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# Monroe County Planning Department and Commission



2012  
ANNUAL REPORT

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# 2012 ANNUAL REPORT

## MONROE COUNTY PLANNING DEPARTMENT & COMMISSION

This document prepared & published by the

Monroe County Planning Department  
& Commission

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Mary K. Webb, Chairman  
Robert P. Peven, AICP, Director

Report Coordinator: Lee Markham, Planner

### MARCH 2013



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## A MESSAGE FROM THE CHAIRMAN AND THE DIRECTOR

The Planning Department and Commission have addressed many issues during 2013, and we are proud to present to you our annual report, which provides a summary of the year's activities.

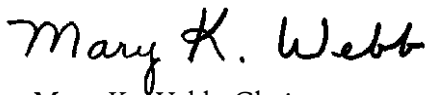
A major highlight was the new Monroe County Planning Ordinance, which went into effect in 2012, replacing the original one that was first implemented in 1968. This ordinance officially authorizes the Planning Commission and the Monroe County Comprehensive Plan. Changes in the updated ordinance bring it into compliance with new provisions of the State act.

In addition to the Department's central focus of land use and zoning, transportation, recreation, environmental concerns, census, and mapping, the department provides assistance to a wide-ranging variety of County pursuits. These include working with the Monroe County Recreation Commission in preparing the Monroe County Recreation Plan, which was completed and approved in 2012, and the Monroe County Environmental Health Division in preparing the Monroe County Solid Waste Plan, whose draft took its basic shape in 2012 and is now nearing completion.


The Planning Department and Commission works hand-in-hand with other agencies to promote economic development for the County. The retention of the La-Z-Boy Incorporated World Headquarters and its new corporate campus in Monroe was a major economic development victory for the area. The Planning Department offered major contributions in the preparation of the *Developer's Streamlining Guide*, which was prepared by the Monroe County Economic Development Corporation, and worked with the Monroe County Employment and Training Department to produce the *Comprehensive Employment Strategy for Monroe County*. Both of these publications were released in 2012.

We look forward to another productive year. We would like to thank everyone who has in some way offered support and cooperation, and we look forward to serving you during 2013.

Sincerely,



Mary K. Webb, Chairman  
Monroe County Planning Commission

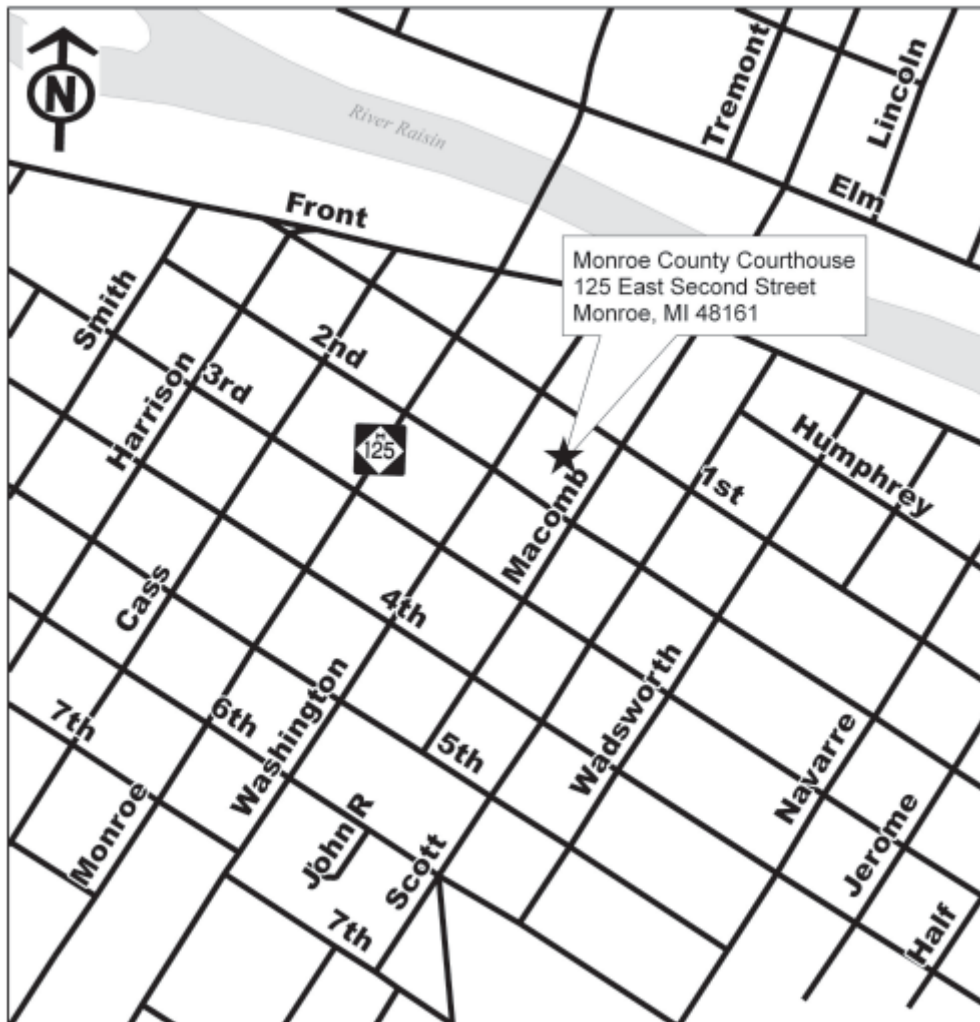


Robert P. Peven, AICP  
Planning Director

# HOW TO FIND US

The Monroe County Planning Department is located in the Monroe County Courthouse, on Loranger Square at the corner of First and Washington Streets in downtown Monroe, Michigan. You can park in any of the metered and unmetered short-term parking spaces along the streets, as well as in several other parking lots in the immediate area. Our offices are on the fourth floor, and can be accessed via the elevators nearest to the main Courthouse entrance. When stepping off the elevators on the fourth floor, turn right, and you will see the Planning Department sign.

**Monroe County  
Planning Department and Commission**  
Fourth floor, Monroe County Courthouse  
125 East Second Street, Monroe, Michigan 48161  
Telephone: (734) 240-7375  
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## PREFACE

The Monroe County Planning Commission was created in 1968 under Act 282 of the Public Acts of 1945, as amended, the Michigan County Planning Act. The County Planning Commission consists of eleven members appointed by the County Board of Commissioners for three-year terms to represent a cross section of interests, including education, agriculture, recreation, labor, industry, government, transportation and commerce. This Commission serves as an advisory body that provides assistance and advice to the County Board of Commissioners and local communities.

The basic duties of the County Planning Commission are set forth in the following activities list, a part of the adopted Monroe County Planning Ordinance, which was revised and approved by the Board of Commissioners in 2011 to become effective in 2012, in order to comply with the new Michigan Planning Enabling Act, Public Act 33 of 2008. The new County Planning Ordinance officially authorizes the Planning Commission to carry out the following responsibilities:

- Prepare and periodically amend a comprehensive plan for the development of the County.
- Apply for and receive planning grants from any governmental agency.
- Cooperate with other metropolitan or regional master plan agencies in developing an area-wide Comprehensive Development Plan.
- Make studies, investigations and surveys relative to the economic, social and physical comprehensive development.
- Formulate plans and make recommendations for the most effective economic, social, and physical comprehensive development of the County.
- Cooperate with all departments of state and federal governments and all public and private agencies concerned with programs directed toward the economic, social and physical comprehensive development of the County, and seek the maximum coordination of the County programs of these agencies.
- Assist and coordinate all planning efforts of all constituent units of governments of the County of Monroe.
- Develop and maintain a central data bank of planning information for the use of all interested public and private agencies.
- Prepare a Capital Improvements Plan for the County.
- Serve as a coordinating agency for all planning committees, planning commissions, and zoning boards within the County.
- Act as the official review agency for the purpose of reviewing all applications pursuant to Presidential Executive Order 12372, submitted to the regional planning agency's Regional Clearinghouse in compliance with their requirements.
- Provide reviews and comments on the master plans of adjacent counties and of municipalities within Monroe County under the requirements of the Planning Enabling Act (Public Act 33 of 2008 as amended.)

In addition to the activities that are mandated by ordinance or statute, the Planning Department performs a wide range of services and activities, including research, coordination, support, management, and programming in relation to County government. In particular, many requests for administrative assistance from the County Board of Commissioners and the County Administrator are fulfilled, including grant preparation, economic development activities, special studies, and GIS mapping.

## HIGHLIGHTS FOR 2012

The **Monroe County Planning Ordinance** became effective on January 22, 2012, to comply with the new Michigan State Planning Enabling Act, Public Act 33 of 2008.

The **Partners-in-Planning** program assisted these local communities with planning documents such as community master plans, zoning ordinances and updated recreation plans, grant applications, and various types of maps: Monroe Charter Township, Bedford Township, Erie Township, and the Village of Carleton.

A new informational publication, the **Comprehensive Employment Strategy for Monroe County**, was prepared in conjunction with the Monroe County Employment and Training Department, and was approved in 2012. It provides background data on labor, employment, and the workforce.

The **Township Zoning Review** program reviewed eleven zoning change requests and ten zoning ordinance text changes and amendments

The **Annual Capital Improvements Program** consolidated and summarized near-term and long-range capital spending needs of County departments

The **Monroe County Comprehensive Economic Development Strategy** helped to qualify local communities for EDA grants and loans while documenting the County's economic development efforts, opportunities, and shortcomings.

The annual **Summary of New On-Site Construction Activities** reported on Monroe County building and provided a multi-year history of construction activities.

The **Monroe County Land Preservation Board**, established in 2010, continued to promote preservation of farmland, and will develop application forms, evaluation procedures and a scoring system for purchase of development rights. The Chairman of the Planning Commission is a member.

The **Monroe County Management Committee** updated the Monroe County Solid Waste Plan, which was finalized in 2012, and is expected to receive final approval in 2013.

**The Planning Program continued to operate productively under reduced staffing.** Planning Director Robert Peven, who retired at the end of 2010, has continued in his duties, leading the department as a part time employee, and overseeing one full-time Planner, one part-time Planner, one full-time Geographic Information Specialist, and one part-time secretary.

The department continued to coordinate the **Remonumentation Program** with 41 new corners installed in 2012 using grant monies totaling \$54,688.

Staff continued to monitor the process of the ongoing Combined License Application by DTE Energy for the proposed **Enrico Fermi Nuclear Power Plant Unit 3**, and reviewed its Draft Environmental Impact Statement. No final decision about the proposed plant has been announced yet, but the company continues its goal of securing a combined operating license.

**Coordination and Liaison**

Staff members represented Monroe County at numerous local and regional planning agencies, committees and organizations. These include extensive work and cooperation with the Southeast Michigan Council of Governments (SEMCOG) and the Toledo Metropolitan Area Council of Governments (TMACOG). These two agencies hold joint meetings in Monroe to discuss issues and explore avenues for cooperation.

Details of these activities and our entire planning program can be found on the following pages.

# Revenues and Budget

## Revenues

REVENUE SOURCE	2011 REVENUE	2012 REVENUE
DATA	117.25	188.00
MAPPING	48.00	15,542.16
AERIALS	2920.00	2,645.00
CONTRACTUAL	9,514.62	2,582.02
FEDERAL AID COMMITTEE	2,945.23	1,690.53
<b>SUB TOTAL</b>	<b>15,545.10</b>	<b>22,647.71</b>
REIMBURSEMENTS	6,837.86	0.00
GRANTS	0.00	0.00
<b>GRAND TOTAL</b>	<b>22,382.96</b>	<b>22,647.71</b>

## Budget

BUDGET LINE ITEM	2012 BUDGET	2013 BUDGET
SALARIES AND WAGES	\$84,071	\$89,992
PART TIME EMPLOYEES	\$55,715	\$56,583
LONGEVITY	\$625	\$650
OVERTIME PAY-STRAIGHT TIME	\$750	\$750
OVERTIME PAY TIME AND ½	\$2,000	\$1,500
SOCIAL SECURITY	\$10,952	\$11,436
EMPLOYERS-RETIREMENT	\$18,001	\$20,541
EMPLOYERS-RET HEALTH CARE	\$16,033	\$18,860
UNEMPLOYMENT INSURANCE	\$356	\$149
WORKERS COMPENSATION INSURANCE	\$119	\$92
HEALTH INSURANCE	\$25,216	\$27,675
LIFE INSURANCE	\$172	\$173
OPTICAL INSURANCE	\$187	\$185
DENTAL INSURANCE	\$900	\$946
DISABILITY INSURANCE	\$217	\$231
OFFICE SUPPLIES	\$2,500	\$2,500
PRINTING AND IMAGING	\$2,500	\$2,500
AERIAL MAPS	\$10,000	\$2,500
POSTAGE AND MAILING FEES	\$1,500	\$1,500
SUBSCRIPTIONS AND PERIODICALS	\$1,585	\$1,300
BOOKS	\$400	\$350
BOARD PER DIEM	\$4,075	\$4,075
BOARD MEMBERS TRAVEL	\$1,860	\$1,500
SOFTWARE LICENSE FEE	\$11,400	\$11,970
ASSOCIATION & MEMBERSHIP DUES	\$4,200	\$4,200
TELEPHONE	\$1,200	\$1,400
INTERNET SERVICES	--	\$240
TRAVEL	\$3,000	\$2,600
CONFERENCE & CONVENTION	\$1,000	\$1,000
GENERAL LIABILITY INSURANCE	\$3,635	\$1,548
MAINT-OFFICE EQUIP AND FURN	\$3,500	\$3,000
COPIER EXPENSE/LEASE	\$4,100	\$4,100
TRAINING AND SEMINARS	\$3,000	\$3,000
<b>TOTAL</b>	<b>\$274,769</b>	<b>\$279,046</b>

# THE 2012 MONROE COUNTY PLANNING COMMISSION & DEPARTMENT

## Monroe County Planning Commission 2012

The Commission consists of eleven members appointed by the Board of Commissioners for three-year terms. The Monroe County Board of Commissioners and the Monroe County Road Commission are traditionally represented with one member each. Other members represent a cross section of county interests. (At the end of 2012, there were two vacant positions on the panel, which were filled beginning in time for the January 2013 meeting.)

### 2012 Monroe County Planning Commission

Mary K. Webb.....	Chairman
Herbert Smith .....	Vice Chairman
Mark Brant .....	Secretary
Jason Sheppard .....	Board of Commissioners Representative
Rebecca Curley .....	Member
Floreine M. Mentel .....	Member
Dr. Patrick F. Miller.....	Member
Larry J. See .....	Member
Mike Sperling.....	Member

### 2012 Monroe County Planning Department Staff

Robert P. Peven, AICP* .....	Planning Director
Ryan Simmons, AICP .....	Planner
Lee Markham*.....	Planner
Jeffrey Boudrie .....	GIS Specialist
Paula Ashley* .....	Secretary

\*Part-time employees

### Partners-In-Planning

In order to establish working relationships with local units of government and to promote County-wide coordination, technical assistance is made available to all minor civil divisions with regard to zoning, planning, mapping and other general information. This can take many forms, from formal contracts for preparing land use plans, recreation and open space plans, zoning ordinances, or specialized mapping to information requests by local officials or individuals. These activities are known collectively as the "Partners-In-Planning" program, and the projects worked on in 2012 can be seen on page 12.

## **PARTNERS-IN-PLANNING PROGRAM 2012**

Monroe Charter Township Mapping Project  
Erie Township Mapping Project  
Village of Carleton Recreation Plan  
Bedford Township Recreation Plan

### **PLANNING DEPARTMENT PUBLICATIONS – 2012**

Monroe County Planning Commission 2011 Annual Report  
Monroe County 2011 Summary of New Onsite Construction Activity  
Monroe County New Onsite Construction for First Six Months of 2012  
Monroe County Comprehensive Economic Development Strategy - 2012  
Monroe County Planning Commission 2013 Proposed Annual Budget  
Monroe County Capital Improvement Program 2013-2017  
Monroe County Planning Ordinance - Revised  
Monroe County Recreation and Open Space Plan Update  
Comprehensive Employment Strategy for Monroe County  
Developers' Streamlining Guide (with Monroe County EDC)

### **OTHER AVAILABLE PUBLICATIONS & RESOURCE MATERIALS**

Monroe County Comprehensive Plan 2010 Update  
History of Cemeteries and Family Burial Plots in Monroe County, Michigan 1795-2002  
Monroe County Solid Waste Management Plan -2001, amended 2008  
Monroe County Housing Needs Assessment  
Monroe County Economic Profile - 2001  
Monroe County Coastal Zone Management Plan Update - 2008 draft  
Monroe County Apartment Study Update  
Monroe County Mobile Home Park Study  
Monroe County Economic Profile  
Comprehensive Employment Strategy for Monroe County  
Developer's Streamlining Guide  
Mapping: Base Maps—Utilities—Coastal Zone—Census Tracts—Zoning  
Aerial Photographs of entire County for the following years:  
1940, 1964, 1970, 1975, 1980, 1985, 1990, 1995, 2000, 2004, 2005, 2010  
Geo-referenced Digital Orthophotos of entire County - 2005, 2010  
USGS Digital Orthophotos - entire County 1989; partial County 2008  
Color Digital Aerial Photos of entire County - 2005, 2010  
Transportation—Act 204 Land Use Inventory—USGS Mapping—Existing  
Land Use—Bike Trails—Hydrographic Features — Topography—Property  
Description—Recreation—Flood Areas—Soils & Slopes—Private/French  
Claims — Natural Features—Agriculture—Wetlands Inventory—County  
Land Use Plan—Sewer/Water—MIRIS Land Use Update

# WORK PROGRAM

## Synopsis

Here are descriptions of the major planning documents produced by the agency.

**The Monroe County Plan Update:** The 2010 Update of the Monroe County Comprehensive Plan and its accompanying Future Land Use Map were officially adopted by the Planning Commission in 2009 and by the Monroe County Board of Commissioners in February 2010.

**The Monroe County als Development Strategy (CEDS)** is updated annually in conjunction with the CEDS Committee. The committee is comprised of a group of community leaders representing a wide range of local interests. The plan is required for local communities to apply for Economic Development Administration grants and loans. (See Economic Development Section.) Planning Staff is also participating with regional Planning Agencies SEMCOG and TMACOG in their regional CEDS programs.

**The Monroe County Parks & Recreation Plan** lists and describes existing park and recreational facilities in the County, sets criteria for new facilities, outlines recreational deficiencies, formulates recreational goals and objectives, and shows the results of a public survey of perceived recreational needs. This plan is a requirement for eligibility for Michigan recreation grants through the Department of Natural Resources. A draft Parks and Recreation Plan was completed in 2012 and final adoption is anticipated in 2013.

The staff carries out a variety of tasks to further recreational opportunities in the County, including seeking grants for acquisition of lands for recreation and improvement of existing recreational venues, offering design services, and overseeing physical improvements to parks such as planting trees and vegetation.

**The Monroe County Capital Improvements Plan** annually documents the need for major, one-time capital expenditures of \$12,000 or more, and analyzes the County's financial and bond position. A committee of the Planning Commission annually prioritizes projects that are nominated by department heads (see section on Capital Improvements). Twenty-four projects were submitted by department heads, and reviewed and prioritized by the committee in 2011. Due to severe financial shortfalls, the County of Monroe has not formally included implementation of any Capital Improvements as part of its budgets since 2010, but some project requests have been implemented on a case-by-case basis.

**The Monroe County Solid Waste Management Plan** is prepared and periodically updated under Michigan Public Act 451, the Natural Resources and Environmental Protection Act of 1994 as amended, the Michigan State Department of Environmental Quality, and in conjunction locally with the Environmental Division of the Health Department and the Monroe County Solid Waste Management Committee. The plan outlines a procedure for siting landfills, sets restrictions on wastes to be disposed of in Monroe County, and mandates a tipping fee to fund the local recycling and resource recovery program. A draft of the new Solid Waste Plan is now nearing completion.

**The Summary of On-Site Construction Activity** shows new construction permits and demolitions by each local unit of government. Staff collects data on a monthly basis. It is an exam-

ple of the types of data that are updated annually, and also forms a central basis for the analyses and recommendations for future development that are found in the County Plan.

## **Program Administration**

### **Work Program, Budget & Supervision**

The purpose of this category is to plan the nature of departmental work activities and their distribution among staff. Periodic review of performance and preparation and submission of the department's annual budget proposal also fall under this heading.

### **In-Service Training**

The planning field is an ever-changing and thoroughly diverse combination of disciplines. Professional planners must keep abreast of new developments, prevailing attitudes and changing laws that apply to our profession. Effective training activities among the staff can upgrade technical skills, improve management capabilities, broaden perspectives, and encourage upward mobility. The staff takes advantage of many professional development workshops and seminars that are offered in the area.

Staff and Planning Commission members attend the annual SEMCOG Spring Workshop, which the regional agency takes "on the road" to each of its seven counties. The SEMCOG staff presents informational updates and leads discussion on a wide range of planning topics.

The staff also attended a number of meetings, seminars, workshops, and web-based training, with topics related to the following categories:

- Passenger Rail and High Speed Passenger Rail
- Geographic Information Systems (IMAGIN and MiCAMP Conferences)
- 911 Repository Training (Sharing State mapping)
- Green Communities Training
- Michigan Association of Planning Conference
- Institute on Planning for Aging Communities
- Mobile Mapping Workshop
- Ohio Conference on Freight
- SEMCOG Outreach Meeting
- SEMCOG General Assembly
- TMACOG Annual General Assembly
- TMACOG/Northwest Ohio Passenger Rail Association, Passenger Rail Forum
- TMACOG Transportation Summit
- SEMCC (Southeast Michigan Census Council) Workshops

### **Administrative Assistance**

This category consists of supportive work for the County Board of Commissioners and for other County departments and agencies. Many administrative assistance activities fall under other categories described in this report, such as Grant Preparation and Monitoring, and Communications.

### **Grants Preparation & Monitoring**

The Planning Department prepares grant applications, and monitors and reports on payments and program progress for other grants that have been approved. Staff worked on various aspects of the following grant applications or programs:



- **American Association of Museums, Museum Assessment Program Grants** - Prepared two applications for the Monroe County Historical Museum; a Conservation Assessment Program grant to assess the historical collection, and a Museum Assessment Program grant to conduct an institutional assessment.
- **Michigan GIS 911 Sub-Grant** - A grant application was submitted and received on behalf of 911 Central Dispatch to update and clean up errors in the Master Street Address Guide. This task was performed by the planning staff.
- **Healthy Communities Initiative Grant** - Assisted the Monroe County Health Department in preparing this application.
- **La-Z-Boy Infrastructure Grant** - The County of Monroe is the pass-through agency for this grant, applying on behalf of the City of Monroe for this CDBG program that will provide sewer, water, and other infrastructure to support the new La-Z-Boy world headquarters campus that will soon be built.
- **Michigan Natural Resources Trust Fund** - This is a \$2.2 million grant for purchase of 160 acres of open space land ("The Academy Preserve") for use as a public recreation area - matching funds are being sought.
- **Re monumentation Grant** - This multi-year, ongoing grant program is re-establishing section corner markers throughout Monroe County.
- **Monroe County Building Facilities Energy Conservation Assessment Program Grant** - Participated in the grant program, which was used to hire a consultant to inspect County facilities and make recommendations.
- **Monroe Bank and Trust Infrastructure Improvements** - The Planning Director was Grant Administrator for City of Monroe CDBG grant for public infrastructure improvements around the new Monroe Bank and Trust building. The grant was administered through the County because the City of Monroe was not eligible for such a grant.
- **EPA Bio-Retention Streetscape Project grant for the City of Luna Pier** -The County administered this grant on behalf of the City of Luna Pier.
- **HUD Sustainable Communities Regional Planning Grant** - The County worked with SEMCOG on the \$2.85 million program.

### **Informational Requests**

On a near-daily basis, the Planning Department handles frequent requests from members of the public, students, developers, attorneys, governmental officials, real estate personnel, consultants, loan institutions, architects, environmental consultants, and others, for information items that are in our files or within our ability to access. Census data, unemployment figures, building activities, flood plain data, top employers, facts about Monroe County, and referrals to other information sources, are just a few of the many categories of information provided.

## **Regional Coordination**

The Planning Department maintains strong ties with various local and regional organizations. The general purpose of these relationships is to participate in efforts to coordinate planning activities among area units of government and public agencies. The primary regional planning agency for this area is the Southeast Michigan Council of Governments (SEMCOG). Monroe County also participates in several committees of the Toledo Metropolitan Area Council of Governments (TMACOG). These two agencies hold joint meetings in Monroe to discuss issues and explore avenues for cooperation.

A list of those organizations in which Staff and Planning Commissioners have participated follows:

### **Area and Regional Staff or Planning Commissioner Representation**

- American Institute of Certified Planners
- IMAGIN Aerial Imagery Committee
- Michigan Association of Planning
- SEMCOG Alternate Monroe County Representative
- SEMCOG Budget and Finance Committee (Alternate)
- SEMCOG Executive Committee
- SEMCOG General Assembly
- SEMCOG Geographic Information Systems Subcommittee
- SEMCOG Regional Sustainability Plan Committee
- SEMCOG/TMACOG Joint Transportation Committee
- SEMCOG Transportation Advisory Council (Alternate)
- S.E. Michigan Census Council
- S.E. Michigan Resource, Conservation & Development (RC&D) Council
- TMACOG Executive Committee
- TMACOG Environmental Council
- TMACOG Freight Committee
- TMACOG Passenger Rail Committee
- TMACOG Transportation Summit
- TMACOG Transportation Advisory Council
- TMACOG Transportation Planning Committee
- TMACOG Transportation Improvement Program Development Committee
- MDOT Regional Non-Motorized Transportation Advisory Committee
- Western Lake Erie Waterway Conference

### **Local Committee Representation & Other Affiliations**

- Building Healthy Communities Taskforce
- Friends of Academy Preserve
- Homeless Network of Monroe County
- Monroe Center for Healthy Aging Board of Directors
- Monroe County Human Services Collaborative Network
- Monroe County Land Bank Authority Board
- Monroe Substance Abuse Coalition – Data Collection Subcommittee
- Monroe Blueprint on Aging – Transportation Committee (Co-Chair)

- Monroe County Federal Aid Transportation Committee (County-Wide and Monroe Urban Area)
- Monroe County Economic Development Committee
- Monroe County Business Development Corporation
- Monroe County Housing Coalition Subcommittee
- Monroe County Parks and Recreation Commission
- Monroe County Reapportionment Committee
- Monroe County Traffic Summit
- War of 1812 Bicentennial Coordinating Committee
- U. S. Bureau of Census Official Affiliate

## **Physical and Environmental Planning**

### **Comprehensive Plan: Monitoring & Update**

The process of updating the Monroe County Comprehensive Plan was completed in 2009. The initial draft was the subject of numerous public information meetings during 2008, and the official public hearings took place in 2009. Final adoption by the Board of Commissioners was in February 2010. The Plan is the official standard used in many planning decisions related to zoning, land use, and other considerations.

The Comprehensive Plan Update presents extensive background information on a wide variety of topics including geography, geology, soils, topography, drainage, natural resources and environment, groundwater, surface water, history, land use, demographics, housing, transportation, public utilities, the economy, and social services.

## 2010 Monroe County Comprehensive Plan—Major Components

- Demographics
- Land Use
- Transportation
- Public Utilities
- Natural Resources
- Agriculture
- Residential
- Recreation and Open Space
- Economic Development
- Coastal Zone Management

The Future Land Use Plan Map is the standard and official basis for land use decisions made by the Planning Department and Commission. The land use categories for the map reflect the updated needs of our changing world.

## 2010 Monroe County Future Land Use Plan Map—Land Use Categories

- Agricultural, Primary
- Agricultural, Secondary
- Residential
- Commercial
- Industrial
- Industrial Reserve (Overlay)
- Science and Technology
- Open Space

A key feature of the Plan is the concept of “Smart Growth,” and it incorporates provisions of recent State legislation governing community land use plans.

Data for the plan were compiled and developed on a continuous basis by the Planning Department Staff. All areas of mapping, the Building Activities Report, the Mobile Home Study, and the Apartment Study, are just a few of many informational resources used.

### **New On-Site Construction Activity**

- Published the *2011 Summary of New On-Site Construction Activity*

### **Parks and Recreation**

- Staff to Monroe County Parks Commission/Periodic update of County Recreation Plan
- Assistance to local communities preparing community recreation plans
- Preparation of grant applications for recreation facilities
- Special Projects (Academy Preserve, Greenway Walking Trail)
- Planning Commissioner Representation on Monroe County Parks & Recreation Commission

### **Solid Waste Management Plan**

- Staffing of the Monroe County Solid Waste Management Committee and preparation of the Monroe County Solid Waste Management Plan.
- Partnership with Monroe County Health Department/Environmental Health Division in promoting local recycling programs.

### **Transportation**

- Staff support for the Monroe County Federal Aid Committee which assesses transportation needs in relation to federal funding for roads and provides input for SEMCOG's Regional Transportation Plan and Transportation Improvement Plan
- Work with the Michigan Department of Transportation, SEMCOG, TMACOG, the Road Commission, the City of Monroe Engineer, and Lake Erie Transit on changes in the National Highway Reclassification Federal Urban Area System.
- Staff representation on the Toledo Metropolitan Area Council of Governments Regional Transportation Taskforce, setting transportation policy for the TMACOG region
- Participation in other transportation-related committees: TMACOG's Transportation Advisory Council, Freight Committee and Public Transit and Passenger Rail Committee, and SEMCOG's Freight Taskforce.
- Former Planning Director (now retired County Administrator/CFO as of 12/31/2012) Royce Maniko serves as the County's representative on the Suburban Mobility Authority for Regional Transportation (SMART)

### **Census and Population Data**

- Functions as an official Census Affiliate—repository of census information available for public use.
- Acts as staff and provides data and mapping services to the Monroe County Reapportionment Committee
- Utilizes SEMCOG's *2035 Regional Development Forecast*, and monthly estimates of current population for local communities
- Locally coordinates Census Bureau's LUCA program, assisting local communities in updating their lists of address for the Census Bureau
- Assists Census Bureau in drawing boundaries for Census blocks tracts in the County for the Decennial Census
- Reviews data for Census Bureau's American Community Survey
- Assists the Census Bureau in publicly promoting the importance of responding to the census with a Complete Count Committee
- Maintains database of current population, households, and employment figures from the Southeast Michigan Council of Governments. SEMCOG with monthly population and household estimates, and the long-term *2035 Regional Development Forecast*.

### **Capital Improvements Program**

The annual Capital Improvements Program Update surveys County department heads and elected officials for perceived needs for major acquisition of property, equipment, or improvements to facilities. An in-depth analysis of the County's financial outlook is included in order to evaluate the County's ability to pay for improvements. Detailed information on each proposed project is set forth in the study. Projects submitted to the Planning staff are thoroughly reviewed by a committee of the Planning Commission, and prioritized within departmental categories. The Board of Commissioners adopted the top ten projects into the

County's 2009 budget. The study also compiles data on all outstanding bond issues that bear upon the full faith and credit of the County of Monroe.

The 2012 version of the Capital Improvements Program asked officials to look at needs for 2013-2017. The committee considered 23 nominated projects and listed them in order of priority. Previous to 2010, the top ten proposed projects officially became part of the County's annual budget. Due to budget constraints, the Board of Commissioners ruled that the Capital Improvements budget would be eliminated beginning in 2010. All 23 projects in the current report had total cost of \$2,600,154.

## **Coordination and Review Activities**

### **Township Zoning Review**

The County Planning Commission is mandated by Act 184 of 1943 as amended, to review all township zoning applications. Official cases are given to the Commission for review after the township planning commission reviews them and before the final decision by the township board. Unofficial cases are also welcomed in order to allow County Planning Commission review before the township planning commission's recommendation is made.

Most zoning cases attract little public attention at the County Planning Commission level, but occasional cases arouse controversy, primarily among residents who live in the area of a potential rezoning site, who may be concerned about potential impacts of changing land uses. Sometimes developers, property owners, or neighbors will appear at the County Planning Commission meeting to state their case for or against the proposed change.

The County Planning Commission's decision on a zoning case is a recommendation to the Township Board, which makes the final ruling. It is interesting to compare the frequency with which the Township Planning Commissions and the Township Boards agree with the County Planning Commission and with each other. The accompanying table shows a listing of these comparisons since 1992.

## TOWNSHIP ZONING REVIEW AGREEMENT 1992-2012

Year	County P.C. agrees with Township P.C.	Township Bd. agrees with County P.C.	Township Bd. agrees with Township P.C.
1992	79%	85%	93%
1993	90%	95%	95%
1994	78%	80%	94%
1995	94%	73%	86%
1996	84%	86%	95%
1997	74%	72%	94%
1998	88%	88%	95%
1999	78%	76%	84%
2000	75%	80%	93%
2001	78%	76%	89%
2002	81%	90%	95%
2003	95%	98%	98%
2004	84%	84%	87%
2005	88%	93%	98%
2006	91%	93%	95%
2007	92%	94%	97%
2008	93%	100%	96%
2009	88%	81%	94%
2010	95%	83%	85%
2011	75%	75%	100%
2012	85%	82%	89%

Percentages apply only to cases where results were available.

In 2012, La-Z-Boy Incorporated settled upon a land purchase agreement for its new world headquarters in Monroe. The new, \$50 million corporate campus will be built on 120 acres which had been owned for decades by the Roman Catholic Sisters, Servants of the Immaculate Heart of Mary. La-Z-Boy had considered the possibility of moving its headquarters elsewhere, so the retention of these facilities in the Monroe area represented a major economic development victory for the local economy, retaining 450 jobs and creating an additional 50. While a zoning change is required, most of the parcel is located in the City of Monroe, and the County Planning Commission does not comment officially on zoning changes in cities or villages. However, a portion of the property is located in Frenchtown Township, and the Planning Commission considered and recommended approval the rezoning request. Ground-breaking is expected to take place by the summer of 2013.

## TOWNSHIP ZONING REVIEWS – 2012

<u>TOWNSHIP</u>	<u>REQUEST</u>
1. Frenchtown	<b>Map</b> – LM Light Manufacturing to C3 Highway Commercial
2. Raisinville	<b>Text</b> – Changes to special approval provisions in the Manufacturing District
3. LaSalle	<b>Text</b> – Bring Zoning Ordinance into agreement with the Michigan Right to Farm Act
4. Summerfield	<b>Text</b> – Various changes regarding Wind Energy, Truck Facilities, Fences, Home Occupations, and Off Road Vehicles
5. Ash	<b>Map</b> – C-1 Local Commercial to C-3 Heavy Commercial
6. Berlin	<b>Map</b> – R-3, One-Family Residential to AG, Agricultural
7. Bedford	<b>Map</b> – I-3 General Industrial to C-3 General Business
8. Frenchtown	<b>Text</b> – New section to authorize indoor gun ranges as conditional use subject to conditions
9. Erie	<b>Text</b> – Miscellaneous changes to bring the Zoning Ordinance into accordance with the Michigan Zoning Enabling Act regarding Fences, Accessory Structure Height, Political Signs, Temporary Storage Units and Sheds, Full Perimeter Foundations, Commercial Vehicle Parking, Permit Requirements, Violations, and the New Fireworks Law
10. Monroe	<b>Map</b> – R-3 High Density Residential to C-2 General Commercial
11. Bedford	<b>Text</b> – Add several principal permitted uses to the C-1 Local Business District
12. Frenchtown	<b>Text</b> – Provide for wind energy conversion systems
13. Summerfield	<b>Text</b> – Add definitions for the ten miscellaneous terms
14. Milan	<b>Map</b> – TRO Tech/Research Office to AG-1 Primary Agricultural
15. Milan	<b>Map</b> – TRO Tech/Research Office to AG-1 Primary Agricultural
16. Ash	<b>Map</b> – R Residential District to AG Agricultural
17. Erie	<b>Text</b> – Miscellaneous changes to section on cemeteries
18. Ash	<b>Text</b> – Miscellaneous changes regarding Wireless Communication Support Facilities, Satellite Dish Receivers, Temporary Use Permits, Temporary Signs, Pennants, Flags, and Banners
19. Frenchtown	<b>Map</b> – R-1-B Single Family Residential to OS Office Service
20. Bedford	<b>Map</b> – RT Two Family Residential to RM-2, Multiple Family Residential
21. Bedford	<b>Map</b> – from PBO Professional Business Office to C-1 Local Business

### **Federal Program Coordination**

State and regional clearinghouses have the responsibility to review and comment on most federal and state grant applications. The Southeast Michigan Council of Governments (SEMCOG) is the regional clearinghouse designated to perform this function in southeast Michigan. In accordance with procedures established by SEMCOG and with support by the County Board of Commissioners, the Monroe County Planning Department has been given the responsibility to assist SEMCOG in reviewing grant requests that come from within Monroe County, or directly affect the County, its local units of government, or its residents.

A negative review from a reviewing agency will generate a Regional Clearinghouse Committee (RC-2) meeting, which is designed to discuss perceived problems with applicants and resolve issues. When warranted, further review is carried out through SEMCOG's Regional Clearinghouse Committee and staff attend those meetings. Planning Commissioner Floreine Mentel is on the RC2 Committee.



## FEDERAL PROGRAM REVIEWS – 2012

Applicant	Grantor Agency	Project Description	Project Cost	\$ Requested
Whiteford Township	Dept. of Agriculture	Whiteford Twp Munic. Water District #1	\$5,375,670.00	\$5,375,670.00
Bedford Township	MDNR Nat. Reserve Trust Fund	Lewis Ansted Community Park Trail Development	\$113,000.00	\$56,500.00
Bedford Township	MDNR Land & Water Cons. Fund	Lewis Ansted Community Park Trail Development	\$113,000.00	\$56,500.00
State of Michigan	Environmental Protection Agency	Air Pollution Program - Section 105	\$18,857,536.00	\$8,746,793.00
Michigan DEQ	Environmental Protection Agency	Great Lakes Restoration initiative - River Raisin & W. Lake Erie Basin	\$823,444.00	\$764,694.00
Downriver Community Conference	Environmental Protection Agency	Redevelopment of Brownfields	\$650,000.00	\$650,000.00
Wayne State University	U.S. Dept. of Commerce	Tech Town Proof of Concept Center	\$2,000,000.00	\$1,000,000.00

### Farmland & Open Space Review

The Planning Commission reviews individual applications for Farmland and Open Space Agreements in which private landowners may receive tax benefits by agreeing not to develop their farm or open space property for non-farm use for at least 10 years. The program falls under Act 116 of 1974, and its purpose is to preserve agricultural and other undeveloped land. The Commission bases its reviews on the policies that are stated in the Monroe County Comprehensive Plan.

The numbers of Farmland applications soared in the late seventies and early eighties, when as many as 50, 60, or 70 applications were seen annually. Numbers have sharply diminished as Michigan tax reforms in recent years have made this tax break less advantageous to landowners.

Fifteen applications for new agreements totaling 349 acres were reviewed by the Planning Commission in 2012.

### Other Reviews

The Planning Commission reviews other miscellaneous documents, such as master plans and other items for local communities. There were six such reviews in 2012.

## OTHER REVIEWS 2012

1. Environmental Corporation of America, Proposed 199-ft Self-Supporting Telecommunications Structure
2. Erie Township, Master Plan Update
3. Dundee Township, Draft Master Plan Amendment
4. US Dept of Interior, River Raisin Nat'l Battlefield Park Foundation Document Review
5. SEMCOG/Michigan Association of Counties, Comprehensive Economic Development Strategy
6. City of Monroe, Draft Comprehensive Plan Amendment

### **Corps of Engineers Reviews**

Applications for construction permits in bodies of water regulated by the U. S. Army Corps of Engineers are reviewed by the staff.

### **Road Abandonment Reviews**

The staff reviews proposed abandonment of roads in the County as needed. These are rare, and most involve areas where public roads have been platted but never built, and the property can then be annexed to adjacent landowners. Recommendations are forwarded to the Road Commission Board.

## **Economic Development Activities**

In Monroe County, economic development activities are coordinated by the Monroe County Business Development Corporation (MCBDC). Under their umbrella, a variety of other organizations makes significant contributions to the economic development process. The functional relationship between these agencies is depicted in the accompanying illustration in a graphic on the next page.

The planning staff works cooperatively with the MCBDC and local units of government on a variety of economic development projects. The planning staff provides ongoing assistance, tapping our vast collection of data resources, and assisting them in the preparation of various materials and compilations of information. This work also involves providing technical assistance in response to specific requests by prospective new businesses for information on local market characteristics, the availability and capacity of utility systems, demographics, and the characteristics of specific commercial or industrial sites.

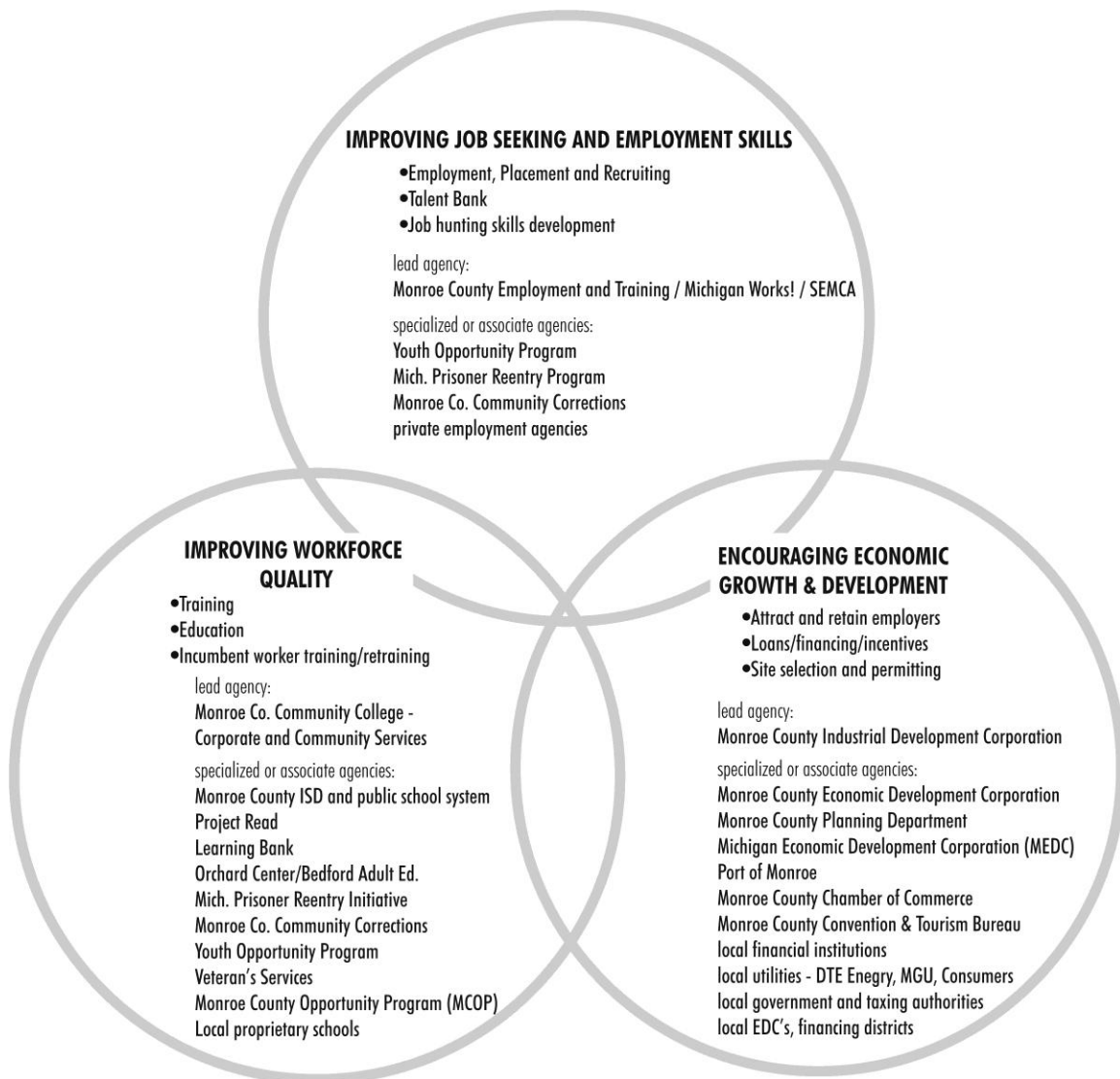
Staff coordinates the Comprehensive Economic Development Committee, preparing the annual update of the *Monroe County Comprehensive Economic Development Strategy*, (formerly known as the *Monroe County Overall Economic Development Plan*). The Plan documents proposed capital projects by local communities that can enhance economic development efforts, and prequalifies them for Community Development Block Grant funding. It also addresses Monroe County's economy and viability as a location for new growth and development. The committee meets annually, and consists of a wide range of community leaders and representatives of various local interests.

The Department also provides occasional input to the Monroe County (Board of Commissioners) Economic Development Corporation. The staff assisted the EDC in creating an informational guide designed help developers to streamline the process of seeking permits, connecting to utilities, hiring workers, and satisfying other requirements when developing property. (See sidebar on previous page.)

Two publications, both released in 2012, served to foster economic development in the county. The Planning Department worked with the Monroe County Employment and Training Department to produce the ***Comprehensive Employment Strategy for Monroe County***. The goal of this report is to assess the current employment picture in Monroe County, to provide an analysis of existing efforts to improve employment, and to make recommendations and conclusions on efforts needed to continue to improve the workforce in Monroe County. The Planning Department worked with the Monroe County Economic Development Corporation (MCEDC) and other local entities in creating a collection of information useful to developers, called the ***Developer's Streamlining Guide***. Its mission is to provide developers with the neces-

sary information and resources to help streamline the Monroe County development process. Communities and public agencies were asked to sign a pledge to be cooperative in the development and permitting process. Planning Director Robert Peven and Planning Commissioner Jason Sheppard, who are members of the MCEDC, sat on the subcommittee that oversaw preparation of the guide. Staff contributed extensive data to the project and produced an accompanying video presentation.

## **ECONOMIC AND WORKFORCE DEVELOPMENT IN MONROE COUNTY**



## Geographic Information Systems, Mapping and Aerial Photography

### Scanning and Printing

The KIP 2900 Reprographic system, installed in 2000, is capable of graphically digitizing large documents up to about three feet in width. Housed in the Planning Department, the system is used by other County Departments as well. These include several departments (see below).

As of December 31, 2012, cumulative numbers of documents scanned since 2000 for County departments for these categories was as follows:

Buildings and Grounds	477
Drain Commissioner	6,899
Equalization	65
Environmental Health	3,126
Planning	4,490
<u>Register of Deeds</u>	<u>2,212</u>
GRAND TOTAL	17,269

Documents have also been scanned for the City of Monroe Engineering Department.

### Aerial Photography

Aerial photographs are used for many purposes, including illustration of township zoning reviews and other planning documents, and copies are made available to the public at cost. Detailed aerial photos of Monroe County are generally updated every five years through a cost-sharing program with SEMCOG and other partners. Historic aerial photos are available for 1940, and then at approximate five-year intervals from 1964-2010. The current aerial photographs were taken in April 2010. They are in full color and are digitally orthorectified for greater accuracy. Past flights of aerial photographs are available on 40" x 40" mylar sheets, but 120 bulky sheets were required for the same coverage that can now be stored electronically. The County participates in a regional cost-sharing program that offers substantial savings. The planning staff works closely with SEMCOG and other partners in preparation for the regional flights. In recent years, aerials have undergone significant technical improvements. Digital aerial photos are more flexible than the traditional mylar-based aerials that were used for many years. They can be cropped and printed with any number of overlays highlighting various geographic characteristics. Photos are rendered in true color and digital orthophotography, in six-inch pixel resolution. Ground control and ground targets are utilized to orthorectify the imagery and to render the photos more spatially accurate. This and other GIS and parcel mapping data is stored on a special server housed in the Information Technology Department.

The department maintains a historic archive of aerials on mylar dating back to 1970, at five-year intervals through 2000. On these, staff has added boundary markings, section numbers, and road names. Opaque aerial photographs of the County for 1940, 1955, 1957 and 1964 are also available to be viewed for historical research, but are not easily copied.

### Mapping and Geographic Information Systems (GIS)

Geographic Information System (GIS) technology has greatly improved our map-making capabilities. The GIS Specialist provides services for the Planning Department and other

County Departments, using combined data from the Center for Shared Solutions and Technology Partnerships, a division of the Michigan Department of Technology, Management and Budget, and the Census Bureau's TIGER (Topologically Integrated Geographic Encoding and Referencing system). Along with data sets created and maintained by the Planning Department, these data can be overlaid in any combination allowing the user to create high-resolution color maps of Monroe County or portions thereof. A wide variety of data-sets are available to GIS users such as hydrology, road centerlines with address ranges, municipal and school district boundaries, Census tracts and blocks, parcels, 6-inch pixel aerial imagery, LiDAR (elevation) data, land use, well locations, soils, and geology. While this is useful in a variety of planning functions, the staff also provides Geographic Information System support and services to the Drain Commissioner's Office, Central Dispatch, Emergency Management, Environmental Health, Sheriff's Office, and the Road Commission. For example, with layers developed and maintained by the Planning Department's GIS staff, emergency dispatchers utilizing Computer Aided Dispatching (CAD) software, can now instantly identify which local fire/EMS department, police agency, air ambulance service, or towing service serves the area from which each emergency call originates. The Sheriff's office also utilizes the GIS/CAD technology from their vehicles. The Planning Department's GIS staff assists the local communities and the Industrial Development Corporation with GIS technology support.

New data received from SEMCOG through a HUD grant has created new GIS mapping layers from LIDAR and aerial data for the Land Cover Data Set, which allows us to measure things like building footprints and impervious surfaces with regard to runoff.

### **Continuously Operating Reference Stations (CORS)**

There are two CORS in Monroe County, one at the Drain Commissioner's Office and another at the Dundee Wastewater Treatment Plant. The stations communicate with global positioning satellites, and offer a reference point that can be used by Land Surveyors, GIS users, engineers, scientists, and the public at large. Users who collect GPS data can use the reference point to improve the precision of their positions and measurements, both horizontally and vertically. The Reference Stations are managed and maintained by the Michigan Department of Transportation (MDOT) and the National Geodetic Survey (NGS). The equipment for the CORS was purchased using a Homeland Security Grant and the County's Remonumentation Grant. The Reference Stations require internet connectivity to communicate with the agencies that maintain and manage them. The Reference Station at the Drain Commission is connected directly to the County's computer network. The Reference Station at the Dundee Wastewater Treatment Plant is connected to the Village of Dundee's computer network, and the internet service is paid for by voluntary contributions from the users of the CORS network.

### **Property Description Mapping**

Property description mapping is done on a contractual basis with local communities. Work was done for Monroe Charter Township and Erie Township in 2012.

Parcel data from the Planning Department and Equalization Department is submitted yearly to the Southeast Michigan Council of Governments (SEMCOG) for use in SEMCOG's region-wide forecasting software.

### **Flood Plain Mapping**

The Planning Department is in possession of the most current set of FEMA Flood Insurance Rate Maps (FIRMs). These maps are a part of our map library and can be viewed by the general public, and were prepared in 2000. In 2010 FEMA released preliminary revisions to these maps for public comment. The revisions were based on a ten-meter digital elevation model that FEMA obtained from the USGS. The preliminary revisions added 6.75 square miles of land to the 100 year floodplain, and would have impacted Monroe County significantly. The Planning Department assisted the local units of government in protesting the preliminary revisions. The protest included a request of FEMA to perform the work again using the newly acquired 1.5 meter digital elevation model that was created using Light Distance and Ranging (LiDAR) data captured in the spring of 2010.

In 2011 the local units of government and the Planning Department were notified by FEMA that our request would be honored and they would begin the work as soon as funding was approved for the project. A scoping meeting was held via conference call and the Planning Department staff made delivery of all of the necessary GIS data for the work to begin. It is anticipated that preliminary revised maps will be released for public comment in 2013, with subsequent finalization of the revisions.

### **Reapportionment**

Michigan Compiled Laws (MCL) Section 46.401, act 261 of 1966 as amended states that within 60 days after the publication of the latest United States official decennial census figures, the county apportionment commission in each county shall apportion the county into not less than 5 nor more than 21 county commissioner districts as nearly of equal population as is practicable.

The Planning Department staff works closely with the Reapportionment Commission after each census, using GIS technology in conjunction with census figures, to develop new county commissioner district boundaries. The staff assisted the apportionment commissioners in developing plans. The current district plan was adopted in 2011.

### **Other Mapping**

Many miscellaneous maps are prepared in conjunction with various projects done by the Planning Staff, as well as fulfilling mapping needs of other County departments or agencies and providing data to the public.

#### **Other miscellaneous mapping includes:**

- Health Department Healthy Living Map and brochure, showing free recreational facilities in Monroe County, through a Community Foundation grant.
- Map displaying locations of foreclosures, Sheriff's deeds, and mortgage sales, for use in the Planning Department's Annual Building Activities Report.
- Various specialized requests to provide local data and maps for a potential industrial development project for the Monroe County Business Development Corporation.
- Floodplain mapping of various properties within the county, to assist the Drain Commissioner with FEMA map change requests.

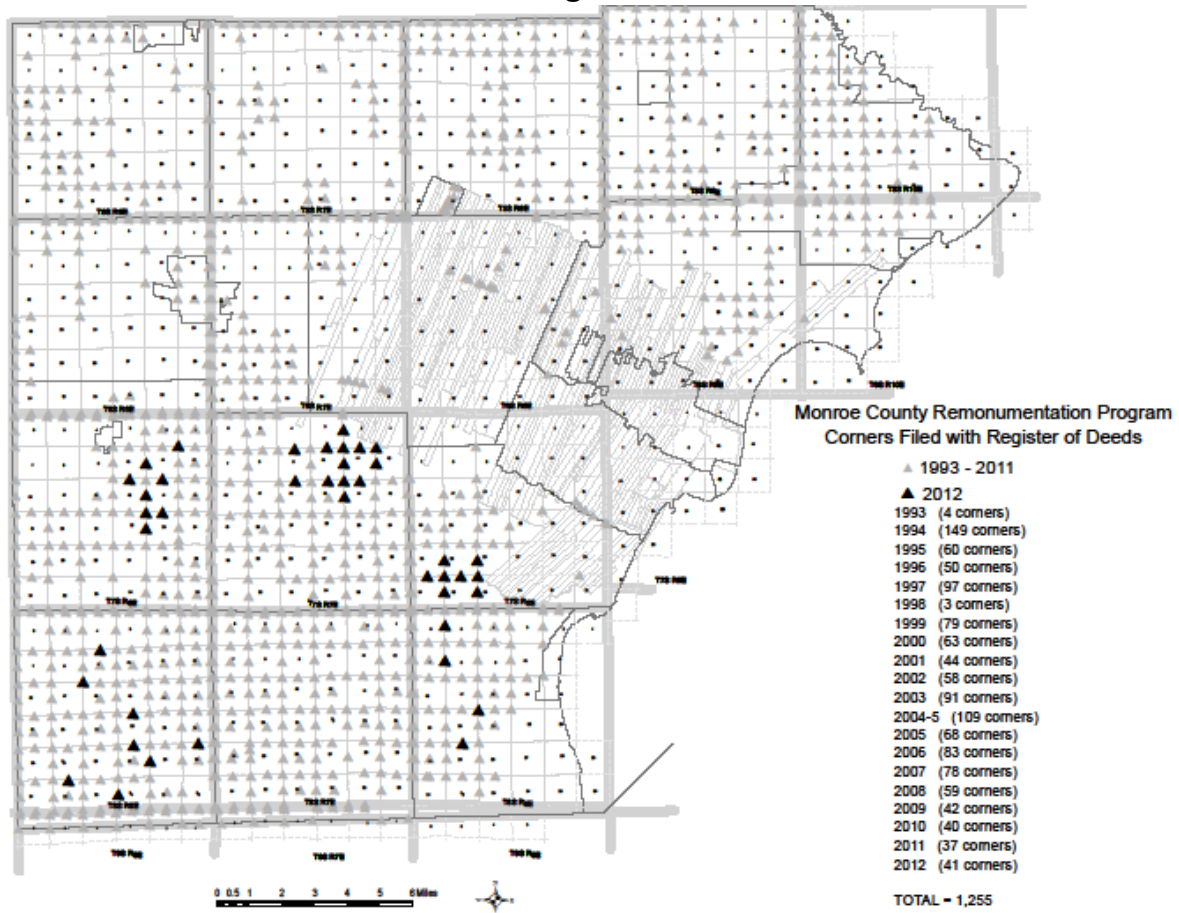
- Voting Precinct maps for local communities, incorporating the newly adopted commissioner district boundaries.
- Update to SARA Title III – Emergency Planning Section 302, hazardous chemical inventory for Emergency Management.
- Updates to Monroe County Fairgrounds map

# OTHER PROJECTS

## Remonumentation

The Planning Staff provides support to the Peer Group Review Committee, which consists of registered surveyors, and provides input for a massive project to replace section corner markers in Monroe County. Monroe County Surveyor George Warnke led the team from 1993 through 2008, and was succeeded by his son Scott Warnke in 2009. Before being set, each section corner is thoroughly researched, and the committee reviews evidence. The Planning Director is the Grant Administrator for the state grant providing funding for the project, which will take more than 20 years to complete. In 2012, \$54,688 in grant money was used to place 41 corner monuments. The amount for the 2013 program will be \$56,453.

**Remonumentation Program Corners 1993-2012**



Another aspect of the project involves recovery of National Geodetic Survey control stations and U.S. Geological Survey markers in the County. These existing indicators are located, confirmed and documented by surveyors, and can then be used in future land surveys.



### **Damage Assessment**

The Planning Department staff is the official Monroe County Damage Assessment Team, working in conjunction with the Emergency Management Division (EMD) in response to any type of disaster, be it floods, tornadoes, winds, chemical spills, nuclear plant malfunctions, airplane crashes, or enemy attack. Over the years, many such occurrences have required spontaneous responses by the Planning staff to observe first-hand and report on damage caused by these events. The Planning staff has a special role during disasters at the EMD Emergency Operations Center (EOC), maintaining the status board, monitoring meteorological data, and in the end, estimating the cost of an event. The presence of Monroe County's Enrico Fermi II Nuclear Power Plant is the subject of a great deal of the emergency planning activity carried out by EMD and its related entities.

In March 2012, staff was called upon to carry out minor damage assessment reporting following high waters in Monroe Township.

Staff participates in the Damage Assessment Annex of the "Fermex" Drill and Exercise, which is carried out bi-annually to prepare for potential nuclear emergencies at the Enrico Fermi II Nuclear Power Plant. In recent years, these have been held in even-numbered years. The most recent of these took place in July and August 2012. These drills and exercises are monitored, evaluated, and graded onsite by the Federal Emergency Management Administration.

The staff maintains readiness for its damage assessment role by taking periodic classes offered by the Michigan State Police Emergency Services Division, and reviewing training materials offered by the Monroe County Environmental Health Division. Staff training has included NIMS (National Incident Management System) training under the U.S. Department of Homeland Security's Federal Emergency Management Administration. These courses taught Area Command and multi-agency coordination procedures that would be activated during a major emergency.

### **Manufactured Housing**

Planning Director Robert Peven sits on the Southeast Michigan Council of Governments Manufactured Housing Taskforce. The Planning Department and Commission stand in support of proposed changes to mobile home regulations in Michigan, with the outdated taxing system as a primary issue. The \$3 per month specific tax on mobile homes in lieu of property taxes is not adequate to support public service costs generated by mobile home communities. In February 2012, the Planning Commission passed a motion in support of the policy initiative of SEMCOG's Manufactured Housing Taskforce regarding taxation and planning/public safety issues. A bill was introduced in the Michigan House in 2012, but not voted upon. It would have increased the monthly tax on mobile homes in a trailer court from \$3 per month to \$24 per month, adjusted for inflation on an annual basis. Current owners or occupants would be "grandfathered" at the \$3 rate.

### **Monroe County Land Bank Commission**

Planning Director Robert Peven is a member of the Monroe County Land Bank Commission, which is authorized by the County to buy and sell property—often foreclosed parcels—and consolidate, sell, or dedicate them to public uses.