

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME: July 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: Mary Webb (Chairman) Dan Brooks; Floreine Mentel; Patrick Miller; Herb Smith; Mike Sperling;

MEMBERS EXCUSED: Scott Assenmacher, Mark Brant, Rebecca Curley, Jason Sheppard

MCPC STAFF PRESENT: Robert Peven, Planning Director; Ryan Simmons, Planner

OTHERS PRESENT: Richary Batt, Redwood Acquisition; Kellie McIvor, Redwood Acquisition; Deborah Marth, 2995 W. Labo Road, Ash Township; George V. Oravec, Redwood Acquisition; Larry See Jr., Citizen

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. Adopt/Revise Agenda

Motion by Mr. Smith, supported by Mrs. Mentel, to adopt the agenda.

MOTION CARRIED

4. Motion by Dr. Miller, supported by Mr. Sperling, to accept the minutes of the June 11, 2014 meeting as submitted and place on file.

MOTION CARRIED

5. Call to the Public – No one had comment
6. Correspondence & Information
 - A. Correspondence
 1. Letter from County Health Department regarding community health assessment – Mr. Peven stated that there was funding awarded to perform the assessment although it was slightly reduced from what was expected. He stated that there will be upcoming steering committee meetings for this assessment.
 - B. Information
 1. MCOP Annual Report
 2. *The Southern Post* – July 2014 – South Rockwood newsletter
 3. SEMCOG Public Notice regarding 2014-2017 Transportation Improvement Program
 4. RSVP Program – Mr. Peven handed out some brochures regarding the RSVP program provided by Joe Grifka.
7. Old Business:
 - A. Partners in Planning Update

1. Monroe Charter Township Mapping Project – Mr. Peven stated that Mr. Boudrie is in the final stage of completing this project.
2. Erie Township Mapping Project – Mr. Peven stated that Mr. Boudrie is in the final stage of completing this project.
3. Milan Township Land Use Plan Update – Proposed Contract – Mr. Peven stated that this contract is regarding an update to the Township’s Land Use Plan.

Motion by Mrs. Mentel, supported by Mr. Sperling, to approve the proposed contract with Milan Township.

MOTION CARRIED

- B. Monroe County Remonumentation Program – Mr. Peven stated that all the contracts with surveyors are now signed. He stated that due to an amendment to the program we now have to go to the County Board of Commissioners to get approval of the members on the peer group.
 - C. Monroe County Capital Improvements Plan – Mr. Peven stated that the Physical Resources Committee has approved the CIP list of projects and has sent it on to full County Board. He stated that only the top two projects will likely be funded. He stated as the 911 project is being funded this year, the number two and three projects will now move up to number one and two.
 - D. Monroe County Comprehensive Economic Development Strategy – Mr. Peven stated that Mr. Markham is continuing to work on this.
 - E. Hazard Mitigation Plan – Mr. Peven stated that the County is working with the State Police on this plan. It will deal with various possible hazards such as floods and tornadoes.
8. New Business:
- A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-7-14-11 Ash Township (map)

This is an official request to change the zoning on a parcel portion totaling approximately 6.02 acres from AG, Agricultural District to C-1, Local Commercial District. The request is a conditional rezoning request with the proposed conditions detailed on the following page. The purpose of the rezoning is for an engineering consulting office. The site is located at the southeast corner of W. Labo Road and Exeter Road across from St. Patrick’s Catholic Church.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed zoning change request so long as all of the applicant’s conditions are agreed to by the Township, as it is consistent with the site’s historical land use and is not a nuisance to adjacent properties, and for the reasons stated above.

200.1-7-14-12 Ash Township (text)

Ash Township is proposing to add Section 21.35 of its Zoning Ordinance, pertaining to design standards for single-family dwellings within the Township.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed zoning text amendment.

FARMLAND REVIEWS

200.4-7-14-13 Exeter Township (Owner: Queen, J. & D.)

The property totals approximately 40 acres in size. It is located on Bitz Road between Geirman Road and Scofield Road.

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.

200.4-7-14-14 Exeter Township (Termination Request) (Owner: Humach LLC)

The property is a divided parcel that totals approximately 2 acres in size. It is located on Dean Road just east of Dixie Highway (M-125).

Recommendation: Staff recommends that the Monroe County Planning Commission recommend approval for this termination from the Farmland and Open Space Preservation Program because it is not contrary to the Monroe County Comprehensive Plan and the intentions of the Act 116 Program, and for the reasons stated above.

SUMMARY OF AMENDMENTS

TOWNSHIP ZONING REVIEW

200.1-7-14-13 Bedford Township (map)

This is an official request to change the zoning on several parcels and parcel portions totaling approximately 17.26 acres from PBO, Professional Business and Office; RME, Elderly Housing Residential; C-3, General Business and R-2A, One-Family Residential (with C-2, Shopping Center uses as per previous court decision) Districts 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 it is in agreement with the Monroe County Comprehensive Plan and the Bedford Township Master Plan, and for the reasons stated in the analysis.

Motion by Mr. Sperling, supported by Mr. Smith, to approve the consent agenda and summary of amendments and to accept Staff's recommendations.

MOTION CARRIED

9. Budget & Finance

- A. 2015-16 Proposed Planning Department Budget – Mr. Peven stated that this budget was submitted on July 7th due to an early deadline but that he could submit an amendment if necessary. He stated a major change in this year's budget is a line item to hire a high-school student intern to help with increased mapping duties. This would be a ten-hour week position at minimum wage. Other than that the line items are pretty much staying at the same cost for 2015. The total increase in the budget is around \$7,000. Dr. Miller asked if any other departments are getting increases. Mr. Peven stated that he did not know.

Motion by Mr. Brooks, supported by Mr. Smith, to approve the 2015-16 Proposed Planning Department Budget

MOTION CARRIED

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller stated that LET saved over \$45,000 on its insurance by going to the Michigan Municipal Risk Management Association. They are still awaiting word on a transportation budget from the State.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that four people have been added to the park work group and that they have received 77 reservations so far this year. Maintenance has been busy this year. Waterloo Park had the Fishing Derby. Water testing this year has gone well. Some ground up material from I-275 will be used to fix potholes at Nike Park. They are still working with Raisinville Township for river access for canoeing and kayaking. They are still working on the footbridge at Navarre-Anderson. The NRC will be back again this year for a meeting. 41% of the Park and Recreation budget has been spent so far this year.

12. Other Items from Members –

Mr. Brooks asked about whether the County Board has made a decision about whether to appoint a new planning commissioner. Mr. Peven stated that they have not as of yet and that they are still considering whether to reduce the number of planning commissioners. Mrs. Mentel stated that she asked a Commissioner herself and was told that this decision would be made after the election. Chairman Webb expressed the need for the Planning Commission to remain large enough to represent all the geographic areas and important interests in the County.

Mr. Peven stated that he, Mr. Simmons, Mr. Markham and Dr. Miller went on a tour of Monroe County and the Toledo area as part of the SEMCOG/TMACOG Joint Transportation Meeting.

Mr. Sperling stated that he has applied for a vacant position on the Raisinville Township Board. Mr., Peven stated that he is not sure whether it is a conflict of interest for a County Planning Commissioner to also sit on a Township Board but that he will check on this.

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

14. Adjournment: Motion by Mr. Smith, supported by Dr. Miller, to adjourn the meeting.

MOTION CARRIED

MEETING ADJOURNED

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