



Washtenaw County Department of Planning & Environment

Planning Advisory Board Meeting Minutes Monday, October 24, 2005

Members Present

Gray, Knol, Lewis, Meyer, Smith, Solowczuk, Walz, Williams

Members Absent

Bobrin, Brackenbury, Dries, Kelly

Staff Present

Brinkman, Denig, Kaplan, VanDerworp, Watkins

Call to Order and Roll Call

Anne Williams, Secretary, called the meeting to order at 6:03 p.m. and took roll call.

Approval of Minutes

Lewis motioned for approval of the August 22, 2005 minutes, Meyer supported. All in favor, motion carried. The minutes were approved as submitted.

Approval of Agenda

Walz motioned for approval of the modified agenda, Solowczuk supported. All in favor, the motion carried.

The modified agenda was approved.

Public Comment

There was no Public Comment

Report of the Chair – There was no Report of the Chair

Report of the Director of Planning and Environment – There was no report of the Director

New Business

York Township – Board of Public Works Project Full Faith and Credit Review

Dan Myers of the Department of Planning & Environment and Joe Zurawski, of York Township, on the request of assistance from the County in the construction and financing of a water and wastewater project. By utilizing County's full faith and credit, local communities would be able to more effectively finance major infrastructure projects. This project will provide water and sewer service to the urban service districts within the Township.

The preliminary estimated total project cost is \$40 Million, however, that cost may be reduced depending on agreement with YUCA on which facilities must be constructed immediately versus those required for full build out of the districts.

Jason Kaplan of Planning and Environment gave background information on the compliance of the plan as well as the master plan revisions for the townships. Staff recommended that the Planning Advisory Board support the use of the County's Full Faith and Credit for the York Township Water and Sewer Project, taking into consideration that York Township has inserted and approved all comments provided by the Planning Advisory Board, with the exception of planning on a 20-year timeline and providing a process for amending future USD areas.

There were questions and discussion regarding liability to the County, fee collection, use of irrevocable letter of credit, Treasurer collections, and special assessments.

Smith motioned for the Planning Advisory Board to support the Full Faith and Credit for the York Township Water and Sewer Project. Gray supported. All in favor, the motion carried.

City of Ypsilanti Master Plan Amendment

Terry Brinkman of Planning and Environment gave the background of the Master Plan Amendments and the comments received on the project from the Departments of Public Works, Parks and Recreation, Public Health, the Road Commission, Office of the Drain Commissioner, and Washtenaw Area Transportation Study outlined in the staff report.

Staff found the proposed Amendments in context with the County Comprehensive Plan and found them to be consistent with the County Plan and the plans of contiguous communities, provided that the concerns of the Ypsilant Community Utilities Authority, the Washtenaw Area Transportation Study and the Washtenaw County Parks and Recreation Commission for the vacant parcel located at the northwest corner of Huron River Drive and Superior Road be addressed and/or considered in any development proposal for that parcel, as well as that the City follow Landscapes Recommendations 1.1 described relating to Urban Infill Development Character and Design for the development of all 4 parcels.

There was lengthy discussion regarding some concerns of some Planning Advisory Board members about the continuity of the amendments with the existing property as well as the potential impacts on traffic in the area.

Walz motioned for approval of the Master Plan Amendments with Staff concerns. Solowczuk supported. Seven (7) members supported the motion, One (1) opposed, the motion carried.

Sylvan Township Master Plan Amendment

Terry Brinkman of Planning and Environment gave the background of the proposed Plan Amendments, a text change and map change.

Staff found the amendments to be consistent with contiguous local unit of government plans, and the County Plan. Staff also suggested that the area that surrounds the M-52 and Werkner road Local Commercial designation develops, that the Township strongly consider Landscapes Recommendation 1.8 and 4.2 in the County Plan as it relates to the development of the surrounding area.

Smith motioned for approval of the Plan Amendments, Solowczuk supported. All in favor, the motion carried.

Multi-Lakes Plant Expansion – Board of Public Works Project Full Faith and Credit Review

Dan Myers of Planning and Environment gave background on the Multi-Lakes Water and Sewer Authority Wastewater Treatment Plant Improvement Project. The project is requesting County assistance in financing for the upgrade through the full faith and credit process.

The upgrade of the Treatment facility will enable the facility to effectively treat a larger capacity of residents. He briefly discussed the Full Faith and Credit Policy procedures.

The estimated project cost would be \$4 Million with the septage receiving station and \$3 Million without it. The debt retirement obligations will be paid for through increased user fees and a capacity fee charged to new connections to the system.

Staff recommended the Planning Advisory Board support the use of the County's Full Faith and Credit for the Multi-Lakes Wastewater Treatment Plant Improvement Project.

Solowczuk motioned for the Planning Advisory Board to support the Full Faith and Credit for the York Township Water and Sewer Project. Williams supported. All in favor, the motion carried.

Old Business-There was no old business

Committee Reports-There were no committee reports.

Other Items for Discussion

Comprehensive Plan Projects Update-Jason Kaplan Presentation

Jason Kaplan gave a detailed and informative presentation of the 32 projects included in the Comprehensive Plan. In this update he gave the purpose of the project as well as the current status. A copy of the project update can be obtained by contacting Jason.

Local Government Planning Workshop-11/10/05-Draft Agenda distributed

Patricia Denig of Planning and Environment gave an update to the members on the upcoming Local Government Workshop titled "The Potential of TDR in Washtenaw County". The date will be November 10, 2005 at Weber's Inn from 7:00pm to 9:00 pm. A discussion on the format of the workshop and what should be included in the break-out sessions.

Creating Collaborative Communities Conference-Conan Smith reported that there is a conference next Monday and Tuesday at Wayne State titled "Creating Collaborative Communities". For more information, go to the www.CreatingCollaborativeCommunities.org website.

Future Agenda items-There were no future agenda items

Adjourn

Williams motioned for adjournment, Solowczuk supported. All in favor, motion carried. The meeting ended at 7:50 p.m.

The next regular meeting is scheduled for November 28, 2005, at 6:00 p.m. at 705 N. Zeeb Road, **MSU lower level Conference Room**.