



**Washtenaw County
Department of Planning & Environment**

**Planning Advisory Board
Meeting Minutes
Monday, August 22, 2005**

Members Present

Bobrin, Gray, Kelly, Lewis, Meyer, Walz, Williams

Members Absent

Brackenbury, Dries, Knol, Smith, Solowczuk

Staff Present

VanDerworp, Denig, Kaplan

Call to Order and Roll Call

Pat Kelly, Chair, called the meeting to order at 6:00 p.m. Anne Williams took roll call.

Approval of Minutes

Bobrin motioned for approval of the July 25, 2005 minutes, Walz supported. No discussion. All in favor, motion carried. The minutes were approved as submitted.

Approval of Agenda

Agenda modified to move New Business ahead of Old Business. Gray motioned for approval of the agenda, Williams supported. All in favor, the motion carried. The agenda was approved.

Public Comment

There was no Public Comment

Report of the Chair – Pat Kelly

There was no Report of the Chair

Report of the Director of Planning and Environment – Tony VanDerworp – (Jason Kaplan)

Jason Kaplan

A request has been made by Superior Township to petition the MDEQ to deny a permit for the Rock Ridge Manufactured Housing Community Wastewater Treatment Facility. The concern is in direct relation to phosphorous levels that would increase in the Huron River due to the Facility.

Janice Bobrin stated that she has been working with 17 communities to reduce phosphorous being dumped into Huron River Watershed. She further stated that the technology proven in the lab to reduce phosphorous has not been proven in the field.

Discussion further continued to the need for communication between the MDEQ and local townships regarding maintenance of waste water (surface water and ground water) from sewage.

Gray asked that if the petition is agreed to then will there be any negative connotation toward the county or PAB group.

Bill DeGroot of Salem Township stated that they have an 810 unit Mobile Home Park on a common sewage system which has been in operation for the last five years. He further stated that of the many tests that have been done, at least 10, only 2 have passed.

New Business

City of Ann Arbor Parks, Recreation and Open Space Plan Amendment. Presentation - Jason Kaplan and Amy Kuras of Ann Arbor Parks & Rec

The City of Ann Arbor submitted their '2006-2011' Parks, Recreation and Open Space Plan to Washtenaw County Department of Planning and Environment on June 7, 2005. The Plan was reviewed and found that "The City of Ann Arbor did an excellent job identifying parks, recreation and open space needs for its current and future residents."

There were three millages voted on and approved.

- Park Rehabilitation and Development Millage: A 6-year, 0.5 millage began in 2000 and was originally funded in 1995. This millage raises approximately \$1.9 million per year for large capital park improvements and rehabilitation projects throughout the City's Park and Recreation system.
- Repair and Restoration Millage: A 5-year, 0/5 millage approved in 2002. These funds are used for non-capital improvement park maintenance and repair
- Open Space and Parkland Preservation Millage: Commonly known as the Parks and Greenbelt Millage. Its purpose is to provide funds to preserve and protect open space, natural habitats and the City's source waters inside and outside the city limits. This is a 30-year, 0.5 millage and raised approximately \$1,917,500 in its first year. It was approved by City voters in November 2003.

Recommendation by Washtenaw County Department of Planning and Environment to encourage that the City of Ann Arbor can document their working relationship with the WMA.

Williams motioned for approval of the 'City of Ann Arbor's 206-2011 Parks, Recreation and Open Space Plan', Bobrin supported. No discussion. All in favor, motion carried. The draft was approved as submitted.

Salem Township Master Plan Amendment Presentation - Bill DeGoot and Wayne Wallazy

Salem Township submitted their "Growth Management Plan Amendment" on June 20, 2005 to the Washtenaw County Department of Planning and Environment.

Salem Township is proposing to amend its Urban Service District (USD) area due to its growing role as the "front door" access point to the County, its proximity along highway M-14, and increasing development occurring within and near the USD area. The USD area, approximately 1,405 acres, is centered on the Gotfredson/M-14 interchange, at the southeastern boundary of the Township bordering Plymouth Township, Wayne County to the east and Superior Township to the south.

Salem Township is looking at its Gotfredson and M-14 Interchange amendment to help guide for future development through 2015.

The USD amendment will consist of:

- Residential land use for single-family with ½ acre and larger lots.
- Multi-family residential with a density no greater than eight (8) dwelling units per acre.
- Residential/Office Park – an office park designation with low density, campus style development design
- Commercial Commons Park – individual commercial uses, other than highway service uses
- Research/Technology – research and development facilities

Janice Bobrin is concerned about drains in the area because they feed right into the Rouge River. There exist head waters to the Huron on one side and head waters to the Rouge on the other side.

Williams motioned for approval of the ‘Salem Township Growth Management Plan Amendment’ to be submitted to the Board of Commissioners, Bobrin supported. No discussion. All in favor, motion carried. The draft was approved as submitted.

Bobrin left at 6:50pm.

Old Business

Thinking and Acting Regionally – Tony Vanderworp

Draft discussion Paper- “Thinking and Acting Regionally”

VanDerworp distributed the draft paper during the July PAB meeting asking the members to review the document for discussion at the August meeting. The results from the workshop were included in the document. He wants to have discussion around the County’s role in the process. The draft document was sent to the absent members.

During discussion both Walz and Gray discussed disappointment with the attendance. Both felt that the individuals who attended did not necessarily represent the County as a whole. Gray further indicated that it is difficult to persuade people when they are not even willing to participate to begin with.

Discussion of the Draft continued with modifications being recommended. VanDerworp will take modifications under advisement and rework the Draft for further discussion in December. Kelly emphasized the importance of keeping the “What’s in it for me!” as a top motivating point.

Master Plan Review

Kaplan reviewed the Draft regarding “Optional Master Plan Review Process.” Discussion was made of who to send letter of interest to so that people know that the County is interested in being part of the initial phase of township plan modifications such as Salem Township, etc.

Committee Reports

There were no committee reports.

Other Items for Discussion

There were no items for discussion

Public Comment

There was no public comment.

Future Agenda items

There were no future agenda items

Adjourn

Williams motioned for adjournment, Walz supported. All in favor, motion carried. The meeting ended at 7:40 p.m.

The next regular meeting is scheduled for Monday, September 26, 2005, at 6:00 p.m. at 705 N. Zeeb Road, **MSU lower level Conference Room.**