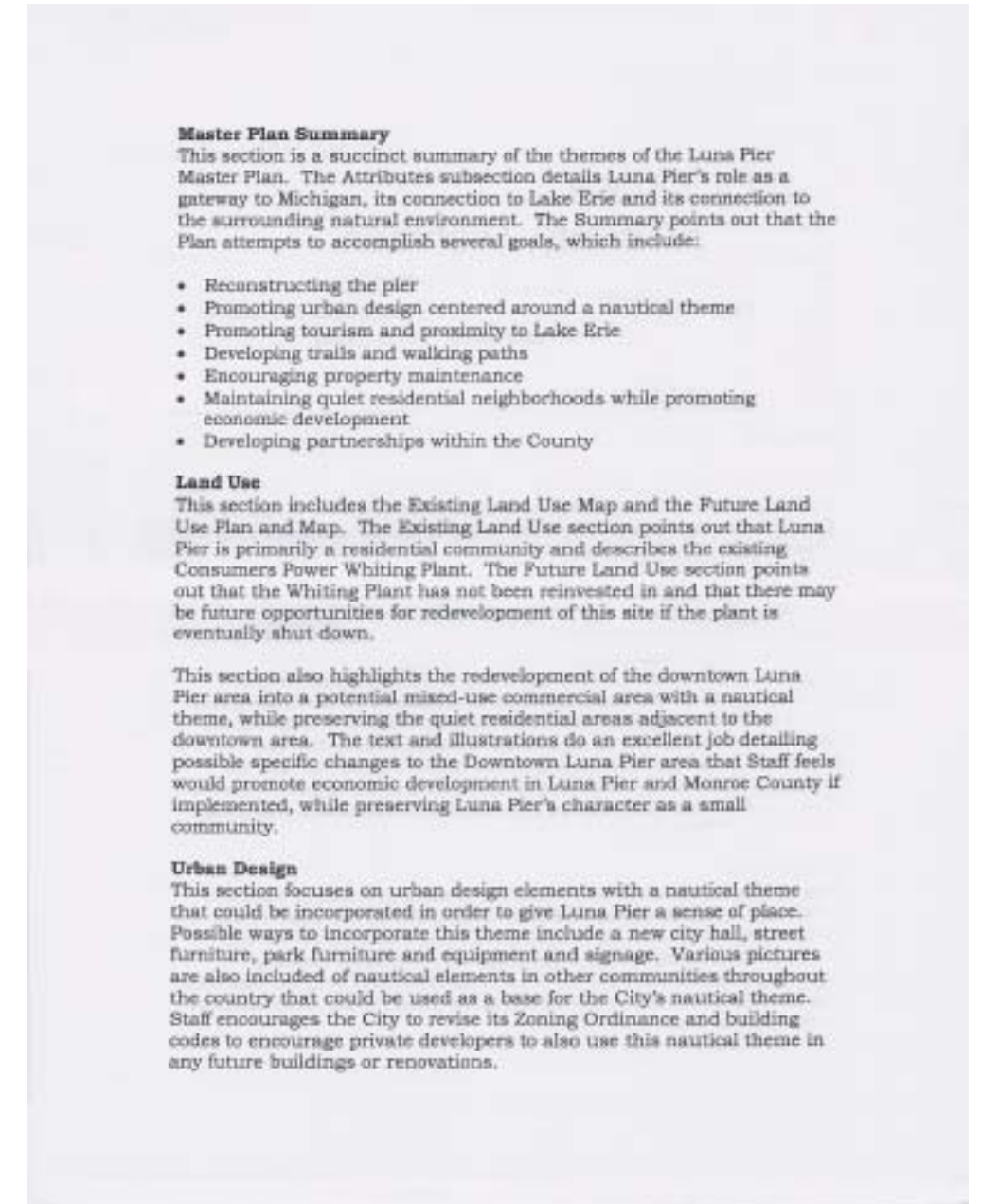
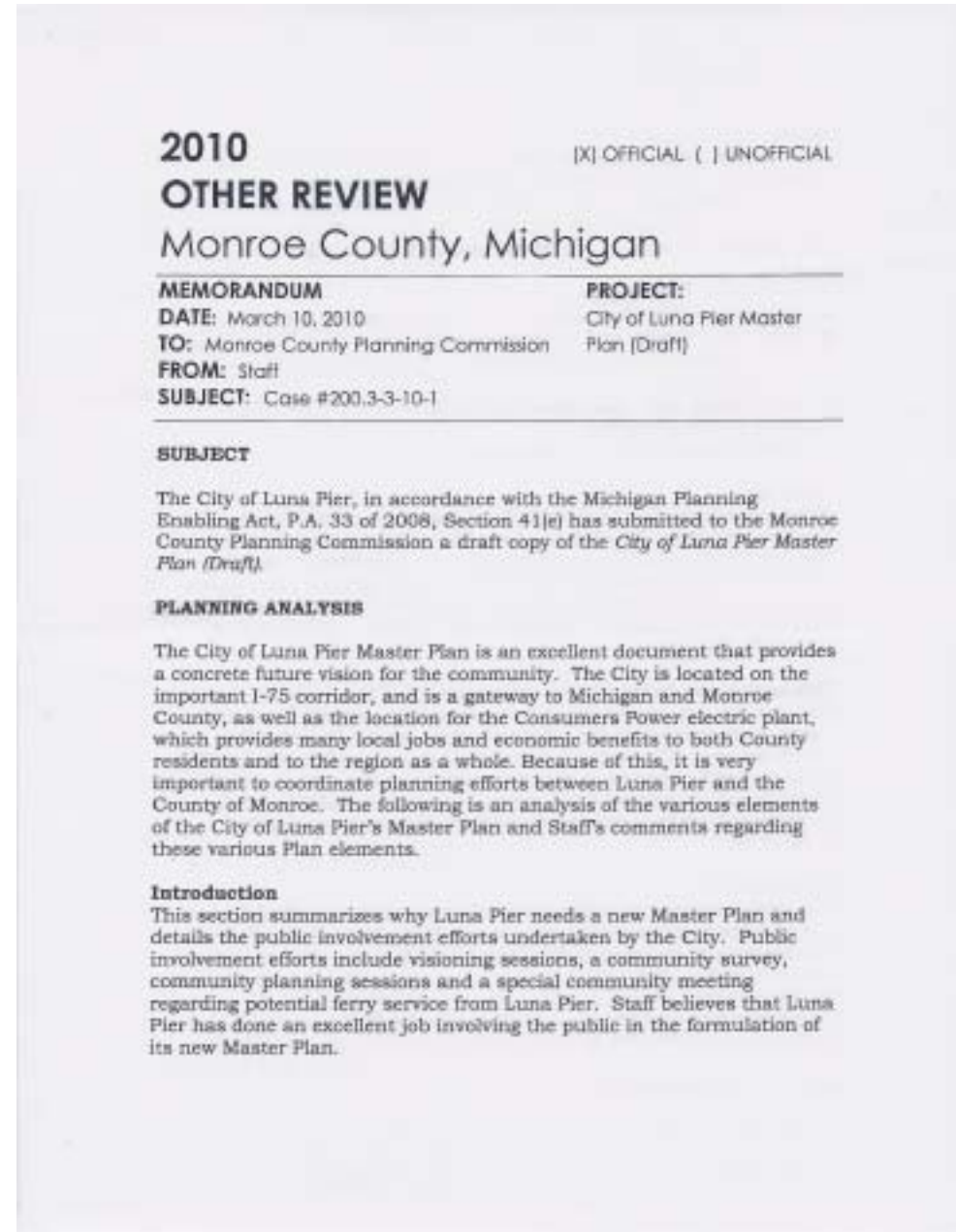


Appendix 10



# Appendix 10 - Monroe County Planning Commission Review

## **Environment, Natural Resources, Energy**

This section outlines the various ways that the City of Luna Pier can promote the preservation of the environment and natural resources, as well as promoting sustainable energy use. Suggestions outlined in this section include low-impact development, maintaining the lakeshore and promoting the International Wildlife Refuge and other nearby environmental attractions. Sustainable energy suggestions include encouraging green buildings, LED street lighting and wind energy.

## **Economics**

This section promotes the "two pillars" of Luna Pier's economy. The first pillar is the Consumer Power site. This section addresses how the site may be redeveloped in the future if it is no longer used for an electricity plant. The Plan stresses that while the site may be redeveloped industrially, it is also important to protect the adjacent natural environment. Access to the property is also an issue. The second pillar is the opportunity to develop Luna Pier as "a place for people, business and jobs." This involves marketing Luna Pier as an authentic residential and commercial area that will attract visitors with a "first taste of Michigan." Staff fully supports the City's desire to encourage the economic development and recreational opportunities of Luna Pier while preserving its traditional character as a small residential community.

## **Infrastructure and Public Facilities**

This section details possible future improvements to the infrastructure and public facilities of Luna Pier. Suggested improvements include:

- A new pier into Lake Erie
- Rebuilding the Turtle Island Lighthouse
- Improvements at Luna Pier Memorial Park
- Development of a new Municipal Boat Launch
- Development of a new recreational destination at the Erie State Game Area
- A master street plan
- Developing a new municipal complex
- New non-motorized trails

Staff believes that all of these improvements would help to develop Luna Pier as a place for people, businesses and jobs, as outlined in the Economics section.

## **Housing and Human Services**

This section focuses on two central housing issues for Luna Pier. The first is maintenance of the current housing stock. The second is preserving neighborhood character and identity. Staff feels these two

issues are an appropriate focus for a small community such as Luna Pier.

## **Goals, Objectives and Implementation**

The final section outlines many of the plan elements detailed earlier in the plan into one complete goals and objectives section. Additional objectives include upgrading the City's wastewater plant, limiting light pollution and advocating to MDOT the construction of a noise barrier along I-75 and the improvement of the I-75 interchange at Luna Pier Road.

## **Appendices**

The appendices include survey data and maps and information relating to the City of Luna Pier.

Overall, the City of Luna Pier Master Plan is forward-thinking and possesses all of the necessary attributes of a good master plan. Staff fully supports the City's future vision and advocates that the Monroe County Planning Commission should make every effort to cooperate with the City to help it meet its Master Plan's goals and objectives, as doing this would help the future development of Monroe County as a whole.

## **RECOMMENDATION**

Staff recommends that the Monroe County Planning Commission approve the above comments regarding the City of Luna Pier Master Plan (Draft) and submit them to the City of Luna Pier Planning Commission.

RS