

Southeast Region | Public Workshop
 Washtenaw County Comprehensive Plan
 Thursday, December 4, 2003
 York Township Hall

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

LAND USE OPEN SPACE	
Issues	Opportunities
<ul style="list-style-type: none"> • Segregated urban, village zoning which requires car use to get basic necessities • Too many township deterrents against higher density • Sprawl – need for more density in urban, village, & hamlets • Implement containment & management of sprawl • More residential homes with higher density would transfer tax base from farmer (low density use) to homeowner (higher density use) • Reduce uncontrolled growth • Loss of community – too many rural subdivisions outside of town centers • Uncontrolled growth, lack of best practices 	<ul style="list-style-type: none"> • Implement large parcel agreements to restrict house location in order to allow agriculture & wood lot harvesting • Encourage mixed use zoning within high density regions • Maintain open spaces – be it parks, farms, etc. • Reverse the existing plat act, which will encourage small tracts, higher density and less waste of land • Expand PDR/TDR to preserve farm land and open space • Increase clustered housing in PUD's • Increase density & localize along mass transit • Control land use, designate areas of open space, protect natural resources, strive for cleaner environment for our residents • Building requirements for density of housing and industrial to keep open land • Preserve land through Township financial assistance PDR or parks (conservation), increase easements proactively, stricter environmental regulations for developers • Implement county-wide zoning

TRANSPORTATION TRANSIT	
Issues	Opportunities
<ul style="list-style-type: none"> • Lack of mass transit, increasing highway crowding; need for light rail systems between & within urban areas & villages • Too much traffic congestion – building of new industrial & residential areas with no concern for traffic • Too much truck traffic on two-lane roads 	<ul style="list-style-type: none"> • Implement efficient and integrated mass transit systems • Need fewer cars and air pollution / more pedestrian & mass transit opportunities • Increase Mass transit options • More revenue towards road improvements

HOUSING	
Issues	Opportunities
<ul style="list-style-type: none"> • Development costs created by government obstruction/bureaucracy increases housing costs • Need for provision of affordable housing that is truly affordable • Manage NIMBY (Not-In-My-Back-Yard) organizations 	<ul style="list-style-type: none"> • Provide for more equitable access for low-cost housing • Create more economic diversity in housing

NATURAL RESOURCES AGRICULTURE HISTORIC PRESERVATION	
Issues	Opportunities
<ul style="list-style-type: none"> • Need for preservation of farm land and supporting farm infrastructure/ markets • Loss of agricultural land • How or what can be done to make agriculture more rewarding to landowners long range • Will there be open spaces left in 20 years? • Watershed deterioration & impact on land • Deteriorating air & water quality • Improve water quality & reduce quantity wasted • Loss of green space & nature in rural areas • Environment – need to preserve water ways for recreation – Saline Lake, Milan Lake, Rivers 	<ul style="list-style-type: none"> • Plan for action on cleaning up our lakes & rivers • Continued diverse landscapes • Affordable public recreational facilities

PROVISION OF PUBLIC SERVICES INFRASTRUCTURE	
Issues	Opportunities
<ul style="list-style-type: none"> • Need to develop innovative sewage management/water preservation techniques • Review health department septic requirements for best practices • Reduce tax burden of providing infrastructure for rural suburbia • Too much use of pesticides on lawns (increase understanding of differences between country living vs. city dwelling) • Understand provision of services (i.e. fire, police, schools, parks & recreation), costs of services, and who is paying for these services • Conflicting interests of different units of government – need regional planning • Need for the development of coordinated government units approach to planning • Better planning tools to help control ag/open space preservation, use PDR and impact fees 	<ul style="list-style-type: none"> • Maintain/Create secure, environment-safe neighborhood, parks, clean air & water • Expansion of water & sewer sections around cities & villages to accommodate higher density housing (& thus preserve the rural atmosphere) & to promote community • Increase incentives to farmers & large land owners by transferring tax burden • Using all encompassing, county-wide planning of developments, roadways, water supplies, police services, etc. • Increase active citizen participation in governmental, social & economic institutions • Planning should be all encompassing, not just political • Introduce regional planning authority with enforcement ability • For county planning to be effective there needs to be more interaction on the county's part with

PROVISION OF PUBLIC SERVICES INFRASTRUCTURE	
Issues	Opportunities
<ul style="list-style-type: none"> • Need to Balance infrastructure & development pressures • Introduce impact fees legislation 	<p>local governments</p> <ul style="list-style-type: none"> • Maintain and/or increase social & education diversity • Increase/maintain public educational opportunities

ECONOMIC DEVELOPMENT	
Issues	Opportunities
<ul style="list-style-type: none"> • Appears to be increasing segregation by income groups, gentrification • Gravel/land fill operations are not best economic use of land • Increase employment in area & state to keep revenue stream for services • Lack of tax base for areas without development/job centers 	<ul style="list-style-type: none"> • Figure out a way to combine use of available resources and local control of growth • Seek out businesses to improve revenue to agriculture • Better access to health care and more opportunity for healthy lifestyles