



**Municipal Airport  
Public Services Area**

## **CITY OF ANN ARBOR, MICHIGAN**

100 North Fifth Avenue, P.O. Box 8647  
Ann Arbor, Michigan 48107-88647  
Phone (734) 994-2841 • Fax (734) 997-1133  
<http://www.ci.ann-arbor.mi.us>

June 17, 2011

Paul Montagno, Senior Planner  
Pittsfield Charter Township  
6201 W. Michigan Avenue  
Ann Arbor, MI 48108-9721

Subject: Comments on the Proposed 2010 Pittsfield Plan

Dear Mr. Montagno:

On behalf of the Ann Arbor Airport Advisory Committee, I would like to thank you for your recent presentation on the proposed 2010 Pittsfield Plan. I would offer the following comments for consideration by the Township as they move forward with the approval process for this Plan.

In general, the Plan does little to acknowledge the airport or the impacts and benefits that the airport brings to the Township. This occurs with the knowledge that the airport is likely one of the largest contiguous single owner tracts in the Township.

There is no mention of the airport or aviation in the transportation section of the Plan, though aviation is one of the three primary modes of transportation and the airport is located in the Township. There were 64,000 flights in and out of the airport in 2010, this is not only a local impact but a local opportunity. Some of the key concepts in the transportation section of the Plan discuss integrating all modes of transportation and increasing the safety and security of all modes of travel in the transportation system, unfortunately aviation or the airport are not addressed.

There are a number of documents or plans that impact the Township and the land uses surrounding the airport that have not been mentioned or included in the Plan. These include the 1979 Policy Statement between the City and Township, the Airport Layout Plan or the Airport Approach Plan developed and approved by the State of Michigan. These plans show the long term development of the airport which may impact the land uses and development in the surrounding areas. It is my understanding that there are

specific treatments for airport layout plans and airport approach plans in the Michigan Zoning Act which don't appear to be addressed in the Plan.

I would also like to reiterate some of the comments you heard in person from the Airport Advisory Committee at our last meeting. As land that is already off the tax roll, the airport may be an ideal location for a transit center. With the aviation component covered, the airport property is also adjacent to the railroad and both State and Ellsworth Roads, a great location for an intermodal transportation center in the future. The concern over residential uses in the vicinity of the airport is a primary one. Proposed development in the State/Ellsworth focused development area integrates some dense residential uses (row houses, possible multi-family units, and live/work units) in the immediate vicinity of the airport approach and traffic pattern. Some residents may find this aircraft activity annoying or irritating and avoidance of these conflicting land uses should be strongly considered. The Township should seriously reconsider the placement of residential or mixed use (with a residential component) land uses in this area.

A key concept to a successful economy in the Pittsfield Plan includes supporting asset based economic development. As indicated on the Plan map, the airport is shown as a regional asset. While I would agree that this is the case, I would suggest this be taken even one step farther to indicate that the airport is a 'local' asset. As a local asset, an airport is an important component to any communities business development and retention efforts.

The Future Land Use Map in the Plan shows airport property, to the east of State Road, as part of a business district. Most of this area is integral to the airport operation and includes our approach area, navigational aids/lighting and runway protection zones. This is land that will be part of the airport beyond the life of the Plan and should be shown the same as the rest of the airport property on the Future Land Use Map.

I appreciate the opportunity to comment on the 2010 Pittsfield Plan on behalf of the Ann Arbor Airport. If you have questions or would like to discuss any of these comments further, please contact me at 734.994.9124.

Sincerely,



Matthew J. Kulhanek  
Airport Manager

cc: Airport Advisory Committee