

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** May 13, 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:** Mary Webb (Chairman), Scott Assenmacher, Mark Brant, Dan Brooks, Rebecca Curley, Floreine Mentel, Larry See Jr., Herb Smith, Mike Sperling, Gary Wilmoth
- MEMBERS ABSENT:** Patrick Miller
- MCPC STAFF PRESENT:** Rob Peven, Planning Director; Jeff Boudrie, GIS Coordinator; Lee Markham, Planner; Ryan Simmons, Planner
- OTHERS PRESENT:** David Hoffman, County Commissioner, District #1

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

There were no amendments to the agenda so the Chairman did not call for a motion.

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

Motion by Mr. Brant, supported by Mr. Sperling, to accept the minutes of the April 8, 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
 - B. Information
 1. *Streamlines* – River Raisin Watershed Council Newsletter
 2. *The Open Road* – Monroe County Road Commission Newsletter, Mar-Apr, 2015
 3. *Michigan Karst* – Michigan Karst Conservancy, March 2015
 4. *Monroe Caregivers Summit* – May 20, 2015
 5. Notice of Public Hearing – EPA Underground Injection Permit – May 20, 2015
 6. SEMCOG Regional Update – May 2015

Motion by Mr. Smith, supported by Mr. Sperling, 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. Boudrie stated that the Township is still reviewing the draft property maps.
 2. Milan Township Land Use Plan – Mr. Peven stated that the Township approved the draft Land Use Plan and it is now available for review by the public.
 3. Dundee Township Mapping Proposal – Mr. Boudrie stated that the Township would like a new zoning map, which will involve mapping all of the Township's parcels.
- B. Solid Waste Plan – 2015 Tire Recycling Schedule – Mr. Peven provided the tire recycling schedule to the Commissioners, stating that there are seven dates for 2015. He briefly discussed a grant received by London Township to help with cleanup of dumped tires. He also stated that there will be a household hazardous waste collection on May 16th at the Community College.
- C. Lake Erie Algae Informational Meeting – Chairman Webb reported on all of the speakers who were present at the meeting on May 11th. She stated that a lot was learned from all of the speakers about what is being done in Monroe County, especially about what NOAA is doing to monitor the water of Lake Erie. She also discussed the benefits of the voluntary MAEAP program for farmers and how many of the County's farmers are certified. Finally, she talked about all of the hard work performed by the water and sewer departments in the County.

Mr. Smith stated that his farm is one of the MAEAP-certified farms in the County and praised the benefits of the program. Mr. Wilmoth stated that he thought that there are many farms in the County that are close to being certified. Mr. Peven stated that the program was well-attended. Mrs. Mentel stated that there will be a Michigan Week breakfast coming up in which she hopes to present an article regarding what Monroe County is doing about Lake Erie's algae.

- D. Monroe County Master 2015 Plan Update – Mr. Peven stated that he doesn't have a lot more to report about this yet, but that Tim Lake is continuing to seek funding for the Plan. Mr. Wilmoth stated that Consumers Power will be contributing about \$30,000 towards completing this Plan. Mr. Brant stated that he is hoping that SEMCOG and TMACOG will also contribute some funding.
- E. Monroe County GIS Program – Mr. Boudrie presented an image from the 2015 aerial photography that the County was able to receive in advance due to law enforcement needing up-to-date aerial imagery for the Chelsea Bruck search. He explained the funding structure for the photography in which SEMCOG member communities within Monroe County would pay less for the imagery than ones who are not members. He stated that they made sure to fly the photography this year while there was still a bit of snow on the ground so that there would not be any foliage on the trees that would obscure the images.

Mr. Boudrie explained the desire of the County to work with ESRI to create a website with GIS that is available for the public, as this would help economic development by making our imagery and parcel data more convenient for the public to access. He stated that Mr. Bosanac would like an online viewer to be finished by September, and that several departments in the County are working together to get this done. Mr. Boudrie stated that when this project is finished, many departments will manage their own GIS layers for the entire County system.

Finally, Mr. Peven brought up the fact that there is a State of Michigan exception for FOIA requests for geographic data if a community passes an enhanced access act, which then allows the community to set fees for these data in order to recover some of the high costs for acquiring it. Mr. Boudrie stated that Monroe County has passed an enhanced access ordinance and fees for the data have been set by the Planning Commission. However, Mr. Boudrie stated that he received a FOIA request from a man asking for the fee to be waived. Mr. Boudrie said that he rejected the request to waive the fee based upon input from Mr. Bosanac, but that he also did some research and discovered that this man is using data from the City of Detroit on his own website and that, based upon his conversations with other GIS coordinators in other municipalities, it appears that this man is trying to

acquire data from other communities in Southeast Michigan to add to his website. Mr. Boudrie stated that he is not sure what this man gains from putting it on his website, but that he is likely lobbying to get Michigan to remove its enhanced access policy. Mr. Peven stated that the County has no problem giving out its data for free for appropriate public purposes so long as they sign an agreement not to sell the data.

Mr. Peven stated that FEMA has produced a 30-year floodplain map to go along with its 100-year and 500-year floodplain maps, but that these will be presented at a future meeting.

- F. I-75 Conservation Action Plan – Mr. Peven stated that MDOT received a grant for a conservation plan for its I-75 reconstruction project. He stated that there were four meetings held by MDOT in Monroe County addressing various ecological aspects of the I-75 reconstruction that involved brainstorming causes and possible solutions for the environmental issues involved with the freeway. Mr. Peven stated that he attended the meetings and that Mr. Assenmacher and Mr. Simmons also attended some of the meetings.

Chairman Webb brought up some possible improvements she would like to see after the I-75 reconstruction such as the addition of a southbound rest area and the addition of another campground in the southern portion of the County near I-75. She also brought up improving shipping container opportunities at the Port of Monroe. Mrs. Mentel stated that she would like to see more industrial development along I-75 in the northern part of the County.

9. New Business:
A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-5-15-5 Summerfield Township (text)

Summerfield Township is amending the Violations and Penalties subsection of its Zoning Ordinance.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Summerfield Township Board that it recommends approval of the proposed amendment for the reasons stated in the staff report.

200.1-5-15-6 LaSalle Township (map)

This is an official request to change the zoning on a 103.7 acre parcel from R-2, Multiple Family Residential District to AG-1, Restricted Agricultural District. The proposed use for the property is not stated. It was recently purchased by a land development company. The site is located between S. Dixie Highway (M-125) and Telegraph Road (U.S. 24), on the north side of Rauch Road.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the LaSalle 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, and for the reasons stated in the staff report.

200.1-5-15-7 Dundee Township (map)

This is an official request to change the zoning on a 1.39 acre parcel from AG, Agricultural District to C, Commercial District. The proposed use for the property is a used car sales facility. The site is located on the north side of M-50 west of Wilcox Road.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Dundee Township Board that it recommends denial of the proposed zoning change request, as the rezoning is not in agreement with

the Monroe County Comprehensive Plan, and for the reasons stated in the staff report. Staff recommends that the applicant seek a conditional rezoning if he wishes to put a low-impact commercial use on this property.

FARMLAND REVIEW

200.4-5-15-6 Whiteford Township (Owner: Goetz, J. & K.)

The property consists of three parcels approximately 16.39 acres in size. It is located on the southeast corner of S. County Line Highway and Goetz Road in Whiteford 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.

Mr. Brant pointed out that the recommendation on the agenda for Case 200.1-5-15-7 did not match the recommendation written in Staff's report. Mr. Peven stated that the recommendation in Staff's report is the correctly worded recommendation. Mr. Brant also stated that he would like to pull Case 200.1-5-15-6 from the Consent Agenda for discussion.

Motion by Mr. Brant, supported by Mr. Sperling, to approve Staff's recommendations for all cases on the Consent Agenda, but to pull Case 200.1-5-15-6 from the Consent Agenda for discussion by the Planning Commission. Mr. Assenmacher abstained from the subsequent vote due to a conflict of interest regarding Case 200.1-5-15-7.

MOTION CARRIED

Mr. Simmons presented Staff's report for Case 200.1-5-15-6, stating that this property was originally zoned R-2 back in 2000 due to a consent judgment after the original owner of the property was denied a rezoning from AG-1 to R-2. The original owner sought to develop a manufactured home park on the site, but this site was never developed and the owner sold the property. The new owner of the property seeks to rezone it back to AG-1 in order to avoid paying a \$1,000 a year payment to the Township Fire Department that was agreed upon between the original owner and the Township.

Mr. Brant stated that he is concerned whether LaSalle Township has an alternate site available for a potential manufactured housing development if this site is rezoned, as court cases have ruled in the past that each municipality must make provisions for this land use within their borders, and that this is the reason this site was rezoned as R-2 in the first place. He stated that he feels this rezoning should be approved based upon what is specified for this area of the County in the Monroe County Comprehensive Plan, but that he would like his concern addressed in a letter to the Township.

Mr. Wilmoth stated that he was part of the original lawsuit against the original rezoning and that part of the consent judgment was that the developer had to put modular homes on the site as opposed to trailers, and that the original concerns with the site were sewage and drainage issues. Mr. Smith agreed with Mr. Brant, stating that due to his Township Planning Commission experience, he knows that having a site available for manufactured housing is important from a legal perspective. Mr. Peven agreed that Staff could add this concern from the Planning Commission to Staff's cover letter that it sends out with our report to the Township.

Motion by Mr. Brant, supported by Mr. Smith, to approve Staff's recommendation for Case 200.1-5-15-6, but to include in the cover letter to LaSalle Township a written comment regarding the necessity of having available land for a manufactured housing development within the Township.

MOTION CARRIED

9. Budget & Finance – Mr. Peven stated that the Planning Commission received a check from the Ida Farmers' Co-Op for some seed that was purchased back in 2002. Mr. Brant stated that they share a portion of their profits with the people and entities that do business with them.

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Mrs. Mentel stated that she was at the LET meeting. She stated that there were concerns about how much money from a reserve fund would be needed to reimburse Frenchtown Charter Township after the election. She stated that there was discussion about whether to put the millage vote on the ballot again for the November election, but that this would have to be a special election because there is nothing else on the ballot for the Township in November. Also, she stated that Bedford Township did not put the millage ballot on their election for May and likely would not do it until next March. She stated that the millage request was hurt due to sharing a ballot with the State's sales tax request. She stated that LET has hired a new person to handle their finances, and that ridership continues to be up.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that 77 park pavilions have been rented so far in 2015. She stated that educational history signs will soon be going up soon. Waterloo Park needs some plumbing repairs and they are waiting for the parts. Wind storm cleanup took place at several parks. At Vienna Park the baseball fields were treated and some minor vandalism was fixed. The Beagle Club spoke about their work at Nike Park. There was a tree planting event at Heck Park. The sound post is back in at Navarre-Anderson. West County Park was milled and maintained and the bluebird houses are up. Upcoming meetings for the summer will be held at each of the County Parks. Mr. Sperling stated that the driveway at Nike Park needs to be redone. Mrs. Mentel stated that it would be done eventually.
- C. Monroe County Road Commission Report – Mr. Assenmacher stated that the result from the statewide vote to fund roads was expected and that citizens did not want to tie bar funding for other things along with funding for roads. He stated that he expected legislators to come up with an alternative. He stated that the Road Commission will be busy this summer and there will be many orange barrels on the road.

11. Other Items from Members –

- A. Capital Improvements Program – Mr. Markham stated that the meeting for the subcommittee will be on May 26th.
- B. Comprehensive Economic Development Strategy – Mr. Markham stated that all of the projects have been received and he has passed them on to Tim Lake. There will be an upcoming meeting scheduled.
- C. Mr. Brant provided an update on the Raisinville Township rezoning that was recommended for denial at the April meeting. He stated that the applicant agreed to change some of his conditions for the rezoning in response to the County Planning Commission's concerns, namely that he would voluntarily disallow many more industrial uses in the proposed industrial zoning that he was seeking for the property. Mr. Brant stated that the Township agreed to these new conditions and that the rezoning was then approved.
- D. Chairman Webb stated that she would like to form a subcommittee to come up with specific details about how to prepare and distribute the County Planning Commission newsletter. She asked Mr. See to be part of the subcommittee and then asked for additional volunteers. Mr. Smith stated that he would be on the subcommittee. The meeting was scheduled for June 3rd in the afternoon.
- E. Mrs. Mentel stated that the Michigan Week breakfast would be on May 21st in the morning. She stated that there is a \$15 charge for the breakfast and to get in touch with her if interested in attending.

12. Next meeting is scheduled for Wednesday, June 10, 2015 at 7:30 p.m.

13. Adjournment: Motion by Mr. Brant, supported by Mr. Smith, to adjourn the meeting. The meeting concluded at 9:04 pm.

MOTION CARRIED

MEETING ADJOURNED

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