



Streamlining Development

Monroe County

ECONOMIC DEVELOPMENT CORPORATION





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Prepared by the
Monroe County Economic Development Corporation

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Monroe County Board of Commissioners

Commission Member	District
J. Henry Lievens, Chairman	District 9
Jerry Oley, Vice Chairman	District 6
David C. Hoffman	District 1
Dawn Asper	District 3
Mark Brant	District 2
George Jondro	District 4
Jason Turner	District 5
David Swartout	District 7
Greg Moore	District 8
Michael Bosanac	Administrator / CFO
Lisa Sanders	Deputy Clerk

Monroe County Economic Development Corporation

Commission Member	Organization
Tracy Oberleiter, Chairman	Monroe Bank & Trust
Barry Buschmann, Vice Chairman	The Mannik & Smith Group, Inc.
Tom Allen, Treasurer	Stanford-Allen Chevrolet Cadillac
Mike Baker	Michigan Gas Utilities
Kim Comerzan	Community Health
Tim Lake	Monroe County Business Alliance
Scot Laskey	Laskey Company LLC
Randy Mielnik	Poggemeyer Design Group
Dan Minton	Skilled Trade
Stacey Goans	Michigan Works! Monroe County Employment & Training Department
Matt Zook	Monroe County Convention & Tourism Bureau
Greg Moore Jr.	County Commissioner, District 8
Lisa Sanders	Monroe County Emergency Medical Authority

Monroe County Economic Development Corporation

The Mission statement of the Monroe County Economic Development Corporation (MCEDC) is: To promote county-wide economic growth and employment stability by attracting and retaining business development through partnering with government, business, industry and labor which will better the quality of life for all people living and working in Monroe County. The MCEDC is driven by a commitment of the local municipalities working with the local educational, business community and labor organizations in partnership with the Monroe County Business Alliance (MCBA) to provide an inviting environment for new business.

Monroe County's economic development efforts are focused not only on industrial-based companies, but also on commercial businesses. Through the MCEDC and the MCBDC's "Business First" initiative, Monroe County is able to offer extensive assistance in site search, business planning, research and coordination with local government agencies to provide a helping hand to new and expanding businesses.

Monroe County Economic Development Corporation

Tracy Oberleiter, Chairman
125 E Second Street
Monroe, MI 48161
734-242-2048
tracy.oberleiter@mbandt.com

Streamlining Development Task Force

The MCEDC is extremely grateful to the following individuals who devote significant amounts of time and effort toward the development of this guide:

Group Member

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Carolyn Bennett
Tom Fritz
Jim Jacobs
Barry Kinsey
Tim Lake
Mike Baker
Tracy Oberleiter
Jeff McBee
Adelaide Pascaris
Jason Sheppard
Cynthia Stump
David Uhl

Organization

The Mannik & Smith Group, Inc.
Monroe County Road Commission
Monroe County Drain Commissioner
DTE Energy
Coldwell Banker Commercial Real Estate
James S. Jacobs Architects, PLLC
Monroe County Community College
Monroe County Business Alliance
Michigan Gas Utilities
Monroe Bank & Trust
Monroe County Planning and Engagement Department
International Transmission Co. (ITC)
State Representative
International Transmission Co. (ITC)
Village of Dundee

Streamlining Development User's Guide

Streamlining the Development Process in Monroe County

To better serve the development community, the Monroe County Economic Development Corporation has facilitated the creation of a guide that will “streamline the development processes” within Monroe County saving precious time, money and effort in getting projects up and running in the shortest possible time.

This Streamlining Guide is a partnership between county agencies, authorities, municipalities and others that may become involved with the planning, permitting, construction and assistance in project developments in Monroe County. This partnership is accomplished by having all interested parties participate in the preparation of the guide's information and by keeping the information current and relevant.

We believe that as you move through this guide you will find that doing business in Monroe County, Michigan will not only be financially rewarding but will provide recommendations for development efficiencies and avoidance of typical pitfalls.

Should you require additional assistance the Monroe County Business Alliance, whose mission it is to assist developers on all phases of their projects, stands ready to work with you on your project. You can contact the MCBDC at 734-241-8081 or via email at bdc@monroecountybdc.org or visit the BDC web site at www.monroecountybdc.org.

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.

Goals

Create a streamlined process for developers and entrepreneurs to quickly facilitate new and expansion projects in Monroe County.

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.

Develop a sustainability plan to keep this resource document and the partnership agreements updated and monitor the viability of its use.

Keeping this Guide Up to Date

The intent of the Streamlining Development User's Guide is to have this document current and relevant through regular updates by each of the many governmental agencies, municipalities and business partners associated with the development of this booklet. On-line information will be reviewed on a regular basis and modifications made by the Monroe County Planning and Engagement Department and Monroe County Business Development Corp. If any changes are required, each respective governmental agency, municipality or business partner should contact the Monroe County Planning and Engagement Department at 734-240-7375 or email jeff_mcbree@monroemi.org or contact The Monroe County Business Alliance by calling Matt Vanisacker at 734-241-8081 or emailing mvanisacker@monroecountybdc.org and provide the information along with any maps, forms or other documents. The MCEDC Streamlining Development Group will meet periodically to review the document content to verify that the information is up-to-date and accurate.



1. Partnership Pledge

On the following page is a copy of the Partnership Pledge which has been provided to all Monroe County municipalities as well as to a variety of other agencies and organizations. By signing this pledge, a network of cooperating partners has emerged which are committed to promoting a streamlined development process. The following list are those communities and agencies which have demonstrated their support for this streamlined process by signing and returning this pledge to the Monroe County Economic Development Corporation:

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
- Frenchtown Charter Township
- Home Builders Assn. of Monroe County
- Ida Township
- LaSalle Township
- Michigan Works! MCETD
- First Merchants Bank
- Monroe Charter Township
- Monroe County Board of Commissioners
- Monroe County Community College
- Monroe County Drain Commissioner's Office
- 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



Partnership Pledge

As Monroe County continues to emerge from the Great Recession we want to position ourselves for the growth and expansion that is projected to occur, with the completion of the new Gordie Howe Bridge to Canada and the widening of the Panama Canal along with continued economic growth in and around Southeast Michigan and Northwest Ohio. With this in mind, the Monroe County Economic Development Corporation (MCEDC) will continue its work in producing a coordinated developer's guide that will help "streamline the development processes" within our borders thus saving precious time, money and effort in getting projects up and running in the shortest possible time. This Developer's Streamlining Guide has become a coordinated partnership between agencies, authorities, municipalities and others that are involved with the planning, permitting, construction and assistance in project developments here in Monroe County. This partnership will be accomplished by having all the interested parties that participate in the guide in helping to keep it current and relevant.

Your help and support is needed

Whether a small rural community wishing to maintain their character or a mixed use community seeking coordinated growth and development, the hope is that by having a common development vision and guide, Monroe County can create an exciting and desirable place for economic growth and development to occur.

The MCEDC hopes we can add your organizations name as a "Partner" in this coordinated countywide initiative. In this effort we are asking you to sign this document and return it to the Monroe County Business Development Corporation as a pledge of support. Again this pledge simply states that you are a willing partner in promoting economic growth in Monroe County and pledge to support the MCEDC in maintaining a current and relevant Development Streamlining Guide by keeping them informed of changes in your information contained within.

We encourage your community to provide essential information to our guide by completing the attached Community Profile Template. Please attach additional information as you feel necessary.

(Your Organization's Name) hereby has our pledge of support and submits our Partnership Pledge in support of the Monroe County Developer's Streamlining Guide.

Signed: _____

Date _____

Title: _____

☐ Yes our organization is willing to provide a link on our web page to the Developers Guide.

Please Return to: Monroe County Business Development Corporation
PO Box 926
Monroe, MI 48161

Fax or e-mail to: 734-241-0813

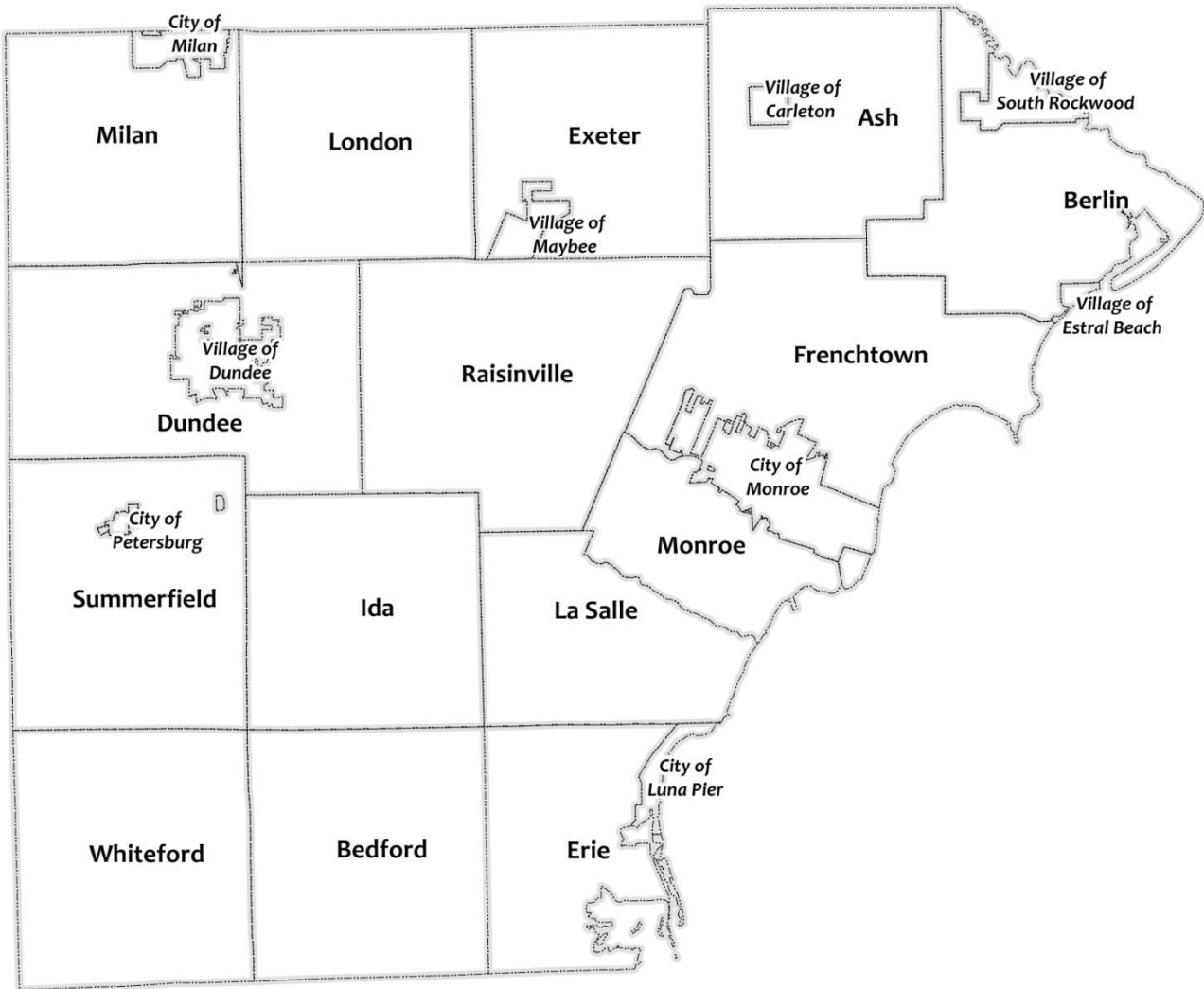
thb@monroecounty.org

2. Partnership Assistance & Web Links

County & State Organizations

MCEDC	Monroe County Economic Development Corporation www.co.monroe.mi.us/community_and_health/doing_business_in/index.php	
MCBDC	Monroe County Business Alliance www.mcbusinessalliance.org	
MCPD	Monroe County Community Planning and Engagement Department www.co.monroe.mi.us/officials_and_departments/departments/planning/index.php	
MCRC	Monroe County Road Commission www.mcrc-mi.org	
MCDC	Monroe County Drain Commission www.co.monroe.mi.us/officials_and_departments/officials/drain_commission/index.php	
MCHD	Monroe County Health Department www.co.monroe.mi.us/officials_and_departments/departments/health_department/index.php	
MCMI	Monroe County, Michigan www.co.monroe.mi.us	
SEMCOG	Southeast Michigan Council of Governments www.semcog.org	
TMACOG	Toledo Metropolitan Area Council of Governments www.tmacog.org	
MDEQ	Michigan Department of Environmental Quality www.michigan.gov/deq	
MDOT	Michigan Department of Transportation www.michigan.gov/mdot	
MEDC	Michigan Economic Development Corporation www.michiganadvantage.org	

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	berlinchartertp.com
Dundee Township	734-529-2650	dundeetownship.info
Erie Township	734-848-5915	erietownship.com
Exeter Township	734-587-2100	exetertwp.com
Frenchtown Charter Twp.	734-242-3282	frenchtowntownship.org
Ida Township	734-269-3045	idatownship.org
LaSalle Township	734-241-4344	lasalletwpmi.com
London Township	734-439-1984	londontwp.org
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 Estral Beach	734-586-8380	estralbeachvillage.org
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:

co.monroe.mi.us/Dir_2018.pdf

Utilities *(see p. 6-5)*

DTE Energy	800-477-4747	DTEEnergy.com
Consumers Energy	800-477-5050	ConsumersEnergy.com
Michigan Gas Utilities	800-401-6402	MichiganGasUtilities.com

Telephone *(see p. 6-4)*

Frontier Communications	Frontier.com
Verizon Communications	Verizon.com
AT & T	ATT.com

Internet / Cable / Fiber *(see p. 6-4)*

Comcast	Comcast.com
Buckeye Cable System	BuckeyeCableSystem.com
Merit Network Inc.	merit.edu
Telesystem	telesystem.us

Railroads *(see p. 6-2)*

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 with CSX Transportation at Carleton)	856-231-2003
Indiana & Ohio Railway (connects with AARR & CN Rail at Diann)	513-860-1000

MDOT *(see p. 6-13)*

Brighton Transportation Service Center 10321 E. Grand River, Suite 500 Brighton, Michigan 48116	810-227-4681
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EGLE *(see p. 6-15)*

Michigan Department of Environmental Quality Water Resources Division	517-780-7690
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U.S. Army Corps of Engineers *(see p. 6-18)*

U.S. Army Corps of Engineers	313-226-6413
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Detroit District Office

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 **Monroe County Business Alliance** (MCBA) has been assisting industries and businesses capitalize on their opportunities to locate or expand in this dynamic area of Southeast Michigan. The **Monroe County 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 recent 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. A copy of the memorandum is available at: www.mcrc-mi.org/images/MOU_road_drain.pdf. In addition, the Monroe County Economic Development Corporation/Monroe County Link's Streamline Development Pillar team has created a memorandum of understanding for municipalities and property owners to further streamline the process of development.

Monroe County Business Alliance

The MCBDC'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. Funding for the organization is based primarily on the generous contributions of numerous area businesses. Additionally, several local units of government and grant administration money support their operation. Formed in 1982 by several area businesses, the MCBDC is charged with improving the local economy by actively supporting the manufacturing base.

The MCBDC 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:

- **Business FIRST** – where we provide concierge services to commercial businesses locating or expanding. As the local partner of the Michigan Economic Development Corporation, the BDC 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 – Monroe County’s comprehensive economic development strategy. 6 pillars of activity working to promote development opportunities throughout the county.

Over the last 38 years, the expert staff of the MCBDC has helped thousands of businesses as they have located and/or expanded their operations within our County borders. We know Monroe County and are here to assist you as you move through the development process. Give us a call to talk about your project. We can save you time and money as you look to locate or expand your business.

Monroe County Business Alliance

Tim Lake, President/CEO
102 East Front Street
Monroe, MI 48161
734-241-8081
monroecountybdc.org

Monroe County Community Planning and Engagement Department

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 Business Development Corporation, we make sure that economic development projects within Monroe County receive a high level of professional courtesy in the planning and review process.

Monroe County Community Planning and Engagement Department

Jeff McBee, Director
Fourth floor, Monroe County Courthouse
125 East Second Street
Monroe, MI 48161
734-240-7375

Downtown Development Authorities

Monroe County has four Downtown Development Authorities located in the City of Monroe, the City of Milan, the Village of Dundee and Lambertville (Bedford Township). Downtown Development Authorities (DDAs) were authorized under Michigan's Public Act 197 of 1975 as an economic development tool designed to be a catalyst in the development of a community's downtown district. The DDA provides for a variety of funding options including tax increment financing which can be used to fund public improvements, infrastructure development and other improvements to attract and retain new development.

City of Monroe DDA

Monroe Downtown Development Authority
120 East First Street
Monroe, MI 48161
734-384-9172
downtownmonroemi.com

City of Milan DDA

147 Wabash
Milan, MI 48160
734-439-1501

Village of Dundee DDA

350 W Monroe Street
Dundee, MI 48131
734-529-3430
www.dundeevillage.net/index.aspx?NID=127

Bedford Township DDA

PO. Box H
8100 Jackman Road
Temperance, MI 48182
734-847-6791
bedfordmi.org/government/downtown_development_authority.php

Southeast Michigan Council of Governments

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.

SEMCOG

Kathleen Lomako, Executive Director
1001 Woodward Avenue, Suite 1400

Detroit, MI 48226-1904
313-961-4266

Monroe County Community College

Website: monroeccc.edu

Address: 1555 S Raisinville Road, Monroe, MI 48161 (Main Campus)

Phone: 734- 242-7300

Contact Information

President: Dr. Kojo Quartey (734) 384-4166 kquartey@monroeccc.edu

Monroe County Community College is a comprehensive, two-year college located in Monroe, Michigan. Established in 1964, Monroe County Community College is a public institution supported by tax monies from Monroe County, educational funds from the state of Michigan and student tuition. We are fortunate to have a millage that is one of the best of the 28 community colleges in Michigan. The 210-acre Main Campus is centrally located in Monroe County with easy access to Detroit and Toledo, Ohio. The Whitman Center, our south extension center in Bedford Township near the Michigan-Ohio border, offers a wide selection of courses.

MCCC's mission is to enrich lives in our community by providing opportunity through student-focused, affordable, quality higher education and other learning experiences.

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
- 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 transfer 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.

Development Information:

Dr. Joshua W. Myers
Executive Director of The Foundation
(734) 384-4214
jmyers@monroeccc.edu

Economic Development Opportunities

Barry Kinsey
Director of Workforce Development
(734) 384-4124
bkinsey@monroeccc.edu

Monroe County Communities

The following Monroe County communities have submitted information for inclusion within this Streamlining Development guidebook. Communities not specifically listed can submit information to the contact listed on page 1-1.

Ash Township

Website: ashtownship.org
Address: 1677 Ready Road, Carleton, MI 48117
Phone: 734-654-6992

Contact Information

Twp. Supervisor:	Robin Carmack	ext. #1	rcarmack@ashtownship.org
Twp. Clerk:	Michele Geiermann	ext. #3	mgeiermann@ashtownship.org
Twp. Treasurer:	Robert Schock	ext. #5	rschock@ashtownship.org
Twp. 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 Dept:	Jennifer Kecskes	ext. #7	jkecskes@ashtownship.org

Ash Township is located in the northeast portion of Monroe County. It borders Wayne County to the north, Frenchtown Township to the south, Berlin Township to the east, and Exeter Township to the west. Approximately 36 square miles in size, the Township includes the Village of Carleton and has direct access to I-275 and M-24. Ash Township is generally an agricultural/bedroom community with several world class businesses including Guardian Glass

Automotive Float & Technical Glass Plant as well as Guardian Glass Science & Technical Center, Bosch Automotive USA Research & Development Center, and the nationally recognized brand of potted plants, Proven Winners. A variety of other commercial and industrial companies have located in Ash Township over the past 50 years. Many have taken advantage of the geographical location and its easy access to highways, national and international rail systems and a local government willing to work with businesses at every level. Ash Township offers an outstanding quality of life for people looking for a great place to live, work and conduct business. With Detroit, Toledo and Ann Arbor just a stone's throw away, you're never far from sporting events, cultural and educational activities, gaming, hotels and restaurants. Ash Township's tax rates and Monroe County in general, are lower than neighboring counties. The Township also offers plenty of space and opportunity to exercise, ride, hunt, fish, boat or hike.

Development Information

If you're looking to set up business of any kind in Ash Township your first call should be to Township Manager and Zoning Administrator Jim Vaslo. Jim can be reached during normal business hours at the main number listed above (ex. #2) or at his listed e-mail. Our planning and review process is quick and efficient. All applications can be downloaded at our website, ashtownship.org. Also, you can review the Ash Township Zoning Ordinance 7C, which has all requirements for development in the Township. You will also find Ash Township's most recent Master Plan on our website. We have a staff of professional planners and engineers who along with Jim Vaslo, are ready to assist you and your business to locate, expand and grow here in Ash Township.

Bedford Township

Website: bedfordmi.org

Address: 8100 Jackman Road, Temperance, MI 48182

Phone: 734-847-6791

Contact Information

Twp. Supervisor:	Paul Pirrone	734-224-7321	ppirrone@bedfordmi.org
Twp. Clerk:	Trudy Hershberger	734-224-7328	thershberger@bedfordmi.org
Twp. Treasurer:	Paul Francis	734-847-6791	pfrancis@bedfordmi.org
Planning Dept:	Karen Kincaid	734-224-7337	kkincaid@bedfordmi.org
	Jodie Rector	734-224-7338	jrector@bedfordmi.org
Building Official:	Dennis Kolar	734-847-6791	dkolar@bedfordmi.org
Twp. Engineer:	The Mannik & Smith Group	734-289-2200	

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, Rolled Alloys, 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

Website: berlinchartertwp.com

Address: 8000 Swan View, Newport, MI 48166

Phone: 734-586-2187

Contact Information

Twp. Supervisor:	Karl Reaume	ext. #1	karl@berlintwp.net
Twp. Clerk:	Denise Sovey-Meyer	ext. #2	denise@berlintwp.net
Twp. Treasurer:	Deborah Masserant	etc. #4	debbie@berlintwp.net
Building Inspector:	Paul Delisle	ext. #5	paul@berlintwp.net
Building Dept. Clerk:	Kim Copeman	ext. #5	Kim@berlintwp.net
Zoning Administrator:	Mary Jo Ryan	ext. #5	maryjo@berlintwp.net
Electrical Inspector:	Dave Tubbs		
Mech/Plumb 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 the Township's biggest assets is its quarries. We are willing to work closely with businesses to help them find the perfect location to establish operations. If you are looking to set up businesses of any kind in Berlin Township, contact our Township Supervisor or the Building and Zoning Department. From our website you can access the Township's zoning ordinance and find other helpful information.

Dundee Township

Website: dundeetownship.info
Address: 179 Main Street, Dundee, MI 48131
Phone: 734-529-2650

Contact Information:

Twp. Supervisor:	Joanna Uhl	734-777-3587	dundeetownshipsupervisor@yahoo.com
Twp. Clerk:	Janet Salenbien	734-529-2650	dundeetownshipclerk@yahoo.com
Twp. Treasurer:	Linda Sontag	734-529-2650	dundeetownshiptreasurer@yahoo.com
Bldg. Inspector:	Dennis Kolar	419-467-2325	dundeetownshipbuildinginspector@yahoo.com
Electrical Inspector:	Gary Lazette	734-735-0143	
Mech Inspector:	John Douglass	734-320-0128	

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

Development Information:

Contact Supervisor Uhl by email or phone to begin the development process.

Economic Development Opportunities

Significant commercial and industrial development has occurred within the boundaries of the Village of Dundee. Cabela's/Bass Pro is the premier commercial entity. The Fiat-Chrysler Dundee Engine Plant is the largest industrial concern. The Township and Village adopted an Urban Cooperation Agreement in 1997 and have experience working together on Land Transfer Agreements.

Erie Township

Website: erietownship.com

Address: 2065 Erie Road, Erie, MI 48133

Phone: 734-848-5915

Contact Information

Supervisor:	William D. Frey	ext. 1	wfrey@erietownship.com
Clerk:	Kimberly Cousino	ext. 2	kcousino@erietownship.com
Treasurer:	Cynthia Wisbon	ext. 6	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:	Darrick Whitaker	734-755-4630	
Plumbing Inspector:	Don Olszewski	419-466-7238	
Twp. 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

Website: exetertwp.com

Address: 6158 Scofield Road, Maybee, MI 48159

Phone: 734-587-2100

Contact Information

Twp. Supervisor:	Bob Queen	exetersuper@exetertwp.com
Twp. Clerk:	Christina Bogoski	exeterclerk@exetertwp.com
Twp. Treasurer:	Tammy Kernyo	exetertreas@exetertwp.com
Ordinance Officer:	Kurt Trame	
Building Inspector:	Tim Thompson	734-777-7149 exeterbuil@exetertwp.com
Electrical Inspector:	Gary Lazette	734-735-0143
Plumbing Inspector:	Pete Power	
Mechanical Inspector:	Tim Thompson	734-777-7149
Twp. 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

Website: frenchtowntownship.org

Address: 2744 Vivian Road, Monroe, MI 48162

Phone: 734-242-3282 734-242-5900

Contact Information

Twp. Supervisor:	James McDevitt	ext. #5	jim@frenchtownchartertp.org
Twp. Clerk:	Kyle Bryant	ext. #3	
Twp. Treasurer:	Julie Ellison	ext. #6	julie@frenchtownchartertp.org
Building Official:	Joseph Lehmann	ext. #4	joe@frenchtownchartertp.org
Building Inspector:	Robert Gagne		
Electrical Inspector:	Roger Morgan		
Mech/Plumb Inspector:	Donald Olszewski		
Twp. 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

Website: idatownship.org

Address: 3016 Lewis Avenue, Ida, MI 48140

Phone: 734-269-3045

Contact Information

Twp. Supervisor:	Paul Metz	ext. #1	supervisor@idatownship.org
Twp. Clerk:	Tera Shaffer	ext. #2	clerk@idatownship.org
Twp. Treasurer:	Sherry Hilkins	ext. #3	treasurer@idatownship.org
Building Inspector:	David Friend		building@idatownship.org
Electrical Inspector:	David Tubbs		
Mechanical Inspector:	Butch Weiss		
Twp. Engineer:	The Mannik & Smith Group	734-289-2200	

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 north east 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

Website: lasalletwpmi.com

Address: 4109 LaPlaisance Road, LaSalle, MI 48145

Phone: 734-241-4344

Contact Information

Twp. Supervisor:	Aaron Goldsmith	supervisor@lasalletwpmi.com
Twp. Clerk:	LaDeana Morr	clerk@lasalletwpmi.com
Twp. Treasurer:	Julie Durocher	treasurer@lasalletwpmi.com
Building Inspector:	Charles LaPointe	
Electrical Inspector:	Larry Kinsey	
Mech/Plumb Inspector:	Eldon Butch Weiss	
Twp. 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.

The Township has 2.7 miles of residential lake shore property on Lake Erie. There are four marinas located in LaSalle. The Township is 26.8 square miles of rural area and has a population of 5,000.

Sixty percent of LaSalle Township residents have city water. The Township also has its own cemetery. We have a local volunteer Fire Department, with 23 volunteers with an average of 15 years of experience.

Development Information

Any new development has to be approved by the Township through our Supervisor, Building Department and Planning Commission. The Building Inspector is the coordinator between the applicant and the Planning Commission and Zoning Board of Appeals. Note that all permits are issued through the LaSalle Township Building Department from 2 p.m. to 4 p.m. The Township hours are Monday through Thursday 8:30 AM to 12:00 PM and 1:00 PM to 4:30 PM.

Although LaSalle Township is primarily a rural community, there are several commercial sites but only one vacant industrial property.

Monroe Charter Township

Website: monroechartertownship.org

Address: 4925 E Dunbar Road, Monroe, MI 48161

Phone: 734-241-5501

Contact Information

Twp. Supervisor:	Alan Barron	734-241-5501	supervisor@monroechartertownship.org
Twp. Clerk:	Christina Smith	734-241-6574	clerk@monroechartertownship.org
Twp. Treasurer:	Penny Barton	734-241-6575	treasurer@monroechartertownship.org
Zoning Administrator:	Kim Fortner	734-241-5502	kfortner@monroechartertownship.org
Building Inspector:	Mike Black	734-241-5502	mblack@monroechartertownship.org
Electrical Inspector:	John Lund	734-241-5502	
Mech/Plumb Inspector:	Eldon Weiss	734-241-5502	
Twp. 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.

Monroe Charter Township has the largest youth baseball/softball program in Monroe County with over 900 youth participating. 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 Enforcement Officer, 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). Recent development has also been taking place on the Telegraph Road business corridor between Seventh Street and Dunbar Road, where numerous sites with proper zoning and utilities are currently available.

Raisinville Township

Website: raisinville.org

Address: 96 Ida Maybee Road, Monroe, MI 48161

Phone: 734- 269-2506

Contact Information

Twp. Supervisor:	Jerry Blanchette	734-269-2506	raisinilletownship@gmail.com
Twp. Clerk:	Brenda Fetterly	734-269-2506	
Twp. Treasurer:	Rose Marie Meyer	734-269-2506	
Adm Assistant:	Vickie Bryson	734-269-2506	raisinilletownship@gmail.com
Building Official:	Charles LaPointe	734-269-3114	
Electrical Inspector:	David Tubbs	734-755-0481	
Mech/Plumb Inspector:	Donald Olszewski	419-466-7238	
Twp. Engineer/Planner:	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

Website: www.whitefordtownship.org

Address: 8000 Yankee Road, Suite 100, Ottawa Lake, MI 49267

Phone: 734-856-5383

Contact Information

Twp. Supervisor:	Walter Ruhl	734-854-2416	supervisor@whitefordtownship.org
Twp. Clerk:	Angela Christensen	734-856-5383	whitefordtwpclerk@bex.net
Twp. Treasurer:	Timothy Hill	734-568-0260	whitefordtreasurer@gmail.com
Building Inspector:	Jack Lange	734-856-7128	
Electrical Inspector:	Louis Duby	734-850-0594	
Mech/Plumb Inspector:	Don Olszewski	419-466-7238	
Twp. Engineer:	David Arthur Consultants	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.

Development Information

Please contact the Supervisor to discuss general ideas.

Economic Development Opportunities

The community is open to a retail complex located in the township. With our proximity to Toledo and Sylvania, Ohio, this could be a perfect opportunity. We have an industrial park located at Sterns Rd. and Schnipke Rd. This is serviced by Sanitary Sewer and Could soon have municipal water.

Park

Whiteford-Stoneco Community Park is located on 95 acres at the corner of Sterns and Whiteford Roads. A portion of the park, about 14 acres, is home to an Alvar Prairie, a very rare type of plant community that is managed by The Nature Conservancy. The new walking trails in the woods allow people to enjoy the native plant communities, without disturbing the environment. The park has six ball fields that host over 100 games during the season for Township youth and a large storage/concession building. An 18-Hole Disk Golf Course will be dedicated in the spring of 2017. We have over 2 miles of improved walking trails and are in the process of planning for a Dog Park area.

City of Luna Pier

Website: cityoflunapier.com

Address: 4357 Buckeye Street, Luna Pier, MI 48157

Phone: 734- 848-6495

Contact Information

Mayor:	Jim Gardner	ext. #201	mayor@cityoflunapier.com
Deputy Clerk:	Crystal Manley	ext. #205	cmanley@cityoflunapier.com
Treasurer/Clerk:	DeeAnn Parran	ext. #203	dparran@cityoflunapier.com
Building Inspector:	Michael Demski	ext. #202	mdemski@cityoflunapier.com
Electrical Inspector:	Darrick Whitaker	734-755-4630	
Mech/Plumb Inspector:	Donald Olszewski	419-466-7238	

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

To compensate for the closing of the J.R. Whiting Plant and a drastic reduction in the tax base of the City, City Leaders transformed the City using placemaking strategies to create a place that visitors will return over and over and participate in the economic revival of the City.

The first placemaking project was the construction of the Luna Pier Light House Project built in 2013 with a grant from the State of Michigan Natural Resources Trust Fund. The second project completed was the reconstruction of Lakewood Avenue with funding from MDOT's Major Street funding. The third project was the renovation of Luna Pier Road from Harold Drive East to the Lighthouse with funding from MDOT's Transportation Alternative Program for streetscape renovations and upgrades and a complete resurfacing of Luna Pier Road with funding from the City's Major Street Fund. These projects are the impetus for future commercial investment in the City to add to the tax base and increase revenue to the City.

Anyone interested in developing in Luna Pier's Downtown District should contact Mayor Davison at (734) 848-6495 ext. 201 or Michael Demski at (734) 848-6495 ext. 202.

City of Milan

Website: milanmich.org

Address: 147 Wabash Street, Milan, MI 48160

Phone: 734- 439-1501

Contact Information

Mayor:	Dominic Hamden	dominich@milanmich.org
City Administrator:	Karen Samborski	karens@milanmich.org
Clerk:	Lavonna Wenzel	lavonnaw@milanmich.org
Treasurer:	Karen Samborski	karens@milanmich.org
Building Inspector:	Robert Grostick	robertg@milanmich.org
Mech/Plumb Inspector:	Jeff Feldkamp	

Located in both Monroe County and Washtenaw County, the City of Milan is located approximately 15 miles south of Ann Arbor, 40 miles north of Toledo and 45 miles west of Detroit. The settlement of Milan, originally called Tolansville, was created because of easy accessibility to the Saline River and a plank road that ran from Monroe to Saline. The plank road was vital in providing circulation throughout the region, and Milan saw heavy amounts of traffic on the road throughout the mid-nineteenth century. Saw and flour mills were built throughout the mid to late-nineteenth century, all of which were eventually purchased by the Ford Motor Company in 1936. The industrial character of Milan during its early years played a large role in its current physical layout and land use patterns.

City of Monroe

Website: monroemi.gov

Address: 120 E First Street, Monroe, MI 48161

Phone: 734-243-0700

Contact Information:

Mayor	Robert E. Clark	734-384-9144	robert.clark@monroemi.gov
City Manager:	Vincent Pastue	734-384-9144	vincent.pastue@monroemi.gov
City Clerk:	Michelle LaVoy	734-384-9137	michelle.lavoy@monroemi.gov
Community Development:	Jeff Green	734-384-9106	jeffrey.green@monroemi.gov
Economic Development:	Mark Cochran	734-384-9129	mark.cochran@monroemi.gov
Downtown/Econ Dev	Annette Knowles	734-384-9146	annette.knowles@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 Chamber of Commerce, Convention and Tourism Bureau, and Business Development Corporation.

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. Recent economic development initiatives in the City include the following major projects and announcements: Ventower, a wind turbine tower and pressurized tank manufacturer; Gerdau Macsteel (\$67 million expansion), New 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

Website: www.petersburg-mi.com

Address: 24 E. Center St., P.O. Box 67, Petersburg, MI 49270

Phone: 734-777-2215

Contact Information

Mayor:	James Holeman	734-777-2215	pborg@cass.net
Building Inspector:	Todd Roach	517-937-9050	troach@cass.net
Zoning Admin:	Todd Roach	517-937-9050	troach@cass.net
Electrical Inspector:	Louis Duby	734-850-0594	dubyelec@buckeye-express.com
Mec/Plumb Inspector:	State Inspector		

Village of Dundee

Website: www.villageofdundee.net

Address: 350 W. Monroe St., Dundee, MI 48131

Phone: 734- 529-3430

Contact Information

Village President:	Penny Gutierrez	734- 529-3430	
Village Manager:	David Uhl	734- 529-3430	duhl@villageofdundee.net
Village Engineer:	Nick Lapensee	734- 529-3430	
Building Inspector:	Gary Dahl	419-351-6364	dahlgary@sbcglobal.net
Electrical Inspector:	David Tubbs	734-241-5865	
Mec/Plumb 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 only Cabela’s or soon to be 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. In addition to the development document, the Village is currently developing an on-line GIS database that will contain 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

Website: estralbeachvillage.org

Address: 7194 Lakeview Boulevard, Newport, MI 48166-9790

Phone: 734-586-8380

Contact Information

Village President:	Danny Swindle	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:	Paul Delisle	734-586-2187 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 ensures continued availability of the full complement of Hazard Mitigation Assistance Grants. For instance, during 2016, three FEMA home elevation grants were awarded for 25 homes for approximately \$2.4 Million, homeowner to pay a non-federal share of 25% of this amount. These grants are in addition to 14 homes that have been 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 awaiting re-development. Development inquiries should be directed to the Village President who would work with Council and the family owner.

Economic Development Opportunities

The Village of Estral Beach Marina: The 46-acre marina on an island on the north end of Estral Beach is owned by a family who is interested in selling the property but it is not actively being marketed. State Equalized Value is listing it as a \$100,000 plus piece of property. There is an approximate 30-foot bridge used to get to the island which would need to be inspected and upgraded for any commercial use. It has approximately 72 slips that could be used once the marina and the path out to Lake Erie are dredged, or, this property could be used as an island park and serve as a community gathering place or an amenity for the residents at the North end of Estral Beach.

4. 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

Charter One	734-856-3456	www.CharterOne.com
Chase	734-995-8070	www.Chase.com
FirstMerit Bank	734-847-0541	www.firstmerit.com
Fifth Third Bank	734-241-5300	www.53.com
First Merchants Bank		
Flagstar Bank	734-242-1336	www.Flagstar.com
Huntington Bank	734-242-6230	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

Historically, Monroe County has been known as an innovator when it comes to using Federal and State incentive programs along with local incentives to assist their existing businesses and as a tool to attract new business to our county.

The MCBDC maintains a close relationship with multiple State and Federal agencies as well as the local municipalities to provide businesses with the latest information and access to business development programs, loan enhancement programs and bonding programs. Many of these programs can be accessed through the MCBDC web page (monroecountybdc.org/medc).

Additionally, the Michigan Small Business Development Center (SBDC) offers assistance to entrepreneurs looking to start a business. Monroe County is managed by the Greater Washtenaw Region regional center. This program with the Small Business Administration provides a full range of services for small businesses emerging and growing in Monroe County. The organization is formed into four teams dedicated to providing expert assistance to the individual needs of Michigan's small business. You may contact the Regional Center at sbdc@wccnet.edu or 734-477-8762.

To learn more about the Michigan SBTDC visit www.sbdcmichigan.org. Please do not hesitate to contact the MCBDC for assistance with any local, state or federal programs that are available to assist your business to grow and prosper in Monroe County. You may contact us at www.monroecountybdc.org or directly at 734-241-8081.



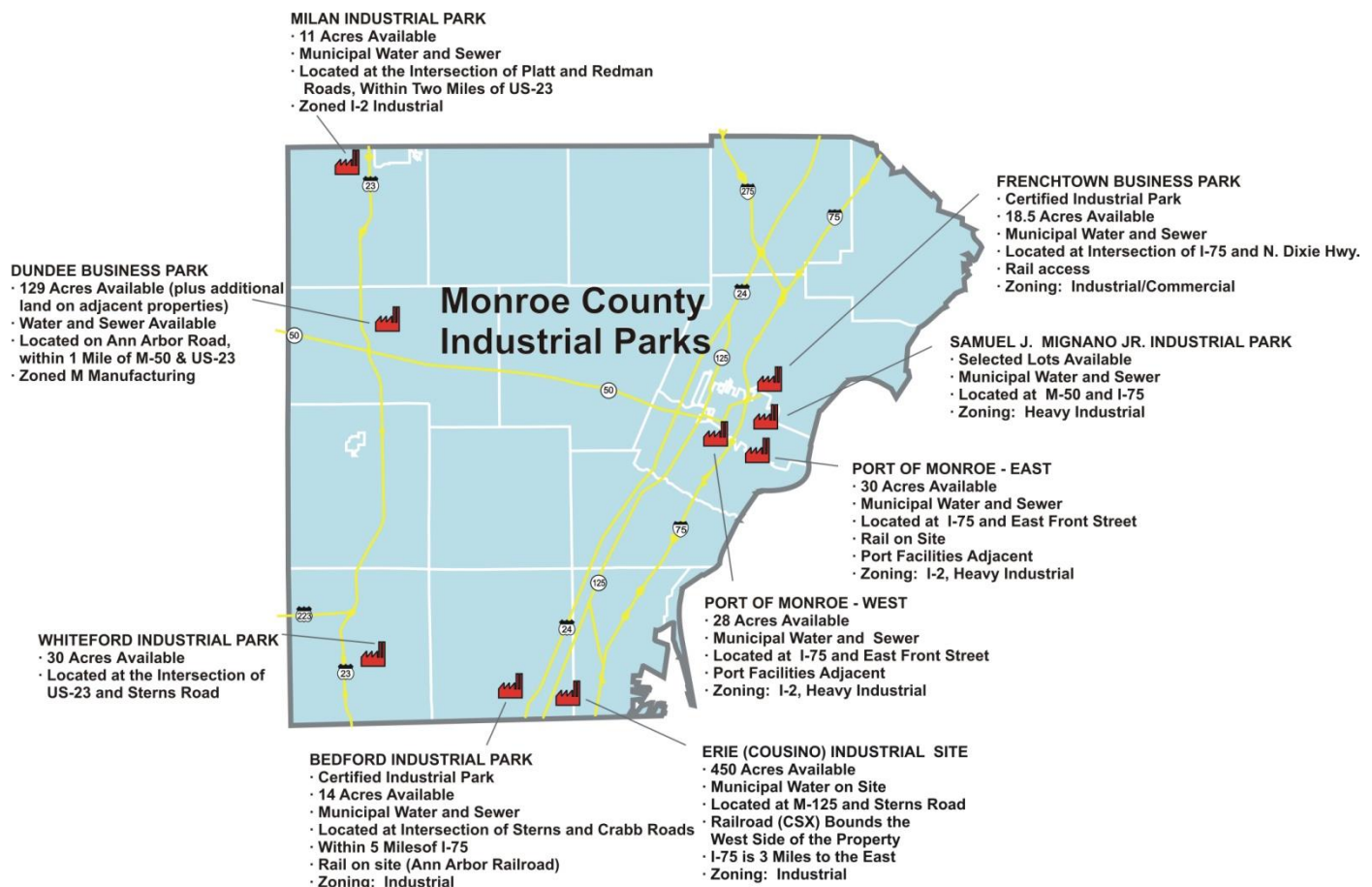
5. Site Selection

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

The map below identifies the major industrial parks and industrial areas in Monroe County. For the most part, these sites are “shovel ready” and have land and sites available for development, with roads, utilities and industrial zoning currently in place.



More information on available industrial sites in Monroe County is available at:
monroecountybdc.org/sites/index.php

Port of Monroe

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 a 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. For more information contact:

Port of Monroe

Paul C. LaMarre III, Port Director
2929 East Front St., P.O. Box 585
Monroe, MI 48161
734- 241-6480
plamarre@portofmonroe.com
www.portofmonroe.com



Commercial Property Information Exchange (CPIX)

CPIX, located at www.cpix.net, is the only Internet-based statewide commercial property information exchange in Michigan. It contains detailed information on commercial properties across the state, including properties listed with real estate brokers and those being offered for sale or lease directly by the owners. Licensed real estate salespeople and brokers, economic developers, as well as various other professionals affiliated with the real estate industry, who elect to become members of CPIX, will have full access to all of the information contained within the database. Non-members and the general public have limited access to the database and will be able to see only information on those properties listed with brokers who are members of CPIX. For information on CPIX please contact CBOR at cpixinfo@cbor.net or call 810-603-0676.

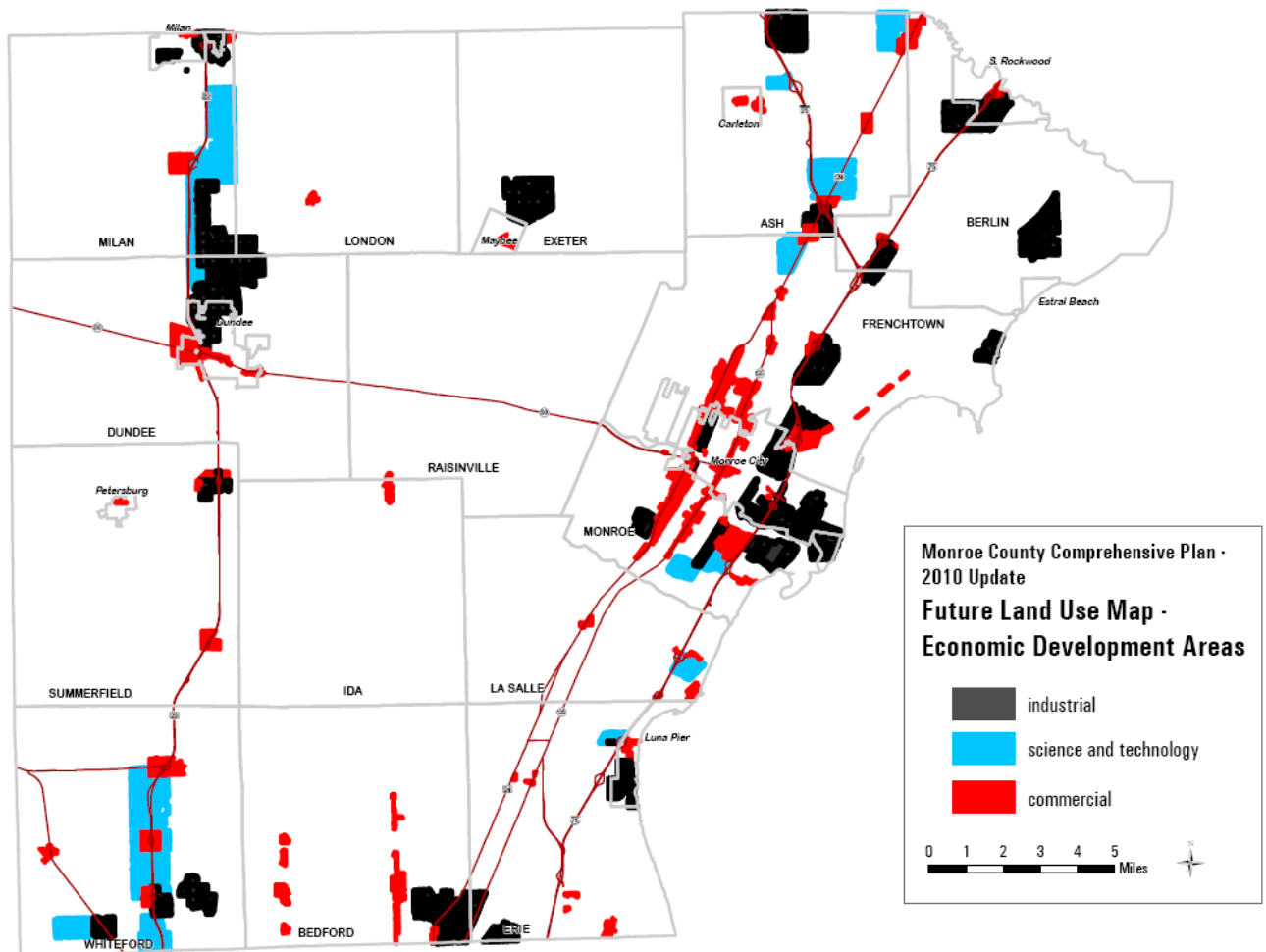
The Monroe County Business Alliance is happy to provide site search assistance for your project. In addition to full access to all of the data contained in the Commercial Property Information Exchange (CPIX), the MCBDC also maintain a database of Monroe County industrial and commercial properties that may not be listed in CPIX. Contact the County Business Development Corporation at bdc@monroecountybdc.org or call 734-241-8081 for assistance with your project.

GIS Mapping

Monroe County Comprehensive Plan

As shown on the map below, the Monroe County Comprehensive Plan identifies specific areas of the county which are recommended for economic development activity. Included are Commercial and Industrial areas, as well as areas which have been identified as being especially well suited for Science and Technology related development.

In particular, the US 23 and I-275 areas of Monroe County are seen as having high potential for development as a “Science and Technology Corridor.” With easy highway access, large tracts of available land, public utility service, and close proximity to major universities and other existing research and development facilities, these sites, as well as several other key locations, have been specifically identified as being prime sites for uses such as advanced engineering, biotechnology, green energy, corporate headquarters, and other similar uses.



A full copy of the Monroe County Comprehensive Plan is available at:
http://www.co.monroe.mi.us/MONROE_COUNTY_2010_COMPREHENSIVE_PLAN.pdf

6. 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

“The Monroe County Road Commission vows to provide quality, courteous, and dependable professional services through innovative, cost-effective ways to maintain our road network through transparency, trust, and collaboration between citizens, business, and government.”

General Provisions

Any activity performed within the Monroe County Road Commission (MCRC) right-of-way requires a permit. It is the responsibility of the individual or organization desiring to perform work within the public road right-of-way to secure a permit that authorizes the activity. This process varies depending on the type and magnitude of the activity to be performed. This guide will act as a general model to assist with planning and streamlining of the process.

All information within this guide, along with other important information, can be found on the MCRC website at www.mcrc-mi.org.

Contact Information

MCRC Engineering Department contacts for permitting questions are listed below:

Trisha Hoberg, Engineering Technician	734-240-5132	thoberg@mcrc-mi.org
Brian Wilhelm, Engineering Assistant	734-240-5136	bwilhelm@mcrc-mi.org
Matthew Snell, PE, County Highway Engineer	734-240-5143	msnell@mcrc-mi.org

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 land owners 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 at

www.michigan.gov/mdot/0,1607,7-151-9623_26662_26679_27267_48606-182161--,00.html

Activities That Require Permitting

Listed below are examples of activities that may require a permit from the MCRC:

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 document located at:

http://www.mcrc-mi.org/images/APPROVED_DRIVEWAY_PROCEDURES_3_24_08.pdf

Individuals should 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 located at:

www.mcrc-mi.org/images/Eng_Site_Plan_Guidelines_2016.pdf

Plans submitted with a proposed driveway access within the MCRC right-of-way shall be designed in accordance with the MCRC Standard Commercial Approach specifications found in the link below:

www.mcrc-mi.org/images/StandardCommercialDriveApproachDetails.pdf

Plans submitted with drainage discharging to the MCRC right-of-way shall include drainage calculations shown on the Stormwater Detention Calculation Form found in the link below:

www.mcrc-mi.org/images/StormwaterDetentionCalcForm_2009.pdf

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 located at:

<http://www.mcrc-mi.org/images/SubdivisionGuidelinescomingSoon.pdf>

Flow charts for both platted subdivisions and unplatted developments illustrate the process from plan submittal, review, approval, permitting, and project closeout and are found in the links below:

<http://www.mcrc-mi.org/images/SubdivisionProcedureFlowChart12102008.pdf>

www.mcrc-mi.org/images/UnplattedDevelopmentFlowChart2232004.pdf

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 located at:

www.mcrc-mi.org/images/Utility_Application_form.pdf

and the Allowable Blanket Permit Activities located at:

www.mcrc-mi.org/images/Annual_Blanket_Activities.pdf

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:

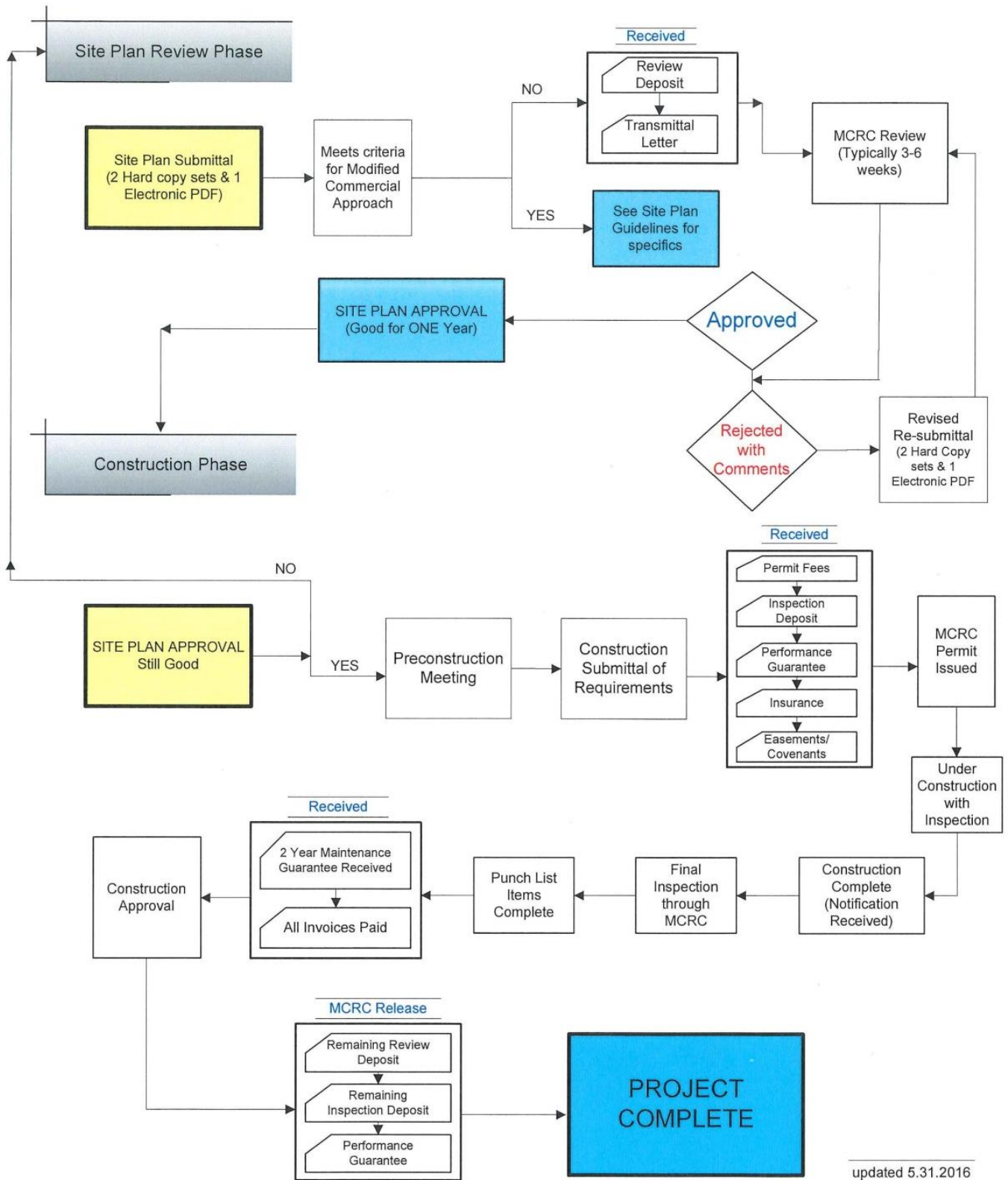
http://www.mcrc-mi.org/images/Eng_Fee_Sch_2017.pdf

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 on overtime. A quicker review turn-around may be possible at an additional cost to the applicant.

SITE PLAN PROCEDURE FLOW CHART

Monroe County Road Commission - Site Plan Guidelines



updated 5.31.2016

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 top soil during construction.

Jurisdiction

Storm Water Drainage

The Monroe County Drain Commissioner is responsible for reviewing and approving the storm water 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 Townships 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 waste water 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, shall 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 day 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:

www.co.monroe.mi.us/officials_and_departments/officials/drain_commission/schedule_of_fees_charges.php

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 reference the following website for all applicable fee schedules, permit applications and general information:

www.co.monroe.mi.us/officials_and_departments/officials/drain_commission/index.php

Utility and storm water calculation design specifications are available at:

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 by phone the Environmental Health Division of the Monroe County Health Department to discuss the project.

www.co.monroe.mi.us/officials_and_departments/departments/health_department/index.php

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 to 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).

*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

Monroe County Sanitary Code Website Information

Please reference the following website for information regarding the Monroe County Sanitary Code:

www.co.monroe.mi.us/Health/Sanitary_Code_2007.pdf

Michigan Department of Transportation

The Michigan Department of Transportation (MDOT) has jurisdictional authority over all State, US and Interstate highways throughout Monroe County. Specifically, these are I-75, I-275, US-23, US-24, US-223, M-50 and M-125. Monroe County is within the University Region for MDOT and our local contact is through the Brighton Transportation Service Center (TSC).

For information regarding permits to work within the public road right-of-way including review or proposed developments involving requirements for traffic studies, driveway and access management controls and guidelines, signage and signalization, roadway, pavement and geometric design considerations, drainage design and storm water detention, maintenance of traffic and other development questions, please contact the following:

Brighton Transportation Service Center

10321 E. Grand River, Suite 500

Brighton, Michigan 48116

Phone 810-227-4681

Fax 810-227-7929

Construction Permits:	Patrick McMurphy	810-225-2620
Adopt-A-Highway	Patrick McMurphy	810-225-2620
Highway Advertising Permits	Melissa Staffeld	517-335-2209
Utility Coordination	Pascal Bui	810-225-2634
Manager's Secretary	Sandra Feldhahn	810-225-2600
Construction Secretary	Cathy D'Hulster	810-225-2601

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.

Public link for traffic volume data:

www.michigan.gov/mdot/0,4616,7-151-11151-22141--,00.html

Below is the link for the Traffic and Safety Site which contains all the Geometric Guides, Maintaining Traffic Typical, Traffic & Safety Notes, Signal details, MMUTCD, Pavement Marking/Signs, etc. Some of the documents found in the Traffic & Safety Notes are listed below as a reference.

mdotcf.state.mi.us/public/tands/plans.cfm

Listed below and provided on the following pages are Traffic and Safety Notes that would typically apply to a new development:

- Access Management (Note 601A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note601a.pdf
- Traffic Volume Guidelines for Driveway Passing Flares (Note 603A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note603a.pdf
- Traffic Volume Guidelines for Right Turns lanes and Tapers (Note 604A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note604a.pdf
- Traffic Volume Guidelines for Left Turns lanes and Passing (Note 605A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note605a.pdf
- Traffic Impact Studies (Note 607C)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note607c.pdf
- Spacing for Commercial Drives and Streets (Note 608A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note608a.pdf
- Stopping Sight Distance and Intersection Sight Distance (Note 610A)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note610a.pdf
- Traffic Impact Assessment (Note 613B)
mdotcf.state.mi.us/public/tands/Details_Web/mdot_note613b.pdf

Below is the link to how communities benefit from access management. Also included in this section is a copy of information on how businesses benefit from access management.

www.michigan.gov/mdot/0,4616,7-151-9621_11041_29705-87917--,00.html

The following link will take you to the Public's Permit homepage which describes the procedures on obtaining a variety of permits through the MDOT.

www.mi.gov/mdot/0,1607,7-151-9625_26039--,00.html

Michigan Department of Environmental Quality

The Michigan Department of Environmental Quality (DEQ) has the following vision statement:

The Department of Environmental Quality protects Michigan's environment while supporting improved public health. As public servants, we work for the people of Michigan to improve quality of life and provide a sustainable future. As regulators, we strive to be a full partner in helping Michigan grow its economy while safeguarding its people and environment. As professionals, we are committed to demonstrating leadership in environmental stewardship and excellent customer service at every organizational level.

The following resources will help in determining what, if any, state level permitting or licensing may be required.

DEQ Permit Information Checklist

New businesses may require DEQ 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 DEQ permits, licenses, and registrations. The DEQ 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 the DEQ, it is not a comprehensive list of all legal responsibilities (i.e. planning requirements and chemical storage regulations may apply). The checklist is available at: www.michigan.gov/documents/deq/deq-oea-cau-permits-eqp3580_415019_7.pdf

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 as a result of using of this publication.

www.michigan.gov/documents/deq/deq-oppca-caap-manufguide-all_324018_7.pdf

Office of Environmental Assistance information:

The DEQ Office of Environmental Assistance (OEA) implements a number of programs that promote environmental stewardship and enhance customer service related to all programs administered by the DEQ. The primary services provided by the OEA are compliance assistance, pollution prevention, environmental education, permit coordination, financial assistance, incentive programs, training, and outreach. Additionally, the OEA manages metrics, process improvement, and professional development initiatives for the DEQ. Contact the Environmental Assistance Center at 1-800-662-9278 and the Office of Environmental Assistance at 517-335-2419.

Local DEQ Contacts

Wetland, Lakes, and Streams Permits:

Permit Consolidation Unit - Lansing
517-373-9244

District Representative for Monroe County:

Katherine David
517-780-7021
davidk@michigan.gov

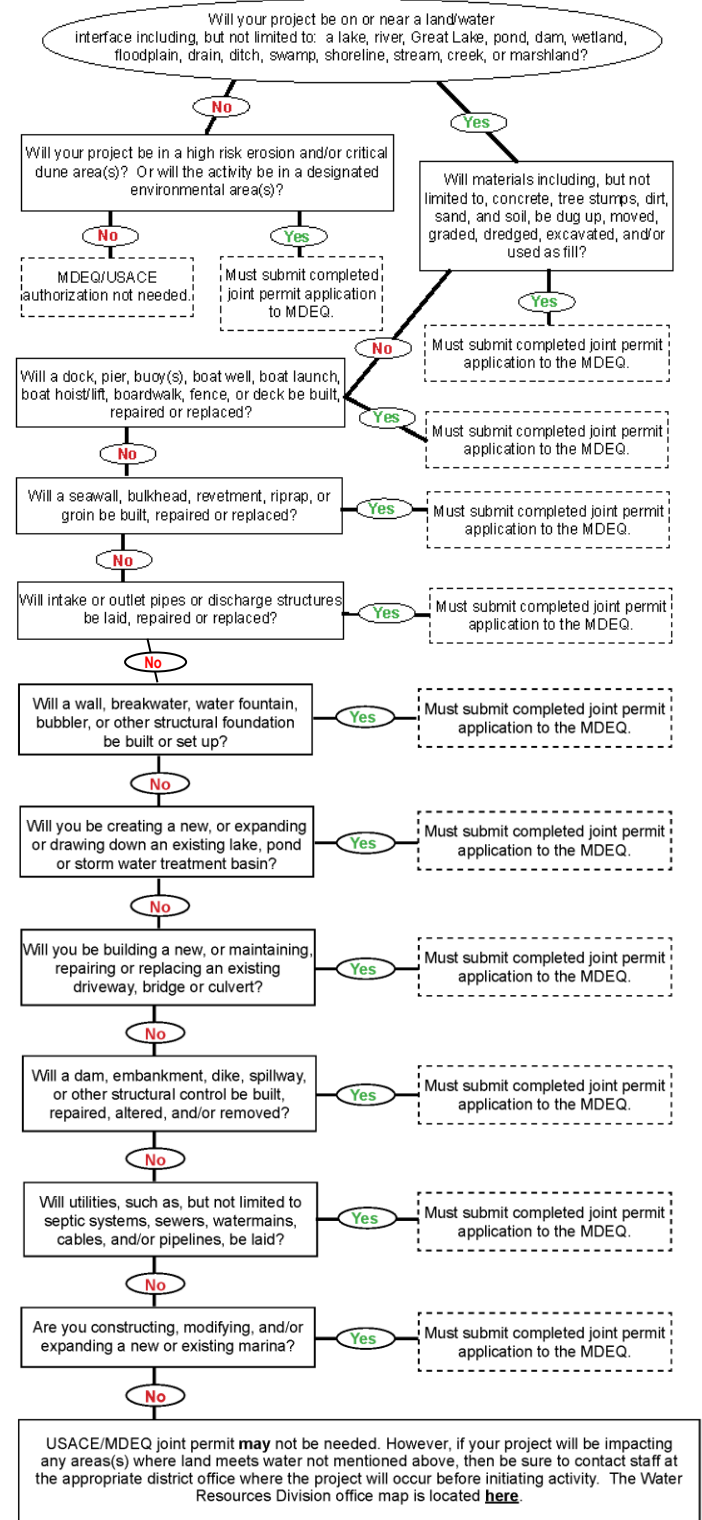
Department of Environmental Quality
Water Resources Division
Jackson District Office
301 E. Louis Glick Highway
Jackson, MI 49201
517-780-7690

Does My Project Require a MDEQ Land and Water Management Division Land/Water Permit?

Please use the following flow chart regarding requirements for a Land and Water Management Division, Land/Water Permit.

www.michigan.gov/documents/deq/lwm-jpa-decisiontree_212935_7.pdf

Does my Project Require a Land and Water Interface Permit?



www.michigan.gov/jointpermit

U. S. Army Corps of Engineers

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.

Monroe County falls under the jurisdiction of the Detroit District.

US Army Corps of Engineers
Detroit District Regulatory Office :
800-493-6838
www.lre.usace.army.mil

The Regulatory Sourcebook contains detailed information on project requirements and permitting:

www.lre.usace.army.mil/Portals/69/docs/regulatory/Source_Book/Sourcebook_Outline_v9_23_JAN_2013.pdf

The Joint Permit Application for work in Inland Lakes and Streams, Great Lakes, Wetlands, Floodplains, Dams, High Risk Erosion Areas and Critical Dune Areas is available here:

www.michigan.gov/documents/deq/deq-wrd-jpa-application_353994_7.pdf

7. Zoning/Special Approval/Site Plan Review

The Michigan Zoning Enabling Act (PA 110 of 2006) gives local units of government the authority to regulate land use and development within their boundaries. 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 Approval**
- **Site Plan Review**
- **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. If a use is proposed for a site which is zoned properly than no rezoning is necessary, but if a use is not permitted within the district than 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.***

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 according to 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 of single and two family dwellings within 300 feet of the subject property.

The public hearing process allows members of the community who may have an interest in the rezoning request an opportunity 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 of Trustees). Often, a community's 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 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.

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.

County Planning Commission Recommendation

Following the local Planning Commission's recommendation, the application and recommendation are forwarded to the Monroe County Planning Commission for their review and recommendation back to the governing body. However, within cities and villages, the County Planning Commission is not consulted, and the application goes directly to the Council. In some counties, but not Monroe County, the county itself has zoning authority over certain unincorporated areas of the community.

The County Planning Commission follows a similar procedure as the local unit, with the Commission being provided with a staff review, the public and the applicant being given an opportunity to address the Commission, and the Commission then deliberating and making a recommendation to the governing body, again, basing the recommendation on the factual merits of the request and its relation to existing community plans.

Governing Body Final Action

The final decision in the rezoning process is by the governing body. The governing body will consider the recommendation of their planning commission (and the county planning commission in the case of a township), and will make a decision whether or not to approve the request. In effect, the governing body is amending the zoning map, which is considered an amendment to a community's code of ordinances. If the request is granted, the zoning change takes effect eight (8) days after publication of the amendment. In the case of a City, 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 insure 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. In fact, in many cases, it may not be necessary to rezone a property, but only to gain the required special approval. ***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 approval process is as follows:

The Special 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, 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 commercial and industrial land uses. Site plan review gives the community 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 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 zoning ordinance. 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 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.

The following is a typical site plan review process and the type of information that communities generally require:

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 submittal of a completed site plan, the Planning Commission may approve, approve with conditions, or deny approval.

- a. 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.
 - b. 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.
3. The following information is usually required to be included on the site plan in accordance with the ordinance requirements of the local agency:
- Name, address and telephone number of applicant.
 - Date of site plan preparation.
 - North arrow and two (2) benchmarks.
 - General location map.
 - Proof of ownership or option to purchase.
 - Property address and parcel number.
 - Scale of not less than 1" = 50' if subject property is less than three acres or 1" = 100' if property is three acres or more.
 - Plans prepared and submitted on sheet size of 24" x 36".
 - Name, address, phone and Michigan registration number of plan preparer.
 - 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.

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 in order to assure a smooth approval process.



8. Tips and Tricks 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 as early as possible. 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 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.
- 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.
- 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 BDC (Business Development Corporation) to assist in navigating the process can be very helpful. Don't let the name drive you away, the BDC is there to assist both large and small development of any kind.

- 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 Monroe County BDC. 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?
- 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?
- 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 improvements 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?

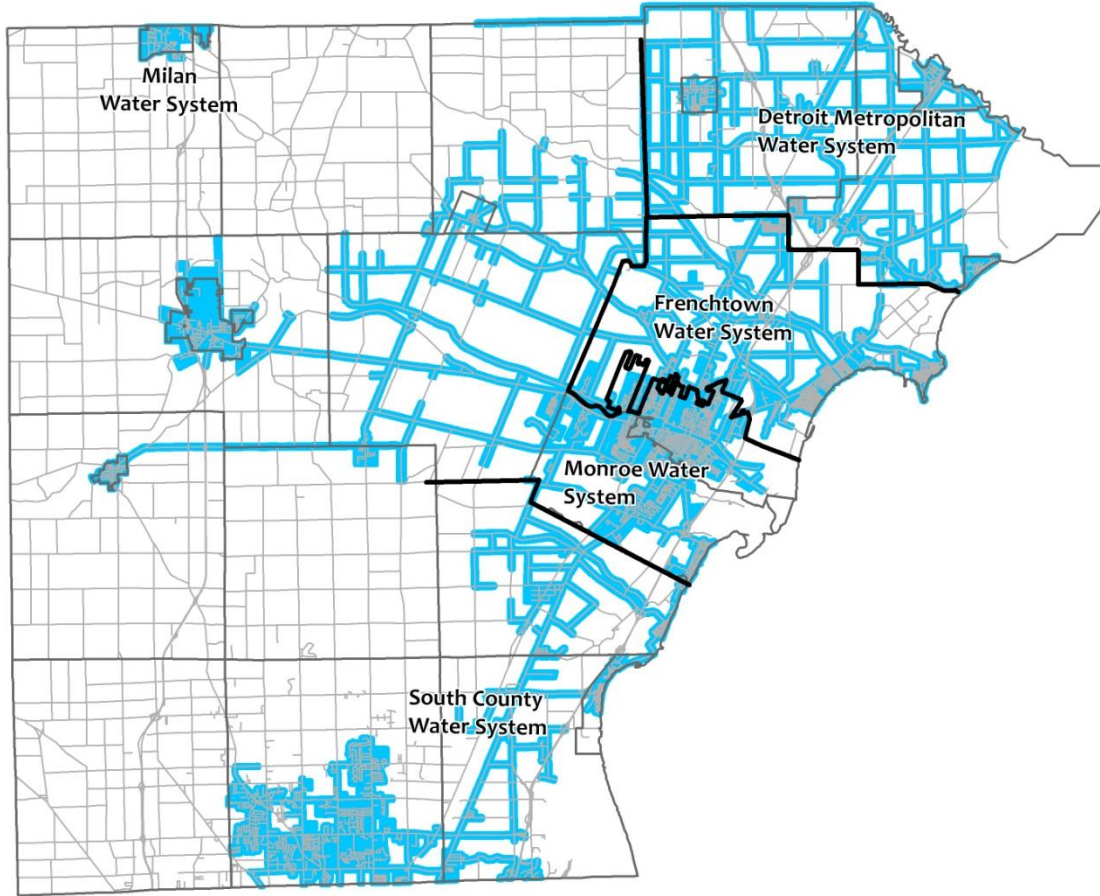
9. Utility Service Areas & Maps

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 and 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.

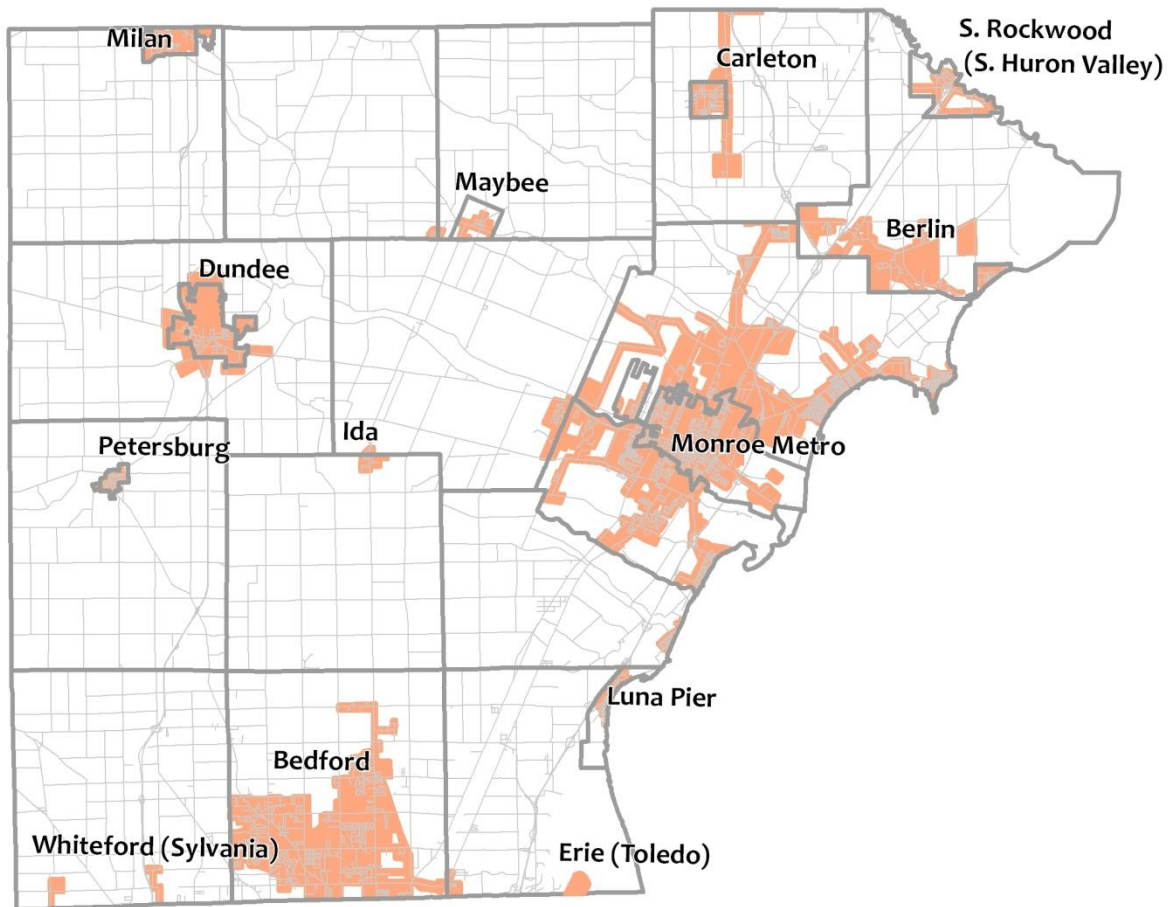
Public Water Service Areas



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 waste water treatment systems. Locations outside of these service areas generally rely on on-site septic systems for sewage disposal.

Sanitary Sewer Service Areas



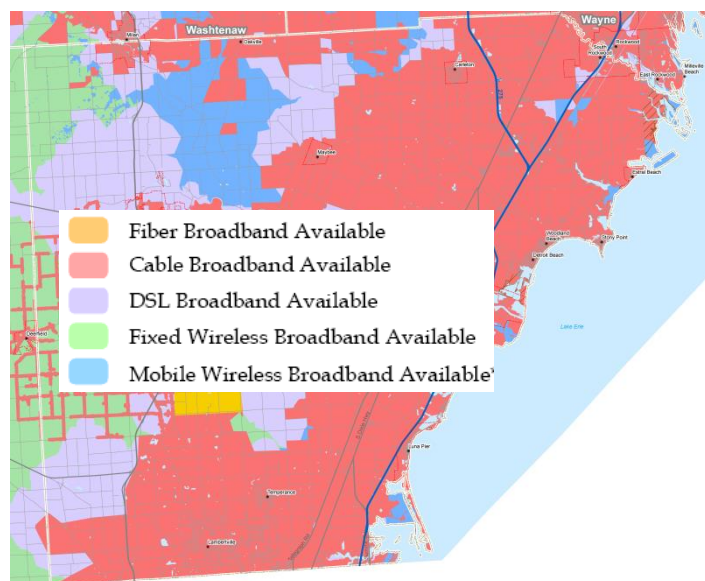
Telephone & Internet

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 and Frontier provide 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 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 do to security concerns but should you require a direct connection to the backbone, the Monroe County Business Alliance 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.

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



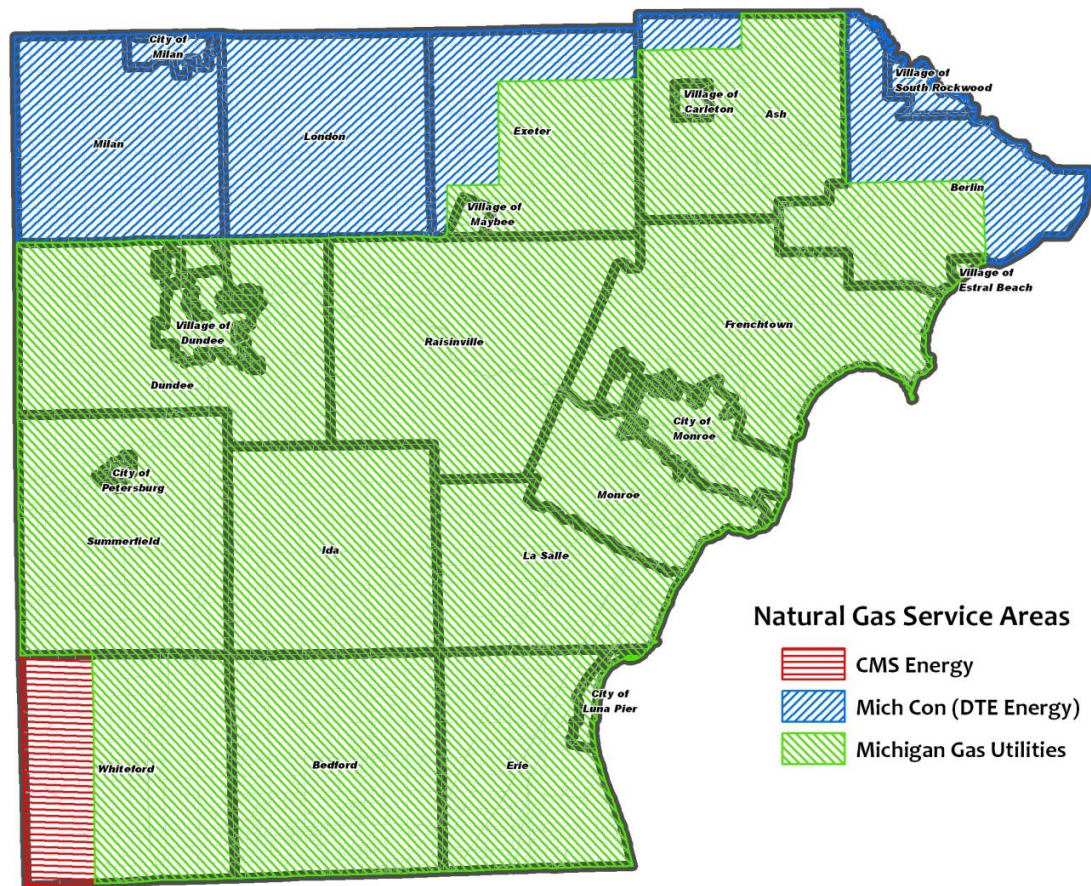
**Broadband Service Inventory
Monroe County, Michigan**

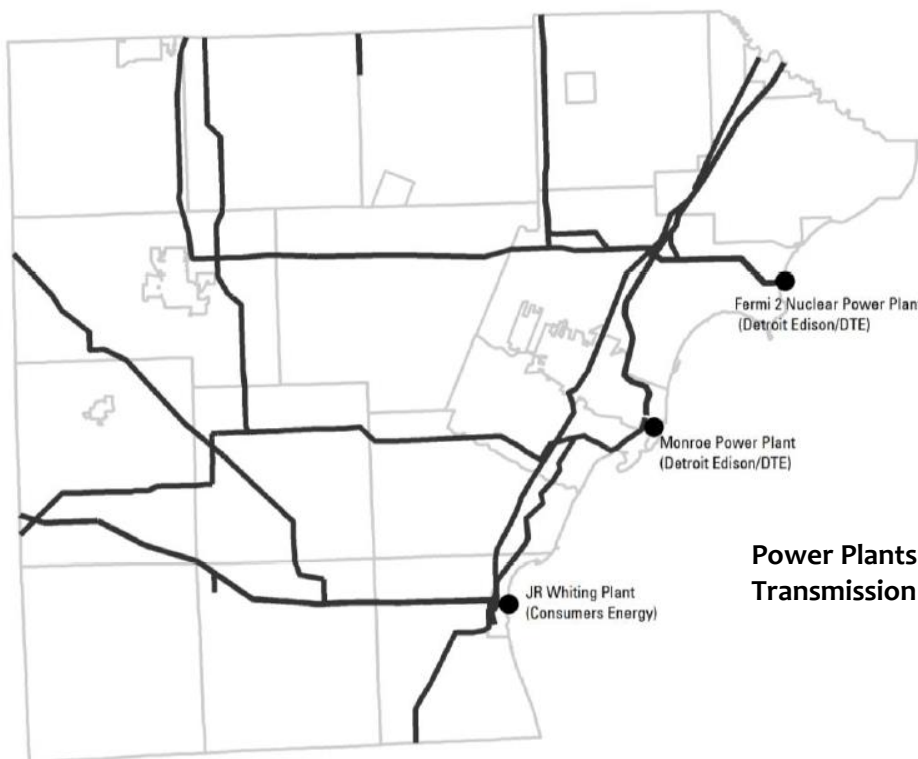
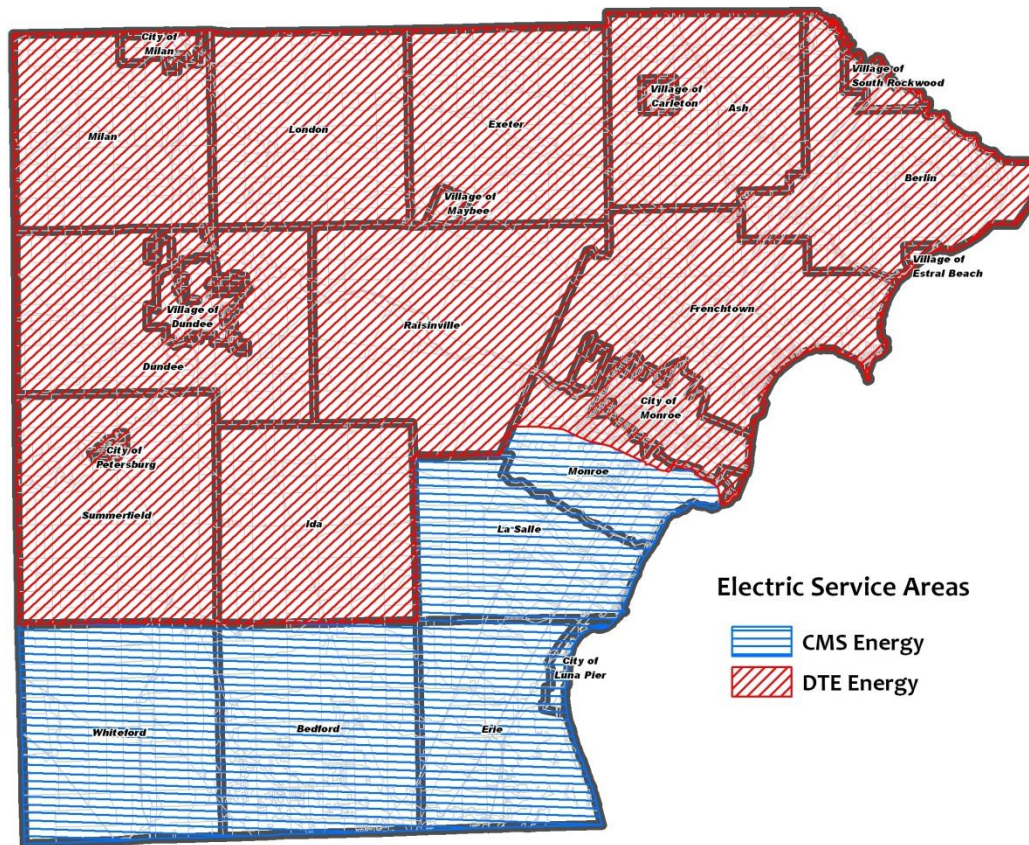
Natural Gas & Electric

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.

Public Utility Providers

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





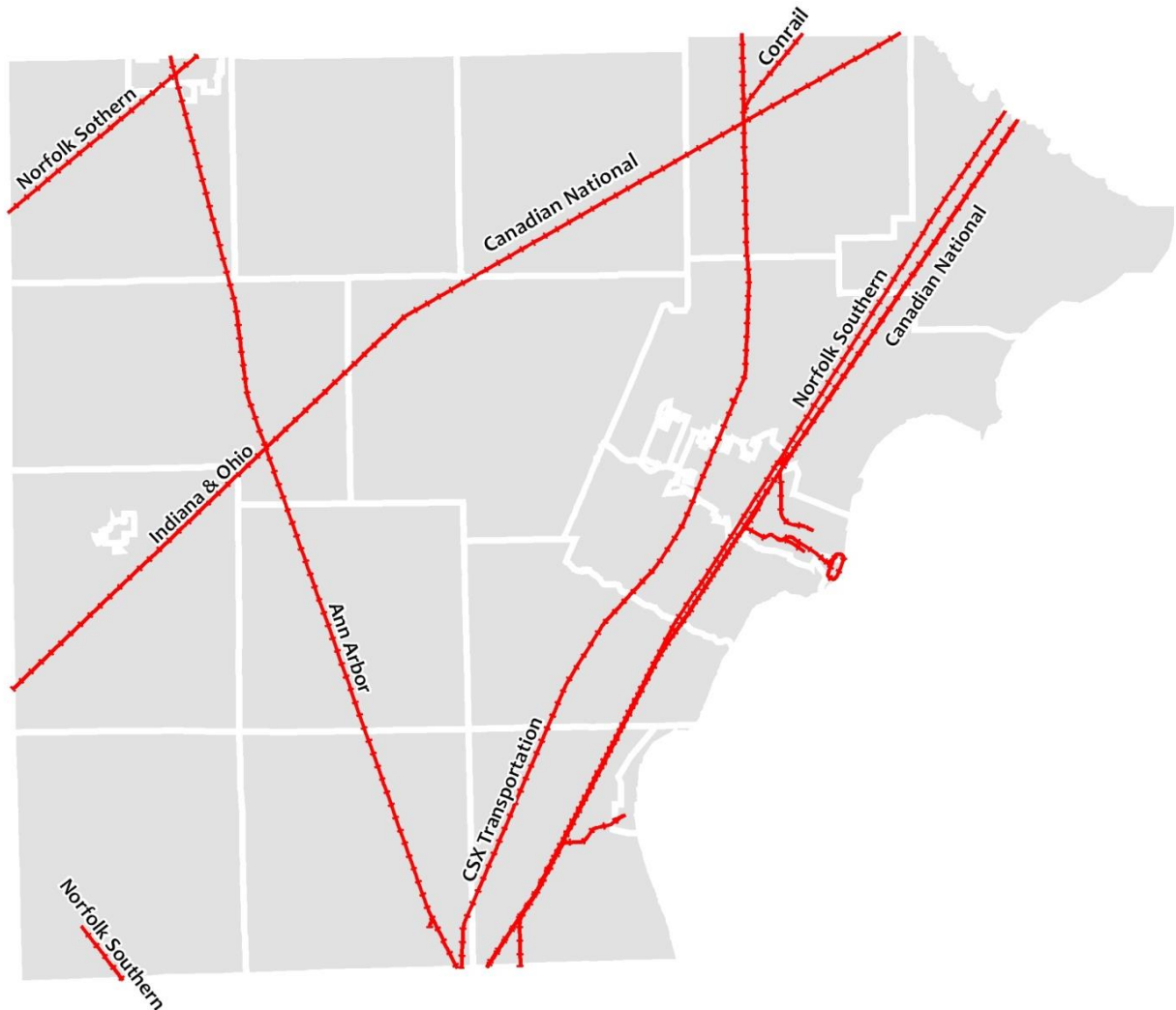
Power Plants and Major Transmission Lines

10. 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

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



Monroe County Rail contacts:

Ann Arbor Railroad	Eric Thurlow, Chief Engineer P.O. Box 380 Howell, Michigan Phone: 517-548-3930 ethurlow@watcocompanies.com
Canadian National (CN) Rail	Linda Ambruster, Real Estate Manager 17641 South Ashland Avenue Homewood, Illinois 60430 Phone: 708-332-3959 linda.armbruster@cn.ca
CSX Transportation	Steven Davis, Regional Development Manager 545 Metroplace South, Suite 100 Dublin, Ohio 43017 Phone: 614-793-3065 steven_davis@csx.com
Norfolk Southern (NS) Corp.	Dayne Tate, Industrial Development Manager 9229 Delegates Row, Suite 260 Indianapolis, Indiana 46240 Phone: 317-819-7672 dayne.tate@nscorp.com
Conrail	Ron Batory, President & Chief Operating Officer 1000 Howard Blvd, Suite 400 Mt. Laurel, New Jersey 08054 Phone: 856-231-2003 ronald.l.batory@conrail.com (connects with CSX Transportation at Carleton)
Indiana & Ohio Railway	Charles McBride, General Manager 2856 Cypress Way Cincinnati, Ohio 45212 Phone: 513-860-1000 charles.mcbride@gwrr.com (connects with Ann Arbor Railroad & CN Rail at Diann)

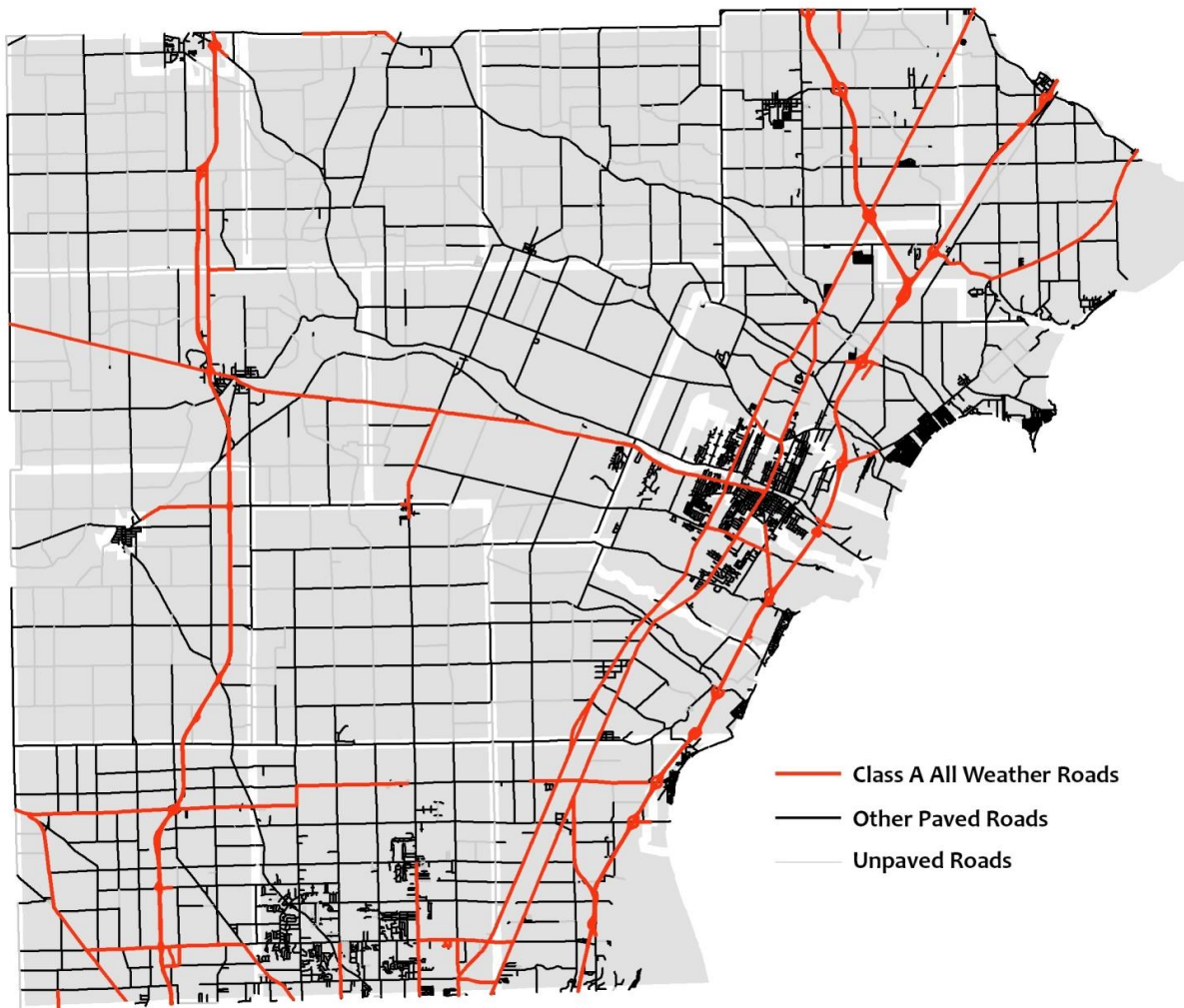
State and Federal Highway System

Monroe County is connected to the Interstate Highway system through I-75, along with the I-275 corridor through the Detroit Area. Additional US highways and state highways connects Monroe with all the major metropolitan areas. Detroit, Ann Arbor and Toledo are all less than one hour from anywhere in Monroe County, as are the two international crossings to Canada.



Class A, Paved and Unpaved Roadways

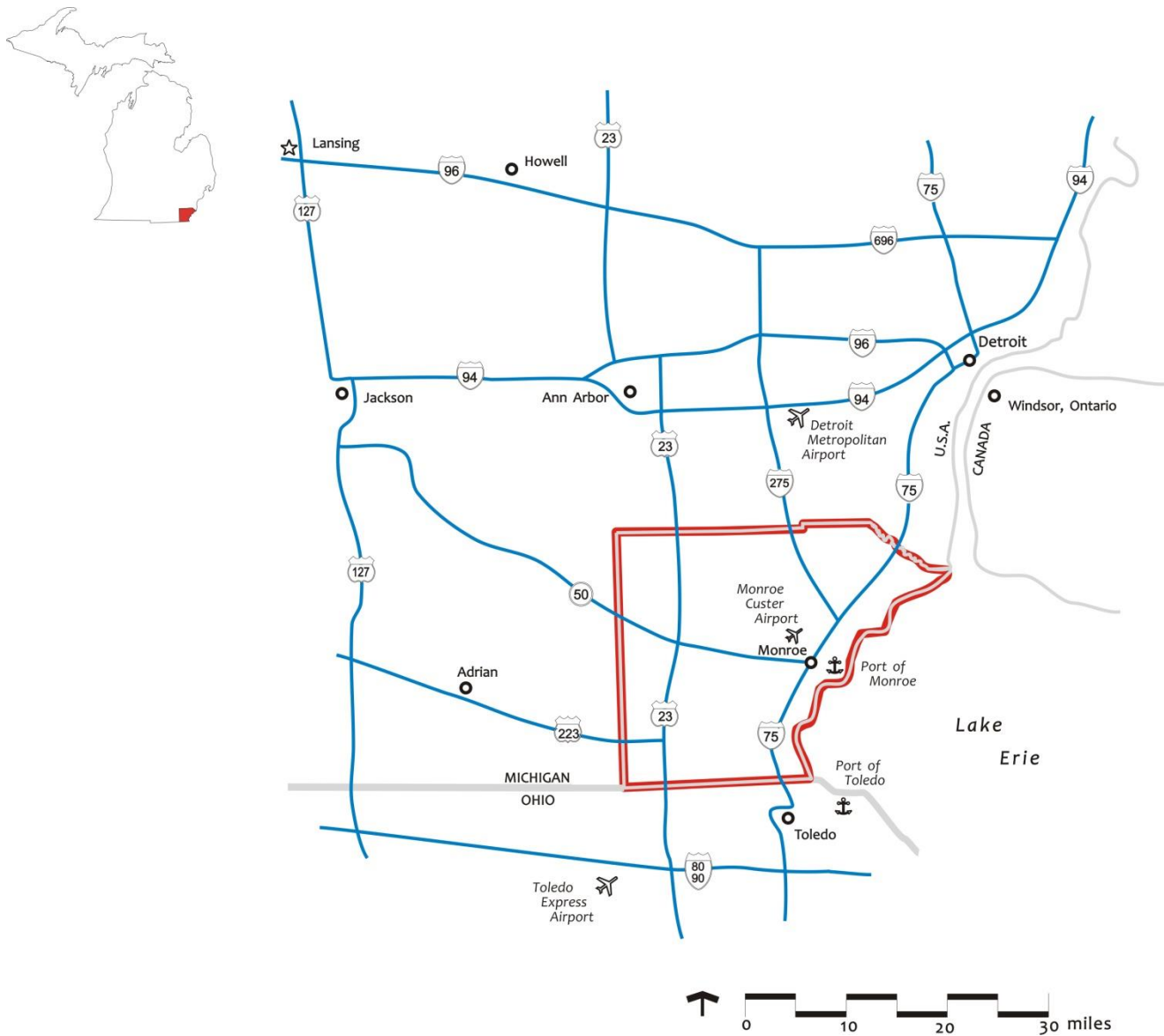
Monroe County's local road system provides a valuable network of township, city and county roads. Specific roads are designated as "Class A" roads, which have been built to specific standards, making them exempt from seasonal load and speed limitations.



A higher resolution version of this map is available at:
http://www.mcrc-mi.org/images/MAPS_Truck_Operator_Map_1.pdf

Regional Transportation Network

Not only is Monroe County fortunate to have an extensive system of roads within the county, but Monroe is well connected to the rest of the region. And with nearby airports and Great Lakes ports, there are few practical shipping limits to the types of businesses and industries which are able to locate in Monroe.



10. Workforce / Talent Development

Monroe County Community College

Monroe County Community College (MCCC) 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 3,100 students and an additional 5,200 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 approximately 3 miles west of the City of Monroe at 1555 S. Raisinville Rd. and is centrally located in Monroe County with easy access to Detroit and Toledo. The 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, or the Whitman Center at 734-847-0559.

Training and Development

Monroe County Community College

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 Business & Industry Institute. The current training calendar is available on the website at www.monroeccc.edu/ccs/trainingcalendar.pdf. Advance notice of upcoming training sessions are also regularly distributed via email to a list of previous attendees and area companies. To add your name/company to the email list visit <https://www.monroeccc.edu/forms/training-notify-rev.aspx> and complete the registration information.

MCCC is also a member of the MIOSHA Training Institute and regularly 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/ccs/4639-SafetyCatalog.pdf.

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 - www.monroeccc.edu/ccs/lifelong.htm, or by calling 734-384-4127.

MCCC is also aggressive in seeking state/federal funding sources for employee training/retraining programs and other efforts that support local economic development. Since 1982, the College has obtained more than \$6.8 million dollars in funding for such purposes. 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 www.monroeccc.edu/ccs/economicdevelopment.htm.

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 bk Kinsey@monroeccc.edu.

Michigan Works! – Monroe County Employment & Training Department

Training: 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, community service placements, 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 Michigan Talent Bank (MTB) at www.michworks.org. Likewise, employers can post job openings and recruit potential employees online through the MTB. Additional information and assistance is available by contacting Ms. Stacey Goans, MCETD Director, at 734-240-7950, or by email at staceyg@mcetd.us.

Employment Agencies

Monroe County Community College

Employee Recruitment: The Corporate and Community Services Division can assist employers with 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 bskinsey@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 Michigan Talent Bank, a job search and posting site accessible by job seekers and employers. The Michigan Talent Bank website can be accessed at www.mitalent.org. For further information on assistance and services available to employers from the MCETD, contact Ms. Stacey Goans, Director at 734-240-7950, or via email at staceyg@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 Programs & Courses tab and select Programs of Study. Specific information regarding degree programs or college entrance requirements may be directed to Mr. Mark Hall, Admissions Director at 734-384-4261, or by email at mhall@monroeccc.edu.

Educational Partners: Monroe County Community College also has strong working relationships with four-year colleges/universities in the area and both Siena Heights College (SHC) and Spring Arbor University (SAU), have offices located on MCCC's main campus and offer evening and weekend classes for bachelor degree completion. For more information regarding classes/degrees offered through these institutions, contact for the SHC office at MCCC call 734-384-4133, or visit their website at www.sienaheights.edu and for the SAU office at MCCC call 734-854-6100, or visit their website at www.arbor.edu/.

Community Services: MCCC also makes classrooms, computer labs, conference rooms and the Meyer Theater/Atrium available to area employers for meetings, conferences and special events. MCCC's rental information brochure may be reviewed on the college website at www.monroeccc.edu/theater/index.htm, then click on Room Rental Information/Brochure-pdf file. Food service, audio visual and other facility rental arrangements may be made by contacting Ms. Mary Lyons at 734-384-4242, or by email at mlyons@monroeccc.edu.

Spring Arbor University

The Toledo Metro office of SAU, located in Lambertville, Michigan at 7495 Secor Road serves students in southeastern Michigan and northwest Ohio wishing to complete their undergraduate degree and/or earn a graduate degree. Information regarding specific degree offerings may be obtained by contacting the Toledo Metro site office at 734-854-6100, or visit SAU's website at www.arbor.edu/learning-sites/metro-toledo.

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 renewed the millage in 2001, 2006 and 2011.

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, or through the ISD website at www.monroeisd.us.

University Research Corridor

In addition to our great community college and the wonderful 4-year institutions that are located within our borders it should also 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 of us features complete graduate and undergraduate education, as well as professional degrees in medicine, business and the law. Our research laboratories produce hundreds of patents each year and our hospitals develop innovative medical treatments that save lives. In addition to the URC universities we have University of Toledo in close proximity to Monroe County. They are heavily involved in research and have a world renowned Engineering program.

11. Quality of Life

Of the many opportunities Monroe County offers, among the most important is our Quality of Life. Outstanding schools, places of worship and one of the safest places to live and raise a family in the United States.

Our reputation as the “Walleye Capital of the World”, the “Golf Capital of Michigan” and home to the entire Western Shoreline of Lake Erie including the dedicated marshlands of the Detroit River International Wildlife Refuge, North America’s first International wildlife refuge, means those who love recreation and the outdoors will feel right at home.

Some of the finest festivals & events in the Great Lakes take place here as well. The Award-Winning River Raisin Jazz Festival attracts the biggest names in jazz like, Kenny G, David Sanborn, Spyro Gyra and 50,000 adoring fans the 2nd weekend in August each year. The Monroe County Library System’s award-winning celebration of multiculturalism and community spirit has put on free concerts hosted by blues legends during its Black History Month Blues Series for 25 years.

The Monroe County Fair has been called, “Michigan’s Finest” for over a half-Century. Arts & Cultural events abound at our River Raisin National Battlefield Park, Historic River Raisin Centre for the Arts, Monroe County Historical Museum and State-of-the-Art La-Z-Boy Center / Meyer Theater.

Take all of this, mix in outstanding dining, shopping and over 100 marked historic sites and you'll always find “Fun” at the top of your “to do” list. The fun begins at MonroeInfo.com