



# meeting notes

## Land Use Steering Group

12/7/2012, 10:00 a.m. — TMACOG Boardroom

### Steps to be addressed today:

1. What is current land use (and current transportation serving the region)?
2. How has land use changed over time?
3. How might it change in future?

### Welcome

Introductions, review notes from October

Ed Ciecka, Chair,  
Planning Committee

Attendees: Ed Ciecka, Rossford (chair); Jim Bagdonas, Waterville; Mike Beazley, Oregon; Ken Fallows, Lucas Co Sustainability Commission; Kevin Haddad, Sylvania Twp; Bill Harbert, TLC Plan Commissions; Thomas King, Perrysburg; Bob Oberly, Sylvania; Mike stormer, ODOT; Eric Wagner, Monclova Twp.  
TMACOG staff: Dave Gedeon, Warren Henry, Eric Kellstadt, Diane Reamer-Evans

### Land Use Inventory Map and Demographic Info

Review changes to draft map

Review demographic maps and tables

*Discussion:* Any revisions needed? Does this info tell the story?

Diane Reamer-  
Evans, Eric Kellstadt,  
David Gedeon  
Ed Ciecka

Staff presented land use, population density, median age, and median income maps and related tables.

### Discussion of land use map:

- Need clarification on Monroe Co tax exempt properties.
- Q: Was zoning used rather than actual land use? Crossroads properties in Rossford show as commercial even though mostly undeveloped. A: No, used county auditor data, and the counties tax by use, not zoning. (Zoning maps would be problematic because they don't always reflect actual use.)
- Even with field research, difficult to identify exact land use. Mixed use not shown; could be shown as an overlay.
- Currently updating the "urbanized area" boundaries, but this process relates directly to classification of streets and doesn't mix well with this land use initiative.
- Casino needs to be shown as commercial.
- The draft land use map is accurate at a large grain level, but includes capacity for change (infill development).

### Discussion of demographic maps/data:



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On population density maps (1990 – 2000 – 2010) noted that the some block group boundaries have changed over time, resulting in map appearance changes.

- Pop density bar chart shows declining density in Toledo, increasing density in suburban areas.

Median Age: median = midpoint of the data; mean = average. Noted birth rate stagnant or declining; trend is for population to age in place. (In previous decades, example, 1970, high percentage of kids.)

Median income: noted that lowest income category is different from 2000 to 2010 because change in official Poverty Level (from \$17,000 to \$22,000). Question: should upper categories change?

- Those with poverty level incomes include working poor – examples, full time workers at Sunshine (home for disabled) and some local industries. Often no benefits.
- Noted they are now counting students in place (at college) rather than at home address.

## **Future Changes in Land Use Patterns**

Identify potential areas of change over the next 10 years

Diane Reamer-  
Evans, Ed Ciecka

Committee members discussed potential changes to the land use map over the next 10 years. Some continued expansion of residential, industrial, and commercial areas expected, as well as some infill development in existing commercial and industrial areas.

Lack of current demand for office space.

Closing of Woodville Mall = decrease in commercial use

## **Regional Forum**

Review updated proposed schedule

Diane Reamer-  
Evans, Ed Ciecka

If we held a forum (larger meeting) to discuss and get input on these issues, who should/would attend? Where / when?

Next meeting dates

The committee supported holding a forum for community leaders. Suggested: have multiple opportunities for information and discussion, such as: two forums, pre-forum questionnaire, or on-line input.

- Future transportation needs and costs are based on land use changes.
- Have to be more strategic with decreasing funds.
- Daytime best for local government staff; Evening best for elected officials.

NEXT MEETING: Feb 1 or 7. (Staff will poll committee.)

## **Adjourn**