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**SUMMARY OF AMENDMENTS TO THE AGENDA**  
**Monroe County Planning Commission – February 11, 2015**

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6. **Correspondence and Information**

B. Information Items:

- 5. TMACOG Transportation Summit – Friday, March 20, 2015
- 6. Ohio EPA Citizen Advisory
- 7. Algae Seminar at BGSU – *Toledo Blade* article

7. **Old Business:**

- F. I-75 corridor reconstruction update – **Verbal Report**
- G. Monroe County Solid Waste Plan – **Recycle Now Calendar**

8. **New Business:**

A. Consent Agenda:

Other Reviews

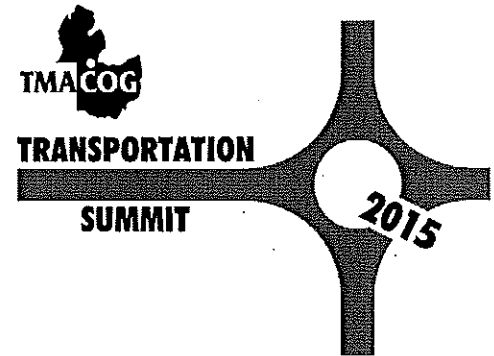
200.3-2-15-1                      Exeter Township  
   Exeter Township Master Plan Update

Exeter Township has forwarded a copy of their 2014 Master Plan Update to the Monroe County Planning Commission for review and comment. In compliance with the Michigan Planning Enabling Act, the Township is required to submit the Plan to the County Planning Commission for review and the County has 63 days to review the Plan and offer any comments.

**Recommendation:**              Staff recommends that the Monroe County Planning Commission submit comments to Exeter Township as described in the Staff Review.

- C. Summary of Building Activities for January 1 – December 31, 2014

**Friday, March 20, 2015**  
**8 a.m. - 2 p.m.**  
**The Pinnacle**  
**Maumee, OH**



**Delivering Value:**  
**Projects, Plans, and Performance**

8 a.m.            **Registration, Networking, Coffee**

8:30 a.m.        **Opening Remarks: James Sass, Chair, TMACOG; Vice President of Commissioners Ottawa County**

8:45 a.m.        **Panel 1: Near Term Projects and Plans for the Future**  
Mike Gramza, P.E., Administrator of Planning and Engineering, Ohio Department of Transportation-District Two  
Randy Cole, Executive Director, Ohio Turnpike and Infrastructure Commission  
*Moderated by David Gedeon, Vice President, Transportation, TMACOG*

This panel will preview and discuss projects planned for the upcoming construction season and beyond. The focus will be on regionally significant projects, how they are funded, and how they are anticipated to improve the transportation experience. A brief preview of the forthcoming *On the Move: 2015-2045 Transportation Plan* will also be provided. All modes will be covered.

10 a.m.           **Networking/Refreshments Break**

10:30 a.m.      **Panel 2: Moving Ohio's Transit to the Next Generation**  
Chuck Dyer, Administrator, Office of Transit, Ohio Department of Transportation-Central Office  
Mike Scott, Rossford, Ohio  
*Moderated by: TBA*

The recently released Ohio Statewide Transit Needs Study reveals a definite rise in the need for convenient, affordable public transportation to jobs, medical appointments, shopping and recreational activities. Yet, transit agencies are struggling to fund existing service, let alone meet the increased demand. The study recommendations, including calls for increased state-level investment, will be reviewed. Local implications of the study and regional transit needs will be discussed.

11:45 a.m.      **Transportation Improvement Program (TIP) Committee Election / Announcements**

Noon              **Networking Break / Lunch**

12:45 p.m.      **Keynote Presentation by Mark T. Johnson, P.E., MTJ Roundabout Engineering**

Get the straight facts on roundabouts! Roundabouts are becoming more prevalent around the nation and in our region, yet many misconceptions remain. This nationally recognized expert will offer insights on the best uses of this approach in rural settings as well as in complex urban corridors, and interchanges. He will discuss the safety and economic advantages of roundabouts and illustrate common factors that successful roundabouts share such as good design and effective public engagement.

1:45 p.m.        **Wrap Up / Adjourn**

Check [www.tmacog.org/Summit.htm](http://www.tmacog.org/Summit.htm) for the latest program updates. (2-5)

## Who Should Attend?

TMACOG's Transportation Summit is an annual gathering of elected officials, planners, engineers, service providers, K-16 education professionals, business people, and interested citizens.

## Professional Credit

Certified Planners (AICP) who attend can expect to be eligible for Certification Maintenance (CM) credits; Professional Engineers can claim PDH credits. (3.5 hours expected.)

## Three ways to register

1. Online at [www.tmacog.org/Summit.htm](http://www.tmacog.org/Summit.htm)
2. Call Jodi Cole at 419.241.9155, ext. 120
3. Email to [cole@tmacog.org](mailto:cole@tmacog.org)

Registration fee:

\$50 - TMACOG members and committee members

\$75 - non-members

\$30 - students

Fee includes all panels, trade show, and luncheon.

**Please register by Friday, March 13.**

No refunds for cancellation will be made after that date.

Hotel accommodations for Thursday, March 19 are available at Country Inn & Suites, 541 W. Dussel Dr., Maumee, Ohio. Conference registrants must call the hotel directly at 419.893.8576. Government rate is \$83 available with proper identification.

For questions, contact Christine Connell at 419.241.9155 ext. 119, or via email at [connell@tmacog.org](mailto:connell@tmacog.org)

## Presenting Partners

The 2015 Transportation Summit is made possible with generous support from:



**TETRA TECH**



## Keynote Speaker Mark T. Johnson, P. E.

Principal Engineer, MTJ Roundabout Engineering

A nationally recognized expert, Mr. Johnson works to advance the design knowledge and engineering requirements for successful roundabout implementation across the US. His technical design methodology combined with effective communication and presentation skills have proven particularly valuable in delivering solutions to complex traffic problems that are well-liked by the driving public, adjacent businesses, government representatives, elected officials, and other stakeholders.

Mr. Johnson is a registered Professional Engineer in 11 states and in Canada. He is a frequent speaker at local, regional and national conferences including the Transportation Research Board (TRB), the Institute of Transportation Engineers (ITE), and the American Society of Civil Engineers. Mr. Johnson is a co-author of the 2010 FHWA Roundabout Design Guide (NCHRP 672) and is a FHWA Peer-to-Peer Qualified Roundabout Reviewer. He is an active member of both the TRB and ITE Roundabout Committees.

MTJ Engineering has played a key role in the analysis, design, public outreach, education, and construction of over 400 successful roundabout implementations across North America, including many award winning projects. The firm creates single- and multi-lane solutions for the entire range of traffic conditions and contexts including rural settings, urban corridors, and interchanges.

Mark Johnson started MTJ Engineering in 2005, following 12 years of public- and private-sector transportation engineering positions, including four years for the City of Loveland, Colorado and four years at the Wisconsin DOT. He earned a B.S. in Civil & Environmental Engineering (Transportation Engineering emphasis) at the University of Wisconsin-Madison.



FEB 09 2015

## CITIZEN ADVISORY

Public Interest Center (614) 644-2160

**FOR RELEASE:** February 4, 2015  
**CONTACT:** Darla Peelle, (614) 644-2160

### **Ohio EPA Seeks Input on Toledo Harbor Dredging and Army Corps' Analysis; Feb. 18 Public Meeting Set Regarding Annual Dredging Project**

Ohio EPA will hold a public information session and hearing at 6 p.m. on Wednesday, Feb. 18, 2015, to accept comments on a proposal for the annual dredging of the Toledo Harbor federal navigational channel. The meeting will take place at Toledo City Council Chambers, One Government Center, 640 Jackson St., Toledo.

In a related matter, Ohio EPA is also seeking public comments until Feb. 9 on the U.S. Army Corps of Engineers' report "Influence of Open-Lake Placement of Dredged Material on Western Lake Erie Basin Harmful Algal Blooms" and the Corps' position relative to open lake disposal of dredge material into Lake Erie.

#### **Annual Dredging Application**

The U.S. Army Corps of Engineers has submitted an application for a water quality certification for the project, which involves dredging the upper lake approach channel and lower end of the river channel near the river's mouth. Dredged material would be disposed in the approved open lake disposal area located about 3.5 miles from the Toledo Harbor lighthouse. Dredging would not start before July 1 and would not occur during storm events.

During the Feb. 18 information session, Ohio EPA representatives will present details about the proposed project. During the hearing, which follows the information session, the public can submit comments and questions for the record regarding the application.

Ohio EPA will accept written comments on the annual dredging application through Feb. 25, 2015. Anyone may submit written comments or request to be placed on a mailing list for information by writing to: Ohio EPA, Division of Surface Water, Permits Processing Unit, P.O. Box 1049, Columbus, Ohio 43216-1049, or emailing [epa.dswcomments@epa.ohio.gov](mailto:epa.dswcomments@epa.ohio.gov). The application and related materials are available for review online.

#### **Army Corps of Engineers Report**

The U.S. Army Corps of Engineers report analyzes the potential contribution of open lake disposal of dredge material to nutrient availability and its relationship to harmful algal blooms in the western basin of Lake Erie. The report and appendices are available at: [wwwapp.epa.state.oh.us/dsw/USACE/](http://wwwapp.epa.state.oh.us/dsw/USACE/). Ohio EPA will review comments submitted to [dsw.webmail@epa.ohio.gov](mailto:dsw.webmail@epa.ohio.gov) by Feb. 9, 2015.



BOWLING GREEN STATE UNIVERSITY

## Algae seminar aims to expand global attention

BY TOM HENRY  
BLADE STAFF WRITER

BOWLING GREEN — With the help of federal grant money, Bowling Green State University is holding a two-day symposium in April that will shed some light on how algae is becoming a greater problem worldwide as the Earth's climate warms, its population increases, and land-use pressures intensify.

The university said Monday it will announce the April 13-14 event later this week.

Participation in the workshop will be by invitation only.

But plans call for an open forum from 5:30 to 7:30 p.m. April 14 in 101 Olscamp Hall, sponsored by the National Oceanic and Atmospheric Administration.

NOAA and the National Science Foundation are the two federal partners behind the symposium, which is to include algae scientists from China and Austria as featured speakers, as well as experts from across North America.

One of the organizers, George Bullerjahn, a BGSU algae researcher, said the goal is to get people to think more globally.

The most prevalent form of algae in western Lake Erie, microcystis, can be found in dozens of lakes and streams across North America. But there are many different varieties of cyanobacteria — that is, bacteria often called harmful blue-green algae because of their color, potential toxicity and algaelike characteristics — fouling fresh water globally.

The common denominator is excessive nutrients.

“Many productive discussions have happened regionally since last year’s Toledo water crisis, but cyanobacterial blooms happen everywhere,” he said. “Hearing from experts who study these blooms worldwide can provide a broader perspective on how these events can be managed.”

The BGSU researcher is organizing the event with his colleague, Mike McKay, and Tim Davis, a scientist at NOAA’s Great Lakes Environmental Research Laboratory in Ann Arbor.

In a related matter, testimony resumes this week on a pair of algae bills under consideration in the Ohio General Assembly.

The Ohio Senate’s agriculture committee, which is expected to vote on Senate Bill 1 later this month, will take more testimony today in Columbus.

On Thursday, that committee’s counterpart in the Ohio House will hold a special hearing in Sylvania.

Contact Tom Henry at: [thenry@theblade.com](mailto:thenry@theblade.com), 419-724-6079, or via Twitter @ecowriterohio.

**2015**

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## **OTHER REVIEW**

# Monroe County, Michigan

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**MEMORANDUM**

**DATE:** January 14, 2015

**TO:** Monroe County Planning Commission

**FROM:** Staff

**SUBJECT:** Case #200.3-2-15-1

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**PROJECT:** Exeter Township  
Master Plan Update

### **SUBJECT**

Exeter Township has forwarded a copy of their 2014 Master Plan Update to the Monroe County Planning Commission for review and comment. In compliance with the Michigan Planning Enabling Act, the Township is required to submit the Plan to the County Planning Commission for review and the County has 63 days to review the Plan and offer any comments.

### **DESCRIPTION**

The Exeter Township Master Plan Update is organized into 5 different chapters. Chapter 1 is an introduction to the Plan. Chapter 2 provides a community profile including demographics, natural characteristics of the Township and information regarding other relevant township, county and regional plans. Chapter 3 is a list of the Township's proposed goals and policies. Chapter 4 is an analysis of the existing land use. Finally, Chapter 5 is the recommendations for the future land use of the Township including the Future Land Use Map. Public survey results are provided in the Appendix

### **ANALYSIS**

The Community Profile of Exeter Township sufficiently covers the available data that should be included in a Township Master Plan.

In regards to the Future Land Use Map, Staff has several questions about some of the map's designations. These include the following:

The existence of only one Agricultural designation category in the Future Land Use Map makes proper agricultural preservation difficult. Exeter Township has signed onto the Monroe County Purchase of Development Rights program, and state requirements for this program specifically state that those municipalities in the program must clearly define areas that are proposed for participation in the preservation program. With only one Agricultural designation, there is no differentiation among land that is of the highest agricultural quality and of the highest priority to be preserved, and land that is of secondary quality and may be developed in the future due to growth pressures. By creating a Primary Agricultural and a Secondary Agricultural category, the

Township can more clearly designate which areas of the Township that it wishes to preserve as agricultural land for perpetuity.

Staff also questions the commercial designation west of the intersection of Exeter and Oakville-Waltz Roads. The Plan's reasoning for the placement of this strip commercial corridor on the Future Land Use Map is due to Sumpter Township's similar Commercial designation on the north side of the road. However, we feel this is insufficient justification to justify this area for strip commercial development, and that, except for the nearby landfill, the land and infrastructure in this area of the Township are primarily rural in nature and should remain as such.

Strip commercial development often leads to unattractive buildings and signage as well as access management problems, which would be compounded as Oakville-Waltz Road is only two lanes in width. Furthermore, such a designation is also contrary to the stated policy in the Exeter Township Master Plan to limit commercial uses to neighborhood-scale uses

We feel that any future commercial development should instead either be focused near existing villages such as Maybee or Scofield, or located only adjacent to important intersections in the Township. Placing commercial development near village centers ensures that there will be an adequate customer base for retail businesses. Urban sprawl also decreases when commercial development is located near village centers, and the costs of providing infrastructure also decrease.

While the Multiple Family Residential designated near Rawsonville and Oakville-Waltz Roads is a carryover from the previous Master Plan updates, there is no adequate reason given for locating Multiple Family Residential so far from any village center. The addition of multiple family residential in the northwest corner of the Township gives the appearance of attempting to segregate multiple family uses from other residential areas nearer to villages. Staff believes that any multiple family uses should be better integrated with single-family uses close to existing village centers.

Overall, while Staff supports limited residential development of the unincorporated village of Scofield, we believe that the emphasis in Exeter Township should be on rural agricultural preservation rather than the development of strip commercial development in the northeast portion of the Township or multiple family residential in the northwest portion. These designations are out of character with neighboring uses and do not support Exeter Township's limited growth projections for the next 20 years. The development of an area on the Future Land Use Map expressly designated for agricultural preservation is also imperative in order to preserve the agricultural economy and character of northern Monroe County.

#### **RECOMMENDATION**

Staff recommends that the Monroe County Planning Commission submit the above comments to Exeter Township.

RS

**MONROE COUNTY PLANNING DEPARTMENT  
SUMMARY OF BUILDING ACTIVITIES  
MONROE COUNTY, MICHIGAN  
FOR PERIOD JANUARY 1, 2014 — DECEMBER 31, 2014**

Municipality	SINGLE FAMILY UNITS			TWO-FAMILY UNITS			MULTI-FAMILY UNITS			PUBLIC / SEMI-PUBLIC UNITS		COMMERCIAL UNITS		INDUSTRIAL UNITS		DEMOLITIONS	
	Units	\$Value	Average Cost	Structures	Units	\$Value	Structures	Units	\$Value	Units	\$Value	Units	\$Value	Units	\$Value	Residential	Other
Ash Township	6	\$ 1,531,165	\$ 255,194	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 14,368	3	\$ 4,489,836	1	0
Bedford Township	88	\$ 16,126,051	\$ 183,251	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 90,000	0	\$ -	9	1
Berlin Township	31	\$ 5,694,200	\$ 183,684	0	0	\$ -	0	0	\$ -	0	\$ -	3	\$ 1,319,000	0	\$ -	3	0
Dundee Township	6	\$ 1,158,500	\$ 193,083	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Erie Township	0	\$ -	-	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Exeter Township	2	\$ 510,000	\$ 255,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Frenchtown Township	19	\$ 3,422,833	\$ 180,149	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 154,000	0	\$ -	10	1
Ida Township	2	\$ 667,000	\$ 333,500	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 100,000	0	\$ -	0	0
LaSalle Township	0	\$ -	-	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
London Township	2	\$ 219,200	\$ 109,600	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	0	0
Milan Township	1	\$ 129,000	\$ 129,000	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ 362,500	0	0
Monroe Township	13	\$ 2,081,253	\$ 160,096	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	2	0
Raisinville Township	15	\$ 2,139,078	\$ 142,605	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	1	0
Summerfield Township	5	\$ 1,419,000	\$ 283,800	0	0	\$ -	0	0	\$ -	0	\$ -	0	\$ -	0	\$ -	3	0
Whiteford Township	8	\$ 1,922,000	\$ 240,250	0	0	\$ -	0	0	\$ -	0	\$ -	1	\$ 10,000	6	\$ 1,573,000	4	0
<b>Subtotals: TOWNSHIPS</b>	<b>198</b>	<b>\$ 37,019,280</b>	<b>\$ 186,966</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>8</b>	<b>\$ 1,687,368</b>	<b>10</b>	<b>\$ 6,425,336</b>	<b>35</b>	<b>2</b>
<b>Luna Pier City</b>	<b>1</b>	<b>\$ 440,900</b>	<b>\$ 440,900</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>
<b>Milan City</b>	<b>11</b>	<b>\$ 1,518,300</b>	<b>\$ 138,027</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>
<b>Monroe City</b>	<b>4</b>	<b>\$ 659,500</b>	<b>\$ 164,875</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ 2,400,000</b>	<b>1</b>	<b>\$ 5,400,000</b>	<b>5</b>	<b>3</b>
<b>Petersburg City</b>	<b>3</b>	<b>\$ 477,500</b>	<b>\$ 159,167</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>0</b>
<b>Subtotals: CITIES</b>	<b>19</b>	<b>\$ 5,096,200</b>	<b>\$ 162,958</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ 2,400,000</b>	<b>1</b>	<b>\$ 5,400,000</b>	<b>6</b>	<b>3</b>
<b>Carleton Village</b>	<b>4</b>	<b>\$ 730,000</b>	<b>\$ 182,500</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ 157,000</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>0</b>
<b>Dundee Village</b>	<b>30</b>	<b>\$ 4,336,000</b>	<b>\$ 144,533</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ 600,000</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>0</b>
<b>Estral Beach Village*</b>	<b>0</b>	<b>\$ -</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>0</b>
<b>Maybee Village</b>	<b>0</b>	<b>\$ -</b>	<b>-</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>
<b>South Rockwood Village</b>	<b>5</b>	<b>\$ 720,000</b>	<b>\$ 144,000</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>
<b>Subtotals: VILLAGES</b>	<b>39</b>	<b>\$ 5,786,000</b>	<b>\$ 148,359</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>1</b>	<b>\$ 757,000</b>	<b>0</b>	<b>\$ -</b>	<b>2</b>	<b>0</b>
<b>COUNTY TOTALS</b>	<b>256</b>	<b>\$ 45,901,480</b>	<b>\$ 179,303</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>0</b>	<b>\$ -</b>	<b>0</b>	<b>\$ -</b>	<b>10</b>	<b>\$ 4,844,368</b>	<b>11</b>	<b>\$ 11,825,336</b>	<b>43</b>	<b>5</b>

\* No Data Were Submitted by the Village of Estral Beach for 2014