

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME:	May 11, 2016, 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; Floreine Mentel; Larry See, Jr.; Herb Smith; Mike Sperling; Gary Wilmoth
MEMBERS EXCUSED:	Rebecca Curley, Patrick Miller
MCPC STAFF PRESENT:	Rob Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner
OTHERS PRESENT:	David Schmitt, Oak Creek Holdings; Bruce Speck, Tire Depot, Dundee

1. Chairman Webb called the meeting 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 – Motion by Mr. Smith, supported by Mr. Brooks, to adopt the proposed agenda.

MOTION CARRIED

4. Approval of the Minutes of the March 9, 2016 meeting minutes

Motion by Mrs. Mentel, supported by Mr. Sperling, to accept the minutes of the March 9, 2016 meeting as submitted and to place them on file.

MOTION CARRIED

5. Call to the Public – Chairman Webb asked if the members of the public present wished to speak at this time. Both of the people that were present declined to speak at this time, but were present to address specific cases later in the agenda.
6. Correspondence & Information
 - A. Correspondence
 1. Letter from Angela Kappen, Golder Associates regarding CN's request to install 6 tilt-tower monopoles at various locations within its right-of-way – Mr. Peven presented the Commissioners with a map of where these locations would be, stating that there is a requirement for railroad companies to have these 60-foot towers now for communication purposes.

Mr. Peven brought attention to how the agenda is being printed out in one packet with all of the pages numbered.
 - B. Information
 1. *The Open Road*, Monroe County Road Commission Newsletter, March-April 2016 – Mr. Sperling asked Mr. Assenmacher about whether money was being taken from the road fund to fund issues in Detroit. Mr. Assenmacher stated that road funding like everything comes from the general fund, which is where the money comes from that is being used to fix issues in Detroit and Flint, but that he is not sure whether money was specifically being drawn from roads to fund these issues.

2. *SEMSCOPE* - Spring 2016, SEMCOG's quarterly magazine
3. "Regional Update" SEMCOG. May 2, 2016.
4. "The Southern Post" April 2016. South Rockwood newsletter – Mr. Peven pointed out that the Village is building a new library to replace their current one next to their village hall. It is being paid by Sylvania Minerals.
5. "Healthy Herald" May 2016. Monroe County Health Dept. newsletter
6. Scrap Tire Recycling announcement. – Mr. Sperling asked about whether it was possible to have tires recycled during Township Cleanup Days. Chairman Webb stated that she was not sure but that he should call Chris Westover in order to try and coordinate something.
7. Medication collection event announcement.
8. "The County Planner" – Monroe County Planning Newsletter – Mr. Peven pointed out that there is another planning commission training program coming up on June 16th. He said that Staff may wait to mail out the newsletter until this information is determined and a method of registering is established. He stated that the money for doing this will come from the Planning Commission budget but it should be reimbursed by fees paid by attendees. He stated that there will be a special section for either ZBA or for site plan review. The presenter will be Brian Borden, the same presenter as the last time these sessions were held.

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

MOTION CARRIED

8. Old Business:

A. Partners in Planning Update

1. Erie Township Mapping Project – Final Report – Mr. Peven stated that this project was actually performed by Ray Williamson's grandson who was working as an intern and that he was contracted and paid directly by the Township to do this work but was using the Planning Department's equipment for the job. However, he left before completing the work and Staff finished the work for him. We are helping them with final edits if they request them but there is no contractual obligation to continue to do so, so Mr. Peven stated that he has decided to cease reporting about this project at Planning Commission meetings.
2. Frenchtown Charter Township Recreation Plan – Mr. Peven stated that the first meeting was this past month. The Township wants us to develop a survey, as some method of community input is required by the DNR. The last time the Plan was updated the Township held a public meeting, but it was not well attended so they decided that better public input would be received from a survey. It will be available at the Township Hall and possibly online.
3. Milan Township Zoning Ordinance – Mr. Peven stated that the Township will be charged for this project on an hourly basis, as it will be difficult to estimate the total cost of the project. He stated that they will probably just want some minor updates to the Ordinance but that he is still waiting to hear back definitively from them about this.

B. Monroe County Remonumentation Program – Mr. Peven stated that an RFP was sent out this past month to local surveyors. Each of the four surveyors responded and will do roughly a quarter of the work each. Mr. Peven named the surveyors involved. There are about 40 monuments to survey for this year.

Mr. Peven stated that he also received a letter regarding the close out of last year's remonumentation program. There were some concerns about the final report involving the surveyors' methodology and their forms. He stated that he will be getting some answers from the surveyors in order to answer the State's questions. The grant money for 2016 has been received already, though.

C. Monroe County Soybean Processing Feasibility Study – Mr. Peven stated that the consultant has prepared site evaluations for three or four different sites in the County. The site that the task force seems to like the best is the Ottawa Lake site near the co-op due to its proximity to rail, sewer and water as well as its proximity to a lot of

growers. The Consumers plant is not as ideal due to the weakness of not having a good radius around it due to the proximity of Lake Erie, but they are still in the process of evaluation so nothing definite has been decided yet.

- D. I-75 Corridor Study – Mr. Peven stated that the County is contracting with OHM, a national consulting firm. The consultants’ office that the County will be working with is out of Columbus. Jeff Boudrie is providing them with pertinent data at the moment and once they finish gathering that then actual work on the study will begin. Chairman Webb stated that there is a need for another rest area in Monroe County for southbound travelers and truckers, preferably in the Erie Township area.

Mr. Peven stated that there have been inquiries regarding the Consumers property lately and that he has been in contact with a firm from North Carolina that wanted information about the site such as knowing about sewer and water infrastructure and traffic counts. He stated that, while the site itself is not currently connected to sewer or public water, there is infrastructure adjacent to the site that a company that wishes to relocate could potentially use.

- E. 2016 Capital Improvements Plan – Mr. Markham stated that he has received several projects for the Plan but that Mr. Bosanac has not submitted any yet and he is still waiting on those and that he has sent an email reminder to him. Mr. Markham listed the departments that have submitted projects and stated that he will be scheduling meetings with those department heads soon to discuss the projects. Mr. Peven asked about whether Lee has contacted Annamarie Osment who is now in Mr. Bosanac’s former position. Lee says that he has but that she is working with Mr. Bosanac regarding the project list. Mr. Wilmoth mentioned that they were short a person previously but that they just hired a new administrative assistant.
- F. 2016 Comprehensive Economic Development Plan – Mr. Markham stated that there are four project nominations in the County. These have been forwarded to Tim Lake who is the CEDS committee chairman and that a committee meeting will probably be called soon to review these projects.

9. New Business

A. Consent Agenda

TOWNSHIP ZONING REVIEWS

200.1-3-16-3 Frenchtown Charter Township (map)

This is an official request to change the zoning on a parcel totaling approximately 1.44 acres from LM, Light Manufacturing District to C-2, General Commercial District. The purpose for the rezoning is not stated. The parcel is located on the east side of Telegraph Road north of Mall Road and the Wal-Mart complex.

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 it is in agreement with the Monroe County Comprehensive Plan, with the Frenchtown Charter Township Master Plan, and with adjacent land uses, and for the other reasons stated above.

200.1-3-16-4 Bedford Township (map)

This is an official request to change the zoning on a parcel totaling approximately 0.9 acres from PBO-1, Professional Business and Office District to PBO, Professional Business and Office District. The purpose for the rezoning is to start a hair salon business. The parcels are located on the east side of Secor Road north of Springbrook Drive.

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 in agreement with the Monroe County Comprehensive Plan and would create a transitional zone between commercial uses to the west of the property and residential uses to the north and east of the property, and for the other reasons stated above.

FEDERAL REVIEWS

200.2-3-16-1 SEMCOG 2016 Budget and Work Program

The Southeast Michigan Council of Governments (SEMCOG) has submitted its 2016-2017 Budget and Work Program to agencies throughout the Southeast Michigan region for review and comment.

Recommendation: That the Monroe County Planning Commission endorse this document by the Southeast Michigan Council of Governments.

SUMMARY OF AMENDMENTS

TOWNSHIP ZONING REVIEWS

200.1-5-16-10 Dundee Township (map)

This is an official request to change the zoning a parcel portion totaling approximately 3.0 acres from AG, Agricultural District to C, Commercial District. The stated purpose for the relocation of a tire business. The parcel portion is located on the north side of M-50 west of Dixon Road.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Dundee Township Board that it recommends denial of the proposed zoning change request, as the rezoning is not in agreement with the Monroe County Comprehensive Plan and is not in agreement with adjacent residential and agricultural land uses, and for the other reasons stated above.

Mr. Simmons presented Staff's review of the case, stating that it was contrary to the County's Comprehensive Plan, which designates the site as Agricultural Preservation, and that Staff believed that a proposed commercial use was better suited to be placed either within or immediately adjacent to the Village of Dundee. He also stated that Staff was concerned due to the site being located across the street from single-family residential uses.

Mr. Speck spoke regarding the rezoning, stating that this site is intended as a relocation site for his current tire sales and service business located at the intersection of M-50 and Dixon Road and that he hopes to grow his business. He stated that his previous request for a rezoning on the east side of Dixon Road was denied and that he felt that the current site was more suitable due to being located next to an existing commercial location and because it is closer to the Village. He stated that because of these factors, he was not sure what else he needed to do in order to get a recommendation for approval, and that the Township Planning Commission did not have a problem with the proposed rezoning. He stated that he did not believe that there would be enough noise or traffic from his site to be a nuisance because his business is a small one, and that there are many businesses in Dundee that are adjacent to residential uses without there being any kind of issue.

Mr. Wilmoth asked Mr. Speck what types of tires he sold at his business. Mr. Speck stated he sold tires for many types of vehicles including agricultural vehicles.

Mr. Brooks asked how many neighboring residents were at the Township Planning Commission meeting and if any raised an objection to the rezoning. Mr. Speck stated that none of the public

present at the meeting spoke at all about his request. Mr. Brooks stated that he did not believe that a high impact commercial use like a restaurant or hotel would want to locate at a site that did not have sewer or public water such as the subject site. Mr. Speck stated that he was only trying to locate a small, three-man tire business on the site.

Mr. Wilmoth stated that he thought this request was in agreement with the Plan because it is designated agriculturally and the applicant's business is selling tires for agricultural vehicles and that it is important for farmers in the County to have places to purchase agricultural tires. Mr. Speck stated that he felt his business is important due to the relatively few businesses selling agricultural tires in the area.

Mr. Sperling stated that he did not think noise from his business is an issue due to the existing highway traffic and the businesses already present in the area. Chairman Webb asked Mr. Speck about the type of water and waste disposal he proposes using for the site. Mr. Speck stated that the business next door to the site uses pump and haul but that he believes that he has enough area on the site to put in a leach field. He stated that he would prefer to use a leach field if possible, and that he would prefer to use a well for drinking water. Mr. Brant stated that public water may not be available even though a main runs past the site due to the lottery system for properties outside the village to receive water.

Mr. Brant stated that the proposed rezoning is inconsistent with the County Plan and that this is a separate document from the Township Plan. He stated that he believed that, while the proposed rezoning is also inconsistent with the Township's Plan, the Township is trying to encourage development along the M-50 corridor outside of Dundee and is likely to look favorably upon the rezoning. Mr. Brant stated that, if the property is rezoned, the site could be used for any commercial that is allowed in the Township by right, even if the applicant has no intention to sell the property to someone else or to use it for a different purpose. Mr. Brant explained that the County Planning Commission is only a recommending body and the Township Board is not bound by the County's recommendation even if the votes against recommending the rezoning, and that he believed that the Township would likely approve the rezoning. Finally, when asked by Mr. Speck, he explained the difference between the County Planning Commission and the Planning Department Staff.

Mr. Assenmacher asked about the possibility that this site would use pump and haul and if there has been discussion with the Health Department about this. Mr. Simmons stated that he did not know whether the Health Department would be okay with pump and haul, but that it was the Township Planning Commission that mentioned pump and haul as being possible for this location in the cover letter that they sent to the County Planning Commission. Mr. Assenmacher stated that he believed the Health Department was trying to get away from this and that they would probably prefer a septic system if there was enough room on the site to allow it. Mr. Wilmoth stated that he thought there was enough room. Mr. Brant stated that the applicant's development of this site would not be able to go forward without the approval of the Health Department anyway.

Motion by Mr. Wilmoth, supported by Mr. Smith, to recommend approval of the rezoning contrary to Staff's recommendation.

MOTION CARRIED

Mr. Peven reminded the Planning Commission that Staff would not send its full report to the Township, as the Planning Commission voted contrary Staff's recommendation, but that the Township could request it through a FOIA request. Mr. Sperling asked how long the applicant's business has been at its current location. Mr. Speck responded that it has been five years. The Planning Commission thanked Mr. Speck for coming to the meeting.

200.1-5-16-11 Frenchtown Charter Township (text)

- Frenchtown Charter Township is proposing to amend multiple articles of its Zoning Ordinance in the following categories:
- Building Projections
- Fences and Obscuring Walls
- Public and Private Riding Stables
- Riding Academies
- Tennis Courts
- Accessory Structures in the Floodway Fringe
- Powers of the Building Official with regard to certain permits

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Frenchtown Charter Township Board that it recommends approval of the proposed amendments for the reasons stated in staff's review.

200.1-5-16-12 Frenchtown Charter Township (map)

This is an official request to change the zoning a parcel portion totaling approximately 3.0 acres from A, Agricultural District to R-1-D, Single-Family Residential District. The purpose of the rezoning is not stated. The parcel is located on the north side of North Stony Creek Road east of Jefferson Elementary School.

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, the Frenchtown Charter Township Master Plan, and with adjacent residential uses, and for the other reasons stated above.

FARMLAND REVIEWS

200.4-5-16-1 Dundee Township (Owner: J. & A. Stanger)

The property consists of a parcel approximately 38.6 acres in size. It is located at the southwest corner of Day Road and Far Road in Dundee 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.

200.4-5-16-2 Dundee Township (Owner: J. & A. Stanger)

The property consists of a parcel approximately 38.6 acres in size. It is located at the southwest corner of Day Road and Far Road in Dundee 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

TOWNSHIP ZONING REVIEW

200.1- 5-16-13 Bedford Township (map)

This is an official request to change the zoning on one parcel and one parcel portion totaling approximately 43.5 acres from R-2A, One-Family Residential District to R-3, One-Family Residential District. The purpose of the rezoning is to extend the proposed Brookwood subdivision site located to the south. The parcel is located on the west side of Jackman Road between Dean Road and Temperance Road.

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 in agreement with the Monroe County Comprehensive Plan and the Bedford Township Master Plan, is in agreement with adjacent land uses and is served by adequate infrastructure, and for the other reasons stated above.

Mr. Assenmacher asked whether the site would have a connection to Jackman Road through Parcel 1 indicated on Staff's aerial map. Mr. Schmitt stated that they intended to put this connection in. Mr. Peven stated that he believed that it was important that the Township require this access to Jackman Road when they do their site plan review of the proposed development.

FEDERAL REVIEW

200.2-5-16-2 Applicant: Village of Dundee Title: Dundee State Revolving Fund Project Plan

The Village of Dundee has applied for a Michigan Department of Environmental Quality State Revolving Fund Loan in the amount of \$5,449,000 in order to rehabilitate its existing wastewater membrane bioreactor system, as the membranes are approaching the end of their useful life. Several other proposed miscellaneous improvements would also increase the efficiency of the wastewater treatment system.

Recommendation: Staff recommends that the Monroe County Planning Commission endorse this document submitted by the Village of Dundee.

Motion by Mr. Sperling, supported by Mr. Brant, to approve Staff's recommendations for the items on the Consent Agenda and the Summary of Amendments except for Case 200.1-5-16-10, which will be pulled off of the Consent Agenda for review by the Planning Commission.

MOTION CARRIED

- B. Seventh Street non-motorized pathway project – Mr. Peven stated that there was a meeting about a month and a half ago regarding a proposed non-motorized pathway along Seventh Street west to Herr Road. Mr. Peven stated that Dale DeSloover had proposed this project and had done most of the arranging of this meeting. He stated that Patrick Lewis of the City was present at the meeting and proposed that the project could start at Roessler Street in the City of Monroe. Mr. Peven stated that there is heavy pedestrian traffic on this street and there have been accidents in the past. He stated that Mannik and Smith Group is willing to help with the engineering cost estimates for this project. Mr. Assenmacher stated that it is also important to find a local match for this project.

Mr. Sperling asked if it would be located on the north side of the road. Mr. Assenmacher stated that this would be ideal. Mr. Peven stated that DTE owns a portion of the proposed pathway property and that he has given Mr. DeSloover contact information to get in touch with a representative from DTE. Mr. Assenmacher stated that there is a center left turn lane that will be constructed this year by the Road Commission on Seventh Street, as well. He stated that this may improve safety somewhat for pedestrians since there will now be more recovery room for vehicles, but that they still want to pursue a dedicated pathway for pedestrians as well.

- 10. Budget & Finance – There were no items on the agenda for Budget & Finance.

11. Committee Member's / Director's Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller was not present so nothing was reported.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that the wells at the parks are being tested by the Health Department. There are already 75 reservations for park pavilions and maintenance is currently on schedule. The water was turned on at Waterloo Park and a tree was trimmed. The baseball diamonds at Vienna Park have been prepared and the fences have been sprayed for weeds. Stone has been spread over the soft, muddy ground at Nike Park and the east part of the park still has some excess water due to the rain but the additional ditching should help. Heck Park had its water service turned on and was sprayed for weeds. Loranger Square has been cleaned and maintained. The sound post is back in and working fine at Navarre-Anderson and the area has been sprayed for weeds. The March burn at West County Park did not occur due to rain but debris has been picked up. At the Raisinville Township river access site there is a sign up now and kayaks can be launched there.

Mr. Peven pointed out that the name of Navarre-Anderson on the new sign at that park was the River Raisin Territorial Park. Mrs. Mentel stated she would check with Annamarie Osment about why the sign for the Raisinville access site read as Raisin River rather than River Raisin. Chairman Webb mentioned that the CREP program that was at West County Park has been discontinued by the federal government and we would probably not get the money from the program anymore. Mr. Peven pointed out that there was a 15-year contract and this is the 15th year. He stated that he inquired and was told that they would probably not be able to renew. He said that we currently get \$4,500 a year from the contract.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that the MCRC's construction map is now up on its website. He stated that much of the work on Lewis Avenue will be completed soon and that work on Swan Creek Road will then begin. He stated that the plan is to overlay the rest of Lewis and to keep that road in good shape and then to also do some work on Ida-Maybee Road. He stated that bids on newly let projects are positive and there is only the Ida West Road project left to bid out, which is a big project that will hopefully begin in July. Chairman Webb thanked Mr. Assenmacher and the Road Commission for cleaning out the ditch that she had mentioned at a previous meeting.

12. Other Items from Members –

- A. Mr. Sperling asked when the date of the Fair was this year. Mrs. Mentel stated that it will start on July 31st. Mr. Peven asked when the tractor show at Nike Park would be. Mrs. Mentel stated that it would be the third weekend of July.

13. The next meeting is scheduled for Wednesday, June 8, 2016 at 7:30 p.m.

14. Adjournment: Motion by Mr. Brant, supported by Mr. Smith, to adjourn the meeting. The meeting concluded at 8:40 pm.

MOTION CARRIED

MEETING ADJOURNED

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