

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME: September 10, 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), Scott Assenmacher, Mark Brant, Dan Brooks, Rebecca Curley, Floreine Mentel, Herb Smith, Mike Sperling

MEMBERS EXCUSED: Patrick Miller, Jason Sheppard

MCPC STAFF PRESENT: Lee Markham, Planner; Ryan Simmons, Planner

OTHERS PRESENT: Bobbi Curley, Petersburg

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

MOTION CARRIED

4. Approval of the Minutes of the August 13, 2014 meeting minutes

Motion by Mr. Sperling, supported by Mr. Brant, to accept the minutes of the August 13, 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 Danielle Conroyd, IHM Campus Planner inviting Mr. Peven to a visioning meeting regarding the St. Mary's Center in Monroe – Mr. Peven stated that this meeting was to find a use for this building, which is currently empty. This will be the second meeting refining ideas presented in the first meeting. They are planning on breaking down the visioning group into smaller focus groups exploring various ideas for the building.

B. Information

1. Monroe County Preparedness Expo
2. Monroe County Farm Bureau Annual Meeting
3. SEMSCOPE – SEMCOG Newsletter
4. FEMA Document #495: Adoption of Flood Insurance Rate Maps by Participating Communities – Mr. Peven stated that communities need to adopt these maps by October 2nd. Chairman Webb stated that she has seen several notices in the Monroe Evening News of local communities adopting the maps. Mr. Peven stressed the

importance of adopting these maps so that County residents can participate in the National Flood Insurance Program.

Motion by Mr. Sperling, supported by Mrs. Mentel, to accept the Correspondence and Information and to place them 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 finished and paid for. However, they are asking for another set of maps showing the new floodplain boundaries.
2. Erie Township Mapping Project – Mr. Peven stated that the first draft is completed and Erie Township is currently reviewing them.
3. Milan Township Land Use Plan – Mr. Peven stated that he will be meeting this month with the Township to start on this Plan.
4. Luna Pier Recreation Plan – Mr. Peven stated that because their meeting is also on the second Wednesday of the month will meet with the City after they reschedule their meeting date.

B. Monroe County Water Trail Plan – Mr. Peven passed around copies of the Plan for the Commissioners. He stated that besides the Plan there is a website showing all of the boat access sites and routes in the County. He says that a large foldable map is being created and will be available in time for next month's meeting. Mrs. Webb asked about whether the Plan copies could be sent to the local libraries and Mr. Peven stated that there are only 20 copies printed out at the moment but that more copies could be printed out.

C. Monroe County Comprehensive Economic Development Strategy – Mr. Markham stated there was not a full CEDS done this year. A list of projects is being submitted to the regional CEDS in Detroit and Toledo. He stated that they are working on updating membership of the Committee at the moment and that a full CEDS is planned for next year.

D. Monroe County Remonumentation Program – Mr. Peven stated that Mr. Boudrie attended a meeting on September 9th. The County is now halfway finished with the Program this year.

E. Monroe County Health Assessment Project – Mr. Peven stated that a draft survey is being created to ask residents about health condition and habits. He stated that it is a very long survey at the moment and that the questions are being narrowed down.

F. Monroe County Older Adult Needs Assessment – Mr. Peven stated that this is another survey being created with the assistance of the Wayne State University gerontology department focusing on the needs of older citizens in the County. He stated that there is a limited budget so this will only be a mail survey.

8. New Business:

A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-9-14-16

Milan Township (text)

Milan Township is proposing to amend Articles 5 and 6 of its Zoning Ordinance. These Articles pertain to the Zoning Districts and Schedule of Regulations for the Township.

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

OTHER REVIEWS

200.3-8-14-2 Village of Dundee Master Plan

The Village of Dundee has forwarded a copy of their 2014 Draft Master Plan to the Monroe County Planning Commission for review and comment. In compliance with the Michigan Planning Enabling Act, the Village is required to submit the Plan to the County Planning Commission for review and the County has 63 days to review the Plan and offer any comments.

Recommendation: Staff recommends that the Monroe County Planning Commission submit the above comments to the Village of Dundee.

SUMMARY OF AMENDMENTS

TOWNSHIP ZONING REVIEW

200.1-9-14-17 Erie Township (map)

This is an official request to change the zoning two parcels totaling approximately 61.47 acres from AC, Agricultural Conservation District to I-1, Industrial District. The applicant's stated proposed use of the property is for farming. The site is located on the east side of S. Dixie Hwy (M-125) between Sterns and Lotus Roads.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Erie Township Board that it recommends denial of the proposed zoning change request, as it is in disagreement with the Monroe County Comprehensive Plan and the Erie Township Master Plan, and for the reasons stated above.

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

MOTION CARRIED

9. Budget & Finance

- A. 2015 Planning Department proposed budget – Mr. Peven stated that it appears that the Finance Department has approved the proposed budget without any changes but that he just received the report back from them today so he will have to look at it closely to make sure there are no changes to what was proposed by the Planning Commission. Mr. Brant mentioned that the aerial photography will be coming out of the Capital Improvements budget rather than the Planning Department's budget.

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller was not present to give a report.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that summer help has ended. She stated that there were 111 pavilion reservations this year which was slightly less than last year. She stated that they are going to need to replace their small utility truck as it is becoming unreliable. Waterloo Park had its brush cleaned and its asphalt will soon be replaced. At Vienna Park there was spraying and maintenance work done. At Nike Park there was a slight accident that damaged some of the fence but the damage was repaired. At Heck Park the parking lot has been maintained and herbicide spraying was done along the fence. At the Raisinville site, the

Township wanted a few more things in the lease agreement. She stated that there was a report but not a meeting this month and that the next meeting will be the second Monday as there is a conflict with meeting on the first Monday as usual.

- C. Monroe County Road Commission Report – Mr. Assenmacher discussed the obligational authority being used up in Michigan because the money was used up to cover cost overruns on projects. As a result, a project on Secor Road will not be able to be funded this year and will have to be rescheduled. He stated that there is currently discussion about how to avoid this in the future. He also discussed the new agreement between the City and the MCRC regarding how to split urban area money. He stated that there are still several projects going on including a project on Grafton Road. Finally, he discussed the need to update designated truck haul routes in the County by creating a truck route plan and map based upon input from the Townships and the County Planning Commission. Mr. Peven suggested basing the map upon both current industrial and quarry land uses and the County's and Townships' future land use plans. Mr. Brant stated that the quarries would probably step up to help pay for wear on the roads from their trucks.

- 12. Other Items from Members – Mr. Peven stated that there was a non-motorized plan meeting held by SEMCOG in Dundee this past month that was very well attended.

- 13. Next meeting is scheduled for Wednesday, October 8, 2014 at 7:30 p.m.

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

MOTION CARRIED

MEETING ADJOURNED

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