, the use of the agricultural land for specific purposes of increasing community resident access to food healthy food sources is not addressed. Could a Farmers market be considered in the Salem Hamlet or in the Village Green community gathering space? Public Health notes that there is no intent to duplicate nearby commercial shopping outlets; hence a Farmers market may be a way to add value in the community at a low cost and high benefit to residents.

	Not Addressed	Somewhat Addressed	Adequately Addressed	Not Applicable To this review
3. The plan includes elements that promote emotional well-being and social connectivity.				
A. The plan includes elements that promote the use of, and access to, public transportation.	<u>1</u>	3	5	N/A
B. The plan includes elements that promote connectivity between residential development and retail.	1	3	<u>5</u>	N/A
C. The plan incorporates affordable housing options into residential developments.	1	3	5	<u>N/A</u>
D. The plan includes built elements that increase community cohesion and neighborhood activities.	1	3	<u>5</u>	N/A

Comments:

There is much emphasis through the Salem Township Growth Management Plan of the importance of connectivity between residential sections and between gathering spaces. This is good to see, especially as the plan also mentions the senior population and thinking ahead of their needs for social connections and easily accessible shopping areas with benches is important

References:

- 1) Washtenaw County Public Health comments for Environment and Planning Master Plan.
- 2) Design guidelines for Active Michigan Communities, 2006.
- 3) Robert Wood Johnson: Active Living Research
 - a. Designing for Active Recreation: February 2005
 - b. Designing for Active Transportation: February 2005

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WASHTENAW AREA TRANSPORTATION STUDY

705 NORTH ZEEB ROAD 2ND FLOOR
ANN ARBOR, MICHIGAN 48103-1560
PHONE: (734) 994-3127 FAX: (734) 994-3129
WEBSITE: WWW.MIWATS.ORG
E-MAIL: WATS@MIWATS.ORG

Planning Review

Community: Salem Township

Date Received: February 11, 2008

Complete Master Plan Update:

Complete Zoning Plan Update:

Master Plan Amendment:

Zoning Plan Amendment:

Other: Growth Management Plan Update

Sections reviewed: ___ Goals ___ Policies ___ Land Use Recommendations

__x__ Transportation Recommendations _____ Other

Transportation Component Implications:

The Introduction is unclear in its purpose. There is discussion throughout the transportation section using collector streets and arterial streets interchangeably. These are two very different types of streets with the arterials primarily providing the efficient movement of vehicles and collectors providing a mix of access and movement of vehicles.

The arterials should also include the provision of sidewalks and bike paths within the Urban Service District and should provide sidewalks or paved shoulders outside the Urban Service District in order to facilitate the provision of public transit in the future. The Township should consider the Complete Streets recommendations for their urban areas. Information on Complete Streets can be found at <http://www.completestreets.org/howtogetto.html>.

There are numerous references to desirable road right of way widths. The Washtenaw County Road Commission has an adopted right of way plan. For consistency, the Salem Township Plan should match and incorporate the Road Commission right of way plan where possible. If discrepancies exist between the Road Commission right of way plan and the right of way widths recommended in the Salem Growth Management plan they should be reconciled through collaboration.

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

The Township should consider incorporating components or by reference, the Non-motorized Plan for Washtenaw County. Washtenaw County Department of Planning and Environment or WATS can be of assistance to help incorporate language or the approved policies for non-motorized improvements.

Comments by Section:

Page 37 – 4.9 letter B, Second sentence. Consider changing the end of the sentence to read “...extensions of such facilities in and between new and existing developments”. This will help reinforce the importance of linking new and existing developments for non-motorized uses while maintaining a residential character by not allowing through traffic.

Page 111 – Section 2 letter B. In order to change the speed limit; an Engineering Study or speed study needs to be performed and it must conform to the new state law that takes into account the number of access points along the roadway.

Page 115 – Letter K. Note that traffic signals must meet engineering warrants and if they are installed without meeting warrants, they increase the liability of the community and the Road Commission.

Page 115 – Letter L. Consider adding a bullet “Provide refuge for pedestrian crossing”

Page 137 – Number 3. The meaning of “boulevard standards” is unclear.

Page 137 – Number 6. Consider Michigan’s laws regarding impact fees. Consider changing the word “required” to “encourage”.

Page 148 – Introduction. This section is not clear in its purpose. The items that are noted of primary importance are not clear goals of what the Township would like to see for their transportation system. Stating clear goals for the transportation system including roads, bikes and pedestrians in addition to future recommendations for public transit would be beneficial for framing the rest of this section.

Page 148 – Letter B lists “Increase speed and efficiency of arterials” as a necessity of streets designated as collectors. Consider instead changing to “Provide convenient access to and increase the efficiency of arterials.”

Page 148 – Letter D, number 3. The phrase “Differentiate vehicular traffic systems according to their function”. The meaning of this is unclear. The Township might consider the adoption of the Federal Functional Classification system that would provides a clear distinction of use.

Page 148 – Letter D, number 4. The Township might consider changing this to include to the provision of a complete and efficient system for pedestrians, bikes and vehicular traffic.