



WASHTENAW COUNTY OFFICE OF STRATEGIC PLANNING

To: Manchester Community Joint Planning Commission
From: Melissa Milton-Pung
Re: Paul Siersma (Carlisle/Wortman) Comments, dated May 8
Date: June 2, 2009

Paul Siersma of Carlisle/Wortman Associates has submitted suggested revisions to the **Future Land Use Chapter** of the MCJMP. As always, these comments and the close attention of the region's planning consultants are welcomed. **With the exception of the suggestions for the "Environmentally Sensitive Areas" section of the chapter, Paul's comments generally concern typographical errors and minor edits.** Staff is in agreement with most of these suggestions and would recommend them to you, with the exception of a few points as noted below.

Editing Comments

Page 1, first paragraph, third line: substitute for the phrase "and relate each to the member communities' current Master Plan" the words "and each land use designation".

Remove from the final draft the italicized references in parentheses next to each land use title. These were intended to guide the JPC discussion of the future land use categories and not to be in the final document.

Page 1, third paragraph, first line: delete the "a" and "land use".

Page 1, third paragraph, second line: insert the phrase "up to a maximum of 1 unit per 2 acres or" between the words 'permitted' and 'as'. At the end of that sentence, delete "up to a maximum of 1 unit per 2 acres".

Page 1, fourth paragraph, second line: substitute the number "1" for the number "3" in the second sentence.

Page 2, second paragraph, second line: substitute the number "7" for the number "8" at the end of the line.

Page 2, fourth paragraph, second line: insert "and" before the word "encourage". Strike the words "are thought to" from the last sentence.

Page 2, delete the fifth paragraph entirely.

Page 2, sixth paragraph, second line: insert the word “prevailing” between the words “the” and “rural”.

Page 2, last paragraph, end of second line: insert an “s” at the end of “use”.

Page 3, first line: insert a “d” at the end on “concentrate”.

Page 3, first full paragraph, first line: delete “for” after the word “provide”.

Page 3, first full paragraph, first line: delete the “e” at the end of “accessible” and delete “mixed-use consisting of a variety of” and insert “ility and a mixture of”

County Staff prefers the use of the industry term “mixed use,” as a definable and specific term. No change is recommended.

Page 3, first full paragraph, second line: delete “Automotive related services and other uses” and insert “Land uses that are automobile intensive or”.

Substantive Comments

Page 4, before the last paragraph and before the heading “Environmentally Sensitive Areas” insert the following new section title and paragraph:

“B. Special Features”

“In addition to the land use categories defined above and identified on the Future Land Use Map, there are special areas of importance to the character of the Manchester community which may contain a variety of land uses or have no land use designation at all. As the title suggests, these areas will require special consideration in crafting future development guidelines that follow the intent of the Master Plan.”

County Staff suggests that the MCJPC may wish to consider the establishment of a PUD area as a formal land use designation, to recognize these areas of special importance and provide opportunity for guided development in the future.

Page 4, before the last paragraph and after the words “Environmentally Sensitive Areas”, delete the word “Overlay”.

County Staff suggests further discussion on the MCJPC’s desires regarding the use of an overlay for Natural Features and Exchange Place Local Historic District. Per previous group exercises, MCJPC has indicated satisfaction or concurrence with the use of an Overlay district.

Page 4, last sentence of the last paragraph, delete the words “such as passive recreation and conservation areas.”

County Staff prefers the use of the current term as shown above, as it was language scaled back from “active recreation” per comments from MCJPC members. No change recommended.

Page 4, after the last paragraph, insert these new sections:

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“Water bodies – lakes, rivers and streams.” “All permanent water features such as flowing streams and rivers, ponds, lakes and other impoundments are identified on the Future Land Use Map. These are important land marks and boundaries in the community for which water quality, appropriate use and visual appeal are important concerns.”

“Exchange Place Historic District”. “This is a center piece of the Village downtown and of the region, helping to define the unique character of the community and symbolizing the value of preservation and appropriate development guidelines.”

See note above regarding the use of an overlay district for this specific land use area.

“Manchester Downtown Development Authority (DDA) Area”. “This is the area in which the DDA funds special amenities and other business enhancement programs with downtown develop district taxes and other revenues. The conservation of the vibrant downtown economy and street life is a important element in the Manchester region image”

These changes are to be reflected on the Future Land Use Map as well.

Please let me know if you have any questions or concerns about these suggestions. I hope their last minute addition does not impede your review of this chapter at the June 10th meeting.

Sincerely,



Melissa Milton-Pung

CC: Paul Siersma, Carlisle/Wortman Associates
Bill DeGroot, Donald L. Pennington Consultants