



Washtenaw County
Department of Planning & Environment

Planning Advisory Board
Meeting Minutes
Monday, November 24, 2008

Members Present

Blackmore, Blistein, Bobrin, Dopkowski, Gray, Kelly, Lewis, Pratt, Solowczuk, Walz, Williams

Members Absent

Callan (excused), Smith

Staff Present

Dale, Kowalski, Lenart

Guests Present

Doug Lewan, Eli Cooper, Allison Arscott

Call to Order and Roll Call

Lewis called the meeting to order at 6:06 p.m. Roll Call was taken and quorum was met.

Approval of Minutes

Solowczuk moved to approve the minutes from the October 27, 2008 meeting with typo corrections on page 3; Kelly seconded and the motion carried.

Approval of Agenda

Solowczuk moved that the agenda be approved with the correction of removing “Ann Arbor Township” from the third bullet, Blackmore seconded and the motion carried.

Public Comment – none

Report of the Chair – none

Old Business – none

New Business

Scio Township Master Plan Update Review

Lenart discussed staff’s comments on the draft, noting that it is a well-crafted complete update to the Plan and that many of its components support the County Comprehensive Plan. He recommended that the Agriculture Overlay map have a clear delineation in order to ensure that it falls within the requirements for the Purchase of Development Rights (PDR) program. He also noted that there is a lot of discussion of LEED/green building practices, and that this discussion should be featured more in the Jackson Road corridor section. One further recommendation is to include language on how historic resources are determined. To enhance the Plan, staff recommends that the language on Policy that exists in the appendix be included in the plan itself. There is a little bit of confusion about the “Current Land Use Map,” as it appears to reference an

old map – this could be clarified. Additionally, the plan could include information on policy and goals related to transportation.

Doug Lewan discussed the draft plan, noting that Scio Township has been seeking a great deal of input from the public and area communities. He also mentioned that the last update of the Master Plan was in 1996 and, while it was a good plan that served the Township well, it needed to be updated. He added that he appreciates the comments from the County. PAB members noticed that the comments from Historic Preservation, WATS and the Drain Commissioner were not included in their packets, and Lenart assured them that they would be included in the packet sent to the Board of Commissioners. Blackmore asked that the reference to WATS be changed from “County Department” to “Other Input” because they are technically not a County Department and are federally funded. Lewis pointed out that the “Southwest Freedom Township” portion appeared to have the same content as the “Southeast Dexter Township” portion. Gray noticed that a reference to a previous plan was not clarified, and it was a reference to the 2005 plan amendment.

Solowczuk moved that the Plan update be moved forward to the Board of Commissioners and Gray seconded. Solowczuk amended the motion to add that the reference to the 2005 plan be changed, the reference to the adjacent communities be corrected and that WATS be referred to as an independent agency, as well as adding the recommendations from other agencies that were intended to be included. The motion carried.

City of Ann Arbor Transportation Plan Update Review

Dale gave a report on the Plan update. Staff recommends that the term of “transit corridors”/“signature corridors” remain consistent. She also noted that the prioritization of the four corridors is good, but recommends that the Washtenaw Corridor be considered a higher priority. She noted that the areas of Washtenaw east of the City limits are prime for redevelopment and that there is a high level of ridership on the AATA. Additionally staff suggests that the Border to Border trail be referenced instead of the Huron River off-road path in order to encourage consistency across plans in the County.

Kelly moved that the Transportation Plan Update be moved forward to the Board of Commissioners for approval, Solowczuk seconded and the motion carried.

Natural Area Preservation Program Applications from WCPARC

York Township – N-24-2008

Dale reported that this is a 79.3 acre site and is listed as “consent judgment residential” in the Township Plan. There is active agriculture on the property and woodlands/wetlands and active agriculture surrounding. While it is within the Urban Service overlay, the property would not be good for development due to the wetlands/woodlands. The County Comprehensive Plan has this area designated as rural/open space, and staff recommends approval.

Blackmore moved that the request be approved, Kelly seconded and the motion carried.

Scio Township – N-25-2008

Dale reported that this site is 10 or 20 acres, depending on what is approved by WCPARC. The land use is designated as agriculture/recreation and the County Comprehensive Plan designates the area as open space/rural. According to the Township

plan, the site is under development, but due to the woodlands/wetlands on the property it will not be developed. It is zoned as general agriculture, is within the agricultural preservation overlay and has a great number of steep slopes. It is not expected that water and sewer will be extended to this site and the property is adjacent to a PA 116 protected property. Staff recommends approval.

Blackmore noted that she would like more specific information on what piece of property would be bought if 10 acres vs. 20 acres was approved. Solowczuk moved to table the vote on this property until the PAB receives more information, Pratt seconded and the motion carried.

It was also decided that staff would provide a County-wide map of preserved areas beyond that included in the staff report.

Village of Manchester – N-26-2008

Dale reported that this is a 22 acre site that is designated within the Township plan as conservation and low density residential. It has active agriculture and woodlands/wetlands and is zoned as medium density single family residential. Single family homes or parks/playgrounds are permitted on the site. The County Comprehensive Plan designates the area as Open Space and the Township Plan designates it as conservation/low-density residential. This area is a high priority because it is along the River Raisin. Staff recommends approval.

Kelly moved that the NAPP be approved and moved to the Board of Commissioners, Solowczuk seconded and the motion carried.

P.A. 116 Farmland Agreement Applications:

Northfield Township 116-PAB-859 & 860-2008 (Zeeb Farm)

Solowczuk moved that this be approved and moved to the Board of Commissioners, Blackmore seconded and the motion carried.

Approval of 2009 Meeting Schedule

Lenart asked if the PAB would like to change the December 2008 meeting date so that it would not be so close to the holidays. Mary will send an e-mail asking members which is best for them and then the date will be chosen.

Blackmore moved that the 2009 meeting schedule be approved as presented, Solowczuk seconded and the motion carried.

Report of the Director of Planning Services – Patricia Denig

Denig was not in attendance but Lenart reported that Planning Services has moved downtown – the P.O. Box and phone numbers will remain the same but physical location and fax number have changed.

Other Items for Discussion

Regional Group and Outside Agency Updates

Walz reported that the November 1 solid waste collection at EMU was successful. There were mercury spills at the Huron Valley Men's Prison and Willow Run High School, which were cleaned up successfully. Joslin Lake will be having a special assessment and there is a public hearing scheduled for December 15.

Gray reported that he did not attend the most recent HDC meeting but that he has spoken with YCUA, and they have agreed to give the building and land around the Rawsonville School to the Township, so that it can be included on the Border to Border trail.

Blackmore reported that the legislature has established a transportation funding task force because Michigan is 46th in the country for transportation funding overall. She also reported that the Drive Michigan campaign has been dropped. There has been discussion about eliminating the gas tax as is and changing it to a wholesale tax. There was a November 14 Legislator's meeting including representation from each County on their needs, and three of four legislators definitely agreed to work on and support funding. MDOT presented at a policy meeting and announced that by 2010 they will not be able to match the federal funding, which will significantly decrease road funding.

Dopkowski, Kelly, and Pratt announced that MORE, CAPT/DART and WMA have not met since before the previous PAB meeting.

Lewis reported that SWWCOG had a very informative meeting including information on emergency management – Ron Mann pulled the various agencies together for that.

Public Policy News

None

Committee Reports – none

Public Comment – none

Adjourn

Solowczuk moved to adjourn at 8:15 p.m.

The next regular meeting is scheduled for December 15, 2008 at 6:00 p.m. in the **MSUE lower level Conference Room.**