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 the 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 Sayler 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.
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.
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.

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.

Adjourn