

# MINUTES

## REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

<b>DATE and TIME:</b>	September 14, 2016, at 7:30 p.m.
<b>PLACE:</b>	Monroe County Courthouse Annex Board of Commissioners' Committee Room 125 East Second Street Monroe, MI 48161
<b>MEMBERS PRESENT:</b>	Mary Webb, Chairman; Scott Assenmacher; Mark Brant; Dan Brooks; Rebecca Curley; Floreine Mentel; Larry See, Jr.; Herb Smith; Mike Sperling
<b>MEMBERS EXCUSED:</b>	Patrick Miller, Gary Wilmoth
<b>MCPC STAFF PRESENT:</b>	Rob Peven, Planning Director; Lee Markham, Planner; Ryan Simmons, Planner
<b>OTHERS PRESENT:</b>	Dan Curley, Petersburg; Sue Donovan, Legacy Project; David Hoffman, County Commissioner; Bill Saul, LaSalle

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. Sperling, supported by Mr. Smith, to adopt the proposed agenda. **MOTION CARRIED**
4. Approval of the Minutes of the August 10, 2016 meeting minutes  
  
Motion by Mr. Sperling, supported by Mrs. Mentel, to accept the minutes of the August 10, 2016 meeting as submitted and to place them on file. **MOTION CARRIED**
5. Call to the Public – No member of the public wished to speak at this time.
6. Correspondence & Information
  - A. Correspondence
    1. Letter from Dennis Meyer, President, Monroe County Farm Bureau, inviting Mr. Peven to attend the Annual Dinner/Meeting to be held September 15 at 5:30 PM at the Old Mill in Dundee.
    2. Letter from Nancy K. Johnston, Michigan Office of Land Survey and Remonumentation informing Mr. Peven that the 2015 final grant payment has been awarded – Mr. Peven stated that the 2015 grant has finally been closed out.
  - B. Information
    1. The Open Road, Jul/Aug 2016, Monroe County Road Commission Newsletter
    2. The Healthy Herald, Sep 2016, Monroe County Health Dept. Newsletter
    3. SEMCOG Regional Update, Sep 5, 2016
    4. SEMCOG Public Notice: Public meetings for SEMCOG's Water Resources Plan – Mr. Peven stated that SEMCOG is holding meetings throughout the region regarding this Plan, and that they will be in Monroe County on September 29<sup>th</sup>.
    5. Monroe County Health Department: Household Hazardous Waste Collection September 17<sup>th</sup> – Mr. Peven stated that this will be in Bedford Township.

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

**MOTION CARRIED**

7. Old Business:

A. Partners in Planning Update

1. Frenchtown Charter Township Recreation Plan – Mr. Peven stated that there was an article in the September 14<sup>th</sup> Monroe News about the recreation survey for this Plan. Mrs. Mentel stated that there is an online survey as well as a survey that one can pick up at the Township Hall. Mr. Peven stated that it is also at all of the Township’s libraries. He stated that he wanted the surveys to be out for as long as a month after the Township Newsletter informing residents about the survey was released, but that the newsletter was mailed out late. As a result, collection of the final survey results will be delayed until the end of September, and he will report the results to the Township at their October meeting. He stated that the Township is hoping to get the Plan done by the end of the year.
2. Milan Township Zoning Map Update – Mr. Peven stated that this work for the Township is just an update of their Zoning Map reflecting all of the Township’s recent rezonings. He stated that there were not many changes to the Map and that it took about four or five hours to finish the work.

B. Monroe County Remonumentation Program – Mr. Peven stated that Jeff Boudrie attended the first meeting of the remonumentation group and that they will probably meet again in a couple of weeks. He stated that there will probably be about three or four meetings this year.

C. Monroe County Comprehensive Economic Development Plan – Mr. Markham stated that he and Mr. Peven met with the Streamlining Committee on August 15<sup>th</sup>. There were a couple of new projects from the Village of Dundee to add to the list, but that there will be no regional CEDS for this year, so the projects will just be carried over until the regional organizations decide to do one. Mr. Peven stated that the City of Luna Pier would like to add their canal refurbishment project to the list.

D. Monroe County Capital Improvements Plan – Mr. Markham stated that Staff met with the Physical Resources Committee and presented the Plan to them. Mr. Brant confirmed that the Plan had been passed on to the Board of Commissioners. Chairman Webb reminded the Commissioners that this Plan is a State requirement.

8. New Business

A. Consent Agenda

**TOWNSHIP ZONING REVIEWS**

200.1-9-16-23      LaSalle Township (text)

LaSalle Township is proposing to amend Article XVIII, Section 3.1 of its Zoning Ordinance. The proposed amendment will slightly alter the wording in the Definitions section for “Lot, Width.”

Recommendation: Staff recommends that the Monroe County Planning Commission advise the LaSalle Township Board that it recommends approval of the proposed amendment for the reasons stated above.

200.1-9-16-25      Ash Township (text)

Ash Township is proposing to amend Sections 23.02, 23.04 and 23.05 of its Zoning Ordinance. The proposed amendment would deal with changeable copy signs in the Township.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed amendment for the reasons stated above, but recommends further scrutiny of Subsection 23.04 (h) due to free speech concerns.

Chairman Webb asked the other Commissioners to take note of Staff's concerns regarding the sign content restrictions in Subsection 23.04 (h), but noted that Staff is still recommending approval of the amendment.

200.1-9-16-26 Ash Township (text)

Ash Township is proposing to amend Section 24.07 to its Zoning Ordinance. The proposed amendment would pertain to outdoor events as a temporary use in the Township.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed amendment for the reasons stated above.

200.1-9-16-27 Ash Township (map)

This is an official request to change the zoning on a parcel totaling approximately 27 acres from AG, Agricultural District to I-1, Light Industrial District. The purpose of the rezoning is to use the site as a trucking facility and a landscape bulk material sales yard. The parcel is located on Newport Road just west of I-275.

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

Mr. Brant brought attention to the typographical error that was in the agenda regarding the location of the site. Mr. Simmons noted that this typo was just on the agenda but was not in Staff's report.

**FARMLAND REVIEW**

200.4-6-16-4 Raisinville Township (Owner: Clare, T)

The property consists of a parcel approximately 65 acres in size. It is located on the east side of Lewis Avenue between Ida East Road and West Dunbar Road, bordering the unincorporated village of Ida.

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**

200.1-9-16-24 Ida Township (map)

This is an official request to change the zoning on three parcels totaling approximately 5.12 acres from C-1, Commercial District to LI, Light Industrial District. The purpose of the rezoning is for recreational vehicle storage. The parcel is located at the northeast corner of Lewis Avenue and Morocco Road.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Ida Township Board that it recommends denial of the proposed zoning change request, as the rezoning is in disagreement with the Monroe County Comprehensive Plan and the Ida Township Master Plan, is not in character with neighboring land uses, and for the other reasons stated above. Staff encourages the applicant to seek conditional zoning if the Township is open to the idea.

Mr. Brant noted to the other Commissioners that Staff is recommending denial rather than approval for this case. Mr. Simmons stated that Staff's decision is in agreement with the Township Planning Commission's decision.

200.1-9-16-28      Frenchtown Township (text)

This is an official request by Frenchtown Township to amend the Zoning Ordinance in the following areas: wireless telecommunications facilities, home occupations, signs, residential setbacks, and pole barns.

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 above.

200.1-9-16-29      Frenchtown Township (map)

This is an official request by Frenchtown Charter Township to adopt a new Zoning Map.

Recommendation: Staff recommends that the Monroe County Planning Commission advise the Frenchtown Charter Township Board that it recommends approval of the proposed zoning map, as the map is clear and easy to read, and there do not appear to be any changes to the map that are inconsistent with the Monroe County Comprehensive Plan.

Mr. Peven noted that this new Zoning Map is just an update based upon the Township's previous rezonings from the last several years. He stated that, although the Township's Planning Consultant has not gotten back to Staff to verify this, there do not appear to be any new zoning changes on the Map. He noted that they are probably adopting this new Map in order to have an official up-to-date Map, and that this helps to protect the Township from potential lawsuits. He also noted this would be the Township's new Zoning Map, and that any changes in the past that are not on this map would therefore not be official changes, as the new map would now be the official map. Mr. Brant stated that the law says that the Zoning Map must be on display and up to date in the Township Clerk's Office.

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

**MOTION CARRIED**

B. Presentation by Bill Saul – Mr. Peven introduced Mr. Saul and stated that the County Planning Commission has given the Monroe County 200 Legacy Project permission to begin fundraising for a statue of James Monroe to be placed in front of the Monroe County Courthouse. He stated that the Physical Resources Committee would like both the County Historic Commission and the County Planning Commission to hear the proposal for the monument before it is voted on by the Committee. He stated that a letter of support has been drafted by Staff and could be voted on by the Planning Commission after hearing the proposal from the Legacy Project.

Mr. Saul presented the Monroe County 200 Legacy Project's campaign to have a statue of James Monroe placed in front of the Monroe County Courthouse and passed around several handouts to the Commissioners. He stated that the statue would be 12 feet tall, and that it is important for County residents to learn about the history of President Monroe's visit to Michigan. Ms. Donovan stated that the James Monroe Museum in Virginia would be doing a traveling exhibit next year and were interested in traveling to Monroe if the statue is approved, and that a James Monroe reenactor was also interested in making an appearance.

Mr. Brooks asked about the base of the statute and if it would be possible to prevent the public from sitting on it. Mr. Saul stated that the base will only three feet tall in order to make photographs easier, and that the existing Little Brown Bear statue is at ground level and it has been undamaged since it was constructed.

Mr. Assenmacher asked about how the statue is being funded up front and how it will be maintained. Mr. Saul stated that they now have permission to start fundraising and that they would be using the Community Foundation as their 501(c)(3). They are hoping that enough funds will be raised by January of next year. Plans for fundraising include possibly selling bicentennial banners to local communities, or County flags sold to both communities and to the public. Ms. Donovan stated that funds would also be set aside by the Legacy Project for maintenance, and that local communities and the public have already expressed interest in the banners and flags.

Mr. Saul stated that the statue would probably only need to be maintained once every five to ten years. Mr. Assenmacher asked if there has been any opposition to the plan, and if there were any opposition, what it might be. Mr. Saul stated that there has not really been any opposition. He stated that there could be potential opposition due to President Monroe not being able to make it to Monroe when he visited Michigan, but that this was due to there being nothing currently existing in the Monroe area at that time due to damage from the war.

Chairman Webb thanked Mr. Saul for his presentation. She asked if the Commissioners would like to vote to approve the drafted letter. Motion by Mrs. Mentel, supported by Mr. See, to approve sending on the drafted letter.

**MOTION CARRIED**

9. Budget & Finance

- A. Mr. Peven stated that he has received the draft budget for the Planning Commission. A few minor changes were made to the budget but no significant changes were made. He stated that the printing and copying budgets were trimmed, and that he is not certain what these costs will be over the course of an entire year due to the copier being new. Mr. Brant stated that the budget process is moving along and that they are probably ahead of schedule.

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 at the meeting and that senior citizen ridership is up 10% but that other ridership is down due to the economy being better and the price of gasoline being down. She stated that LET needs about \$33,000 from the Commission on Aging in order to adequately serve the senior population for the rest of 2016. She stated that last year LET was able to absorb the deficit but this year they are not able to do it. She stated that Commission on Aging may not be able to pay this full amount due to other agencies also being in need of money, and that they will look at the budget again next month and if the money is not there, then some transportation services may need to be cut. She stated that each County District has a Commission on Aging representative that can be contacted by the Planning Commissioners, and that she could give the Commissioners information regarding who the representative is for their particular district.

Mr. Brooks asked if she wanted the Commissioners to lobby. Mrs. Mentel stated that Commissioners could lobby if they wanted to and stressed the importance of LET's services for seniors in the area, stating that a transportation millage for the entire County may be necessary in the future. Mr. Peven asked if this could be done as a millage for seniors as this may have a better chance of succeeding than a transportation millage. He suggested a program where LET might be reimbursed every time a senior citizen rides the bus. Mrs. Mentel stated that counting this way is how LET has gotten into its current funding problem for seniors. She stated that, before, counts were done by miles traveled, but now they are done by unit of service, and that the Commission on Aging is working on solving this issue.

- B. Monroe County Parks and Recreation Commission Report – Mrs. Mentel stated that there have been 174 pavilion registrations for 2016 so far and Waterloo Park has the most followed by Vienna Park. Trash has been taken care of in all of the parks and there are three new fishing signs so that people know what the fish are. Vienna Park has had clean up of limbs and debris and also weed spraying. Nike Park has had weeding and landscaping and the Boy Scouts recently camped there. Heck Park has had weeding and spraying. Money has been saved on mowing

due to the dry weather. Loranger Square had weeding and clean up of the area for special events. Anderson Trading Post has had stone hauled in and the parking lot has been graded, and the new fence installation is being worked on. New grass is also being grown. At the River Raisin access site a large tree has been cut that fell on the fence and the fishery sign was installed. West County Park has been weeded.

Chairman Webb asked about the hole in the back fence at Heck Park. She stated that it was repaired before but that it seems to be broken again. Mrs. Mentel stated that this is due to the basketball players sitting on it.

- C. Monroe County Road Commission Report – Mr. Assenmacher stated that the MCRC is working on projects and their chip seal program at the moment, and will soon be getting ready for fall and winter maintenance. He stated that he is meeting with Erie Township this week regarding the township truck ordinances, and conversations are going on with Ash, Berlin Charter and Dundee Townships as well. There has not been any push back from the Townships on this issue. Ida West Road is being worked on and should be opened up out to Wells Road in a couple of weeks.

Chairman Webb asked about how the public will know about where the truck routes are and if there will be a map. Mr. Assenmacher stated that there will be maps available but that they are constantly subject to change. A truck operators' map will be updated regularly on the website. Also, each township ordinance will have an exhibit map as part of its ordinance showing where the truck routes are. Mr. Sperling asked when the MCRC will start mowing. Mr. Assenmacher stated that they have been mowing and they will be doing Raisinville Township shortly. He stated that the contract is to get from the front bank to the back of the bank cleared out, but that tree removal is an entirely different program.

11. Other Items from Members –

- A. Mrs. Mentel asked whose terms were up at the end of this year besides her term. Mr. Assenmacher stated that his term, Mr. See's term and Mr. Sperling's term will also be up. Mr. Peven stated that he will write a letter to the County Board for those Commissioners who wish to have their terms renewed on the Planning Commission. Mr. Assenmacher asked if they would need to be sworn in again. Mr. Brant stated that he did not think so.
- B. Mr. Assenmacher asked about a form that was received at the Road Commission regarding a recent zoning case. Mr. Simmons looked at the form and stated that it was a signed zoning amendment form that was accidentally sent to the wrong place by the Township and that he would file it upstairs.
- C. Mr. Brooks stated that the presentation tonight was very informative and asked the Monroe County 200 Legacy Project representatives if they have plans to make a lesson plan for students. Ms. Donovan stated that, if they can bring the James Monroe reenactor in, one of the goals is to get him to speak at the schools, but other than that, they have talked to the schools and lesson plan talks are still in the beginning stages. Mrs. Mentel stated that there will be a Farm Bureau poster contest for third graders, and that Michigan Week will focus on the Bicentennial and that pictures of James Monroe will be sent out. Mr. Saul stated that a presentation will also be made to the superintendents in the County in order to write a resolution honoring the 200<sup>th</sup> anniversary of the County. Mr. Saul stated that they are also working on tracking and honoring centennial and sesquicentennial farms. Ms. Donovan stated that they are also communicating with the local municipalities to pass on the Bicentennial information to all of their local civic groups. Mr. Smith stated that when he was a student he was taught about how the County got its name.

12. The next meeting is scheduled for Wednesday, October 12, 2016 at 7:30 p.m.

13. Adjournment: Motion by Mr. Brant, supported by Mr. Assenmacher, to adjourn the meeting. The meeting concluded at 8:35 p.m.

**MOTION CARRIED**

**MEETING ADJOURNED**

:rds