## Appendix 10 - Monroe County Planning Commission Review

# **Appendix 10**



Monroe County
Planning Department & Commission
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Mary E. Webb Commission Chicposon Repor E. Mandian, LICP

March 11, 2009

P. Michelle Cureton, Clerk City of Luna Pier PO Box 375 Luna Pier, MI 48157

Project:

City of Luna Pier Master Plan Draft Case #200.3-3-10-1

Dear Planning Commission:

At its meeting of March 10, 2010, the Mouroe County Planning Commission approved the above referenced project. A copy of staff memorandum is enclosed to indicate the consideration that went into the resolution of this issue.

Sincerely

Robert P. Peven, AICP Planning Director

RRM.lwm

Enclosure

oc: Art Lutz, Chairman Luna Pier City Planning Commission PO Box 375 Luna Pier, MI 48157 2010 OTHER REVIEW

Monroe County, Michigan

MEMORANDUM

DATE: Morch 10, 2010
TO: Morroe County Planning Commission

City of Luna Pier Master Plan (Draft)

[X] OFFICIAL ( ) UNOFFICIAL

FROM: Staff

SUBJECT: Case #200.3-3-10-1

SUBJECT

The City of Luna Pier, in accordance with the Michigan Planning Enabling Act, P.A. 33 of 2008, Section 41(e) has submitted to the Monroe County Planning Commission a draft copy of the City of Luna Pier Master Box (Deeft)

#### PLANNING ANALYSIS

The City of Luna Pier Master Pian is an excellent document that provides a concrete future vision for the community. The City is located on the important 1-75 corridor, and is a gateway to Michigan and Monroe County, as well as the location for the Consumers Power electric plant, which provides many local jobs and economic benefits to both County residents and to the region as a whole. Because of this, it is very important to coordinate planning efforts between Luna Pier and the County of Monroe. The following is an analysis of the various elements of the City of Luna Pier's Master Plan and Staff's comments regarding these various Plan elements.

#### Introduction

This section summarizes why Luna Pier needs a new Master Plan and details the public involvement efforts undertaken by the City. Public involvement efforts include visioning sessions, a community survey, community planning sessions and a special community meeting regarding potential ferry service from Luna Pier. Staff believes that Luna Pier has done an excellent job involving the public in the formulation of its new Master Plan.

Master Plan Summary

This section is a succinct summary of the themes of the Luna Pier Master Plan. The Attributes subsection details Luna Pier's role as a gateway to Michigan, its connection to Lake Erie and its connection to the surrounding natural environment. The Summary points out that the Plan attempts to accomplish several goals, which include:

- · Reconstructing the pler
- . Promoting urban design centered around a nautical theme
- · Promoting tourism and proximity to Lake Erie
- . Developing trails and walking paths
- · Encouraging property maintenance
- Maintaining quiet residential neighborhoods while promoting economic development
- . Developing partnerships within the County

#### Land Use

This section includes the Existing Land Use Map and the Future Land Use Plan and Map. The Existing Land Use section points out that Luna Pier is primarily a residential community and describes the existing Consumers Power Whiting Plant. The Future Land Use section points out that the Whiting Plant has not been reinvested in and that there may be future opportunities for redevelopment of this site if the plant is eventually shut down.

This section also highlights the redevelopment of the downtown Luna Pier area into a potential mixed-use commercial area with a nautical theme, while preserving the quiet residential areas adjacent to the downtown area. The text and illustrations do an excellent job detailing possible specific changes to the Downtown Luna Pier area that Staff feels would promote economic development in Luna Pier and Monroe County if implemented, while preserving Luna Pier's character as a small community.

#### Urban Desig

This section focuses on urban design elements with a nautical theme that could be incorporated in order to give Luna Pier a sense of place. Possible ways to incorporate this theme include a new city hall, street farniture, park furniture and equipment and signage. Various pictures are also included of nautical elements in other communities throughout the country that could be used as a base for the City's nautical theme. Staff encourages the City to revise its Zoning Ordinance and building codes to encourage private developers to also use this nautical theme in any future buildings or renovations.

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#### 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.

#### Economic

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 es 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 Brie 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