

**St. Clair County Metropolitan Planning Commission Meeting
Conference Room A, County Administration Building
200 Grand River Avenue, Port Huron, Michigan**

Wednesday

November 16, 2011

4:00 p.m.

Minutes

Call meeting to order and Pledge of Allegiance at 4:10 PM.

1. Roll Call

Present: Cooper, Secory, Sheehy, Tansky, Schumacher, Murphy

Excused: DeBoyer, Lockwood, Sass

Absent: Andrews, Heidemann

Citizens: None

Staff: Struck, Diedrich, Donaldson, Eschenburg, Wallace, Guyette, Brost (GIS), Floyd (GIS)

2. Changes in Order/Additions/Deletions to the Agenda

Cooper requested that Agenda Item 8C Greenwood Township text amendment be removed from the Consent Agenda and placed under New Business for discussion.

Motion by Schumacher, supported by Tansky, to approve the agenda as amended. Motion carried unanimously.

3. Citizens Wishing to Address the Commission - None

4. Comments/News from the Planning Commissioners and Staff

Donaldson

Noted that a bill has been signed by the Governor for the double liner system at the landfill.

Commissioner Tansky

Encouraged everyone to look at the potential convention center.

Commissioner Secory

Expressed positive feelings about the downtown renovations in which the Brownfield Redevelopment Authority has a hand. It is also within a historic district.

Struck

Introduced Greg Brost the GIS Coordinator to the Planning Commission.

Floyd

Shared the map books made by request for the Sheriffs Department. The map books included exempt parcels, historic properties, and police and fire stations. All of the wetland codes are on the maps. Lori Eschenburg will be able to print these maps in the future.

5. Approval of Minutes – October 12, 2011

Motion by Sheehy, supported by Schumacher to approve the Minutes for October 12, 2011. Motion carried unanimously.

6. Acceptance of Communications

Motion by Cooper, supported by Schumacher, to receive and file communications. Motion carried unanimously.

7. Financial Reports - Ending October 31, 2011

Motion by Sheehy, supported by Cooper, to acknowledge receipt of financial report ending October 31, 2011. Motion carried unanimously.

8. Consent Agenda

A. Berlin Township Text Amendment

- *The proposed amendments are consistent with the planning components and goals stated in the Berlin Township Master Plan.*
- *The proposed amendments are consistent with the planning components and goals stated in the St. Clair County Master Plan.*
- *The Berlin Township Planning Commission recommends approval of the proposed changes.*

*Staff recommends that the Metropolitan Planning Commission concur with the Berlin Township Planning Commission and recommend **approval** of the proposed text amendments to their Zoning Ordinance which will allow Berlin Township to administer their Zoning Ordinance more effectively, as well as benefit the general health and welfare of their community.*

B. Casco Township Text Amendment

- *The proposed amendments are consistent with the planning components and goals stated in the Casco Township Master Plan.*
- *The proposed amendments are consistent with the planning components and goals stated in the St. Clair County Master Plan.*
- *The Casco Township Planning Commission recommends approval of the proposed articles.*

The MPC reviewed a portion of this text amendment in June. At that time, Casco proposed allowing gun sales and indoor shooting ranges under the (B-2) 8.02 section as a principal permitted use. These amendments are for gun sales in the (B-2) 8.02 district as a principal permitted use, and indoor gun ranges under 8.03 as a special land use.

*The proposed amendments are in harmony with the Michigan Zoning Enabling Act, Act 110 of 2006. Currently, no zoning district in the ordinance allows for gun sales as a permitted principal use. The township recognizes gun sales are a legal business and the activity needs to be allowed in the township. Staff recommends that the Metropolitan Planning Commission concur with the Casco Township Planning Commission and recommend **approval** of the proposed text amendments to the zoning ordinance.*

D. Burtchville Township Text Amendment

- *The proposed amendments are consistent with the planning components and goals stated in the Burtchville Township Master Plan.*
- *The proposed amendments are consistent with the planning components and goals stated in the St. Clair County Master Plan.*

- *The Burtchville Township Planning Commission recommends approval of the proposed articles.*

*The proposed amendments are in agreement with the Michigan Zoning Enabling Act, Act 110 of 2006. The proposed changes are generally minor in nature in order to keep the Zoning Ordinance logical and correct minor grammatical or language issues. Staff recommends that the Metropolitan Planning Commission concur with the Burtchville Township Planning Commission and recommend **approval** of the proposed text amendments.*

E. Mussey Township Text Amendment

- *The proposed amendments are consistent with the planning components and goals stated in the Mussey Township Master Plan.*
- *The proposed amendments are consistent with the planning components and goals stated in the St. Clair County Master Plan.*
- *The Mussey Township Planning Commission recommends approval of the proposed changes.*

*Staff recommends that the Metropolitan Planning Commission concur with the Mussey Township Planning Commission and recommend **approval** of the proposed text amendments to its zoning ordinance, which will allow for more orderly development of accessory buildings in the township and will allow for more effective administration of the ordinance.*

F. BWATC Transfer Center Clearinghouse Review TR1111060

- *The proposed project is consistent with the St. Clair County Master Plan Goals and Objectives.*
- *The proposed project is consistent with the local municipality master plan.*
- *The office of the St. Clair County Metropolitan Planning Commission endorses the project.*

This project involves the construction of a transfer center that is centrally located within the commercial district of downtown Port Huron. It will replace the existing transfer center on Quay Street. BWATC will replace lost parking spaces created by the project with a parking deck and create a public park to create green space and promote mixed land use of the area, as well as enhance the visual impact of the transfer center.

In the last five years, BWATC has increased in ridership by more than 50% and there is a definite need for such a facility. The current location is not the most efficient as all incoming buses must enter Quay Street from the west and line up along the road, and then all the buses must leave the area heading east along Quay Street.

BWATC has received a discretionary bus and bus facilities grant of \$6,860,000 to construct this transfer center, they will also use \$1,715,000 in Comprehensive Transportation Funds and \$1,225,000 in local (BWATC) funds. The total cost of the project is estimated to be \$9,800,000

Motion by Cooper, supported by Tansky, to approve the consent agenda. Motion carried unanimously.

9. Work Program Reports

Struck

- The Marine City Master Plan was adopted last week with a few minor changes. Staff will make those changes and they will have final adoption made in December.
- Parks and Recreation plan has held two more public input sessions. There is one scheduled for Dec 8. RESA has a countywide survey that went out and response has been very low (1%). RESA is following up with a telephone survey. As of today they have completed 152 phone surveys out of the goal amount of 300.
- NSP 1 grant is expecting to close on a fifth home today. After that sale, there are two homes remaining in Algonac.

Donaldson

- November 21 is the next scheduled Land Bank Meeting.
- The Water Quality Board has a public notice out for SEMCOG about the St. Clair River and Lake St. Clair Strategic Implementation Plan that has been released for public review.
- Brownfield Redevelopment Authority funded an environmental assessment for the Sperry's building, they worked with developers to meet all the deadlines on due diligence. For the Huron Main Redevelopment project, the Brownfield Redevelopment Authority has been asked to contribute funds for the initial environmental assessment.

Wallace

- Staff attended the Michigan Transportation Planning Association (MTPA) meeting, which covered the Governor's proposed transportation funding plan. One proposal is a wholesale tax on motor fuels (proposed 6.7%). Also being considered is an increase on vehicle registration by 120 dollars per year and allowing county and regional entities to charge registration fees by up to 40 additional dollars for the use of local transportation facilities.
- Discussion was held on the Federal Reauthorization Bill. This is the eighth extension of the bill that was supposed to expire in 2009. The bill should be passed in the spring.

Eschenburg

Blueways grant period is wrapping up with a meeting November 29 at 6:30 PM in the St. Clair County Administration Building Auditorium. Consultants are finalizing the website. The hits have gone up by 300 hits a day. Staff is developing a poster for Blueways.

Struck

'Meetings Attended' has been added to the work program report to highlight meeting activity and professional development. Let staff know if this is something the Planning Commission would like to keep in the report.

Motion to acknowledge receipt of the Work Program Reports by Sheehy, supported by Cooper. Motion carried unanimously.

10. Chairperson's Report

Chairman Murphy gave an overview of the items in his report in the supplemental packet.

Motion by Cooper, supported by Schumacher, to accept the Chairperson's report. Motion carried unanimously.

11. Old Business

A. MPC Ordinance Revision

An overview was given on the MPC ordinance revision. A draft ordinance was shared. The Draft Ordinance was written using the MPC By-Laws and the draft ordinances from Leelanau and Benzie counties. Staff is waiting on corporation counsel to give the okay to go forward. Murphy suggested that there should be explicit mention of whether commission within the Ordinance means Planning Commission or Board of Commissioners. Also, on page 64, a conflict of interest "may" exist as opposed to "does" exist.

Motion to postpone action on the MPC Ordinance until December by Tansky, supported by Cooper. Motion carried unanimously.

B. MPC Department – Conceptual “Rebranding”

Staff and Planning Commissioners agreed to leave the department “Brand” as is.

C. MPC Fall Workshop

The evaluation form with tallied information was shared. Potential topics for the Winter Workshop were shared.

12. New Business

A. FY 2012 TIP Amendment – Blue Water Area Transportation Commission

Motion by Schumacher, supported by Cooper, to amend the TIP to add BWATC project to the tip. Motion carried by roll call vote of 6 ayes – 0 nays.

B. FY 2012 TIP Amendment – St. Clair County Road Commission Project

Motion by Schumacher, supported by Tansky, to amend the TIP for the SCCRC project. Motion carried by roll call vote of 6 ayes – 0 nays.

C. Port Huron Township Planning Assistance – Community Visioning/Public Input

Discussion was held on what the assistance will include.

Motion by Cooper, supported by Schumacher, to approve the Port Huron Township Planning Assistance. Motion carried unanimously.

D. Greenwood Township Text Amendment – Nuisance Factors (moved from Consent Agenda Item 8C)

An overview was given of the text amendment.

Motion by Cooper, supported by Sheehy, to approve the Greenwood Township Text Amendment with the recommendation that there is a threshold for measuring nuisance factors included in the ordinance language. Motion carried unanimously.

13. Adjournment

Motion by Schumacher, supported by Secory, to adjourn the meeting. Motion carried unanimously and the meeting adjourned at 5:42 PM.

Metropolitan Planning Commission Minutes

November 16, 2011

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Respectfully submitted,

Robert Sheehy, Secretary

Prepared by: Penny Guyette