

**Planning Advisory Board Meeting Minutes
Monday, June 28, 2004**

Members Present

Vivienne Armentrout, Cathie Dries, Charles Gray, Chair Pat Kelly, Kathleen Knol, Bill McFarlane Wesley Prater, Mona Walz, Second Vice Chair Anne Williams

Members Absent

Janis Bobrin (excused), First Vice Chair Heather Northway (excused), David Rutledge, Stephen Solowczuk (excused)

Staff Present

Terry Brinkman, Amy Golke, Mechelle Hardy, Jason Kaplan, Bo Mah, Anthony VanDerworp,

Others Present

Alex Babycz, Brenda Bentley – Goenka, Susan Caumartin, Donald Darr, Dan Ezekiel, Jan Godek, Ann & John Knott, Gary Lillie, Louise Milas, Jim Mogensen, Don Price, Ken Reiter, Jim & Eunice Ross, Dave Samuelson, Ethel Samuelson, Harold Samuelson, Julie Samuelson, Wayne Say, Bob & Aily Spink, Janet Zielesko

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

Wesley Prater motioned for approval of the May 24 meeting minutes, Charles Gray supported. No discussion, all in favor, motion carried.

Public Comment

Chair Kelly asked that all comments regarding the Comprehensive Plan be held until after the presentation. There was no additional public comment.

Approval of Agenda

Chair Kelly asked that item 13, Public Comment, on the agenda, be moved after item 9. Vivienne Armentrout motioned for approval of the amended agenda, Wesley Prater supported. All in favor, motion carried.

Report of the Chair – Pat Kelly

None.

Report of the Director – Tony VanDerworp

None.

Old Business

None.

New Business

None.

Public Presentation of a Comprehensive Plan for Washtenaw County

Jason Kaplan gave a brief presentation of the purpose & process of the plan, and a set of goals & actions to reach the vision of the draft Comprehensive Plan. The Plan will be used by local county officials, leaders, decision makers, residents and those involved in policy and land use making throughout the County. The timeline of the Plan is through 2020. Last fall, approximately 750 comments were received at the Regional Workshops. Those comments help craft the vision.

Kaplan mentioned that the Plan was sent out to all local units of government and they have 65 days to get their comments back to the Department. The Plan is scheduled to go to the Board of Commissions for a public hearing on September 1, 2004 with adoption on September 22, 2004. The Plan is available on line for review at compplan.ewashtenaw.org.

Louise Milas asked for the definition of natural beauty road. Milas also asked if there is any protection for that road. Ken Reiter, Planner at the Road Commission, explained the specific criteria that defines natural beauty road (i.e., features along the road, plus standards developed by the Michigan Department of Natural Resources which can be adopted at some variation of the Road Commission). Protection for those roads can be rescinded. Milas also asked if the Planning Advisory Board was aware of the fact that an application has been made to the Michigan Department of Environmental Quality (MDEQ) for a wastewater treatment plant to be placed on Tubbs Road. VanDerworp responded that the Planning Advisory Board has not been briefed, but he is aware of the situation via phone calls. William McFarlane responded that Townships would have to support the application. Prater gave background regarding the legislation and MDEQ and approval of individual waste water treatment plants.

Gary Lillie, Scio Township Realtor, followed up and indicated that he lives on a natural beauty road and that the County can not control speed limits. It's a State law that all gravel roads are 55 miles per hour speed limits.

Jan Godek, Supervisor of Lodi Township, asked why the Plan does not address public safety and education. Chair Kelly answered by saying that this is the first Plan since 1986 and it is focused on comments received from the Fall workshops. Godek mentioned that at the February 2004 Sustainable Washtenaw meeting, these items were addressed. Chair Kelly informed that the comments were based on the Regional Workshops and that we all know that elements are missing from the Plan. Walz commented that we have to look at the cost of those elements and they weren't dealt with. Godek said that if it's a Land Use Plan, then that's would it should be called, but other than that, it's a great Plan. VanDerworp responded that we didn't leave public safety and education out of the Plan deliberately, but since a Plan hasn't been developed since 1986 there was a lot of background information that needed to be projected. VanDerworp also

mentioned that typically, within Cities that have complete control, a capital improvement element would include public safety and education. Washtenaw County is not a full service County, so those services could not be provided. Armentrout commented that this Plan is the beginning and it will be continuously updated, with a formal revision in five years.

Jim Mogensen, Ann Arbor, mentioned that at the Ann Arbor District Library, he picked up a book from 1926 on land use planning and it indicates the importance of regional planning.

Bob Spink, Lima Township, stated that he is concerned about the statement made by Chair Kelly that the Plan is lacking teeth. Chair Kelly responded that the Plan has no statutory teeth; it's locally controlled by the Townships and is hard to stand up against developers. If the Townships embrace this plan and we coordinate, then it could help. Spink is concerned that the County is going to dictate how Townships operate. McFarlane mentioned that his Township is a slow managed growth community and is doing well with management growth. The County's Plan is a helpful tool they could use, but they would be reluctant to have the County oversee their development. The teeth should be in the local Plans, not in the County Plan, so that it may be developed according to the wishes of the constituents. Armentrout explained that one of the purposes of this Plan is literally to present a vision, but meant to be basis of County policy and a communication document. Prater mentioned that the County's role is creating a Plan and trying to make it mesh with local units of government. If those Plans mesh or are fairly close, then the Township's role, if sued, is to bring the County in for assistance.

Gary Lillie mentioned that there are two parties, the land owner and the developer. The landowner rights and how it factors in (e.g., farmland is worth less than residential land).

Janet Zeilesko, Webster Township, asked if adjacent Counties are going through the same process of upgrading or creating a new Plan. VanDerworp responded that we have their Plans and have been in contact with them, but we have not reviewed an adjacent Plan under a recent Legislative Act. Kaplan mentioned that Monroe County just started their process for update.

Harold Samuelson, Scio Township near Sloan development, mentioned that it's going to be interesting to see how the three elements: intergovernmental cooperation, housing density, and transportation relationship are developed in the future.

Godek first expressed her thanks for the Board of Commissions support, but is still concerned about the County's feelings for the packaged treatment plants. There is an upcoming bill in Lansing allowing them to go into any area of a Township regardless of zoning. Prater mentioned that this Commission stood up and said they do not approve those plans. VanDerworp mentioned that this is an agenda item for the next Michigan Township Association (MTA) meeting for discussion and Dick Fleece, Director of Environmental Health has been in contact with MDEQ regarding this issue

Milas mentioned her concern for the onsite wastewater treatment facilities. The facilities are putting 750 gallons of sewage into the ground, how will this affect the water table and others in the area that have individual wells?

Anne Knott, Scio Township, asked about the protection of greenways and gave the example of being a farmer owning 100 acres and would like to develop 40 acres. With this new treatment

plant, she can develop 80 houses on 40 acres. The development is then considered cluster housing and is consistent with the County's Plan. But in the mean time, has another 60 acres and in several years, decides to take another 40 acres and develop more houses. Chair Kelly answered that in her Township, if you develop on those acres, you will have to preserve and perpetuate the remaining acres. Walz also mentioned that you must go through your Township Board. Armentrout indicated that this Plan does not indicate the scenario described. Chapter 3, Landscapes, talks about preserving unique landscapes and the higher density is recommended for very specific areas. Knott asked what the yellow spot is on the map. Kaplan responded that those spots are development vacant area. VanDerworp followed up by saying that the purpose is to identify vacant developable property in those areas that are infill areas and higher density areas. The Plan is cognizant of a couple of things, we recommend average density for education purposes and that plan concepts get followed up in small villages and cities with urban service districts.

Godek mentioned how well the Plan is working. Godek's Planning Commission met last week and at their Board meeting, made a recommendation to take out three sections within their suburban residential section of their Master Plan.

John Knott, Scio Township, mentioned that it's a bad situation when the developer goes to the MDEQ and get approval for a sewage plant, then goes to the Township. It makes a bad situation when there is going to some leverage and pressure on the Township.

Seeing no further request to speak, Chair Kelly closed the public comment.

Committee Reports

None.

Other Items for Discussion

None.

Future Agenda Items

VanDerworp will bring the results of the MTA meeting at a future Planning Advisory Board meeting.

Adjourn

Chair Kelly asked for a motion to adjourn the meeting. Prater motioned for adjournment, Armentrout supported, all in favor. Meeting ended at 8:33 p.m.

The next regular meeting is scheduled for Monday, July 26, 2004, 7:00 p.m. at 705 N. Zeeb Road in the MSU/Extension lower level conference room.

Pat Kelly, Chair