

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

Wednesday

December 14, 2011

4:00 p.m.

MINUTES

The meeting was called to order at 4:03 p.m. followed by the Pledge of Allegiance.

1. Roll Call

Present: Murphy, Andrews, Cooper, Heidemann, Lockwood, Secory, Sheehy, Tansky, Schumacher

Excused: DeBoyer, Sass

Absent: None

Citizens: Robert Googsly, Charles Sharp

Staff: Struck, Donaldson, Wallace, Diedrich, Eschenburg, Guyette, Zabor

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

Motion by Lockwood supported by Sheehy to move Agenda Item 12b, Kenockee Township Map Amendment, to Agenda Item 3 (b), Citizens Wishing to Address the Commission. **Motion carried unanimously.**

3. Citizens Wishing to Address the Commission

A. No additional comments from citizens at this time.

B. Kenockee Township – Map Amendment Agricultural (AG) to General Industrial (I)

Discussion occurred regarding the proposed map amendment/conditional rezoning. Staff reviewed the proposal with the commission. At the township public hearing, there were 6 residents who spoke in favor of the rezoning and one that spoke against the rezoning. In addition, a letter was sent in to MPC in opposition to the conditional rezoning, which will be entered into public record. Staff agrees with the proposed amendment/conditional rezoning. The township has asked for a site plan review. MPC is asking Kenockee Township to look at its zoning ordinance and adopt a conditional rezoning process in light of new legislation. It is the landowners right to ask for a conditional rezoning. Questions and discussion occurred between the owner and the Planning Commission regarding the location and zoning of the property.

Motion by Lockwood supported by Tansky to follow staff's recommendation with notes to Kenockee Township. **Motion carried unanimously.**

4. Comments/News from the Planning Commissioners and Staff

Struck

Introduced Amanda Zabor, the new Planning Commission Secretary.

Commissioner Heidemann

Spoke about economic issues with I-69 Corridor agreement, as well as the Edison Inn project in Marysville, and the positive implications for the area. Short discussion occurred.

Commissioner Cooper

Extended an invitation to the Port Huron Yacht Club this evening for a holiday reception.

Commissioner Tansky

Expressed his opinion that the Edison Inn project is very favorable for the community and area businesses. Short discussion occurred.

5. **Approval of Minutes – November 16, 2011**

Motion by Heidemann, supported by Schumacher to approve the Minutes for November 16, 2011. **Motion carried unanimously.**

6. **Acceptance of Communications**

Motion by Andrews, supported by Sheehy, to receive and file communications. **Motion carried unanimously.**

7. **Financial Reports**

Motion by Lockwood, supported by Heidemann, to acknowledge receipt of the financial reports ending November 30, 2011. **Motion carried unanimously.**

8. **Consent Agenda**

A. **Fort Gratiot Text Amendment**

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

Staff recommends that the Metropolitan Planning Commission concur with the Fort Gratiot Township Planning Commission and recommend to the Fort Gratiot Township Board *approval* of the proposed text amendments, for the following reasons:

1. The large number of variance requests indicated the need to write an updated ordinance; the original ordinance was developed in 2004.
2. The proposed amendment to the nonconforming use section will allow the township to more effectively deal with such uses and their impact on the community.

C. **Port Huron Township Map Amendment RM-1 to B-3**

- o The proposed zoning is generally consistent with the planning objectives, thoroughfare plan, and commercial growth analysis in the Township's 1996 Master Plan.
- o The proposed map amendment is consistent with the Zoning Plan section of the Township's 2009 Master Plan Amendment.
- o The proposed map amendment is consistent with the goals and objectives and the Vision-Based Policy of the St. Clair County Master Plan.

Staff recommends that the St. Clair County Metropolitan Planning Commission concur with Port Huron Township Planning Commission and *approve* the proposed zoning map amendment, as presented, based on the following reasons:

1. The location of the subject property near I-94 and the new Lapeer Connector make it a suitable location for the types of uses permitted under the B-3 General Business zoning designation.
2. The proposed amendment is appropriate relative to the changing conditions and trends occurring in this area, including the transportation improvements being made to I-94/I-69 and the new Lapeer Connector.

D. Port Huron Map Amendment B-2 to B-3

Staff recommends approval of the request to rezone the subject property.

- The proposed zoning is consistent with the St. Clair County Master Plan and the Vision Based Policy Map.
- The proposed zoning is consistent with the 1996 Port Huron Township Master Plan and the 2009 amendment – specifically the zoning plan chapter of the Master Plan.
- There are numerous businesses zoned B-3 in the area. It makes sense to rezone this corridor to ensure consistency.

Motion by Heidemann, supported by Schumacher, to approve the consent agenda. **Motion carried unanimously.**

9. Work Program Reports

Struck

- Board of Commissioners - Meetings will be moving from Wednesdays to Thursdays starting in January. They will still be meeting on the 1st and 3rd weeks of the month.
- I-69 Corridor Project - The staff of the MPC did provide correspondence and analysis of the I-69 Corridor project to help citizens who had concerns, and attended meetings as well
- NSP 1 – Did sell our fifth home in November. Two homes are remaining. The grant deadline will most likely get moved to March 31, 2012.
- Port Huron Township Master Plan – MPC providing assistance. Facilitated a meeting at the township.

Donaldson

- Brownfield Redevelopment – Spoke regarding the Sperry’s/Huron-Main Revitalization project and the process for moving the project along.
- SEMCOG Manufactured Housing Task Force – This task force has been reconvened as the issue of manufactured housing communities are coming to the forefront. The task force met to discuss various legislative options including reduction in government subsidy and reduction in the size of government by shifting title and planning responsibilities to the county-level and local jurisdictions. Discussion occurred between the commissioners and staff.
- Energy Efficiency and Energy Block Grant – Staff is meeting with representatives from the EDA as well as a consultant to help implement the final component of the grant to give out loans to area businesses who want to implement energy savings, conservation, and efficiency measures.
- Land Bank Authority – There is an upcoming meeting to review project agreements with Blue Water Habitat including accepting a donation of vacant property from Habitat, and land banking properties for Habitat until they are ready to redevelop the property.

Wallace

- Road Commission TIP Amendment update – This amendment was for the Smiths Creek Road Bridge Project, which will now be paid with TIGER grant money that was just received. Staff will be working with the Road Commission to adjust the TIP Amendment accordingly.
- Attended a meeting at the City of Port Huron with representatives from Amtrak to discuss rail issues.

Diedrich

- Community Groups – Joined Blue Water Young Professionals. Has also become a board member for Studio 1219 and is participating with groups looking to develop a master plan for downtown Port Huron. There are grants available through the National Endowment for the Arts to increase community livability and vitality.

Eschenburg

- Master Plan Recreation Update – Parks Inventory continues and concurrently with GIS shapefiles to be able to add them to the Blueways site. Virtual tours of the parks have been completed and should be added to respective web sites soon. The Blueways web site is moving along slowly. The draft will be shown to commissioners as it becomes available.

Motion by Lockwood, supported by Schumacher, to acknowledge receipt of the Work Program Reports. **Motion carried unanimously.**

10. Chairperson's Report

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

Motion by Lockwood, supported by Sheehy, to accept the Chairperson's report. **Motion carried unanimously.**

11. Old Business

A. MPC Ordinance Revision

Motion by Schumacher, supported by Andrews to forward the proposed MPC Ordinance to the Board of Commissioners for adoption. **Motion carried unanimously.**

12. New Business

A. MPC By-Laws Update

Motion by Schumacher, supported by Andrews to forward the updated bylaws to the Board of Commissioners for re-adoption as a result of the new MPC Ordinance. **Motion carried unanimously.**

B. Nominations Committee

Motion by Sheehy, seconded by Andrews to seat Cooper, Sheehy, and Tansky on a Nominations Committee to prepare a slate of Planning Commission officers. **Motion carried unanimously.**

C. Planning Commission Checklist

The Planning Commission Checklist is in the packet. Please complete, add suggestions, and return to Amanda so the results can be tallied.

13. Adjournment

Motion by Cooper supported by Lockwood to adjourn. **Motion carried unanimously.** Meeting adjourned at 5:30 p.m.

Respectfully submitted,

Robert Sheehy, Secretary

Prepared by: Amanda Zabor