

Land Use and Transportation Coordinating Group

DRAFT Meeting Minutes

May 19th, 2006

Traverse Area District Library

8-9:30 a.m.

Members Present

Sally Erickson Bornschein
Virginia Coulter
Linda Forwerck
Heather Harris-Brady
Jay Hooper
Bill Kurtz
Andy Knott
Glen Lile
Jim Lively
Doug Luciani
Patrick Pahl
Rise Rasch
Warren Studley
Janet Wolf
Lee Wilson

Jim Lagowski
Doug Mansfield
John Nelson
Bob Otwell
Amanda Schlagel
Wayne Schmidt
Derith Smith
Ken Smith
Linda Smyka

Public Present (per sign-in sheet)

Don Cunkle
Jack Kelly
Julie bennet
Tom Kellogg
Heather Edwards

Members Absent

Joe DeKoning
Gary Derrigan
Robert Gattin
Kathleen Guy
Ken Kleinrichert

Facilitators Present

Gerry Sell
Tom Shea

Staff Present

Matt McCauley

1. Welcome & Facilitator Comments

G. Selle welcomed everyone and described the day's agenda.

2. Approve proposed agenda

The agenda was reviewed and consented upon by the Coordinating Group members present.

3. Introduction of Stakeholder Event speakers

J. Lively introduced the speakers and briefly explained the public meeting that occurred the night prior. He asked everyone in the room to introduce themselves to the speakers.

4. Round table discussion of specific regional collaborative efforts and initiatives

K. Steudle thanked everyone involved with the process thus far and commended everyone's efforts. He expressed that the process appears to have a great amount of momentum behind it. K. Steudle stated that the region has an opportunity to be a model in the state. He also announced that MDOT will be providing \$50,000 in local match support.

S. Adelaja thanked everyone for their efforts and discussed MSU's role in land use decision making. He discussed some of the growth strategies involved with creating an ideal community. S. Adelaja commended the community for having the foresight to approach growth planning with an understanding of the impact growth can have on the future. He offered four points that should be considered throughout the study process:

- Determine assets
- Find a regional strategy
- Determine transportation flow
- Seek implementation

S. Adelaja shared his experiences with other communities that went through similar processes and stated some of their successes.

J. Parr thanked everyone and discussed his role within the Alliance for Regional Stewardship. He discussed regional strategies for sustainable growth and some of his experiences from other communities. J. Parr stated the need for visioning efforts to be holistic and include a variety of quality of life areas. He stated the need to identify the interconnectivity of issues. J. Parr discussed some of the initial activities necessary for a visioning effort, including stakeholder buy in and public outreach. He also stated the differences between planning and visioning efforts. J. Parr stated the differences between consultants creating strategies for the community versus consultants creating strategies on behalf of the community. He expressed that the public and stakeholders must remain involved throughout the process and stated how that related to the successes of Envision Utah. J. Parr also stated the need to incorporate a sound transportation system into a region's vision, including transit. He also stated some of the costs associated with the effort.

- \$50K-\$150K: planning
- \$250K-\$500K: modeling
- \$200K-\$2M: civic engagement
- \$250K-\$500K: implementation (first 6-9 months)

Forum Q&A

D. Luciani asked K Steudle about the level of cooperation between state departments, specifically MEDC, MDEQ, and MDOT, and how that might affect implementation. K. Steudle discussed some of their collaborative efforts and cited some examples in the state. He specifically stated the Harbor Shores area in Benton Harbor. K. Steudle also stated that if conflict between the departments arises it usually is in regards to regulatory efforts. He stated

the need for greater cooperation throughout the state departments and expressed the governor's commitment as well. J. Parr also stated that local communities share the burden of promoting collaboration.

G. Coulter asked if there is something the community should support early in the process to provide for implementation later. K. Steudle stated the need to have representatives understand a community's wishes. S. Adelaja expressed the need for public-private partnerships towards determining growth strategies. He also stated the need for a state-wide strategy for land use preservation. K. Steudle further expressed that what is occurring in the Grand Traverse area can be model in the state. He also stated the need for implementation. J. Parr stated the need for regions to have growth strategy "tool boxes" and that many times local strategies influence state legislation- not the other way around.

H. Brady asked about the role of townships in successful strategy efforts. J. Parr stated that governmental units have to agree to where growth should occur. He highlighted the use of growth boundaries in local planning efforts. J. Parr further expressed the need for government, private, and public outreach throughout the visioning process. He said not to look at the process through a regulatory lens, but rather by looking at through economic viability. S. Adelaja discussed the historical aspect of township planning and described the new role of local government. He stated that the township structure was designed for unfettered growth and the new role is to manage growth.

S. Bornschein discussed the relationship between development rights, land value, and local governments. She asked what can make that relationship better. S. Adelaja stated that it is the role of state and federal government to empower local government to approach growth strategies proactively instead of reactively. He also discussed the advantages of higher density development and how such strategies can protect farms and be championed by the local governments. J. Parr stated that such points are very important when selecting a consultant and that the consultant must know the intricacies involved with the Michigan government structure.

A. Knott asked J. Parr to elaborate on some of the unintended consequences that were mentioned in his comments about Envision Utah. J. Parr stated that as density increases, the transit use does not necessarily increase and can overload the transit.

A member of the public asked if there was a specific conflict resolution strategy for a minority opinion regarding growth strategies. He specifically mentioned the community's need for a farm versus the needs of the farm. J. Parr expressed that it is difficult for a community to reach consensus on broad growth strategies and that strategies must address the agreed upon issues without dictating regulation. S. Adelaja stated that the process should include a discovery process that demonstrates the needs and role of the local farming community. He stated that most issues should be centered on conversation, rather than regulation or rules. S. Adelaja also discussed some of the strategies involved for creating economically viable farms. He said that society tends to treat agricultural issues as land use issues rather than as an economic issue. J. Parr further expressed that outreach must extend to all industries and socio-economic levels to be successful. W. Studley stated the need to consider the needs of all the farms and other agricultural organizations in the area. S. Adelaja stated that he believes strongly that the growth

and success of the region is directly tied to the success of the agricultural community. He also expressed that the community needs to understand the day-to-day activities of the agricultural community to better address their needs.

J. Lively thanked all of the speakers and asked J. Parr to discuss some of ARS's future activities. J. Parr discussed ARS's activities and focused on their last conference which focused on regional competitiveness. He also stated that their next conference will be in November in Ft. Lauderdale, FL.

5. Public Comment

None.

This meeting was adjourned at 9:46 a.m.

Meeting minutes respectfully submitted by M. McCauley (NWMCOG) on May 19, 2006.