



**Washtenaw County  
Department of Planning & Environment**

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**Planning Advisory Board  
Meeting Minutes  
Monday, October 27, 2008**

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**Members Present**

Callan, Dopkowski, Gray, Kelly, Lewis, Lovejoy Roe, Pratt, Solowczuk, Walz

**Members Absent**

Blackmore (excused), Blistein (excused), Bobrin (excused), Grewal (excused), Meyer, Smith, Williams (excused)

**Staff Present**

Dale, Kowalski, Lenart

**Guests Present**

Tom Freeman of Washtenaw County Parks and Recreation

**Call to Order and Roll Call**

Lewis called the meeting to order at 6:34 p.m. Roll Call was taken and quorum was met.

**Approval of Minutes**

Solowczuk moved to approve the minutes from the September 22, 2008 meeting; Kelly seconded and the motion carried.

**Approval of Agenda**

Lewis suggested that the NAPP presentation happen before the meeting was called to order due to lack of quorum at 6:10 p.m. Kelly moved that the agenda be approved as amended, Solowczuk seconded and the motion carried.

**Public Comment – none**

**Report of the Chair – none**

**Old Business – none**

**New Business**

NAPP “Nuts & Bolts” Presentation

Tom Freeman of Parks and Recreation gave a presentation on the inception and progression of the Natural Areas Preservation Program. The Natural Areas Ordinance was implemented by the Board of Commissioners in August of 2000, and the Washtenaw County Parks and Recreation Commission (WCPARC) was selected to run the program. The Natural Areas Technical Advisory Committee (NATAC) reviews each property that is nominated for preservation. It is important to note that the NATAC does not pursue properties; they must be nominated by their owners. There is a nomination review once a year, and priority for acquisition is based on a number of factors. The program’s priorities for the properties include access (they will build

parking lots and trails to improve access), stewardship and education. To date, over 7100 acres have been nominated and 1488 acres have been purchased – this includes 14 nature preserves, one conservation easement and four collaborative purchases.

#### P.A. 116 Farmland Agreement Applications

##### Saline Township 116-PAB-853 through 855-2008 (Gordon Farm)

Dale discussed these three applications from the same farm, and noted that they are within agricultural designation for the land use plan and zoning and that the primary land use is agricultural. This farm is consistent with the Comprehensive Plan's goals, and staff recommends that it be approved. Solowczuk moved that the PAB approve this application, Lovejoy Roe seconded and the motion carried.

##### Ann Arbor Charter Township 116-PAB-856-2008 (Zeeb Farm)

Dale noted that this is an 84 acre property that is in the agricultural land use and zoning designations and that it is within the agricultural/rural area designated in the County Comprehensive Plan as well as having no indication that there will be sewer or water service in the area in the future. This is consistent with the County and Township Plans, and staff recommends approval. Kelly moved that the PAB approve this application, Solowczuk seconded and the motion carried.

##### Ann Arbor Charter Township 116-PAB-857-2008 (Braun Farm)

Dale reported that this property is a 77 acre tree farm, and that its land use designation is residential. It is, however, zoned for agricultural use, so this application is not consistent with the land use designation. Two of the four parcels within the property have previously been enrolled in the PA 116 program. The "rural residential" designation in the Plan implies that there will be no water and sewer service available in the future. Because this property is consistent with most of the criteria for approval, staff recommends approval of this application. Kelly moved that the PAB approve this application and Lovejoy Roe seconded. After discussion, Kelly amended her motion to include language that the Master Plan should be changed in the future to reflect agricultural land use, Lovejoy Roe seconded the amendment and the motion carried.

##### Ann Arbor Charter Township 116-PAB-858-2008 (Braun Farm)

Dale reported that this is a 286 acre farm and that the land use designation and zoning are both agricultural, and that there are PA 116 parcels adjacent to the property. This area is also not likely to get sewer and water service in the future. Solowczuk moved that the application be approved, Walz seconded and the motion carried.

#### Gravel Road Capacity Resource Paper

Dale noted that this paper is an executive summary of a large study conducted by the Washtenaw County Road Commission and several others on gravel roads and the effects of impervious surfaces on water quality. The study identifies the gravel road capacity and relationship of paving roads to development. Staff is planning to post this paper on the Planning Toolkit, as well as a link to the full study. Solowczuk moved that this resource paper be posted on the Planning Toolkit site, Kelly seconded and the motion carried. Walz suggested combining the map of likely areas to be paved with a buildout analysis, and Dale agreed that this would be a good idea for a resource.

## Report of the Director of Planning Services – Patricia Denig – none

### Other Items for Discussion

#### Charges and Duties Retreat Follow-up

Lenart noted that with proposed reduction in Planning Services staffing, it may not be possible for the PAB to address zoning ordinance changes as was proposed at the retreat. PAB members expressed that they would like to include changes in local zoning to their list of charges and duties but recognized that it would be difficult to execute. Kelly noted that there was a duplicate “and coordinate” in one of the bullet points.

Kelly moved that the charges and duties be approved by the PAB and moved to the BOC for their approval with the deletion of the extra “and coordinate” and removal of the final bullet point “Review changes to local municipality zoning ordinances,” Lovejoy Roe seconded and the motion carried.

#### Regional Group and Outside Agency Updates

Gray reported that the HDC is continuing to work on the Native American Trails project with WC Parks and that Ypsilanti Township is being cooperative in moving the historic Rawsonville School off of YCUA property.

Kelly reported that there was no CAPT/DART meeting this month, but that all municipalities involved have approved matching fund resolutions for the LIAA grant application.

Dopkowski reported that MORE had a presentation on the Washtenaw Wind Study and the attendees were very interested in it.

Solowczuk reported that ALPAC met and learned that there is no State or Federal grant money available at this time. WCPARC had a work session on Independence Lake and has recently bought more than 100 acres of property. They are focusing on making more overnight and day camps available to County children.

Lewis reported that SWWCOG had a quiet meeting and has a special meeting coming up on Wednesday to discuss disaster preparedness at the Manchester Village offices. Bridgewater Township is also considering adding \$20 per month to their sewer bills.

Walz reported on the BPW, noting that there is a special solid waste collection to be held at EMU on November 1 and that there is a public hearing scheduled for November 10 on a lake improvement project. That meeting will be held at Lyndon Township Hall and there will be a second public hearing coming up in the near future.

Lenart reported that the staff planner for the MCJPC will be moving on to a new position and that Commission will now be staffed by the County preservation planner, with Lenart and a new intern providing additional support. Staff has delivered an entire draft plan to the MCJPC and they will be spending a lot of time on review and amendments. They also hope to hear from Sharon Township soon on whether they would like to participate in the MCJPC.

#### Public Policy News

None

**Committee Reports** – none

**Public Comment** – none

**Adjourn**

Solowczuk moved to adjourn at 8:00 p.m.

The next regular meeting is scheduled for November 24, 2008 at 6:00 p.m. in the **MSUE lower level Conference Room.**