

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** February 12, 2014, 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; Mark Brant; Rebecca Curley; Dan Brooks; Floreine Mentel; Patrick Miller; Mike Sperling; Jason Sheppard
- MEMBERS ABSENT:** Scott Assenmacher and Herb Smith (both excused)
- MCPC STAFF PRESENT:** Robert Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner
- OTHERS PRESENT:** Members of the public present: Brain McCarthy, Tracy Baughman, David Schmitt, Jim Schulty, Rich Berves, Todd Sedlar and several other members of the public were present for the Bedford case, but did not sign in.

1. A quorum being present, Chairman Webb called the meeting to order and the Commission proceeded to transact business.
2. Chairman Webb led the Commission in the Pledge of Allegiance.
3. Election of 2014 Officers – Chairman Webb asked Mr. Peven to proceed with the Election of Officers
 - A. Chairman – Mr. Peven asked for nominations for the position of Chairman. Motion by Dr. Miller, supported by Mr. Sperling to nominate Mary Webb to continue in the position of Chairman of the Monroe County Planning Commission. No other nominations being heard, Mr. Sheppard made a motion to close the nominations for Chairman, supported by Mr. Brant. A vote was held and a unanimous ballot was cast in favor of Mrs. Webb continuing in the position of Chairman.

MOTION CARRIED

- B. Vice-Chairman – Mrs. Webb continued with Election of Officers. She called for nominations for the position of Vice-Chairman. Motion by Mr. Brant, supported by Mrs. Mentel to nominate Mr. Smith to continue in the position of Vice-Chairman of the Monroe County Planning Commission. No other nominations being heard, a vote was held and a unanimous ballot was cast in favor of Dr. Smith continuing in the position of Vice-Chairman.

MOTION CARRIED

- C. Secretary – Mrs. Webb requested nominations for the position of Secretary. A motion was made by Mr. Sperling, supported by Mr. Sheppard to nominate Mark Brant to continue as Secretary of the Monroe County Planning Commission. No other nominations being heard, a vote was held and a unanimous ballot was cast in favor of Mr. Brant continuing in the position of Secretary.

MOTION CARRIED

4. Motion by Mr. Brant, supported by Mr. Sperling to adopt the agenda. Mr. Peven said that he had the following items to add; Information item #6 Detroit Urban Agriculture Program, Old Business: #4 Milan Township assistance request, and New Business items: H – Building Activities Report and I – Voting Precinct Map. Motion by Mr. Brant, supported by Mr. Sheppard to adopt the agenda as amended.

MOTION CARRIED

5. Motion by Mr. Sheppard, supported by Mr. Sperling, to accept the minutes of the December 11, 2013 meeting as submitted and place on file.

MOTION CARRIED

6. Call to the Public – No one has comment

7. Correspondence & Information

A. Correspondence

1. Letter from Audrey Lewis, Deputy Clerk regarding Planning Commission appointments and Board of Commissioners Committee roster – Mr. Peven said that no action has taken place from the Board of Commissioners on the recommendation from the Planning Commission for the vacant position to be filled.

B. Information

1. The Southern Post – South Rockwood newsletter
2. SEMCOG – Community and Economic Development (CED) – Resource Guide for Local Governments (*introduction included in packet – full report is available at http://library.semco.org/InmagicGenie/DocumentFolder/CED_ResourceGuide_Jan2014.pdf*)
3. Monroe County BDC Newsletter – January 2014
4. SEMCC Newsletter – January 2014
5. SEMCOG University – Placemaking Feb. 13, 2014 9am – 4 pm – this will be a series of 6 programs on Placemaking. Ryan Simmons is signed up for all of them.

AMENDMENTS TO THE AGENDA - Additions

6. Detroit Urban Agriculture Program – Mr. Simmons is a member of non-profit Southeast Michigan Resource Conservation and Development Council and he wanted to share the information with the Commission about local food initiatives and what is being done with USDA grant money. Discussion followed. Chairman Webb said that she would try to get some information on the FFA program that is in Detroit.

Motion by Mr. Sheppard, supported by Mr. Sperling, to accept the correspondence and information as submitted and place on file.

MOTION CARRIED

8. Old Business:

A. Partners in Planning Update

1. Monroe Charter Township Mapping Project – Mr. Peven stated this project is in its final stages, saying that Monroe Charter Township has received their maps and after reviewing them, the final corrections are being made.
2. Erie Township Mapping Project – Mr. Peven said that Mr. Boudrie is in the process of printing out Erie Townships maps for them to do their review.
3. Petersburg – request for assistance – Mr. Peven said that he received a call from the city of Petersburg requesting assistance with updating their land use plan and zoning ordinance.

Motion by Mr. Brooks, supported by Mr. Sperling to send a contract to the City of Petersburg, totaling \$6800 to work with them for a period of one year to assist them with their master plan and zoning ordinance.

MOTION CARRIED

AMENDMENTS TO THE AGENDA

4. Milan Township – request for assistance – Mr. Peven said that this is also a contractual arrangement to assist them with updating their master plan.

Motion by Mrs. Mentel, supported by Mr. Sperling to send a contract to Milan Township, to work with them for a period of one year to assist them with their master plan.

- B. Monroe County Remonumentation Plan – Mr. Peven said that this is the twenty first year of the twenty year program, but enough funding has not been received to complete the project in the twenty year time frame, so it has been extended. The grant for next year is larger and they hope to complete about sixty six corners for 2014. Mr. Peven said that they are waiting for their grant application to be approved at this point and are working on closing out the grant for 2013. Mr. Peven explained to the Commission the process involved with the monuments, how they began, how they are found, the purpose of them etc.
- C. MDOT – I-75 Reconstruction Project – *notice of public meeting February 13, 4-7 pm at Frenchtown Township Hall* – This is about the stretch of road between Exit 15 to I-275 (Nadeau Rd. south to Dixie Hwy), this is the first phase of a roughly 4 phase project.
- D. Monroe County Solid Waste Plan – Mr. Peven said that this is a monthly newsletter indicating the activities of the Solid Waste Department in the County Recycling program.
- E. Monroe County Water Trail Project – Mr. Peven said that they have had to submit a quarterly report on the progress to which there hasn't been much this year. Surveys have been sent out to various marinas to see if they wanted to participate in the project, being included as sites for launching of canoes / kayaks, transport locations etc. This project will be completed by the end of May 2014.

- 9. New Business:
 - A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-2-14-2 Summerfield Township (text)

Summerfield Township is proposing to amend various articles of its Zoning Ordinance. These articles regulate medical marijuana home occupations, change several definitions in the ordinance, and add amendments regarding accessory buildings.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Summerfield Charter Township Board that it recommends approval of the proposed zoning text amendments, so long as the definition of Section 3.100, 2, B, viii, "Enclosed Locked Facility" is amended in order to conform to State Law.

200.1-1-14-3 Bedford Township (map)

This is an official request to change the zoning on a parcel portion totaling 1.73 acres from AG, Agricultural District to I-2, Light Industrial District. The purpose of the rezoning is to expand the current Unique Tool and Manufacturing plant. The parcel is located on Sterns Road. The parcel portion being rezoned does not have any road frontage and is adjacent to the current Unique Tool and Manufacturing plant.

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 inconsistent with adjacent land uses and with the adjacent road infrastructure, and for the reasons stated above.

200.1-1-14-4 Bedford Township (map)

This is an official request to change the zoning on a parcel portion totaling approximately 1.78 acres from AG, Agricultural District to I-2, Light Industrial District. The purpose of the rezoning is to expand the current Unique Tool and Manufacturing plant. The parcel is located on Sterns Road. The parcel portion being rezoned does not have any road frontage and is adjacent to the current Unique Tool and Manufacturing plant.

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 inconsistent with adjacent land uses and with the adjacent road infrastructure, and for the reasons stated above.

200.1-1-14-5 Bedford Township (map)

This is an official request to change the zoning on a parcel portion totaling 4.85 acres from AG, Agricultural District to R-2A, Single Family Residential District. The purpose of the rezoning is so the applicant may split the parcel and sell the rear portion of the parcel to residents in the Mohawk Trails subdivision. The site is located on the south side of Dean Road between Lewis Avenue and the Railroad

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 consistent with both the Monroe County Comprehensive Plan and the Bedford Township Master Plan, and for the reasons stated above.

Motion by Mr. Sperling, supported by Mr. Sheppard to approve the Consent Agenda pulling case 200.1-1-14-1 Bedford Township for discussion purposes.

MOTION CARRIED

200.1-1-14-1 Bedford Township (map)

This is an official request to change the zoning on a parcel portion totaling 16.44 acres from R-2A, Single Family Residential District to R-3, Single Family Residential District. The purpose of the rezoning is not stated. The site is located on the north side of Dean Road east of the intersection of Dean and Jackman Roads.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Bedford Township Board that it recommends denial of the proposed zoning change request, as the rezoning is inconsistent with adjacent land uses and with the adjacent road infrastructure, and for the reasons stated above.

Mr. Simmons reviewed the request and staff recommendation to the Commission.

Motion by Mr. Brooks, supported by Mr. Sperling to accept staff recommendation. Discussion followed and the motion was withdrawn until after the public was heard regarding the case.

MOTION WITHDRAWN

Brian McCarthy, 3618 King Rd, Toledo, OH – Said he is with Oak Creek Holdings and he is the applicant for the zoning change request. Mr. McCarthy said that the intent of the rezone is for a active adult community, a community of residents at, near, or during retirement age, saying that typically they prefer a smaller lot size to maintain. He said that if the property is rezoned, they would potentially gain 14 more lots.

Tracy Baughman, 8259 Twin Creek Circle, Temperance, MI – Mr. Baughman said that the property can be used as it is currently zoned; there is no need for a rezoning. The proposals to put villas in would be difficult to blend

with the existing structures of the house that are in the neighborhood now. He went on to say that there are a significant number of lots already in the township which are zoned for smaller sizes which are not currently being built. He is not sure how additional R-2 would be beneficial to the community. He would like to request that the board consider the requests of the residents and not a builder from out of state. He would also like the board to further consider the benefits of having a larger, more prestigious neighborhood which could generate more tax revenue over time vs. what may come in short term from the smaller homes.

David Schmitt, 5135 S. Main St, Sylvania, OH – Partners with Brian McCarthy and one of the developers with Oak Creek Holdings. He said that there are three major points / issues with regards to the rezoning and the difference between the zoning is 20 ft difference in the lot sizes, saying that the villas that they intend to build do not look right on a larger size lot. He said that they have a lot of experience in this area and they have built a lot of villa communities and they do mesh well with single family neighborhoods. The suitability with the surrounding area doesn't seem to be an issue on any of the other developments. They are a little denser of a subdivision. As far as traffic concerns, he feels that the villa community would generate less traffic than single family neighborhoods. Property values have been brought up, and he said that villa communities do not detract from the property value because they are on a smaller lot.

Jim Schulty, 8220 Twin Creek Circle, Temperance, MI – said that he moved to Bedford to get away from the big city atmosphere and he is against the rezoning due to the impact the proposed development may have on this property value.

Rich Barnes, 8258 Twin Creek Circle, Temperance, MI – He said that he is afraid that if the rezoning takes place there is no guarantee as to what the developers will do, they can propose one thing, but still could change it to something else.

Todd Sedlar, 8247 Twin Creek Circle, Temperance, MI – said that he expresses the same concerns as the previous comments and it is disconcerting to him about the possibility of the number of homes and only one entrance to the subdivision, the safety of children etc.

Several other members of the public were present concerning the Bedford case in discussion, but did not speak.

Mrs. Webb thanked everyone for their comments and concerns.

Mr. Simmons shared comments from phone calls that he received from residents that could not come to the meeting:

Steve K. – 8225 Twin Creek Circle, Temperance, MI said that his concerns were regarding the aesthetics and the possibility that this new community would only have one entrance.

Barbara Lafayette – 8266 Twin Creek Circle, Temperance, MI – said that her concerns were about her property value and the possible lack of another entrance for the proposed community.

Chairman Webb closed the public comments at this time.

Mr. Sheppard started out by saying that he was going to have to abstain from this vote. He said that whatever it is that was decided at this meeting, ultimately it is settled at the Bedford Township board.

Mr. Brant asked the developer if they owned the subdivision next the area being discussed and asked if there were plans to have a road stubbed from the existing subdivision into the new subdivision.

The developer said yes there will be a cul-de-sac in between what is there now and what they are proposing in the way of the villas.

Mr. Brant commented that what he would like to see happen in a situation like this is that there would be a confirmation in writing of certain specifications related to the rezoning that may appease all parties involved.

Mr. Sperling commented about the '55' community, saying that he did not feel that it would increase traffic or be a safety concern, but he did appreciate comments made by the public and thought that Mr. Brant's comments should be taken into consideration as possibly being helpful towards a resolution.

Motion by Mr. Brant, supported by Mr. Sperling to agree with the County Staff's recommendation of denial with the added provision that the Bedford Township board consider a contract zoning proposal from the developer as an alternative to denial. Mr. Sheppard abstains from voting.

MOTION CARRIED

- B. Planning Department and Commission – 2014 – 2016 Work Program – Mr. Peven said that the comments from the workshop were reviewed and changes were made to the work program with additional changes made from suggestions by Mrs. Webb. Discussion followed about the differences / changes made.

Mr. Peven asked Mrs. Webb if she would like him to make the requested changes and bring back to the next meeting for approval.

Mrs. Webb said she would.

- C. Transportation Alternatives Program (TAP) – Notice of Available Funding – Mrs. Webb said that this is for the enhancements of projects. Mr. Simmons shared a list of several different purposes of this program. Discussion of applying for a TAP grant to construct more of a bicycle trail around the college along Raisinville Rd. and behind the college to connect to M-50. The deadline for the application is April 21, 2014 and Mr. Simmons said that they are going to contact several of the agencies along Raisinville road to see if they can get the twenty percent match. He said that they will need to apply for the grant through the Road Commission because Monroe County is not an Act 51 agency and the Road Commission is. Discussion followed about the details of the bicycle trail.
- D. Planning Commission Bylaws – discussion of the updates – Mr. Peven said that the bylaws are in need of updating and changes need to be made.

Motions by Mrs. Mentel, supported by Mr. Miller to have the Planning Commission review the current Planning Commission Bylaws to discuss the necessary updates / changes at the next meeting.

- E. Planning Commissioner training program – discussion of possible event hosting in 2014 – Mr. Peven said that he hopes that the County Planning Commission would co-sponsor this event with the City of Monroe, sharing the cost, but also sharing any revenues generated. Mr. Brant suggested sending invites for this event to all area township planners.

Motion by Mr. Sheppard, supported by Mr. Miller to allow the Planning department to co-sponsor the Planning Commissioner training program with the City of Monroe with funding from the Planning Department's budget.

MOTION CARRIED

- F. Northwest Ohio – Southeast Michigan CEDS project – Mr. Markham said that a consultant is going to be hired to write this plan. Mr. Peven and Mr. Markham will be attending a meeting next week in Toledo in regards to this project.
- G. SEMCOG Combined Infrastructure Project List – Mr. Peven said that most of these projects pertain to transportation improvement, but there is also a large number of water and sewer projects on the list.

AMENDMENTS TO THE AGENDA

- H. Building Activities Report – Preliminary figures for 2013 – Mr. Simmons discussed the report with the Commission members. Mr. Peven said that the full Building Activities Report would be provided at the next meeting.
 - I. Voting Precinct Map – Mr. Peven said that the County Planning department has a voting precinct map booklet has been designed and put together by Mr. Boudrie and is available to the public for sale.
10. Budget & Finance
- A. 2013 Final Financial Report – Mr. Peven said that the preliminary final report is complete, saying that they spent 95% of their budget; overall they were on target for most of their items.
11. Committee Member's / Director's Report
- A. Lake Erie Transit (LET) Commissioner Report – Patrick Miller – Dr. Miller said that things have changed a little. No vote on money from RTA until 2016 in the fall, it is at least 2 years out before the RTA will know if there is any funding.
 - B. Monroe County Parks and Recreation Commission Report – Floreine Mentel – Mrs. Mentel passed out a booklet on the County Parks which provides information about each park. The reservation system is being updated. Mrs. Mentel gave updates on each park, ball field reservations, brush piles being burnt, tables being repaired etc.
 - C. Monroe County Road Commission Report – no report given
12. Other Items from Members – Mr. Peven talked about motions / procedures to help clarify the procedure.
13. Next meeting is scheduled for Wednesday, March 12, 2014 at 7:30 p.m.
14. Adjournment: Motion by Mr. Sheppard, supported by Mr. Sperling, to adjourn the meeting.

MOTION CARRIED

MEETING ADJOURNED

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