

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** April 9, 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:** Herb Smith (Vice-Chairman); Scott Assenmacher; Mark Brant; Dan Brooks; Rebecca Curley; Floreine Mentel; Patrick Miller; Mike Sperling; Jason Sheppard
- MEMBERS ABSENT:** Mary Webb (excused)
- MCPC STAFF PRESENT:** Robert Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner
- OTHERS PRESENT:** Members of the public present: Michael Demski, Erie Township Building Official; Randy Mielnik, Poggemeyer Design Group

1. A quorum being present, Vice-Chairman Smith called the meeting to order and the Commission proceeded to transact business.
2. Vice-Chairman Smith led the Commission in the Pledge of Allegiance.
3. Motion by Mrs. Mentel, supported by Mr. Sperling to adopt the agenda.

MOTION CARRIED

4. Motion by Mr. Sheppard, supported by Dr. Miller, to accept the minutes of the February 12, 2014 meeting as submitted and place on file.

MOTION CARRIED

5. Call to the Public – No one has comment

6. Correspondence & Information

- A. Correspondence

1. Letter of Transmittal – City of Monroe Parks and Recreation Plan – Mr. Peven stated that this Plan was approved and a copy was forwarded to the Planning Commission.
 2. Letter from Chris Beland, Office of Land Survey and Remonumentation regarding 2014 Remonumentation Grant – Mr. Peven stated that our grant was approved for \$77,000.
 3. Letter from Warren Henry, TMACOG regarding Transportation Summit on April 11, 2014
 4. Invitation from Mercy Memorial Hospital System: Monroe County Community Health Needs Assessment partner meeting – Mr. Peven stated that he was invited to sit on a panel for this.
 5. Letter from Danielle Conroyd, Executive Director, River Raisin Institute: S. S. Lapointe Drain Watershed Management Planning Project – Mr. Peven stated that the Institute received a grant to create a watershed management plan.
 6. Letter from Shawn E. Roy, Michigan Department of Transportation: CORS Antenna Stations – Mr. Peven stated that MDOT is offering to upgrade the hardware for the County's CORS towers at no cost if they are allowed to take over ownership of them. Mr. Peven stated that he does not have a problem with this but that

Mike Bosanac suggested sending a letter to the Remonumentation group within the State asking for their permission before granting ownership, as they were the ones who originally purchased the towers.

7. E-mail from Marshall T. Rivers, Starr Project Manager: FEMA Risk Map Mitigation Meeting – Mr. Peven stated that FEMA will be looking at several communities within the County regarding what can be done about flood mitigation.

B. Information

1. “Questions about Hydraulic Fracturing in Michigan” – Mr. Peven stated that there was a meeting in March in Ida Township regarding hydraulic fracturing in Michigan. Mr. Simmons stated that he attended the meeting and that MDEQ was present, claiming that there were no documented environmental harms involved with fracturing in Michigan and that they are not concerned at the moment with the practice. He also stated that half of the meeting was also devoted to helping landowners negotiate fracturing contracts with drilling companies.
2. Luna Pier Newsletter – Feb. 14, 2014
3. SEMCC Newsletter – March 2014
4. “The Southern Post” - South Rockwood newsletter – April 2014

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

MOTION CARRIED

7. Old Business:

A. Partners in Planning Update

1. Monroe Charter Township Mapping Project – Mr. Peven stated that this project is almost completed.
2. Erie Township Mapping Project – Mr. Peven stated that this project is now completed.
3. Updates on proposals for Petersburg and Milan – Mr. Peven stated that no response has been heard back from these municipalities yet. He also stated that the Village of Carleton is interested in updating their Zoning Ordinance and that he has sent out a letter of interest regarding aiding them with their Ordinance update.

B. Monroe County Remonumentation Program – Mr. Peven stated that the grant was approved. He will be putting out contracts soon for the surveying work.

C. Monroe County Solid Waste Plan – Mr. Peven presented a schedule of upcoming waste collection and recycling events.

D. Monroe County Planning Department and Commission 2013 Annual Report Draft – Mr. Markham stated that he has made all changes requested by Commissioners to the report and now is asking for its approval.

Motion by Mr. Brant, supported by Mr. Sheppard, to approve the Monroe County Planning Department and Commission 2013 Annual Report

MOTION CARRIED

E. Planning Commissioner Training Program – Mr. Peven stated that this training will be on April 29th and that any commissioners who would like to attend should let him know.

F. Integrating Health into Planning in Monroe County – Mr. Peven presented a video presented by Jamie Dean regarding incorporating health issues into local planning. He stated that this video was also sent out to local planning commissions throughout the County and that this project is being funded through a grant awarded to LIAA out of Traverse City.

- G. Northwest Ohio – Southeast Michigan CEDS Project – Mr. Markham stated that he will address this project under Item H.
 - H. Monroe County Comprehensive Economic Development Strategy – Mr. Markham stated that the CEDS committee met on April 8th for the first time. He stated that Monroe County is no longer considered an economically distressed county so that it no longer qualifies for as much economic development funding. He also stated that the CEDS is moving from a local to a regional process. He stated that Monroe County is part of two regional CEDS, one out of Southeast Michigan and one out of Northeast Ohio. He stated that the emphasis this year will be focusing on the most important projects that will have the greatest economic impact. Letters will be sent out to local communities for them to submit their projects, and the CEDS committee may also come up with some projects on its own.
 - I. Planning Commission By-Laws – Mr. Peven stated that the by-laws are in need of being updated due to the new State Planning Act and County Planning Ordinance. He stated that Staff will begin making the necessary changes and will present them to the Commission at the May meeting.
8. New Business:
- A. Consent Agenda

Farmland Reviews

200.1-4-14-4 LaSalle Township (Owner: Liford, M. & S.)

Description: The property totals approximately 12.19 acres in size. It is located on the north side of South Otter Creek Road east of South Dixie Highway in LaSalle 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.

200.4-4-14-5 LaSalle Township (Owner: Liford, M. & S.)

Description: The property totals approximately 94.91 acres in size. It is located between South Otter Creek Road and Stein Road in eastern LaSalle 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.

200.4-4-14-6 LaSalle Township (Owner: Anteau & Son Holdings)

Description: The property totals approximately 17.32 acres in size. It is located on Laplaisance Road on the north side of the Otter Creek.

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.

200.4-4-14-7 LaSalle Township (Owner: Anteau & Son Holdings)

Description: The property totals approximately 16.75 acres in size. It is located on the north side of Laplaisance Road just west of the Norfolk Southern railroad tracks.

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.

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.

Consent Agenda: Additions

Township Zoning Reviews

200.1-4-14-6 Erie Township (Zoning Ordinance)

Erie Township is adopting a new Zoning Ordinance and Zoning Map.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Erie Township Board that it recommends approval of the proposed Zoning Ordinance, with a suggestion to consider requiring a greater minimum lot area in the Agricultural Preservation District in order to encourage farmland preservation in the Township.

200.1-4-14-7 Bedford Township (Map)

This is an official request to change the zoning on a parcel portion totaling 4.91 acres from RME, Elderly Housing Residential District to RM-2, Multiple Family Residential District.

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

Farmland Review

200.4-4-14-8 London Township, Jeff Briggs Farms, LLC

The property totals approximately 10 acres in size. It is located on the south side of Milan-Oakville Road just west of Borso Drive.

Recommendation : 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 Planning Analysis.

Randy Mielnik and Michael Denski spoke representing Erie Township and made some comments about the updates to the Erie Township Zoning Ordinance and the public involvement process in creating the new Ordinance. Motion by Mr. Brant, supported by Mr. Sheppard, to accept staff's recommendations.

MOTION CARRIED

- B. Monroe County 2013 Building Activities Report – Mr. Simmons summarized the Report, stating that building activities improved in the County from 2012 to 2013 but that they were still lower than they were about a decade ago. He stated that some minor updates were made to the Green Building section in this year's Report regarding some changes to the LEED program.

Motion by Mr. Sheppard, supported by Dr. Miller, to approve the Monroe County 2013 Building Activities Report.

MOTION CARRIED

- C. Monroe County Capital Improvements Program – Mr. Markham asked for appointments to the 2014 CIP Committee. Mrs. Mentel, Mr. Smith and Mr. Brooks volunteered to be on the Committee. Mr. Brant stated that although Mrs. Webb was absent tonight that he would like to nominate her to be on the Committee. Mr. Peven stated that he would contact her to confirm her desire to participate on the Committee. Mr. Brant stated that this year's project list is important because it is more likely that projects will be funded this year compared to some of the previous years. Mr. Peven stated that the first meeting will review the scoring criteria for projects.

9. Budget & Finance

- A. First Quarter Financial Report – Mr. Peven stated that this was not included in the packet this month and that he will include it next month. He stated that Jeff Boudrie will now be working 40 hours as the GIS Assistant rather than 37.5 hours due to the County's new union contracts. He stated that the salary adjustment will not come out of the Department's budget but that it may affect Jeff's overtime pay for the evening remonumentation meetings that he attends, as overtime pay does come out of the Department's budget.

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller stated that LET is still in the same spot since his last report. They are waiting to see if the formation of the RTA will affect LET's involvement with SMART. He stated that some buses will need to be replaced soon as they are required to be by federal law once they reach a certain mileage, but that it may take up to a year to get these new buses.

- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel presented the report which included discussions about access to the River Raisin from Raisinville Township, the acquisition of new park property from foreclosed sites and the new park reservation system. She went through a quick update of each County Park and their current issues, which included Waterloo Park's portable bathrooms, Vienna Park's baseball diamond reservations and drainage issues, the clearing of tree debris from Nike, Vienna and Heck Parks. She stated that there was no damage at Territorial Park due to recent ice and storms and that West County Park had its parking lot cleaned and birdhouses repaired. Mr. Peven asked if there was any flooding damage to Waterloo Park due to flooding and Mrs. Mentel stated that there was none.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that the weather made it difficult on the Road Commission's budget but that the State has helped out to cover the expenses. He stated that this will be the latest that frost laws have been placed on County roads. He stated that there was a Federal Aid Committee meeting in late January and that the TIP has been updated. He stated that the railroad crossings that are currently closed will be open soon but that CSX will be repairing more crossings later this year. He stated that state budget

surpluses will be brought into the County to be used on some additional projects. He said that overall there will be many construction projects this year. Mrs. Mentel asked about the Stewart Road railroad crossing and Mr. Assenmacher stated that it is on the list to be done along with Elm St.

12. Other Items from Members – Mr. Assenmacher asked about Commissioner terms and stated that his term ended at the end of 2013 along with that of some other Commissioners. Mr. Sheppard stated that for now the Commissioner's terms are extended until the Board decides what to do about the size of the Planning Commission. Mr. Peven stated that the Board has still not acted upon Mr. See's nomination for the vacant Commissioner spot.

13. Next meeting is scheduled for Wednesday, May 14, 2014 at 7:30 p.m.

14. Adjournment: Motion by Mr. Brant, supported by Mr. Sheppard, to adjourn the meeting.

MOTION CARRIED

MEETING ADJOURNED

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