

Northeast Region | Public Workshop  
 Washtenaw County Comprehensive Plan  
 Thursday, December 18, 2003  
 Whitmore Lake High School Cafeteria

**Regional Public Comments  
 on  
 Issues & Opportunities in Washtenaw County**

<b>LAND USE   OPEN SPACE</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>• Agricultural land use – maintain it without losing land to all developers, retain working farms for future historic and educational values</li> <li>• Too much land used per house</li> <li>• Forcing in higher density land use. A prosperous capitalist should be able to live on acreage in their mansion.</li> <li>• Greater density in residential development</li> <li>• Centralized planning led by county without consulting the local units of government</li> <li>• Current county policies that adversely impact open space in townships</li> <li>• Each community is required to include all land uses in its ordinances. Some uses like manufactured home communities should only be located in areas with municipal sewers</li> <li>• Developers promoting small lots live out of state and do not seem to care that some of us want country/rural/agricultural living</li> </ul>	<ul style="list-style-type: none"> <li>• Plan should encourage PUDs and cluster zoning to preserve open space</li> <li>• Increase density where infrastructure exists</li> <li>• Growth should be allowed not stopped</li> <li>• Planning for density is necessary to manage growth</li> <li>• Strong and managed land use planning with townships</li> <li>• More mixed use development allowing for retail, office, residential, limited multi-family residential, and creative design standards all levels of housing. (i.e., Celebration City, Florida)</li> <li>• Coordinate master plans with adjoining townships</li> </ul>

<b>TRANSPORTATION   TRANSIT</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>• Poor road service, i.e., infrastructure, dirt roads, plowing and scrapping</li> <li>• Traffic on Whitmore Lake road between Joy and 6 Mile. Once the high school is in it needs to be widened</li> <li>• Traffic on North Territorial east to Pontiac Trail</li> <li>• Dirt street road maintenance</li> <li>• Traffic management through/around Whitmore Lake off of US-23</li> <li>• Traffic – Dexter-Pinckney Road, Rural Subdivisions opening onto North Territorial</li> <li>• Traffic at US-23/North Territorial</li> <li>• Traffic at intersections including Zeeb and Dexter Road and Dexter Village downtown, and Chelsea downtown</li> </ul>	<ul style="list-style-type: none"> <li>• Improve dirt roads and county resources for roads issues</li> <li>• Multiple county wide mass transit solutions, including train, bus and van pools with more out-county parking areas in cooperation with out-county retail hubs, also in cooperation with U of M, City of Ann Arbor, and Ann Arbor Companies</li> <li>• Mass transportation in entire county – easily accessible and with many access points – use RR tracks</li> </ul>

<b>TRANSPORTATION   TRANSIT</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>Public transportation not well developed. Need more regional help</li> <li>Traffic – We struggle to remain low density in housing but we are a major “pass thru” community into Western Wayne County and Ann Arbor</li> <li>Traffic Congestion at North Territorial @ Curtis and Seven Mile @ Pontiac Trail</li> <li>US-23 needs additional lanes North/south</li> <li>Better roads – more access on/off to highways ex: M-14 @ Whitmore Lake Road</li> <li>Regional plan and sub-region needs to be developed before we cannot move around on roads</li> </ul>	

<b>HOUSING</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>Need affordable housing – senior, mixed population (young and old), needs to be better addressed and not by manufactured home communities, need new ideas generated for this difficult topic</li> <li>Increase affordable housing for all populations</li> </ul>	<ul style="list-style-type: none"> <li>Affordable housing allowed to be developed along Whitmore Lake corridor allowing farmers to choose if they want to develop with sewer, etc.</li> <li>Use creative ways to address affordable housing.</li> <li>Use a variety of groups to draw from: students, architects, seniors, award prizes for most unique designs</li> </ul>

<b>NATURAL RESOURCES   AGRICULTURE   HISTORIC PRESERVATION</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>Need for wetland preservation</li> <li>Need for regional natural features preservation</li> <li>The loss of agricultural land</li> </ul>	

<b>PROVISION OF PUBLIC SERVICES   INFRASTRUCTURE</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"> <li>Do not want Sewer/water to agricultural land, causes development pressure</li> <li>Sewer being brought to Northfield Township causing growth pressures</li> <li>Population increase demands more fire / safety leading to higher costs</li> <li>Population increase demands more schools leading to higher costs</li> <li>Population increases need more police leading to higher costs</li> <li>Home rule power causing township issues</li> </ul>	<ul style="list-style-type: none"> <li>Provide reasonable services countywide like police without increasing the millage rates</li> <li>Stop water and sewer line extension and enforce wetland protection. Results equal: lower density, much land remains vacant and no homes go in where the land does not “perk”, land prices in “rural” areas goes up and areas with water and sewer service will be more densely developed.</li> <li>More openness in government</li> <li>Communication. Increase Website publicity.</li> </ul>

<b>PROVISION OF PUBLIC SERVICES   INFRASTRUCTURE</b>	
<b>Issues</b>	<b>Opportunities</b>
<ul style="list-style-type: none"><li>• Need planning cooperation to reduce development of farmland</li><li>• Need equitable revenue and services provided to cities, villages and townships</li></ul>	<ul style="list-style-type: none"><li>• Move monthly meetings to different townships</li><li>• Township elected officials and appointed officials who represent all the people not special interest group. All points of view recognized</li><li>• Provide educational opportunities.</li><li>• Work collaboratively for land use regarding schools, farms, parks/gardens, historic preservation</li><li>• Cooperation with the school systems, police and fire departments</li><li>• Planning cooperation between municipalities that view each other as equals</li><li>• Townships working and consulting with Washtenaw County Planning &amp; Environment</li></ul>