

MINUTES

REGULAR MEETING OF THE MONROE COUNTY PLANNING COMMISSION

- DATE and TIME:** November 8, 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; Mark Brant; Rebecca Curley; Floreine Mentel; Greg Moore, Jr.; Larry See, Jr.; Herb Smith; Mike Sperling
- MEMBERS EXCUSED:** Dan Brooks; Patrick Miller
- MCPC STAFF PRESENT:** Ryan Simmons, Planner
- OTHERS PRESENT:** Gary Conklin; William Mentel; Randy Pierce; Jon Shelton; One other member of the public

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. See to adopt and revise the agenda.

MOTION CARRIED

4. Approval of the Minutes of the October 11, 2017 Meeting – Motion by Mrs. Mentel, supported by Mr. Sperling, to accept the minutes of the October 11, 2017 meeting and to place them on file.

MOTION CARRIED

5. Call to the Public – No members of the public wished to address the Planning Commission at this point in the meeting.
6. Communications:
 - A. Correspondence
 - B. Information
 1. The Open Road - Monroe County Road Commission – Sept/Oct 2017 – Chairman Webb mentioned that the Commissioners should pay attention to what the newsletter mentions about blinking green lights on the Road Commission trucks during winter storms.
 2. SEMCOG – Community Stakeholder Meeting on 2045 Regional Development Forecast – December 4, 4:00-5:30 pm, Monroe County Community College.
 3. Agricultural Actions for Clean Water in the Western Lake Erie Basin - November 15, 12:30-4 pm, Monroe County Community College – Chairman Webb stated that she thought the Commissioners should attend this if they can and keep up on this issue. She listed all of the various organizations listed on the flyer that are supporting this conference.

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

MOTION CARRIED

7. Old Business:

A. Partners in Planning Update

1. Village of Estral Beach – planning and zoning services – Mr. Simmons stated that the Village contacted him today told him that they would be having their public hearing on their Master Plan on November 20, and that, after it is approved, they would work on approving their zoning ordinance. He stated that they may contact him for some assistance if it is needed.
2. Milan Township – request for assistance – Mr. Simmons stated that he did not receive an update from Mr. Peven regarding this, so he is guessing that Mr. Peven is still continuing to work on the Ordinance update.

B. Monroe County Link – kick off event November 14 – Mr. Simmons stated that he does not have information on this, as he was supposed to be added to the mailing list that sent out information about this event, but he has not been added yet. Mr. Brant stated that he received an invitation but that he did not bring it to the Planning Commission meeting. He stated that it will be another presentation of the Monroe County Link plan that will be given, and that there have been many presentations already throughout the County.

8. New Business:

A. Consent Agenda

Motion by Mr. Sperling, supported by Mr. Brant, to accept Staff's recommendations on the Consent Agenda and the Summary of Amendments to the Agenda.

Chairman Webb requested to pull the Ash Township case, 200.1-11-17-37 from the Consent Agenda to discuss it. Mrs. Mentel stated that she has a conflict of interest on Case 200.1-11-17-38 and that she will need to abstain from voting on it. Mr. Brant stated that he was not sure what the policy of the Planning Commission was on this, but that she could decide to sit in the audience and tell the Commission her concerns about the rezoning request. Mrs. Mentel asked Chairman Webb if she needed to fill out a card to speak regarding this case. Chairman Webb stated that she could ask to pull the case from the agenda but then abstain from voting on it. Mrs. Mentel requested to pull Case 200.1-11-17-38 from the Consent Agenda so that she could speak regarding the case. Mr. Sperling and Mr. Brant agreed to amend their motion.

MOTION AMENDED

Motion by Mr. Sperling, supported by Mr. Brant, to accept Staff's recommendations on the Consent Agenda except for Cases 200.1-11-17-37 and 200.1-11-17-38.

MOTION CARRIED

TOWNSHIP ZONING REVIEWS

200.1-11-17-34 Frenchtown Charter Township (map)

This is an official request to change the zoning on a parcel totaling approximately 0.6 acres from A, Agricultural District to C-2, General Commercial District. The purpose of the rezoning is not stated. The parcel is located on the west side of Telegraph Road south of LaSalle Road.

Recommendation: 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 and the Frenchtown Charter Township Master Plan, and is not out of character for the area, and for the other reasons stated in Staff's report.

200.1-11-17-36 Raisinville Township (text)

Raisinville Township is submitting to the Monroe County Planning Commission proposed amendments that would amend Articles 2, 3, 9, 10 and 11 of its Zoning Ordinance. The primary purpose of these amendments is to add provisions for solar energy systems in the Township and to add provisions for access management measures in the C-3, Restricted Commercial District.

Recommendation: That the Monroe County Planning Commission advise the Raisinville Township Board that it recommends approval of the proposed amendments for the reasons stated in Staff's report.

200.1-11-17-37 Ash Township (map)

This is an official request to change the zoning on two parcels totaling approximately 14.73 acres from C-2, General Commercial District to C-3, Heavy Commercial District and I-1, Light Industrial District. The purpose of the rezoning is for a concrete recycling plant on the proposed I-1 portion of the site and a commercial office on the proposed C-3 portion of the site. The parcel is located on the east side of Telegraph Road between Newport Road and the Interstate 275 interchange.

Recommendation: that the Monroe County Planning Commission advise the Ash Township Board that it recommends approval of the proposed zoning change request, as the rezoning does not conflict with neighboring land uses and is well-suited for the Interstate 275 and Telegraph Road interchange, and for the other reasons stated in Staff's report.

Mr. Simmons asked if any Commissioners needed the case presented or if they are all familiar with it since they received it prior to the meeting. The Commissioners agreed that they did not need a presentation of the case. Mr. Simmons read Staff's recommendation of approval of the rezoning from Staff's review of the case.

Chairman Webb stated that she is for the rezoning, but stated that she has concerns. She stated that she discovered that the original heavy industrial site nearby to the north is being rented and is not owned, and she wondered why the new site was not being placed right next to the current one and why it is now being placed on the east side of Telegraph. She asked if there were any preparations that needed to be done for the site.

The applicant, Gary Conklin of 9297 Telegraph Road, Carleton, MI, responded to Chairman Webb's question. He stated that he is leasing his current property and that the opportunity came up with his landlord to purchase the property across the road. He stated that his business is looking to expand. He stated that they are looking to put up a building and that the processing operation will be in the back. He stated that this will allow them to continue their operations in a more user-friendly way for the community, and that they will have a berm around the entire property. He stated that they are hoping to have a tire wash and a longer vehicle approach after getting approval from MDOT. He stated that they intend to have dust suppression for the facility and that the operation will be deeper into the property and more out of sight. He stated that by owning the property he hopes that they can expand it into a better business.

Chairman Webb told Mr. Conklin that it sounded like he was doing a nice job and that there has been a concern about the Telegraph Road corridor in Ash Township and its appearance. She stated that Telegraph Road is the entrance into Monroe County for traffic exiting from I-275 and that she would like to see it look nice and that some businesses to the north along the corridor have made an effort to approve their business' appearance.

Mr. Conklin stated that, because the economy had been down recently, their business had been operating trying to just get by until business picked up again. He stated that now that business has picked up and he is able to purchase a property, it will give him the security of ownership where he can put more investment into the appearance of the property. He stated that having the frontage of his property zoned C-3 fits the Township Master Plan, and that they are planning on renting some of it out for office space, and that the business will have a completely different look to it. He stated that DTE wanted about \$20,000 to take power over to his leased property and that he did not want to invest this amount on a leased property when the economy was so poor, but that they will not have this issue with the new property as power is located on the east side of Telegraph Road. He stated that they have not had any complaints with their operation, but that the new location will be a better one as the operation will be tucked behind office buildings that will front Telegraph Road.

Chairman Webb thanked Mr. Conklin for his explanation and stated that she had wanted to know what the new property would look like and that she is glad to hear from Mr. Conklin that it will look nice. Mr. Conklin briefly explained to the Commissioners his proposed site plan for the property. Chairman Webb asked if they would need to dig wells for the property's water. Mr. Conklin stated that there is no sewer or water for the site so they do plan on putting in a well but that it will depend upon the Township and the engineer where it will be located on the site.

Chairman Webb asked for a motion regarding this rezoning. Motion by Mr. Brant, supported by Mr. Smith to recommend approval for the rezoning application as presented.

MOTION CARRIED

Chairman Webb thanked the applicants for coming to the meeting.

200.1-11-17-38 Frenchtown Charter Township (map)

This is an official request to change the zoning on a parcel portion totaling approximately 4.368 acres from C-2, General Commercial District to R-3-A, Multiple Family Residential District. The purpose of the rezoning is to construct multiple-family residences on the rear portion of the parcel that would be part of a phased project that would include a medical office to be constructed on the front portion of the property. The parcel is located on the east side of North Monroe St. south of Washington.

Recommendation: 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 not contrary to the Monroe County Comprehensive Plan and it follows sound transitional zoning principles. Staff encourages the Township to either amend its Master Plan or to use conditional zoning in order to ensure that a multiple-family residential use is appropriate for this area of the Township.

Mr. Simmons explained Staff's recommendation for this case. Mrs. Mentel spoke as a citizen from the audience and stated that all of the neighboring streets in this area consist of single-family residential uses. She stated that the Township Master Plan designates the area as single-family residential, but that what the applicant is proposing is actually a multiple-family residential use, and that the Township Planning Commission is therefore recommending against its own Master Plan. She stated that they are also not planning on putting up any buffer between the proposed multiple-family use and the existing single-family uses, and that this proposed use will be in the back yards of all of the houses located on Kessler, Washington and Roman. She stated that the applicant plans on developing in their own manner and that it does not follow the Master Plan. She stated that, if they put up a buffer, it would not be so bad, but that this area has always been single-family residential. She stated that the site is the former North Monroe Greenhouses property. She stated that there is no other multiple family nearby, and that they want to go two-stories up. She stated that they are claiming that Walnut Street was extended, but she stated that it has always just been a church parking lot. She stated that she had to put in a FOIA request just to be able to look at the proposed site plan.

Mr. Simmons stated that Staff's reasoning behind recommending approval of the rezoning is because the County Plan does not differentiate between different types of residential zoning, so single-family and multiple-family residential uses are both classified as "Residential" on the County's Future Land Use Map. He stated that, because our Plan calls for commercial uses in the front along Monroe Street and residential uses behind the commercial uses, the rezoning is not contrary to our Plan. However, Staff was attempting to point out in its review that the rezoning is contrary to the Township's Master Plan, which does differentiate between single-family uses and multiple-family uses, and that the Township's Plan specifically calls for Medium-Density Residential uses for this area of the Township. He stated that, according to transitional zoning principles, multiple-family residential uses are often placed as a transition between commercial uses and single-family residential uses, but that this is not how the Township has indicated it for this property on their Future Land Use Map, so the rezoning does seem to be contrary to their Plan. However, it is in agreement with our own Plan, and it is not the County Planning Commission's task to interpret the Township's Plan when making a recommendation, but to interpret its own Plan.

Mrs. Curley asked Mr. Simmons where the access would be for the multiple-family residential uses behind the commercial site. Mr. Simmons stated that the Township did not send him a copy of the site plan for what the applicant is proposing, and that it is not something that necessarily needs to be looked at as we are looking at this just as a rezoning and not as a planned unit development. He stated that he did see a proposed site plan that was showed to him by Mrs. Mentel, but that he did not recall how access to the multiple-family residential was proposed. Mrs. Mentel stated that it will be constructed in four sections. She stated that the proposed site plan shows 10 condominium duplexes with a total of 20 units. She stated that she does not have a problem with the medical uses proposed fronting Monroe Street. She stated that the Township Planning Commission did not see how they were going against their own Plan, and that she received notification from the Township the day after the meeting that a copy of their Master Plan was available for her to receive if she wished to come and get it.

Mr. Brant addressed Mrs. Curley's question and stated that they a separate entrance to go to the properties in back would not be needed and that it would be possible for people to drive through the commercial area from North Monroe Street to get to the residential portion, and that this portion did not need a separate access. Chairman Webb asked if this was just one developer or multiple developers. Mrs. Mentel stated that it is all one development that is being proposed by a local doctor and his wife.

Mr. Moore asked Mrs. Mentel what was their reasoning for wanting to go multiple-family in an area surrounded by single-family residential uses. Mrs. Mentel stated that they thought that it was perfectly okay to place multiple-family there. She stated that the condominiums would be squeezed in there and that they are trying to say that Walnut Street would be opened up to allow access to the multiple-family residential along with there being access from North Monroe Street. Mr. Simmons remarked that the Township justified recommending approval for the rezoning because the designation is for Medium-Density Residential, and that the applicant is actually proposing four to six dwelling units per acre with these condominiums, which is what is specified by the Medium Density Residential classification. However, the applicant would need multiple-family residential zoning in order to do this.

Mrs. Mentel stated that the neighbors would appreciate it if they could at least have a fence between the proposed multiple-family residential and the houses. Mr. Brant asked if there was a requirement for this. Mrs. Mentel stated that they did not tell her that there was. Mr. Moore asked where the next closest multiple family residential zoning is. Mrs. Mentel stated that there are some condominiums to the north but that there is no other single-family residential around it. She stated that there are some condominiums on the west side on Winding Trail, as well, but none on the east side. Mr. Simmons pointed out that the Township's Master Plan does designate for multiple-family residential on the west side of North Monroe Street, but not on the east side. Mrs. Mentel remarked that the condominiums on Winding Trail are way back in there and are difficult to see.

Mr. Brant stated that he believes that the proposal goes against Frenchtown Township's Plan, which is their own problem, but that it does comply with the County's Comprehensive Plan. He stated that, if the County Planning Commission approves this, the Commission should encourage the Township to consider changing their Master Plan if they are going to rezone contrary to their Plan, and also to establish an adequate buffer zone between the proposed rezoning and the existing properties. He stated that hopefully the Township Board will see that there was some error in the Township Planning Commission's recommendation, and he stated that he believes that we should try to point this out to them. Mr. Moore stated that he thought that this puts us in a tough spot because it appears we are putting a rubber stamp on something that looks a little off. He stated that he agrees that technically this is right decision on our side, but that the rezoning seems out of place and there needs to be some explanation to the Township regarding this. Mr. Brant stated that is why it is important to point this out in our motion, and that perhaps as a result the developer may change their proposed site plan and add a buffer, or the Township might deny the rezoning, or the Township might attempt to change their Master Plan before approving the rezoning.

Motion by Mr. Brant, supported by Mr. Sperling to recommend approval of the rezoning, but to note that if Frenchtown Charter Township wishes to rezone property inconsistent with its Master Plan, that they have an obligation to change their Master Plan to reflect that, and that the Township should establish an adequate buffer zone between the proposed rezoning and the existing properties.

MOTION CARRIED

Mrs. Mentel abstained from voting on the Motion.

200.1-11-17-39 Milan Township (map)

This is an official request to change the zoning on several parcels and parcel portions totaling approximately 273 acres from TRO, Tech/Research/Office District to AG-1, Prime Agricultural District. The purpose of the rezoning is not stated. The site is located on the east side of U.S. 23 between Cone Road and Sherman Road.

Recommendation: That the Monroe County Planning Commission advise the Milan Township Board that it recommends approval of the proposed zoning change request, as the rezoning is in agreement with the current use of the site, and for the other reasons stated in Staff's report.

200.1-11-17-40 Milan Township (text)

Milan Township is proposing to amend Articles 3 and 5 of its Zoning Ordinance. The proposed amendments would do the following:

- Existing single-family dwellings would be added as a use subject to special approval in the C-1, Local Commercial District. Only existing single-family dwellings and not new dwellings would be eligible for special approval in this district.
- Non-conforming residential buildings that are destroyed by fire or other disasters to the extent that they are declared non-livable would be allowed to be built at up to 125% of the original footprint, even if there is a change in ownership of the property.

Recommendation: That the Monroe County Planning Commission advise the Milan Township Board that it recommends approval of the proposed text amendments for the reasons stated in Staff's report.

200.1-11-17-41 Bedford Township (text)

Bedford Township is proposing to amend Article XXII, Section 400.2200 of its Zoning Ordinance. The proposed amendment concerns granting authority to the Zoning Board of Appeals to allow outdoor carnivals or festivals in the C-2, Shopping Center Business District.

Recommendation: That the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed text amendment for the reasons stated in Staff's report.

200.1-11-17-42 Bedford Township (text)

Bedford Township is proposing to amend Article XIX, Section 400.1920 of its Zoning Ordinance. The proposed amendment concerns amending the regulations for the storage of recreational vehicles and non-commercial trailers and equipment within the Township.

Recommendation: That the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed text amendment for the reasons stated in Staff's report.

200.1-11-17-43 Bedford Township (text)

Bedford Township is proposing to amend Articles II and XI of its Zoning Ordinance. The proposed amendments would provide a definition for microbreweries and brewpubs and would allow them as permitted uses in all commercial districts within the Township.

Recommendation: That the Monroe County Planning Commission advise the Bedford Township Board that it recommends approval of the proposed amendments for the reasons stated in Staff's report.

FARMLAND REVIEW

200.4-11-17-13 Bedford Township (Owner: Cousino, R. & C.)

The property consists of a parcel totaling approximately 35.72 acres in size. It is located on the east side of Crabb Road south of Dean 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 in Staff's report.

AMENDMENTS TO THE AGENDA

TOWNSHIP ZONING REVIEWS

200.1-11-17-35 Raisinville Township (map)

This is an official request by Raisinville Township to adopt a new Zoning Map. The purpose of the new zoning map is primarily to clean up several property lines and zoning district boundaries on the map, as well as to reflect all of the zoning map changes since the adoption of the previous Zoning Map. In addition, there is also one minor change to the new Zoning Map.

Recommendation: That the Monroe County Planning Commission advise the Raisinville Township Board that it recommends approval of the proposed zoning map, as the map overall is consistent with the Monroe County Comprehensive Plan. Staff encourages the Township to limit commercial zoning along the South Custer Road corridor west of Raisinville Road.

200.1-11-17-44 Bedford Township (map)

This is an official request to change the zoning on a parcel totaling approximately 30 acres from R-2A, One-Family Residential District to PUD, Planned Unit Development District. The purpose of the rezoning is to create a 95-unit site condominium project. The site is located on the east side of Adler Road between Clegg Road and Sterns 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 proposed development is in agreement with the character of the current R-2A zoning, and is also of a similar nature to the existing residential developments in this area of the Township.

200.1-11-17-45 Whiteford Township (map)

This is an official request to change the zoning on a parcel totaling approximately 0.536 acres from R-3, Medium Density Residential District to B-1, Local Business District. The purpose of the proposed rezoning is to combine this parcel with the parcel to the east in order to create a parking lot for the restaurant located to the east of this site. The parcel portion is located on the south side of U.S. 23 east of Sylvania-Petersburg 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 be a minimal extension of the existing B-1, Local Business zoning to the west of the property and would likely not create an additional nuisance to neighboring properties, and for the other reasons stated above.

- B. Planning Commission appointments – Mr. Simmons presented the current roster of the Planning Commission. Mr. Sperling pointed out that the roster needed to be corrected due to Scott Assenmacher’s departure. Mr. Simmons also presented a memorandum that would go to the County Board requesting the reappointment of the three Commissioners whose terms expire at the end of the year. He asked Mr. Brant if his name needed to be included on the memo due to him being appointed by the County Board. Mr. Brant replied that he can never remember whether he is an appointed or an at-large member. He stated that Mr. Moore is technically the County Board representative, but because he himself is a Board Commissioner that he is supposed to be reappointed every year. All three Planning Commissioners up for reappointment stated that they would like to continue to serve on the Planning Commission. Mr. Simmons stated that he would submit the memorandum to the Board.

9. Budget & Finance:

- A. 2018 Planning Commission Budget Update – Mr. Simmons pointed out the year-to-date expenditures on the printout showing that we have spent about 73% of our budget through October. Mr. Sperling asked if there is a big payment coming up or if we are going to be way ahead. Mr. Simmons stated that he was not aware of any big payment coming up, and he thought that Mr. Peven would have told him if there is one.
- B. Planning Director Update – Mr. Simmons stated that he has not heard anything and asked Mr. Brant if he has heard anything. Mr. Brant stated that there have been three more applicants for the position, but Human Resources has been spending a lot of time preparing for the Detroit Edison property tax appeal, so once that is taken care of in a few days then they will begin going through the applications.

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

- A. Lake Erie Transit Commissioner Report – Dr. Miller was not present to give the Report. Chairman Webb stated that Dr. Miller has been helping out his brother who is ill, which is why he has been unable to attend recent meetings. She stated that his brother is well now and they took him back to California, but that Dr. Miller has just come back, and that he is tired and therefore unable to attend this month’s meeting. Mrs. Mentel stated that LET did not have a meeting in November.
- B. Monroe County Parks and Recreation Commission Update – Mrs. Mentel stated that Greg Stewart is the new County Road Commission representative on the Parks and Recreation Commission, as the former representative had to resign as he now works near Port Huron, although he still has his spot on the Road Commission. She stated that Dan Stefanski also resigned and was replaced by Rusty Davis, who was

appointed based upon a recommendation from the National Park Service. She stated that they would also be exchanging information with Loretta LaPointe from the City of Monroe Recreation Department and that she will be coming to meetings.

She stated that the playground at Waterloo Park has some deterioration and they removed some portions that would be a hazard. The water has been shut off and trash service is being performed as scheduled. Nike Park had its last water testing for the season and compliance results were returned, and the water has now been turned off. Heck Park is having trash service performed and the water has been shut off there and the park has been winterized. Loranger Square has had weekly mowing and trimming and general clean up performed along with trash service. Vienna Park had its last water testing and was in compliance and the water was shut off and the park winterized with trash service performed. West County Park was cleaned of some of the brush and weeds to make the new sign more visible and trash service was performed. She stated that there was a disc golf event at Vienna Park on November 4 and that there are 27 disc golf holes there now. She stated that they are looking at if there is money left in the budget to do some work on the pavilion roofs at Vienna Park. She stated that there were 221 reservations for 2017, which is the best that they have had for a year. She stated that it was necessary for the Parks and Recreation Commission to have a special meeting so that they could get the new appointments to the County Board.

- C. Monroe County Road Commission Report – Mr. Pierce stated that the Road Commission is still actively pursuing hiring a County Engineer. He stated that, until then, he will continue to be coming to the Planning Commission meetings. He stated that the MDOT Traffic Summit meeting will be on November 9 so that next meeting he will have a report to the Planning Commission based upon that meeting. Chairman Webb stated that she appreciates the updates.
- D. I-75 Corridor Study – Mr. Brant stated that the Study has been finished for a while now and that there has been an ongoing tour of the Study that is being put on. He stated that they have been to most of the municipalities up and down the corridor, and that the next phase will be putting some money together to market the Study nationally and internationally, as people are already looking for properties in anticipation of the Gordie Howe Bridge being completed.

Chairman Webb wondered what business development group in the County might try to attract companies like Amazon into the County, as she mentioned that she heard about Macomb County getting an Amazon business center and that they are still looking for more places to locate. Mr. Brant replied that they react from requests for people who come to them, and that there is nobody who looks for opportunities and sends a package that way, but that this is part of what the I-75 Study is supposed to do, which is to show what we do have available. He stated that it would probably be more of a state function for somebody to put together a package and send it out to companies such as Amazon, and that the State could potentially market the I-75 corridor to companies like that by providing them with our study. He stated that the Monroe County BDC does spend a lot of time promoting Monroe County, though.

He stated that Monroe County probably could not afford to put the package together to attract a company like Amazon. He stated that many places are fighting for Amazon and the problem is that Monroe County cannot give them any more tax abatements than what the State is going to give them and we cannot offer millions in infrastructure improvements, which is what other places can do. Mr. Brant stated that Macomb County presented a package but that they have not won anything yet, and that Amazon is planning on going to three or four places countrywide. He stated that we have the acreage along I-75 and that we have properties that are ideal because we do not have to wipe out a neighborhood to put in a development like that, but that we cannot offer millions of dollars in highway improvements. Mr. Moore stated that companies like that often locate in desolate areas in counties that are not balanced and that can offer improvements such as these.

Chairman Webb asked about the possibility of a rest stop on the west side of I-75. Mr. Brant did not have any information regarding this. Chairman Webb stated that she still thinks one is needed.

11. Other Items from Members:

- A. Chairman Webb asked the member of the audience who had spoke if he wished to say anything. The gentleman in the audience stated that he is interested in the economic development opportunity that the Gordie Howe Bridge will present for the County, and that Monroe County is a logical place for freight or warehouse operations. He stated that he thought the Amazon world headquarters is likely to end up in the south where it is warm and that there a lot of cities fighting for Amazon and trying to give them concessions. He stated that he came due to the concrete business rezoning case but he decided to stick around after that to get information about what is going on in the County.
- B. Mr. Moore stated that a Temperance revitalization committee has been started, which he is a part of. He has been working with Jason Sheppard looking at the State Act that says that a Township can have only one Downtown Development Authority, as there is already a Lambertville DDA in the Township. He stated that there are two separate DDA areas in Warren that are split by an industrial park, so this may be a precedent that the Township can use. He stated that they would like to make the Lewis Avenue corridor into a DDA that could be funded through incremental tax increases on the commercial properties. He stated that they are also exploring the possibility of a Corridor DDA for Lewis Avenue. He stated that there are nine people on the committee and that they meet every two weeks and that they are hoping to get this accomplished in the next year or two. He stated that he will keep the Planning Commission updated regarding this.

12. Next Meeting is scheduled for December 13 at 7:30 p.m.

13. Adjournment: Motion by Mr. Brant, supported by Mr. Smith, to adjourn the meeting. The meeting concluded at 8:31 p.m.

MOTION CARRIED

MEETING ADJOURNED

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