

SCIO TOWNSHIP PLANNING COMMISSION
827 North Zeeb Road, Ann Arbor, Michigan 48103
MEETING MINUTES OF MONDAY, JULY 14, 2008

1) CALL TO ORDER

Chair Arscott called the meeting to order at 7:39 p.m.

2) ROLL CALL

Present: Dries, Arscott, Hanson, Green, Fuller, Mayo
Absent: Kangas

Others present: Lucy Fortin, Carlisle-Wortman, Planning Consultant

3) COMMUNICATIONS AND/OR CORRESPONDENCE

Letter from City of Ann Arbor dated June 20, 2008, Master Plan/Transportation Master Plan Update; Michigan Township News, July 2008; Michigan Planner, June 2008; Newsletter, Washtenaw Area Transportation Study.

4) PRESENTATIONS REQUESTED BY THE PLANNING COMMISSION

None

5) PUBLIC COMMENT

None

6) BUSINESS SESSION

A) Advertised public hearings:

None

B) Unfinished Business

None

C) New Business

None

7) REPORTS/COMMISSIONER ACTIVITY

A. Election of Officers.

Deferred to next meeting.

B. DDA Economic Study

Comments by Lucy Fortin, Carlisle Wortman:

Comments/concerns from 6-09-08 meeting to be incorporated in Master Plan:

- Check language from the Washtenaw County Comprehensive Plan and use similar language regarding the target industries for the “jobs corridor” concept of Zeeb Road.

- Should be referred to as “jobs node” as opposed to “corridor”.
- Baker Road Area - SPA 4, 3rd bullet should say “west” side of Baker Road instead of “west” side.
- Include language regarding non-motorized transportation and public transit in all the SPAs.
- Incorporate more language promoting Scio as a “cool place’ between Ann Arbor and Dexter.
- Include intent to protect woodland in the Master Plan.
- Incorporate the provision of gathering spaces in all SPAs.

Comments/concerns to be considered:

- Whether SPA which is a departure from the current Future Land Use is premature.
- Whether to re-formulate the negative statement regarding “Regional retail uses are not allowed in the Civic Area”?
- How to handle the labeling of the Future Land Use map since some of the uses are not shown as a result of the SPAs (i.e., commercial, composite commercial, very little of office/industrial, general industrial and public/semi-public)?
- Comparison with Anderson Economic Group recommendations. Major differences include:
 - SPA-1, Wagner west to Park and SPA 2A, Honey Creek west to Parker are not differentiated in the AEG study for Jackson Road. AEG study recommends a retail focus for Jackson Road from Wagner to Staebler and business campuses in proximity to either or both the Baker Road and Zeeb Road interchanges. These business campuses would target the following industries; information, telecommunications, and life sciences research, manufacturing and health care.
 - AEG considers the development of a business campus a priority for the Township with opportunity for development of regional headquarter corporations, hotels and convention centers suggested for the Baker Road interchange as opposed to highway service and regional retail uses. AEG recommends no regional shopping at the Baker Road/I-04 interchange.
 - AEG recommends a mixed-use town center for the intersection of Zeeb and Jackson Roads focusing on retail, with 3 to 4-story structures, and a pedestrian friendly environment
 - AEG recommends long-term retail growth of north Zeeb Road.
 - AEG suggest a greater height of buildings (up to 6 stories) in high intensity use area.

Discussion

8) PUBLIC COMMENT

Tina Richmond

9) APPROVAL OF MINUTES

None

10) ADJOURNMENT

MOTION BY COMMISSIONER DRIES, SUPPORT BY COMMISSIONER HANSON TO ADJOURN AT 10:20 P.M.

YES: 6

NO: 0

MOTION CARRIED

Transcription by James H. LaVoie