

minutes

Citizens Planning Commission

Regular Meeting
Monday, February 10, 2014
7:00 p.m.
City Council Chambers

1. **Roll Call**

Present: Chairman Miller, Vice Chairman Smith, Secretary Caldwell;
Commissioners: Hall, Lamour, LaRoy, Roberts, Robinson and Swartz

Public: None

2. **Pledge of Allegiance**

3. **Consent Agenda**

Action Requested

- Approval of Agenda

Motion by Commissioner Roberts to approve the Consent Agenda, as presented.
Second by Commissioner Hall.

Motion passed unanimously (9-0)

- Approval of Special Meeting Minutes – December 19, 2013
- Acceptance of Work Session Minutes – January 13, 2014
- Approval of Special Meeting Minutes – January 27, 2014

Motion by Commissioner Robinson to approve the minutes, as presented.
Second by Commissioner Roberts.

Motion passed unanimously

4. **Election of Officers**

- Chairman
- Vice Chairman
- Secretary

Chairman

Chairman Miller asked Mr. Green to conduct nominations for Chairman. Mr. Green then called for nominations. Chairman Miller was nominated. There were no other persons nominated or interested in seeking the position of Chair, so Mr. Green closed nominations and opened the floor to the commission for action.

Commissioner Hall made the motion to re-elect Chairman Miller, by acclamation. The motion was seconded by Vice Chairman Smith.

Motion passed unanimously.

Chairman Miller then conducted the elections for Vice Chairman and Secretary.

Vice Chairman

Chairman Miller opened nominations for Vice Chair. Vice Chairman Smith was nominated for reelection. There being no other persons nominated or interested in seeking the position of Vice Chair, Chairman Miller closed nominations and opened the floor to the commission for action.

Motion by Commissioner Hall to re-elect Vice Chairman Smith. Second by Commissioner Lamour.

Motion passed unanimously.

Secretary

Chairman Miller opened nominations for the position of Secretary. Secretary Caldwell was nominated for reelection. There being no other persons nominated or interested in seeking the position of Secretary, Chairman Miller closed nominations and opened the floor to the commission for action.

Motion by Commissioner Hall to reelect Secretary Caldwell. . Second by Commissioner Lamour.

Motion passed unanimously.

5. **Case Review**

1. **Case: #S14-001**

Applicant:	City of Monroe / Downtown Development Authority
Property Addresses:	34, 56, 78, 102, 112, 114, 116 and 120 W. Front Street
Request:	Land Division
Property ID:	Multiple
Zoning:	CBD, Central Business District

- Staff Report
- Applicant Comments
- Public Hearing
- Discussion
- Commission Action

Staff Report

Mr. Green presented the staff report for the proposed land division.

Applicant Comments

The applicant for this case is the City of Monroe/Downtown Development Authority. There were no comments, however, Mr. Green indicated that he would answer questions if the commission had any.

Public Hearing

Chairman Miller opened the public hearing for comments. There being no one wishing to address the commission on this case, Chairman Miller closed the public hearing

Discussion

Chairman Miller asked if there were any comments or questions from the commission regarding Case #S14-001.

Secretary Caldwell asked if the request would actually divide parcels or would it simply be an easement?

Mr. Green stated that the request is for a land division in which land is conveyed to the City of Monroe/Downtown Development Authority.

Commissioner Lamour questioned if the "split" was okay with the property owners.

Mr. Green stated that the proposed land division was by mutual consent.

Vice Chairperson Smith questioned if the property is now owned by the DDA/City

Mr. Green stated yes.

Commission Action

Vice Chairman Smith made the motion to "Recommend approval of the Case #S14-001, as presented, to the City Council. The motion was seconded by Commissioner Hall.

Motion passed unanimously.

6. **Old Business**

Update on Neighborhood Enterprise Zones

Mr. Green briefly updated the Commission on the Neighborhood Enterprise Zones and stated that Mr. Swallow had forwarded recommendations from the CPC to Mayor and Council. The Council is considering a work session on the recommendation.

Medical Marihuana Update

Mr. Green stated that the moratorium on accepting applications for medical marihuana dispensaries (and similar facilities) to locate in the city was still in effect.

He noted for the new members on the commission that the organization representing Michigan's prosecuting attorneys have taken the position that a moratorium places communities in the safest position until either the legislature or the courts more clearly define Michigan's Medical Marihuana Act (MMMA).

Update on FY 2014-2015 CIP Budget Status

Mr. Green stated that the FY 2014-2015 Capital Improvements Program Budget has gone to Council and there were some comments. It is anticipated that the final reading and public hearing will be at the next Council meeting.

7. **New Business**

Senate Bill 313 - Rental Inspections

(A copy of the proposed bill and legislative analyses were provided in the commission's packet)

Secretary Caldwell expressed concerns about this bill and the minimum length of time between inspections being proposed.

Mr. Green stated the city now inspects all registered rentals on a three-year cycle. The new legislation, as Secretary Caldwell noted, will extend that inspection time to a minimum of once every six years. The Mayor has indicated he is not in favor of the proposed changes. The City Council has also asked that

a letter stating their opposition to the bill also be prepared and sent to our legislators.

Vice Chairman Smith questioned how the Rental Inspection program broke down regarding the rental units on E. 2nd Street recently reported on in the Monroe News.

Commissioner LaRoy, who is a landlord, spoke in favor to the current three-year rental inspection cycle.

Secretary Caldwell would like a breakdown of the cost of doing an rental inspection versus what the city charges for an inspection. He also noted his support for a policy that would create a "time-of-sale" inspection.

Vice Chairman Smith asked Mr. Green to look into the "time-of-sale" concept and report back to the Commission.

Potential future zoning changes

Mr. Green provided a brief update to the Commission potential zoning changes that may be in front of the commission in the not-too-distant-future.

He also apprised the commission of research by the Planning Department into potential changes to zoning language regarding nonconforming uses and what constitutes a discontinuance. The Commission would like a recommendation from staff on how these properties may be more effectively addressed.

8. **ASPR Committee Update**

None

9. **Communications**

None

10. **Commissioner Comment**

None

11. **Staff Comments**

None

12. **Public Comment**

None

13. **Planning-Related Articles**

Winning the Subsidy Game. Planning Magazine; February 2014
The Commissioner. Planning Magazine; February 2014
Right Answer to the Wrong Question. Planning magazine; February 2014
These are the 10 Most Exciting Suburbs in America; www.movoto.com;

14. **Adjournment**

Commissioner Roberts made the motion "To adjourn." Seconded by Commissioner Hall.

Motion passed unanimously .

myr 2.19.14 / jlg: 3.5.14 / approved: 3.10.14