

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES #09-104**

**A RESOLUTION SUPPORTING THE CREATION OF A JOINT TECHNICAL COMMITTEE
TO COMBINE EFFORTS IN COOPERATIVE PLANNING
FOR THE WASHTENAW AVENUE CORRIDOR
DECEMBER 8, 2009**

Minutes of a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on Tuesday the 8th day of December 2009, at 6:30 PM

Present: Grewal, Israel, Scribner, Ferguson, Krone, Yi
Absent: Hunt

The following preamble and resolution were offered by Member Israel and supported by Member Ferguson.

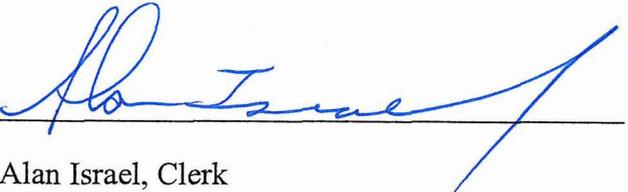
- WHEREAS,** Representatives of the Cities of Ann Arbor and Ypsilanti, the Townships of Pittsfield and Ypsilanti (“the group”) have been meeting since early 2009 discussing common issues and expressing a desire to implement a common planning process to encourage smart redevelopment along Washtenaw Avenue; and,
- WHEREAS,** The Ann Arbor Transportation Authority (AATA), Michigan Department of Transportation (MDOT) and Washtenaw Area Transportation Study (WATS) have participated in these meetings; and,
- WHEREAS,** Current practices along this corridor encourage sprawling and segregated land uses, automobile-dependency, reduced property value and higher than average vacancy rates; and,
- WHEREAS,** The group has recognized need for common planning to shift the type and level of investment in the corridor and as such have agreed to work together to enhance cooperative planning efforts; and,
- WHEREAS,** The group recognizes that providing multi-modal transportation options to the public will become increasingly important as oil resources diminish, sustainable land use consciousness rises, health consciousness rises, the population ages, and the negative effects of carbon emissions grow as a public concern; and,
- WHEREAS,** This group has envisioned the redevelopment of the auto-corridor into a transit corridor with mixed land uses connected by multi-modal transportation options; and,
- WHEREAS,** This type of development attracts private investment, talent and jobs to the region; and,

WHEREAS, The communities recognize the opportunity and necessity to plan now in order to be proactive and prepared for any future periods of rapid development; and,
WHEREAS, A Joint Technical Committee would provide an productive tool to identify which common planning process would most benefit the region and to further these goals; and,
WHEREAS, The Joint Technical Committee will include one planning and one elected representative from the jurisdictions and one representative from each of the transportation agencies; and,
WHEREAS, The work of the Joint Technical Committee will be ongoing due to the long term nature of this project; and,
WHEREAS, The planning process and the resulting implementation actions can result in a model for intergovernmental planning and cooperation and corridor redevelopment,
NOW THEREFORE BE IT RESOLVED that the Board of Trustees for Pittsfield Charter Township hereby supports the creation of a Joint Technical Committee to pursue implementation actions to transform Washtenaw Avenue into a sustainable transit corridor; and,
BE IT FURTHER RESOLVED that the Board of Trustees for Pittsfield Charter Township commits to supporting the effort by designating representatives to serve on the Joint Technical Committee.

ROLL CALL VOTE:

Ayes: Grewal, Israel, Scribner, Ferguson, Krone, Yi
Nays: None
Absent: Hunt
Abstain: None

RESOLUTION DECLARED ADOPTED



Alan Israel, Clerk
Pittsfield Charter Township

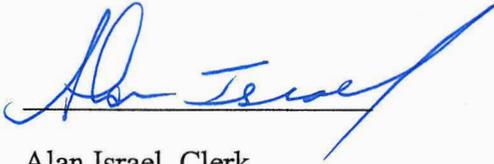


Mandy Grewal, Supervisor
Pittsfield Charter Township

DATED: December 8, 2009

CERTIFICATE

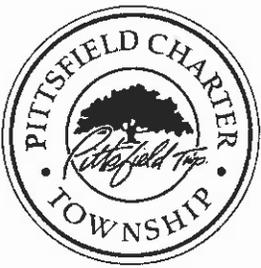
I, Alan Israel, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on December 8, 2009 and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Alan Israel, Clerk

Pittsfield Charter Township

DATED: December 8, 2009



Pittsfield Charter Township

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PITTSFIELD TOWNSHIP PLANNING COMMISSION

WASHTENAW AVENUE REDEVELOPMENT STRATEGY RESOLUTION OF ENDORSEMENT AND RECOMMENDATION

WHEREAS, Supervisor Grewal has been spearheading regional initiatives to revitalize the Washtenaw Avenue corridor since 2007 with the goal of furthering infill development through dense mixed-used development that is supported by multiple modes of regional transportation; and

WHEREAS, Supervisor Grewal has Co-Chaired the Reimagine Washtenaw Avenue project and worked with regional stakeholders to establish the Joint Technical Committee (JTC) to draft recommendations for implementing a sustainable strategy for regional revitalization of Washtenaw Avenue; and
WHEREAS, the JTC has completed the Washtenaw Avenue Corridor Redevelopment Strategy (Strategy) which includes recommendations for land use, transportation infrastructure improvements and future cooperation toward the improved character and investment environment of Washtenaw Avenue and presented this strategy to the Pittsfield Township Planning Commission; and

WHEREAS, the JTC recommends the implementation of the Strategy using a number of tools, including the creation of a Corridor Improvement Authority (CIA), which would support regional goals, encourage consistent investment in public infrastructure across jurisdictions, attract private investment and make available a number of additional financing tools; and

WHEREAS, the Planning Commission has reviewed the Washtenaw Avenue Corridor Redevelopment Strategy and found the above-mentioned strategy is consistent with the Township's overall vision and future goals that are being developed through the 2010 Pittsfield Plan master planning process for the Washtenaw Avenue area; and

WHEREAS, the Planning Commission determines that it is necessary for the best interests of the Township and the region to redevelop its commercial corridors to address the needs of a changing economic base and to promote vibrant centers for commercial, retail, housing, and recreational use; and

WHEREAS, the attached preliminary boundaries are appropriate based on the Township's policies as well as the criteria in Public Act 280 of 2005, as amended.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission endorses the Washtenaw Avenue Corridor Redevelopment Strategy and its recommendations for land use, transportation infrastructure improvements and continued regional cooperation; and

BE IT FURTHER RESOLVED that the Planning Commission recommends to the Township Board that they:

1. Prepare and forward a resolution endorsing the Washtenaw Avenue Corridor Redevelopment Strategy;
2. Prepare and forward a resolution of intent to create and provide for the operation of a CIA for Washtenaw Avenue as enabled by and pursuant to Public Act 280 of 2005, as amended; and
3. Declare through a resolution its intent to work together with other jurisdictions and regional stakeholders to adopt a Joint Agreement to operate a CIA for Washtenaw Avenue.

**PITTSFIELD CHARTER TOWNSHIP
WASHTENAW COUNTY, MICHIGAN
RES # 10-75**

**A RESOLUTION AUTHORIZING THE PITTSFIELD CHARTER TOWNSHIP BOARD TO INITIATE A
JOINT CORRIDOR IMPROVEMENT DISTRICT AUTHORITY**

Minutes of a Regular Meeting of the Township Board for Pittsfield Charter Township, Washtenaw County, Michigan, held at the Pittsfield Township Administration Building, located at 6201 W. Michigan Avenue, in said Township on Wednesday the 10th day of November, 2010 at 6:30pm.

Present: Grewal, Scribner, Krone, Yi
Absent: Israel, Ferguson, Hunt

The following preamble and resolution were offered by Member Scribner and supported by Member Yi.

WHEREAS, Pittsfield Charter Township has determined that it is necessary for the best interests of the public to redevelop its commercial corridors and to promote economic growth; and,

WHEREAS, Pittsfield Charter Township has participated in the Washtenaw Avenue Joint Technical Committee; and,

WHEREAS, Pittsfield Charter Township recognizes that the Washtenaw Avenue Joint Technical Committee's recommendation of a Joint Corridor Improvement District Authority is an appropriate and feasible way to redevelop its commercial corridor and to promote economic growth ; and,

WHEREAS, The Joint Corridor Improvement District Authority will be called the Washtenaw Avenue Corridor Improvement Authority; and,

WHEREAS, The Washtenaw Avenue Corridor Improvement Authority will be created in accordance with the provisions of The Corridor Improvement Authority Act, Public Act 280 of 2005 ("The Act") as amended; and,

WHEREAS, The Washtenaw Avenue Corridor Improvement Authority Development Area (the "Proposed Development Area"), is comprised of eligible property within an area along Washtenaw Avenue as specifically identified in Exhibit A; and,

WHEREAS, Section 5 of the Act sets forth the following criteria for the establishment of development areas:

A development area shall only be established in a municipality and, except for a development area located in a qualified development area, shall comply with all of the following criteria:

- (a) Is adjacent to or is within 500 feet of a road classified as an arterial or collector according to the federal highway administration manual "Highway Functional Classification - Concepts, Criteria and Procedures".
- (b) Contains at least 10 contiguous parcels or at least 5 contiguous acres.
- (c) More than 1/2 of the existing ground floor square footage in the development area is classified as commercial real property under section 34c of the general property tax act, 1893 PA 206, MCL 211.34c.
- (d) Residential use, commercial use, or industrial use has been allowed and conducted under the zoning ordinance or conducted in the entire development area, for the immediately preceding 30 years.
- (e) Is presently served by municipal water or sewer.
- (f) Is zoned to allow for mixed use that includes high-density residential use.

(g) The municipality agrees to all of the following:

(i) To expedite the local permitting and inspection process in the development area.

(ii) To modify its master plan to provide for walkable nonmotorized interconnections, including sidewalks and streetscapes throughout the development area.

WHEREAS, Planning Staff reports that the Proposed Development Area meets all of the requirements of section 5 of The Act, as documented by the Washtenaw Avenue Joint Technical Committee;

NOW THEREFORE BE IT RESOLVED that the Pittsfield Charter Township Planning Commission in a resolution dated November 4, 2010, recommended the Township Board adopt a resolution endorsing the Washtenaw Avenue Corridor Improvement Authority; and,

BE IT FURTHER RESOLVED that Pittsfield Charter Township intends to create and provide for the operation of a corridor improvement authority as allowed under Act 280 to be known as the Washtenaw Avenue Corridor Improvement Authority ; and,

BE IT FURTHER RESOLVED that Pittsfield Charter Township intends to designate the boundaries of the Development Area as identified in Exhibit A; and,

BE IT FINALLY RESOLVED that a public hearing shall be held January 12th 2011 at 6:30PM, on the adoption of a proposed resolution creating the Washtenaw Avenue Corridor Improvement Authority.

ROLL CALL VOTE:

Ayes: Grewal, Scribner, Krone, Yi.

Nays: None

Absent: None

Abstain: None

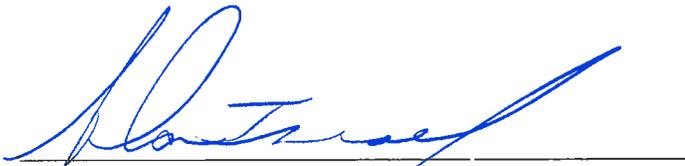
RESOLUTION DECLARED ADOPTED



Mandy Grewal, Supervisor
Pittsfield Charter Township

CERTIFICATE

I, Alan Israel, hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Township Board of Pittsfield Charter Township, County of Washtenaw, State of Michigan, at a Regular Meeting held on November 10, 2010, and that said meeting was conducted and public notice of said meeting was given pursuant to and in full compliance with the Open Meetings Act, being Act 267, Public Acts of Michigan, 1976, and that the minutes of said meeting were kept and will be or have been made available as required by said Act.



Alan Israel, Clerk
Pittsfield Charter Township