

Planning Advisory Board Meeting Minutes
Monday, March 22, 2004

Members Present

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

Staff Present

Anthony VanDerworp, Director; Amy Golke, Mechelle Hardy, Jason Kaplan, Marshall Labadie, Bo Mah

Others Present:

Susan Smith, President of League of Women Voters; Helen Neu

Call to Order and Roll Call

Chair Pat Kelly called the meeting to order at 7:00 p.m. Second Vice Chair Anne Williams took roll call. There is a quorum.

Approval of Minutes

Chair Kelly asked for approval of the minutes. Charles Gray pointed some typographical errors within the minutes: page two, paragraph two, sentence one should read, "has not been assembled." and page two, paragraph five, last sentence, should read, "for the encouragement of preservation..." Stephen Solowczuk motioned for approval of the amended minutes, Wesley Prater supported. Motion carried.

Public Comment

None.

Approval of Agenda

Prater motioned for approval of the agenda, Solowczuk supported. Chair Kelly asked that Tony's report get moved down after Public Comment. All in favor, motion carried.

Report of the Chair – Pat Kelly

Chair Kelly reported that she missed the working group meeting on March 8, 2004 due to a delay in Boston. Chair Kelly also reported that Kathleen Knol, Heather Northway, Anne Williams and she were in attendance at the Citizen Planner Training that is being hosted by MSU Extension.

Old Business

Purchase of Development Rights Draft Ordinance

Prater moved to accept the revised submitted Purchase of Development Rights, Solowczuk seconded. Vivienne Armentrout noted that when this report is submitted to the Board of Commissioners, that there needs to be some indication of the portion of the existing ordinance that are remaining and parts that have changed. Gray noticed a typographical error within the report: page 1, section 4, sentence two, "...the County Board upon appointment and..."

VanDerworp will draft a memo regarding the development rights acquisition fund to go along with the ordinance to the Board of Commissioners so that a fund and ordinance could be established. Roll call vote: Yeas: 12. Nays: 0. Abstain: 1 - Dries. Motion carried.

New Business

Superior Township Growth Management Plan Staff Report

Amy Golke passed out a future land use map, growth management strategies, and comments received from Canton Township regarding the Superior Township Growth Management Plan. Golke overviewed the highlights of the staff report for Superior Township Management Plan and additional staff comments. Staff found that the plan was not inconsistent with the goals, policies or objectives of contiguous local unit of government master plans or the Washtenaw County Land Use Policies. Golke then proceeded to the comments from Canton Township and gave an overview of the concerns. Discussion ensued with William McFarlane answering questions regarding the concerns from Canton Township. Janis Bobrin motioned for approval of the report, Prater supported. Roll call vote: Yeas: 13. Nays: 0. Motion carried.

Review of Sale of County Property (543 N. Main Street, Ann Arbor)

Jason Kaplan gave an overview of the sale of property located at 543 N. Main Street. Staff finds this proposed sale of property consistent with planning goals and policies on the local and county level and supports this property sale based on planning and zoning requirements. Solowczuk motioned to accept the staff report on the sale of County property, Prater supported. Armentrout noted that the property served as a shelter and not a warming shelter, as quoted in property description, bullet three within the staff report. Staff will make the correction. Discussion ensued regarding the staff review of the sale of the property. Roll call vote: Yeas: 13. Nays: 0. Motion carried.

Draft Natural Resources Element

Kaplan passed out copies of the draft Natural Resources Element and supporting documentation. Kaplan briefly overviewed the supporting documentation.

Golke previewed the 2002 Oakland County Potential Conservation/Natural Areas Report and talked with Huron River Watershed Council regarding their priority system for natural areas in the County. The County's methodology is a hybrid based on those two. The purpose is to identify and prioritize open space areas for preservation based on natural resources areas. Golke also distributed an open space map that was used to assist with the development of the natural features map.

Bo Mah highlighted the draft Natural Resources Element on water quality protection, water quality issues, wetlands, and woodlands. The element has been reviewed by the Drain Commissioner's Office and will be reviewed by the Huron River Watershed Council. Cross referencing will be used to address issues related to the other elements. VanDerworp overviewed the draft goal and objectives for the Natural Resources Element. Comments were made regarding the Conservation Plan being listed under the Agriculture Preservation Element, but should be referenced in the Natural Resources Element. Also, projects should be listed in the element (i.e., the Huron River Watershed project) and it should also be noted in the plan that a lot of the pollution is not coming from agriculture, but from failing septic systems. Citing the Conservation District and mentioning some of their best practices would be very helpful to use within the element for the Comprehensive Plan. The format for all elements should be consistent. The elements of the Comprehensive Plan should start off with something positive to impress upon the reader. A list of all the sewer treatment plants and storm water permit holders should be included within the Element.

Comprehensive Plan

The update was covered in the Natural Resources Element.

Committee Reports

None.

Other Items for Discussion

The plan review policy subcommittee meeting tentatively scheduled for Thursday, March 25 will be rescheduled.

Future Agenda Items

April's agenda will include the draft Transportation Element. The Natural Resources and Land Use Elements will be covered again at a later date.

Public Comment

Susan Smith, President of the Women of League Voters in Ann Arbor, introduced herself and announced that they are interested in doing a land use study for Washtenaw County.

Report of the Director of Planning and Environment – Tony VanDerworp

VanDerworp passed out the Michigan Planner, Washtenaw County was featured; an article on nutraceutical, an excellent article about emerging markets in agriculture area; an article regarding development in the County; and the Land Use Tools and Techniques.

If you are interesting in signing up for the SEMCOG workshop and there is a cost, please contact Mechelle Hardy, 734.222.6843 or hardym@ewashtenaw.org.

Adjourn

Chair Kelly asked for a motion to adjourn the meeting. Prater motioned for adjournment, Rutledge supported, all in favor. Meeting ended at 8:55 p.m.

The next working session is scheduled for Wednesday, April 14, 2004, 6:00 p.m. at 705 N. Zeeb Road in the second floor conference room.

The next regular meeting is scheduled for Monday, April 26, 2004, 7:00 p.m. at 705 N. Zeeb Road in the MSU/Extension Lower Level Conference room.

Pat Kelly, Chair