



meeting notes

Land Use Steering Group

10/19/2012

10:00 a.m. to 11:50 a.m.

TMACOG Boardroom

Welcome -- *Ed Ciecka, Chair, Transportation Planning Committee*

Introductions: *what is your role?*

Ed Ciecka welcomed attendees and noted the purpose of this initiative is to provide input to the regional transportation plan. Attendees introduced themselves and explained their role in land use and/or transportation planning.

-Bill Brennan represents the Homebuilders Association

-Jim Bagdonas, as Waterville administrator, wears many hats. They have a new comprehensive plan; in previous years had growth; recently impacted by the new US 24 freeway.

-Bill Harbert, representing the Toledo-Lucas County Plan Commissions, has also worked in various states.

-Mike Stormer, ODOT planning, reviews traffic impact studies for new developments.

-Tom King is planning director for Perrysburg, where they have a comprehensive plan and GIS. Previously in Summit county he participated with ODOT in area planning.

-Warren Henry heads the TMACOG transportation department. He noted our traffic analysis zones involve looking at land use.

-Dave Steiner heads Wood County Planning, where they review all subdivisions in unincorporated areas and work with townships on their zoning codes.

-Ken Fallows spent 34 years in political life in a small Wood County town, where he wrote the zoning code. Currently is on the TMACOG Environmental Council.

-Eric Wagner is Monclova Township zoning administrator; it is a growing area.

-Paul Buehrer, Oregon, does building and electrical inspection and meets with developers, also works with the plan commission. They have a 2012 comprehensive plan.

-Heather Saylor is Bowling Green planning director; administers zoning and planning regs; works with economic development folks. They are serious about access management; have an old comprehensive plan they want to update.

-Eric Kellstadt is a new transportation planner at TMACOG. Previously worked with Missouri DOT and on planning to rebuild Joplin, MO after the tornado.

-David Gedeon, TMACOG, develops population and employment data for the traffic forecasting model which looks out 20-30 years.

-Diane Reamer-Evans, TMACOG, is lead staff in the regional transportation plan process.

-Ed Ciecka is administrator for Rossford and chairs the TMACOG Transportation Planning Committee which guides development of the transportation plan.



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1. Why a Land Use Inventory? *Diane Reamer-Evans, TMACOG; Ed Ciecka*

- a. Support for transportation plan – TMACOG is federally mandated to work with the region to prepare a regional transportation plan that identifies needed investment over 20 years. This plan is required to receive federal funds.
- b. Other benefits: examples from other regions. Diane showed **slides** of what two other metro areas have done (Dayton, Akron) to integrate land use and transportation planning. Both analyzed land use in their regions. Dayton area developed a “preferred land use scenario” to guide future development pattern. Akron area made recommendations and provides small grants to communities for implementation.
- c. Discussion: *how have land use changes affected transportation and mobility in your community?*
Attendees noted a variety of interrelationships between transportation and land use, including:
 - New US 24 impacts on development and need for new land use controls in Waterville;
 - Attempts to create a “downtown” with sidewalks and buildings closer to the road in Oregon;
 - Creating a network of shared use paths in Waterville;
 - Planning for anticipated new development around the new CSX intermodal facility in southern Wood County, including drafting an overlay district;
 - New casino: impact on auto traffic; lack of impact on spin off development (self-contained); no sidewalks;
 - Impacts of the I-75/475 interchange upgrade project in West Toledo;
 - Infill development related to BGSU, and importance of infill development in the redevelopment of cities;
 - Access management along SR 20;
 - Mile square acreage a problem in Oregon: people develop on outside only. Trying to develop a plan including cross-access easements.

2. Land Use Inventory Strategy *Diane Reamer-Evans, Eric Kellstadt, David Gedeon, Ed Ciecka*

- a. Review **time line and outline of steps** – Staff reviewed a handout outlining the proposed process running until January 2014. (*See attached, pages 1 and 2*). The goal is to understand current land use and trends and the implications, look at potential alternatives, and suggest any recommendations that make sense for our region. Discussion:
 - We should take a policy approach (make policy recommendations rather than creating a land use plan).
 - The outcomes will impact the transportation forecasting model and directly impact the selection of projects for the regional transportation plan.
 - The process will be an expansion of TMACOG’s previous work with the communities to identify expected areas of growth.



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- b. Draft Land Use Map— Eric presented the **draft land use map** for 2012. The parcel land use data came from county records (Lucas and Wood Counties) and SEMCOG (Monroe County). Suggested changes to the map:
 - Break out different types of “exempt” uses; especially in downtown Toledo where government buildings may be tax exempt but generate trips
 - Parks need to be shown
 - Show single family and multi-family residential
 - c. Draft Population Density Map— Dave presented the draft density maps for **2000** and **2010**. There is change in density in several areas, especially increase in suburban areas and decrease in downtown areas. Discussion:
 - A third map is needed to show amount of change in density (e.g., percentage).
 - Show density in 1990? Show trend lines?
 - d. Other information needed —
 - Building permit data: get from counties plus some other jurisdictions (Oregon, Whitehouse)
 - Household age (map)
 - Household size
 - Race
 - Household income or poverty levels
 - Employment / employment density
 - Dynamics of travel (job trip flows from American Community Survey?)
 - e. Discussion: *fine tuning the Maps; what other information is available?*
See above.
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3. Next Steps *Ed Ciecka, Diane Reamer-Evans*

- a. Land Use Map completion
 - b. Developing data and information
 - c. Communication with your leadership: you are requested to keep your leadership informed as we go through this process in order to build support for the outcomes.
 - d. Next meeting dates: **Friday, December 7 at 10 a.m.**
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Adjourn