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**Washtenaw County
Department of Planning & Environment**

**Planning Advisory Board
Meeting Minutes
Monday, April 23, 2007**

Members Present

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

Members Absent

Dries, Walz

Staff Present

Brinkman, Dale, Denig, Kowalski, Lenart, Long

Public Present

William Tobler and Sylvia Taylor of the Augusta Township Farmland Preservation Board, Chris Rode of the Chelsea Planning Commission

Call to Order and Roll Call

Grewal called the meeting to order at 6:04 p.m. Roll Call was taken and quorum was met.

Approval of Minutes

Gray motioned for approval of the February 26, 2007 minutes as amended to accurately reflect discussion around MP review process. Lewis seconded; the motion carried.

Kelly motioned for approval of the March 26, 2007 minutes, Williams seconded; the motion carried.

Approval of Agenda

Lewis motioned for approval of the agenda, Bobrin seconded; the motion carried.

Public Comment – none

Report of the Chair – none

Old Business

Resource Paper on Private Community Waste Water Systems (PCWWS)

Associate Planner Josh Long spoke about the development of the resource paper and public comments regarding this subject that were made at a recent DEQ hearing for Lodi Township. Revisions to the Resource Paper focused on economic aspects and social impacts as they relate to the anti-degradation rule, recommended steps, detailed strategies, as well as an objection letter template to assist in addressing the issues. To date three Washtenaw County permits have been applied for: Rock Ridge, Colt Farms and Stony Creek.

A discussion regarding whether to leave out “inappropriate” in the resource paper title took place, with Gray saying that it weakens the argument. Members of the PAB agreed that

Draft

successful examples of PCWWS are difficult to come by, but that they may exist and can only be proven by case studies. Kelly asked how it would be distributed, and Denig said that it could be distributed through regional groups, be sent out to townships and put onto the website, etc. After discussion, it was decided that a more comprehensive document is needed which would include first how to determine if PCWWS is appropriate, and then what steps need to be taken when it is determined not to be appropriate. Staff will work on these recommendations and bring back to the PAB for final review.

New Business –

Presentations:

City of Chelsea Master Plan Update Review

Associate Planner Anya Dale spoke and introduced Chris Rode, chairman of the Village of Chelsea Planning Commission. Dale said that the Master Plan needs to change in order to be consistent with the Washtenaw County Plan in the following ways: natural features and characteristics need to be included in the plan, with inventory and overlay; preservation of historic resources need to be in a separate section; and it needs policies for creating and maintaining affordable housing. In addition, the master plan needs a utility expansion map, to strongly encourage laws on motorized transportation in Washtenaw County and to address infill development, with a map of wetlands. Overall Dale said it was a good plan.

Rode stated that the last update before 2000 was in 1975 and that Chelsea was open to suggestions for and help with the 2007 updated plan. He addressed all of the issues noted by Dale and will fix them, but mentioned that the historic preservation portion is something that is generally handled by Chelsea's DDA (per their insistence). Therefore it has been included within the plan but has no separate section.

A motion was made by Solowczuk to recommend the plan update, supported by Smith and the motion passed unanimously.

Augusta Township Master Plan Amendment Review

Principal Planner Terry Brinkman introduced Sylvia Taylor and Bill Tobler of the Augusta Township Farmland Preservation Board. The original Master Plan was created in August of 2004. The amendment adds elements to become eligible for state – the PDR ordinance requires it. A new overlay category has been added to address Agricultural Preservation Land Use, designating land as Agriculture, Parks/Open Space, Residential and Planned Development. He also stated that page 5 is new, and that map 8A shows the areas and why the overlay was chosen. Page 66 and 67 of the overlay discuss why farmland should be preserved. Brinkman stated that all five requirements were met and that it meets the county plan.

Tobler said that the plan has been revised many times in his 27 years on the board and that the general public feels strongly that open space should be preserved. He also stated that they had tried to pass a millage and it did not pass, but that they had not created a full public relations campaign. Gray noted a typo and Brinkman stated that he would fix it to improve clarity.

Draft

Solowczuk moved to recommend the plan update to the BOC, Lovejoy-Roe seconded and the motion passed unanimously.

Pittsfield Township – Michigan Avenue Central Drain Area, Office of the Drain Commissioner's Full Faith and Credit Review

Josh Long presented on the review and recommendation to the PAB regarding the Full Faith and Credit Review on Michigan Avenue's Central Drain Area. In 2003 an intermittent stream was diverted from Michigan Avenue, which caused flooding of the roads and land. The land is commercial on the north side of Michigan Ave. and residential on the south side, and no changes will be made to the land use. Drain Commissioner Bobrin said that the County would acquire two parcels of land to use for storm water storage, and that the remaining upland portion could be developed but wetlands in the area make it difficult. The stream will be returned to its historical path, requiring very little construction. A court date has been set for May of 2008 to determine land use, but there will be settlement hearings earlier.

Kelly moved to approve, Gray supported and the motion passed unanimously.

P.A. 116 Application – Bridgewater Township

Anya Dale stated that the application is consistent with policies at the local and county level, that Bridgewater falls within a low density/agricultural area and that nearby areas in the PA 116 have no development pressure.

Solowczuk moved to approve, Meyer supported and the motion passed unanimously.

Comments on State Long Range Transportation Plan

Brett Lenart stated that the Michigan Department of Transportation (afterwards MDOT) is not living up to expectations. The draft of the Long Range Transportation Plan spends little time on multi-modal transportation, instead focusing on highways. Lenart stated that the public meetings were well-run but that the final product did not reflect that process. There has been no increase in funding for multi-modal transportation. Bobrin stated that the plan should address more strongly the impact of greenhouse gases. Charles Gray suggested that instead of discussing transportation between Ann Arbor and Traverse City the plan should focus on transportation between Detroit and Traverse City with a stop in Ann Arbor.

Solowczuk moved to recommend that the BOC adopt the comments and resolution, Lewis supported and the motion passed unanimously. Brett Lenart will revise resolution and comments per PAB suggestions and forward to the BOC for consideration of adoption.

Report of the Director of Planning & Environment

Patricia Denig reported in Tony VanDerworp's absence. The BOC is in the middle of for the 2008/2009 business plan and budget process, and that they are using Communities of Interest (COI) to group like program and outcome areas together. A presentation will be made to the BOC on the Land Use and Environment COI in May and will include a status report on 2006/2007 initiatives and the 2008/2009 goals and then be brought to the PAB at their May meeting for informational purposes. Additionally, a new Community of Interest around Economic Development which is currently in the preliminary development stage will be

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presented to the BOC in June, and then followed-up with a presentation at the PAB June meeting.

Other Items for Discussion

Outreach Activities

Patricia Denig made a presentation on Outreach in the context of the implementation of the Comprehensive Plan for Washtenaw County, State mandates, BOC priorities and customer needs. She discussed types of outreach as they relate to routine work (MP reviews and some of the regional groups efforts); emerging issues/trends that the county is currently facing (community wastewater systems); general education such as the Planning Toolkit, workshops and other program educational sessions; and community and citizen requests and responses to surveys and evaluations. She wrapped-up the presentation by stating that feedback on how to continue outreach and engagement of our communities is always welcome. Chair Grewal stated that she believed that the discussion is valuable and should be ongoing.

Committee Reports – none

Public Comment

Conan Smith mentioned that a public hearing will be held May 16, 2007 at 6:45 pm about expanding the Road Commission.

Karen Lovejoy-Roe said that new legislation had been passed for the Equalization Report on how to put together research for communities and how to negotiate tax abatements.

Adjourn

Solowczuk moved to adjourn the meeting at 8:11 p.m. seconded by Kelly.

The next regular meeting is scheduled for May 21, 2007 at 6:00 p.m. in the **MSU lower level Conference Room.**