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: Ann Arbor Township
All contiguous local units of government

FROM: Jason Brooks
Deputy Clerk
Washtenaw County

DATE: October 3, 2008

SUBJECT: **Resolution 08-0167**

At their regular meeting held on October 1, 2008, the Washtenaw County Board of Commissioners passed resolution 08-0167, a resolution to accept comments from Washtenaw County Department of Planning and Environment staff on the Ann Arbor Township Master Plan Amendment and direct the County Clerk to send comments to Ann Arbor Township and the contiguous local units of government. For your convenience, I have attached a certified copy of the resolution. If you need additional certified copies or further information 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 ANN ARBOR TOWNSHIP MASTER PLAN AMENDMENT AND DIRECT THE COUNTY CLERK TO SEND COMMENTS TO ANN ARBOR TOWNSHIP AND THE CONTIGUOUS LOCAL UNITS OF GOVERNMENT

WASHTENAW COUNTY BOARD OF COMMISSIONERS

October 1, 2008

WHEREAS, Public Act 33 of 2008 ("the Act") requires that the County submit comments on the proposed Master Plan Amendment to Ann Arbor Township; and

WHEREAS, the Act 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, 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 Ann Arbor Township submitted a Master Plan Amendment; and

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

WHEREAS the Amendment was reviewed and approved by the Washtenaw County Planning Advisory Board at their September 22, 2008 meeting;

WHEREAS in the interests of following the 63 day comment period as stipulated in the Act the Amendment was 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 the Ann Arbor Township Master Plan Amendment, and

BE IT FURTHER RESOLVED that the Board of Commissioners directs the County Clerk to send the comments to Ann Arbor 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 October 1st, 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 2nd day of October, 2008.

LAWRENCE KESTENBAUM, Clerk/Register

BY: _____
Deputy Clerk

Res. No. 08-0167

Washtenaw County
Department of Planning & Environment

October 2, 2008

Joanne Collins
Ann Arbor Township Planning Commission
3792 Pontiac Trail
Ann Arbor, Michigan 48105-9656

RE: Ann Arbor Township 2008 Master Plan Review

Dear Ms. Collins:

Thank you for the opportunity to comment on the proposed update to the Ann Arbor Township Master Plan. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the update was reviewed by the 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 update.

Staff reviewed the proposed Master Plan in the context of A Comprehensive Plan for Washtenaw County (County Plan), plans of contiguous local units of government and other regional plans. Staff found the proposed Master Plan to be consistent with the County Plan and the plans for the contiguous communities.

Although the following recommendations are not applicable to consistency with the County Plan, we strongly encourage the incorporation of the following to enhance the overall plan:

- To comply with regional plans the Washtenaw County Non-Motorized Plan and the Washtenaw County Transit Plan should be incorporated by reference in the Ann Arbor Township Master Plan.
- Expand Goal H of the Master Plan to incorporate all components of a successful transportation system (i.e. including non-motorized and transit facilities where appropriate).
- A policy to use the National Functional Classification System and the Michigan Act 51 classification system for roads (from Washtenaw Area Transportation Study's comments).
- A policy of providing non-motorized connections even where street access is not provided to increase walkability and to reduce vehicular trips (from Washtenaw Area Transportation Study's comments).
- Language that describes Transit Oriented Development in the Land Use and Transportation Sections of the plan (from Washtenaw Area Transportation Study's comments).

- The use of a large lot (e.g. 20 acre plus) zoning approach to preserve agricultural operations and character where appropriate (County Plan Agricultural Preservation Techniques – Chapter 4 Objective 3).
- Language that recognizes the importance of historic preservation and to guide the Township's approach to historic preservation (County Plan Historic Preservation Chapter 9 Objective 3.1).

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

Washtenaw County
Department of Planning & Environment

Staff Report

RE: Ann Arbor Township 2008 Master Plan Update - Washtenaw County Review

Date: September 4, 2008 (Revised September 23, 2008)

Background

Washtenaw County Department of Planning and Environment (P&E) received the draft Ann Arbor Township 2008 Master Plan (dated August 1, 2008) "the Plan" on August 4, 2008. In accordance with the Michigan Planning Enabling Act, Public Act 33 of 2008, the County is to provide comments to the Township, which must include two statements of consistency:

- A statement as to whether the proposed master plan is consistent with the plans of contiguous communities and applicable regional plans, 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 Plan provided incorporates numerous amendments based on evolving conditions in the Township. While the Plan is built on the foundation of the 2005 Ann Arbor Township General Development Plan, the Plan provided for review incorporates several changes and is reformatted into a more readable format.

The Plan is organized in similar structure to the 2005 plan, and is organized into several categories which will be used to organize the analysis below:

History of Ann Arbor Township & Planning Context

These sections provide an overview of the evolution and development of Ann Arbor Township, as well as the factors that will likely influence the community in the near term. Perhaps the most obvious and significant influence on the evolution of Ann Arbor Township is the proximity to the City of Ann Arbor.

The juxtaposition of Ann Arbor Township with the City of Ann Arbor is a complementary relationship that benefits both communities. The provision of commercial services is most appropriate in the City of Ann Arbor where the greatest population densities exist and are within market trade areas that provide adequate service to the residents of Ann Arbor Township. Evolving commercial corridors in

Pittsfield and Scio Townships also contribute to an adequate commercial base in the Washtenaw County region. While this reliance on other communities for commercial services could be seen as a barrier, the physical configuration of Ann Arbor Township that has evolved does not lend itself to a central "downtown" or commercial center.

Likewise, the rural character of Ann Arbor Township provides an enhanced quality of life for City residents as healthy streams, high water quality, and wildlife corridors are enhanced in the City of Ann Arbor by the agricultural and other open spaces maintained in Ann Arbor Township to the north and east. The presence of Ann Arbor Township of the first "band" of agricultural property to the north and east of the City of Ann Arbor Township contributes to many Washtenaw County Comprehensive Goals including Recommended Future Landscapes (Figure 3-6); Landscapes Recommendations 4.1 & 4.2 (Regional Open Space Plans and Buffers); and Agricultural Preservation Overlay (Figure 4-1).

These mutual benefits are recognized by the collaborative partnerships that have developed between Ann Arbor City and Township. Through an annexation agreement executed in 1994, the two communities put into effect an orderly annexation process, which provided the orderly transfer of properties within a defined area to be annexed into the City and concurrence that the City would not seek to annex property outside the designated boundary. While this mutual policy provides a positive method to address a potentially conflict-laden issue, the coordination of development density, provision of services, and fluctuations in Township population levels will still require consideration by the Township in the future.

The City and Township also collaborate to preserve open space in Ann Arbor Township as both entities see the impact of this effort to a high quality of life. Through agricultural preservation zoning techniques, and millages in both the City and Township to preserve open space in perpetuity, the two jurisdictions have collaboratively preserved open space in Ann Arbor Township.

The Plan identifies many transportation-oriented issues well (e.g. rail and road networks), however, the Plan would be enhanced by addressing the issue of non-motorized transportation in the Planning Issues section as well as the goals section for better consistency with the County Plan Objective 9 (Implementing non-motorized transportation to reduce automobile dependency). Additionally, some discussion of the Washtenaw County Non-Motorized Plan, the Washtenaw County Transit Plan, and the AATA project that is analyzing transit options along the Plymouth Road Corridor all could warrant discussion in the transportation issues section.

Goals

The Plan includes 10 broad goal statements that are intended to express long-term ideals. The 10 goals are consistent with the County Plan in the following ways:

Ann Arbor Township Plan Goal	County Plan Goals
Preserve the Township's Rural Character	Future Landscapes Figure 3-6; Regional Open Space Plans Rec. 4.1; Buffers Rec. 4.2; Agricultural Preservation Area Figure 4-1; Support Agricultural Operations Obj. 4-2
Preserve and Enhance the Township's Identity	Future Landscapes Figure 3-6; Buffers Rec. 4.2; Agricultural Preservation Area Figure 4-1; Support Agricultural Operations Obj. 4-2
Preserve Farmland and Encourage and Enhance Farming Operations	Agricultural Preservation Area Figure 4-1; Support Agricultural Operations Obj. 4-2
Protect and Preserve Natural Features	Protect, preserve and restore natural features Goal 5
Protect the Natural Conditions of Wetlands	Preserve wetlands, woodlands, floodplains and other natural features Obj. 5-2
Maintain Cooperative Relationships with Neighboring Communities	Intergovernmental Cooperation Ch. 13
Protect Existing Residential Development	Future Landscapes Figure 3-6; Provide safe, decent, affordable housing Goal 5
Coordinate Road Improvements to Support Land Uses	Strategically plan for a transportation network that meets needs Goal 10.
Preserve Open Space	Future Landscapes Figure 3-6; Regional Open Space Plans Rec. 4.1; Buffers Rec. 4.2
Maintain a Diverse Mix of Housing	Provide safe, decent, affordable housing Goal 5

The Plan would be enhanced by broadening one goal. It is recommended that "Coordinate Road Improvements to Support Land Uses" be expanded to address "transportation system improvements to support land uses", to be inclusive of motorized, non-motorized, and transit improvements.

Policies

The policies in the Plan that are intended to provide more measurable indicators toward the goals previously identified are generally consistent with the County Plan. A few categories from this chapter are highlighted below to demonstrate this compliance and provide opportunities for enhancement:

Agricultural and Open Space

The proposed residential densities indicated in the County Plan Future Landscapes Map Figure 3-6 are generally consistent with the land use densities identified in Map 8 of the Ann Arbor Township Plan. Given the emphasis on agricultural preservation and rural character, there are a few opportunities that could be explored to further such goals. First, as identified in the County Plan, communities such as Ann Arbor

Township provide the largest lot zoning of all County communities. Consideration of increasing the minimum lot size to a 20 acre minimum in core agriculture production areas would further preserve rural character. Second, ongoing strategic approaches to open space preservation in the areas north of the City of Ann Arbor should be undertaken toward the goal of creating large, connected networks of open spaces as identified in the County Plan and the Washtenaw Metro Alliance Plan for Coordinated Parkland and Open Space.

Street and Transportation Policies

This policy section addresses a variety of community approaches to roads based on their classifications, as well as a series of road improvements. The approach in this section provides a rich level of detail on the character of different roads and the envisioned function in the community. A few opportunities do exist to enhance the draft plan:

- The second policy of General Street Policies on p. 42 should be expanded. While the evaluation of new development against the current and future streets is important, this policy should be expanded to support a continuous non-motorized network as well.
- The fifth General Street Policy speaks of flexibility in road standards to protect critical resources. Acknowledgement that pavement widths could be decreased might be highlighted. Any decrease in pavement width should be considered in conjunction with the provision of adequate ROW widths to provide all necessary functions associated with a road.
- The third Specific Street Policy references property owned by Michigan Department of Transportation. County records don't indicate any such ownership.
- The fifth Specific Street Policy references the adequacy of Plymouth Road. As analysis of transit opportunities along this corridor are considered, it will be important to revisit transportation and land use impacts if conditions change substantially.
- The provision of specific policies for Public Transportation is carried forward from the 2005 Township Master Plan with the inclusion of the Washtenaw Area Transportation Study, a commendable addition. This section would also provide an opportunity to reference the Washtenaw County Transit plan and Washtenaw County Non-Motorized Plan and how the Township endorses this and will work to collaboratively implement them.

Additionally, the policy section of the Plan could be an opportunity to provide policy guidance on wind turbines, a growing area of interest in Michigan. The appropriate siting and regulation of wind turbines used for power generation can be approached in a variety of methods. One such approach is to use a master plan to identify the appropriate locations for wind turbines, which can serve as a basis for more detailed regulation. A model turbine ordinance is currently being developed by Washtenaw County and can be provided at such time Ann Arbor Township begins to look at such regulation.

In support of the Ann Arbor Township goals identifying rural character and the Township's identity, it should be noted that Ann Arbor Township contains two Washtenaw County Local Historic Districts. McMahon Springs, located at 2426 Whitmore Lake Road, was designated as a local historic district in 2004. Situated on 1.4 acres near the Barton Road exit at M-14, this district contains an outstanding Italianate style residence and converted dairy barn. The Popkins School, located at 2385 Earhart Road, was designated as a local historic district in 1981. This one-room brick schoolhouse was constructed in 1870, and is one of the few remaining schools of its type along the Ann Arbor-Plymouth Road corridor.

While rehabilitation of the historic Maple/Foster Bridge is mentioned in a positive manner, the document makes no provision for the careful use, recognition, preservation, or rehabilitation of the Township's other historic resources. In the face of development pressures, if not now but in the future, is clear that not every historic building, site, object, and structure can be preserved. Ann Arbor Township would do well, however, to include language regarding the importance of historic preservation to the community's character, particularly the value of rural/agricultural sites, and traditional landscapes.

Implementation

- The implementation recommendation regarding Bike and hiking trails should reference the Washtenaw County Non-Motorized Plan.
- The Plan includes many references to impervious surface measurements as an indicator and regulator of development. The inclusion of this analysis in the implementation section that identifies the development of standards and ordinances for limiting impervious surface development will help preserve natural resources and enhance the quality of life for the region.

Maps

- A general location map should be added to Map 1 to help orient viewers to Ann Arbor Township's location in the context of the region.
- In the final document, adding the maps to the body of the document would be more useful than consolidating maps at the end.

Contiguous Community Land Uses

- **North (Northfield Township):** Agricultural and low density residential
- **East (Superior Township):** Primarily Rural Residential (2 acre min.) with Dixboro Hamlet other smaller land use areas
- **South (Ann Arbor City):** Separated from Ann Arbor Township by M-14 and US 23.
- **South (Pittsfield Township):** High Density Urban Residential (9 units per acre plus), Regional Institution, Office
- **West (Scio Township) :** Open Space/Agricultural/Residential (2.5 acre min.) and Medium Density Residential (1 acre min.)

Applicable County Department Comments

Washtenaw County Public Health: None Submitted

Washtenaw County Drain Commission (WCDC): None Submitted

Washtenaw Area Transportation Study (WATS): See Attached.

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: Ann Arbor Township **Date Received:** August 18, 2008

Complete Master Plan Update: X **Complete Zoning Plan Update:**

Master Plan Amendment: **Zoning Plan Amendment:**

Other:

Sections reviewed: __x__ Goals __x__ Policies __x__ Land Use Recommendations

__x__ Transportation Recommendations _____Other

Comments by Section:

Introduction, Page 1, Letter A: The document cites the Washtenaw County Document "A Comprehensive Plan for Washtenaw County, Recommended Future Potential Landscapes". If this is referring to the Plan adopted in 2004 the correct title is "A Comprehensive Plan for Washtenaw County, A sense of Place, A Sustainable Future".

Part 3 Page 9, 4th paragraph: Consider adding "employment locations" to the list of activities requiring longer commuting times.

Part 3 Page 10, 2. Add "Medical" to the UM East Campus.

Part 3 Page 14: The section on Stream Quality Categories seems to be out of place. I could not find citations in the text referring to this section. Consider citing page 14 in the section Impervious Surface Capacity on page 15 and 16 as this section seems to relate to the categories discussed in the section on Stream Quality Categories.

Part 3 Section F: To directly tie the land use to the road system and its funding, WATS would recommend that the Township consider using the National Functional Classification System and the State's Act 51 classification system for roads. WATS can provide this information for the Township.

Page 22, third paragraph, last sentence: Consider changing "must merge with freeway traffic *for* a short distance" to "must merge with freeway traffic *over* a short distance".

Page 23 Section G: Consider citing Maps 11 and 12 as a place to view the various service areas listed in this section.

Page 30 Goal H: Consider adding "In the past," to the sentence "Too often land use policies must be adjusted to fit road improvement plans".

Page 31 Letter B Part 1: To be clear in the description consider changing "The area north of this line…" to "The area north of these boundaries…"

Page 35, D. Residential Area Policies, Density Policies: The rural residential is recommended for 2 to 5 dwelling units per acre is in line with suburban character. The suburban residential is recommended at 1 DU per 1 or 2 acres. The urban is specifying between 1 and 4 DUs per acre which is also a suburban level. The township is really specifying suburban level density for all types of residential development. WATS would recommend that the Township consider a more rural density of 1 DU per 5-40 acres and 4-6 DUs per acres for urban residential.

Page 34 Open Space Preservation Area Policies: A reference to Map 8 should be included here so that the reader can review the area discussed.

Page 37 Number 5: Consider changing the beginning of the paragraph to: "New and existing residential areas will be interconnected by pedestrian/bicycle paths or sidewalks whenever possible. Residential areas will be interconnected with local streets, where such interconnections will not adversely affect adjacent residential areas because of differences in density or building types." This will ensure the maximum non-motorized access.

Page 41 Letter G: Consider adding "Movement of and" prior to the second sentence beginning with the word "Access".

Page 41 Letter G Paragraph 4: Consider changing the term "alternative transportation" to "active transportation". Active transportation is becoming an increasingly used term by transportation professionals as the word connotes a healthy, active lifestyle including transportation options such as non-motorized and transit where possible.

Page 41 Letter G, General Street Policies: The Township should consider the use of the National Functional Classification and State's Act 51 road classification categories for the road system. Use of these two systems not only links land use directly to the federal and state use classification but to the funding available for the maintenance of the roads. WATS would be happy to provide the classifications of the roads and the map that highlights the systems.

Page 42 Number 2: consider adding "and include the provision of non-motorized facilities." to the end of the first sentence. Consider the addition of the provision of non-motorized connections even where street access is not provided to increase walkability and to reduce vehicular trips.

Page 42 Number 4: Consider revising the end of the second sentence to "...will reduce the need for additional lanes and will improve the safety and flow of traffic."

Page 43 Number 6, second paragraph, third sentence: Change the word "they" to access points to insure clarity.

Page 43 Number 9: The first sentence reads "Hogback Road should be minor arterial". This sentence should be revised to reflect the fact that Hogback Road is currently federally classified as a minor arterial.

Page 44 Number 14 last sentence: Ann Arbor Township is missing the "Ann."

Page 45 Policies for Public Transportation Number 2: The Township should consider revising the last sentence to read "The planning process for public transportation should be a joint effort involving the Townships, Cities, the Washtenaw Area Transportation Study (WATS), Washtenaw County..." It is important to note that more than just Ann Arbor Township and the City of Ann Arbor need to be involved in public transportation planning with WATS and AATA.

Page 53 Number 9: This appears to be the first reference to transit-oriented development (TOD). The Township should consider including a description of TOD in the land use and Transportation Sections of the Plan.

Page 62, Letter M: The Township should consider including feedback from the public as part of the regularly scheduled reviews.