



**LAWRENCE KESTENBAUM
COUNTY CLERK / REGISTER OF DEEDS**

200 North Main Street, Suite 120 P.O. Box 8645 Ann Arbor, Michigan 48107-8645

Phone (734) 222-6730 • Fax (734) 222-6528

www.ewashtenaw.org

MEMORANDUM

TO: Feliziana Meyer, Pittsfield Township Clerk
All Contiguous Local Units of Government to Pittsfield Township

FROM: Jason Brooks
Deputy Clerk
Washtenaw County

DATE: February 7, 2008

SUBJECT: Resolution 08-0021

2008 FEB 12 PM 2:09

CITY OF ANN ARBOR
CITY CLERK
REC'D

At their regular meeting held on February 6, 2008, the Washtenaw County Board of Commissioners passed resolution 08-0021, a resolution to accept comments from the Washtenaw County Department of Planning and Environment staff on the Pittsfield Township comprehensive plan amendments and direct the County Clerk to send comments to Pittsfield Township and the contiguous local units of government. I have attached a certified copy of the resolution as well as the staff report provided by the Department of Planning and Environment. If you need additional certified copies please contact me at (734) 222-6655.

jb

Enc.

A RESOLUTION TO ACCEPT COMMENTS FROM WASHTENAW COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENT STAFF ON THE PITTSFIELD TOWNSHIP COMPREHENSIVE PLAN AMENDMENTS AND DIRECT THE COUNTY CLERK TO SEND COMMENTS TO PITTSFIELD TOWNSHIP AND THE CONTIGUOUS LOCAL UNITS OF GOVERNMENT

WASHTENAW COUNTY BOARD OF COMMISSIONERS

February 6, 2008

WHEREAS, Public Act 168 requires that the County submit comments on the proposed Master Plan amendments to Pittsfield Township; and

WHEREAS, Public Act 168 requires that the comments include, but not be limited to, a statement whether the proposed revisions are considered to be inconsistent with the plan of any contiguous city, village, township or region, after considering comments from contiguous communities, and a statement whether the proposed plan is considered to be inconsistent with the county plan; and

WHEREAS the County Board of Commissioners created the Planning Advisory Board to review plans and recommend adoption by the Board of Commissioners; and

WHEREAS Pittsfield Township submitted Comprehensive Plan Amendments; and

WHEREAS the revisions were reviewed for consistency with the goals, objectives and recommendations of *A Comprehensive Plan for Washtenaw County*; and

WHEREAS the Amendments were reviewed by the Washtenaw County Planning Advisory Board at the January 28, 2008 meeting;

WHEREAS in the interests of following the 63 day comment period as stipulated in the Township Planning Act (Act 168 of 1959 as amended) the Amendments were forwarded to the Washtenaw County Board of Commissioners as a County staff report for review;

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners accepts the staff report from the Washtenaw County Department of Planning and Environment on Pittsfield Township Comprehensive Plan amendments, and

BE IT FURTHER RESOLVED that the Board of Commissioners directs the County Clerk to send the comments to Pittsfield Township and the contiguous local units of government.

A RESOLUTION TO ACCEPT COMMENTS FROM WASHTENAW COUNTY DEPARTMENT OF PLANNING AND ENVIRONMENT STAFF ON THE PITTSFIELD TOWNSHIP COMPREHENSIVE PLAN AMENDMENTS AND DIRECT THE COUNTY CLERK TO SEND COMMENTS TO PITTSFIELD TOWNSHIP AND THE CONTIGUOUS LOCAL UNITS OF GOVERNMENT

WASHTENAW COUNTY BOARD OF COMMISSIONERS

February 6, 2008

WHEREAS, Public Act 168 requires that the County submit comments on the proposed Master Plan amendments to Pittsfield Township; and

WHEREAS, Public Act 168 requires that the comments include, but not be limited to, a statement whether the proposed revisions are considered to be inconsistent with the plan of any contiguous city, village, township or region, after considering comments from contiguous communities, and a statement whether the proposed plan is considered to be inconsistent with the county plan; and

WHEREAS the County Board of Commissioners created the Planning Advisory Board to review plans and recommend adoption by the Board of Commissioners; and

WHEREAS Pittsfield Township submitted Comprehensive Plan Amendments; and

WHEREAS the revisions were reviewed for consistency with the goals, objectives and recommendations of *A Comprehensive Plan for Washtenaw County*; and

WHEREAS the Amendments were reviewed by the Washtenaw County Planning Advisory Board at the January 28, 2008 meeting;

WHEREAS in the interests of following the 63 day comment period as stipulated in the Township Planning Act (Act 168 of 1959 as amended) the Amendments were forwarded to the Washtenaw County Board of Commissioners as a County staff report for review;

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners accepts the staff report from the Washtenaw County Department of Planning and Environment on Pittsfield Township Comprehensive Plan amendments, and

BE IT FURTHER RESOLVED that the Board of Commissioners directs the County Clerk to send the comments to Pittsfield Township and the contiguous local units of government.

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Bergman	X			Ouimet	X			Schwartz	X		
Grewal	X			Peterson	X			Sizemore	X		
Gunn	X			Ping	X			Smith			X
Irwin	X			Lovejoy Roe			X				

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY ROLL CALL VOTE: TOTALS 9 0 2

STATE OF MICHIGAN)

COUNTY OF WASHTENAW^{SS}

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on February 6th, 2008, as it appears of record in my office.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 7th day of February, 2008.

LAWRENCE KESTENBAUM, Clerk/Register

BY: _____

Deputy Clerk



Res. No. 08-0021



Washtenaw County
Department of Planning & Environment

February 7, 2008

Wilma Luna, Secretary
Pittsfield Township Planning Commission
6201 West Michigan Avenue
Ann Arbor, Michigan 48108

RE: Pittsfield Township Proposed Amendments to the Comprehensive Plan - DRAFT

Dear Ms. Luna:

Thank you for the opportunity to comment on the proposed amendment to the Pittsfield Township Comprehensive Plan. In accordance with the Township Planning Act, Public Act 168 of 1959 as amended, the amendment was reviewed by Washtenaw County Planning Advisory Board and the Board of Commissioners. The Washtenaw County Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the amendments.

The Township is seeking review and comment on three amendments to the Pittsfield Township Comprehensive Plan:

1. Reclassification of Sutherland-Wilson Farmstead from "*Suburban Residential, Moderate Density*" to "*Public Facilities and Public and Private Recreation/Open Space*"
2. Reclassification of Existing Roads
3. Adoption of the State Road Corridor Study

Pittsfield Township is taking steps to update its Comprehensive Plan to reflect the current functions of both the farmstead and the existing roads under amendment 1 and 2. The reclassification of the Sutherland-Wilson Farm is entirely consistent with *Objective 8.1.2 - Park Development* of the Comprehensive Plan for Washtenaw County (County Plan). The reclassification of the existing roads has no impact on the County Comprehensive plan.

Amendment 3 would adopt the State Road Corridor Study in its entirety. The Study, which covers State Road from Ellsworth to Bemis Road was done with the support of the Washtenaw County Road Commission, the Ann Arbor Area Transportation Authority and Pittsfield Township. The Corridor Study includes a recommendation for a significant expansion of State Road between Ellsworth and Bemis.

Based on the staff review of the proposed update in the context of the County Plan, it is determined that the amendments 1 and 2 are consistent with the County Plan. For Amendment 3, the State Road Corridor Study, concurrence with the County Plan is conditioned upon the Township taking steps to ensure that the adjacent land use is developed to support transit, including residential uses at limited, appropriate locations that reflect the increased road capacity, that non-motorized transportation alternatives are incorporated into the design and that the Township take steps to encourage transit to support the "transit oriented centers" recommended by the study.

The attached staff report provides additional detail and background regarding County comments. Additionally, agency comments are provided containing additional detailed recommendations and should be reviewed and considered. On behalf of the Planning Advisory Board and the Board of County Commissioners, I would like to thank you for your contribution to promoting a shared vision for Washtenaw County.

If the Department may be of assistance to the Township as you work to implement the policies included in your plan, please call me at (734) 222-6888.

Sincerely,

Patricia Denig
Director of Planning Services
Department of Planning and Environment
Washtenaw County

Attachments

Staff Report

Staff Review and Statement of Consistency with MAPF (State PDR Program)

Washtenaw County Department of Public Health comments

Washtenaw County Drain Commission comments

Washtenaw Area Transportation Study (WATS) comments



Washtenaw County
Department of Planning & Environment

Staff Report

RE: Comprehensive Plan Amendments Pittsfield Township – Washtenaw County Review

Date: January 16, 2008

Background

Washtenaw County Department of Planning and Environment (P&E) received the draft Comprehensive Plan Amendments for Pittsfield Township on December 26, 2007. In accordance with the Township Planning Act, Public Act 168 of 1959 as amended, the County is to provide comments to the Township, which must include two statements of consistency:

- A statement as to whether, after considering any comments received by contiguous local units of government, the proposed update is consistent with the plan of contiguous communities, and;
- A statement as to whether the proposed update is consistent with the County Plan.

The proposed update was reviewed for consistency with the County Plan. The Washtenaw County Department of Development Services, Department of Parks and Recreation, Road Commission, Department of Public Health, Office of the Drain Commissioner and the Washtenaw Area Transportation Study (WATS) were also given the opportunity to comment on the document.

Summary of Update/Review in context of County Plan

The Township is seeking review and comment on three amendments to the Pittsfield Township Comprehensive Plan:

1. Reclassification of Sutherland-Wilson Farmstead from "*Suburban Residential, Moderate Density*" to "*Public Facilities and Public and Private Recreation/Open Space*"
2. Reclassification of Existing Roads
3. Adoption of the State Road Corridor Study

Below is review of each of the amendments.

Reclassification of the Sutherland-Wilson Farmstead:

The reclassification of the Sutherland-Wilson Farm is consistent with *Objective 8.1.2 – Park Development* of the County Plan (p. 8-6). The Objective encourages local governments "to plan for, acquire and develop neighborhood and local parks to

adequately serve existing and future residents." The sesquicentennial farm was acquired by the Township in 2000 for this purpose and the reclassification will reflect its current use.

The farm house is currently listed under the county's register of historic places and was reviewed by the County's Senior Preservation Planner, who also recommends support for the reclassification.

Road Reclassification

The reclassification of the existing roads is being done to reflect its current function and has no impact on the County Comprehensive plan.

Adoption of the State Road Corridor Study

The State Road Corridor Study (Study) recommends a significant expansion of State Road from Ellsworth to Bemis based on existing use and growth projections. Due to the potential implications for such a large expansion, we would recommend the following:

1. *Conform adjacent land uses* - Pittsfield Township should ensure the surrounding land use conforms to the function and the outcomes set forth by the Study and the Pittsfield Township Comprehensive Plan. Conforming the expansion to the surrounding land is consistent with *Objective 10.3.4 - Proper Planning of Expanded Corridors* of the County plan (p. 10-8).
2. *Ensure consistency of Township Planning Documents* - Additional analysis should be performed to identify the appropriate future locations of transit oriented centers, and reconcile the goals of these centers with the Research and Development District Plan goals. (Comprehensive Plan Map 4- Future Land Use September 2007).
3. *Encourage residential density and mixed use at select, appropriate locations along the corridor* - The Study calls for the creation of "transit oriented centers" commonly referred to as Transit Oriented Development along the corridor. TOD, as envisioned by the Study, would include appropriate residential densities to be successful. Land use planning efforts at identified nodes should provide the 4-7 du/ acre identified by AATA for service provision.

The Study was initiated to, "create a corridor transportation plan that would address traffic flow, land use, safety, all modes of travel (pedestrian, bicycle, vehicular, and transit), and other aspects that will influence the character of the corridor." (Study p. 7) Currently, State Road is a two lane artery with limited turning lanes. The segment north of Michigan Avenue is classified as an "urban minor arterial" and the portion south is classified as an "urban collector." The Study was completed by Parsons Brinkerhoff Michigan, LLC & LSL Planning in 2006

and was funded by the Washtenaw County Road Commission, developers, AATA and Pittsfield Township.

The study recommends:

- Four lane boulevard from Ellsworth to Textile;
- Five lanes from Textile to Michigan Avenue; and
- Three lanes from Michigan Avenue to Bemis.

The recommendations also encourage non-motorized transportation and the provision of fixed-route transit, including the development of "transit-oriented centers." And, the Study references the County Plan's desire for "nodes of development" that can be served by transit. To meet this goal the Township should ensure that appropriate densities to a minimum one half mile from future identified nodes along State Road. In addition, the parcels should include necessary infrastructure to support transit services including facilities for bus service along with pedestrian connections. This is consistent with *Objective 10.2.5 Development Density to Support Transit* from the County Plan (p. 10-7).

The current Comprehensive Plan map lists the parcels future use as *Research and Development* north of Michigan Avenue and *Low Density Housing* south of Michigan Avenue. The Comprehensive Plan should be amended to reflect the need for residential development at the appropriate densities that would support TOD opportunities and to achieve the goals of the State Road Corridor Plan once appropriate locations are identified.

Washtenaw County's Planning and Environment Department is available to assist the Township to ensure that the adjacent parcels are developed in a manner consistent with goals and objectives in the Study and the County Comprehensive Plan.

Contiguous Community Land Uses

Not applicable.

Contiguous Community Comments

None received

Applicable County Department Comments

Washtenaw County Public Health: See attached

Washtenaw County Drain Commission (WCDC): None Submitted

Washtenaw Area Transportation Study (WATS): See attached



**Washtenaw County Public Health's Comments on
Pittsfield Charter Township Comprehensive Plan Amendments**

1. The plan includes elements that increase access to physical activity.

Applicable		Not Addressed	Somewhat Addressed	Adequately Addressed	Not
review					To this
A.	Opportunities for use of non-motorized transportation are evident in the plan (bikeability, walkability, multi-use paths).	1	3	5	N/A
B.	Connectivity between schools and residential areas are promoted in the plan (Safe Routes to School).	1	3	5	N/A
C.	Preservation of green/open space including parks is evident in this plan.	1	3	5	N/A

General Comments:

- With respect to the reclassification of several roads, we encourage Pittsfield Charter Township to consider the current and future needs and safety of pedestrians and bicyclists in conjunction with these changes. In order to increase physical activity and reduce risk for chronic disease at the population level, walking and biking should be a safe and easy choice. We also encourage Pittsfield Charter Township to ensure community members both with and without automobiles can easily and safely access key destination points, including grocery stores.
- With respect to the reclassification of Sutherland-Wilson Farmstead, we view this as evidence that Pittsfield Charter Township is actively working to preserve open space. Open space is critical for providing opportunities for active recreation which helps to prevent chronic disease by increasing physical activity and well-being.

2. The plan includes elements that **increase access to healthy eating resources.**

Applicable review	Not Addressed	Somewhat Addressed	Adequately Addressed	Not To this
A. The plan promotes mixed use development (retail including access to grocery stores and residential uses).	1	3	5	N/A
B. Grocery stores and super-markets can be accessed by non-motorized transportation.	1	3	5	N/A
C. The plan includes elements that support or improve the local food system (including preservation of agricultural land /urban agriculture and community gardens).	1	3	5	N/A

3. The plan includes elements that **promote emotional well-being and social connectivity.**

Applicable review	Not Addressed	Somewhat Addressed	Adequately Addressed	Not To this
A. The plan includes elements that promote the use of, and access to, public transportation.	1	3	5	N/A
B. The plan includes elements that promote connectivity between	1	3	5	N/A

residential development
and retail.

C. The plan incorporates affordable housing options into residential developments.	1	3	5	(N/A)
D. The plan includes built elements that increase community cohesion and neighborhood activities.	1	3	5	(N/A)

References:

- 1) Washtenaw County Public Health comments for Environment and Planning Master Plan.
- 2) Design Guidelines for Active Michigan Communities (2006). Available at: www.mihealthtools.org/communities
- 3) Promoting Active Communities (PAC). Available at: www.mihealthtools.org/communities
- 4) Robert Wood Johnson: Active Living Research
 - a. Designing for Active Recreation (Updated February 2005).
 - b. Designing for Active Transportation (Updated February 2005)Available at: http://www.activelivingresearch.org/index.php/What_We_are_Learning/117

W
A
T
S



WASHTENAW AREA TRANSPORTATION STUDY

705 NORTH ZEEB ROAD 2ND FLOOR
ANN ARBOR, MICHIGAN 48103-1560
PHONE: (734) 994-3127 FAX: (734) 994-3129
WEBSITE: WWW.MIWATS.ORG
E-MAIL: WATS@MIWATS.ORG

Planning Reviews

Community: Pittsfield

Date Received: January 4, 2008

Complete Master Plan Update:

Complete Zoning Plan Update:

Master Plan Amendment: X

Zoning Plan Amendment:

Other:

Sections reviewed: _____ Goals _____ Policies _____ x Land Use Recommendations

x Transportation Recommendations _____ Other

Comments by Section:

Reclassification of Sutherland-Wilson Farmstead -

WATS does not have specific transportation related concerns to the reclassification of the Sutherland-Wilson farm to "Public Facilities and Public and Private Recreation/Open Space" and supports the proposed change to the future land use map.

Reclassification of Existing Roads -

It is good that the Township has embraced the NFC system for its internal classification of roads; however, this necessitates coordination between the township, WATS, Washtenaw County Road Commission, MDOT and the Federal Highway administration. For any change to be made in the official NFC system each of the agencies listed will need to approve the changes. It is also important to note that a change in a road's NFC above collector has no affect on the road's eligibility for funding.

POLICY COMMITTEE MEMBERS

- CITY OF ANN ARBOR • ANN ARBOR TRANSPORTATION AUTHORITY • ANN ARBOR TOWNSHIP • CITY OF CHELSEA • VILLAGE OF DEXTER •
- DEXTER TOWNSHIP • EASTERN MICHIGAN UNIVERSITY • MICHIGAN DEPARTMENT OF TRANSPORTATION • NORTHFIELD TOWNSHIP • PITTSFIELD TOWNSHIP •
- CITY OF SALINE • SCIO TOWNSHIP • SOUTHWEST WASHTENAW COUNCIL OF GOVERNMENTS • SUPERIOR TOWNSHIP • UNIVERSITY OF MICHIGAN
- WASHTENAW COUNTY BOARD OF COMMISSIONERS • WASHTENAW COUNTY ROAD COMMISSION • CITY OF YPSILANTI • YPSILANTI TOWNSHIP •
- EX OFFICIO: FEDERAL HIGHWAY ADMINISTRATION • SOUTHEAST MICHIGAN COUNCIL OF GOVERNMENTS •

AN INTERMUNICIPALITY COMMITTEE ORGANIZED UNDER ACT 200 OF PUBLIC ACTS OF MICHIGAN (1957)
REPRESENTING WASHTENAW COUNTY

In order for Michigan to consider approving an NFC request, several requirements need to be met. One of these requirements is that each NFC road connects to a higher classified road and that there are no stubs. Thus the recommended changes to Platt Road and Ann Arbor-Saline Road do not meet the criteria unless the City of Saline agreed to the upgrade for Ann Arbor-Saline through Michigan Avenue.

The proposed changes to Carpenter Road, Moon Road and Lohr Road have already been addressed in the 2004 update of the NFC system. WATS recommends that Pittsfield Township update the Master Plan with the current approved NFC system. WATS can provide GIS files or paper maps and work with Township Staff to make appropriate changes to ensure the current system is accurate in the Township Comprehensive Plan.

WATS agrees with the proposed change of State Road from Ellsworth to Michigan Ave from Minor Arterial to Principal Arterial. If the Township wishes to pursue this change, a letter requesting the change should be sent to Washtenaw County Road Commission to initiate the process.

WATS recommends incorporating the entire State Road Corridor Plan by reference instead of just two excerpts from the plan as appears to be proposed. If the entire plan is not incorporated, the recommendations should be included at a minimum.