



Washtenaw County  
Department of Planning & Environment

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Planning Advisory Board  
Meeting Minutes  
Monday, November 26, 2007

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**Members Present**

Bobrin, Dries, Gray, Grewal, Kelly, Lewis, Lovejoy-Roe, Meyer, Sizemore, Smith, Solowczuk, Walz

**Members Absent**

Williams

**Staff Present**

Dale, Denig, Kowalski, Lenart, VanDerworp

**Guests Present**

Elizabeth Riggs

**Call to Order and Roll Call**

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

**Approval of Minutes**

Lewis moved to approve the minutes from October 22, 2007, Walz seconded and the motion carried.

**Approval of Agenda**

Kelly moved to approve the agenda, Walz seconded and the motion carried.

**Public Comment – none**

**Report of the Chair – none**

**Old Business – none**

**New Business –**

Amended Bylaws

M. Grewal noted that the bylaws had been worked on at the PAB retreat and several previously held PAB meetings, and that the changes are meant to best implement *A Comprehensive Plan for Washtenaw County*. The amended bylaws change the membership to include, three County Commissioners, five members of regional groups, an economic development representative, a transportation representative, a community development/urban county representative, and three at-large. There will also be three non-voting ex-officio members, including the County Drain Commissioner, a representative from the Board of Public Works,

and a representative from the Workforce Development Board. Since the new total number of voting member is fourteen, a “tie vote clause” was also added to the bylaws. It was noted that there is a small error in the bylaws as written, listing seven (7) as a majority – in the case of the new membership, the majority will need to be changed to either (8). The BOC will consider the changes at their December 5 meeting, and the appointments should be set by the January meeting. Official notification of the changes will go out on December 7, provided they are approved by the BOC. It was noted that, when soliciting members, an addendum will be included to describe the requirements for membership in more detail.

C. Smith thanked M. Grewal for taking the bylaws more in the direction of regional planning, and M. Grewal thanked all of the members who have been around the entire time for their cooperation.

S. Solowczuk moved that the new bylaws go to the Board of Commissioners for approval, with the correction of “a majority (7)” to “a majority (8)” throughout the document. J. Bobrin seconded, and the motion passed.

M. Grewal announced that there will be a reception in order to thank the outgoing members of the PAB before the next meeting, at 5:30 p.m. on December 17.

#### 2008 Meeting Schedule

P. Kelly moved to approve the 2008 meeting schedule as proposed, B. Lewis seconded and the motion passed.

#### Presentation – Transfer of Development Rights Report by HRWC

Elizabeth Riggs, a watershed planner from the Huron River Watershed Council gave a presentation on the Transfer of Development Rights program, explaining the study that has been conducted to determine the effects that a TDR program would have on the County. A TDR program would transfer development rights away from areas designated for preservation and toward areas that are deemed appropriate for development. The study shows the impacts of development with and without TDR, and provides an educational tool on the mechanism and impacts of TDR. The study focused on several communities in Southeast Michigan, measuring the impact of three different transfer of development rights scenarios. Most of the communities are located in Washtenaw County, although one is located in Oakland County. It was noted that the motivation may be higher for the “sending area” to participate in the program in the short run, but in the long run the community benefit is great enough that the “receiving area” should also be motivated to participate in the program. E. Riggs noted that the final report will be available at [www.hrwc.org](http://www.hrwc.org).

#### P.A. 116 Application

- Lodi Township 116-PAB-845-2007

A. Dale noted that there are several PA116 sites near to the proposed site, and therefore there should be little development pressure on this site. P.

Kelly moved to recommend approval to the BOC, S. Solowczuk seconded and the motion passed.

- Saline Township 116-PAB-845 through 849-2007  
A. Dale stated that there are 254 acres spread over 4 properties in this case, and that most of that land is zoned as “agricultural” or “open space.” There are existing PA116 lands immediately adjacent with some woodlands and wetlands within the area, and therefore there is likely to be no pressure for development nearby. S. Solowczuk moved to recommend approval to the BOC, P. Kelly seconded and the motion passed.

#### Natural Area Preservation Program Application from WCPARC

- Sharon Township – N-15-2007  
A. Dale noted that this property is designated as open space by the County and that there should be no development pressure. SEMCOG has designated the area as including woodlands, grasslands, and some active agriculture. B. Lewis noted that in the second paragraph of item 6, it should be noted that there is currently not Washtenaw County sheriff coverage in the Township. It was agreed that the addition of “As of January 1, 2008” before the beginning of the sentence would correct it. P. Kelly moved to approve the application and send it to Parks and Recreation, B. Lewis seconded and the motion passed.
- Superior Township – N-10-2006  
A. Dale stated that the property has been designated as agricultural/conservation/rural by the Township, and as rural/open space by the County. There are some pA116 properties nearby and SEMCOG has designated it as having existing active agriculture. K. Lovejoy-Roe moved to approve the application and send it to Parks and Recreation, S. Solowczuk seconded and the motion passed.
- Superior Township – N-11-2006  
A. Dale noted that the property is designated as open space/active agriculture on the overlay for the Township plan. S. Solowczuk moved to approve the application and send it to Parks and Recreation, P. Kelly seconded and the motion passed.

#### Appointment of Nominating Committee for 2008 Officers

It was decided that the new officers will be elected in February, after the new appointments are made. J. Bobrin moved that the selection of the nominating committee for new officers be delayed until the second meeting of the new year, P. Kelly seconded and the motion passed.

#### Community Survey Resource Paper

A. Dale stated that she considered all of the input from PAB members at the last few meetings, and included it in the new document. It will be posted on the Planning Toolkit website once it is approved.

### **Report of the Director of Planning & Environment**

T. VanDerworp announced that there will be a “Lessons in the Land” curriculum presentation at the University of Michigan, and PAB members are welcome to attend. He also encouraged Board members to consider joining the HRWC. Finally, he updated the board on the Wind Testing project, stating that a consultant has been selected and the next step is to get approval from Lima Township to put up a temporary tower on an already selected site. The project appears to be going well, and hopefully the tower will go in mid-January. The study will likely go for at least twelve months, as additional costs after the first 6 months are minor.

### **Other Items for Discussion**

#### Public Policy News

None

#### LUG Annual Workshop

P. Denig thanked the members of the subcommittee, and stated that the program looks as if it will be good. There have not been as many confirmed attendees as last year, but a reminder was also just sent out. There will be networking and appetizers from 6:30-7, and Andrea Brown, of the Michigan Association of Planning, will be giving a presentation. There will also be a presentation highlighting recent accomplishments and areas of the Comprehensive Plan that still need to be addressed, and the bulk of the program will include an electronic voting component in which attendees can give their direct input as to what should be addressed in the future. The program will wrap up with an evaluation, and staff will send out a report compiling and analyzing the results.

**Committee Reports** – none

**Public Comment** – none

### **Adjourn**

Walz moved to adjourn at 8:00 p.m.

The next regular meeting is scheduled for December 17, 2007 at 6:00 p.m. in the **MSU lower level Conference Room**.