

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** December 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:** Herb Smith (Vice-Chairman), Scott Assenmacher, Mark Brant, Dan Brooks, Rebecca Curley, Floreine Mentel, Jason Sheppard, Mike Sperling
- MEMBERS EXCUSED:** Mary Webb
- MEMBERS ABSENT:** Patrick Miller
- MCPC STAFF PRESENT:** Lee Markham, Planner; Ryan Simmons, Planner
- OTHERS PRESENT:** David Hoffman, Monroe County Commissioner

1. A quorum being present, Vice-Chairman Smith called the meeting to order at 7:30 p.m. and the Commission proceeded to transact business.
2. Vice-Chairman Smith led the Commission in the Pledge of Allegiance.
3. Adopt/Revise Agenda

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

MOTION CARRIED

4. Approval of the Minutes of the November 12, 2014 meeting minutes

Motion by Mr. Sheppard, supported by Mr. Brant, to accept the minutes of the November 12, 2014 meeting as submitted and place on file.

MOTION CARRIED

5. Call to the Public – No members of the public spoke.
6. Correspondence & Information
 - A. Correspondence
 1. Letter from Margaret Rock, Milan Township Clerk, regarding the Township's intent to update their Land Use Plan -
 - B. Information
 1. "The Open Road" – Monroe County Road Commission, Nov/Dec 2014 newsletter
 2. Southeast Michigan Census Council – Nov 2014 newsletter
 3. "Michigan Karst" – Michigan Karst Conservancy, Sep 2014 newsletter
 4. "The Healthy Herald" – Monroe County Health Dept, Dec 2014
 5. City of Luna Pier Newsletter – Winter 2014 – Mr. Peven stated that the newsletter included a recreation survey for the City's upcoming Recreation Plan.

6. SEMCOG Notification of Transportation Funding Press Conference – Mr. Peven stated that on December 11, SEMCOG is holding a press conference regarding the proposed transportation funding bills that will alter the taxation mechanisms used to fund roads and transit in Michigan. He stated that SEMCOG is looking for public support and attendance and support from appointed and elected officials in order to support the Senate bill and not the House bill.

Motion by Mr. Brant, supported by Mr. Sperling, to accept the Correspondence and Information and to place them on file.

MOTION CARRIED

7. Old Business:
 - A. Partners in Planning Update
 1. Erie Township Mapping Project – Mr. Peven stated that the Township is still going over the draft maps.
 2. Milan Township Land Use Plan – Mr. Peven stated that the Planning Department met with the Township Planning Commission in November. He is approving a few minor changes to the Plan as well as updating the Plan’s background information.
 3. Luna Pier Recreation Plan – Mr. Peven stated that he met with the City in November and that the Recreation Survey went out around the end of November with their newsletter.
 - B. Monroe County Remonumentation Plan – Mr. Peven stated that the final meeting for the Remonumentation Program for 2014 will be the week of December 15th. They are working on a grant application for 2015 that is due by the end of the year.
 - C. 2014 Strategic Growth Initiative Grant Application – Mr. Peven stated that the County has made the first cut in its SGI grant application regarding a feasibility study for a soybean processing facility. There will now be a full application process. The application is due mid-January.
 - D. Monroe County Planning Commission - appointment of membership – Mr. Peven sent out letters to the Board of Commissioners requesting re-appointments to the Planning Commission and the appointment of Larry See Jr. to fill the vacant Commission position. It was not on the agenda at the last Board meeting but it will be on the agenda at the next meeting.
 - E. 2014 Monroe County Health Survey – Mr. Peven stated that this survey was sent out. There will be follow-ups if participants do not send back the survey. He stated that the County is hoping that half the surveys are returned and that there will also be some forums held at selected high schools in the County.
8. New Business:
 - A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-12-14-22 Frenchtown Charter Township (map)

This is an official request to change the zoning on three parcels totaling approximately 3.21 acres from LM, Light Manufacturing District to C-2, General Commercial District, with conditions.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Frenchtown Charter 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 the Frenchtown Charter Township Master Plan, and for the reasons stated above.

FARMLAND REVIEWS

200.4-12-14-27 Exeter Township (Owner: Loncz, R. & S.)

The property consists of a parcel totaling approximately 68.21 acres in size. It is located on Fay Road west of Martinsville Road in Exeter 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.

200.4-12-14-28 Exeter Township (Owner: Wickenheiser, J. & M.)

The property consists of a parcel totaling approximately 27.7 acres in size. It is located on the south side of Fay Road between Martinsville and Sumpter Roads in Exeter 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.

200.4-12-14-29 Exeter Township (Owner: Helner P./Wickenheiser J.)

The property consists of a parcel totaling approximately 73.5 acres in size. It is located on the north side of Fay Road between Martinsville and Sumpter Roads in Exeter 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.

SUMMARY OF AMENDMENTS

FARMLAND REVIEWS

200.4-12-14-30 London Township L. & N. Runles

The property consists of a parcel totaling approximately 70 acres in size. It is located on the south side of Ostrander Road east of Tuttle Hill Road.

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.

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

MOTION CARRIED

B. 2015 Meeting Schedule – Mr. Sperling brought up that November 11th, 2015 is Veterans Day so they might want to move this meeting date. Mr. Peven suggested that there could be discussion about whether this date should be moved at the October 2015 meeting.

9. Budget & Finance

A. December 2014 Budget Status – Mr. Peven stated that 88% of the Department's budget has been spent and the County as a whole has also spent 88% of its budget. There may be a little bit of the Department's funds sent back to the general treasury if they are not spent.

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller was not present. Mrs. Mentel stated that she was present at the most recent LET meeting and that the need for bus drivers was discussed as well as for a bus mechanic. He stated that they are proposing a millage for additional funds at the next election. They have also ordered five new buses.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that the Commission did not have a meeting because nothing needed to be done at the moment.
- C. Monroe County Road Commission Report – Mr. Assenmacher presented information regarding the adjustment of the National Functional Classification of roads in Monroe County and why it is important. He stated that this adjustment happens regularly every ten years and that any adjustments will be submitted to the Federal Highway Administration early next year. He also handed out his transportation project list for the next few years. He also discussed his work with Mr. Bosanac regarding the integration of County data into a countywide GIS. Finally, he stated that there will be three new Road Commissioners appointed starting in 2015.

11. Other Items from Members –

- A. Mr. Peven stated that there was discussion in the Monroe Evening News regarding the Natural Resources Trust Fund grant that will allow the City of Monroe to purchase some land near the River Raisin Battlefield for development in order to enhance the area around the Battlefield.
- B. Mr. Peven stated that the Department is making good headway on updating the County's GIS property map. He stated that they are also collecting GPS coordinates for all of the remonumented corners.
- C. Mr. Peven stated that Chairman Webb called today and that she wanted it brought up that she attended the Lake Erie meeting in Warren regarding algae blooms in the Lake. He stated that the Chairman wanted to inform the Planning Commission that this was a very positive meeting that did not point the finger for the problem solely at the farming community and that there are multiple sources causing the problem. Mr. Simmons also brought up that when he spoke to Mrs. Webb that she stated that it was her desire to bring in some speakers to Monroe County in 2015 and to have a public forum regarding the Lake Erie algae problem as she thought it would be informative to both the farming community and the general public. He stated that she wanted to also highlight the positive contributions that the agricultural community is making towards this issue.
- D. Mr. Peven stated that in 2015 the Planning Commission would have to look into reviewing the County Comprehensive Plan as required by State law. It is not a requirement that a new Plan be created but it is required that the Plan be reviewed every five years and updated if necessary.
- E. Mr. Markham pointed out that Director Evaluations were being handed out to the Commissioners and that they should be sent to Chairman Webb before the January meeting.
- F. The Planning Commissioners congratulated Mr. Sheppard for his service to the Planning Commission.
- G. Mr. Smith brought up to the Planning Commission that an important but controversial movie is going to be shown starting December 25th highlighting World War II veterans.

12. Next meeting is scheduled for Wednesday, January 14, 2015 at 7:30 p.m.

13. Adjournment: Motion by Mr. Brant, supported by Mr. Sperling, to adjourn the meeting. The meeting concluded at 8:02 pm.

MOTION CARRIED

MEETING ADJOURNED

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