

**Planning Advisory Board Meeting Minutes
Monday, February 26, 2004**

Members Present

Vivienne Armentrout, Cathie Dries, Charles Gray, Chair Pat Kelly, Kathleen Knol, First Vice Chair Heather Northway, Wesley Prater, David Rutledge, Mona Walz, Second Vice Chair Anne Williams

Members Absent:

Janis Bobrin (excused), Bill McFarlane (excused), Stephen Solowczuk (excused)

Staff Present

Anthony VanDerworp, Director; Terry Brinkman, Mechelle Hardy, Jason Kaplan, Marshall Labadie, Mark Roby

Others Present:

Alan Connor, Tom Freeman, Parks and Recreation

Call to Order and Roll Call

Chair Pat Kelly called the meeting to order at 7:02 p.m. Second Vice Chair Anne Williams took roll call. There is a quorum.

Approval of Minutes

Chair Kelly asked for approval of the agenda. Vivienne Armentrout motioned for approval, Wesley Prater supported. Motion carried.

Public Comment

Alan Connor introduced himself and said that he is glad that the Governor's Land Use Task Force has emphasized coordinated land use planning and glad that Washtenaw County is doing it too. Connor also said that he is aware that the Land Use inventory was completed and sincerely hopes that it is taken into consideration on all land use planning.

Approval of Agenda

Tony VanDerworp informed Chair Kelly that under Old Business, the Review and Recommendations on the Draft PDR Ordinance will not be discussed at tonight's meeting. Armentrout motioned for approval, Prater supported. Motion carried. Chair Kelly asked for a motion to approve the amended agenda. David Rutledge motioned for approval, Prater supported. Motion carried.

Report of the Chair – Pat Kelly

Chair Kelly mentioned that VanDerworp found a picture of Rutledge in the paper. Rutledge has been honored by Help Source, a Washtenaw County Service Agency for its Annual Spectrum Prevention Services Toast of the Town 2004. Prater mentioned Stephen Solowczuk progress on his health.

Chair Kelly reminded all that registration for the Citizen Planner is due to Mechelle Hardy by Wednesday, February 25. Heather Northway mentioned conflicts with Citizen Planner training dates and the Working Session Planning Advisory Board meeting on April 12. VanDerworp encouraged all to attend the Citizen Planner training. Hardy will contact all Planning Advisory Board members to reschedule the April meeting.

Chair Kelly also reported that the committee on Policies and Procedures regarding evaluations of amendment plans by the Planning Advisory Board members has not been assembled. Those who are interested in meeting were asked to meet after tonight's meeting.

Report of the Director of Planning and Environment – Tony VanDerworp

VanDerworp distributed the revised meeting dates and membership list and the approved bylaws with revisions from previous meeting. Armentrout mentioned that the department should check with Corporation Counsel regarding the need for Board of Commissioners approval.

New Business

Dexter Township Natural Areas Preservation Program Review

Jason Kaplan reviewed the Dexter Township Natural Areas Preservation Program Proposal and explained the staff comments. The site contains woodlands and wetlands and no projection for water and sewer services. It was noted that language within the conclusion about selecting the property is confusing and should be revised. Tom Freeman answered questions and explained the review. Discussion ensued regarding habitat and tillable land. Armentrout motioned to accept the staff report, Walz supported, all in favor.

Manchester Township Natural Areas Preservation Program Review

Kaplan reviewed the Manchester Township Natural Areas Preservation Program Proposal and explained the staff comments. Freeman answered questions and explained the review. Discussion ensued. Armentrout motioned to accept the staff report with amended changes to the 15 acre parcel and the following addition under item 6, add the following sentence, "the partnership with the Nature Conservancy, which will preserve the historic farmstead is consistent with Washtenaw County Policy for the encouragement preservation of historic structures," Rutledge supported, all in favor.

Draft Agriculture Element

VanDerworp asked Kaplan to pass out the table of contents for the comprehensive plan and spoke how it fits in to the overall plan. Kaplan overviewed the table of contents. VanDerworp distributed a copy of the agricultural preservation portion of the comprehensive plan and discussed the first draft of the actual element.

Terry Brinkman presented a PowerPoint overview of the Agriculture Preservation Element and focused on the goals and objectives and recommendations of the element. Discussion ensued regarding farmland preservation and open space and the difference between the two. Revisions within the draft agriculture preservation element were suggested. Those revisions are changing land acquisition to land preservation, eliminate any areas that are currently served by sewer and water, in object 2, page 8, take out the, "appropriate," add captions under pictures. For further edits within the draft elements, please either email staff or submit a marked up copy of the element to staff so that the appropriate changes can be made.

On March 9, Jason will speak at the Farmer's Organization Day, hosted by MSU Extension. The element will be presented at the event.

Draft Housing Element

Mark Roby distributed a PowerPoint presentation on the draft housing element for the comprehensive plan. VanDerworp prefaced the element and mentioned that there is a data gap due to students classified as low income and counted in the census. There will be a working session on the housing element. Roby overviewed the housing element. Please send comments to VanDerworp or staff.

Comprehensive Plan

VanDerworp distributed two articles and briefly described their contents.

Committee Reports

No committee reports to report.

Other Items for Discussion

No future items for discussion.

Future Agenda Items

No future agenda items to discuss.

Public Comment

No public comment.

Adjourn

Chair Kelly asked for a motion to adjourn the meeting. Prater motioned for adjournment, Rutledge supported, all in favor. Meeting ended at 9:11 p.m.

The next meeting is scheduled for Monday, March 22, 2004, 7:00 p.m. at 705 N. Zeeb Road in the MSU/Extension Lower Level Conference room.

Pat Kelly, Chair