

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** May 10, 2017, 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; Greg Moore, Jr.; Patrick Miller; Herb Smith; Mike Sperling
- MEMBERS ABSENT:** Larry See, Jr.
- MCPC STAFF PRESENT:** Rob Peven, Planning Director; Ryan Simmons, Planner
- OTHERS PRESENT:** Dan Curley, Petersburg

1. The meeting was called to order at 7:30 p.m. and the Commission proceeded to transact business.
2. Chairman Webb led the Commission in the Pledge of Allegiance.
3. Adopt/Revise Agenda – Chairman Webb mentioned that there were a few additional communications items on the table that needed to be placed on the agenda. Motion by Mr. Smith, supported by Dr. Miller, to adopt the revised agenda.

MOTION CARRIED

4. Approval of the Minutes of the April 2017 Meeting

Motion by Mrs. Mentel, supported by Mr. Sperling, to accept the minutes of the April 2017 meeting.

MOTION CARRIED

5. Call to the Public – There were no comments from the public.
6. Correspondence & Information
 - A. Correspondence
 - B. Information
 1. Monroe County Health Department, Healthy Herald, May 2017
 2. Monroe County Historical Museum, Grapevine, April 18, 2017
 3. Tire Recycling in Monroe County, 2017 – Chairman Webb stated that it appeared that Monroe County Farm Bureau would have a large tire collection for this year, most likely in the summer or early fall.
 4. 2017 Annual Economic Update Program – MB&T – May 19, 2017 – Mr. Peven stated that he had made sure that all of the Planning Commissioners would receive an invite to this event. He also stated that he would be providing a copy of our Building Activities Report to Tracy Oberleiter with MB&T for the event.
 5. Monroe County Health Department, Announcement regarding Household Hazardous Waste Collection and Secure Document Shred Days
 6. SEMCOG Regional Update, May 1, 2017 – Mr. Assenmacher stated that the Road Commission would be placing in their office the brochures of SEMCOG's Walk Bike Drive Safe program that are featured on Page 4 of the update, and would also be placing links on their website. He stated they would also be passing out some safety devices such as blinking lights at the County Fair this year. He stated that he would like to know if there might be other opportunities or events in the County to provide these resources to the public for educational

purposes. Mr. Peven stated that he would like some brochures to put in the Planning Department's office and asked if the Road Commission had some extras. He also suggested Jack's Bicycles as another place to distribute them. Chairman Webb stated that she would like some, and suggested that they could be given to the Townships as well. Dr. Miller stated that Royce Maniko had already provided some of the blinking bracelets to Lake Erie Transit.

Motion by Dr. Miller, 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. Village of Estral Beach – Mr. Simmons stated that the Village had not contacted him for assistance since the last Planning Commission meeting, but that they had spoken to Mr. Boudrie regarding using some GIS data for their Master Plan, and that Mr. Boudrie provided these to the Village.
2. Summerfield Township – draft contract – Mr. Peven stated that the Summerfield Township Planning Commission is still waiting to hear back from their board about whether the budget request would be approved for this contract work. He stated that the work would be done on just an hourly basis and would not be a full update of their Master Plan but updating facts and information in the Plan. Mr. Curley stated that they would be meeting regarding this on May 15.

B. Monroe County Remonumentation Program – Mr. Peven stated that contracts with four surveyors have been signed and they are starting work on the 2017 program. The 2016 program has been closed out.

8. New Business

A. Consent Agenda –

TOWNSHIP ZONING REVIEWS

200.1-5-17-13 Whiteford Township (map)

This is an official request to change the zoning on three proposed parcels totaling approximately 10.4 acres from AG, Agricultural District to R-1, Single Family Rural Residential District. The purpose of the proposed rezoning is to create residential building lots. The parcels are located at the northwest corner of Samaria Road and Summerfield Road.

Recommendation: That the Monroe County Planning Commission advise the Whiteford Township Board that it recommends approval of the proposed zoning change request, as the rezoning is not in disagreement with both the Monroe County Comprehensive Plan and the Whiteford Township Master Plan, is in agreement with adjacent land uses, and for the other reasons stated above.

200.1.5-17-14 Whiteford Township (map)

This is an official request to change the zoning on a proposed parcel totaling approximately 2.07 acres from AG, Agricultural District to R-1, Single Family Rural Residential District. The purpose of the proposed rezoning is to maintain the house and lot on the current agricultural parcel as a rural residential property. The parcel is located at the southeast corner of St. Anthony Road and Whiteford Road.

Recommendation: That the Monroe County Planning Commission advise the Whiteford Township Board that it recommends approval of the proposed zoning change request, as the rezoning is not in disagreement with the Monroe County Comprehensive Plan and the Whiteford Township Master Plan, and for the other reasons stated above.

FARMLAND REVIEWS

200.4-5-17-4 Summerfield Township (Owner: Strahan Family Ltd. Partnership)

The property consists of a parcel approximately 60 acres in size. It is located at the northwest corner of the intersection of Payne Road and Goetz Road.

Recommendation: That the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Part 361 of Public Act 451 of 1994 (more commonly known as PA 116), and for the reasons stated above.

200.4-5-17-5 Summerfield Township (Owner: Strahan Family Ltd. Partnership)

The property consists of a parcel approximately 20 acres in size. It is located on the west side of Payne Road north of Goetz Road.

Recommendation: That the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Part 361 of Public Act 451 of 1994 (more commonly known as PA 116), and for the reasons stated above.

200.4-5-17-6 Summerfield Township (Owner: Strahan Family Ltd. Partnership)

The property consists of a parcel approximately 40 acres in size. It is located at the northeast corner of Payne Road and Goetz Road.

Recommendation: That the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Part 361 of Public Act 451 of 1994 (more commonly known as PA 116), and for the reasons stated above.

200.4-5-17-7 Summerfield Township (Owner: Strahan Family Ltd. Partnership)

The property consists of a parcel approximately 33 acres in size. It is located on the west side of Sylvania-Petersburg Road south of Morocco Road.

Recommendation: That the Monroe County Planning Commission approve this application for inclusion in the Farmland and Open Space Preservation Program because it is consistent with the intentions of Part 361 of Public Act 451 of 1994 (more commonly known as PA 116), and for the reasons stated above.

Motion by Mr. Brant, supported by Mrs. Mentel, to approve the items on the Consent Agenda as proposed by Staff.

MOTION CARRIED

B. 2016 Building Activities Report – Mr. Simmons stated that the report was shortened compared to previous year's reports. He mentioned that previously the Department had sold the report and therefore tried to make it a lengthier document, but now the report is just being put on the website as a PDF and therefore did not need to be as long, so many of the words in the report were cut out. He stated that a bound color copy of the report would be available to the Commissioners at the next Planning Commission meeting.

Mr. Assenmacher noted that you could see the trend of a gradual increase in residential construction in the County. Mr. Simmons noted that while single-family construction was down slightly from last year, multiple-family construction was up dramatically and contributed to the increase in residential construction compared to 2015. Chairman Webb noted how many older houses she sees on the market for sale these days.

Motion by Mr. Sperling, supported by Mrs. Curley, to approve the Monroe County Planning Department and Commission Building Activities Report for 2016.

MOTION CARRIED

Mr. Peven asked if anybody had an issue with giving the report to Monroe Bank and Trust for release at the upcoming economic development meeting. Nobody had an issue with this. Mr. Peven stated that they usually put it on a CD or flash drive. Chairman Webb asked if the Commission needed a motion regarding this. Mr. Peven stated that he did not think a motion was needed, as the previously approved motion included releasing it to the general public.

9. Budget & Finance

- A. Planning Director Update – Mr. Peven stated that the deadline for applications for the position passed and only two applications were received and only one of the applications was qualified for the position. Therefore, Human Resources decided to extend the deadline and to advertise the position nationally on the American Planning Association webpage with the hope of receiving more applications by the end of the next deadline, which Mr. Peven stated he believes is the end of May.

10. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller stated that business is steady and that it has climbed a bit since last year, and that last year was a good year. He stated that their bus fleet is up to 31 buses, and 10 of them are hybrids, so maintenance and fuel costs are being cut, and they are more environmentally friendly. He stated that even though these buses are expensive, they make up for the costs with the lower maintenance costs.

He stated that they are looking at the possibility down the road that the regional transit authority may pass its millage eventually, which would result in LET needing to hire additional staff, particularly to perform grant work. However, they have no idea when this millage might be passed. So for the time being, they are doing well.

- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that Scott, the superintendent from the National Battlefield, came to their last meeting. He stated that they will be partnering with the Park Commission at West County Park in regards to the Reserve. She stated that there is some signage up already for that, but they would like to get more signage up so people know where to go. She stated that there will also be signage regarding items found with metal detectors, and about the park being open all winter but that there will be no snow removal.

Mrs. Mentel stated that they are up regarding reservations for the parks and that they have 98 already and that an article in the newspaper has contributed to this. She stated that debris at Waterloo Park has been collected and the grass has been cut. Nike Park is also being cleaned up and Cloudbusters has cut down a tree which will be replaced with a new one. She stated that they are pumping out the wells and the initial tests were good but they are waiting for the final water test. The grass has been cut at Heck Park and the American flag has been replaced. Trash is being taken care of as normal and all of the parks are being cleaned up with the grass cut by Staff. She stated that they will be having 29 hours of staff this year, and that they are waiting for new signage to come out, especially at West County Park. She stated that the park will remain a prairie park, but that working with the Battlefield will give the park more visitors, and that they will be counting the number of cars that come in.

Mr. Moore asked what a prairie park is compared to other types of parks. Mrs. Mentel stated that they do not have to put in playground equipment at a prairie park, and that it consists of trails and is more of a natural park.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that they are looking to update the countywide truck route mapping and all weather routes, and that they are continuing to seek the support of Townships. He stated that there are seven townships already on board and that he will be going down to Bedford Township on May 16. He stated that they will eventually revisit some of the other Townships that have had changes in leadership and need to be educated about the issue.

Mr. Assenmacher stated that he brought some numbers illustrating the amount of work that will be performed by the Road Commission this year. He stated that the average yearly total expenditure since 2000 has been \$24 million. He stated that in 2004 the total was \$30.8 million, and that in 2017 in comparison the expenditure is

expected to be \$38 million, which illustrates the magnitude of the amount of work that will be done on roads, bridges and culverts this year. He stated that this is possible due to help from the \$5 million bond, and that some of that bond will also roll over into next year. There will be 104 miles of chip seal projects and 65 miles of resurfacing. Combining this with other microsurfacing, overband crack fills and other seal treatments, there will be 240 miles of work done this year.

Chairman Webb stated that it is right in the Whiteford Township Plan for farmers to use the truck routes. She stated that she thought there was another township that also did this, and that going to the townships to get them on board with truck routes is a good start. She stated that she was scolded when asking what the agricultural truckers thought of this and one person told her that it was just a way to help the police. Mr. Assenmacher stated that he had not heard about anybody who had been stopped by the police like this but that he would be willing to talk to any farmers. She stated that she also had a discussion with the Farm Bureau regarding more transparency. Mr. Assenmacher stated that it's not really a Farm Bureau issue as much as it is with individual farmers, but that he is looking for a bigger body to help out the Road Commission.

11. Other Items from Members –

- A. Mr. Peven stated that he passed out a roster of the Planning Commission members and to let him know if any information on the roster is not correct.
- B. Mr. Peven stated that there is a roadshow going on now in which Tim Lake and Mike Bosanac are traveling to different places in the County and giving presentations regarding the I-75 Study. Mr. Brant stated that they are doing this in order to help get the local municipalities involved. He added that Consumers Energy sold the Luna Pier plant and that it will be decommissioned and torn down, and that this was one of the properties identified as ripe for development in the I-75 Study. Mrs. Mental asked if the site would become intermodal facility. Mr. Brant stated that it has not been stated yet but that it is the obvious thing to do with the property and that there will be a demand for sites like this when the new international bridge opens.

Mr. Peven stated that the site was also looked at during the Soybean Processing Plant Feasibility Study, but he has no new news this month regarding locating a plant, but that he will get back to the Commission next month with some news regarding the status of this. He reminded the Commissioners that the Study has now entered the marketing phase.

- C. Mr. Sperling mentioned that the railroad tracks on Ida Center Road that he mentioned at a previous meeting have now been fixed. Mr. Assenmacher stated that he would love to take credit for it but the Road Commission was not involved with this. Dr. Miller stated that he believes the railroads are on their own as to when they fix crossings and the degree to which they fix them, and there is not much that can be done legally to make them do repairs. Mr. Assenmacher added that if the County wanted to do something more extravagant, it would be out of our pocket, and that if there is a project that involves some kind of crossing improvement, it is difficult to get the railroads to cooperate. He stated that it can be a year to two-year process, and that sometimes they schedule projects around avoiding this type of project. He stated that some of the railroads have been cooperative lately, though.

12. The next meeting is scheduled for Wednesday, June 14, 2017 at 7:30 p.m.

13. Adjournment: Motion by Mr. Brant, supported by Dr. Miller, to adjourn the meeting. The meeting concluded at 8:04 p.m.

MOTION CARRIED

MEETING ADJOURNED

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