

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** April 8, 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, Floreine Mentel, Mike Sperling, Gary Wilmoth
- MEMBERS EXCUSED:** Dan Brooks, Rebecca Curley, Patrick Miller, Larry See Jr., Mary Webb
- MCPC STAFF PRESENT:** Rob Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner
- OTHERS PRESENT:** No members of the public were present.

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. Sperling, to adopt the agenda.

MOTION CARRIED

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

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

MOTION CARRIED

6. Call to the Public – No members of the public had any comments.

7. Correspondence & Information

A. Correspondence

1. Letter from Michigan DEQ regarding Vienna Junction Landfill expansion plan – Mr. Peven stated that he is trying to get some clarification from Jamie Dean regarding this plan but that she is currently out of town, but that he thinks that the expansion is consistent with the County's Solid Waste Plan. Mr. Brant stated that the County Board acted on this plan in November of 2014.

Information

1. SEMCOG – TMACOG Joint Monroe County meeting – Mr. Peven stated that this will take place April 21st before the County Board meeting. He stated that both COGs will be making presentations regarding various pertinent regional issues such as I-75 and the Lake Erie algae problem that pertain to Monroe County.
2. City of Luna Pier newsletter – March 2015
3. "The Southern Post" - Village of South Rockwood newsletter – April 2015

Motion by Mr. Sperling, supported by Mrs. Mentel, 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.
2. Milan Township Land Use Plan – Mr. Peven stated that he is meeting with the Township Board on April 9th. He stated that hopefully they will be approving the release of their draft plan for comment at this meeting.
3. Dundee Township Mapping Request – Mr. Peven stated that Dundee Township contacted him recently regarding updating their zoning map and property map. He stated that Jeff Boudrie will be helping them with this.

B. Monroe County Remonumentation Program – Mr. Peven stated that Staff issued an RFQ today to survey 62 new corners for 2015. He stated that GPS coordinates will be required to be turn in this year for every corner that is remonumented. We are still waiting for the completion report for our 2014 work.

C. Monroe County Planning Department and Commission 2014 Annual Report – Mr. Markham stated that he put the approved Annual Report in the packets of the Planning Commissioners.

D. Monroe County Building Activities Report – Mr. Simmons stated that the Building Activities Report was handed out last month for the Commissioners to look at and needed to be approved for distribution this month. Motion by Mr. Sperling, supported by Mr. Wilmoth, to approve and distribute the 2014 Monroe County Building Activities Report.

MOTION CARRIED

E. Lake Erie Algae Informational Meeting – Mr. Peven stated that the Lake Erie Algae meeting that we are sponsoring will be on May 11th at the Courthouse. He stated that there will be several local speakers at the meeting. Mrs. Mentel asked if anybody from Dundee would be attending. Mr. Peven stated that he would contact representatives from that area. He also stated that he would be contacting our local state representatives and senator.

F. 2015 Strategic Growth Initiative Grant Application – Mr. Peven stated that this grant was for the possible soybean processing plant and that a presentation was made in Lansing about the grant. He stated that he thought the presentation went well and that there has been recent interest to locate a processing plant in the County.

G. Monroe County Master 2015 Plan Update – Mr. Peven presented a possible outline for an I-75 Corridor Study for the Monroe County Master Plan Update. He stated that it may be possible to get the funding to hire a consultant to prepare this Study. He stated that the study will likely focus on the economic development of the corridor but that he thought that a comprehensive approach for the study would be ideal.

9. New Business:

A. Consent Agenda

FARMLAND REVIEWS

200.4-4-15-4

Raisinville Township

(Owner: Mathis, M. & V)

The property consists a parcel approximately 15 acres in size. It is located at the intersection of Trost Road and Nieman Road in southwestern Raisinville Township.

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

200.4-4-15-5 Raisinville Township (Owner: Mathis, M.)

The property consists a parcel approximately 5 acres in size. It is located on the east side of Sullivan Road in Raisinville Township.

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

SUMMARY OF AMENDMENTS

TOWNSHIP ZONING REVIEW

200.1- 4-15-4 Raisinville Township (map)

This is an official request to change the zoning on a 30.3 acre parcel from C-2, General Commercial District to M, Manufacturing District, with conditions. The proposed use for the property is an aerial antenna repair company. The site is located on the north side of M-50 between Strasburg Road and Plum Grove Drive.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Raisinville Township Board that it recommends denial of the proposed zoning change request, as the rezoning is in disagreement with the Monroe County Comprehensive Plan and with the Raisinville Township Master Plan, and for the reasons stated above.

Motion by Mr. Brant, supported by Mr. Assenmacher, to approve Staff's recommendations for Case 200.4-4-15-4 and 200.1-4-15-4, but for the Planning Commission to discuss Case 200.1-4-15-4.

MOTION CARRIED

Mr. Simmons presented Staff's recommendation for Case 200.1-4-15-4, stating that Staff's rationale for recommending denial of the rezoning was that it was contrary to the Monroe County Comprehensive Plan, and that the proposed conditions for the rezoning would add additional buildings to the site that would be used industrially and that could potentially be a nuisance to neighboring residential properties. He mentioned that this rezoning is a conditional rezoning, with the conditions being that the applicant would adhere to their submitted site plan, and that automobile repair and junk yards would be prohibited on the site.

Mr. Brant stated that there were concerns from the County Planning Commission previously when this property was initially rezoned from Agricultural to Commercial. He stated that the lack of public sewers on this site is problematic. Mr. Brant stated that he thought that the Township had the language in their Ordinance to allow conditional zoning. Mr. Simmons stated that he did not see this language in the Ordinance, but that conditional zoning is still allowable according to the State Zoning Enabling Act regardless, and that an ordinance is only necessary to standardize the conditional rezoning process and to protect the Township.

Mr. Brant stated that he did not have a problem with recommending denial based upon Staff's reasoning in the analysis, even though he believed that the Township would likely approve the rezoning regardless.

Mr. Peven stated that while the existing use on this site is already quasi-industrial in nature, that if the site were to burn down or be dismantled that it could then be reconstructed with any industrial use except for automobile repair or junkyard as specified in the applicant's conditions, and that the Planning Commission should keep this in mind when making its recommendation.

Mrs. Mentel stated that she had a problem with the Plum Grove development that is so close to this site and that rezoning this site as Industrial could hinder further residential growth in this area. Mr. Brant stated that there are several allowable industrial uses even with the applicant's proposed conditions that would definitely be disruptive and that would likely require a sewer system.

Motion by Mr. Brant, supported by Mr. Sperling, to agree with Staff's recommendation of denial for the proposed rezoning as it is contrary to the Monroe County Comprehensive Plan, and for the reasons stated in the planning analysis.

MOTION CARRIED

- B. Milan Township Recreation Plan - Plan Transmittal – Mr. Peven stated that the Township sent the County Planning Commission a copy of its approved plan. He stated that they have received a grant to add a park near the corner of Plank Road and U.S. 23 and that this required an update of their Recreation Plan and for them to send a copy of it to the County.
9. Budget & Finance –
- A. First Quarter financial report – Mr. Peven presented the report to the Commissioners. He stated that a bit more than 25% has been spent from the budget so far but that this is mostly due to some large cost items such as the GIS software license.
10. Committee Member's / Director's Report
- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller was not present. Mrs. Mentel brought up the upcoming LET millage vote that would take place on May 5th.
 - B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that there was going to be a sign placed out in West County Park that would honor Native Americans. A path will also be constructed that leads to this memorial. There will also be some bluebird houses placed in the park. The parks have all opened as of April 1st and there was a lot of clean-up and landscaping done prior to the opening date. There are already 57 pavilion reservations for County parks. Waterloo Park was flooded over the winter so extensive repairs to that park needed to be performed. Trash receptacles are being upgraded at Vienna Park. The baseball fields and parking lots have also been maintained. Eight mountain ash trees were donated and will be planted at Nike Park. The sound post at Navarre-Anderson has not been put back in yet. Canoes and kayaks will be put in at the Raisinville Township site.
- Mr. Markham brought up capital improvements and stated that Staff has only received one so far and that they are due on April 13th so he will be sending out a reminder. The Planning Department will have one included for aerial photography.
- C. Monroe County Road Commission Report – Mr. Assenmacher brought up the obligational authority for federal funding for 2015, stating that it is only funded through May and that they are waiting for the federal government to fix this through the transportation bill. Projects will be put on hold until more money is put into the system. The MCRC is continuing to work with the townships to implement truck ordinances. A couple of them have been implemented already. Frost laws will be lifted on April 13th. Finally, Mr. Assenmacher urged the commissioners to get out and vote on the transportation funding ballot measure in May.

Vice-Chairman Smith asked about a report he saw in the newspaper stating that Rauch Road would be repaired and asked about it, stating that he thought it had already been repaired. Mr. Assenmacher stated that this could possibly just be maintenance work. Mr. Peven brought up that Bedford Township is spending some of their township dollars on road improvements this year. Mr. Assenmacher stated that as the Road Commission is funding more of the match on their projects and not asking the Townships for as much of this money that this frees up dollars for the townships to use.

**Minutes of the April 8, 2015
Monroe County Planning Commission Meeting**

11. Other Items from Members – Mr. Brant stated that the County Board meetings are now starting at 6:00 p.m. Mrs. Mentel stated that she did not see notification in the newspaper about tonight's Planning Commission meeting and that it is usually posted.
12. Next meeting is scheduled for Wednesday, May 13, 2015 at 7:30 p.m.
13. Adjournment: Motion by Mr. Brant, supported by Mr. Assenmacher, to adjourn the meeting. The meeting concluded at 8:23 pm.

MOTION CARRIED

MEETING ADJOURNED

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