

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME:	June 14, 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; Larry See, Jr.; Herb Smith; Mike Sperling
MEMBERS ABSENT:	None
MCPC STAFF PRESENT:	Jeff Boudrie, GIS Specialist; Ryan Simmons, Planner
OTHERS PRESENT:	Dan Curley, Petersburg; Kelli Keel, 7550 Sterns Rd. Ottawa Lake; Nicholas Keel, 7550 Sterns Rd. Ottawa Lake

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 – There were no amendments to the agenda.
4. Approval of the Minutes of the May 10, 2017 Meeting

Motion by Mr. Smith, supported by Mr. Sperling, to accept the minutes of the May 10, 2017 meeting.

MOTION CARRIED

5. Call to the Public – Ms. Keel spoke at this time regarding Case 200.1-6-17-17 in Whiteford Township. She stated that she is from Wedgewood Driving Range on Sterns Road. She stated that they are trying to rezone the property from AG, Agriculture to B-1, Local Business so that they can add a restaurant and a small bar area. She stated that they would like to add golf simulators also so that they can be open year round.

Chairman Webb stated that the rezoning case is in the Consent Agenda and stated that the Planning Commission will get to the Consent Agenda later in the meeting.

6. Correspondence & Information
 - A. Correspondence
 1. Letter from Steven Swartz, Secretary, City of Monroe Citizens Planning Commission regarding the availability of the City's Master Plan for public review.
 - B. Information
 1. Monroe County Health Department, Healthy Herald, June 2017
 2. Monroe County Health Department, Medication Take Back and Health Check Dates, June 2017
 3. Monroe County Health Department, Tire Collection Dates, June 2017
 4. River Raisin Watershed Council, Newsletter, June 2017
 5. Monroe County Road Commission, "The Open Road", Mar-Apr-May 2017
 6. SEMSCOPE, Spring 2017

Motion by Mr. Sperling, supported by Mrs. Mentel, to accept the Correspondence and Information.

MOTION CARRIED

7. Old Business:

A. Partners in Planning Update

1. Village of Estral Beach – Mr. Simmons stated that he has not heard from the Village since last month's Planning Commission meeting.
2. Summerfield Township – draft contract – Mr. Simmons stated that Mr. Peven has not heard from the Township. He asked Mr. Curley whether he knew anything about the progress on the contract. Mr. Curley stated that the Township Board did not bring it up.

B. Monroe County Remonumentation Program – Mr. Boudrie stated that all of the surveying contractors now have their contracts and have commenced work. The Department has received a partial invoice from one of the contractors already. Peer group meetings should begin by the end of August in order to consider other corners to be remonumented.

C. Planning Department Mapping Program - Internships

1. Certificate of Appreciation from Monroe Public Schools – Career and Technical Education – Mr. Boudrie stated that one of the interns has been able to free up some time in his schedule since he is a senior. So, as he was able to spend more time at the Department, he became a co-op student and received a grade for his work. As a result, the Planning Department received a Certificate of Appreciation from Monroe Public Schools.
2. News release regarding internship award – Mr. Boudrie stated that Monroe Public Schools wanted everybody to know about the program, since there are so few students taking advantage of it. As a result, a joint press release was created by Monroe Public Schools and the County.
3. GRACE internship program update – Mr. Boudrie stated that there are currently two interns working for us now as a result of the GRACE program. He stated that this summer there is another chance to receive four more interns from the program that will be paid by Eastern Michigan University to work for the Department. Mr. Boudrie stated that he will use the two experienced interns to train the new interns. He stated that they will all be working on parcel mapping.

Mr. Boudrie stated that Mr. Bosanac has helped by already hiring a company that will be doing parcel mapping in some parts of the County, but the work that the interns will be doing will offset the work that is being done by this company, and that having these interns from this program is advantageous, as they are gaining valuable experience at no cost to the County because they are being paid by Eastern Michigan.

Mr. Boudrie stated that he has interviewed the four interns and that they will have to complete some online classes before they start. He stated that a couple of them are still completing classes, but now that they are out of school they should finish soon and we will have the interns working for the Department shortly, most likely in July. He stated that they will be working for us for six weeks and for no longer than 20 hours a week.

Mr. Sperling asked if the story in the newspaper today involved one of last year's interns. Mr. Boudrie stated that, yes, he was. He stated that both of the current interns came from GRACE and were encouraged to enter the mapping contest. Mr. Boudrie stated that one of the interns received fourth place in the State and the other received first place in the State and second place nationally. He stated that he could email any Commissioners who wanted to see the maps the web links to them.

8. New Business

- A. Consent Agenda – Motion by Mr. Sperling, supported by Mr. Moore, to accept Staff's recommendations, but to pull Case 200.1-6-17-17.

MOTION CARRIED

TOWNSHIP ZONING REVIEWS

200.1-6-17-15 Bedford Township (map)

This is an official request to change the zoning on a parcel totaling approximately .537 acres from RT, Two-Family Residential District to C-1, Local Business District.

The purpose of the rezoning is to potentially develop the property with a small office building. The parcel is located on the corner of Firecreek Court and Lewis Avenue, between Sterns Road and Smith Road.

Recommendation: 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 both the Monroe County Comprehensive Plan and the Bedford Township Master Plan, is in agreement with adjacent land uses, and for the other reasons stated in the report.

200.1-6-17-16 Ash Township (map)

This is an official request to change the zoning on two 2.32 acre parcels from AG, Agricultural District to C-3, Heavy Commercial District. The purpose of the rezoning is to develop the property with an auction house and antiques business along with a possible car sales business. The parcels are located on the east side of Telegraph Road, south of Carleton-Rockwood Road.

Recommendation: That the Monroe County Planning Commission advise the Ash 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 as it facilitates strip commercial development along the northern Telegraph Road corridor, and for the other reasons stated in the report.

200.1-6-17-17 Whiteford Township (map)

This is an official request to change the zoning on a parcel totaling approximately 22.164 acres from AG, Agricultural District to B-1, Local Business District. The purpose of the proposed rezoning is to add a small restaurant/bar to the existing golf driving range. The parcel is located on Sterns Road between Memorial Highway and Head-O-Lake Road.

Recommendation: That the Monroe County Planning Commission advise the Whiteford 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 the Whiteford Township Master Plan or with adjacent land uses, and for the other reasons stated in the report.

Mr. Simmons reviewed the case along with Staff's reasoning for their recommendation.

Mr. Keel spoke and stated that they are not adding anything to the site. He stated that the bar and kitchen area are already in the current building and that the building is very small. He stated that the only things that will be added to the building are the four simulators. Ms. Keel stated that she believed that sewer and water would be coming down their way within the next year. She stated that they are already paying commercial taxes, as well, even though they are zoned agriculturally, so she believes that they should be able to use the site commercially. She stated that their goal is not to attract a lot more traffic to the site or to build a large restaurant, but to just serve bar foods and drinks to their customers.

Mr. Sperling asked if any residents at the Township Planning Commission meeting were opposed to the rezoning. Ms. Keel stated that there was some opposition and stated that all of the neighboring residents attended the meeting. Mr. Sperling mentioned that, even if it was not their plan to put in a large commercial business, if hard times came upon them and they had to sell the property, then that commercial rezoning would remain with the property.

Ms. Keel stated that the Township Attorney mentioned the possibility of conditional rezoning for the property, with possible conditions that if the property were no longer being used for the proposed purpose, then it would revert back to the original Agricultural zoning. Mr. Moore suggested that just part of the land could also be rezoned. Mr. Brant stated that this might soften the impact of the rezoning, but that he is concerned that they are asking for the entire parcel to be rezoned.

Ms. Keel asked if they decided to only rezone the front portion if they would have to go through the entire process again. Mr. Brant stated that they would have to. He stated that this would likely be their best bet to getting the rezoning approved, although he did not know if it would change the County Planning Commission's perspective since it would still be contrary to the County Plan, but that it would make it more palatable at the Township level. He suggested that they should consult an attorney if they would like to propose conditions for the rezoning. Mr. Keel asked if they decided to rezone just the front portion of the property if they would have to go through the entire process again. Mr. Brant stated that they would.

Mr. Keel emphasized that their building is very small and that they just wanted to add some food and drinks for their customers' enjoyment. In regards to the sewer and water lines, Mr. Brant stated that he did not think they would be able to be served by the water line going down Memorial Highway, and that the sewer lines would just be within Ottawa Lake village. Mr. Moore stated that he thought it would be beneficial to perhaps get the front portion parceled off and to have that portion rezoned commercially, although he did not want to speak for the local municipality. He stated that he was concerned that such a large parcel would be zoned commercially and, if the property were sold, then that is what the entire property would now be zoned as. Mr. Keel stated that this is what he originally told the Township that he wanted to do.

Mr. Assenmacher asked if they are anticipating the food and drink from their proposed commercial zoning to go outdoors, as well. Mr. Keel stated that they have a little picnic area out back that they might set up, but that it would not be for the entire property. Mr. Assenmacher suggested that this could be mentioned in any potential conditional zoning.

Motion by Mr. Brooks, supported by Mr. Brant, to accept Staff's recommendation

Mr. Keel asked if there was a time limit that they had to wait before proposing a change to their rezoning request. He was told that there is not.

MOTION CARRIED

Mr. Keel asked whether it was true that the sewers were done and not coming back. Mr. Brant stated that he did not think it would be unless they decide to establish another sewage district.

FARMLAND REVIEWS

200.4-6-17-8 Bedford Township (Owner: Wayne J. Lennard & Sons Inc.)

The property consists of a parcel approximately 28 acres in size. It is located on the east side of Jackman Road south of Samaria 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. Draft 2016 Annual Report – Mr. Simmons stated that the report is a bit shorter this year. He stated that the Commissioners should look over the report and that it would be approved at next month’s meeting. He stated that they should contact him if they have any questions or if they would like to see anything added.

9. Budget & Finance

- A. 2018 Planning Commission Budget – Budget Calendar – Mr. Simmons stated that, like last year, Mr. Peven received the request to prepare a budget in early June with not enough time to prepare it for the June Planning Commission meeting, but that the budget is due at the end of June before the next Planning Commission meeting. Therefore, Mr. Peven will have to submit the budget in time for the deadline, but will tell them that the budget is contingent upon receiving approval from the Planning Commission at their July meeting.
- B. Planning Director Update – This agenda item was not reported on.

10. Committee Member’s / Director’s Report

- A. Lake Erie Transit (LET) Commissioner Report – Dr. Miller stated that business is good. He stated that they are fortunate that they have 10 hybrid buses, which reduces LET’s costs. He stated that they working normally but that they do not know what will happen with the Regional Transit Authority and their millage, as if it eventually approved, then LET will not be a part of it they would need to hire one or two extra staff people to do grant work and to deal with federal and state transit regulations. He stated that they are getting the results of an audit soon and that business is steady and growing a little bit.
- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that all of the parks have had their rubbish picked up and the water has been turned on by the City of Monroe for the parks that are in the City. She stated that the water samples were good at Vienna Park. It will still take some time for the water to be done at Nike Park. Waterloo Park had its weeds taken care of and new bark was added in the play area. She stated that Staff is mowing the grounds at Nike Park until they get a new lawn contractor, and they have been taking care of debris and one of the bat houses has been mounted and bark added to the play area. Heck Park also had new bark added and staff is mowing there as well. Weeding has been taken care of at Loranger Square. Playground bark was added at Vienna Park and water samples were good. The baseball field has been dragged and a new dugout will be added at no cost to the County by a builder with insurance. She stated that they heard a history of disc golf in the County at the meeting, as well. She stated that there will be softball tournaments coming up. She stated at West County Park they will be looking at the burn situation and they will have a bird biologist coming on, and they are talking about putting up a wigwam and a couple of fishing benches. She stated that there are new signs for parking, as well, and they are working on a 12-foot wide path. She stated that a new person is now mowing the park. She stated that the weeds were sprayed at the country store. Finally, she stated that the seasonal park employees received a 2% increase in their pay.

Mr. Sperling asked if they thought about getting that sponge material installed at the playgrounds. Mrs. Mentel stated that she could ask Anna Marie about it but that it has to be put in every year and it is costly. Mr. Sperling stated that he thought it provided a good safety feature and Mrs. Mentel agreed that it did.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that there is a lot of road work being done presently. He stated that Bedford Township passed their truck route ordinance, so they are over halfway with the Townships that have signed on. He stated that there have been discussions with Dundee Township. He stated that the Road Commission won an award out at the Bedford Trade Fair. He stated that they are working on reinventing their infographic for the upcoming County Fair as well as doing a survey about their participation at these events, which would be submitted for as part of a package for a potential award with the County Road Association. He stated that they also want to update their video that is put out at the Fair, which will include a segment on the Ida West Road repair in which a drone was used to film some of the construction. He stated that he may be able to bring in the video for the Planning Commission next month for the Commissioners to view if it is ready by then.

Mr. Brant mentioned that Cadillac Asphalt is doing a tremendous job paving in the County and that they get their work done quickly. Mr. Moore stated that his father was impressed with how fast they got Cone and Dennison Roads completed. Mr. Assenmacher stated that it takes a lot of teamwork to get a job done that fast but that it is a system. Mr. Brant asked if this work is part of the \$5 million bond. Mr. Assenmacher stated that some of it is. He stated that they got more miles of road done in one month than in the last couple of years. He stated that they are a third of the way through their chip sealing work, as well. Mr. Brant asked if this work is also contracted out. Mr. Assenmacher replied that it is all in house. Mr. Sperling stated that he came across a road closure but there were no detour signs up. He stated that, although it is not a problem for him because he knows the roads around here, that it might be a problem for visitors. Mr. Assenmacher stated that this is not complicated road work and is completed quickly. Mr. Sperling stated that the Road Commission is doing a nice job with the road work.

11. Other Items from Members –

- A. Mr. Simmons stated that he has handed out the final copies of the 2016 Building Activity Reports to the Commissioners. He also stated that he handed out SEMCOG's bicycle and pedestrian safety brochures to them, and to tell him if they would like any more of them as there are more copies upstairs.

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

13. Adjournment: Motion by Mr. Brant, supported by Mrs. Curley, to adjourn the meeting. The meeting concluded at 8:08 p.m.

MOTION CARRIED

MEETING ADJOURNED

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