



Washtenaw County Department of Planning & Environment

Planning Advisory Board Meeting Minutes Monday, July 25, 2005

Members Present

Dries, Bobrin, Knol, Kelly, Lewis, Meyer, Williams, Walz

Members Absent

Brackenbury, Solowczuk, Gray, Smith

Staff Present

Brinkman, VanDerworp, Watkins, Denig, Kaplan

Call to Order and Roll Call

Pat Kelly, Chair, called the meeting to order at 6:05 p.m. Anne Williams took roll call. There was a quorum.

Approval of Minutes

Lewis motioned for approval of the June 27, 2005 minutes, Williams supported. No discussion. All in favor, motion carried. The minutes were approved as submitted.

Approval of Agenda

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

New Business

Washtenaw County Road Commission Presentation-Steve Puuri, Brian Shorkey Transportation Planning Activities Update:

Mr. Puuri and Mr. Shorkey gave a brief background for the current transportation activities undertaken by the Road Commission and the nine objectives of the Comprehensive Plan. A brief discussion ensued and various questions were answered.

York Township Master Plan Amendment

Brinkman gave a brief overview of the amendments proposed by the Township to the plan and commended them on their excellent efforts in promoting policies to direct development toward the proposed Urban Services Districts and for protecting and preserving the Saline River. Staff found the proposed amendments to be consistent with the County Plan and the plans of contiguous communities, provided that the following are included:

1. Add a narrative describing why the agricultural preservation areas were selected and possibly other preservation strategies
2. Add the term "Overlay" to the new category "Lands designated for Agricultural Preservation
3. Encourage Mixed-use land uses within the USDs

Mary Ann Lebant from the Township added to the discussion the goals and intent of the Township in the amendments.

Dan Myers, from the Department of Public Works, gave an update on the resolution that was passed by York Township for the Urban Service for water and sewer. He submitted a draft to VanDerworp and will come to the PAB when the plan is in development stages; he also noted that the Full Faith & Credit review will also come to the PAB.

Williams motioned to accept the York Township amendment and County Planning staff report, including PAB recommended changes, and to recommend approval of same to the Board of Commissioners. Lewis supported. All in favor, the motion carried.

Public Comment

Alice Ralph-WCHDC Commissioner gave the background and discussed the current situation of Gordon Hall the historic site that was donated to the University of Michigan. She then discussed and answered questions on the site being sold by the University for private development and the impact of such a sale. Ms. Ralph also solicited the assistance of the board members to think of options to preserve this historic landmark.

New Business (cont'd)

Scio Township Master Plan Amendment

VanDerworp gave a brief background of the proposed amendments. Staff found the amendments to meet the state PDR requirements, provided that the Township resolve the conflicting land use designations as outlined by the review letter from staff.

Doug Lewan, the Township consultant stated that there had been conversations with staff regarding the conflicting land use issue and changes have been made to resolve the matter as directed by staff.

Walz motioned to accept the Scio Township amendment and County Planning staff report, including PAB recommended changes, and to recommend approval of same to the Board of Commissioners. Williams supported. All in favor, the motion carried.

Webster Township Master Plan Amendment

Brinkman gave a brief summary of the proposed amendments to the Webster Township plan and recommendations by staff and WATS where a new land use category is developed for areas located in the residential land category. It was commented that the Township did an excellent job meeting the State eligibility requirements for the PUD program.

John Kingsley, Webster Township Planning Chair was present and explained in more detail the process and challenges that went into the amendment and gave thanks and recognition to Brinkman for his valuable assistance with the process.

Bobrin motioned to accept the Webster Township amendment and County Planning staff report, including PAB recommended changes, and to recommend approval of same to the Board of Commissioners. Meyer supported. All in favor, the motion carried.

Dexter Township Master Plan Amendment

A brief review of the proposed amendments was given by Brinkman for Dexter Township and he answered the board member questions regarding the amendments.

Walz motioned to accept the Dexter Township amendment and County Planning staff report, and to recommend approval of same to the Board of Commissioners. Dries supported. All in favor, Williams abstain, the motion carried.

Ann Arbor Transportation Authority Presentation-Park & Ride Study-Chris White

Mr. White gave a detailed background of the Study from its inception in 1990. He identified the strategies and objectives of the project to identify areas for park & ride lots, working with communities to add lots, providing accessible transportation for rural areas, and the joint use of facilities.

White identified the existing lots; Pioneer High, Maple Village, Miller, Green Road, State Street, and Arbor Land and gave the background on each site. Other items he discussed with regard to how sites are chosen included the service/demand, perceived cost, frequency of service, site location, and design issues. There will be a second study done by the same consulting firm that did the first study.

There was a brief discussion about the study and Mr. White answered questions for members present.

Report of the Chair – Pat Kelly

There was no report from the Chair.

Report of the Director – Tony VanDerworp

Superior Township letter to Township-proposed 1,950 unit Manufactured Housing Development

Denig reviewed the letter to William McFarlane, Superior Township Supervisor, regarding the proposed manufactured housing development. In the letter there are six points of concerns where the proposal is inconsistent with the County Comprehensive Plan, particularly with respect to the land use and water/sewer provisions:

1. The proposal is outside the township's urban service area and would promote sprawl.
2. If the proposed development is approved, it would increase the percentage of MHC residential units to 40% of the total housing in the township and result in saturating the township with a narrow housing option.
3. The township has an urban services area with development at densities requiring water and sewer. This development proposal is inconsistent with both the county and Township Plans since it is outside of the urban services area.
4. The location of the proposed development is located in a buffer area designated to provide open space relief between the developed urban and suburban landscapes.
5. The proposed development will allow additional discharge to the Huron River which will lower the water quality as it relates to phosphorus in the Huron River watershed.
6. The proposed development is seeking a permit for wastewater discharge for a private treatment system rather than locating in areas where there are municipally controlled services.

There was a brief discussion regarding the letter and questions were answered by staff on the proposed development.

Memo to the PAB members regarding the PDR Ordinance and State PDR Program Timeline

Tony handed out to members a copy of a memo outlining the PDR ordinance and the state PDR Program timeline. He stated in that memo that based on a March meeting with the State, it was assumed that the ordinance was accepted. However, within the last week, the county was notified by the State that our ordinance will not be accepted by the state as it is currently written. There were three revisions proposed to the ordinance:

1. The county would need to be the administrator and guarantee compliance for townships
2. For those local units with PDR ordinances, the local units must follow all the provisions of their ordinances including advertising and accept applications and scoring.
3. The qualification deadline of September 15, 2005 has been moved up to September 1, 2005.

These are major program changes and the County must decide to amend its ordinance or defer the county program until 2006 and rely on townships with adopted PDR ordinances for the 2005 application round. The memo was provided for the PAB consideration. Staff gave the following two options choosing option 1 as the best choice:

1. Qualify those townships that have master plan updates completed or will have them completed by the September 1, 2005 deadline and have locally adopted PDR ordinances.
2. Amend the County ordinance to reflect the process that needs to take place to follow the state standards accurately. This also requires everything that is identified in option one to take place, plus the county will need to amend its ordinance and hold a new application round. An ALPAC would also need to be created. This would be a deadline of having the revisions to the August 3, 2005 BOC meeting to meet the September 1, 2005 State deadline.

A motion by Bobrin for staff to meet with the local townships and partners regarding the ordinance and pending the outcome of the meeting with the partners it was recommended that staff proceed with option one. Meyer seconded the motion. All was in favor, the motion carried.

Draft discussion Paper—"Thinking and Acting Regionally"

VanDerworp distributed the draft paper 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.

Old Business:

None

Committee Reports

There were no committee reports.

Other Items for Discussion

None

Roundtable:

There were no roundtable discussion items.

Future Agenda items

There were no future agenda items

Adjourn

Kelly motioned for adjournment, Lewis supported. All in favor, motion carried. The meeting ended at 8:10 p.m.

The next regular meeting is scheduled for August 22, 2005, at 6:00 p.m. at 705 N. Zeeb Road, **MSU lower level Conference Room.**