

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME: March 11, 2015, at 7:30 p.m.

PLACE: Monroe County Courthouse Annex
Board of Commissioners' Committee Room
125 East Second Street
Monroe, MI 48161

MEMBERS PRESENT: Herb Smith (Vice-Chairman), Scott Assenmacher, Mark Brant, Dan Brooks, Rebecca Curley, Floreine Mentel, Larry See Jr., Mike Sperling, Gary Wilmoth

MEMBERS EXCUSED: Patrick Miller, Mary Webb

MCPC STAFF PRESENT: Rob Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner

OTHERS PRESENT: Dave Hoffman, County Commissioner; Jack Coulter, Student

1. A quorum being present, Vice-Chairman Smith called the meeting to order at 7:30 p.m. and the Commission proceeded to transact business.
2. Vice-Chairman Smith led the Commission in the Pledge of Allegiance.
3. Adopt/Revise Agenda

Motion by Mr. Brant, supported by Mrs. Mentel, to adopt the agenda.

MOTION CARRIED

4. Approval of the Minutes of the February 11, 2015 meeting minutes

Motion by Mr. Brant, supported by Mrs. Curley, to accept the minutes of the February 11, 2015 meeting as submitted and place on file.

MOTION CARRIED

6. Call to the Public – No members of the public had any comments.
7. Correspondence & Information

A. Correspondence

1. Exeter Township correspondence from LSL Planning – Mr. Peven stated that this correspondence is regarding the Exeter Township Plan that was reviewed in February by the Planning Commission. Mr. Simmons stated that the planning consultant agreed with all of the Planning Commission's comments, but that the Township itself only ended up altering their location of planned commercial development along Oakville-Waltz Road in agreement with our comments. He also stated that they also changed the name of their agricultural category on their Future Land Use Map to "Agricultural Preservation" as suggested in our comments, but that they did not adopt two separate categories for agricultural development as was also suggested. Mr. Peven stated that it was nice we were being informed of some of the changes that were being made to the Exeter Township Plan based upon our comments.

Information

1. Healthy Monroe – *Healthy Herald*, March 2015
2. SEMCC – February 2015 Newsletter

3. SEMCOG – *Request for Public Input on the FY 2015-16 Annual Budget*

Motion by Mr. See, supported by Mr. Assenmacher, to accept the Correspondence and Information and to place them on file.

MOTION CARRIED

8. Old Business:

A. Partners in Planning Update

1. Erie Township Mapping Project – Mr. Peven stated that the Township is still reviewing the draft property maps. Mr. Wilmoth asked if these would be for the assessor. Mr. Peven stated that various departments in the Township might use these maps but that the assessor would use them the most. Mr. Peven proceeded to introduce Mr. Wilmoth and Mr. See to the Planning Commission and stated that he would discuss their appointment more under Item E of Old Business.
2. Milan Township Land Use Plan – Mr. Peven stated that they did not have a February meeting and that he will be meeting up with them later in March to finish up their Plan.
3. Luna Pier Recreation Plan – Mr. Peven stated that their City Council has adopted the Recreation Plan and that it has now been submitted to the DNR.

B. Monroe County Remonumentation Program – Mr. Peven stated that there is an attachment in the Commissioners' packets showing the map of the corners that have been completed including the ones completed in 2014. He stated that there are still about 800 corners to go. He stated that there is also a list of corners showing the ones that will be completed in 2015. The grant for 2015 is around \$80,000.

C. Monroe County Comprehensive Plan Update – Mr. Peven presented the goals and objectives taken out of the 2010 Comprehensive Plan and a color copy of the current future land use map. He stated that it is a requirement to review the plan every five years although it is not required to amend it. He asked the Commissioners if they would like to amend the plan.

Mrs. Mentel asked how far out the Master Plan is supposed to go. Mr. Peven said that there is no fixed date but that the idea is that it should ideally be around 20 years. He stated that there was not a lot of development in the past five years but now things seem to be picking up again. He cited the future bridge across the Detroit River and the potential expansion of Fermi, but also mentioned that the Luna Pier plant will be shut down.

Mr. Brant suggested that a County corridor plan focusing upon economic development along I-75 and I-275 corridors might be advisable considering the regional developments that will likely be centered along these two corridors. Mr. Peven suggested having somebody from SEMCOG come to a future meeting to help us address this issue from a regional perspective and how it relates to our County. Mr. Wilmoth stated that the communities in southern Monroe County along I-75 have already started working together to cooperate regarding future development. He stated that he owns much of this land so that he may have to recuse himself from some of the Planning Commission's future discussions. Mrs. Mentel agreed that a corridor plan would be a good idea. Mr. Peven stated that he would prepare a proposal for a scope of work for next month's meeting and would also see if he could procure SEMCOG's assistance.

Motion by Mrs. Mentel, supported by Mr. Wilmoth, for Mr. Peven to prepare a scope of work for a Future Land Use Plan update and to contact SEMCOG regarding assistance with a corridor plan.

MOTION CARRIED

Mr. Peven noted that if this were considered an update to the Master Plan that we would be required to notify all communities in the County as well as the neighboring County Planning Commissioners of our intent to update our Plan. Mr. Brant also suggested contacting the BDC for input.

- D. 2015 Strategic Growth Initiative Grant Application – Mr. Peven stated that he will be going up to Lansing on March 13th with Tim Lake and Ned Birkey to present a proposal for a soybean processing plant in Monroe. He stated that a grant was received by the County to fund the feasibility study.
- E. New Appointments to Planning Commission -- Mr. Peven reported that the County Board received a letter from the Farm Bureau supporting our request to continue with 11 members on the Planning Commission. He stated that Chairman Webb also attended a Board meeting expressing the necessity for 11 members on our Commission. The Board was originally going to reduce the number of members to nine but then decided to keep the number at 11. Mr. Brant stated that it was his opinion that Chairman Webb's appearance at the Board meeting and her subsequent speech positively influenced the members of the Board.
- F. Monroe County Building Activities Report (DRAFT) – Mr. Simmons presented a copy of the Draft Building Activities Report to the Commissioners. He stated that residential development was increasing once again and that commercial and industrial development was consistent with recent years. He went over the building improvement permit values and stated that they were down for 2014. Mr. Brant stated that he thought that all communities should be reporting their improvement permit values and asked that a letter be written to communities such as LaSalle and Raisinville Townships that don't currently report their improvement permit values asking them to report them.
- G. Monroe County Planning Commission updated membership roster – Mr. Peven stated that the roster has been updated to reflect our new membership.
9. New Business:
A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-3-15-2 Ida Township (text)

Description: Ida Township is submitting its 2015 Ida Township Draft Zoning Ordinance for review. The proposed ordinance is an update of the Ida Township Zoning Ordinance, which was last approved in 1995.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ida Township Board that it recommends approval of the proposed Ida Township Zoning Ordinance for the reasons stated above.

FARMLAND REVIEWS

200.4-3-15-2 Bedford Township (Wayne J. Lennard & Sons)

Description: The property consists of three parcels totaling approximately 57.35 acres in size. It is located south of Rauch Road, west of Lewis Avenue and north of the unincorporated village of Samaria.

Recommendation: Staff recommends that the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Public Act 116 of 1974, and for the reasons stated above.

200.4-3-15-3 Dundee Township (M. & V. Mathis)

Description: The property consists a parcel approximately 17 acres in size. It is located on Trost Road in southeastern Dundee Township.

Recommendation: Staff recommends that the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Public Act 116 of 1974, and for the reasons stated above.

SUMMARY OF AMENDMENTS

TOWNSHIP ZONING REVIEW

200.1-3-15-3

Bedford Township (map)

This is an official request to change the zoning on a 16.41 acre parcel from PBO, Professional Business Office District to I-2, Light Industrial District. The proposed use for the property is a light industrial steel stamping plant. The site is located at the intersection of Telegraph Road (U.S 24), Smith Road and Crabb Road.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed zoning change request, as the rezoning is in agreement with the Monroe County Comprehensive Plan and with adjacent land uses so long as development does not occur within the floodplain of the Indian Creek, and for the other reasons stated above.

Motion by Mr. Brant, supported by Mr. Sperling, to approve the Consent Agenda and Summary of Amendments and to accept Staff's recommendations

MOTION CARRIED

- B. Lake Erie Algae – Proposed Meeting – Mr. Peven stated that Chairman Webb would like to have a meeting addressing the algae bloom issue in Lake Erie and what Monroe County is doing to address the problem. Mr. Peven stated that he will be attending a presentation tomorrow up in the Detroit area and that he will ask some of the speakers there if they would like to speak in Monroe County. He stated that a possible list of speakers should be ready for next month's Commission meeting.
- C. Monroe County Board of Commissioners Roster – Mr. Peven stated that Chairman Webb requested that he print out a roster of the Board of Commissioners and pass it out to all of the Planning Commissioners.
- D. Draft *Monroe County Planning Commission Annual Report 2014* – Mr. Markham presented a copy of the 2014 Annual Report and asked the Commissioners to peruse the report and let him know if they have any requested changes.

Mr. Peven asked for approval of the Report. Motion by Mrs. Mentel, supported by Mr. Sperling, to approve the Monroe County Planning Commission Annual Report 2014

MOTION CARRIED

- E. Monroe County Capital Improvements Program – Committee Appointments – Mr. Markham explained the Capital Improvements Program to the Commissioners. He asked for volunteers to sit on the Capital Improvements Program committee to evaluate projects for a priority list that would be presented to the Board of Commissioners. Mrs. Mentel, Mr. Brooks and Mr. Smith all volunteered. Mr. Brooks stated that Chairman Webb may also like to volunteer and Mr. Markham stated that he would call her.
9. Budget & Finance – Mr. Peven stated that there was nothing to report on the budget.
10. Committee Member's / Director's Report
- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller was not present. Mrs. Mentel stated that she was at the most recent LET meeting and stated that LET is doing well but still needs more bus drivers and mechanics. Ridership is up and the millage vote is coming up in May.
 - B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that preparation of the parks has been postponed due to the cold weather. They will be getting some new barrels and lids. Mr. Peven is completing some sign layout work. Mrs. Mentel stated that park reservations started in early March. The Vienna

Park ball field schedule has been sent out. At Nike Park the Antique Tractor Club and the County will be sharing the expenses to buy some new trees. Trash pickup is continuing at Heck Park.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that frost laws started on March 9th. He stated that they will probably be up until mid to late April. Mr. Sperling asked how the roads are checked to know when the frost laws can be lifted. Mr. Assenmacher stated that it involves several factors including talking to contractors but mostly just employees keeping an eye on the roads. Mr. Assenmacher also stated that the Road Commission will have a booth at the Trade Fair.
- 11. Other Items from Members – Mr. Brooks stated that he would like to be excused from the April meeting.
- 12. Next meeting is scheduled for Wednesday, April 8, 2015 at 7:30 p.m.
- 13. Adjournment: Motion by Mr. Brant, supported by Mr. Assenmacher, to adjourn the meeting. The meeting concluded at 8:15 pm.

MOTION CARRIED

MEETING ADJOURNED

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