



**Washtenaw County
Department of Planning & Environment**

**Planning Advisory Board
Meeting Minutes
Monday, April 25, 2005**

Members Present

Bobrin, Brackenbury, Dries, Gray, Lewis, Meyer, Smith, Solowczuk, Walz, Williams

Members Absent

Kelly, Knol

Staff Present

Golke, Kaplan, VanDerworp, Watkins

Call to Order and Roll Call

Cathy Dries, in absence of Chair, called the meeting to order at 6:00 p.m. Second-Vice Chair Anne Williams, took roll call. There is a quorum.

Approval of Minutes

Gray motioned for approval of the March 28, 2005, minutes, Bobrin supported. No discussion. All in favor, motion carried. The minutes were approved as submitted.

Approval of Agenda

Bobrin motioned for approval of the agenda, Gray supported. All in favor, the motion carried. The agenda was approved.

Report of the Chair – Pat Kelly

Due to the Chair's absence, there was no report.

Report of the Director – Tony VanDerworp

Tony attended a Washtenaw Metro Alliance-Open Space Visioning/Project Workshop today that was very well attended. There will be a public workshop at Washtenaw Community College on June 6, 2005.

Old Business

PDR Update

Kaplan gave an update on the PDR program that was discussed at the March 28, 2005 meeting. Staff has sent information to the local units of government offering assistance on the required items and amendments to the Master Plans to qualify for the project.

Tony added that there had been a question concerning whether, an agricultural land advisory committee was needed.

It is the plan in the future to meet with the nine local units that have adopted their amendments as well as obtain feedback on the process. He will report back to the PAB group.

New Business

Pittsfield Charter Township Comprehensive Plan Revision (staff report)

Amy Golke gave a brief update on the Pittsfield Township Plan revision to designate 15.34 acres of land from Michigan Ave./US-23 Planned Development Area to Suburban Residential Moderate Density (2.5 units per acre). The Township Board approved the distribution of the revisions based on the finding outlined in their resolution.

Staff reviewed the proposed revision in the context of A Comprehensive Plan for Washtenaw County, and found the revisions to be inconsistent with the County Plan. The County recommended higher density development along major interchanges in already urbanized areas. However, no objection to the revision was raised based on the following local site conditions:

- There is no access to the site from Michigan Avenue or the adjoining site (Wellesley Gardens). Access to the site is available only to the north via Morgan Road, which is zoned Suburban Residential
- The Township established land use types and densities to coordinate flow rates with the contracted sewer capacity. According to the Township, the Planning Commission denied a request to increase the density on property north of the site, which is within the sewer service area, due to the capacity of the sewer system

Given adoption of the proposed revision, the following comments were offered for the Township's consideration:

- Connect the suburban residential development on the proposed site with the PDA through a pedestrian/bicycle trail. The land use description for the PDA states that local commercial uses, including convenience stores, beautybarber shops, dry cleaners and video stores will be encouraged at this location, uses to which residents could walk rather than drive. This is also consistent with Chapter 6, Design Guidelines, which applies to this area and recommends that developments be accessible and comfortable to the pedestrian

Historic Bridge Study and Bridge Replacement/Historic District Process (Handout)

Tony reviewed the handout in detail explaining the background, Historic Bridge Designation, the SHPO 106 process, and observations of the Historic Bridge process using the current and future bridges under review in the County. He explained that this layout was done to help assess and create a database to manage the current bridges and the adjacent structures in the County. The process was done to look ahead and determine the impact on land use in the county. Gave presentation at the last HDC meeting to members.

There were discussions on various issues and concerns with the bridges, funding, as well as the process. There are many collaborative efforts with this project and staff is offering assistance to local units if they require it.

Committee Reports

There were no committee reports.

Other Items for Discussion

Master Plan Review – Draft Revised Process (Presentation)

Kaplan reviewed the handout on the Comprehensive Plan and Plan extension, revision, addition or amendment review process. This will also be presented at the upcoming workshop on 3/31/05 at WISD. This is the first draft of the process. Will also be used to track the progress of the process.

Staff is requesting that PAB members review the document and forward their input on how they view the role of the PAB in Master Plan reviews. The office of the Michigan Society Planners(MSPO) is also making a review.

There was a brief discussion on staff assistance to the local units of government, follow up surveys on the process, early involvement of local townships, brown bag lunches as outreach mechanism, and tracking zoning changes.

Roundtable:

Walz attended the City of Ann Arbor Greenbelt Session. There were many compliments given on the County's Comprehensive Plan.

Lewis discussed the Clean up day in Manchester. There was over an hour wait but the event was well staffed and many stayed. Other recycling funding sources and legislation was briefly discussed.

Meyer gave flyer for the Huron River Watershed Council conference on May 6, 2005, and an upcoming River Raisin Workshop

Future Agenda Items

PDR Update

Public Comment

No public comment presented.

Adjourn

Cathy Dries asked for a motion to adjourn the meeting. Solowczuk motioned for adjournment, Lewis supported. All in favor, motion carried. The meeting ended at 7:30 p.m.

The next regular meeting is scheduled for May 23, 2005, at 6:00 p.m. at 705 N. Zeeb Road, **MSU lower level Conference Room.**

