



Washtenaw County
Department of Planning & Environment

Planning Advisory Board
Meeting Minutes
Monday, May 23, 2005

Members Present

Bobrin, Brackenbury, Dries, Gray, Knol, Kelly, Lewis, Meyer, Solowczuk, Walz, Williams

Members Absent

Smith

Staff Present

Golke, Kaplan, VanDerworp, Watkins, Denig

Call to Order and Roll Call

Pat Kelly, Chair, called the meeting to order at 6:00 p.m. Second-Vice Chair Anne Williams took roll call. There was a quorum.

Approval of Minutes

Gray motioned for approval of the April 25, 2005, minutes, Williams supported. No discussion. All in favor, motion carried. The minutes were approved as submitted.

Approval of Amended Agenda

Bobrin motioned for approval of the agenda with amendments as requested by Chair Kelly, Gray supported. All in favor, the motion carried. The amended agenda was approved.

New Business

City of Saline Plan Amendment (staff report)

Golke reviewed items from the staff report that found the proposed amendments consistent with "A Comprehensive Plan for Washtenaw County" provided that the following were included:

1. Density of residential development within the City is increased.
2. Include a policy to encourage grid pattern streets in new developments.
3. Include a policy to establish an Urban Service District (USD)
4. Include a policy to work with surrounding communities to create an open space buffer around the City.

Doug Lewan of Carlisle-Wortman Associates was present to represent the City of Saline.

Mr. Lewan stated that the comments by staff and the Board will be taken under consideration and the City is willing to make the recommended changes. The City has been working with staff over the past year on the amendment.

Mr. Lewan expressed the concern of the City regarding the higher density recommendation. He stated that the City is built out and the Sewer service is at its capacity. The next meeting for the City is Wednesday night and he will relay the results of the discussion from the PAB meeting. The next working session for the City is in June. He will report back to staff at that time.

New Business (Cont)
City of Saline Plan Amendment (staff report)

There was discussion about the City's efforts to protect open space, buffers, sustainability efforts, bypass recommendations, infill issues, and limited access issues. Tony stated that he and Jerry Lax were working on a document that would assist Local Units of Governments in having a legally defensible planning process for their area. He will share the draft when completed.

Solowczuk motioned to approve the amendment with the recommendations given, Bobrin supported. All in favor, the motion carried.

Report of the Chair – Pat Kelly

The Chair reminded members about the upcoming annual workshop on May 31, 2005 at WISD, 7:00-9:00 p.m.

Report of the Director – Tony VanDerworp

- Discussed the pending Zoning Bill in legislation that would place the various City, Township and County zoning legislation under one act.
- Mentioned the annual Planning workshop at WISD, on 5/31/05, "Thinking and Acting Regionally".
- The Washtenaw Metro Alliance (WMA) workshop will be at the Morris Lawrence Building on the Washtenaw Community College campus on June 6th at 7p.m.
- The Multi-Jurisdictional Planning Conference will be in Lansing on June 8th.
- There are two vacant planner positions in the department.

Old Business

PDR Update

Jason reported that there was a State PDR Coordination Meeting with local units on May 12, 2005. Procedures for funding, application process, annual monitoring and enforcement were a few of the items discussed. It was requested of the attendees that the amendment process be expedited.

Annual Planning Workshop

Jason discussed the format and some of the items included in the upcoming workshop. The Master Plan amendment process will be one of the items discussed.

New Business

Pittsfield Charter Township Plan Amendment (staff report)

Amy stated that the Township proposed to amend language contained in the State Road-/Michigan Avenue Sub-Area section of their comprehensive Plan.

The purpose of the proposed text amendment is to provide the Township with greater control over the type of commercial uses should a commercial use be proposed at the southwest corner of the Moon Road/Michigan Avenue intersection.

The County supports the effort to make the uses on this site more compatible with the surrounding residential neighborhoods and schools. Staff found the amendment to be consistent with the County plan and the plans of contiguous communities.

The change is as follows: “However, if developed as a Planned Unit Development (**PUD**), certain commercial uses might be appropriate for some amount of the land directly at the corner at the discretion of the Planning Commission. The use of a PUD will allow for the limitation of incompatible land use and land use impacts such as traffic and noise from affecting the quality of the school and the nearby neighborhoods.”

Bobrin motioned to approve the report, Walz supported. All in favor, the motion carried.

Committee Reports

There were no committee reports.

Other Items for Discussion

There was a brief discussion on how future presentations to the Board would occur.

Roundtable:

There were no roundtable discussion items.

Future Agenda items

There were no future agenda items

Public Comment

There was no public comment.

Adjourn

Pat Kelley, Chair asked for a motion to adjourn the meeting. Solowczuk motioned for adjournment, Lewis supported. All in favor, motion carried. The meeting ended at 7:10 p.m.

The next regular meeting is scheduled for June 27, 2005, at 6:00 p.m. at 705 N. Zeeb Road, **MSU lower level Conference Room**.

