



# Washtenaw County Department of Planning & Environment

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## Planning Advisory Board Meeting Minutes Monday, August 25, 2008

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### Members Present

Blackmore, Blistein, Dopkowski, Gray, Kelly, Lewis, Lovejoy Roe, Pratt, Solowczuk, Walz

### Members Absent

Bobrin (excused), Callan, Grewal (excused), Meyer (excused), Smith (excused), Williams (excused)

### Staff Present

Brinkman, Denig, Kowalski, Lenart, Long, VanDerworp

### Guests Present

Richard Murphy of the City of Ypsilanti

### Call to Order and Roll Call

Lewis called the meeting to order at 6:05 p.m. Roll Call was taken and quorum was met.

### Approval of Minutes

Kelly moved to approve the minutes from the July 28, 2008 meeting and Blackmore seconded; Blackmore suggested minor changes including adding that WATS is doing the bus usage analysis, fixing a typo on the last page and changing “for their last meeting” to “for their previous meeting” on the last page. Lewis suggested that “cent” be changed to “percent” on the last page. Kelly amended her motion to include these changes and Blackmore seconded that amendment; the motion carried.

### Approval of Agenda

Solowczuk moved to approve the agenda with “Old Business” being moved to after “New Business,” Lovejoy-Roe seconded and the motion carried.

### Public Comment – none

### Report of the Chair – none

### New Business

#### Ypsilanti Master Plan Amendment

Brinkman introduced Richard Murphy, planner from the City of Ypsilanti, and went through the changes to the Master Plan as proposed by the City. The changes focus on the Water St. redevelopment area and include changes to the future land use designations and text amendments in the Water St. target area section of the plan. The changes would allow multiple developers to develop the site instead of requiring one developer to focus on the entire site and reconfigures the area designated as parkland to create a park corridor along the Huron River.

In the context of *A Comprehensive Plan for Washtenaw County*, this fits into the Urban Landscape section and is compatible with several components of the Plan. There are also

comments provided by WATS, the Drain Commissioner's office and Public Health at the end of the report. Murphy gave a brief history of the site and some reasons for the proposed changes, including the fact while the site was originally to be entirely residential it now seems appropriate to allow for some commercial development.

Kelly moved that the PAB approve the amendments and forward to the Board of Commissioners, Blistein seconded and the motion carried.

#### Presentation on the Community Success Project

Tony VanDerworp gave a presentation detailing the reasons and focus of the Community Success Process, which brings leaders from various sectors in the County to create a plan for long-term success. The process is being completed through research of other successful communities and consultation with around 70 leaders in the area. The report from the process should be complete by the end of the year.

#### Wind Energy Model Ordinance (Small Scale)

Josh Long stated that several townships in the County have expressed interest in adopting a Wind Energy ordinance, and that has led the County to put together a model ordinance, targeting small scale wind turbines. Several organizations and units of government have put together model ordinances already, and Sylvan, Sharon, and Lima Townships are developing ordinances as well. Long noted that this model ordinance would use a "by right" scheme and that smaller wind towers would be used to power personal homes and farms. PAB members gave several suggestions that Long will incorporate into the next draft and bring back to the next PAB meeting for approval to be put onto the Planning Toolkit website.

#### Draft Amended Bylaws and Draft Elections Policy

On behalf of the Bylaws subcommittee, Denig went through and detailed suggested changes to the bylaws, addressing membership terms and several items that will be added in. PAB members suggested changes, which will be made and the bylaws brought back to the next PAB meeting for review.

Kelly moved to approve the Elections policy as provided in the agenda packet, Blackmore seconded and the motion carried.

### **Old Business**

#### Green Infrastructure Resource Paper

Lenart noted that he made changes suggested at the last meeting, and Blackmore made one small additional suggestion. Lovejoy-Roe moved that this paper be moved forward and posted on the Planning Toolkit site with the suggested changes, Blackmore seconded and the motion carried.

### **Report of the Director of Planning Services – Patricia Denig**

Denig reminded the PAB that the retreat will be on Wednesday, and noted that the chair will not be able to attend. Additionally, the LUG Workshop subcommittee has met and set the date of the Annual Planning Workshop for Wednesday, October 29.

## **Other Items for Discussion**

### Regional Group and Outside Agency Updates

Walz reported that the Multilakes upgrade will start next week, and that the next Board of Public Works meeting will be held at that location instead of the normal venue. Additionally, three lakes have been treated for weeds, and it looks as if Whitmore and Sugar Loaf lakes will need to be treated a second time. The Western Washtenaw Recycling Authority is planning a \$2.4 million expansion, which may need a special assessment, and Walz encouraged everyone to visit [www.dontflushdrugs.com](http://www.dontflushdrugs.com) to learn about the new Pharmaceutical Take Back program.

Kelly reported that all CAPT/DART municipalities involved in the LIAA grant application have passed the agreement to date except for Lyndon and Webster Townships.

Gray reported that the HDC voted to approve the Conant Farm Historic District Study Committee report and that the native American Trails marker project is continuing. An historic school in Northfield Township has been razed, but it appears that the Rawsonville School will be saved.

Blackmore reported that there are numerous mass transportation efforts going on, specifically that the AATA is looking at becoming bigger than a city transport authority – WATS is supporting the idea that they go County-wide. There was a WALLY meeting today and the North-South and East-West commuter rails seem to be moving forward.

Solowczuk reported that the WPARC met on Tuesday and that they have purchased two tracts of land for park space from Pulte Homes. They have also been talking about Independence Park and what to do with the Stony Creek acreage that they have. The renewal of operating dollars will be on the November ballot.

Lewis reported that SWWCOG elected officers. He mentioned the PAB Annual Planning Workshop at the MCJPC meeting and Terri Blackmore gave a Traffic Plan presentation.

### Public Policy News

None

**Committee Reports** – none

**Public Comment** – none

### **Adjourn**

Solowczuk moved to adjourn at 8:11 p.m.

The next regular meeting is scheduled for September 22, 2008 at 6:00 p.m. in the **MSUE lower level Conference Room.**