



» Streamlining Development Guide «

Coordinated by:





► Streamlining Development Guide ◀◀

Revised August 2026



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Monroe County Board of Commissioners

Commission Members	District
David Vensel, Chair	District 6
Brian Lamour, Vice Chair	District 5
David C. Hoffman	District 1
Dawn Asper	District 3
(Vacant)	District 2
Jay Heinzerling	District 4
David Swartout	District 7
Greg Moore	District 8
J. Henry Lievens	District 9
Michael Bosanac	Administrator / CFO
Lisa Sanders	Deputy Clerk

Streamlining Development Task Force

The following participants played a key developmental role in the inception and implementation of this document.

Task Force Members	Organization
Barry Buschmann, Task Force Chair	Mannik & Smith Group, Inc. (retired)
Randy Pierce	Former Monroe County Road Commissioner
David Thompson	Former Monroe County Drain Commissioner
Carolyn Bennett	DTE Energy (retired)
Tom Fritz	Coldwell Banker Commercial Real Estate
Jim Jacobs	James S. Jacobs Architects, PLLC
Barry Kinsey	Monroe County Community College
Tim Lake	Former CEO, Monroe County Business Alliance
Mike Baker	Michigan Gas Utilities (retired)
Tracy Oberleiter	Former Monroe Bank & Trust
Jeff McBee	County of Monroe, Former Planning & Engagement Department
Adelaide Pascaris	Former International Transmission Co. (ITC)
Jason Sheppard	Former State Representative
Cynthia Stump	International Transmission Co. (ITC)
David Uhl	Former Village of Dundee
Kennis Wooten	DTE Energy

Streamlining Development Guide

Streamlining the Development Process in Monroe County

To better serve the development community, the Monroe County Business Alliance (the Alliance) has facilitated the creation of this Streamlining Development Guide to help simplify and accelerate the development process throughout Monroe County. By providing clear guidance and coordinated information, this resource is designed to save developers time, reduce costs and minimize delays, helping projects move from concept to completion as efficiently as possible.

This guide represents a collaborative partnership among county agencies, authorities, municipalities, utility providers, and other organizations that may play a role in project planning, permitting, construction, and development assistance within Monroe County. The strength of this partnership lies in the active participation of these stakeholders in developing, reviewing, and maintaining the guide to ensure the information remains accurate, current, and relevant.

As you navigate this guide, we believe you will discover that Monroe County, Michigan, offers not only a favorable environment for investment and growth but also a commitment to development efficiency. The information provided is intended to help identify opportunities, streamline processes, and avoid common challenges that can delay project implementation.

Should you require additional assistance, the Monroe County Business Alliance stands ready to support your project at every stage of development. The Alliance's mission is to serve as a resource and advocate for businesses and developers, helping navigate local processes and connect with the appropriate partners. For assistance, contact the Alliance at 734-241-8081, email sstrube@mcbusinessalliance.org, or visit MCBusinessAlliance.org.

Alliance Mission Statement

To establish a county wide recognized guide for expediting the development process for industrial, commercial and residential real estate in Monroe County. This guide will provide guidance to developers on what to do, where to go and who to contact.

Alliance Goals

- (1) Create a streamlined process for developers and entrepreneurs to quickly facilitate new and expansion projects in Monroe County.
- (2) Enhance a collaborative partnership among all jurisdictions involved with the development and permitting processes within Monroe County for use by these partners to promote and grow Monroe County.
- (3) Develop a sustainability plan to keep this resource document and the partnership agreements updated and monitor the viability of its use.

Guide Maintenance and Updates

The intent of the *Streamlining Development Guide* is to serve as a current, reliable, and relevant resource for the development community through ongoing collaboration and regular updates from the many governmental agencies, municipalities, utility providers, and business partners that contribute to its content.

To ensure the accuracy and usefulness of the information contained within this guide, online content will be reviewed and updated periodically by the Alliance. When changes to contact information, procedures, regulations, maps, forms, or other supporting materials occur, the respective agency, municipality, or business partner is encouraged to promptly notify the Alliance at 734-241-8081 or via email to mcba@mcbusinessalliance.org.

In addition, the Monroe County Streamlining Group will convene periodically to review the guide's content, verify its accuracy, and identify opportunities for improvement. Through this ongoing partnership and commitment to continuous updates, the guide will remain a valuable tool for developers, businesses, and community stakeholders seeking to navigate the development process in Monroe County efficiently and effectively.



1. Partnership Pledge

On the following page is the Partnership Pledge, which has been distributed to Monroe County municipalities as well as numerous public agencies, utility providers, and partner organizations involved in the development process. By signing this pledge, these entities affirm their commitment to collaboration, communication, and the promotion of a streamlined and business-friendly development environment throughout Monroe County.

The list that follows recognizes the communities, agencies, and organizations that have demonstrated their support for these principles by signing and returning the pledge to the Alliance. Together, these partners form a network dedicated to improving development processes, reducing barriers, and fostering investment and growth within Monroe County.

Streamlining Development Partnership Signatories (as of 3-19-18)

- Ash Township
- Bedford Township
- Berlin Charter Township
- City of Luna Pier
- City of Milan
- City of Monroe
- City of Petersburg
- County of Monroe
- Dundee Township
- Erie Township
- Exeter Township
- Fifth Third Bank
- First Merchants Bank
- Frenchtown Charter Township
- Home Builders Association of Michigan
- Ida Township
- LaSalle Township
- Michigan Works! Monroe County Employment & Training Department
- Monroe Charter Township
- Monroe County Board of Commissioners
- Monroe County Community College
- Monroe County Drain Commission
- Monroe County Planning Commission
- Monroe County Road Commission
- Raisinville Township
- Village of Carleton
- Village of Dundee
- Village of Estral Beach
- Village of South Rockwood
- Whiteford Township

Monroe County Streamlining Development Partnership Pledge



Streamlining Development Renewal Pledge

In 2018, the former Monroe Business Development Corporation, now known as the Monroe County Business Alliance, asked your community to join the Monroe County Streamlining Development Initiative. By signing the pledge, your community affirmed its willingness to consider and evaluate potential business development opportunities within its jurisdiction.

While the Monroe County Business Alliance does not have authority over individual community decisions or project approvals, we serve as the county's Economic Development Organization and actively work to attract business investment and development opportunities throughout Monroe County. These efforts help strengthen our local economy, expand employment opportunities for current and future generations, enhance quality of life, and broaden the tax base to help alleviate the burden on homeowners.

By renewing this pledge, your community is simply reaffirming its commitment to working collaboratively with other Monroe County municipalities to promote a streamlined, business-friendly environment for companies, residents, and investors considering Monroe County. The Streamlining Development Guide, which is available on the MCBusinessAlliance.org website, can also be shared on your community's website as a participating partner.

Importantly, this pledge requires no fees, financial obligations, or binding commitments. Rather, it enables us to market Monroe County and its communities as a unified and organized region committed to responsible growth and economic opportunity. This level of cooperation and coordination distinguishes Monroe County from many other regions and demonstrates our shared commitment to the county's future. We would also like to emphasize that this is simply a renewal of the pledge your community originally signed in 2018.

On behalf of the Monroe County Business Alliance and your neighboring communities, thank you for your continued partnership in promoting Monroe County as an exceptional place to live, work, and invest. Together, we are building a future where agriculture, businesses, residents, and visitors can all thrive, ensuring Monroe County remains a vibrant and prosperous community for generations to come.

Signature on behalf of Community	Signature of Signee
Title of Signee	Date Executed



23 E Front Street, Suite 202, Monroe, MI 48161 | 734-241-8081

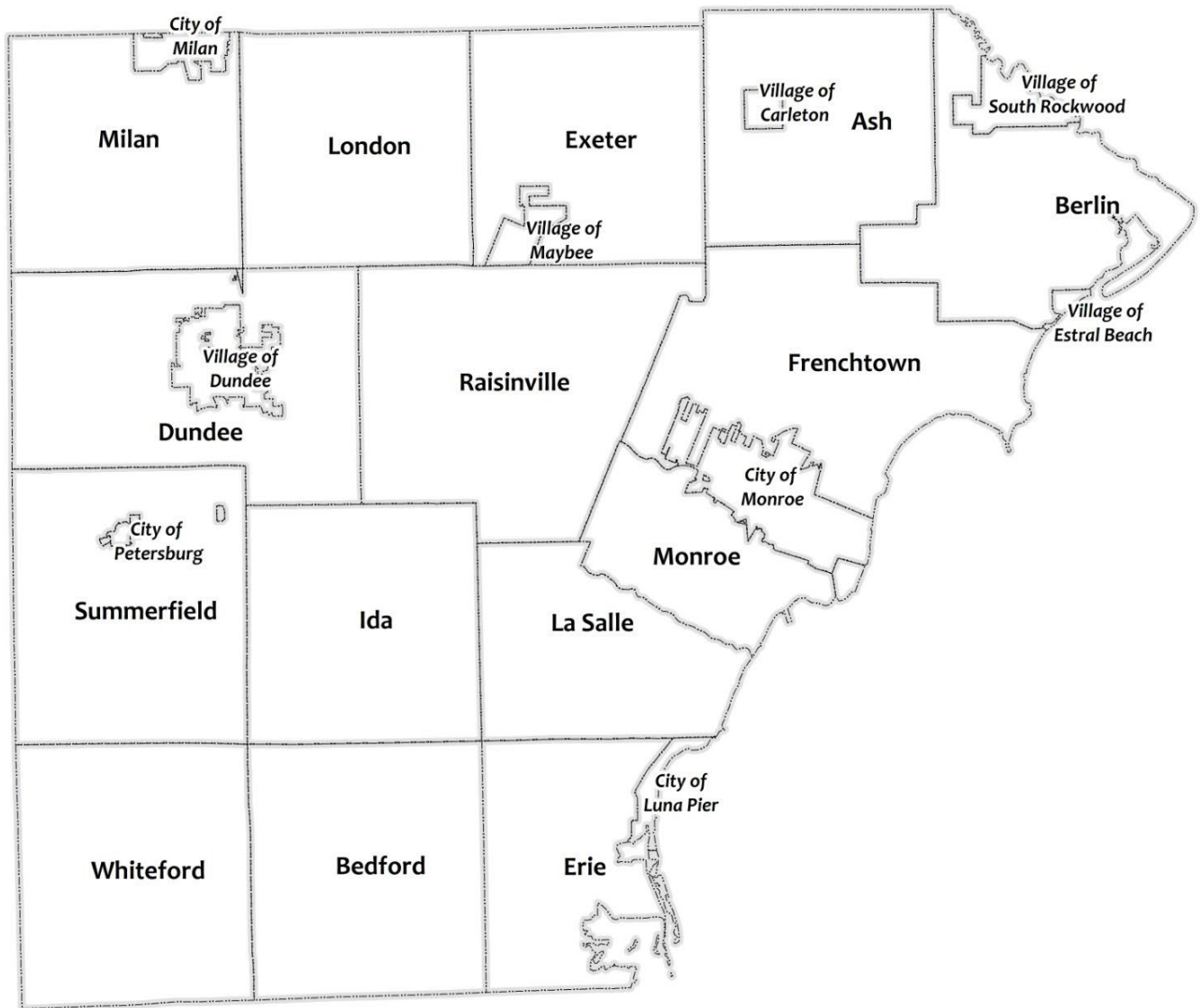


2. Partnership Assistance & Web Links

County & State Organizations

MCPD	Monroe County Community Planning and Engagement Department Community Planning & Engagement Monroe County, MI
MCRC	Monroe County Road Commission Monroe County Road Commission, MI Official Website
MCDC	Monroe County Drain Commission https://www.co.monroe.mi.us/483/Drain-Commission
MCHD	Monroe County Health Department Health Department Monroe County, MI
MCMI	Monroe County, Michigan Monroe County, MI Official Website
SEMCOG	Southeast Michigan Council of Governments Home - SEMCOG
Lake Erie West	Lake Erie West Regional Council (formerly Toledo Metropolitan Area Council of Governments – TMACOG) Lake Erie West Regional Council Lake Erie West Regional Council
EGLE	Michigan Department of Environment, Great Lakes and Energy Environment, Great Lakes, and Energy
MDOT	Michigan Department of Transportation Michigan Department of Transportation
MEDC	Michigan Economic Development Corporation MEDC Site Selection & Business Support in Michigan Michigan Business

Monroe County Municipalities



Municipal Contacts

Municipality	Phone	Website
Ash Township	734-654-6992	ashtownship.org
Bedford Township	734-847-6791	bedfordmi.org
Berlin Charter Township	734-586-2187	berlinchartertwp.com
Dundee Township	734-529-2650	dundeetownship.info
Erie Township	734-848-5915	erietownship.com
Exeter Township	734-587-2100	exetertwp.com
Frenchtown Charter Township	734-242-3282	frenchtowntownship.org
Ida Township	734-269-3045	idatownship.org
LaSalle Township	734-241-4344	lasalletwpmi.com
London Township	734-439-1984	londontwpmi.gov
Milan Township	734-439-1707	milantownship.org
Monroe Charter Township	734-241-5501	monroechartertownship.org
Raisinville Township	734-269-2506	raisinville.org
Summerfield Township	734-279-1214	summerfieldtownship.org
Whiteford Township	734-854-2416	whitefordtownship.org
City of Luna Pier	734-848-6495	cityoflunapier.com
City of Milan	734-439-1501	milanmich.org
City of Monroe	734-243-0700	monroemi.gov
City of Petersburg	734-279-1210	petersburg-mi.com
Village of Carleton	734-654-6255	carletonmi.us
Village of Dundee	734-529-3430	dundeevillage.net
Village of Maybee	734-587-2900	maybevillage.com
Village of South Rockwood	734-379-3683	villageofsouthrockwoodmi.com

A complete and up-to-date Monroe County Directory, including listing and contact information for all local officials and State and Federal legislators is available at:

[Monroe County, MI | Official Website](https://www.monroemich.gov/)

Essential Service Providers

UTILITIES		PHONE / WEBSITE
DTE Energy	800-477-4747	DTEEnergy.com
Consumers Energy	800-477-5050	ConsumersEnergy.com
Michigan Gas Utilities	800-401-6402	MichiganGasUtilities.com
TELEPHONE		
AT&T		Business.ATT.com
Spectrum		Spectrum.com
T-Mobile		T-Mobile.com
Verizon Communications	734-241-4099	Verizon.com
FIBER		
Buckeye Cable System		BuckeyeCableSystem.com
Comcast		Comcast.com
Buckeye Telesystem, Inc.		Telesystem.us
RAILROADS		
Ann Arbor Railroad		419-726-4181
Canadian National Railroad (CNRR)		708-332-3959
CSX Transportation		614-793-3065
Norfolk Southern Corporation (NS RR)		317-819-7672
Conrail (connects CSX Transportation at Carleton)		856-231-2003
Indiana & Ohio Railway (connects AARR & CN Rail at Diann)		513-860-1000
EGLE - Michigan Department of Environment, Great Lakes and Energy Water Resources Division		517-257-7380
MDOT - Michigan Department of Transportation	Brighton Transportation Service Center 10321 E. Grand River, Suite 500 Brighton, Michigan 48116 810-227-4681	
U.S. Army Corps of Engineers Detroit District Office		313-226-6413

3. Development Assistance

Monroe County has a wide range of services and agencies that can assist the development community in moving forward with plans to locate or expand within the community. Monroe County has long been viewed as a crossroads for commerce and for more than three decades, the Alliance, formerly the Monroe County Business Development Corporation (MCBDC), has been assisting industries and businesses capitalize on their opportunities to locate or expand in this dynamic area of Southeast Michigan. The Monroe County Community Planning and Engagement Department has a wide range of resources, data, and information at its disposal which can greatly aid in the process of site selection and development. Local Downtown Development Authorities provide incentives for projects within designated districts in the county. Although many of our communities are rural in nature and do not have full time professional staffs, our larger communities, including the City of Monroe, the Village of Dundee, and Bedford Township have economic development professionals who are committed to a streamlined development process.

A development which was an outgrowth of the original publication of this document is the adoption of a Memorandum of Understanding between the Monroe County Road Commission and the Monroe County Drain Commissioner's Office. This agreement was specifically designed to streamline and speed up the review of development proposals by these agencies. In addition, the Monroe County Link Plan's Prepare for Investment Pillar team has created a Memorandum of Understanding for municipalities and property owners to further streamline the process of development.

Monroe County Business Alliance

23 E Front Street, Suite 202, Monroe, MI 48161
mcbusinessalliance.org
734-241-8081

Contacts:

Vice President of Economic Development	Sean Strube	ext #105	sstrube@mcbusinessalliance.org
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The Alliance's mission is to work with its strategic partners to attract and retain a diverse range of businesses that create an economic environment of innovation and success. We do this while fostering the growth of existing businesses by partnering with them to focus on their growth and success. Additionally, the Alliance hosts the GoToMonroe.com community calendar for our neighbors by our neighbors. They also operate Launch 734, which is an incubator and accelerator in the county assisting entrepreneurs and small business owners with growth and development.

The Alliance is as a result of the former Monroe County Business Development Corporation which started in 1982 and the former Monroe County Chamber of Commerce started in 1957. In combining the two business-centric organizations, greater networking, information sharing, and collective growth has been achieved.

The Alliance stands ready to meet your site location, expansion or business development needs and has a track record of success in fostering economic development. Our goal is to be a one-stop shop for economic development assistance through our programs such as:

- Michigan Business Development Program (MBDP) – where we provide concierge services to commercial businesses locating or expanding. As the local partner of the Michigan Economic Development Corporation, the Alliance is your first stop to doing business in the county.
- Retention & Attraction Initiatives – directed at our industrial-based businesses by assisting with local and state incentive programs, site selection and ombudsman services as they move through the development stages of their projects.
- Monroe County Link – The Monroe County Link Plan 2.0 is the culmination of years of work by roughly 100 area stakeholders representing business, manufacturing, education, government, tourism, non-profits, economic development and countless other areas of expertise.

As the continuation to Link Plan 1.0, which realized over one billion dollars in investment into the community, over 1500 new jobs and the retention of almost 600 existing position, Link Plan 2.0 has focused on four key areas where stakeholders examined, explored and evaluated many ideas and concepts all geared to an improved and healthier Monroe County.

As a result of the team's extensive work, research, discussions, and fiscal analysis, a series of recommendations and action items have emerged for further evaluation, consideration, and implementation. These recommendations reflect a shared commitment to strengthening operations, improving efficiency, and fostering responsible growth and development throughout Monroe County.

With more than 100 years of experience through the merger, the staff of the Alliance has assisted thousands of businesses with locating, expanding, and investing within our community. Our team understands the local development landscape and is committed to helping businesses navigate the development process with confidence. Whether you are considering a new location, an expansion, or a redevelopment project, the Alliance can connect you with the resources, partners, and information needed to move your project forward efficiently. Contact us to discuss your project - we can help save valuable time and resources while supporting your success in Monroe County.



Monroe County Community Planning and Engagement Department

(Monroe County Courthouse)
125 East Second Street
Monroe, MI 48161
co.monroe.mi.us/250/Community-Planning-Engagement
734-240-3288

Contacts:			
Director	Jason Berry	734-240-3288	Jason_berry@monroemi.org

The Monroe County Community Planning and Engagement Department is committed to providing the public with the information and resources necessary to promote quality development. Located in the County Courthouse in downtown Monroe, the Community Planning and Engagement Department works closely with all local units of government in the County and can serve as a liaison between developers, regulatory agencies, and other governmental authorities.

The department has a great deal of data, maps and information on county resources, including aerial photography, demographic data, traffic counts, soil surveys, flood maps, land surveys, and land use information. We maintain a collection of local land use plans and zoning maps, and keep a database of local building officials, planning commissioners, and other local development contacts. Working closely with the Alliance, we make sure that economic development projects within Monroe County receive a high level of professional courtesy in the planning and review process.

Downtown Development Authorities

Monroe County is home to four Downtown Development Authorities (DDAs) located in the City of Monroe, the City of Milan, the Village of Dundee, and Lambertville (Bedford Township). DDAs were established under Michigan Public Act 197 of 1975 as an economic development tool to stimulate investment and revitalization within downtown districts. These authorities serve as catalysts for community development by supporting projects that enhance economic growth and improve the overall downtown environment. DDAs have access to a variety of funding mechanisms, including tax increment financing (TIF), which can be used to support public improvements, infrastructure development, and other initiatives designed to attract, retain, and expand businesses and private investment.

Bedford Township DDA

PO. Box H

8100 Jackman Road

Temperance, MI 48182

734-847-6791

[Downtown Development Authority](#)

City of Milan DDA

147 Wabash

Milan, MI 48160

734-439-1501

City of Monroe DDA

Monroe Downtown Development Authority

120 East First Street

Monroe, MI 48161

734-384-9172

downtownmonroemi.com

Village of Dundee DDA

350 W Monroe Street

Dundee, MI 48131

734-529-3430

<https://www.dundeevillage.net/127/Downtown-Development-Authority>

Southeast Michigan Council of Governments

1001 Woodward Avenue, Suite 1400, Detroit, MI 48226-1904
infocenter@semcog.org
313-961-4266

Contacts:		
Executive Director	Amy O’Leary	oleary@semcog.org

The Southeast Michigan Council of Governments (SEMCOG) was established in 1968 as a regional planning partnership in Southeast Michigan. SEMCOG supports local planning through its technical, data, and intergovernmental resources. SEMCOG's plans improve the quality of the region's water, make the transportation system safe and more efficient, revitalize communities, and spur economic development.

SEMCOG is the premier source for regional information regarding demographic data, population projections, building activities and economic development projects, public utilities and transportation.

Monroe County Community College

Main Campus - 1555 S Raisinville Road, Monroe, MI 48161
Monroeccc.edu
734-242-7300

Contacts:			
President	Dr. Kojo Quartey	734-384-4166	kquartey@monroeccc.edu
Development Information Executive Director of the Foundation	Josh Myers	734-384-4214	jmyers@monroeccc.edu
Director of Workforce Development, Corporate & Community Services	Barry Kinsey	734-384-4124	bkkinsey@monroeccc.edu

Monroe County Community College (MCCC) is a comprehensive public community college located in Monroe, Michigan. Established in 1964, MCCC is supported through a combination of Monroe County tax dollars, State of Michigan educational funding, and student tuition. The College is fortunate to benefit from one of the strongest millages among Michigan's 28 community colleges, providing a solid foundation for delivering high-quality educational opportunities.

MCCC's 210-acre main campus is centrally located within Monroe County, providing convenient access to both Detroit, Michigan, and Toledo, Ohio. The College also operates the Whitman Center, a southern extension center located in Bedford Township near the Michigan-Ohio border, which offers a wide range of academic, workforce development, and community education courses to serve students throughout the region.

MCCC's commitment to accessibility, affordability, and educational excellence enables the College to meet the diverse needs of students, employers, and the broader Monroe County community. Guided by its mission to enrich lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences, MCCC remains dedicated to fostering personal growth, workforce readiness, and lifelong learning for all who seek to advance their education and careers.

MCCC accomplishes its mission through: Post-secondary pathways for students who plan to pursue further education; Occupational programs and certificates for students preparing for immediate employment upon completion; Curriculum that prepares students to effectively communicate, think critically, and be socially and culturally aware; Comprehensive student support services; A wealth of opportunities for intellectual, cultural, personal and career enhancement; Training and retraining to meet the needs of an evolving economy; and, Key partnerships to enhance educational services and opportunities.

As its vision, the college aspires to be recognized for our student-focused service, academic excellence, affordability, innovation, community responsiveness and student success.

The college offers associate degrees and certificate programs for career preparation, as well as for transferring to four-year colleges and universities.

Four-year degrees are available right on the MCCC Main Campus through Siena Heights University and at the college's Whitman Center in Temperance.

Monroe County Communities

The following Monroe County communities have provided information for inclusion in this Streamlining Development Guide. Communities that are not currently represented are encouraged to submit their information for future updates. Submissions and inquiries should be directed to the contact listed on page 10.

Ash Township

1677 Ready Road, Carleton, MI 48117
ashtownship.org
734-654-6992

Contacts:			
Township Supervisor	Robin Carmack	ext #1	rcarmack@ashtownship.org
Clerk	Michele Geiermann	ext #3	mgeiermann@ashtownship.org
Treasurer	Robert Schock	ext #5	rschock@ashtownship.org
Manager	Jim Vaslo	ext #2	jvaslo@ashtownship.org
Building Official	John Tackett		jtackett@ashtownship.org
Building Assistant	Alyse Reaume	ext #4	alyser@ashtownship.org
Water/Sewer Department	Jennifer Kecskes	ext #7	jkecskes@ashtownship.org

Ash Township is located in the northeastern portion of Monroe County. The Township borders Wayne County to the north, Frenchtown Township to the south, Berlin Township to the east, and Exeter Township to the west. Encompassing approximately 36 square miles, Ash Township includes the Village of Carleton and offers direct access to both I-275 and M-24.

Primarily an agricultural and residential community, Ash Township is also home to several world-class employers, including the Guardian Glass Automotive Float & Technical Glass Plant, Guardian Glass Science & Technical Center, Bosch Automotive USA Research & Development Center, and Proven Winners®, a nationally recognized brand of potted plants. Over the past 50 years, a variety of commercial and industrial businesses have chosen to locate in Ash Township, benefiting from its strategic geographic location, convenient access to highway and rail transportation networks, and a local government committed to supporting business growth and development.

Ash Township offers an exceptional quality of life for residents and businesses alike. Its proximity to Detroit, Toledo, and Ann Arbor provides easy access to professional sporting events, cultural attractions, educational institutions, entertainment venues, hotels, and restaurants. Additionally, local tax rates, as well as those throughout Monroe County, are generally lower than those in neighboring counties. Residents and visitors also enjoy abundant outdoor recreational opportunities, including hiking, boating, fishing, hunting, horseback riding, and other outdoor activities.

Development Information

Businesses and developers interested in locating, expanding, or investing in Ash Township are encouraged to contact the Township Manager.

Ash Township is committed to maintaining an efficient and business-friendly planning and development review process. Development applications and related forms are available on the Township's website where users can also access the Ash Township Zoning Ordinance (7C) and the Township's most recent Master Plan.

Working alongside the Township Manager, a team of professional planners and engineers is available to assist businesses through every stage of the development process. Whether establishing a new operation, expanding an existing facility, or exploring investment opportunities, Ash Township is committed to helping businesses succeed and grow within the community.

Bedford Township

8100 Jackman Road, Temperance, MI 48182
bedfordmi.org
734-847-6791

Contacts:			
Township Supervisor	Al Prieur	ext #1	aprieur@bedfordmi.org
Clerk	Trudy Hershberger	ext #3	thershberger@bedfordmi.org
Treasurer	Krista Jandasek	ext #5	kjandasek@bedfordmi.org
Planning Department	Katrina Ingram	ext #2	kingram@bedfordmi.org
	Jodie Rector		jrector@bedfordmi.org
Building Official	Dennis Kolar	ext #4	dkolar@bedfordmi.org
Township Engineer	The Mannik & Smith Group		

Bedford Township is the largest municipality by population in Monroe County. The unincorporated communities of Temperance, Lambertville and Samaria are located within the Township. The Township is directly north of Toledo, Ohio sharing its entire southern boundary with the northern boundary of Toledo. Although Bedford's local economy is part of the Toledo marketplace, Bedford Township is part of the Monroe Metropolitan area. Bedford Township is home to both a large industrial and commercial base of businesses, including Accuworx LLD, Automatic Handling International, MTS Seating, Ort Tool and Die, and Toledo Steel Supply.

Development Information

The Bedford Township Building Department works in concert with the planning and zoning Departments, ensuring an even and consistent application of the Township ordinance and that all newly constructed structures in Bedford conform to State building codes. Our mission is to promote excellence in building practices among contractors as well as preserve the quality and lasting endurance homeowners deserve. In addition to the day-to-day responsibilities our operations require, we also host seminars from time to time in which we invite contractors and builders to join us to hear from experts who regulate, update and interpret the Building Code.

Economic Development

The Bedford Business Association (BBA) is a unique organization dedicated to the promotion, improvement, and advancement of economic growth of Bedford Township, Michigan. The BBA is a group of approximately 300 business owners who have come together to share ideas on how to better serve Bedford Township, Michigan. One of the main goals is to encourage the community to shop locally and utilize the abundance of services offered. The BBA welcomes new members and the opportunity to help business owners help other business owners through cooperation, interconnected business relationships, friendships, and common interests.

Berlin Charter Township

8000 Swan View Drive, Newport, MI 48166
berlinchartertp.com
734-586-2187

Contacts:			
Township Supervisor	Mary Jo Gedelian	ext #1	maryjo@berlintwp.net
Clerk	Gina Swiercz	ext #2	gina@berlintwp.net
Treasurer	Deborah Masserant	ext #4	debbie@berlintwp.net
Building Inspector	Paul Delisle	ext #5	paul@berlintwp.net
Building Department Clerk	Kim Copeman	ext #5	Kim@berlintwp.net
Zoning Administrator	Mary Jo Ryan	ext #5	maryjo@berlintwp.net
Electrical Inspector	Dave Tubbs		
Mechanical/Plumbing Inspector	Butch Weiss		

Development Information

Berlin Charter Township is located in northeast Monroe County with direct access to I-75 at the Newport exit. The Township borders Lake Erie and Swan Creek. Several marinas, party stores, churches and bars are located throughout the Township, as well as several family farms, State Game Areas and Wildlife Refuges. Some of our biggest businesses are the Meijer Distribution Center and Mid-American Group. One of Berlin Township's greatest assets is its abundant natural resources, including its quarries, which have played an important role in supporting local industry and economic development. The Township is committed to working closely with businesses and developers to help identify suitable locations for new operations, expansions, and investment opportunities.

Businesses seeking to establish, relocate, or expand operations in Berlin Township are encouraged to contact the Township Supervisor or the Building and Zoning Department early in the planning process. Township staff are available to provide guidance on zoning requirements, permitting procedures, and development opportunities.

Additional information, including the Township's Zoning Ordinance and other helpful development resources, is available on the Township website. Berlin Township is dedicated to maintaining a cooperative, business-friendly environment that supports responsible growth while preserving the community's character and quality of life.

Dundee Township

179 Main Street, Dundee, MI 48131
dundeetownship.info
734-529-2650

Contacts:			
Township Supervisor	Ron Charter	734-344-9476	dundeetownshipsupervisor@yahoo.com
Clerk	Karla Ziesmer	734-529-2650	dundeetownshipclerk@yahoo.com
Treasurer	Lisa Ost	734-529-2650	dundeetownshiptreasurer@yahoo.com
Building Inspector	Dennis Kolar	419-467-2325	dundeetownshipbuildinginspector@yahoo.com
Building Department Clerk	Gary Lazette	734-735-0143	
Zoning Administrator	Don Olszewski	419-466-7238	
Electrical Inspector			
Mechanical/Plumbing Inspector			

Dundee Township is located in the northwest quadrant of Monroe County. Both U.S. 23 and M-50 run through the Township. The Village of Dundee is an overlapping jurisdiction which occupies the area immediately surrounding the intersection of those major thoroughfares.

Development Information

The Village of Dundee and Dundee Township have experienced significant commercial and industrial development, making the area one of Monroe County's key centers for business growth and investment. Cabela's/Bass Pro Shops serves as the community's premier commercial destination, attracting visitors from across the region and contributing substantially to the local economy. The Fiat Chrysler Automobiles (FCA) Dundee Engine Plant remains the area's largest industrial employer and a cornerstone of its manufacturing sector.

A strong spirit of cooperation between local governments has helped support this growth. In 1997, Dundee Township and the Village of Dundee entered into an Urban Cooperation Agreement, establishing a framework for coordinated planning, economic development, and service delivery. Through this partnership, the Township and Village have successfully worked together on Land Transfer Agreements and other development initiatives to facilitate responsible growth and investment.

This collaborative approach, combined with excellent transportation access, business-friendly policies, and available development opportunities, continues to position Dundee as an attractive location for commercial, industrial, and mixed-use development.

Erie Township

2065 Erie Road, Erie, MI 48133
erietownship.com
734-848-5915

Contacts:			
Supervisor	Michael Grodi	ext 1	mgrodi@erietownship.com
Clerk	Kimberly Cousino	ext 2	kcousino@erietownship.com
Treasurer	Cindy Wisbon	ext 3	cwisbon@erietownship.com
Trustee/Deputy Supervisor	Michael Grodi	ext 7	mgrodi@erietownship.com
Trustee	Gary Wilmoth		garywilmoth101@gmail.com
Building/Zoning Official	Michael Demski	ext 5	mdemski@erietownship.com
Electrical Inspector	Dale Kolar	734-777-4337	
Plumbing Inspector	Don Olszewski	419-466-7238	
Township Engineer	The Mannik & Smith Group	734-289-2200	

Erie Township is a community located on Lake Erie in the furthest southeast corner of the State of Michigan. With Toledo to the south, Monroe and Detroit to the north, and Bedford Township to the west, Erie Township is an oasis of rural living with endless opportunity. We have access to highways (I-75, US-24, and M-125), rail (CSX, Grand Trunk and Norfolk Southern), as well as acres of industrial, residential, agricultural, and commercial land. Best of all is our quality of life, with attractive homes and businesses, productive farms and orchards, state game areas, parks, and nature preserves. The entire eastern boarder of Township sits pleasantly against the shores of Lake Erie and is a bird watchers paradise. With a multitude of marinas and public boat launch, the township is ideal for those wishing to participate in Lake Erie's abundant recreational sport fishing and waterfowl hunting seasons.

Development Information

All contact information, permit applications, and local ordinances are available at the township website. Please feel free to call, email or stop by the Township Hall to discuss your individual project needs. We are ready to work with you to find a suitable location for industrial, commercial or residential projects that are in keeping with the community's vision for a vibrant and sustainable future.

Exeter Township

6158 Scofield Road, Maybee, MI 48159
exetertwp.com
734-587-2100

Contacts:			
Supervisor	Philip E Bruck		exetersuper@exetertwp.com
Clerk	Christina Bogoski		exeterclerk@exetertwp.com
Treasurer	Anne Kleinow		exetertreas@exetertwp.com
Ordinance Officer	Michael Nevala		
Building Inspector	Tim Thompson	734-777-7149	exeterbuil@exetertwp.com
Electrical Inspector	Gary Lazette	734-735-0143	
Plumbing Inspector	Tim Thompson		
Mechanical Inspector	Tim Thompson	734-777-7149	
Township Engineer/Planner	The Mannik & Smith Group	734-289-2200	

Exeter Township is centrally located between the major employment centers of Detroit, Toledo, and Ann Arbor, all within a 45-minute drive. The Township is committed to agriculture and modest residential growth but is also interested in attracting light industrial and commercial businesses. The Future Land Use Plan for Exeter Township designates an industrial and commercial corridor in the northeast section of the township along Oakville- Waltz Road, a major artery between I-275, I-94, I-75, US 23, and US 24. Tell us what you have in mind so that we may work together for the mutual benefit of your company and our community.

Development Information

Developers should first contact the Township clerk or go to the Township's website where application forms are available to submit development proposals. The applicant will be instructed to fill out the form and present his/her proposal to the planning commission. After this initial meeting, the fire chief, planning and engineering consultant will provide their review and make a recommendation to the Planning Commission members. To proceed with a project application review, the applicant must submit drawings, documentation and the appropriate fee.

Frenchtown Charter Township

2944 Vivian Road, Monroe, MI 48162
frenchtowntownship.org
734-242-3282 & 734-242-5900

Contacts:			
Supervisor	Alan VanWashenova	ext #5	al@frenchtownchartertp.org
Clerk	Kyle Bryant	ext #3	kyle@frenchtownchartertp.org
Treasurer	Julie Ellison	ext #6	julie@frenchtownchartertp.org
Building Official	Gary Dahl	ex. #4	joe@frenchtownchartertp.org
Building Inspector	Bill Carter		
Electrical Inspector	Roger Morgan		
Plumbing Inspector	Steve Peterson		
Mechanical Inspector	Rob Secco		
Township Engineer	The Mannik & Smith Group	734-289-2200	

Frenchtown Township is bordered on the east by Lake Erie, the City of Monroe to the south, and Berlin Township to the north. The rural townships of Raisinville, Exeter, and Ash borders Frenchtown to the west and northwest. Frenchtown is the second most-populated Township in Monroe County after Bedford and accounts for a total land area of 43.2 square miles of land. Several road corridors and major highways bisect the Township and are key transportation routes for freight and passenger traffic in and out of the community. They run primarily north-south and include Telegraph Road (US-24), Monroe Street (M-125), North Dixie Highway, I -75 and I-275. In addition, the Township has great rail and airport services including three major railroad lines (CSX, Norfolk Southern, and Canadian National), Custer Airport located on the Township's west boundary, and Detroit Metropolitan Airport located 20 miles north of the Township.

Frenchtown Township has three designated industrial parks/areas including the Frenchtown Business Park east of N Dixie Highway, Nadeau Road east of I-75, and Hurd Road just west of Telegraph. In addition, the Meijer Distribution Center is located at the north end of the Township and the DTE Fermi II nuclear power plant and associated ITC substations and corridors are crucial infrastructure and economic drivers for the region.

Frenchtown is considered the retail heart of the greater Monroe region. It includes the major commercial corridors of N. Telegraph Road and N. Monroe Street with large scale national retailers (Walmart, Meijer, Lowe's), restaurants, the Mall of Monroe and many opportunities for development, and the I-75 interchange areas at Nadeau, and N. Dixie Highway.

The Township's Building Department is considered the entry door for developers and provides services to residents and businesses of Frenchtown Township. Information can be found on the Township's website and by calling the contacts mentioned above.

Ida Township

3016 Lewis Avenue, Ida, MI 48140
idatownship.org
734-269-3045

Contacts:			
Supervisor	Paul Metz	ext #1	supervisor@idatownship.org
Clerk	Tera Shaffer	ext #2	clerk@idatownship.org
Treasurer	Kelli Brandjord	ext #3	treasurer@idatownship.org
Building Inspector	Todd Roach		building@idatownship.org
Electrical Inspector	Kelli Brandjord		
Electrical Inspector	Kelli Brandjord		
Mechanical Inspector	The Mannik & Smith Group	734-289-2200	
Township Engineer			

Ida Township is a 36 square mile community in the middle of Monroe County. Ideally located between I-75 and US 23 (approximately 7 miles to either expressway), Ida Township offers an advantageous location for logistic businesses. The community is serviced by a short haul railroad with linkages to two national lines and connection to the Port of Toledo. Ida Township is located 10 miles to the west of the Port of Monroe and 6 miles west of Monroe Custer Airport, which has a 5,000-foot runway. Detroit Metro Airport is located 35 miles to the northeast of the community.

Ida provides rich farmland and vast opportunity for growing crops and raising livestock to feed America. The community is ideally suited and would support value added food processing operations as corn, soybeans, wheat and other cash crops are harvested in large quantities. Additionally, Ida is home to a large grain elevator operation.

Ida, Michigan is best known as an unincorporated village that provides a rural quality of life and one that supports its small business community. Ida Township enjoys a quiet, relaxed atmosphere of a close-knit and family-oriented community.

LaSalle Township

4109 LaPlaisance Road, LaSalle, MI 48145
lasalletwpmi.com
734-241-4344

Contacts:		
Supervisor	Aaron Goldsmith	supervisor@lasalletwpmi.com
Clerk	LaDeana Morr	clerk@lasalletwpmi.com
Treasurer	Stefanie Rauch	treasurer@lasalletwpmi.com
Building Inspector	Charles LaPointe	
Electrical Inspector	Larry Kinsey	
Mechanical Plumbing Inspector	Eldon Butch Weiss	
Township Engineer	The Mannik & Smith Group	734-289-2200

LaSalle Township is a rural community in southeast Michigan in Monroe County. We have all the luxuries of living in a small community plus all the conveniences of city life with Detroit, Michigan only 45 minutes away and Toledo, Ohio 25 minutes away. The residents have easy access to the two main arteries going into Monroe: US-24 and M-125. We also have easy access to I-75 which runs right through LaSalle Township.

LaSalle Township is a rural community encompassing 26.8 square miles with a population of approximately 5,000 residents. The Township features 2.7 miles of residential shoreline along Lake Erie and is home to four marinas, providing residents and visitors with convenient access to the lake and recreational opportunities.

Approximately 60% of Township residents are served by city water, and LaSalle Township also owns and maintains its own cemetery. Public safety is supported by a dedicated Volunteer Fire Department consisting of 23 firefighters, whose members have an average of 15 years of service and experience.

Development Information

All new development projects within LaSalle Township must receive approval through the Township's development review process. This process involves the Township Supervisor, Building Department, Planning Commission, and, when necessary, the Zoning Board of Appeals. The Building Inspector serves as the primary coordinator between applicants and the Planning Commission and Zoning Board of Appeals, helping guide projects through the approval process.

All permits are issued through the LaSalle Township Building Department. Permit issuance hours are 2:00 p.m. to 4:00 p.m. Township Office Hours are Monday through Thursday, 8:30 a.m. to 12:00 p.m., and 1:00 to 4:30 p.m.

Economic and Development Opportunities

While LaSalle Township remains primarily a rural community, it offers several commercial development sites and industrial properties. The Township continues to support responsible growth while preserving its rural character and natural resources.

Milan Township

16444 Cole Road, Milan, MI 48160

milantownship.org

734-368-8739

Contacts:			
Supervisor	Mark Bogi	734-478-4212	supervisor@milantownship.org
Clerk	Stephanie Kozar	734-368-8739	clerk@milantownship.org
Treasurer	Joel Gotts	734-637-4477	treasurer@milantownship.org
Zoning Official	Tim Duby	734-735-8474	enforcement@milantownship.org
Building Inspector	Robert Grostick	734-460-4682	buildinginspector@milantownship.org

Monroe Charter Township

2944 Vivian Road, Monroe, MI 48162
monroechartertownship.org
734-242-3282 & 734-242-5900

Contacts:			
Supervisor	John Manor	734-241-5501	supervisor@monroechartertownship.org
Clerk	Christina Smith	734-241-6574	clerk@monroechartertownship.org
Treasurer	Lisa Sulfaro	734-241-6575	treasurer@monroechartertownship.org
Zoning Administrator	Kim Fortner	734-241-5502	kfortner@monroechartertownship.org
Building Inspector	Eric Kronk	734-241-5502	ekronk@monroechartertownship.org
Electrical Inspector	John Lund	734-241-5502	
Mechanical/Plumbing Inspector	Eldon Weiss	734-241-5502	The Mannik & Smith Group
Township Engineer	The Mannik & Smith Group	734-289-2200	

Monroe Charter Township is approximately 19.5 square miles of primarily residential neighborhoods. It is home to Tenneco, Midway Products, Monroe County Community College and many other schools and county buildings.

The Township has over 3.1 miles of paved trails and a nature center located behind the Township Hall on East Dunbar Road.

Development Information

Please contact the Supervisor to discuss general ideas. The Zoning Administrator, Kim Fortner, is the best person with whom to informally discuss any plans or ideas and issues related to planning or zoning. She is also the coordinator with the Planning Commission and Zoning Board of Review.

Economic Development Opportunities

Primary sites for both industrial and commercial development are located on LaPlaisance Road near East Dunbar Road, near the I-75/LaPlaisance interchange (exit 11).

Raisinville Township

96 Ida Maybee Road, Monroe, MI 48161
raisinville.org
734-269-2506

Contacts:			
Supervisor	Jerry Blanchette	734-269-2506	raisinvilletownship@gmail.com
Clerk	Brenda Fetterly	734-269-2506	
Treasurer	Rose Marie Meyer	734-269-2506	
Administrative Assistant	Vickie Bryson	734-269-2506	raisinvilletownship@gmail.com
Building Official	Charles LaPointe	734-269-3114	
Electrical Inspector	David Tubbs	734-755-0481	
Mechanical/Plumbing Inspector	Donald Olszewski	419-466-7238	
Township Engineer	The Mannik & Smith Group	734-289-2200	mmathe@manniksmithgroup.com

Raisinville Township is centrally located in Monroe County. Although it is influenced by the nearby urban centers of Monroe, Toledo, Ann Arbor, and Detroit; Raisinville Township is primarily rural in character. Raisinville Township's location in a rural portion of a highly urbanized region has permitted the Township to retain its agricultural importance, while also providing its residents with employment opportunities in the nearby urban centers. The communities directly surrounding Raisinville are also primarily rural, except for the small towns of Maybee to the North, Ida to the South and the more urbanized communities of Frenchtown and Monroe Charter Townships as well as the City of Monroe to the East.

Raisinville Township shares its border with the Townships of Frenchtown, Monroe, LaSalle, Ida, Dundee, London, and Exeter. It is these more urban communities which have the greatest potential to influence Raisinville's future development. Just outside the Township's eastern border is a large governmental corridor, consisting of a museum, library, fairgrounds, offices, and community college. The location of the township on the edge of the Monroe urban area has allowed the expansion of sewer and water service into the township and has created the potential for more intensive development. Factors outside the township's borders are essential to consider in the planning process.

Those interested in development in the township are encouraged to contact the Township Hall at 734-269-2506 to schedule a pre-development meeting with engineer/planner, Mannik & Smith Group (at the cost of the interested party).

Whiteford Township

8000 Yankee Road, Suite 100, Ottawa Lake, MI 49267
whitefordtownship.org
734-856-5383

Contacts:			
Supervisor	Jeff Thomas	734-854-2416	supervisor@whitefordtownship.org
Clerk	Christina Bischoff	734-856-5383	whitefordtwpcclerk@bex.net
Treasurer	Lee Strahan	734-568-0260	whitefordtreasurer@gmail.com
Building Inspector	Todd Roach	517-937-9059	
Electrical Inspector	Dale Kolar	734-777-4337	
Mechanical/Plumbing Inspector	Don Olszewski	419-466-7238	
Township Engineer	David Kubiske	734-823-5080	

Whiteford Township is located in the lower, southwest corner of Monroe County bordering Sylvania, Ohio. US-23 splits the Township, but there are three exits off the expressway. Exit 1 is Sterns Road, exit 3 is Consear Road, and exit 5 is US-223. The Township has an Industrial & Retail Park located at Exit 1, and a large tract of property zoned M2 along Memorial Hwy. in the western side. The Whiteford Stoneco Community Park is a 100-acre park that now includes six ball fields, a disc golf course, and walking trails around and through 14 acres of Alvar Prairie that is managed by The Nature Conservancy. The Township is home to Pinnacle Technology Group, Bullard Engineering, ADM, Air Gas Corp., Nice Car Company, MITRP industrial complex and Mid-West II a leader in power coating.

Economic Development Opportunities

LaSalle Township offers excellent opportunities for economic growth and business development. Located just minutes from Toledo and Sylvania, Ohio, the Township provides convenient access to regional markets, transportation corridors, and a skilled workforce. This strategic location makes LaSalle Township an attractive choice for commercial, industrial, and light manufacturing investment.

The Township is home to an industrial park located at Sterns Road and Schnipke Road, providing valuable space for businesses. With industrial property and a business-friendly environment, LaSalle Township is well positioned to support responsible economic growth while maintaining its rural character and high quality of life.

Parks and Recreation

Whiteford-Stoneco Community Park is a premier recreational destination located on 95 acres at the corner of Sterns and Whiteford Roads. The park provides a variety of recreational opportunities while preserving unique natural features.

Approximately 14 acres of the park contain an Alvar Prairie, a rare and environmentally significant plant community managed by The Nature Conservancy. Visitors can experience these native habitats through a network of wooded walking trails designed to provide access while protecting the surrounding environment. The park features six ball fields that host more than 100 youth sporting events each season, a large storage and concession building, more than two miles of improved walking trails, an 18-hole disc golf course, and dedicated dog park area. Whiteford-Stoneco Community Park serves as an important community gathering place, offering recreational, educational, and outdoor experiences for residents and visitors of all ages.

City of Luna Pier

4357 Buckeye Street, Luna Pier, MI 48157
cityoflunapier.com
734-848-6495

Contacts:			
Mayor	James Gardner	ext #201	mayor@cityoflunapier.com
Deputy Clerk	Charles Boyce	ext #205	cboyce@cityoflunapier.com
Treasurer / Clerk	Pam Sanner	ext #203	psanner@cityoflunapier.com
Building Inspector	Michael Demski	ext #202	mdemski@cityoflunapier.com
Electrical Inspector	Dale Kolar	734-777-4337	
Mechanical/Plumbing Inspector			

Luna Pier is located on the shores of Lake Erie, about six miles north of the Ohio Border right off of the single most traveled highway leading into Michigan. It is one of the first exits on I-75 (exit 6) entering Michigan and one of the last exits on I-75 leaving Michigan. With a public beach less than a mile and visible from the exit ramp of I-75, Luna Pier offers a welcoming pier and a bath house for visitors to enjoy. A public boat launch is available minutes from the downtown area. Luna Pier is an ideal location to give visitors the first taste of Michigan and their first opportunity to see and experience a Great Lake.

Development Information

Luna Pier looks forward to working with all developers. Developers can contact the Mayor to discuss any general ideas. The Building/ Zoning Inspector is the coordinator between the applicant and the Planning Commission and Zoning Board and is the best person to discuss any plans or ideas related to planning or zoning.

Economic Development Opportunities

Following the closure of the J.R. Whiting Power Plant and the resulting significant reduction in the City's tax base, Luna Pier's leadership embraced a strategic placemaking approach to revitalize the community. Through a series of targeted public infrastructure and beautification projects, the City has transformed key areas into destinations that attract visitors, encourage repeat tourism, and support long-term economic growth.

The first major placemaking initiative was the Luna Pier Lighthouse Project, completed in 2013 with funding from the Michigan Natural Resources Trust Fund. The lighthouse has become an iconic landmark and serves as a focal point for residents and visitors alike. The second project involved the reconstruction of Lakewood Avenue, funded through the Michigan Department of Transportation's (MDOT) Major Street Program. This investment improved accessibility, safety, and the overall appearance of a key transportation corridor.

The third project was the comprehensive renovation of Luna Pier Road, extending from Harold Drive east to the Lighthouse. This effort included streetscape improvements and upgrades funded through MDOT's Transportation Alternatives Program, along with a complete roadway resurfacing supported by the City's Major Street Fund.

Together, these investments have enhanced the City's waterfront identity, improved public spaces, and laid the foundation for future commercial development. The projects continue to serve as catalysts for private investment, helping to strengthen the local economy, expand the tax base, and increase municipal revenues.

Downtown Development Opportunities

Luna Pier welcomes new investment and redevelopment opportunities within its Downtown District. Entrepreneurs, developers, and business owners interested in contributing to the City's continued revitalization are encouraged to contact the Mayor or the Building Inspector. The City is committed to supporting responsible development and partnering with investors who share its vision for a vibrant, economically sustainable waterfront community.

City of Milan

147 Wabash Street, Milan, MI 48160
milanmich.org
734-439-1501

Contacts:		
Mayor	Edward Kolar	edkolar@milanmich.gov
Mayor Pro-tem	Shannon Dare Wayne	shannonw@milanmi.gov
Administrator	James Lancaster	jamesl@milanmi.gov
Supervisor	Mark F. Bogi	supervisor@milantownship.gov
Clerk	Lavonna Wenzel	lavonnaw@milanmich.gov
Building Official	Jeff Feldkamp	jefff@milanmi.gov
Mechanical/Plumbing Inspector	Robert Grostick	robertg@milanmich.gov

Located in both Monroe County and Washtenaw County, the City of Milan enjoys a strategic position in Southeast Michigan. The community is situated approximately 15 miles south of Ann Arbor, 40 miles north of Toledo, Ohio, and 45 miles west of Detroit, providing convenient access to major employment centers, transportation networks, and regional markets.

Originally established as Tolansville, Milan developed because of its advantageous location along the Saline River and a historic plank road connecting Monroe and Saline. This transportation corridor was instrumental in facilitating trade and travel throughout the region during the mid-nineteenth century, bringing significant commercial activity to the growing settlement.

Throughout the nineteenth century, Milan's economy was driven by industry, particularly sawmills and flour mills that capitalized on the area's natural resources and transportation connections. These mills became an important part of the community's economic foundation and were eventually acquired by the Ford Motor Company in 1936, further strengthening Milan's industrial heritage.

The City's early industrial development continues to influence its character today. Milan's historical growth patterns have shaped its existing physical layout, land use patterns, and business districts, creating a community that successfully blends its rich history with modern residential, commercial, and industrial development opportunities.

Today, Milan offers residents and businesses a unique combination of small-town charm, strategic regional access, and a strong economic foundation, making it an attractive location for investment, development, and continued growth.

City of Monroe

120 East First Street, Monroe, MI 48161
monroemi.gov
734-243-0700

Contacts:			
Mayor	Robert E. Clark	734-384-9144	robert.clark@monroemi.gov
City Manager	Mark Cochran	734-384-9146	mark.cochran@monroemi.gov
City Clerk	Michelle LaVoy	734-384-9137	michelle.lavoy@monroemi.gov
Economic and Community Development	Matt Vanisacker	734-384-9193	matt.vanisacker@monroemi.gov
Building Official	Bill Greenhalgh	734-384-9186	bill.greenhalgh@monroemi.gov

The City of Monroe has both a Community Development and an Economic Development Department. Their mission is to improve the business environment and the quality of life in the City using sound, cost-effective planning and implementation methods. To accomplish its mission, the Departments strive to apply a team approach to projects capitalizing on each member's area or areas of specialization and expertise, which include economic and community development, land use planning, historic preservation, housing, cultural resource management, incentives, project financing and grant writing and administration. The Departments lead the City's economic development and revitalization initiatives together with support from a number of public and private sector partners. The Division also maintains close operational relationships with the Downtown Development Authority (DDA), the Brownfield Redevelopment Authority (BRA), Telegraph Road Corridor Improvement Authority and the Port of Monroe. Other key partners include the county-wide organizations like the Monroe County Business Alliance and Monroe County Convention and Tourism Bureau.

Development Information

The Community and Economic Development Departments coordinate economic development incentives that provide financing and tax relief for capital investments and new job creation in the City. The City is a recognized leader in Brownfield redevelopment making the redevelopment of obsolete or contaminated sites cost effective and competitive with greenfield development. The City staff has experience in applying multiple financing and property tax incentives including Industrial Facilities Tax (IFT) Abatements, Obsolete Property Rehabilitation Act (OPRA), Michigan Business Development Program (MBDP), Community Assistance Team (CAT), Brownfield Redevelopment Authority (BRA) Tax Credit and Tax Increment Financing (TIF) and two newly designated federal Opportunity Zones. Large economic developments in the City of Monroe include: Ventower, a wind turbine tower and pressurized tank manufacturer; Gerdau Macsteel (\$67 million expansion), La-Z-Boy World Headquarters (\$50 million project), River Raisin National Battlefield Park (\$27 million) and the mixed-use redevelopment of La-Z-Boy's former headquarters site (\$16 million).

City of Petersburg

24 E Center Street, PO Box 67, Petersburg, MI 49270
petersburgmi.gov
734-777-2215

Contacts:			
Mayor	James Holeman	734-777-2215	pburg@cass.net
Zoning Administrator	Todd Roach	517-937-9050	troach@cass.net
Electrical Inspector	John Lucht	734-850-0594	jiucht86@gmail.com
Mechanical/Plumbing Inspector	State Inspector		

Village of Dundee

350 W Monroe Street, Dundee, MI 48131
villageofdundee.net
734-529-3430

Contacts:			
President	Tim Bordine	734- 529-3430	
Manager	Ryan Rudzis	734- 529-3430	rrudzis@villageofdundee.net
Engineer	Nick Lapensee	734- 529-3430	
Building Inspector	Joe Wehrle	419-351-6364	jwehrle@villageofdundee.net
Electrical Inspector	David Tubbs	734-241-5865	
Mechanical/Plumbing Inspector	Vaughn Massingill	734-255-5122	

The Village of Dundee is known as “The Hub of the Highways” because it is located at the intersection of US-23 running North/South and M-50 running East/West. The Village features a healthy mix of various levels of residential options as well as a number of established commercial and industrial properties and a historic downtown which is bisected by the River Raisin. Dundee is also home to Michigan’s largest Cabela’s/Bass Pro Shop with a store that is over 200,000 square feet in size.

Development Information

The Village of Dundee has information on their website about available properties in the Village as well as information directing businesses through the necessary steps to locate and build in the Village. Please check the Village website listed above for this document or contact the Village Manager. The Village also has an on-line GIS database that contains zoning and other information of interest to developers. With a licensed professional engineer on staff, the Village of Dundee is able to work through development issues very quickly and efficiently. The Village Engineer is available to answer any questions from a technical/development point-of-view.

Economic Development Opportunities

Visible from US-23 and adjacent to M-50 the Industrial Park has many acres available with public utilities available. If interested, please contact the Village of Dundee. The industrial park is strategically located to allow for quick access to airports: Detroit Metropolitan (40 minutes), Toledo Express (40 minutes) and Monroe Custer (15 minutes).

Village of Estral Beach

7194 Lakeview Boulevard, Newport, MI 48166-9790
estralbeach.com
734-586-8380

Contacts:			
President	Kelli Gearhart		dswindle@msn.com
Clerk	Carol Vandercook		carol112201953@yahoo.com
Treasurer	Kristine Ledger		krisledger@gmail.com
Grant Administrator	Dave Emmerich	734-872-1177	Demmerich1581@gmail.com
Building Official	Marc Humphreys	517-315-7344 ext 5	

Estral Beach Village is located in the northeastern portion of Monroe County and is bordered by Berlin Charter Township to the west and north and Lake Erie to the east. The Village is approximately 0.45 square miles in size. Estral Beach is located approximately 30 miles south of Downtown Detroit and approximately 27 miles southeast of the Detroit Metropolitan Wayne County Airport. The community of Estral Beach originated as a small resort area shortly after the turn of the 20th Century. Estral Beach was incorporated as a village in 1925. The term “Estral” is the Spanish translation of “star.”

Development Information

Estral Beach has an approved by FEMA “Hazard Mitigation Plan.” This plan ensured availability of the full complement of the Hazard Mitigation Assistance Grant. In 2016, three FEMA home elevation grants were awarded for 25 homes for approximately \$2.4 Million; the homeowner paid a non-federal share of 25% of the amount. These grants are in addition to 14 homes that were elevated over two previous home elevation grants since 2009 with awards of approximately \$1.1 Million. Unique to Estral Beach is a former 46-acre marina with Lake Erie access. Development inquiries should be directed to the Village President who would work with Council and the family owner.

3. Financial Assistance

From large national banks to locally owned and operated institutions, development in Monroe County is served by a wide diversity of financial institutions. The purpose of this section of the report is to provide basic information on the financial institutions with a physical presence in Monroe County as well as other available financing options.

Monroe County Financial Institutions

Fifth Third Bank	734-241-5300	www.53.com
First Merchants Bank	866-238-0082	www.firstmerchants.com
Flagstar Bank	734-242-1336	www.Flagstar.com
Huntington Bank	734-242-6230	https://www.huntington.com
Key Bank	734-457-4440	www.Key.com
Monroe County Community Credit Union	734-242-0596	www.MCCCU.org
Old National Bank	734-244-1600	www.oldnational.com
PNC	734-384-4940	www.PNC.com

Economic Development Funds, Grants, Loans, and Bonds

Monroe County has long been recognized as a leader in leveraging federal, state, and local incentive programs to support business growth and attract new investment. Through strategic partnerships and innovative economic development initiatives, Monroe County continues to create opportunities for businesses to start, expand, and thrive.

The Monroe County Business Alliance (MCBA) maintains strong relationships with federal and state agencies, local municipalities, and economic development partners to ensure businesses have access to the latest programs and resources. These include:

- Business development incentives
- Loan enhancement and financing programs
- Tax incentive opportunities
- Bonding programs
- Workforce and training resources

Many of these programs and resources are available through the MCBA website at mcbusinessalliance.org.

Small Business Development Assistance

Entrepreneurs and small business owners seeking guidance can also take advantage of services provided by the Michigan Small Business Development Center (SBDC). Monroe County is served by the Greater Washtenaw Regional Center, which partners with the U.S. Small Business Administration to provide comprehensive support for startups and growing businesses.

The Michigan SBDC offers specialized assistance through expert teams focused on:

- Business planning
- Financial analysis
- Market research
- Growth strategies
- Access to capital

For assistance, contact the Greater Washtenaw Regional Center via email at sbdc@wccnet.edu or via phone, 734-477-8762.

To learn more about the Michigan SBDC, visit sbdcmichigan.org.

Contact the MCBA

The Monroe County Business Alliance is committed to helping businesses identify and access local, state, and federal resources that support growth and long-term success.

For assistance, visit mcbusinessalliance.org or contact us at 734-241-8081. We look to helping your business grow and prosper in Monroe County.



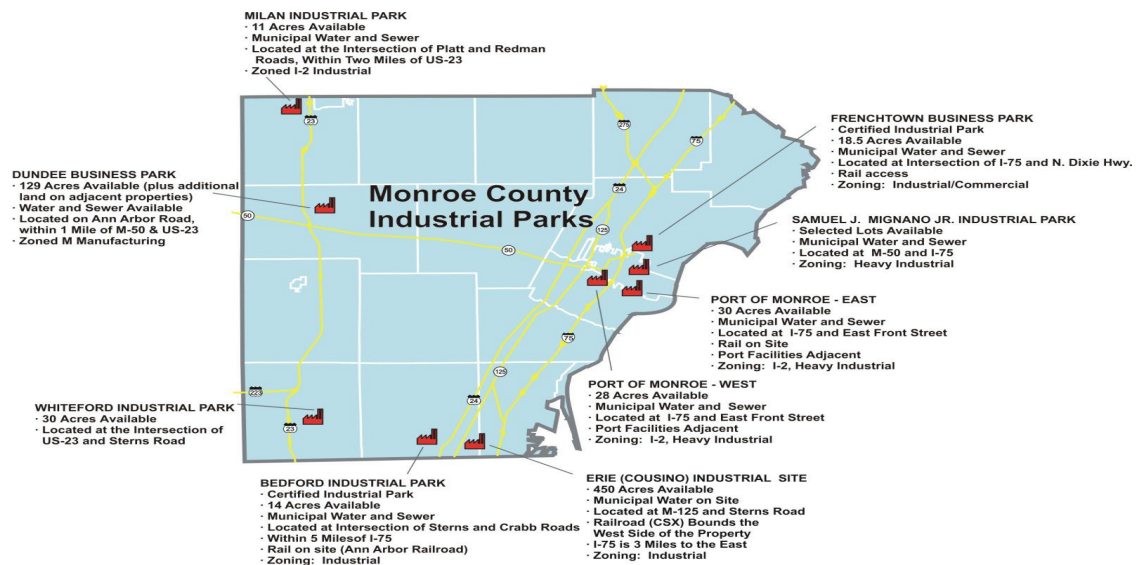
4. Site Selection

With its exceptional transportation network, modern public utility infrastructure, and attractive land available for development, Monroe County has tremendous potential for industrial and commercial projects. This section of the guide highlights some of the well documented available sites, although there are certainly other opportunities that can be discovered in the community.

Industrial Parks, Business Parks & Technology Parks

Monroe County Industrial Parks

Monroe County is home to several major industrial parks and industrial corridors that offer excellent opportunities for business expansion and new investment. As illustrated on the map below, the county features numerous shovel-ready sites and development-ready parcels with existing road infrastructure, utility access, and industrial zoning. These sites are positioned to support a wide range of manufacturing, logistics, warehousing, and industrial operations.



Port of Monroe

2929 E Front Street, PO Box 585, Monroe, MI 48161

portofmonroe.com

734-241-6480

Contacts:			
Port Director	Paul LaMarre III	734-241-6480	plamarre@portofmonroe.com
Strategic Advisor	Gregg Ward	734-241-6480	
Operations Coordinator	Vincent Cioletti	734-241-6480	

Located on Lake Erie and bisected by the River Raisin, the Port of Monroe is Michigan's only port on Lake Erie. It is located 35 miles south of Detroit, Michigan and 17 miles north of Toledo, OH. The Port of Monroe provides an important transportation alternative that many cities and states simply cannot offer to their manufacturers, shippers and suppliers.

The Port of Monroe is a deep draft commercial harbor. With a usable draft of 21 feet and over 4,000 feet of public dock, the port is able to accommodate nearly any waterborne cargo. Served by the Canadian National and Norfolk Southern railroads, and located immediately adjacent to Interstate 75, the Port of Monroe offers exceptional intermodal access to the region's broader transportation network.

Monroe's Custer Airport serves corporate and private airplanes with a 5000' x 100' paved runway with full length parallel taxiway and an LPV approach (Lateral Precision Vertical Guidance), and the Port is within a 30 minute drive to Detroit Metropolitan International Airport.



The Port of Monroe has over 400 acres of heavy industrial land available for development. The port's goal is to establish longstanding partnerships with organizations who seek to conduct business utilizing marine or rail transportation.

The Port of Monroe will assist potential tenants with cargo development and logistics coordination.

Commercial Property Information Exchange (CPIX)

CPIX (Commercial Property Information Exchange), located at www.cpix.net, is Michigan's only internet-based statewide commercial property database. The system provides detailed information on commercial, industrial, and development properties throughout the state, including sites listed by commercial real estate brokers as well as properties offered directly by owners for sale or lease.

Licensed real estate professionals, economic developers, and other qualified industry professionals who become CPIX members are granted full access to the database. Non-members and the general public have limited access and may view only properties listed by brokers who are active CPIX members.

For more information about CPIX, visit cpixinfo@cbor.net or call 810-603-0676.

Site Selection Assistance

The Monroe County Business Alliance (MCBA) is pleased to assist businesses with site selection and property searches for new locations, expansions, and development projects throughout Monroe County.

In addition to maintaining full access to the Commercial Property Information Exchange (CPIX), the MCBA maintains a local inventory of industrial, commercial, and development properties that may not be listed within the CPIX database. This additional knowledge allows us to help businesses identify opportunities that best fit their operational and growth needs.

Whether you are seeking existing facilities, shovel-ready sites, or land for future development, the MCBA can provide confidential, customized site search assistance to support your project.

For assistance, visit mcbusinessalliance.org or call 734-241-8081.

The Monroe County Business Alliance is committed to helping businesses find the right location and resources to invest, expand, and succeed in Monroe County.

GIS Mapping

Monroe County and the Monroe County Business Alliance (MCBA) utilize advanced Geographic Information Systems (GIS) mapping technology to support site selection and economic development efforts. GIS provides developers, businesses, and site selection consultants with access to comprehensive property and community data, allowing critical site information to be viewed quickly and efficiently.

Through GIS mapping, users can evaluate a wide range of site characteristics, including:

- Property boundaries and available acreage
- Transportation infrastructure and access
- Utility locations and capacities
- Zoning and land use information
- Demographic and workforce data
- Environmental and geographic features

This tool enables decision-makers to analyze potential sites and compare locations with the click of a button, helping streamline the site selection process and support informed investment decisions.

If you have specific site requirements or questions about a property in Monroe County, the MCBA is available to provide customized assistance and additional site information. We encourage businesses, developers, and consultants to contact us for help identifying sites that meet their unique criteria.

For more information, visit www.mcbusinessalliance.org or call **734-241-8081**. The MCBA is committed to helping businesses find the ideal location for growth and success in Monroe County.



Monroe County Comprehensive Plan – Monroe County Link’s Prepare for Investment Pillar

Priority Action: Plan for investment in the county as outlined and guided by the Priority Development Areas.

Description

This priority action is a continuation of the same priority outlined in Link 1.0. The goal is to promote investment in the county in areas that have unique attributes that make them prime for development. This action should be guided by the information and recommendations as outlined in the PDA chapter of the plan.

Why This Action?

1. A need for a roadmap to direct investment into targeted areas in the county.
2. The action gives direction to where and what should be developed and how to help fund the investment.
3. The action creates a platform by which the county and local municipalities can create a common strategy to guide investment, and align plans, zoning, and infrastructure improvements in a coordinated manner.
4. The results will be supporting documentation needed to guide future funding opportunities.
5. A tool to support future economic development incentives and funding such as EDA grants.

Next Steps

1. Engage and work with local municipalities to review the Link 2.0 Plan and PDA recommendations.
2. Create a memorandum of understanding aligning county and local jurisdictions vision for the PDAs.
3. Work collaboratively with local jurisdictions to update zoning and create land use policies to support the PDAs.
4. Apply for funding for capital projects or incentives as outlined in the PDA chapter.
5. As we move forward into the Next Steps phase and following meetings with the local communities the PDA mapping should be modified in order to provide the greatest opportunity for success.

Who Should Be Involved

- | | |
|--|---|
| <ul style="list-style-type: none">• Municipal Supervisors• County Administration• Regional Partners, i.e., Southeast Michigan Council of Governments (SEMCOG) and others | <ul style="list-style-type: none">• Monroe County Business Alliance*• Monroe County Road Commission• Local Unit Engineers/Planners• Local Public Infrastructure/Utility Partners |
|--|---|

**Indicates primary implementation leader*

THE PRIORITY DEVELOPMENT AREAS

In order to enhance the county's future growth, a closer look was taken at potential sites for new development. These areas were identified based on the consideration of three metrics: existing conditions and infrastructure, stakeholder input, and market conditions and opportunities revealed from the market study. It led to the identification of several Priority Development Areas (referred to as "PDAs" throughout this document). These have been identified as important areas to revitalize, grow, or attract new investment.

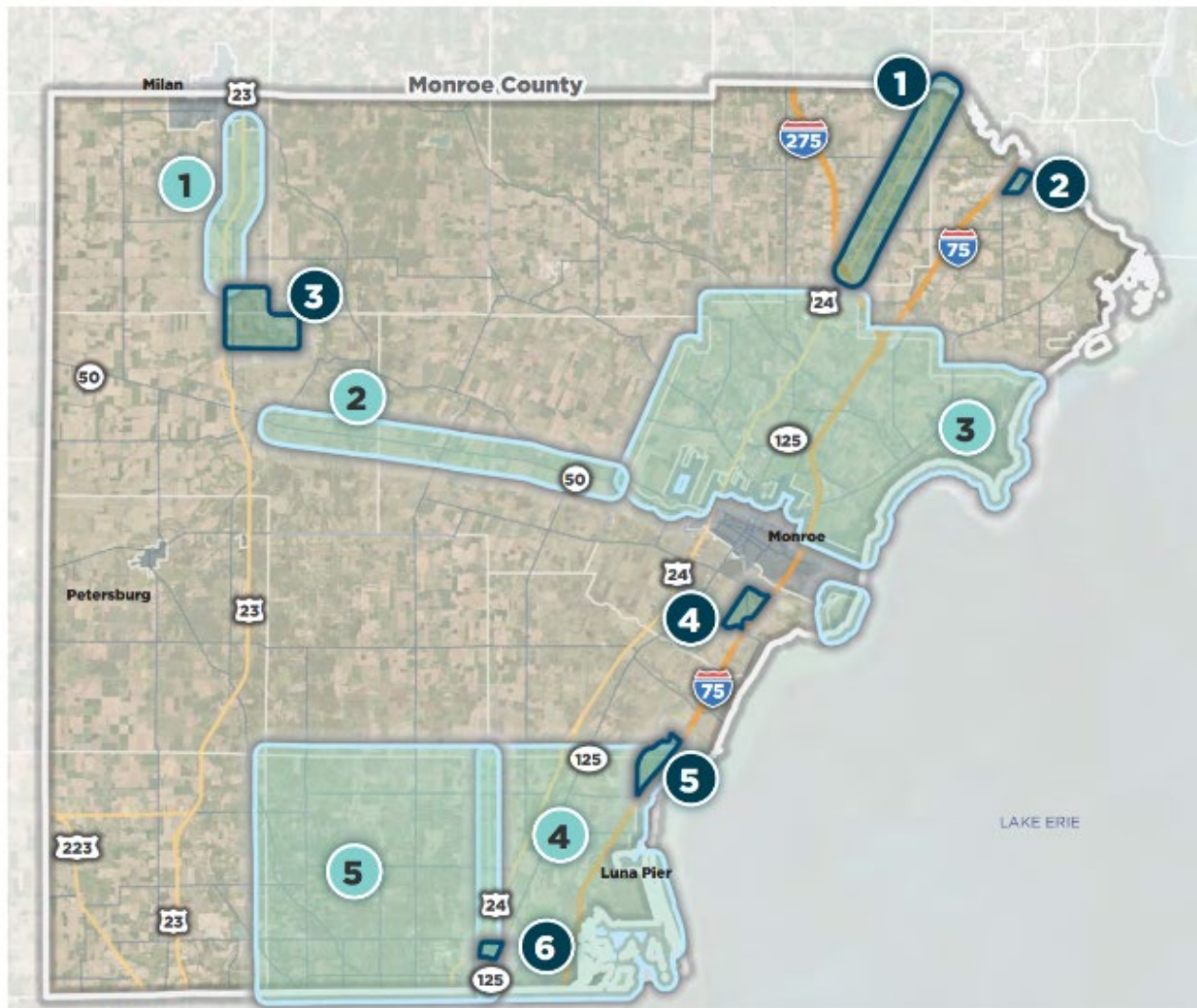
This Priority Development Area section of the plan contains a series of PDAs within the county and includes specific recommendations for how to attract and grow investment in these areas. These areas include general development areas, as well as some PDAs specifically focused on attracting and growing housing in the county.

Priority Development Areas

The PDAs were established through input from the project steering committee, county and Monroe County Business Alliance staff, public engagement, and pillar team meetings. Numerous areas were initially identified through this planning process, with the PDAs incorporated herein featured as those having the greatest potential as a catalyst for development and to support the local economy. This process ended with the areas illustrated on the map to the right. Key features of these areas include the following.

- Areas that include existing development incentives such as CIAs (Corridor Improvement) or planned infrastructure
- Areas that have the ability to significantly contribute to elevating the character, image, and brand of the community
- Areas that represent a high concentration of employment
- Areas with considerable potential for commercial and industrial development/redevelopment
- Areas that align with the accommodation of new, identified development





PRIORITY DEVELOPMENT AREAS

DEVELOPMENT PDAS

- | | |
|--------------------------|---------------------------|
| 1 North Telegraph | 4 LaPlaisance Road |
| 2 South Rockwood | 5 Erie / Luna Pier |
| 3 Dundee | 6 Bedford / Erie |

HOUSING PDAS

- | | |
|----------------------|------------------|
| 1 US-23 Milan | 4 Erie |
| 2 Raisinville | 5 Bedford |
| 3 Frenchtown | |

5. Local & State Agencies Review, Permits & Approvals

One of the primary goals of this guide is to provide existing and potential developers with detailed and up-to-date information on the permitting process in Monroe County. This section gives information on the three primary county agencies for which permits are generally required – the Monroe County Road Commission, the Monroe County Drain Commission, and the Monroe County Health Department. All three of these agencies are committed to providing exceptional public service and provide in this report the primary information needed to streamline the permitting process. In addition, state and federal agencies are sometimes required to issue permits when developments occur on certain highways or when projects impact rivers, flood zones, wetlands, coastal areas or other unique and regulated resources.

Monroe County Road Commission

840 S Telegraph Road, Monroe, MI 48161 reception@mcrc-mi.org 734-240-5100			
Contacts:			
MCRC Engineering	Matthew Snell, P.E.	734-240-5143	msnell@mcrc-mi.org
Permits		734-240-5102	permits@mcrc-mi.org

The Monroe County Road Commission (MCRC) is responsible for the planning, construction, maintenance, and operation of over 1,300 miles of county roads and related infrastructure outside city and village limits in Monroe County. They also regulate driveway access, construction, and all activities within the county road right-of-way to protect public safety, preserve roadway infrastructure, and ensure the efficient movement of traffic.

As part of the development and permitting process, the MCRC reviews and approves driveway permits, site plans, subdivision layouts, and utility installations that connect to or impact roads under its jurisdiction. Through these reviews, the MCRC ensures that proposed developments comply with applicable laws, engineering standards, and safety requirements while balancing the rights of adjacent property owners with the broader public interest.

Developers are strongly encouraged to contact the MCRC Engineering Department early and schedule a preliminary meeting to discuss project scope before beginning surveys or plan preparation. Plans and traffic studies should be submitted well in advance of bidding dates or township planning meetings.

Information about permit fees and deposits can be found in the Fee Schedule on the MCRC website.

Purpose & Jurisdiction

The statutory authority for the MCRC to regulate driveways onto the public highway system is through Act 200 of the Public Acts of 1969 and as amended by Act 83 of 1978.

Rules have been adopted in accordance with the requirements of Act 200 of the Public Acts of 1969 to ensure public protection through the reasonable control of driveway access onto roads under the jurisdiction of the MCRC.

The MCRC recognizes that the right of access to public highways is one of the incidents of ownership of abutting land. The MCRC strives to grant landowners access that is suitable to their needs and consistent with the rights and responsibilities of the MCRC regarding location and design of driveways, while providing freedom of traffic movement and safety for all highway users. Platted street approaches are not covered by these rules but shall be governed by appropriate state statutes and requirements of the MCRC. See the subdivision section of this document for more information.

The MCRC has typical layouts for various driveway types that conform to the above- cited rules available as a reference. Copies of typical layouts and assistance with matters relating to the rules may be obtained by using the links provided in this document.

The rules and requirements of the MCRC are similar to those used by the Michigan Department of Transportation (MDOT), however they are not specifically addressed within this publication.

For information regarding access onto the state trunk-line systems, correspondence should be directed to the MDOT, Permits Department. Contact information can be found by visiting [MDOT Permit Gateway](#).

Activities That Require Permitting

Listed below are examples of activities that may require a permit from the MCRC. Please visit the [Monroe County Road Commission, MI | Official Website](#) for information on:

Driveways & Access - Driveway accesses may include, but are not limited to, installing a new driveway, widening an existing driveway, replacing an existing driveway (in whole or in part), moving a driveway, surfacing or resurfacing a driveway (with asphalt or concrete), placing a temporary driveway, installing an agricultural driveway, and any change in land use or roadside development. Details for driveways, including culvert installation, can be found in the MCRC Approved Driveway Procedures or contact the MCRC Engineering Department with specific questions about driveway permits.

Site Plans (Commercial & Industrial Developments) - Owners and applicants proposing to develop a commercial project, private road, multi- family residential development, or industrial project with proposed vehicle access or drainage into the public road right-of-way shall submit plans to the MCRC. Plans shall be submitted to the Engineering Department per the detailed requirements identified in the MCRC Site Plan Guidelines. Plans submitted with drainage discharging to the MCRC right-of-way shall include drainage calculations shown on the Stormwater Detention Calculation Form.

The site plan flow chart summarizes the review process from plan submittal, review, approval, permitting, and project closeout. The site plan procedure flow chart is included in the Site Plan Guidelines mentioned above.

Subdivisions (Platted & Unplatted Developments) - Owners and applicants proposing to develop subdivision roadways, either platted or unplatted, intended to be under the jurisdiction of the Board of County Road Commissioners, shall submit site plans to the MCRC. Plans shall be submitted to the Engineering Department per the detailed requirements identified in the Guidelines for Platted and Unplatted Developments.

Flow charts for both platted subdivisions and unplatted developments illustrate the process from plan submittal, review, approval, permitting, and project closeout.

Utility Installations - Owners and applicants proposing to install a utility with the public road right-of-way shall submit plans to the MCRC. Plans shall be submitted to the Engineering Department per the detailed requirements identified in the Utility Application Form.

Owners and applicants proposing to develop a project-specific utility installation, such as a municipal water or sanitary installation, shall submit a letter of transmittal, review deposit per the current fee schedule and two (2) sets of plans to the MCRC. All documents shall be submitted to the Engineering Department.

Fee Schedule

Fees and deposits shall be paid based on the current MCRC Fee Schedule. Fees and deposits are charged to cover the necessary and actual costs for the issuance of permits and the review and inspection of the proposed activity. Fees are one-time charges; however, review and inspection deposits will be charged in a reasonable manner to sufficiently complete the work, and any unused funds will be returned to the applicant. Any charges in excess of the deposit will be the obligation of the applicant. The current fee schedule can be located at <https://mcrc-mi.org/239/PaymentsFee-Schedule>.

Helpful Hints

1. Individuals or organizations seeking to prepare plans for approval and issuance of a permit are encouraged to contact our office and schedule a short meeting to discuss project scopes prior to survey or plan preparation.
2. Plan preparers are encouraged to involve the MCRC early in the process. It is advised not to seek approvals from all other entities and then submit plans to the MCRC.
3. Plan preparers should submit plans well in advance of a bidding date or township planning meetings and should anticipate a review time of three to six weeks. It is the intent for all reviews to be accomplished on straight time by MCRC personnel. Should the applicant require an expedited review, a request may be made to perform the review overtime. A quicker review turnaround may be possible at an additional cost to the applicant.

Monroe County Drain Commissioner

The Drain Commissioner's Office is established by Act No. 40 of 1956. The Monroe County Drain Commissioner is the manager for over 1,100 dedicated county drains. As the addition of new development will often impact storm water, surface water, public water supplies and wastewater systems, it is necessary to comply with the regulations and permitting requirements of the Drain Commissioner's Office.

Purpose

Storm Water Drainage - The changing of land use from open, wooded or agricultural land to commercial or industrial use will significantly increase the total amount and the rate of storm water run-off from a given site. The increased rate of run-off may, for various storms, cause or aggravate flooding conditions along receiving streams or storm sewers. The grading of the site and the method of collecting storm water run-off may cause or aggravate drainage problems on adjacent sites.

With respect to storm water drainage, the purpose of the Drain Commissioner's review is to assure that the proposed project does not adversely affect drainage in the specific watershed by aggravating flood conditions along the receiving stream and/or the storm sewer collection system.

The Drain Commissioner will also review the on-site storm water collection and grading plan in order to determine that the proposed project does not adversely affect drainage on adjacent parcels.

Public Water Supply - In Bedford, Erie and LaSalle Townships as well as in the City of Luna Pier, the Drain Commissioner reviews and approves site plans to verify that an adequate water supply exists and that the proposed water mains and services are installed in accordance with current standards.

Public Sanitary Sewers - In Bedford, Erie, Ida-Raisinville, LaSalle, and Whiteford Townships; and in the Villages of Maybee and South Rockwood; the Drain Commissioner reviews and approves site plans to determine if the present infrastructure has adequate capacity to collect and treat the estimated amount of sewage and that the proposed sewers and service connections are built in accordance with the current standards.

Soil Erosion and Sedimentation Control - The actual construction process, which changes the land use from undeveloped or partially developed land to a developed state may cause the excessive loss of valuable soil and the sedimentation of streams, lakes and storm sewers. The purpose of the Soil Erosion and Sediment Control Act is to prevent this situation from happening by requiring the developer/contractor to implement a plan to prevent erosion and sedimentation of valuable topsoil during construction.

Jurisdiction

Storm Water Drainage- The Monroe County Drain Commissioner is responsible for reviewing and approving the stormwater drainage and collection plans for all commercial and industrial projects for the entire county.

Water Service - With respect to public water supplies, the Monroe County Drain Commissioner is responsible for reviewing and approving site plans in Bedford, Erie and LaSalle Town- ships and the City of Luna Pier.

Sanitary Sewer Service - With respect to public wastewater treatment and collection systems, the Monroe County Drain Commissioner is responsible for reviewing and approving site plans in Bedford, Erie, Ida-Raisinville, LaSalle and Whiteford Townships; and in the Villages of Maybee and South Rockwood.

Soil Erosion and Sedimentation Control - The Monroe County Drain Commissioner is the County Enforcing Agent who is responsible for enforcing the Soil Erosion and Sedimentation Control Act of Michigan, Part 91, SESC, P.A. 451 of 1994 as amended, for the entire county.

Information Required

Introduction - The developer shall provide the Drain Commissioner with sufficient information to determine how the proposed project will impact drainage in the area. The developer shall also furnish estimates of sewage flows and water requirements. This information will enable the Drain Commissioner to determine if both the existing wastewater collection and treatment system and the water supply and distribution system are adequate to meet the developer's needs.

The site plan review process may be divided into two phases: preliminary and final. In the preliminary phase, the general concept of the project is reviewed. In the final phase, specific details including engineering drawings and calculations, are reviewed. The approval of the preliminary site plan does not make the approval of the final site plan automatic. As more detailed and specific information becomes available, the conceptual plan may need to be altered.

Preliminary Site Plan

Storm Drainage - The site plan shall differentiate between existing and proposed conditions and, if necessary, two separate maps shall be present. The site plan shall provide sufficient information so that the existing drainage pattern and quantity of run-off can be determined and estimated. The site plan shall show existing topography including buildings, parking areas, walkways, green spaces, storm sewers, ditches, and swales.

Contours shall be shown in addition to representative and key spot elevations. Contour and ground elevation shall be shown at least 100 feet onto adjacent property. First-floor elevations, as well as key parking lot and driveway elevations, should also be included.

Similar information to that provided for existing conditions will be required for the proposed development. The site plan shall show proposed topography including buildings, driveways, parking areas, walkways, green spaces, storm sewers, catch basins, swales, ditches and detention basins. Contours and representative elevations shall be shown including first-floor elevations and key parking lot and driveway elevations. The receiving stream or storm sewer, including size and direction of flow, shall also be indicated.

Sanitary Sewers and Water Mains - Show the location and size of the existing sanitary sewers and water mains, including any service lines. Indicate proposed extensions to the existing public system and new service lines. Provide estimates of average day and maximum water demand and sewage flow. Indicate fire flow requirements and advise if your wastewater will require pretreatment.

Final Site Plan

Storm Drainage - In addition to the information submitted for preliminary review, the following data will be required. On the proposed plan, show the size and slope of all storm sewers. Show the location of all catch basins, inlets and manholes. Indicate the elevation of all sumps, pipe inverts and tops of castings. Include profiles of all pipe runs.

Show storm water detention basins on the plan, indicating both top and bottom dimensions and elevations. Indicate maximum water surface and overflow elevations. Show the length, size and type of outlet piping.

Provide storm sewer calculations. The storm sewers shall be designed based on a ten year storm using the Rational Method with the sewers flowing full.

Where required, provide storm water detention calculations. For sites with areas of five acres or less, use the short form method contained in the Appendix. For areas greater than five acres, use the long form method. A copy of this method with sample calculation will be provided upon request. Any other method of calculating storm water detention will not be acceptable. Provide calculations showing the actual amount of storm water detention. Please note that the use of an orifice plate for outlet control is not allowed.

Per the discretion of the Drain Commissioner, the allowable discharge rate will be reduced to 0.2 CFS per acre or less, depending on site conditions both on and off site.

Sanitary Sewers - In addition to the information previously supplied for preliminary review, the following data will be required.

Show the size, location, slope and elevation of all proposed services and appurtenances. The minimum size for service connections is 6-inch diameter installed at 1% slope.

If a public sewer extension is proposed, show the location, size and slope of all lines as well as invert and casting elevations for all manholes. The sewers shall be designed in accordance with Ten States Standard and the current Drain Commissioner's specifications. A copy of the Drain Commissioner's specifications is available upon request.

Water Distribution System - In addition to the information previously provided for preliminary review, the following data will be required: Show the size and location of proposed water services. If public water main extension is proposed, show the location and size of all water mains, valves, hydrants, fittings, etc. Public water mains shall be designed in accordance with Ten States Standard and the Drain Commissioner's current specifications. A copy of the Drain Commissioner's specifications is available upon request.

Storm Water Quality - In accordance with Federal Phase 2 Storm Water Quality regulations, storm water quality shall be required for all sites located within the established urbanized areas and recommended for all other sites. Storm water quality measures shall include, but are not limited to, first flush volume within the detention basin. Storm water quality structures, bio-swales, rain gardens, pervious pavement and vegetative buffer filter strips.

Soil Erosion/Sedimentation Control - In accordance with state statute and local ordinance, SESC measures shall be implemented to control off-site soil erosion and sedimentation. All SESC measures shall be indicated on a separate plan sheet for reference and workable construction details and specifications provided. SESC measures shall include, but are not limited to, the following: silt fencing, storm inlet protection, gravel construction access drives, rip-rap protection, sedimentation basins, vegetative buffer filter strips, street sweeping, dust control, and permanent site restoration.

Fee Schedule

Site Plan Review - The fee for reviewing site plans shall be in the amount established by the Monroe County Drain Commissioner.

Soil Erosion and Sedimentation Control Permit - The fee for the Soil Erosion and Sediment Control Permit shall be in the amount established by the Monroe County Drain Commissioner.

Inspection Fees - If on-site inspection is required, the developer will be responsible for all costs, including overhead incurred by the Drain Commissioner.

Legal Fees - If legal fees are incurred, the developer and/or the owner will be responsible for all costs.

Additional Agreements - Additional agreements are sometimes required based upon site location and conditions. Those agreements may include: 433 agreements, 425 agreements, detention pond maintenance agreements, and/or license agreements. Fees vary per agreement type.

Monroe County Website Information

Please refer to the following website for all applicable fee schedules, permit applications, and general information: <https://www.co.monroe.mi.us/516/Schedule-of-Fees-Charges>

Monroe County Health Department

The mission of the Monroe County Health Department is to: “Protect the public's health through health promotion, disease prevention, and preservation of the environment.”

The Health Development's involvement with development projects is generally limited to only the Environmental Health Division, whose mission is to: “Provide the citizens of Monroe County quality service, protection, and preservation of the environment through the oversight of onsite sewage, drinking water, food service and various recreational programs.”

General Guidelines

If you are considering constructing a residential or nonresidential facility in Monroe County, please read the following guidelines which may be helpful to you in the planning of the project.

In those areas not served by a public water supply and/or sanitary sewer system, it becomes necessary to utilize an onsite water supply and/or onsite wastewater disposal system. The Monroe County Health Department (MCHD), Environmental Health Division, has the authority* to review, permit, and approve the above-mentioned onsite systems. While not all projects are identical, the following are the general steps that will help you get your questions answered and project started:

1. Visit in person or contact the Environmental Health Division of the Monroe County Health Department to discuss the project by phone.
2. Fill out a site assessment form and pay the applicable fee. After this is complete, a representative of the MCHD will contact you to schedule an appointment to conduct the site assessment (soil borings, topography, surface water, current use, neighboring properties, etc.) For proposed nonresidential facilities, it shall be the responsibility of the applicant to arrange for an operator to conduct backhoe cuts at the time of the appointment.
3. The results of the site assessment will be sent to the applicant.
4. Depending on the scope of the project and results of the site assessment, it may be required that the applicant submit to the MCHD plans engineered by a professional engineer or registered sanitarian for the design of the onsite wastewater disposal system and/or onsite water supply system. This will be discussed with applicant at the time of the site assessment.
5. If and when the plans are approved (the MCHD has up to 30 days to approve or respond to your proposal), or if plans are not required based on the results of the site assessment, permits for the onsite wastewater disposal and water supply systems can be applied and paid for. Please be advised that permits issued by the MCHD have priority over building permits issued by local municipality building officials. MCHD permits are valid for one (1) year from the date of issuance.

6. Once the permits are signed by the MCHD, the applicant/owner can begin constructing the onsite sewage disposal and/or onsite water supply systems utilizing licensed sewage disposal contractors and/or well drillers (contact the MCHD for the list).
 - a. *Authority is granted to the Environmental Health Division by the Monroe County Board of Commissioners and their adoption of the Monroe County Environmental Health Sanitary Code, effective the 8th day of May, 2007. This authority is limited as to the size and scope of project. State of Michigan agencies may have the ultimate authority to review, permit and approve large or complex onsite systems. Please contact the Environmental Health Division at 734-240-7900 if you have any questions about this matter.

You may also contact this office for information on other programs including, but not limited to:

1. Food service establishments
2. Public swimming pools
3. Public campgrounds
4. Pump and haul (sewage) facilities
5. Department of Human Service (child and adult care) facilities
6. Solid waste facilities
7. Non-community water supplies

Michigan Department of Transportation

Brighton Transportation Service Center
10321 E. Grand River, Suite 500
Brighton, MI 48116
[Michigan Department of Transportation](http://michigan.gov/mdot)
Phone: 810-227-4681
Fax: 810-227-7929

Contacts:

Transportation Business	michigan.gov/mdot/business
Travel / Safety	michigan.gov/mdot/travel/safety
Permits	michigan.gov/mdot/business/permits

The Michigan Department of Transportation (MDOT) has jurisdictional authority over all state highways within Monroe County. These include I-75, I-275, US-23, US-24, US-223, M-50, and M-125. Monroe County is located within MDOT's University Region, and the local point of contact is the Brighton Transportation Service Center (TSC).

For information regarding permits to work within the public road right-of-way, including review of proposed developments requiring traffic studies, driveway and access management controls, signage and signalization, roadway and pavement design, geometric design considerations, drainage design and stormwater detention, maintenance of traffic, or other development-related questions, please see contacts listed above.

The following are links to important and informative MDOT sites that will provide guidance and information to developers and their engineers for work within the MDOT rights-of-way.

Please visit the Travel & Safety link above to find information on geometric guides, maintaining traffic typicals, traffic & safety notes, signal details, MMUTCD, pavement marking/signs, etc.

Michigan Department of Environment, Great Lakes, and Energy

Environment, Great Lakes, and Energy		
Local Contacts:		
Environmental Assistance Center		800-662-9278
Wetlands, Lakes & Streams	Bridgett Carver	517-257-7380
Stormwater	Matt Konieczki	517-857-0745
NPDES	Ken Mroczkowski	517-449-5300
Groundwater	Rachel Burns	517-416-4703
Brownfield Program	Holden Branch	517-331-0993
Usage Joint Permit Application	michigan.gov/egle/about/organization/water-resources/joint-permit-application	

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has the following vision statement:

MISSION - To protect Michigan's environment and public health by managing air, water, land, and energy resources.

VISION - A Michigan that respects people, treasures natural resources, and fosters thriving communities throughout our two peninsulas.

VALUES -

EGLE makes reasoned decisions. Within the bounds of state and federal laws and informed by science, EGLE delivers solutions that reflect our mission and equitably serve the interests of Michigan residents.

EGLE serves the public. EGLE is accountable and responsive to all Michigan residents. We hold ourselves to the highest standards of government ethics and vigilantly steward public funds.

EGLE communicates. EGLE proactively collaborates and engages the public to make informed decisions. We tell our story, so people understand what we do, why we do it, and how our work benefits their lives.

EGLE leads. EGLE takes a strategic approach that accounts for the impacts of today's actions on future generations.

EGLE invests in our team. Recognizing the knowledge and dedication of EGLE staff drives success, we provide a positive workplace with effective leadership and professional development opportunities.

EGLE Permit Information Checklist

New businesses may require EGLE permits, licenses, and registrations based on their activity and will have to meet environmental regulations depending on their operations. Potential businesses are encouraged to review the resources identified below to determine applicable EGLE permits, licenses, and registrations. The EGLE has prepared a list of key questions to help identify what departmental permits, licenses, or approvals of a permit-like nature may be needed for a project. By contacting the appropriate

offices listed below, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). A checklist is available of the website listed above.

Michigan Guide to Environmental, Health, and Safety Regulations

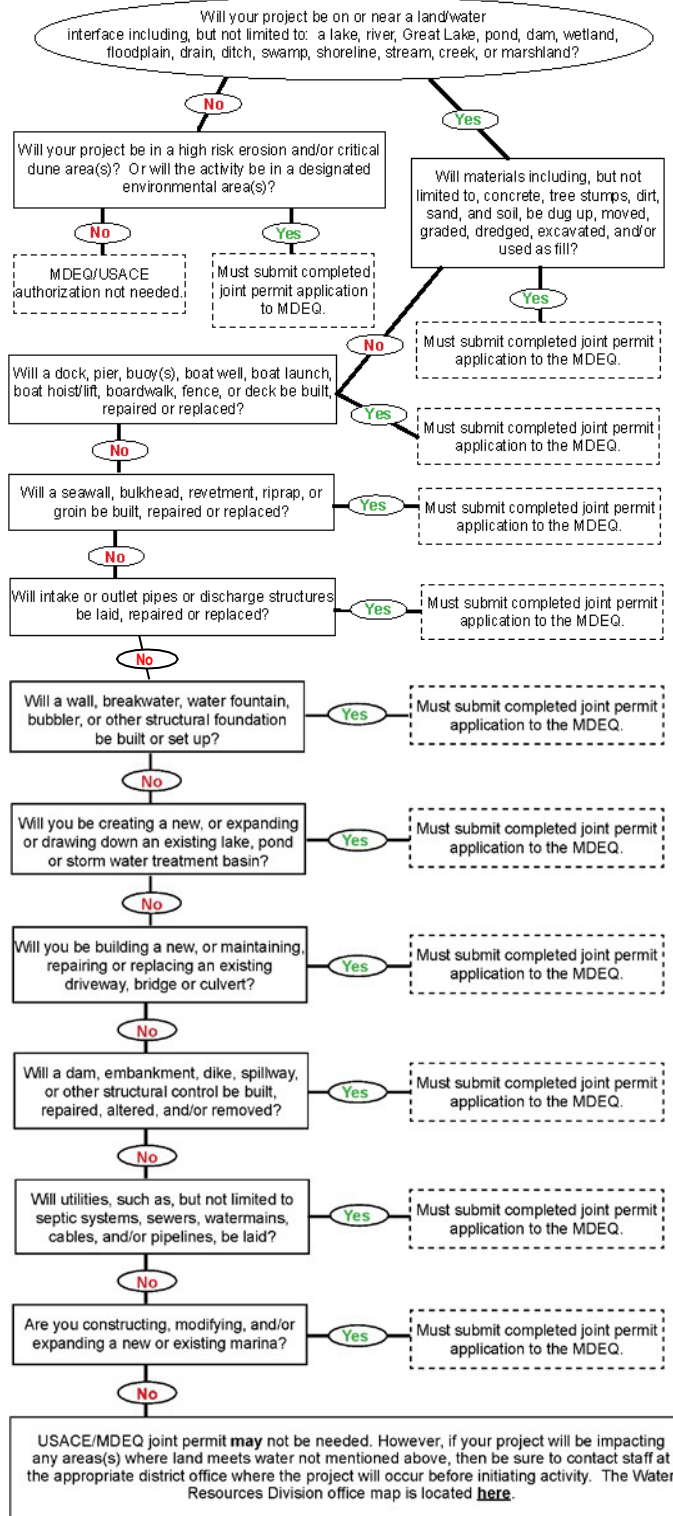
A useful way to learn whether any other requirements will apply is to go through the Self Environmental Assessment in the Michigan Manufacturers Guide. Manufacturers, institutions, local governments, consultants, and regulators will all benefit from this guide, which simplifies the maze of environmental, health, and safety obligations facing Michigan's businesses and institutions. The guidebook is a ready reference tool for anyone striving toward compliance with state and federal regulations that affect businesses and institutions. Although some reference is made to local regulations, they are not discussed in any detail. Be sure to contact your local government officials for information on applicable local requirements.

The Michigan Guide to Environmental, Health, and Safety Regulations (7th edition, 2012) is intended for guidance only and may be impacted by changes in legislation, rules, and regulations adopted after the date of publication. The suggestions given for identifying and implementing pollution prevention opportunities are not to be used as a substitute for applicable codes, rules, and regulations that impact businesses. Although the guidebook makes every effort to teach users how to meet applicable compliance obligations, use of this guidebook does not constitute the rendering of legal advice. Diligent attention was given to assure that the information presented herein is accurate as of the date of publication; however, there is no guarantee, expressed or implied, that use of this guidebook will satisfy all regulatory requirements mandated by laws and their respective enforcement agencies. Reliance on information from this document is not usable as a defense in any enforcement action or litigation. The state of Michigan shall be held harmless for any cause of action brought on because of this use of this publication.

Environmental Assistance Center information

The EGLE Environmental Assistance Center (EAC) implements a number of programs that promote environmental stewardship and enhance customer service related to all programs administered by EGLE. The primary services provided by the EAC are compliance assistance, pollution prevention, environmental education, permit coordination, financial assistance, incentive programs, training, and outreach. Additionally, the EAC manages metrics, process improvement, and professional development initiatives for EGLE.

Does my Project Require a Land and Water Interface Permit?



U. S. Army Corps of Engineers

Detroit District Regulatory Office
477 Michigan Avenue, Detroit, MI 48226
lrd.usace.army.mil/detroit/
800-694-8313

Contacts:

Contracting Opportunities	lrd.usace.army.mil/Business-With-Us/
Great Lakes Water Management	water.usace.army.mil/office/lre

The mission statement of the US Army Corps of Engineers Regulatory Program is:

“To provide strong protection of the Nation’s aquatic environment. This will be accomplished through coordination with agencies and the public; fair, reasonable, and timely decisions; accurate and timely jurisdiction determinations; monitoring, compliance and enforcement of permit laws, regulations and policies.”

Projects which involve development in rivers, harbors, flood zones, wetlands, or the Great Lakes will generally fall under the jurisdiction of the Army Corp of Engineers, which works jointly with the Michigan Department of Environmental Quality on several of their permitting activities.

6. Zoning/Special Approval/Site Plan Review

The Michigan Zoning Enabling Act (PA 110 of 2006, as amended) gives local units of government the authority to regulate land use and development within their boundaries as does the general police powers authority of municipalities. These regulations are contained within a community's zoning ordinance and are used by communities to limit certain types of uses to specific areas, as well as to control specific aspects of developments which may significantly impact the community. These regulations are generally developed to further the public health, safety and welfare, and to serve as a tool to implement a community's master plan.

It is important for developers to be aware of the different types of local regulations that may affect a project. Gaining permission to move forward may take multiple approvals. The local approval process is generally limited to the following, although each municipality has its own specific regulations and approval procedures:

- Zoning
- Special Use Approval
- Site Plan Approval
- Construction Plan Approval
- Other site development requirements

Zoning

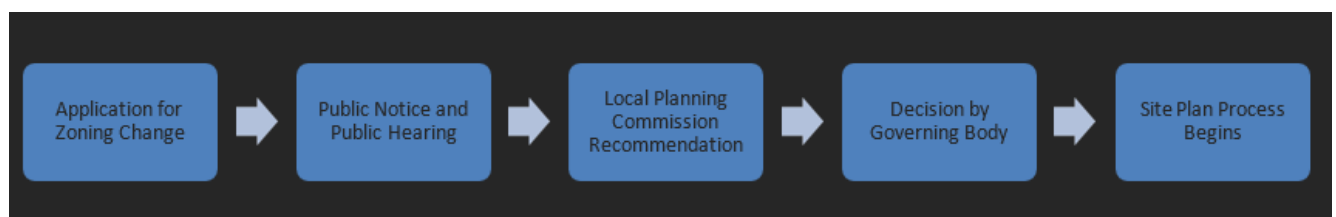
Each of the 24 local units of government (cities, villages and townships) in Monroe County have their own zoning maps and ordinances which divide communities into various zoning district classifications, each district allowing only certain uses. The zoning map is based on the adopted community Master Plan. Each zoning ordinance spells out exactly which land uses are permitted in a particular zoning district, and in addition, provides requirements for density and site development, by specifying the size of required yards, spacing between buildings, height, and site coverage.

In order to meet the constantly changing land use needs of communities it sometimes becomes necessary to change zoning boundaries. The process of altering the zoning configuration is referred to as rezoning or amendment to the existing zoning. Keep in mind, any rezoning should be in concert with the adopted Master Plan for each community. If a use is proposed for a site which is zoned properly then no rezoning is necessary, but if a use is not permitted within the district, then it becomes necessary to request a rezoning to a district which permits the proposed use. The rezoning process is outlined as follows and proceeds along the steps illustrated below. It is highly recommended that an applicant meet with the local government to determine

exactly which uses are permitted within a site's zoning district and which districts allow particular uses.

Contract Zoning - Pursuant to the Zoning Enabling Act, an owner of land may voluntarily offer to a community in writing certain restrictions on the use and development of the land as a condition to a rezoning of the land. Often such conditions include an agreement not to develop or allow certain uses which might otherwise be permitted within the requested zoning classification. A community may approve of the conditions offered by the applicant and further establish a time period during which the conditions apply to the land. A community may not require a landowner to offer conditions as a requirement for rezoning. Many communities address the process for requesting a conditional zoning (as it is often called) in its zoning ordinance. The agreement of the parties setting the conditions to which the rezoning is subject as well as the term and other conditions of the rezoning are reduced to a written agreement and recorded with the Register of Deeds Office so that future owners are on notice of the limiting conditions.

The Rezoning Process



Application for Zoning Change - The rezoning process begins at the local government center where the property owner obtains a Zoning Change or Amendment Application. The form is completed, and the appropriate fees are paid at the time the application is submitted: The property owner(s) of record must also sign the application if the request to rezone is being made by another individual. The fees for zoning

changes vary and can be based upon the total number of acres involved. A list of current fees for all categories of land use applications is provided with the application.

Public Hearing and Public Notice - When the application is filed, a public hearing is scheduled and a notice that a request for rezoning has been received is published in the local newspaper. This notice of public hearing must, by state law, be published not less than fifteen (15) days prior to the date of the public hearing. In addition, the law states that a copy of the public hearing.

Notice must be mailed or given to all owners of property and occupants within 300 feet of the subject property as well as other entities or bodies which have registered with the community to request notices. The public hearing process allows members of the community who may have an interest in the rezoning request an opportunity to make comments about the proposal. The applicant is also allowed an opportunity to speak regarding the proposed zoning change. The Planning Commission will also review, at the public hearing, any written comments that have been received regarding the application. Usually, the public hearing is followed by the next step, the Planning Commission's recommendation, at the same meeting.

Planning Commission Recommendation - After hearing from citizens and from the applicant, the local Planning Commission will make a recommendation to their community's elected officials regarding their assessment of the proposed zoning change. Note that the Planning Commission only makes a recommendation and that the final decision is up to the governing body (City or Village Council or Township Board). Often, a community planning consultant or planning staff will prepare a fact-based analysis of the request. This analysis will identify surrounding land uses, existing zoning, and will compare the requested zoning to the existing master plan land use map. This information, along with public input during the hearing, will assist the local Planning Commission in making a recommendation to the Township Board, or Village or City Council.

Criteria that will be evaluated by the Planning Commission include compatibility with surrounding land uses, the full range of land uses permitted in the proposed district, the capability of the site to support this range of permitted uses, and the proposed district's conformity with the community's future land use plan. Although the applicant can present specific development plans for the property, the decision to recommend rezoning will be based solely on the technical merits of the request, as specific plans such as architectural designs or planned public improvements are always subject to change and are not binding during the rezoning process.

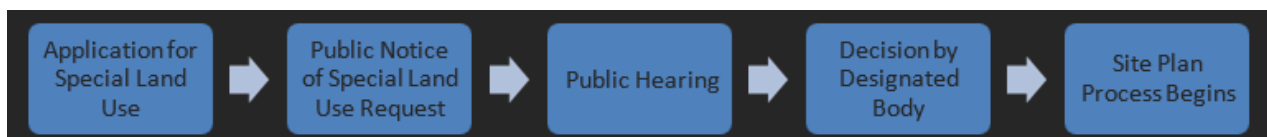
Governing Body Final Action - The final decision in the rezoning process is by the governing body. The governing body will consider the recommendation of its planning commission and will make a decision whether or not to approve the request. In effect, the governing body is amending the zoning map, which is in effect, an amendment to a community's zoning ordinance. If the request is granted, the zoning change takes effect seven (7) days after publication of the amendment or such later date as may be specified in the notice. In the case of a City and of a Charter Township, the adoption or amendment of an ordinance requires two readings before it can be officially approved.

Special Approval Uses

Under Michigan zoning law, communities may designate specific uses of land as “special land uses.” Special uses are generally those uses which have a strong potential to impact surrounding uses and the approval process is designed to ensure that such uses are compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use. If an applicant is requesting permission to develop a site as a designated special land use, it becomes necessary for the community to conduct a review separate from a rezoning review. As in the case of a rezoning request, it is important to consult with the local government’s zoning official in order to determine if a special approval is necessary for a proposed land use.

The special use approval process is as follows:

The Special Use Approval Process



Application for Special Land Use - The local zoning ordinance specifies the procedures, supporting materials, and standards for granting a special land use request. Generally, communities will have an application form and application fees which are paid at the time of application. A simple plot plan or, in some cases, a detailed site plan may be required based on the nature of the request and on the individual community’s requirements.

Public Notice of Special Land Use Request - After the application is filed, and all appropriate fees are paid, a notice of a request for a special land use is published in the local newspaper. In addition, the public notice must be mailed or given to the applicant and all property owners within 300 feet of the subject parcel. The public notice must indicate that a public hearing may be requested by any property owner in the community or by an occupant of a property within 300 feet of the subject parcel.

Public Hearing (if requested) - If requested by a member of the public or by the decision-making body itself or if mandated by a community’s zoning ordinance, a public hearing is held on the request. The public hearing process allows members of the public to make comments regarding the proposal, as well as the applicant. The public body will also review, at the public hearing, any written comments that have been received regarding the application.

Action by Designated Body - Under Michigan zoning law, each community has the authority to designate the body which makes the discretionary decision regarding special land uses, which can be either the planning commission, the governing body, or a designated official. A request for a special land use approval may be denied, approved, or approved with conditions. The decision is required to be incorporated in a statement of findings and conclusions which specifies the basis for the decision and any conditions imposed. A community is required to approve a request for a special use if the request is in compliance with the standards and conditions contained within the zoning ordinance.

Site Plan Review

Most Michigan communities require a “site plan review” prior to the issuance of a building permit for residential developments and commercial and industrial land uses. Communities have the authority to require the submittal of plans and drawings for review in order to assure that a proposed development is in compliance with applicable zoning standards, local ordinances and state and federal regulations and statutes. Communities are required to approve site plans if they contain the required information and are in compliance with the relevant standards and requirements.

The site plan review process for each community is specified in their ordinances. Each community differs slightly in their required information and in their approval process. In general, the ordinance contains a list of required information and outlines the approval process. In most cases site plan review is conducted by the local planning commission. Some communities have a two-part process, with a preliminary review conducted by the planning commission and final approval granted either by the planning commission or by the governing body. Some communities have site plan review conducted by an authorized official such as a zoning administrator or building official, while other communities have authorized officials grant approval only for certain types of development. In some communities, a special land use approval and site plan approval can be granted concurrently.

Prior to completion of a site plan, developers are encouraged to schedule a pre- application conference with the local and county reviewing agencies. Most communities welcome these meetings as a way of streamlining the development process. The purpose of this meeting is to guide developers through the site plan development and review process.

Following is a typical site plan review process and the type of information that communities generally require (Each community will have its own requirements):

1. The developer obtains and completes a Site Plan Application and Checklist. A completed form along with a specified number of copies of the site plan is submitted. Upon submittal, the site plan will be reviewed by the proper local agency. Required application fees must be submitted to the local agency prior to sending the site plan out for review.
2. Upon submitting a completed site plan, the Planning Commission may approve, approve with conditions, or deny approval.
3. If approved, the applicant may continue the final site plan review process to final plan review. Many communities combine both preliminary and final site plan approval except for complex site plans.
4. If approved with conditions or denied, the applicant must revise the final site plan in accordance with the conditions established by the Planning Commission during final plan review.
5. The following information is usually required to be included on the site plan in accordance with the ordinance requirements of the local agency:
 - a. Name, address and telephone number of applicants; date of site plan preparation
 - b. North arrow and two (2) benchmarks
 - c. General location map
 - d. Proof of ownership or option to purchase
 - e. Property address and parcel number

- f. Scale of not less than 1" = 30' if subject property is less than three acres or 1" = 100' if property is three acres or more
- g. Plans prepared and submitted on sheet size of 24" x 36"
- h. Name, address, phone, and Michigan registration number of plan preparer
- i. Location of the following:
 - Existing structures on site and within 100' of the site
 - Complete topography with a maximum contour interval of 2' both on site and 100' from the site
 - Existing natural resources and features including vegetation, wetlands, soil types, drains, and water courses and 100-year flood elevations (must identify FEMA community panel number on plan)
 - Type of development
 - Location, use, and number of structures, units, offices, parking spaces, employees, building height, gross and net square footage, and building elevations (floor plan)
 - Completion schedule, development plans and total project area
 - Existing zoning on site and surrounding parcels
 - Lot frontage requirements
 - Building setback requirements
 - Calculation of usable floor space
 - Open space requirements and lot coverage requirements, if applicable (see specific zoning ordinance requirements)
 - Square footage requirements, if applicable
 - Location of existing and proposed electric, natural gas, telephone, railroad, cable TV and other utility cables, and any easements for those utilities
 - Location of commercial pipelines, electrical transformers, and fire protection devices, including on site hydrants and standpipes

Other Site Development Regulations

Most communities have within their zoning ordinance, regulations pertaining to signs, lighting, landscaping, parking lot development, architectural guidelines, buffering, and similar requirements which are generally intended to preserve community character, protect surrounding land uses, and promote the public health, safety and welfare. These guidelines and standards tend to vary from community to community, but in general are clearly stated within the municipal zoning ordinance. Note that some communities have “overlay” zones that affect developments within only certain portions of the community, such as a downtown area or a historic district. In addition, communities may have general standalone police powers ordinances that address matters such as detailed engineering design standards, lighting, subdivisions and condominium development requirements, land divisions and more.

Many communities also have special requirements for particular types of developments. For example, a community zoning ordinance might have certain requirements that apply only to gas stations, drive-through restaurants, or outdoor storage facilities. It is important to study the municipal zoning code and consult with the relevant local officials and county/state agencies in order to assure a smooth approval process. These agencies include but are not limited to:

- Monroe County Drain Commissioner
- Monroe County Road Commission
- Michigan Department of Transportation
- Monroe County Health Department
- Environment, Great Lakes, and Energy
- Army Corps of Engineers
- Applicable Agencies Administering Water and Sewer Approval



7. Strategies for Successful Development

- Agencies are run by people, somebody just like you. Think about how you would like to be approached if you were in their seat trying to uphold a complex set of standards, codes and policies that in most cases they had no control in creating.
- Going to them prepared with as much information about what you are seeking to accomplish with clear questions as early as possible in your development process will help to identify any major roadblocks or hurdles that must be addressed. If the information is confidential, please state that, or use hypothetical information.
- Make sure you understand all the agencies that will need to review and approve your project and obtain copies of their standards, applications and checklists. Many of these are referenced in this book or are available on their websites. Review this information and ask for a preliminary meeting as soon as possible to gain their thoughts and input early. This will acquaint them with your project and gives you a chance to hear their concerns to better address them or see if there are any red flags before it is too late or costly to turn back. If fees are charged, they will be well worth the expense for the information gained, if you are prepared with enough information to gain valuable input from them. Go to the preliminary meeting with as much information as possible so that a comprehensive preliminary analysis can be accomplished (a project narrative with employee count, hours of operation, business description are suggested).
- Make every attempt to address all items on the local agency checklists for approval, even if it is as simple as marking it not applicable (N/A,) or by adding a simple note using their wording with the appropriate answer.
- If timing is critical to the success of your project make sure you select a site with little or no special approvals needed. If there are approvals needed, make sure you fully understand the timeline and what is needed from you and your design professionals to stay within this projection (they will ask and require revisions otherwise).
- For most medium to large-scale projects, it is advisable to obtain the assistance of the municipality to help open the lines of communication and identify any areas of concern prior to site selection or at least pursuit of final purchase. The place to start is with the area's economic development director or planning director. In most cases these individuals can be contacted through the building or engineering departments at the governing bodies' office. Also, contacting the MCBA (Monroe County Business Alliance) to assist in navigating the process can be helpful. Do not let the name drive you away, the MCBA is there to assist both large and small development of any kind (understand your design professionals timeline to prepare and develop adequate plans for review).
- Most important of all is to have a clear picture of your goals, desires and needs. This means having a good business plan, a well-defined project program and the ability to convey it simply.

- It is also critical that you contact utility providers early in your process. With proper notice, utilities may be able to save you time and money. For large power users, or those with special needs, contact the MCBA. They can access the utilities' economic development teams to assist you.

The following are some questions that might be helpful to ask while meeting with these entities.

- What zoning districts are appropriate for my use?
- What is the zoning of the subject property?
- Are there any special approvals that will need to be sought?
- Is there an administrative review process (requires same information, just less restrictions on meeting timelines)?
- Is it possible to have a preliminary meeting with the planner, engineer and building official?
- Do you have an approval checklist to guide us through your process?
- What is the normal timeline for approval (ask for submittal deadlines)?
- Are there any funding incentive programs to assist in the development of our project, i.e. OPERA tax credits, Brownfield programs, local grants such as DDA facade improvement or site improvement grants, joint state and federal development funds, etc.?
- Are there professional Architectural and Engineering Design firms that you could suggest that are familiar with your development process that could assist us with our project?

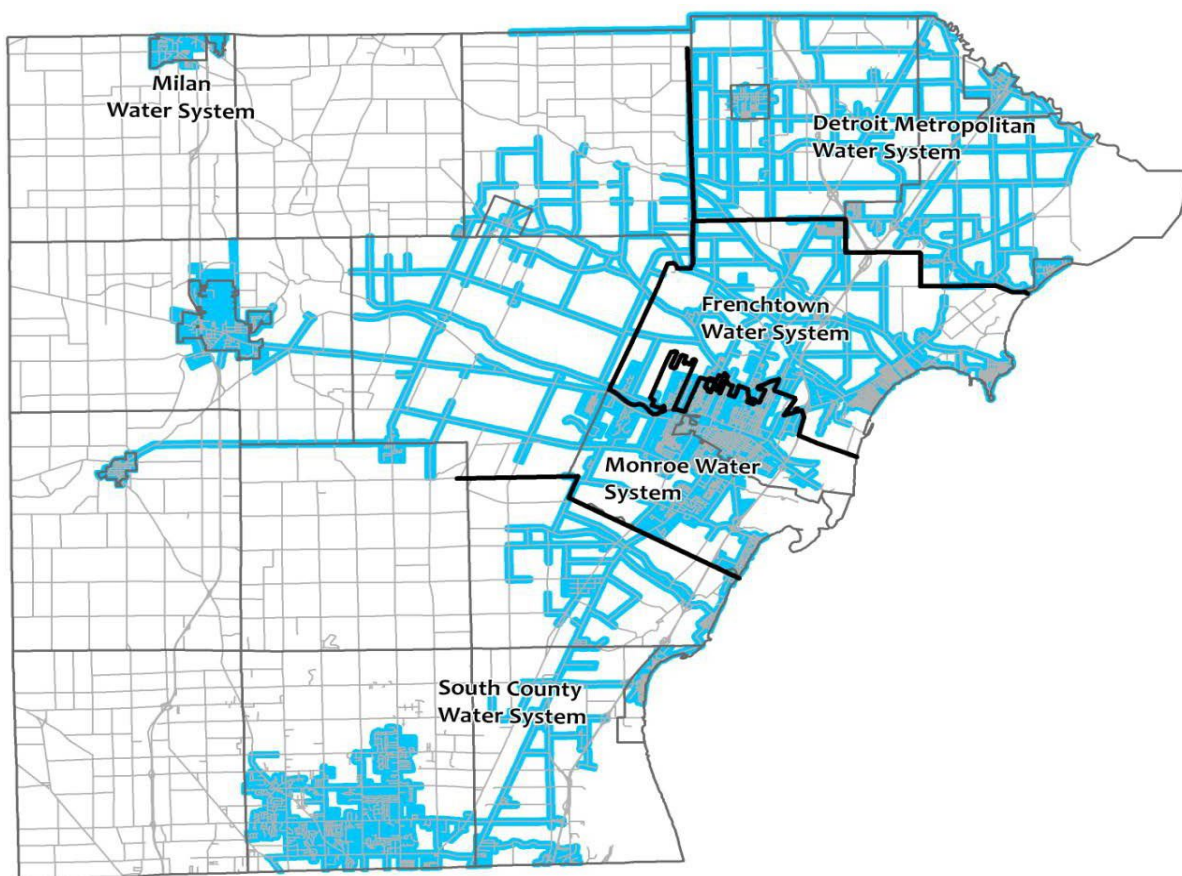
8. Utility Service Areas & Maps

The Monroe County area is fortunate to have invested in an extensive and modern system of public improvements to foster economic development. The following pages provide a brief overview of the infrastructure available in Monroe County. For more detailed information on exact service areas, capacities, and availability, be sure to contact the individual municipalities, utilities or other service providers.

Water

Most of the urbanized areas of Monroe County are served by public water systems. The City of Monroe and Frenchtown Township share a water intake from Lake Erie, although each operates their own water treatment plant. Northern Monroe County is served by the Detroit Metropolitan water system, while southern Monroe County is served by South County Water, which purchases water in bulk from the Toledo system. Milan has its own water system. Dundee and Petersburg, although they once had their own systems, are now both connected to the Monroe system. Areas outside of the public water service areas are generally served by private wells.

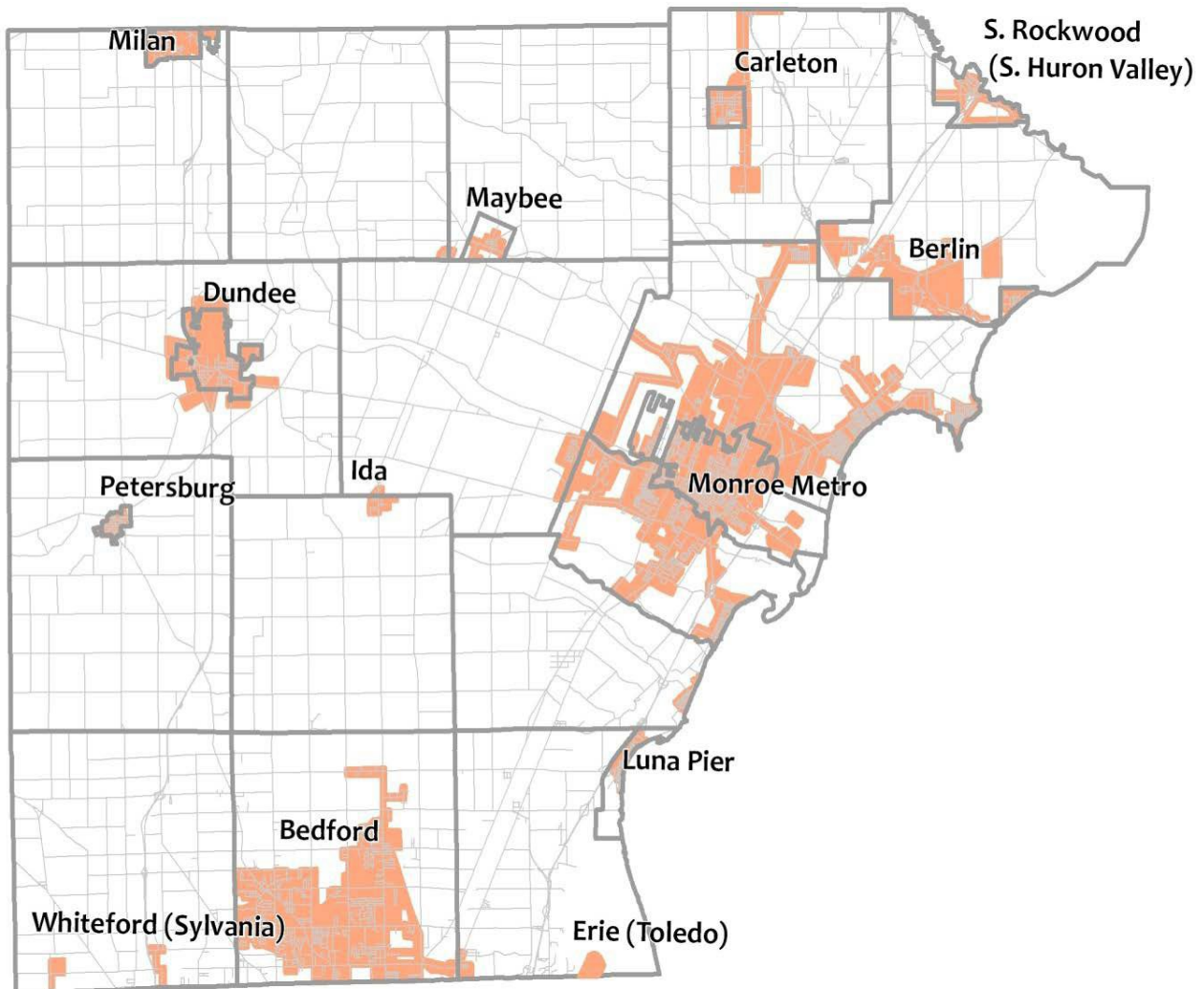
Public Water Service Area



Sewer / Sanitary

Most of the urbanized areas of Monroe County are also served by publicly operated sanitary sewers. The map below indicates the areas of the county served by municipal wastewater treatment systems. Locations outside of these service areas generally rely on on-site septic systems for sewage disposal.

Sanitary Sewer Service Areas



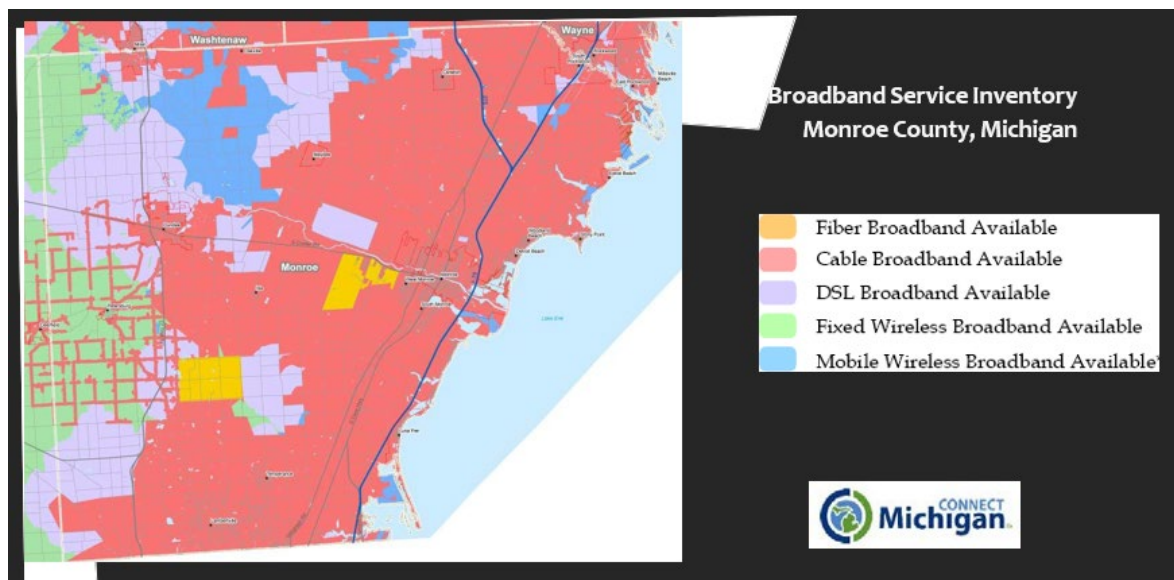
Telephone & Internet

AT & T	www.ATT.com
Buckeye CableSystem	www.BuckeyeCableSystem.com
Comcast	www.Comcast.com
Merit Network Inc.	www.merit.edu
Telesystem	www.telesystem.us
Verizon Communications	www.Verizon.com

Internet coverage is readily available throughout the majority of Monroe County communities. Major cable providers are Comcast and Charter Communications in the northern half of the county while Buckeye Cable provides service in the southern sections of the county. In addition to Internet access these companies provide voice phone service and television. Merit Network provides internet and network connectivity and other related services to education, library, government and non- profit organizations.

ATT provides traditional telephone coverage throughout the majority of Monroe County along with some smaller providers. They also offer Internet, television and voice over internet protocol (VOIP) service in the majority of their service delivery area. There are several larger Internet pipelines (backbones) running both north and south and east and west through Monroe County. Exact locations and size details are not made public due to security concerns but should you require a direct connection to the backbone, the Monroe County Business Development Corporation will be happy to assist in directing you to the service provider nearest your site.

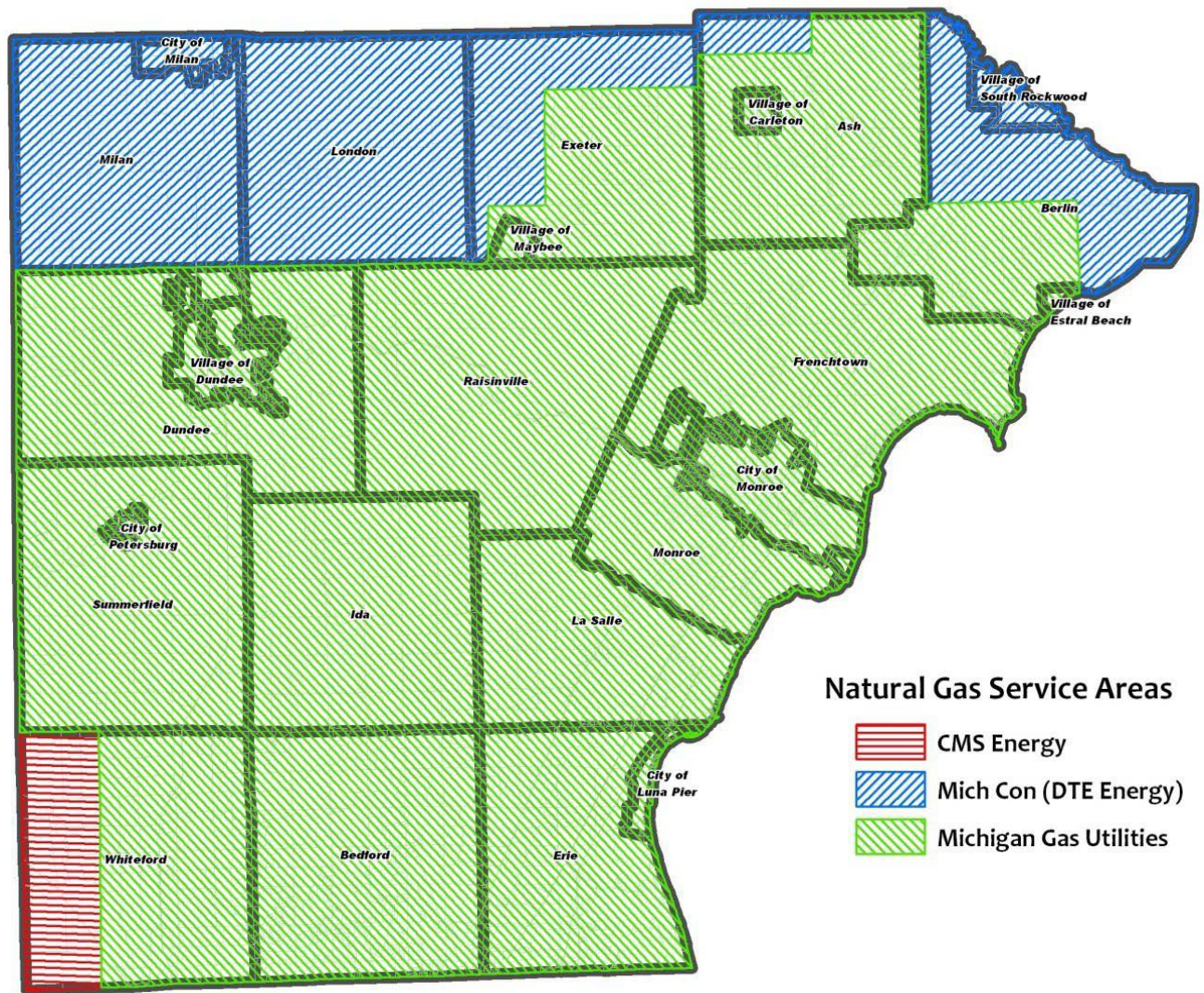
Major service providers for wireless service include AT&T, Sprint and Verizon along with several smaller companies located in the area. Cell coverage is good to excellent in the majority of the county for the major service providers.

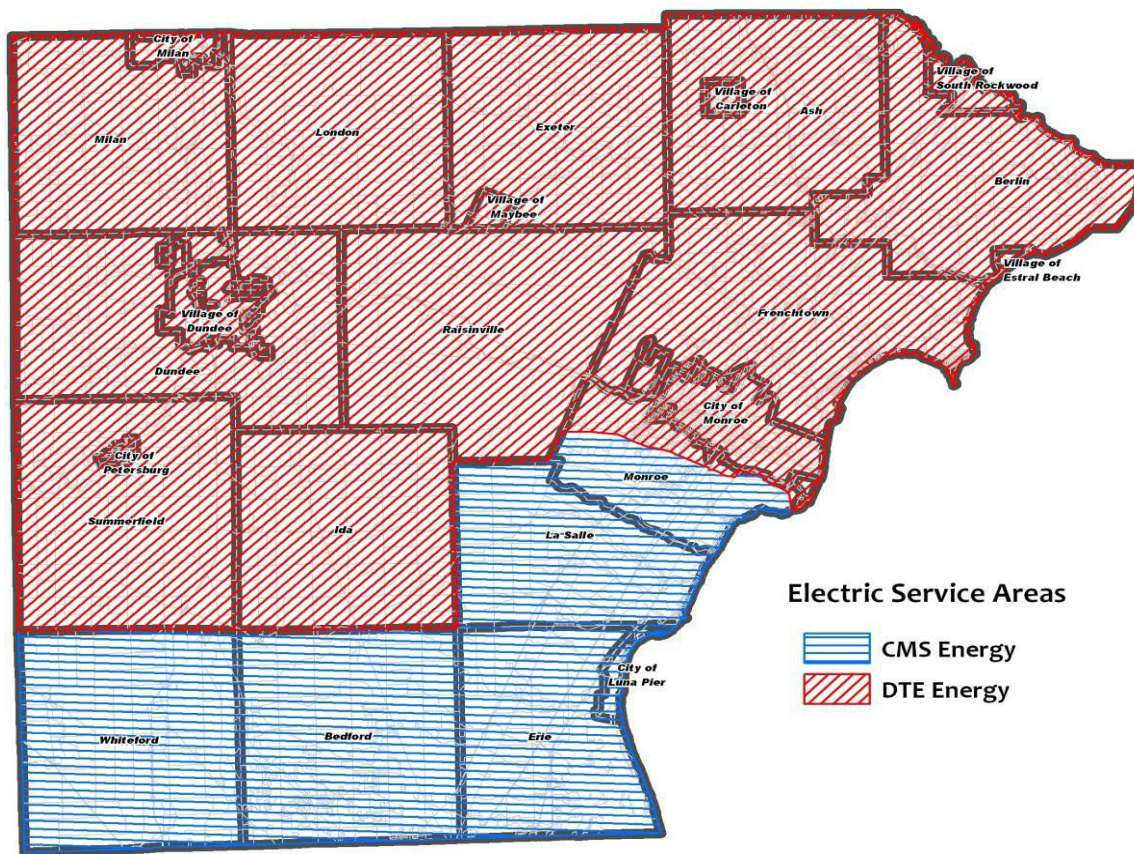


Natural Gas & Electric

Consumers Energy (CMS Energy)	800-477-5050	www.ConsumersEnergy.com
DTE Energy (Mich Con)	800-477-4747	www.DTEEnergy.com
Michigan Gas Utilities	800-401-6402	www.MichiganGasUtilities.com

Monroe County is served by three natural gas franchises and by 2 electric utilities. All of the public utility companies work closely with the economic development community to provide high quality service at competitive rates. With three electric power generating facilities within its borders, Monroe County is able to meet the needs of even the most power-hungry types of industrial developments.





9. Transportation Systems

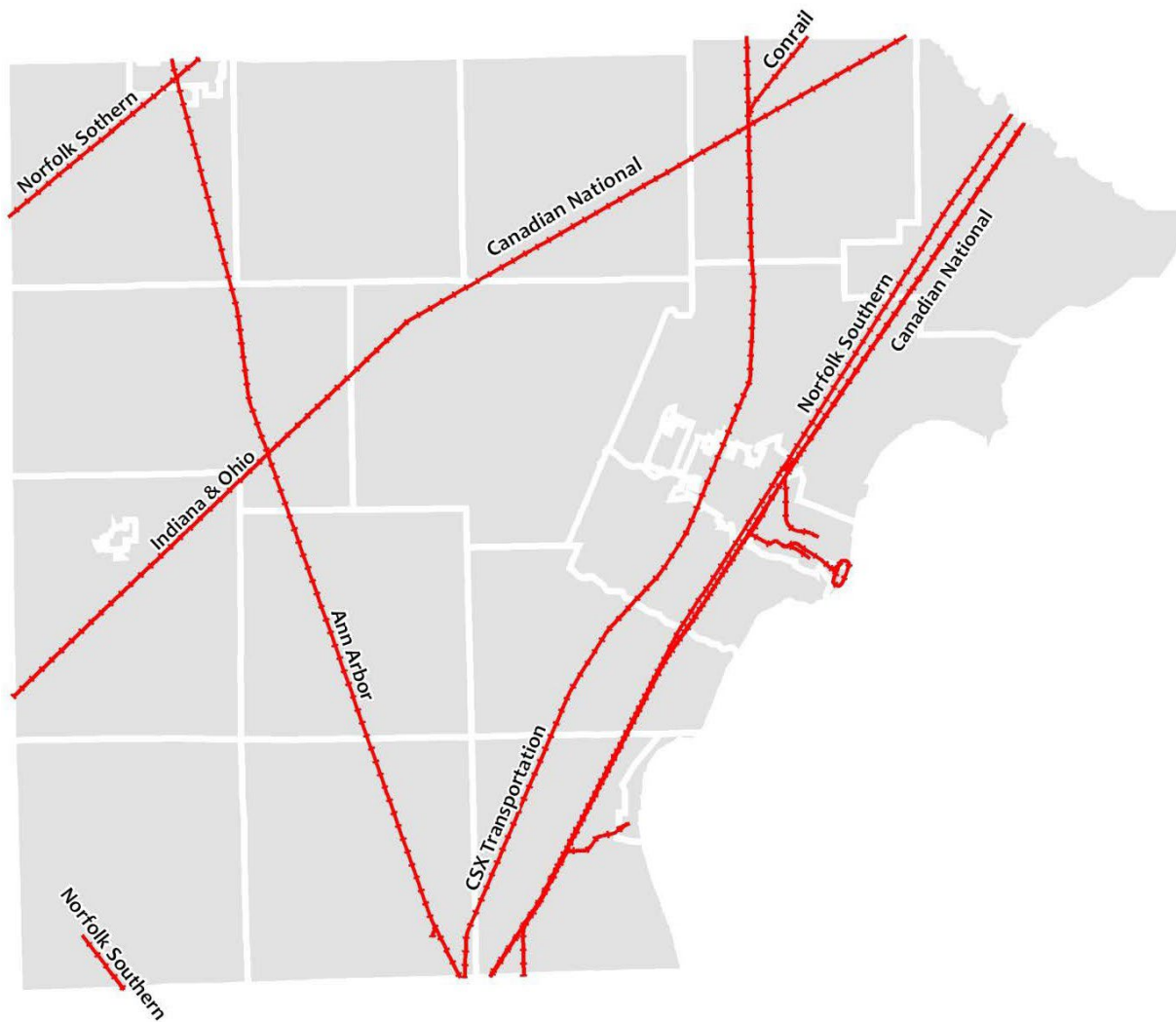
Of the many advantages of doing business in Monroe County, one of the greatest is the available transportation network. An extensive rail system, a Great Lakes Port, a local general utility airport with easy access to a major international airport, and a road transportation system with federal, state, and local roads gives Monroe County exceptional access to goods, materials, markets, and labor force.

Rail Transportation

Contacts

Ann Arbor Railroad (Watco)	Kenneth Morgan General Manager 4058 Chrysler Dr, Toledo, OH 43608 (208) 260-0351 kenneth.morgan@watco.com
Canadian National (CN) Rail	LaShelle Pearson Manager, Business Development – Michigan, Lower Peninsula 17641 S. Ashland Ave Homewood, IL 60430 (715) 295-4436 lashelle.pearson@cn.ca
CSX Transportation	Adam Hess Director of Industrial Development 501 S CR 800 E Avon, IN 46123 Office: (317) 267-4981 Cell: (720) 270-4470 adam_hess@csx.com
Norfolk Southern (NS) Corp.	Dayne Tate Senior Industrial Development Manager 9229 Delegates Row, Ste. 130 Indianapolis, IN 46240 (317) 819-7672 dayne.tate@nscorp.com
Conrail (Consolidated Rail Corp.)	Jeffrey Russello Service Delivery Specialist 330 Fellowship Rd., Ste. 300 Mt. Laurel, NJ 08054 (856) 231-2280 jeffrey.russello@conrail.com
Indiana & Ohio Railway	Sarah Pawlanta Director Sales & Marketing 2856 Cypress Way Cincinnati, Ohio 45212 Phone: 513-860-1000 charles.mcbride@gwrr.com (connects with Ann Arbor Railroad & CN Rail at Diann)

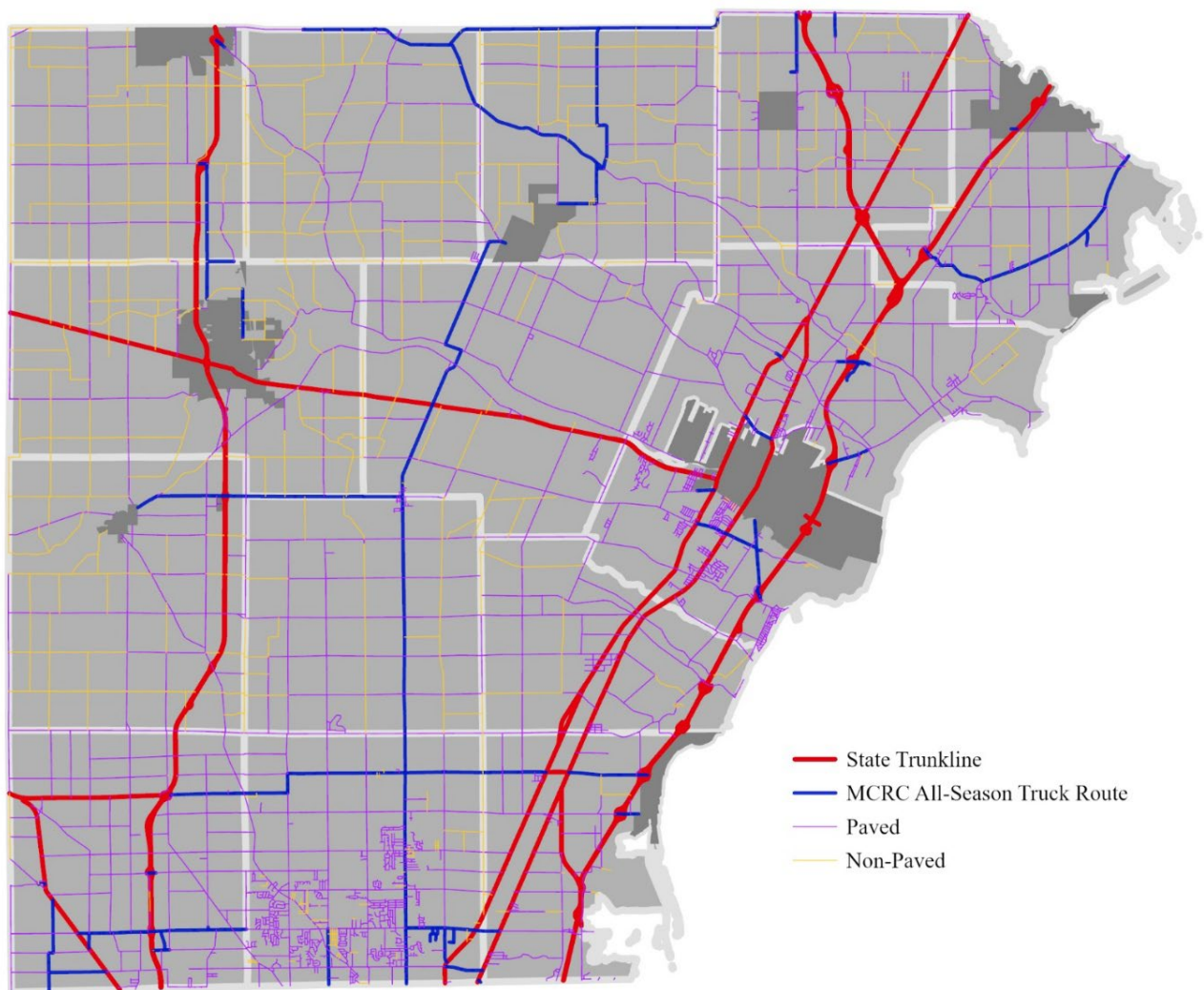
The map below illustrates the extensive rail freight network available to business and industry in Monroe County:



State and Federal Highway System

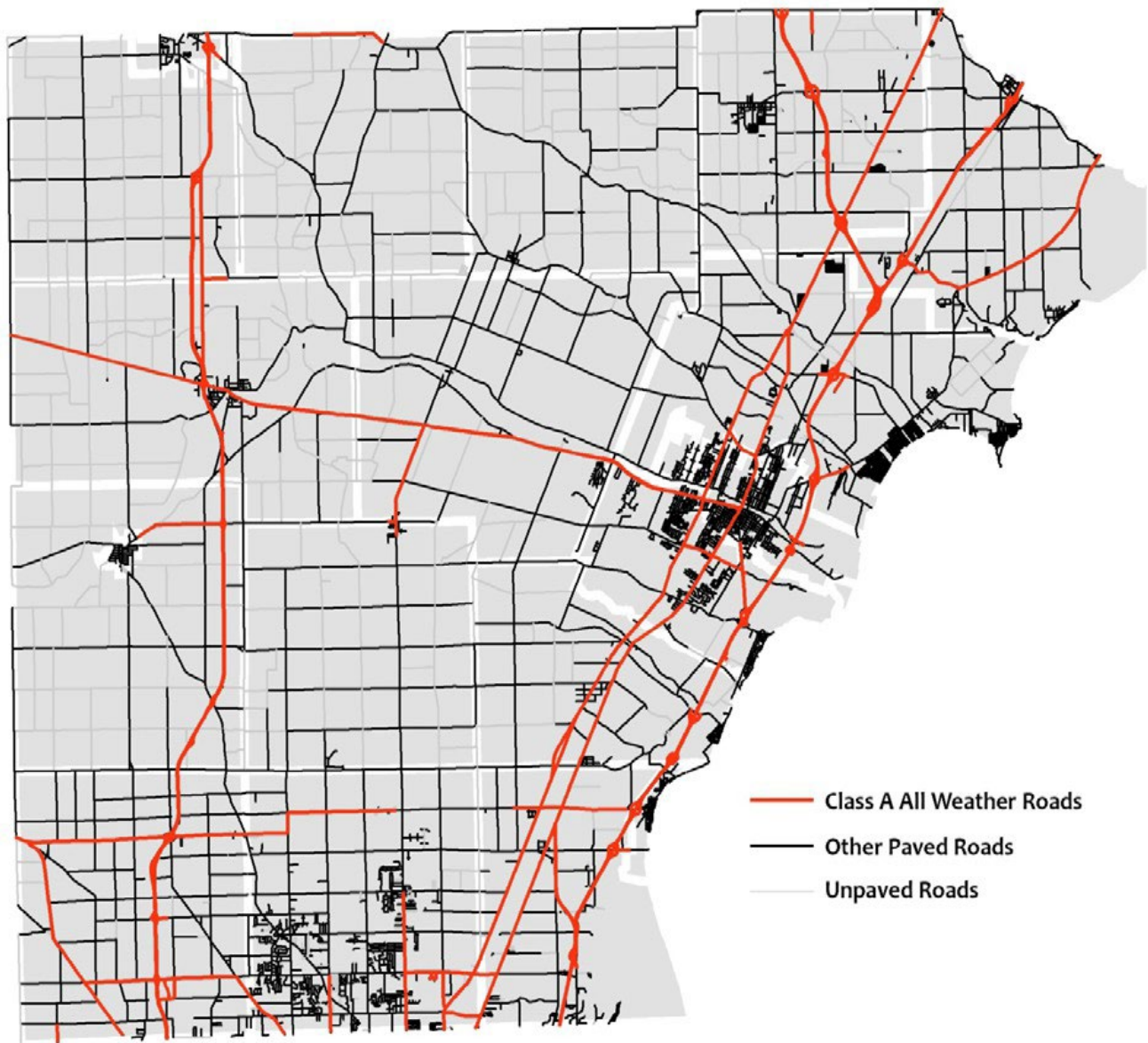
Monroe County is connected to the Interstate Highway System through I-75, as well as the I-275 corridor serving the greater Detroit metropolitan area. In addition, U.S. and State highways connect Monroe County to all major regional metropolitan areas. Detroit, Ann Arbor, and Toledo are each less than one hour from anywhere in Monroe County, as are the two international border crossings into Canada.

Monroe County's local road system provides an extensive and valuable network, including designated all-season routes that are exempt from seasonal load and speed restrictions. The most current MCRC All-Season Truck Route map can be found on the Road Commission's website.

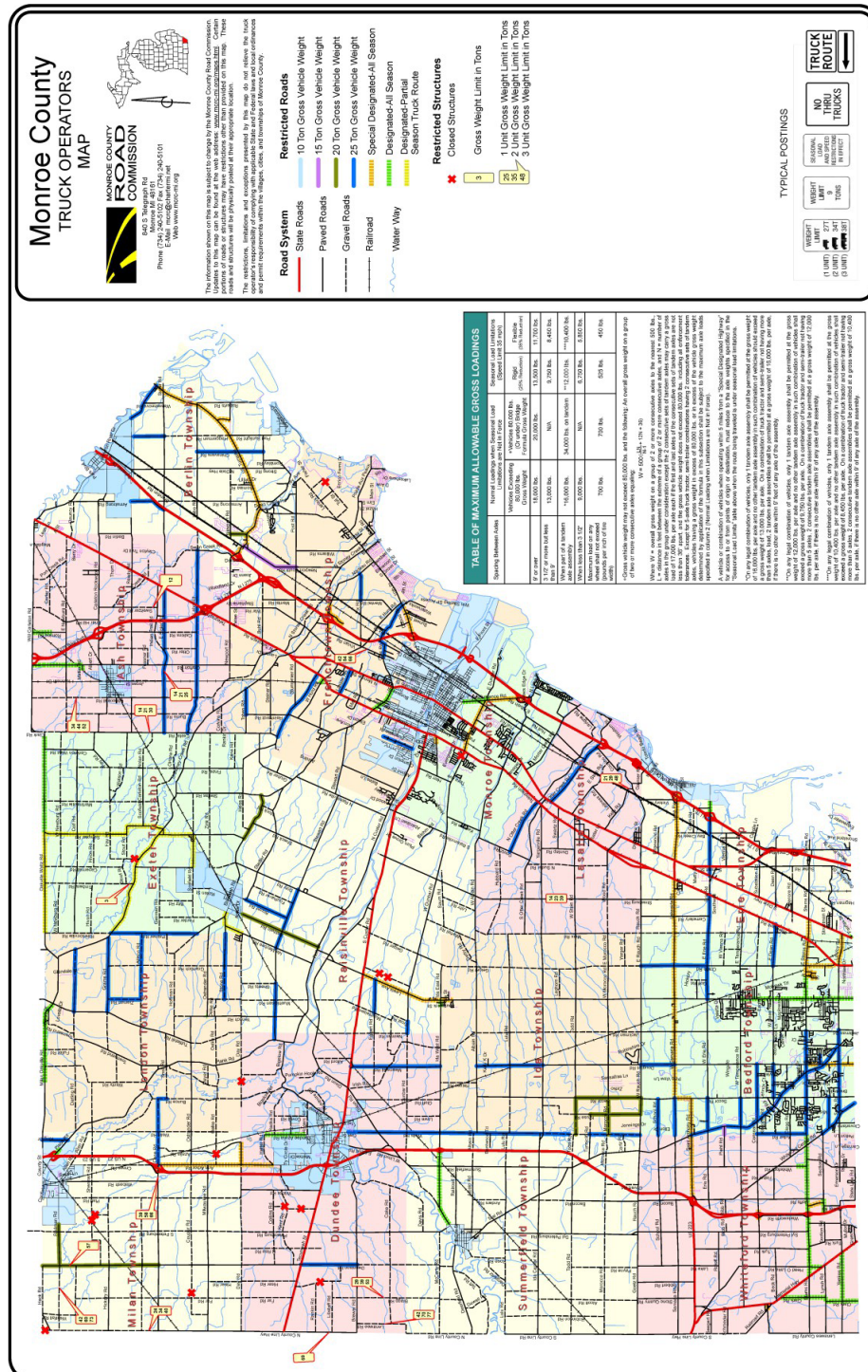


Class A, Paved and Unpaved Roadways

Monroe County's local road system provides a valuable network of township, city and county roads. Specific roads are designated as "Class A" roads, which have been built to specific standards, making them exempt from seasonal load and speed limitations.



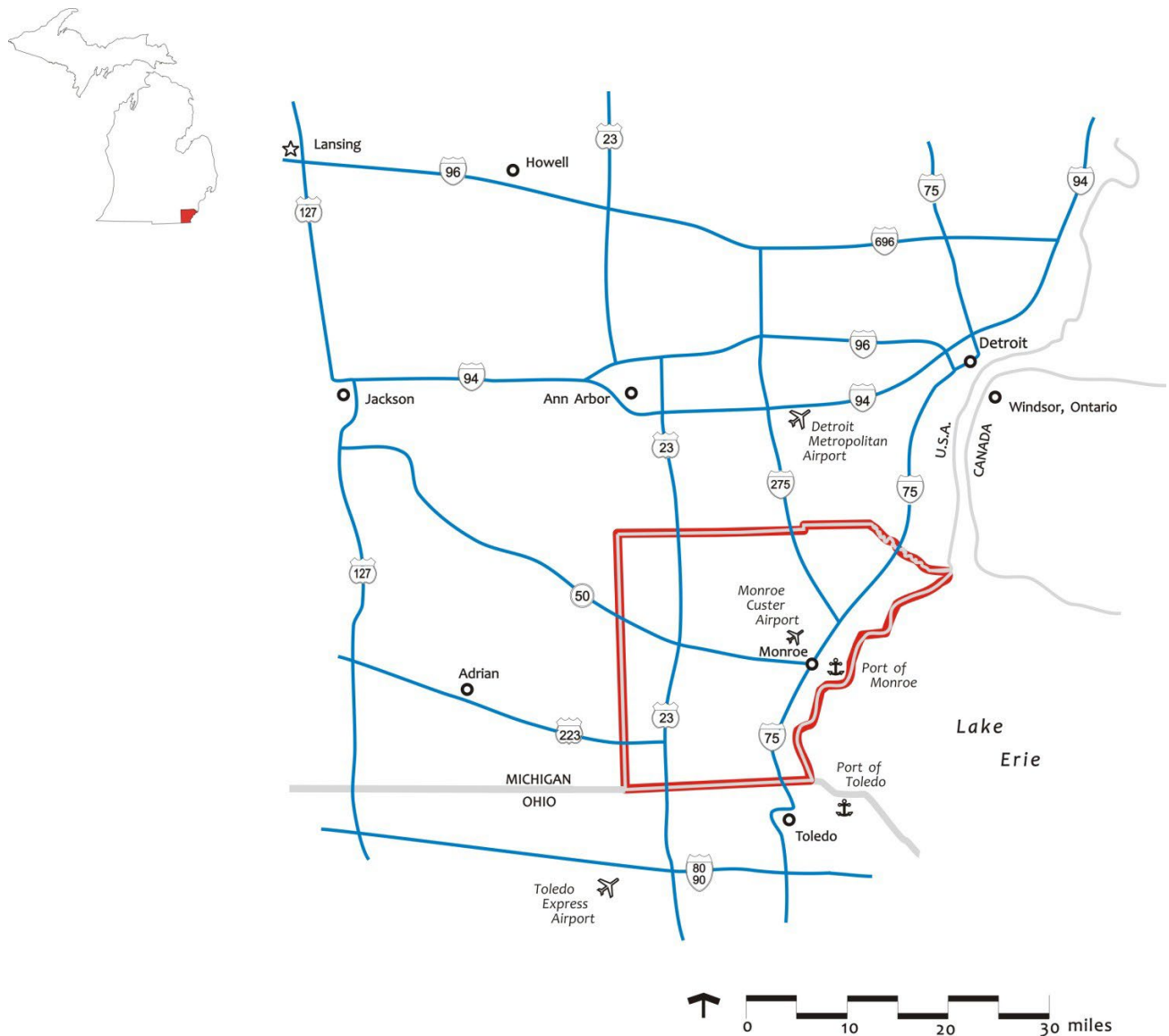
Truck Routes



A higher resolution version of this map is available at mcrc-mi.org/181/Maps

Regional Transportation Network

Monroe County is well served by an extensive road system and strong connections to the surrounding region. Combined with access to nearby airports and Great Lakes ports, this connectivity creates minimal shipping constraints and supports a wide range of business and industrial operations.



10. Workforce / Talent Development

Monroe County Community College

Monroe County Community College is a public, two-year comprehensive community college supported by tax monies from Monroe County, educational funds from the state of Michigan and student tuition. The Monroe County Community College District was formed on June 29, 1964, by the electors of Monroe County. On July 3, 1964, the district was given statutory authority under the provisions of Michigan Act 188 of the Public Acts of 1955 to function as a community college. MCCC offers occupational certificate and degree programs, as well as transfer programs to baccalaureate institutions. With a credit enrollment of approximately 2,700 students and another 1,000 enrollments annually in Lifelong Learning and contract training, this North Central Accredited, comprehensive community college is a strong asset serving the educational needs of both local residents and businesses.

Two MCCC locations serve the residents of Monroe County. The 210-acre main campus is located in Monroe Township at 1555 S. Raisinville Rd. just outside the city of Monroe and is centrally located in Monroe County with easy access to Detroit and Toledo. MCCC's second facility, the Whitman Center, is located in Bedford Township at 7777 Lewis Ave., about 15 miles south of the Main Campus and approximately 5 miles north of the Michigan-Ohio border and the adjacent City of Toledo. Additional information may be obtained by visiting the MCCC website at www.monroeccc.edu, or by contacting the main campus at (734) 242-7300.

Training and Development

The Corporate and Community Services Division (CCS) is responsible for the contract, design and delivery of all non-credit courses/programs to address the needs of area employers. Courses for academic credit are also coordinated and delivered to area employers under contract through the CCS Division.

Customized training is delivered to companies at their facility as well as at the main campus and the Whitman Center. Training schedules are flexible and can accommodate all shift hours.

A wide variety of business and industry training topics are offered throughout the year through the office of workforce development. The current training calendar is available on the website at

<https://www.monroeccc.edu/business-industry-training-schedule>. Advance notice of upcoming training sessions are also regularly distributed via email to a list of previous attendees and area companies. To learn more about business and industry training at Monroe County Community College contact Barry Kinsey, director of workforce development, at bkkinsey@monroeccc.edu or by calling him at (734) 384-4124.

MCCC is also a member of the MIOSHA Training Institute and offers informative health and safety seminars based upon up-to-date industry standards to improve the workplace. To review a current catalog of the health and safety training available at MCCC visit www.monroeccc.edu/.

MCCC's Lifelong Learning Class Schedule (non-credit courses/programs), also promotes the community college as a source of training for job seekers and area employers. The current Lifelong Learning Class schedule is available at the college website as well.

MCCC is also aggressive in seeking state/federal funding sources for employee training/retraining programs and other efforts that support local economic development. Currently, the College can assist with training costs for employers that are adding new jobs located within Monroe County through the Michigan New Jobs Training Program (MNJTP). A brief overview and application form for MNJTP, as well as information on current training grant opportunities are available by visiting the college website at <https://www.monroeccc.edu/training-grants>.

For more information regarding customized employee training programs and grant opportunities contact Barry Kinsey, Director of Workforce Development at 734-384- 4124, or by email at bkkinsey@monroeccc.edu.

Michigan Works! – Monroe County Employment & Training Department

As a Southeast Michigan Community Alliance (SEMCA) service provider, the Michigan Works! Monroe County Employment & Training Department (MCETD) works collaboratively with community and regional partners to provide workforce services at no cost to Monroe County job seekers and employers.

The MCETD offers services such as career counseling, interest inventories, on-the-job training, and workshops. Services to employers include job posting and recruitment, free interview and job fair space and rapid response services.

Job seekers learn how to post searchable resumes on the Pure Michigan Talent Connect at <https://www.mitalent.org/> Likewise, employers can post job openings and recruit potential employees online through the PMTC. Additional information and assistance is available by contacting Ms. Stacey McCoy, MCETD Director, at 734-240-7950, or by email at stacey.mccoy@mcetd.usa.

Employment Agencies

Monroe County Community College

Employee Recruitment: The Corporate and Community Services Division can assist employers with the recruitment of qualified part-time and full-time job candidates through its Workforce Development Office. The College provides free job postings, and employers can review resumes of potential candidates by registering at www.collegecentral.com/monroeccc. Job candidate resumes may include current students, alumni and community residents. For additional information or assistance, please contact Mr. Barry Kinsey, Director of the Workforce Development Office at 734-384-4124, or by email at bkkinsey@monroeccc.edu.

Monroe County Employment & Training Department

Employee Recruitment: The MCETD operates the One Stop Service Center, a central hub for service delivery and referral, which includes the Pure Michigan Talent Connect, a job search and posting site accessible by job seekers and employers. The Pure Michigan Talent Connect website can be accessed at www.mitalent.org. For further information on assistance and services available to employers from the MCETD, contact Ms. Stacey McCoy, Director at 734-240-7950, or via email at stacey.mccoy@mcetd.us.

Schools and Colleges

Monroe County Community College

See general college description in earlier Section 2. Getting Started. Students at MCCC fulfilling the general education and specific degree requirements may earn an Associate of Arts Degree (AA), an Associate of Science Degree (AS), an Associate of Applied Science Degree (AAS), or an Associate of Fine Arts Degree (AFA). MCCC also offers nearly 30 career/occupational certificate programs. For general degree and certificate program information, visit the college website at www.monroeccc.edu. Click on the Academics tab and select Areas of Study. Specific information regarding degree programs or college entrance requirements may be directed to Scott Behrens, Vice President of Enrollment Management and Student Success, at (734) 384-4224, or by email at sbehrens@monroeccc.edu.

Community Services: MCCC also makes classrooms, computer labs, conference rooms and the La-Z-Boy Center, Meyer Theater available to area employers for meetings, conferences and special events. MCCC's rental information brochure may be reviewed on the college website. Food service, audio visual and other facility rental arrangements may be made by contacting Sarah Rorke at (734) 384-4242 or srorke@monroeccc.edu.

Monroe County Educational Technology Millage

In 1997, the local Boards of Education of the nine public school districts in Monroe County requested that the Monroe County Intermediate School District's Board of Education hold an election to establish a countywide millage for educational technology initiatives to support curriculum goals in the schools, across all grades K-12. Monroe County voters approved the millage, which is distributed to each local public school district based on a per-pupil allocation formula. Voters overwhelmingly renew the millage each year. To date, Monroe County is the only county in the state that has passed an enhancement millage dedicated to educational technology. Additional information regarding the technology millage is available through Dr. Stephen McNew, Superintendent at 734-242- 5799 ext. 1000.

University Research Corridor

In addition to the community college and the 4-year institutions that are located within our borders, it should be noted that Monroe County is strategically situated within the University Research Corridor (URC). What is the URC you ask? It is best explained by looking at their vision statement. The University Research Corridor is an alliance of Michigan's three leading research institutions: Michigan State University, the University of Michigan and Wayne State University. Each features complete graduate and undergraduate education, as well as professional degrees in medicine, business and the law. Its research laboratories produce hundreds of patents each year and its hospitals develop innovative medical treatments that save lives. In addition to the URC universities, we have the University of Toledo in close proximity to Monroe County. The University of Toledo has degrees in engineering, law and medicine.

11. Quality of Life

Quality of life is central to what makes Monroe County a place people choose. Families, employers, and entrepreneurs are drawn to a community defined by strong schools, accessible faith and civic spaces, and a culture rooted in connection and belonging.

Located along the western shoreline of Lake Erie, Monroe County offers abundant access to outdoor recreation and natural assets. Sterling State Park—the only Michigan state park on Lake Erie—provides shoreline access, camping, fishing, and miles of trails for walking and biking. The Detroit River International Wildlife Refuge and River Raisin water trails support conservation, birding, boating, and environmental education, making outdoor recreation a defining feature of daily life in the county.

Arts, culture, and community life remain vibrant throughout Monroe County. Institutions such as the River Raisin Centre for the Arts offer year-round performances and educational programming, while local parks and recreation systems host seasonal events, farmers markets, concerts, and community gatherings that bring residents together and strengthen civic pride.

Monroe County is also home to the River Raisin National Battlefield Park, a nationally significant site commemorating the Battles of the River Raisin during the War of 1812. Operated by the National Park Service, the park preserves a pivotal chapter of American history while serving as an important driver of heritage tourism. Visitors from across the region and beyond are drawn to Monroe County to experience the battlefield, contributing to downtown activity, local businesses, and the county's broader visitor economy. As Michigan's only National Battlefield Park, it represents a distinctive cultural and economic asset for the region.

Education and community enrichment further contribute to the quality of life. Monroe County Community College provides post-secondary and workforce-focused educational opportunities, while schools, libraries, and community organizations offer lifelong learning, recreation, and enrichment programs for residents of all ages.

With more than 100 designated historic sites, access to water and green space, a growing dining and retail scene, and a strong network of cultural and educational institutions, Monroe County offers a quality of life that blends small-town character with regional accessibility. Together, these assets create a community rooted in history, connected through shared experiences, and positioned for continued vitality.