

SWWCOG/LIAA WORKPLAN: A ROAD MAP FOR ACHIEVING ITS GOALS

January 10, 2007

Statement of Intent:

This “Road Map” is being offered to provide a set of concrete steps for 2007 around which the participants in SWWCOG can organize their individual and collective activities to achieve the goals set forth in the 2003 Regional Plan (pages 2 and 3) and goals in the current Land Information Access Association (LIAA) grant.

SWWCOG Mission: The mission of the Southwest Washtenaw Council of Governments is to coordinate planning, land use and joint services. (From 3/12/98 SWWCOG organizing document)

The 5 Goals of the LIAA grant (derived from the 2003 SWWCOG Regional Plan):

1. Define the boundaries of an urban growth area in and around the Village of Manchester.
2. Identify potential uses of 425 agreements; where to use them, where not
3. Designate areas for the expansion of medium to high density residential housing to accommodate the needs of the local workforce and/or older adults.
4. Identify a greenway, open space buffers or transitional areas between the growth area and agricultural areas.
5. Resolve inconsistencies in master plans and zoning ordinances across local unit boundaries.

4 LIAA meetings, to date:

September: Kick-Off, review goals of SWWCOG and the LIAA grant project (see 1- 5, above)
October: Zoning exercise; How do your jurisdiction’s zoning classifications fit into the Regional Plan *common zoning districts?*
November: PA 425 Agreements and Urban Cooperation Act (PA 7) Agreements (Lynn Harvey, guest speaker; intergovernmental economic development/use of infrastructure to manage growth)
December: Density Techniques to Improve Livability (Mark Wyckoff, guest speaker; Urban Growth Boundary/Ag-land & Open Space Preservation, 3 case examples from Michigan)

Definitions:

“Workforce” = households with at least one full time worker with household income between 60 and 120% area median income.

“Urban Limit Line” = A good working definition is TBD

“Greenway” or “Open Space Buffer” = A zone of undeveloped land that delineates the transition from urban to rural land uses.

Next Steps (The Road Map)

STEPS	GOAL
Background Information:	
Identify development trends FEB. PACKET <ul style="list-style-type: none"> ○ Identify population projections for region (SEMCOG) ○ Dot maps/build-out analysis (to 2020 per Comp Plan, or other time line & total build-out) ○ Build-out analysis maps used as visual tools to illustrate potential costs of inaction ○ Map current water/sewer system in Village; quantify its total capacity ○ Map paved and unpaved roads in region 	1 - 5
Recapitulate previous public comment/involvement in 2003 & other plan goals & priorities FEB. PACKET	1 - 5
Recapitulate current Plans, Zoning and Future Land Use: Goals, Objectives and Policies (GOPs) FEB. PACKET	1 - 5
Create a “Summary of Regional Goals” handout document for distribution by each local unit of government and Manchester Schools FEB. PACKET	1-5
Map existing zoning densities	4, 5
Find/Create a working definition of “Urban Limit Line” (ULL - Frankenmuth model) that is consistent with the GOPs <ul style="list-style-type: none"> ○ What it is. ○ Why are we considering an Urban Limit Line? FEB. PACKET 	1
Identify potential areas for higher residential density within ULL: use population growth projections; target workforce housing & senior populations. FEB. PACKET	3
Map a hypothetical Urban Limit Line (Frankenmuth model) around the Village of Manchester; Include a portion of each of the 4 townships	1, 3, 4
Draft Plan language that articulates and supports the ULL policy	1, 3, 4
Implementation:	
Meet with each jurisdiction’s chief elected officer and planning commission chairperson, and Manchester schools; secure their commitments to participate in SWWCOG by <i>being at the table</i> .	1 -5
Identify “champions” for SWWCOG/LIAA goals; cultivate and support their leadership	1 -5
Engage Planning Consultants to facilitate a regional approach to Plan amendments and Plan updates. Local plans to reflect SWWCOG goals (as appropriate and supported locally)	5
Plan SWWCOG/LIAA working sessions for February & March re: Urban Limit Line	1, 2, 4
Encourage SWWCOG leaders to see themselves as a “Joint Regional Planning Commission” <ul style="list-style-type: none"> ○ Option A (TBD) ○ Option B (TBD) 	5

<ul style="list-style-type: none"> ○ Option C (Number of options to consider is not limited) 	
<p>Request agenda alignment between local Boards of Trustees/Council, Planning Commissions and SWWCOG i.e. SWWCOG goals should be reflected in local PC activities. SWWCOG activities should be reflected in elected officials' ongoing review and approval/disapproval processes.</p>	5
<p>Adopt Urban Limit Line; based on s/w, roads, population projections, other input. ULL to have 20-30 year time horizon with regular review and written agreement to establish procedures and means for dispute resolution, etc.</p>	1, 4
<p>Resolve inconsistencies in master plans and zoning ordinances across local unit boundaries.</p> <ul style="list-style-type: none"> ○ Flag areas in local plans that can be modified to reflect the SWWCOG plan. ○ Address these flagged areas during next plan amendment or plan update ○ Work closely with planning consultants to facilitate resolution of inconsistencies ○ Consider creating a functional future land use zoning matrix. 	5