



GENESEE COUNTY
METROPOLITAN PLANNING COMMISSION

GCMPC MEETING

Tuesday, December 6, 2022
8:00 A.M.

Commissioners

Alan Himelhoch
Chairperson

Mike LaPointe
Vice-Chairperson

Gloria J. Nealy
Secretary

Domonique Clemons

Meredith Davis

Cheryl Sclater

Jeffrey M. Peake

Lauren Coney

Reggie Smith

Tyler Rossmassler

William Brandon

Genesee County Administration Building
1101 Beach Street
3rd Floor - Harris Auditorium
Flint, MI 48502

AGENDA

- I. Call to Order
- II. Roll Call
- III. Minutes
 - ***A. Minutes of the November 1, 2022 Regular Meeting (attached)
- IV. Opportunity for Individuals to Address the Commission
- V. Communications
- VI. Committee Reports
- VII. New Business
 - ***A. FOS-11-22-07; Mt. Morris Township – John Ebenhoeh – Application For Farmland Agreement (attached)
- VIII. Finances
 - ***A. Contract, Vouchers and Bills (attached)

***B. Commission Expenses and Per Diems (to be distributed)

***C. FY 2022 Year End Budget Transfers (attached)

IX. Old Business

A. Project Status

***1. 3-C Transportation Planning – November 2022 Status Report (attached)

***2. Environmental Program – November 2022 Status Report (attached)

***3. Community Development Program – November 2022 Status Report (attached)

***4. Report of the Director – November 2022 Status Report (attached)

B. Commissioner Comments

X. Adjournment

***Indicates Action Item

NEXT MEETING: Tuesday, January 3, 2023

GENESEE COUNTY METROPOLITAN PLANNING COMMISSION
Tuesday, November 1, 2022, 8:00 a.m.

MINUTES

The Genesee County Metropolitan Planning Commission met at 8:00 a.m. on Tuesday, November 1, 2022, in the Harris Auditorium of the Genesee County Administration Building, 3rd Floor, 1101 Beach Street, Flint, Michigan.

I. CALL TO ORDER

Chairperson Himelhoch called the meeting to order at 8:00 a.m.

II. ROLL CALL

Present: Alan Himelhoch, Cheryl Sclater, Domanique Clemons, Gloria Nealy, Reggie Smith, Tyler Rossmassler, and William Brandon.

Absent: Jeffrey M. Peake, Lauren Coney, Meredith Davis, and Mike LaPointe.

Others Present: Derek Bradshaw, Christine Durgan, Jason Nordberg, Sheila Taylor, Gwynneth Coselman, and Nichole Odette.

III. MINUTES

A. Minutes of the October 4, 2022 Regular Meeting

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** Domanique Clemons, to approve the October 4, 2022 regular meeting minutes as presented.
Motion carried unanimously.

(Approved minutes are on file in the GCMPC office)

IV. OPPORTUNITY FOR INDIVIDUALS TO ADDRESS THE COMMISSION

No one spoke at this time.

V. COMMUNICATIONS

Derek Bradshaw stated that the GCMPC per diem rate has gone up from \$35.00 to \$50.00. Per diems are set by the County Board of Commissioners during the budget process and all Boards and Commissions have the same rate.

VI. COMMITTEE REPORTS

A. Personnel Committee

Tyler Rossmassler stated that the Personnel Committee discussed the creation of new staff roles that will provide opportunity for growth and retention. Mr. Himelhoch added that the reorganization is intended to grow leaders within the different divisions, as well as expanding the housing program by removing it from Community Development and

creating a new Housing Division. Mr. Bradshaw stated that the positions are all grant funded. Discussion ensued.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** William Brandon, to accept the report of the Personnel Committee and to approve the recommendation of the Personnel Committee to create a Community Planner position, a Division Manager position, and a Housing Rehabilitation Specialist I position.

Motion passed unanimously.

(Documents on file with minutes)

VII. NEW BUSINESS

A. FOS-09-22-06; Genesee Township – Nathan and Jennifer Tuttle – Application for Farmland Agreement

Gwynneth Coselman provided an overview of FOS-09-22-06; Genesee Township – Nathan and Jennifer Tuttle – Application for Farmland Agreement. The parcel meets all requirements to be protected under P.A. 116. Discussion ensued.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** Gloria Nealy, to approve staff recommendations regarding FOS-09-22-06; Genesee Township – Nathan and Jennifer Tuttle – Application for Farmland Agreement.

Motion passed unanimously.

(Documents on file with minutes)

B. 2023 GCMPC Meeting Dates

Derek Bradshaw reviewed the proposed 2023 GCMPC Meeting Dates.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** Cheryl Sclater, to approve the 2023 GCMPC Meeting Dates as presented.

Motion passed unanimously.

(Document on file with minutes)

C. Genesee County Tower Building Update

Derek Bradshaw presented a fly-through video tour of the tower building and discussed the new entrance, lobby layout, security, and floor plans for each department. Drawings are in the final stages and the County hopes that bid specs will be ready to send out in two weeks. The roof replacement is complete, and the new elevators should be installed soon. A second engagement opportunity for County staff was held at the building last Friday. The 250 attendees were able to listen to a short presentation, view building plans, watch the video tour or take a self-guided tour, and fill out comment cards. Discussion ensued.

VIII. FINANCES

A. Contract, Vouchers and Bills

Derek Bradshaw reviewed the Contract, Vouchers and Bills.

Motion: Action: Approve, **Moved by** Reggie Smith, **Seconded by** Domonique Clemons, to approve the November Contract, Vouchers and Bills for a total \$1,782.19 and to authorize the proper authorities to sign the checks.

Motion passed unanimously.

(Documents on file with minutes)

B. Commission Expenses and Per Diems

Motion: Action: Approve, **Moved by** William Brandon, **Seconded by** Domonique Clemons, to approve the Commission Expenses and Per Diems.

Motion passed unanimously.

(Documents on file with minutes)

IX. OLD BUSINESS

A. Project Status

1. 3-C Transportation Planning – October 2022 Status Report

Jason Nordberg stated that MDOT has notified staff that Genesee County will receive an additional \$700,000 in federal funding for the FY 2023 TIP. Two agencies with projects currently in the engineering phase have requested to utilize the additional funding and staff has begun the process to amend their projects.

Motion: Action: Receive & File, **Moved by** Reggie Smith, **Seconded by** Gloria Nealy, to receive and file the 3-C Transportation Planning report as presented.

Motion passed unanimously.

(Original on file with minutes)

2. Environmental Program Update – October 2022 Status Report

Sheila Taylor stated that staff is continuing work on the Solid Waste Management Plan Amendment and anticipates taking the document through the public comment process in the spring.

Motion: Action: Receive & File, **Moved by** Gloria Nealy, **Seconded by** Cheryl Sclater, to receive and file the Environmental Program report as presented.

Motion passed unanimously.

(Original on file with minutes)

3. Community Development Program – October 2022 Status Report

Sheila Taylor stated that staff has begun drafting the 2023 Action Plan, which is our annual funding application to HUD. The 2023 ESG and HOME applications have been released. The 2023 CDBG projects were previously reviewed and approved during a three-year 2022-2024 Call for Projects.

Motion: Action: Receive & File, **Moved by** Gloria Nealy, **Seconded by** Reggie Smith, to receive and file the Community Development Program report as presented.

Motion passed unanimously.

(Original on file with minutes)

4. Report of the Director – October 2022 Status Report

Derek Bradshaw stated that the American Rescue Plan Act (ARPA) local unit projects are starting to see some completions. Nearly all of the County's \$79 million ARPA apportionment has been allocated to projects. The funding must be spent by 2024.

Motion: Action: Receive & File, **Moved by** Gloria Nealy, **Seconded by** Reggie Smith, to receive and file the Report of the Director as presented.

Motion passed unanimously.

(Original on file with minutes)

B. Commissioner Comments

Commissioners made comments at this time.

Gloria Nealy gave an update of the Genesee County Parks and Recreation Commission's meetings and events.

X. ADJOURNMENT

Chairperson Himelhoch adjourned the meeting at 8:53 a.m.

Respectfully submitted,
Nichole Odette, Program Services Specialist
Genesee County Metropolitan Planning Commission

Draft



MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission

FROM: Gwynneth Coselman, Planner

DATE: December 6, 2022

SUBJECT: **FOS-11-22-07; Mt. Morris Township, John Ebenhoeh – Application For Farmland Agreement**

I. LEGISLATIVE BASIS FOR GCMPC REVIEW

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as P.A. 116, enacted in 1974, establishes the right of a landowner, if all qualifications are met, to enter into a temporary restrictive agreement where the owner and the state agree to jointly hold the right to develop a parcel of farmland. This covenant is an agreement to not develop the property except as specifically stated within the agreement. The covenant runs with the land and is for a jointly agreed upon length of time (at least 10 years). Upon receipt of an application, the local governing body has 45 days to approve or reject the application. Within this 45-day period, the local governing body must seek comment from a number of bodies including "the county or regional planning commission". Any comment received is strictly advisory as "these reviewing agencies do not have an approval or rejection power over the application".

II. STAFF ANALYSIS

The request for comment from the Genesee County Metropolitan Planning Commission was received within the required 45-day period starting at the onset of application.

This parcel is located in Mt. Morris Township, T-8N, R-6E, Section 6, 14-06-400-001. The parcel measures 51 acres in size, of which 42 are used for growing cash crops. The 9 acres not being used for farming are woodlands. This parcel is located between Frances Road to the north and Mt. Morris Road to the south, Webster Road to the east, and Elms Road to the west. The P.A. 116 agreement is designed to ensure that this parcel remains in an agricultural livestock enterprise for the next 10 years to ensure that the land is not developed in a non-agricultural use.

The Mt. Morris Township Existing Land Use Map designates the parcel as Agricultural, and the surrounding parcels are also designated the same. In regard

to agriculture in the Master Plan, Mt. Morris Township aims to “preserve and maintain the rural character of the township through the preservation of agricultural land and open space”. The Plan specifically refers to utilizing P.A. 116 to preserve the township’s agricultural land.

Preserving this parcel is also consistent with the goals of county-wide planning guidance, like GCMPC’s *A Changing Landscape: 2006 Land Use Analysis and Trends* and the county long range plan, *Genesee: Our County, Our Future*. Both of which identify agricultural land as a resource that should be carefully preserved in current and future land use plans.

None of the surrounding parcels are currently protected under P.A.116.

III. STAFF RECOMMENDATION

Pursuant to the provisions of Public Act 116, staff recommends that the Genesee County Metropolitan Planning Commission submit the following comments to Mt. Morris Township in regards to FOS-11-22-07:

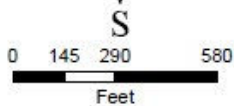
1. This parcel is eligible for Farmland and Open Space preservation. This parcel meets the criteria of being 40 acres or larger in size and a minimum of 51% of the land is agriculturally active.
2. The enrollment of this parcel in P.A. 116 is consistent with the current local and future land use planning for Mt. Morris Township.

IV. MAP OF PARCEL

Please see the following page for a map of parcel # 14-06-400-001.



FOS REVIEW FOR CASE NO. FOS-11-22-07



PARCELS TO BE PROTECTED UNDER P.A. 116
FARMLAND AND OPEN SPACE PRESERVATION

14-06-400-001

51 Acres

Existing Land Use - 2022 Imagery

Mt Morris TWP

Unit of Government

6

Section Number

November 4th, 2022

Date

1 of 1

Map Number

**GENESEE COUNTY METROPOLITAN PLANNING COMMISSION
CHECK DISBURSEMENT VOUCHER
12/062022**

American Paint Recyclers, LLC.	Bulk Latex Paint Recycling Service	510.00	ACH #40644
AT&T	Telephone - Intergovernmental Cost for GCMPC	57.65	10332005
AT&T	Telephone - Intergovernmental Cost for GCMPC	130.03	10332264
AT&T	Telephone - Intergovernmental Cost for GCMPC	33.61	10332481
AT&T	Telephone - Intergovernmental Cost for GCMPC	35.94	10332482
AT&T	Telephone for Rideshare	66.39	10332649
JB Morgan Chase Bank	Annual Renewal for CarpoolWorld Website	588.00	10332777
Konica Minolta Business Solutions	Printing Costs for GCMPC	11.75	10332688
Mail Room Service Center, INC.	FY 2023 Postage - Intergovernmental Cost for GCMPC	81.63	ACH #40535
Michigan Association of Planning	Advertisement of Planner Position	75.00	ACH #40430
ERG Environmental Services DBA SQS, Inc.	August Recycle Day Event	<u>62,209.02</u>	ACH #40268
		<u><u>\$63,799.02</u></u>	



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission

FROM: Derek Bradshaw, Director

DATE: December 6, 2022

SUBJECT: **FY 2022 Year End Budget Transfers**

In order to close out the 2022 Fiscal Year, the following budget transfers were completed based on the authorization given to me at the September 13, 2022, GCMPC meeting. These transfers do not exceed 25% of the total amount of the line item and were less than \$6,000.

- Increase Transfers out, Other Fringe by \$3,000
- Decrease Transfers out, Indirect by \$3,000



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission

FROM: Jason Nordberg, Division Manager
Genesee County Metropolitan Planning Commission

DATE: December 6, 2022

SUBJECT: **3-C Transportation Planning – November 2022 Status Report**

Transportation Update

The Michigan Department of Transportation (MDOT) notified staff that Genesee County can program an additional \$750,000 in federal funding for FY 2023 TIP projects. Staff contacted local road agencies with FY 2023 projects to ask if they have projects that might need additional funding. Multiple agencies requested additional funding and staff worked with these agencies to allocate the funding. The recommendation for this funding will be approved at the December Technical Advisory Committee meeting.



MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission

FROM: Sheila Taylor, Division Manager
Environmental Program

DATE: December 6, 2022

SUBJECT: **Environmental Program Update – November 2022 Status Report**

Solid Waste Program

Staff is in the process of getting a site agreement for the 2023 Recycle Day events approved through the Board of Commissioners. Pending approval, the 2023 events will be held at Mott Community College on the 2nd and 4th Tuesdays of the month from 2PM – 6PM, May through August. Appointments will be required for all events.

Staff is finalizing FY 2022 4th quarter reports from waste haulers, landfills, and transfer stations operating in Genesee County. These reports are required to be filled out per the Genesee County Solid Waste Ordinance and were due on October 30th. Currently, staff has received \$223,216.23 in fees from the 4th quarter reports. Staff is waiting for GFL Environmental to submit a check for \$492.84 in fees owed by the company during the 4th quarter.

Staff continue to work on the Solid Waste Management Plan amendment. All components of the plan are intended to be finalized in January 2023, with the draft plan being presented to the Solid Waste Management Planning Committee (SWMPC) in February 2023. Once the SWMPC approves the draft plan, the document will undergo a required 90-day public comment period and final revisions will be made. Approval of the final plan amendment by the SWMPC and Board of Commissioners will be requested in June/July 2023. Upon approval from the Board, the plan amendment will then be sent to municipalities for local approval. When local approval is complete, the amendment will be submitted to the Department of Environment, Great Lakes, and Energy (EGLE) for final review and approval.

A Scrap Tire Grant Application was submitted to the Department of Environment, Great Lakes, and Energy (EGLE). If received, this \$8,000 grant would allow staff to hold tire recycling events in 2023 where about 4,000 tires could be recycled using the funding. EGLE is currently reviewing the grant application and staff anticipates a response in the next couple of months. GCMPC has received this grant funding for the last two years.

Derek Bradshaw, Director Christine Durgan, Assistant Director



MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission

FROM: Sheila Taylor, Division Manager
Community Development Program

DATE: December 6, 2022

SUBJECT: **Community Development Program – November 2022 Status Report**

Community Development Block Grant Program (CDBG)

2023 ESG and HOME applications are currently being accepted through the Neighborly portal until December 2nd. Beginning the week of December 5th, staff will be reviewing applications to determine eligibility, while also beginning the environmental review process for new projects. Also in December, staff will begin drafting the 2023 Action Plan which will include CDBG, ESG, and HOME projects and activities for Program Year 2023, and an explanation of how the activities will help achieve goals of the 2020-2024 Consolidated Plan. CDBG projects for 2023 were previously reviewed and approved as part of the 2022-2024 CDBG Call for Projects.

Communities and non-profit organizations continue to make progress on projects using funding from the CARES Act. Several CDBG-CV public facility improvement projects are currently underway and expected to be completed in December. ESG-CV projects, including emergency shelter operations and homelessness prevention, are also ongoing and will continue into 2023.

HOME Investment Partnerships Program (HOME)

Staff has completed monitoring of the HOME-assisted units. Letters were sent to the HOME-assisted unit property managers for review. Habitat for Humanity has closed out their 2019 contract and is set to begin the projects listed in the 2020 contract. The 2020 contract includes new construction of two homes, one located at 2256 Nerredia Street in Flint Township and the other at 9046 N. Genesee Road in Mt. Morris Township.

Home Improvement Program

During November five Urgent Repair Program projects were completed, including three roof replacements, a septic replacement, and a well replacement that expended \$68,963 in CDBG funds. Two Home Improvement Program projects were completed and utilized \$34,620 in CDBG funding. Four homeowner referrals were submitted to the Consumers Energy Helping Neighbors program to receive new furnaces and/or hot water heaters.

Derek Bradshaw, Director Christine Durgan, Assistant Director

Neighborhood Stabilization Program/Neighborhood Purchase/Rehab/Resale

Staff is continuing to search for additional properties to acquire for rehab/resale.



GENESEE COUNTY
METROPOLITAN PLANNING
COMMISSION

MEMORANDUM

TO: Members of the Genesee County Metropolitan Planning Commission
FROM: Derek Bradshaw, Director
DATE: December 6, 2022
SUBJECT: **Report of the Director – November 2022 Status Report**

American Rescue Plan Act Local Unit Projects

Atlas Township has continued work and is nearing completion on their Iron Belle Trail extension project. This will provide more trail and sidewalk infrastructure in and around Atlas. Pre-construction paperwork was filed for the Otisville Well project, which will provide more reliable water access to the Village. The City of Clio has chosen an engineer for their Butler Street Sewer Replacement project, which will upgrade both the water and sewer in that area.

GLS Region V

The next GLS Region V meeting will be held on January 24, 2023.

Derek Bradshaw, Director Christine Durgan, Assistant Director