

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

DATE and TIME: October 11, 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; Rebecca Curley; Floreine Mentel; Greg Moore, Jr.; Herb Smith; Mike Sperling

MEMBERS EXCUSED: Mark Brant; Larry See Jr.

MEMBERS ABSENT: Dan Brooks; Patrick Miller

MCPC STAFF PRESENT: Ryan Simmons, Planner

OTHERS PRESENT: Courtney Curley; Tim & Jennifer Kelly, 1098 Lloyd Rd., Dundee; Randy Pierce, Monroe County Road Commission

1. A quorum being present, 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. Sperling to adopt and revise the agenda.

MOTION CARRIED

4. Approval of the Minutes of the September 13, 2017 Meeting – Motion by Mrs. Mentel, supported by Mr. Smith, to accept the minutes of the September 13, 2017 meeting and to place them on file.

MOTION CARRIED

5. Call to the Public – Chairman Webb asked the members of the public who were present if they were here to speak regarding a specific case. Jennifer Kelly stated that they were present for the Dundee Township conditional rezoning case. Chairman Webb stated that she would like the Kellys to read Staff's recommendation and, if they had an issue with it, then they could speak about that case when it is addressed. She noted that Staff is recommending approval of the rezoning. Ms. Kelly stated that they are in agreement with this recommendation.
6. Communications:
 - A. Correspondence
 - B. Information
 1. Monroe County Community Health and Wellness Fair – October 14 at Bedford High School
 2. River Raisin Watershed Council – 2017 Semi-Annual Meeting – October 19 at LISD, Adrian

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

7. Old Business:

A. Partners in Planning Update

1. Village of Estral Beach – planning and zoning services – Mr. Simmons stated that he has not heard from the Village in the past month and that he would give them a call to see if they needed any more assistance or to find out if they have now completed their Zoning Ordinance.
2. Milan Township – request for assistance – Mr. Simmons stated that Mr. Peven told him that he is still working on updating the Township’s Zoning Ordinance.

B. Monroe County Remonumentation Program

1. 13th Biennial Report to the Legislature – Mr. Simmons stated that Mr. Boudrie informed him that there will be a peer group meeting on October 17. Mr. Simmons pointed out the list of counties in the Biennial Report stating that it showed that Monroe County has completed remonumenting about 62% of its corners so far. He stated Mr. Peven informed him that some other counties in the State are either complete or almost complete because they have also used county money on the remonumentation project, while we have only used grant money and have not attempted to request any additional money from the County.

8. New Business:

A. Consent Agenda

Motion by Mr. Sperling, supported by Mrs. Mentel, to accept Staff’s recommendations on the Consent Agenda.

MOTION CARRIED

TOWNSHIP ZONING REVIEW

200.1-10-17-31 Bedford Township (map)

This is an official request to change the zoning on a parcel totaling approximately 35.78 acres from PUD, Planned Unit Development District to R-1, One-Family Residential District. The purpose of the rezoning is so the applicant can revoke the PUD plan and split the rezoned Residential parcel into four new parcels for development. The parcel is located just east of the intersection of Consear and Douglas Roads.

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 with the Bedford Township Master Plan, and with adjacent land uses, and for the other reasons stated in Staff’s report.

FARMLAND REVIEW

200.4-10-17-12 Monroe Charter Township (Owner: Anteau & Son Farms L.L.C.)

The property consists of three parcels totaling approximately 62.577 acres in size. It is located on the east side of Hull Road north of the intersection of LaPlaisance and Mortar Creek Roads.

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 in Staff’s report.

AMENDMENTS TO THE AGENDA

TOWNSHIP ZONING REVIEWS

200.1-10-17-32 Whiteford Township (map)

This is an official request to change the zoning on a parcel portion totaling approximately 2 acres from AG, Agricultural to R-1, Single Family Rural Residential District. The purpose of the proposed rezoning is to split the house off from the remainder of the agricultural property. The parcel portion is located on the northeast corner of the intersection of Sterns Road and Turk 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 would not create additional residences in the Agricultural Preservation area of Whiteford Township and would likely help to preserve the existing agricultural land on the current parcel, and for the other reasons stated above.

200.1-10-17-33 Dundee Township (map)

This is an official request to change the zoning on a parcel totaling approximately 1.27 acres from R-1A, Single-Family Residential District to AG-1, Agricultural District, with conditions. The purpose of the proposed rezoning is to establish a bed and breakfast on the property. The parcel is located on the west side of East Lloyd Road to the north of the exit from U.S. 23.

Recommendation: That the Monroe County Planning Commission advise the Dundee Township Board that it recommends approval of the proposed zoning change request, as the proposed rezoning is in agreement with the Monroe County Comprehensive Plan, would likely not be a nuisance to adjacent land uses, and could provide an economic benefit for Dundee Township and Monroe County, and for the other reasons stated above.

9. Budget & Finance:

- A. 2018 Planning Commission Budget Update – Mr. Simmons referred to the budget in the agenda packet and stated that Mr. Peven informed him that this is the finalized budget for next year. He stated that it is the same as the amount he showed to the Planning Commission at last month's meeting. Chairman Webb asked if the budget included the possibility of somebody else coming in. Mr. Simmons stated that the budget allows for a Director, a Planner, a GIS Specialist and a part-time employee to help out Mr. Boudrie. Chairman Webb asked if a motion was needed to accept the budget. Mr. Simmons stated that he did not think so as this is just the finalized budget from Finance, and that the budget that was submitted originally was already approved previously by the Planning Commission.
- B. Planning Director Update – Mr. Simmons stated that he has not heard anything, but that he has applied for the job. He stated that he found out that the opening was advertised on the Michigan Planning Association's website with a deadline of October 13.

10. Committee Member's/Director's Report:

- A. Lake Erie Transit Commissioner Report – Dr. Miller was not present to give the Report. Mrs. Mentel stated that she did not attend the meeting as she had a schedule conflict and that she has not heard anything.
- B. Monroe County Parks and Recreation Commission Update – Mrs. Mentel stated that Staff stopped by the Heritage Trail sign off of I-75 and Elm to do some cleanup work. She stated that all of the parks are getting their trash picked up. Waterloo was sprayed for weeds. Nike was also sprayed, landscaping work was done, and preparations were made for the Boy Scouts' overnight stay there. No further work besides trash was done at Heck Park. Loranger Square was also sprayed for weeds, and mowing and trimming is

still going on. Vienna Park was sprayed for weeds and the soccer goal was repaired. The new sign with the proper name of the park was installed at West County Park and the partnership with the National Park Service is displayed on the sign.

Chairman Webb stated that the Boy Scouts had a good time during their stay at Nike Park. Mrs. Mentel stated that the County had 214 reservations for this year. She stated that she asked for a sign to put up so that people know to call in order to reserve the pavilions. Mr. Moore asked if that the soccer post that was repaired was the one that he called about. Mrs. Mentel stated that it was and Mr. Moore was impressed that the repair was done so quickly. Mr. Moore stated that he was also surprised how popular disc golf seems to be at Vienna Park when he was out there. Mrs. Mental stated that all of the parks are being used much more and that they are continually trying to keep them going.

- C. Monroe County Road Commission Report – Mr. Pierce stated that the rezoning for the salt shed was approved last month. He stated that they will start on the culverts this year but that the building will probably not go up until the summer of next year, and that the bids came in a lot higher than they anticipated. He stated that they hope to have it up by October of next year. He stated that the MCRC is in the process of paving Doty Road from N. Custer to Stewart, and that they will pave Stewart over to Sheick Road so the whole corridor will be completed from Telegraph to Plank Roads. He stated that hopefully this will be done by October 12 or by next week.
- D. I-75 Corridor Study – Mr. Brant was not present to give an update.

11. Other Items from Members:

- A. Chairman Webb brought up that the business bureaus within Monroe County should be promoting the County to Amazon as a potential place to place one of its centers. She mentioned that Macomb County's planning director helped to bring an Amazon center to their county. She stated that they are still trying to bring two more centers into Michigan. Mrs. Mentel brought up that Google is coming in to downtown Detroit and mentioned the former Summit Mall as a good location for businesses to locate in the region. She stated that the Monroe Chamber of Commerce is supposed to have a presentation in November. Chairman Webb suggested calling Tim Lake to get more information regarding this presentation and in order to find a way to attend. Mrs. Mentel also suggested contacting Mike Bosanac for information.

Mrs. Mentel asked Mr. Moore if the County Commissioners have discussed anything about Amazon. Mr. Moore stated that it has not been discussed yet and that he was not aware that Amazon was looking for another location, as they have two locations in Michigan already, but he agreed that there are some good locations for them to locate in Monroe County. Chairman Webb stated that she thought they could provide jobs that do not require advanced skills to the County. Mr. Moore stated that they could provide a range of jobs from entry level to well-paying jobs, and that he would try to find out more about this.

- B. Mrs. Curley asked about the soybean drying venture. Chairman Webb stated that it is in the background and that she has heard Ned Birkey talking off and on about it. She mentioned the meeting at MB&T that involved promoting the former Consumers Plant and its potential as an intermodal hub. Mrs. Curley asked if this would supersede putting a soybean facility on the property. Chairman Webb stated that it could, and that she has not heard about any further progress on the idea of a soybean plant in the County, but that a plant here would be a good thing. Mrs. Mentel stated that an intermodal facility would help bring more jobs to the County. Chairman Webb stated that this would be good because we lost a lot of jobs when we lost Ford. Mr. Sperling remarked that we could lose Detroit Edison next. Chairman Webb stated that they are doing a lot of work on the railroad that goes to Detroit Edison and she thinks that they will be bringing something down that railroad but that she does not know when. Mrs. Mentel mentioned that there will be a meeting October 12 with Fermi and the Detroit Edison Coal Plant regarding having the value of the property brought down. She stated that it could hurt Monroe County with what we could lose in revenue,

and that Jefferson Schools could be hurt too. She mentioned the tax on big box stores too and how there has been a hit on revenue due to them being taxed as empty stores when they are not empty. She stated that we need to talk to our legislators so that we do not end up losing money for the County and not being able to do the things that we need to do.

12. Next Meeting is scheduled for November 8 at 7:30 p.m.
13. Adjournment: Motion by Mr. Smith, supported by Mr. Sperling, to adjourn the meeting. The meeting concluded at 7:54 p.m.

MOTION CARRIED

MEETING ADJOURNED

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