

# MINUTES

## REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

**DATE and TIME:** June 10, 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, Dan Brooks, Rebecca Curley, Floreine Mentel, Larry See Jr., Herb Smith, Mike Sperling

**MEMBERS EXCUSED:** Mark Brant, Patrick Miller, Gary Wilmoth

**MCPC STAFF PRESENT:** Rob Peven, Planning Director; 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 7:32 p.m. and the Commission proceeded to transact business.

2. Chairman Webb led the Commission in the Pledge of Allegiance.

3. Adopt/Revise Agenda

Motion by Mr. Sperling, supported by Mr. Smith, to adopt the agenda

**MOTION CARRIED**

4. Approval of the Minutes of the May 13, 2015 meeting minutes

Motion by Mr. Smith, supported by Mr. Sperling, to accept the minutes of the May 13, 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. I-75 Construction Meeting – June 11, 2015

2. Solid Waste Planning Committee Meeting – June 16, 2015 – Mr. Peven stated that the Committee is meeting to approve amendments to the Solid Waste Plan that were made three years ago. He stated that it took a while to establish the agreements with neighboring counties. He also stated that there are also some requests for expansions from the Vienna Junction landfill and from Detroit Edison for their fly ash disposal.

3. "Healthy Herald" – June 2015

4. SEMCOG Regional Update – June 2015

5. *Berlin Bugle*, Spring/Summer 2015

6. *The Erie News*, Spring 2015 – Mr. Peven pointed out that Commissioner Wilmoth wrote an article in the newsletter about the floodplain situation in Erie Township.

Motion by Mrs. Mentel, 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. Peven stated that the Township is still reviewing the draft property maps.
2. Milan Township Land Use Plan – Mr. Peven stated that the Township has sent its Draft Plan to neighboring jurisdictions and is waiting for comments. They will have a public hearing later this summer.
3. Raisinville Township Mapping Proposal – Mr. Peven stated that the Township would like Jeff Boudrie to come in and put together a proposal for some mapping work.

B. Monroe County Master 2015 Plan Update – Mr. Peven stated that there is nothing to report on this yet. He stated that he is still waiting for word on a possible source of funding for this Plan Update.

C. Monroe County Remonumentation Program – Mr. Peven stated that the check was received to begin the 2015 work and that the contracts with surveyors have been signed. He stated that the Board of Commissioners has appointed a new member to the peer group committee that approves the survey work.

D. Monroe County Capital Improvements Program – Mr. Markham stated that they have had all their meetings now and that the committee members are in the process of ranking projects. He stated that the Planning Commission will go over the results of the scoring at the next meeting.

E. Monroe County Comprehensive Economic Development Strategy – Mr. Markham stated that he and Mr. Peven met with the Streamlining Committee on June 5<sup>th</sup>. The Committee went through the possible project list and the best ones will be sent to SEMCOG and Northwest Ohio CEDS. Mr. Peven stated that this year is the first year they are ranking projects based upon high, medium and low priority. He also stated that unfortunately no County projects from past years' lists received any federal funding.

F. Planning Commission Newsletter – Mr. Peven stated that there was a meeting with Chairman Webb, Mr. Smith, Mr. See and Planning Commission Staff regarding the details of the newsletter. Mr. Markham went through the proposed outline of what would be written about in the newsletter, stating that it would be a quarterly newsletter. Mr. See added that parks and recreation information would also be included in the newsletter and discussed the newsletter's formatting and layout.

Mr. Peven asked if the Chairman would like each issue of the newsletter approved by the Planning Commission before it is sent out. Chairman Webb did not think this would be an issue unless there was something potentially controversial in a particular issue of the newsletter. Mr. Peven stated that the first issue would be completed in July.

9. New Business:

A. Consent Agenda

There were no cases on the Consent Agenda.

**SUMMARY OF AMENDMENTS**

**TOWNSHIP ZONING REVIEWS**

200.1-6-15-8 Bedford Township (map)

This is an official request to change the zoning on a 4.3 acre parcel portion from PBO, Professional Business Office District to R-2A, One Family Residential District. The purpose of the rezoning is so the applicant can construct a home on the site. The site is located on the south side of Dean Road east of Douglas 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, and for the reasons stated in the staff review.

Mr. Assenmacher asked about the zoning of both portions of the parcel. Mr. Simmons explained that the back portion of the parcel is already rezoned R-2A but the front portion adjacent to Dean Road is currently zoned PBO and that the applicant wishes to rezone it to R-2A so that he can have access to a future house that he wishes to build on the back portion of the property. Mr. Assenmacher asked if this would be the appropriate zoning for a potential subdivision. Mr. Simmons explained that a subdivision could potentially be built on any of the residential zones including the R2-A District.

Mr. Assenmacher expressed concern about the internal transportation connectivity between subdivisions, noting that a nearby subdivision currently has a stub street that could provide interconnectivity. Mr. Simmons stated that the applicant has not expressed a desire to subdivide this parcel, but that the back portion is already zoned residentially and could be developed into a subdivision by right, and that he hoped the Township would advocate for internal connectivity between subdivisions if this property were to be developed this way in the future.

200.1-6-15-9 Frenchtown Charter Township (text amendment)

Frenchtown Charter Township is proposing to amend Article 20 of its Zoning Ordinance, which pertains to the Floodplain District within the Township.

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

200.1-6-15-10 Ash Township (text amendment)

Ash Township is proposing to amend Article 4, Section 4.03 of its Zoning Ordinance. The amendment would add group day care homes as a special land use in the AG, Agricultural Zoning District in the Ash Township Zoning Ordinance.

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

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

**MOTION CARRIED**

9. Budget & Finance – Mr. Peven stated that there is a meeting on June 11<sup>th</sup> with Mr. Bosanac to start working on the 2016 Budget.
10. Committee Member's / Director's Report
  - A. Lake Erie Transit (LET) Commissioner Report – Mrs. Mentel reported as she attended the LET board meeting. She stated that they are working with Frenchtown Charter Township to put the LET millage on the ballot again in November. They are debating whether to ask the Township for just a renewal of the present funding or to ask for the .25 mill increase. She stated that Bedford Township will also be placing the millage on their ballot. She stated that if Frenchtown does not approve the millage the next time it is voted on that service to the Township

would not continue into 2016. New brochures have been released detailing the new fare system on the buses. Ridership is up. A tour bus was approved for the River Raisin Institute.

- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that parks are continuing to be maintained. They are up to 100 reservations for 2015. The boat dock at Waterloo Park needs to be refinished. The 4-H group will take care of the free fishing day. Plumbing repairs needed to be done at Waterloo, as well, and the playground needed 27 cubic yards of material after the flooding. The drinking water at Vienna Park passed but there are logs being put into the drain that was cleaned by the disc golfers. If it keeps happening the course may need to be redesigned. Nike Park has \$100 deposited from the Beagle Club and drinking water passed. Heck Park had a tree planting day that was attended by Commissioner Hoffman. West County Park had two trees planted that were donated by Commissioner Brant and the park has been mowed and maintained. The fence at the Raisinville site has been completed, the site is being mowed and a rules sign will be placed.
- C. Monroe County Road Commission Report – Mr. Assenmacher gave a summary of the Road Commission's budget and stated that it would be a busy year. He explained how to access the project list off of the Road Commission's website. He stated that the Road Commission is still recovering from the road accident that occurred with their interns this summer.

Mrs. Mentel asked about the construction at Telegraph and Stewart. Mr. Assenmacher explained how the lanes at the intersection would work when the construction is complete and stated that it is due to the increased traffic from the new La-Z-Boy headquarters. The Road Commission is also working with the former Quattro's property to design the access to this site off of Stewart when the new Qdoba comes in. Mr. Peven asked about pedestrian crossings at the intersection. Mr. Assenmacher stated that this will be accommodated. Mr. Assenmacher also explained the schedule for the closing of Sandy Creek Road while I-75 is being worked on.

11. Other Items from Members –

- A. Chairman Webb stated that there will be a planning and zoning seminar on July 22<sup>nd</sup> at the MB&T Building that any Commissioner is welcome to attend. Mr. Peven stated that the focus will be on sound zoning and preventing adverse court decisions.
- B. Mr. Sperling asked Mr. Peven to find out if he can serve on both his township's Planning Commission and the County Planning Commission. Mr. Peven stated that he would look into it.

12. Next meeting is scheduled for Wednesday, July 8, 2015 at 7:30 p.m.

13. Adjournment: Motion by Mr. Smith, supported by Mrs. Mentel, to adjourn the meeting. The meeting concluded at 8:15 pm.

**MEETING ADJOURNED**

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**MOTION CARRIED**