

**AMANDA TOWNSHIP
2040 COMPREHENSIVE PLAN**

March 2012

Prepared by:

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FORWARD

This Plan has been developed to provide the foresight and guidance necessary to provide the community with a wide variety of housing and employment opportunities, while preserving the community's rural character and its existing quality of life with targeted infrastructure upgrades and community services as identified in this Plan. The Plan strives to balance shared rural conservative community values based on agricultural pursuits with the need for, and implications stemming from, population growth and rural residential development.

This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife habitat and available farmland. The Plan calls for increased coordination between proponents of rural residential development, transportation officials, farmers and advocates of the environment. The Plan examines the costs of residential development and mandates that any negative consequences associated with such development be addressed prior to any development. The Plan recognizes the need to address and revise various regulatory controls including zoning, site design and permitting processes as well as exterior maintenance. The Plan also calls for increased coordination between the Township and the various other local, state and County agencies charged with regulatory oversight in the areas of transportation, utilities, parks and education. The Plan should be considered pro-agriculture. It is offered as a vision for the future based on existing opportunities and current challenges within the community. It is hoped that the Plan provides the insight and direction necessary to fulfill the collective dreams of those daring to do so.

The Steering Committee charged with the responsibility of developing this Plan has been diligent staying with the task of preparing for the future development of Amanda Township. The Steering Committee has devoted long hours discussing, reviewing and arguing differing points of view on difficult subjects necessary to the Plan's development and adoption. The Steering Committee made it possible for the Regional Planning Commission and others to bring this project to closure. The Steering Committee was comprised of various individuals familiar with the Township and its residents. Those persons involved in the Plan review reflect a larger group and include elected and appointed officials as well as long-time Township residents.

Township Administration:

Doug Post, Trustee

Brad Core, Trustee

Robert Barnt, Trustee

Jennifer Schwartz, Fiscal Officer

Thomas Makley, Zoning Inspector

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Pam Smith

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EXECUTIVE SUMMARY

- This Plan is the result of an extensive planning process that examines population, demographics, employment, land use and housing characteristics necessary to address issues related to future development in Amanda Township. The Comprehensive Plan contains: the history of the site and situation of Amanda Township, a discussion of community development problems and opportunities, a discussion setting forth goals and objectives, and a plan of action, and performance measures that will be used to evaluate to what extent goals and objectives have been achieved.
- Priorities identified within the Plan target: suburban sprawl, the lack of infrastructure necessary to support residential and commercial growth, the need to support and strengthen the agricultural foundation and economic base of the community, the ability to retain college educated youth while facing the peculiar problems of an increasing aging population, property maintenance and the cost of maintaining an extensive rural transportation system including roads and bridges without adequate funding.
- Population projections for Amanda Township indicate a slow growth to 2040, adding an additional 405 residents. The projected growth will impact the demand on community facilities, housing supply, land use and associated public services. Amanda Township's population is expected to continue to gradually grow older. Empty nesters are expected to comprise 13.3 percent of the population by 2040 after which these decline slightly. Household size is expected to continue its decline to 2.38 people per household, increasing the demand for new housing while at the same time increasing the stress upon the transportation infrastructure.
- Township housing is largely contemporary. Over sixty (64.2%) of Amanda Township's housing units were built after 1960. In Allen County, over half (52.4%) of housing was built after 1960, while in the City of Lima 36.1 percent of housing were built after 1960. Nearly 761 (96.4%) of Amanda Township housing units are comprised of single-family dwellings. Home ownership accounts for 97.4 percent of all housing units. The median home value in Amanda Township (\$140,700) was significantly higher than American Township (\$120,900) and Allen County (\$101,700).
- The existing highway system supplies a solid network for the movement of goods and people within and through the Township. The total roadway system in Amanda Township consists of 75.1 miles of roadway, of which 16.4 miles are classified as state routes. Over half the system is classified as local and the Township is responsible for the maintenance and upkeep of 30.7 miles. In 2011, Vehicle Miles of Travel per day (VMT) were estimated at 82,950 miles. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs. Currently, SR 117 and SR 81 serve as the primary routes into and through Amanda Township. These routes are gateways into the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking corridor studies, streetscape projects and integrating access management regulations will help improve the safety of area roadways and further long term community interests.
- Without significant policy changes, future residential demand reflects 280 additional residential units consuming 1,079 acres along 17.1 miles of once scenic rural roadway. In order to protect the rural character of Amanda Township, design elements and development standards need to be considered. Encroachment by residential units should be limited to the maximum extent possible. The continued permitting of strip development on Township

and County roads only exacerbates the need for extending expensive and unnecessary municipal services.

- Classifying soil by crop productivity, Amanda Township enjoys 20,231 acres of prime (or prime with condition) soil. Such farmland can be expected to decline as more residential, commercial, and quasi-public uses are projected to consume 1,114 acres. The regulatory controls and location of zoning district designations need to be monitored regularly to accommodate such growth.
- Key issues of concern to future development revolve around the availability, adequacy and costs of providing adequate services. The community must begin to recognize the capital assets already invested in, and devoted to, its transportation system and establish programs and policies to control development and those costs required to support such development.
- When examining Amanda Township's economic base, residential land use paid 65.1 percent of all property-related taxes collected within the Township. The Township can expect revenue from personal property, as a percentage of total receipts to continue to decline as overall Township expenses continue to increase. Lacking any significant commercial and industrial tax base, particular attention must be devoted to ensure future land use decisions will not challenge the ability of the Township to maintain essential services or the tax burden on existing residents.
- This Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Township in its pursuit.

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SECTION I INTRODUCTION

This Plan is the result of an extensive planning exercise that examines the population, demographics, employment, land use and housing characteristics necessary to address issues related to the future development of Amanda Township. This Plan, comprehensive in nature, is related to the economic and social development of the Township. The Plan is intended to be used as a tool to support and guide the future growth of Amanda Township. Most importantly, it can be used as a tool to address change and the evolution of Amanda Township. This Plan was purposely prepared to address compatibility issues between: various land uses; the management and preservation of natural resources; the identification and preservation of historically significant lands and structures; and, the provision of adequate infrastructure to support future development.

1.1 History of Community Development & Planning

The history of community development and planning in Amanda Township is fractured in terms of its nature and scope. The Allen County Engineer's Office (ACEO) has provided the professional engineering guidance to manage safety on the Township roadway system and to manage drainage across the community. Amanda Township has come to rely upon the Allen Economic Development Group (AEDG) to market and guide local economic development initiatives. The Lima-Allen County Regional Planning Commission (LACRPC) has historically had a supportive role with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance to the Township with respect to developing regulatory language governing zoning and platting processes. The Allen County Sanitary Engineer's Office (ACSEO) and the Village of Harrod have provided the necessary oversight, construction and maintenance of wastewater system services. The Allen County Health Department (ACHD) regulates the permitting process related to the construction of private water wells and wastewater systems. The Ohio Environmental Protection Agency (OEPA) is responsible for the permitting of commercial and industrial wastewater systems. With the exception of the OEPA, the Board of Allen County Commissioners has supported each of the aforementioned agencies financially and politically.

Amanda Township has shown concern over disjointed, haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township. As a result, starting in the fall of 2011 Amanda Township officials approached the LACRPC for its technical support in developing a future vision and plan for the Township. The Township subsequently appointed an Advisory Committee to provide the ongoing public participation necessary to facilitate the process and document development. This is the first Comprehensive Plan developed by Amanda Township.

Amanda Township has shown concern over disjointed, haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township.

1.2 Planning Philosophy

The preparation of this document was predicated upon the long-standing relationships that the LACRPC has forged with Amanda Township and the various entities providing technical expertise and infrastructure for community development. The strength of the LACRPC lies in the insights gained over 40 years of serving Amanda Township and the other 17 member political subdivisions within Allen County during the planning and implementation of specific programs, projects and activities.

The document's planning philosophy is both inclusive and cumulative. Inclusive, with respect to the number of individuals and interests represented and considered during the planning process; cumulative, in that it represents the past planning efforts of various entities and agencies. That planning philosophy respects the homogeneity of the community. The planning document recognizes the Township's uniformity in terms of population characteristics, its economic base, and its general lack of public infrastructure. The Township accepts this rural agricultural character and embraces it as a strength of the community. The document also recognizes that the political subdivision possesses inherent strengths and weaknesses and aspires to new opportunities. The community wants to capitalize upon those shared concerns and ambitions.

The task was to support and engage existing community leaders in the preparation of a Comprehensive Plan to further cooperative efforts that would address local needs. The LACRPC was charged with the responsibility of providing technical resources/assistance to assure Amanda Township that their respective concerns were identified and addressed. Thus, the ultimate objective of the planning process, as stated in the Development Strategy, is to "assess the current conditions of the Township as it relates to developing a Plan that best utilizes local resources for the positive development of the Amanda Township community."

1.3 Comprehensive Planning Process

The comprehensive planning process is the result of a continuing participatory planning effort completed by participants representing the diverse interests of the community. The Comprehensive Plan contains the following:

The planning process is a continuing and participatory process representing the diverse interests of the Township.

- Background and history of the site and situation of the area covered with a discussion of the economy, including as appropriate: population, demographics, labor force, law enforcement, fire or crime and emergency medical services resources, infrastructure and the environment.
- A discussion of community development problems and opportunities, including incorporation of any relevant materials and suggestions from other government sponsored or supported plans.
- A discussion setting forth goals and objectives for taking advantage of the opportunities and solving the problems of the area.
- A plan of action, including suggested projects to implement established objectives and goals.

1.4 Plan Organization & Management

The Comprehensive Plan was prepared by staff of the LACRPC based on input from Amanda Township residents and the Amanda Township Advisory Committee. The Advisory Committee approved the draft Comprehensive Plan document and presented it to the Amanda Township Zoning Commission, who then presented it to the Amanda Township Trustees for review and subsequent approval. The draft document was circulated to local stakeholders prior to the final draft being approved. The Comprehensive Plan Advisory Committee reflected members of the Amanda Township Zoning Commission, Amanda Township Board of Zoning Appeals and the Amanda Township Trustees, with technical assistance provided by the Township Road Superintendent, and Zoning Inspector.

1.5 Chronology of Events

The following is a summary of events leading to the final approval of this Comprehensive Plan:

Preparation Process:

- *Obtain input*
- *Identify issues*
- *Set Goals and Objectives*
- *Prepare Action Plan*
- *Obtain Approvals*

- **Public Participation.** An Advisory Committee was organized to identify those elements most important to the Township's character, community assets, community liabilities, utopian visions and actions to be taken.
- **Issues of Concern.** Based on prior input and data analysis completed by the LACRPC, a roster of key issues was prepared and reviewed for Advisory Committee discussion. Such discussion sessions began in the Fall of 2011 were ongoing and finalized in Spring of 2012.
- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals and actions were developed for review and finalization during the Winter of 2011.
- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the Winter 2011/Spring 2012.
- **Final Amanda Township Adoption.** Township trustees took formal action to adopt the Plan after the Spring 2011 public hearings.

1.6 Major Community Development Issues

Based on the comments, members of the Advisory Committee were forced to address specific issues over the course of Plan preparation. These issues, identified by residents, farmers, business owners include:

- The Township needs to better define agriculture as an economic activity to support the agricultural industry and preserve the rural character and heritage of the community.
- Specific roadway corridors should be targeted with infrastructure maintained to support commercial growth, diversify the economic base and keep taxes low.
- An aging population and the retention and attraction of college-educated youth pose a unique challenge to the community in terms of housing, transportation, government services and an available labor force.
- Natural resources, such as the Auglaize and Ottawa rivers need to be preserved. Wetlands and floodplains need to be more clearly defined for protection, and a mechanism for preserving natural resources needs to put in place.
- Public infrastructure, including municipal water, sanitary sewer and stormwater facilities are absent and are working against a planned community.
- There is a need to capitalize on the quality of area schools, including Ohio State University, Rhodes State Community College, Bluffton University and the University of Northwestern Ohio.

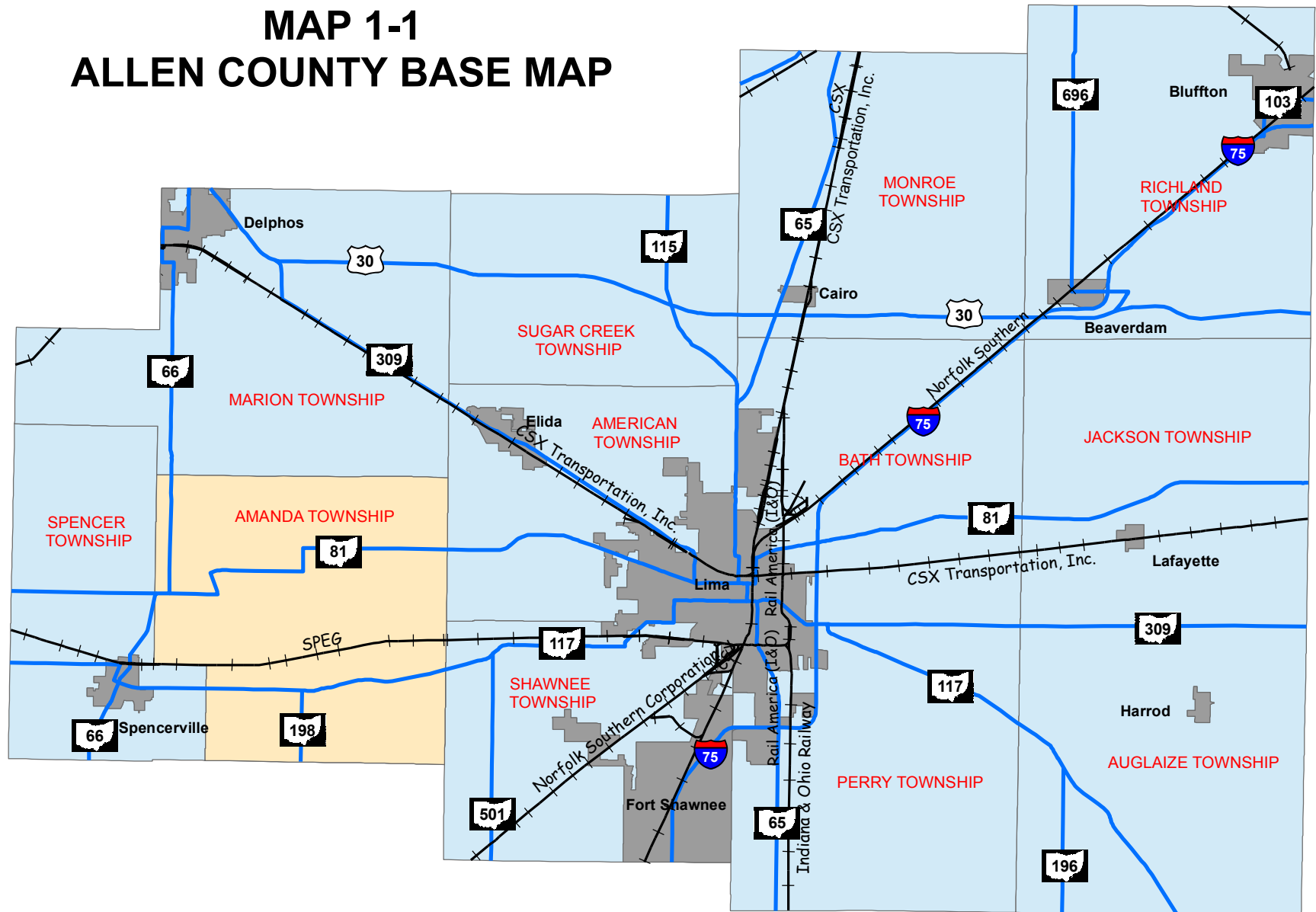
1.7 Vision Statement

Residents of Amanda Township will work and thrive in a bucolic, friendly community where cleanliness and a rural character support a high quality of life based on well educated, hard working residents and employees who enjoy a vibrant economy where land values climb based on agricultural productivity, good public services, a clean healthy environment, great schools and only the best people.

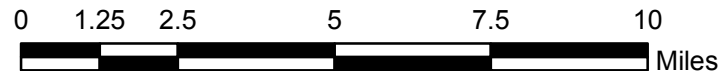
1.8 Mission Statement

Amanda Township is a very family-friendly, rural community, heavily dependent upon its agricultural heritage that commits to sustaining and promoting the highest quality of life for all its residents irrespective of age or income. In pursuing this mission, the Township recognizes as a fundamental principal the charge of protecting the long term interests of the community and its agricultural character ensuring that residential and commercial site development is well planned and developed consistent with the character of the larger community. The Township is committed to providing effective, fiscally responsible government services to support a strong and vibrant local agricultural based economy thru sustainable development initiatives. The Township recognizes the importance of sound environmental stewardship and pledges specific action and continued efforts to improve the quality of its farm ground, its air and water, to minimize litter and solid waste, to minimize needless sprawl, and to develop open space and recreational opportunities to support the quality of life its residents expect and deserve.

MAP 1-1 ALLEN COUNTY BASE MAP



August 2011



SECTION II SITE & SITUATION

In order for a community to understand its future potential, an assessment of its current site and situation is required. A land use plan defines the characteristics of, and areas for, future land use. Its objective is to assure that future growth is managed in a manner consistent with the public interest. A plan should provide clear guidance to landowners, developers, legislative and administrative bodies as they make significant land use decisions. The land use plan should have, at its base, a clear understanding of the nature of the physical attributes found within the Township as well as the nature of existing land use and recent trends.

This section attempts to provide a succinct overview of Amanda Township's physical properties and the economic activities etched across its landscape. The section provides valuable information and insightful maps relative to the natural landscape before reviewing land use patterns and culminating with the discussion of several community development issues stemming from urban pressures and the changing of the land.

2.1 Location Attributes & Composition

Amanda Township is approximately 34.4 square miles in total area. Amanda Township is an area of 22,025 acres located in West Central Ohio in the southwestern quarter of Allen County. The Township is largely rural and lacks an incorporated area or municipal center. The Township is approximately 3.25 miles from the western corporation limits of the City of Lima, the largest city in Allen County Ohio. The Amanda community is bisected by SR 117 and SR 81 which both run east/west; SR 198 and SR 66 run north to south. The Township serves two hamlets at Conant and Kemp and is subdivided into 34 sections. The Township form of government consists of 3 trustees publicly elected to 4-year terms and one financial officer also elected to a 4-year term. Map 2-1 provides an aerial view of Amanda Township.

2.2 Climate & Natural Features

The Township is mostly level or gently sloping and is excellent for agriculture. Historically, the most significant geographical feature of Amanda Township is its rich soils due in part to its location within the Great Black Swamp. The Great Black Swamp encompassed almost 7,000 square miles of prime timber and flooded prairies. Once covering much of northwest Ohio, this land now encompassing Amanda Township harbored immense tracts of maple, hickory, birch, oak and ash trees. But until the swamp was drained, little could be done to timber the stands of trees or utilize the incredibly rich soils.

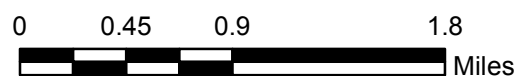
Amanda Township's global location results in a moist mid latitude climate with relatively cold winters and exhibits the characteristics of Dfa climates. Amanda Township experiences this climate of warm summers and cold winters largely because of its general location on the North American land mass. The climate is somewhat moderated because of its proximity to the Great Lakes. The community generally experiences distinct warm summers that contribute to a growing season that ranges from 5 to 6 months long. Summers are complete with humid evenings and thunderstorms. Winters are relatively cold with blustery winds and snowfall, sometimes with severe blizzards.

2.2.1 Climate

Amanda Township is relatively cold in winter and hot in summer. In winter, the average temperature is 27.9 degrees Fahrenheit and the average daily minimum temperature is 19.9 degrees. The lowest temperature on record, -21 degrees

MAP 2-1

AMANDA TOWNSHIP: AERIAL VIEW



December 2011

Fahrenheit, occurred on January 19, 1994. In summer, the average temperature is 72.0 degrees and the average daily maximum temperature is 83.0 degrees. The highest recorded temperature, which occurred on July 15, 1936, is 109 degrees.

The average total annual precipitation is about 35.98 inches. Of this, 19.94 inches or 55.4 percent usually falls in May through October. The growing season for most crops falls within this period. The heaviest 1-day rainfall during the period of record was 4.38 inches on June 14, 1981. Thunderstorms occur, on average, 39 days each year, and most occur between April and September.

The average seasonal snowfall is 19.2 inches. The greatest snow depth at any one time during the period of record was 19 inches. On average, 40 days of the year have at least 1 inch of snow on the ground. The number of such days varies greatly from year to year. The heaviest 1-day snowfall on record was more than 18.0 inches on January 13, 1964.

The average relative humidity in mid afternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 82 percent. The sun shines 74 percent of the time possible in summer and 45 percent in winter. The prevailing wind is from the west/southwest. Average wind speed is highest, 12 miles per hour, from January through April.

2.2.2 Physiography, Relief & Drainage

Amanda Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-2, Amanda Township is characterized by relatively flat to rolling topography, generally sloping south to north from a high of 865 feet above sea level to a low of 765 feet above sea level. The Township gently slopes from south of Ft. Amanda Road to its northwestern corner.

Amanda Township was once beneath a large ice sheet. As the glacier melted and retreated, a large lake formed and covered much of northwest Ohio. Over time the geological processes resulted in a gently sloping terrain and productive soils but with relatively poor drainage. Amanda Township is drained by the Auglaize River and to a lesser extent the Ottawa River. Both rivers flow northward and are part of the Maumee River basin. As depicted on Map 2-3, Amanda Township is served by 7 separate sub-watersheds. The Auglaize River watershed reflects a number of larger tributaries including: Two-Mile Creek and Jennings Creek. The Honey Run and Little Ottawa River watersheds located in the eastern and northeastern quadrants of the Township flow northward to the Ottawa River. To negotiate these various waterways, Amanda Township is served by 24 bridges, 7 of which cross the Auglaize River.

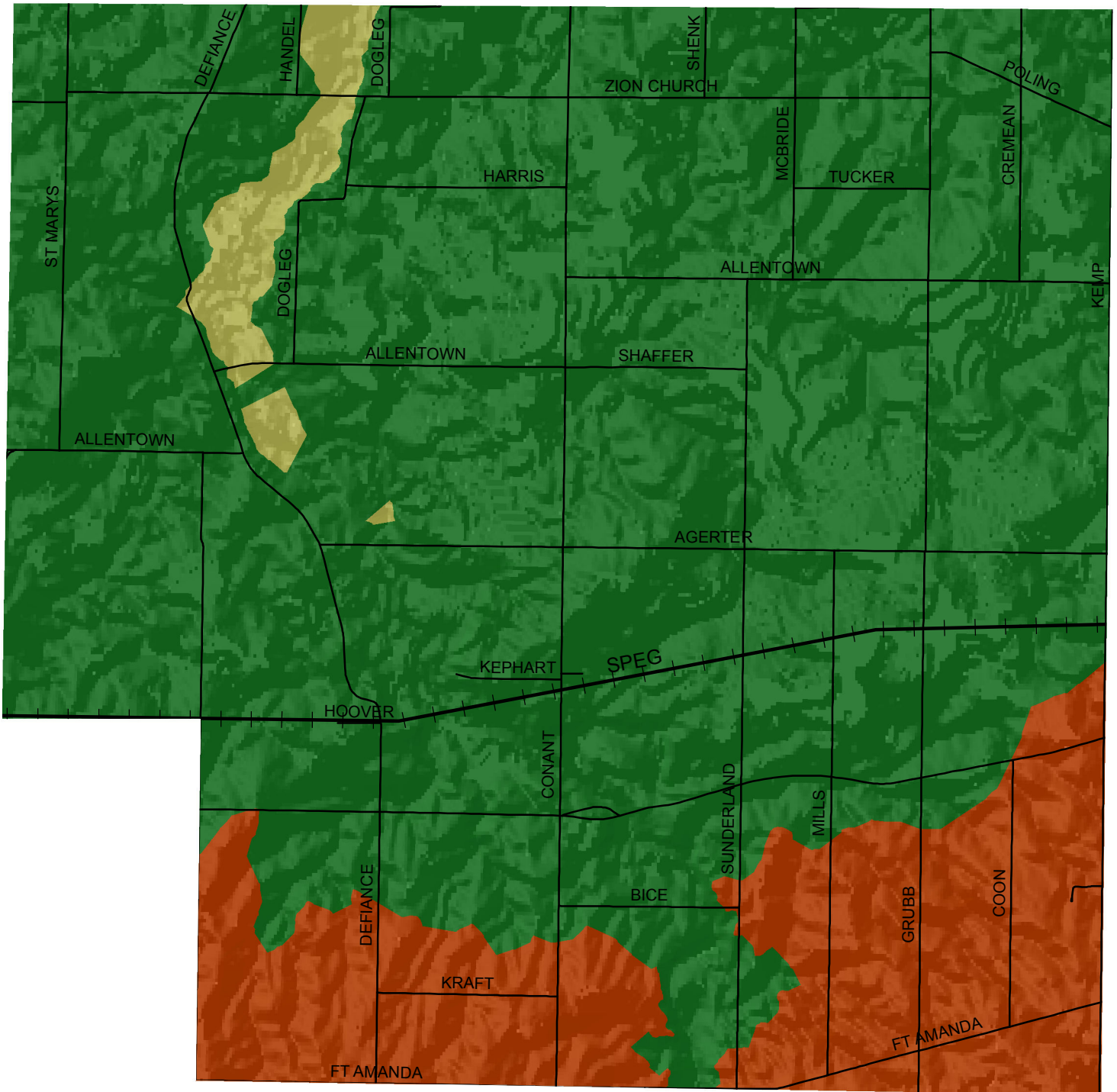
2.2.3 Floodplains & Wetlands

The relatively flat topography and riverine system of Amanda Township coupled with the local climate and moderate precipitation result in localized flooding and seasonal ponding. Given the community's relative position with respect to other West Central Ohio counties in the Maumee River watershed the community occasionally experiences severe flooding.

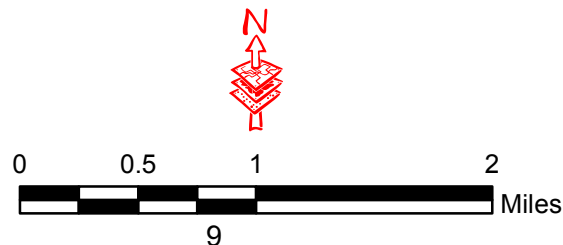
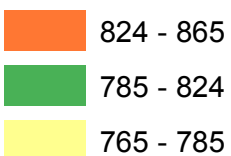
Amanda Township hosts 1,544 acres of high hazard flood areas.

Floodplains are those high hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1 percent chance per annum of

MAP 2-2 AMANDA TOWNSHIP: TOPOGRAPHY

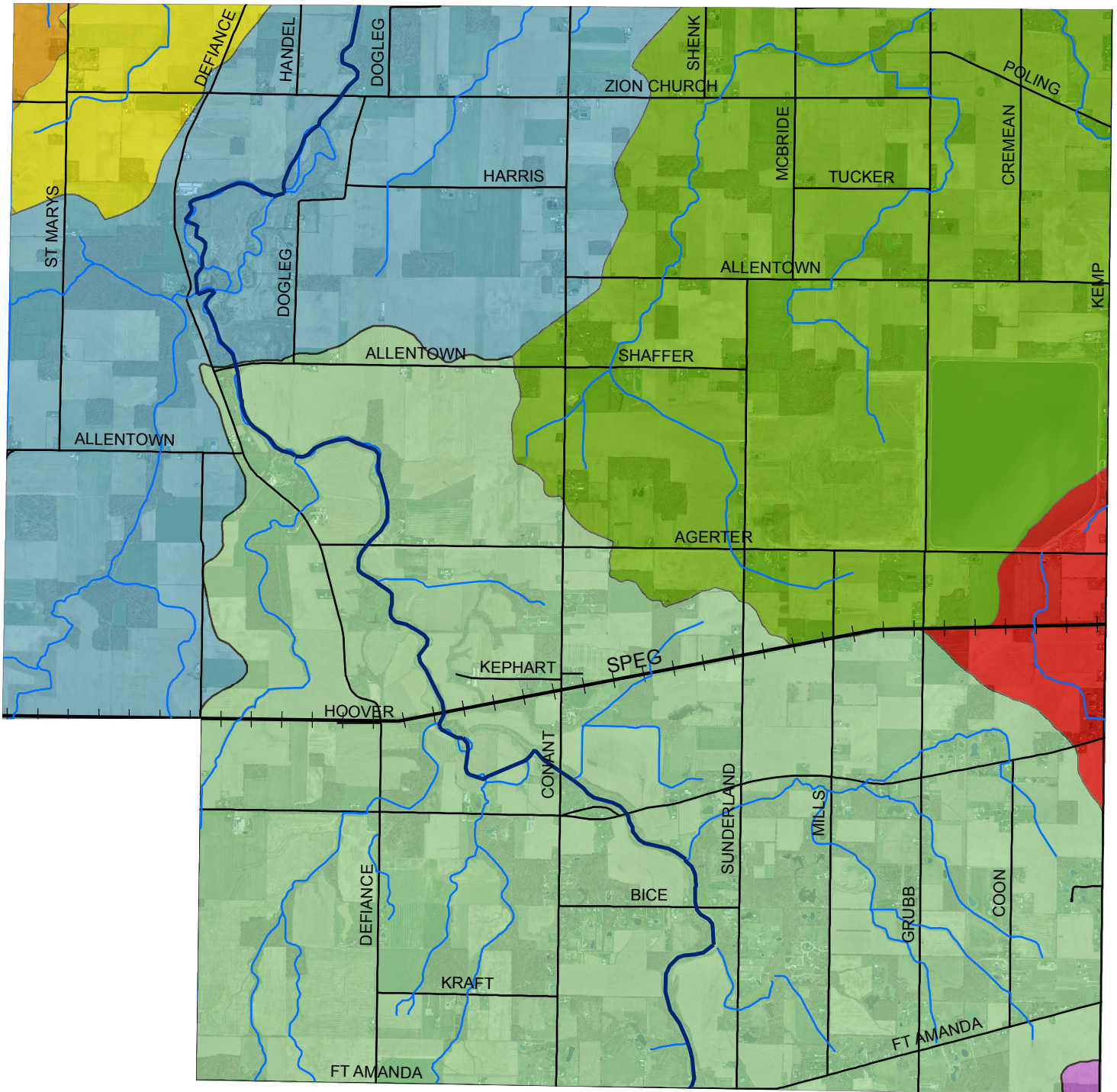


Elevation in Feet



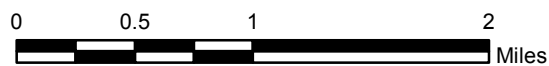
December 2011

MAP 2-3 AMANDA TOWNSHIP: WATERSHEDS



Watersheds

- Auglaize River below Two Mile Cr. to near Spencerville
- Auglaize River from near Spencerville to above Jennings Cr.
- Jennings Creek below Jennings Prairie Ditch to above W. Jennings Cr.
- Jennings Creek below W. Jennings Cr. to Auglaize R.
- Ottawa River below L. Ottawa R. to above Dug Run
- Honey Run
- Two Mile Creek
- Auglaize River
- Waterways



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flooding. FEMA has identified 14,379 acres of high hazard flood areas in Allen County, of which 1,544.25 acres or 10.74 percent is in Amanda Township. Primary locations of floodplain in Amanda Township are found along the Auglaize River. The FEMA Flood Insurance Rate Maps (1989) are predicated on detailed reports compiled by the United States Army Corps of Engineer (1967) and the United States Department of Agriculture's Soil Conservation Service (1979). Map 2-4 details the parameters of the floodplains by their respective waterway.

Wetlands are lands that are flooded or saturated at or near the ground surface for varying periods of time during the year. Wetland delineations are predicated upon the United States Department of the Interior (USDI) and the National Wetlands Inventory. The mapped results of the USDI Wetlands Inventory (1994) are based upon survey work conducted by the United States Fish & Wildlife Service (FWS) using remote sensing and information obtained from United States Geological Survey (USGS) quadrangle maps. The FWS consider wetlands as lands transitional between terrestrial and aquatic systems where either (a) hydrophytes exist, (b) hydric soils are located, and/or (c) non-soil substrate is saturated or covered with water at some time during the growing season. Data made available by USDI reveals some 220 potential wetland locations consisting of 902 acres in Amanda Township. Map 2-5 identifies wetlands documented by the USDI with FEMA identified floodplains.

2.3 Mineral Resources

The mineral resources of Amanda Township are limited to bedrock, sand and gravel. Most of these resources are of minor importance because of the relatively thin deposits of any high-quality materials for wide commercial use. Dolostone is the major component of bedrock in Allen County, although limestone is also present.

Dolomite and limestone have been mined from several locations in Amanda Township.

Dolomite and limestone have been mined from several locations in Amanda Township. There is one active mine currently identified in Amanda Township by the Ohio Department of Natural Resources (ODNR). Most of the quarried stone is used for agricultural and/or industrial uses or for use in the transportation industry. Map 2-5 identifies the general location of dolomite and aggregate resources in Amanda Township.

2.4 Soils

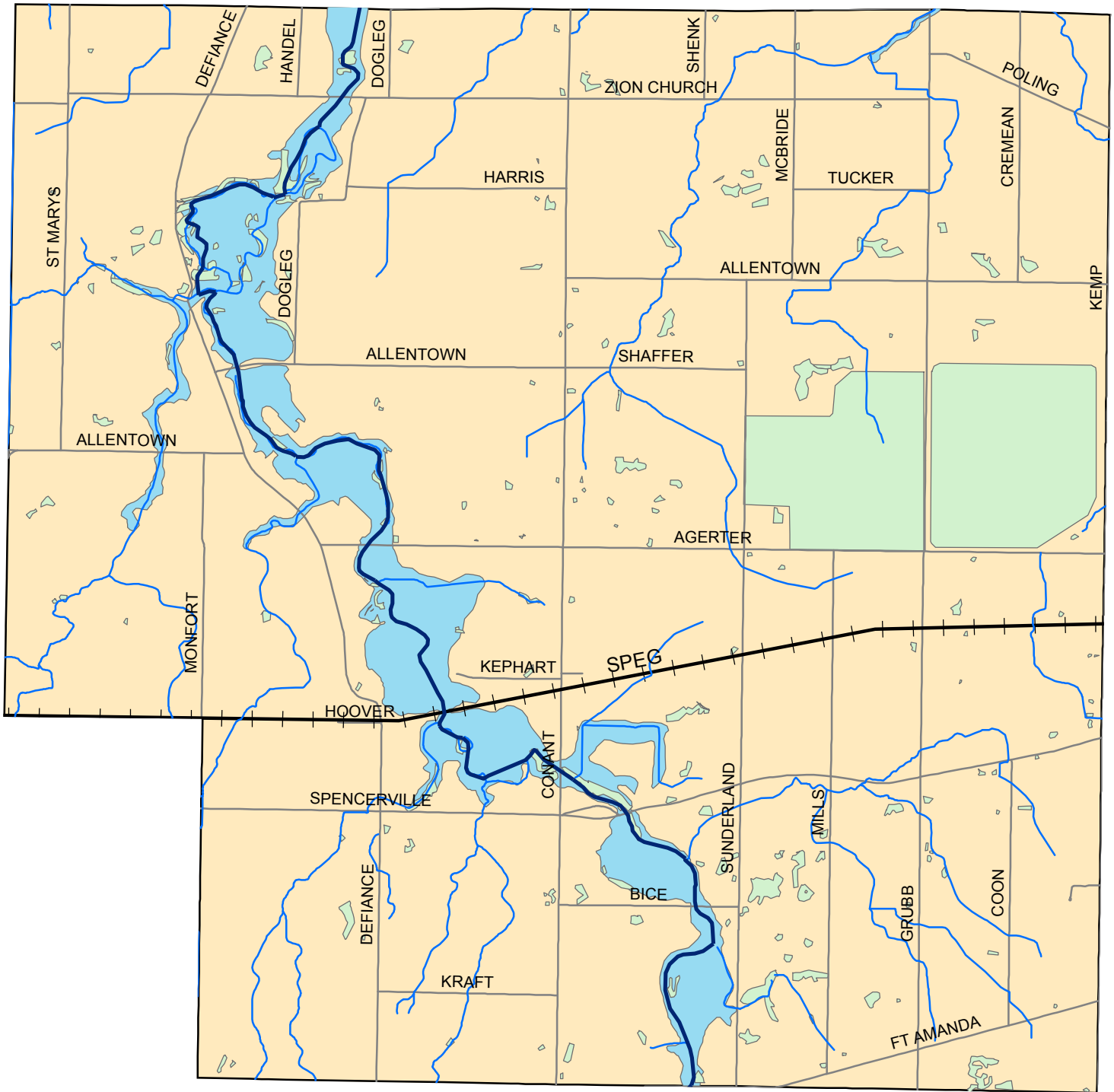
The ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation are a few of the reasons that soils are a significant factor to consider in land use planning. The purpose of considering soil type is to encourage development in areas where soil types are well suited for development, while discouraging development in areas recognized for poor drainage or their high agricultural productivity. There are 3 major soil series prevalent in Amanda Township including Blount, Pewamo, and Morley. The major soil groups reflect 89.5 percent of all soils. Map 2-6 identifies the various soils by type.

2.4.1 Blount Series

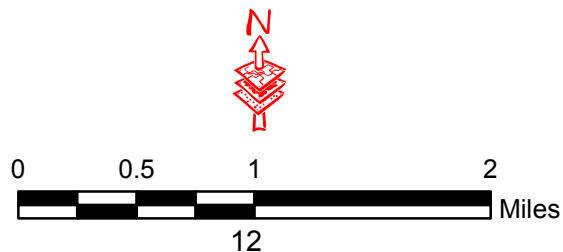
The predominant group found is the Blount Series, which makes up 50 percent of all soils found in Amanda Township. This classification, consisting of 5 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and its major uses are found in cropland, pasture and woodlands.

MAP 2-4

AMANDA TOWNSHIP: FLOODPLAINS/WETLANDS

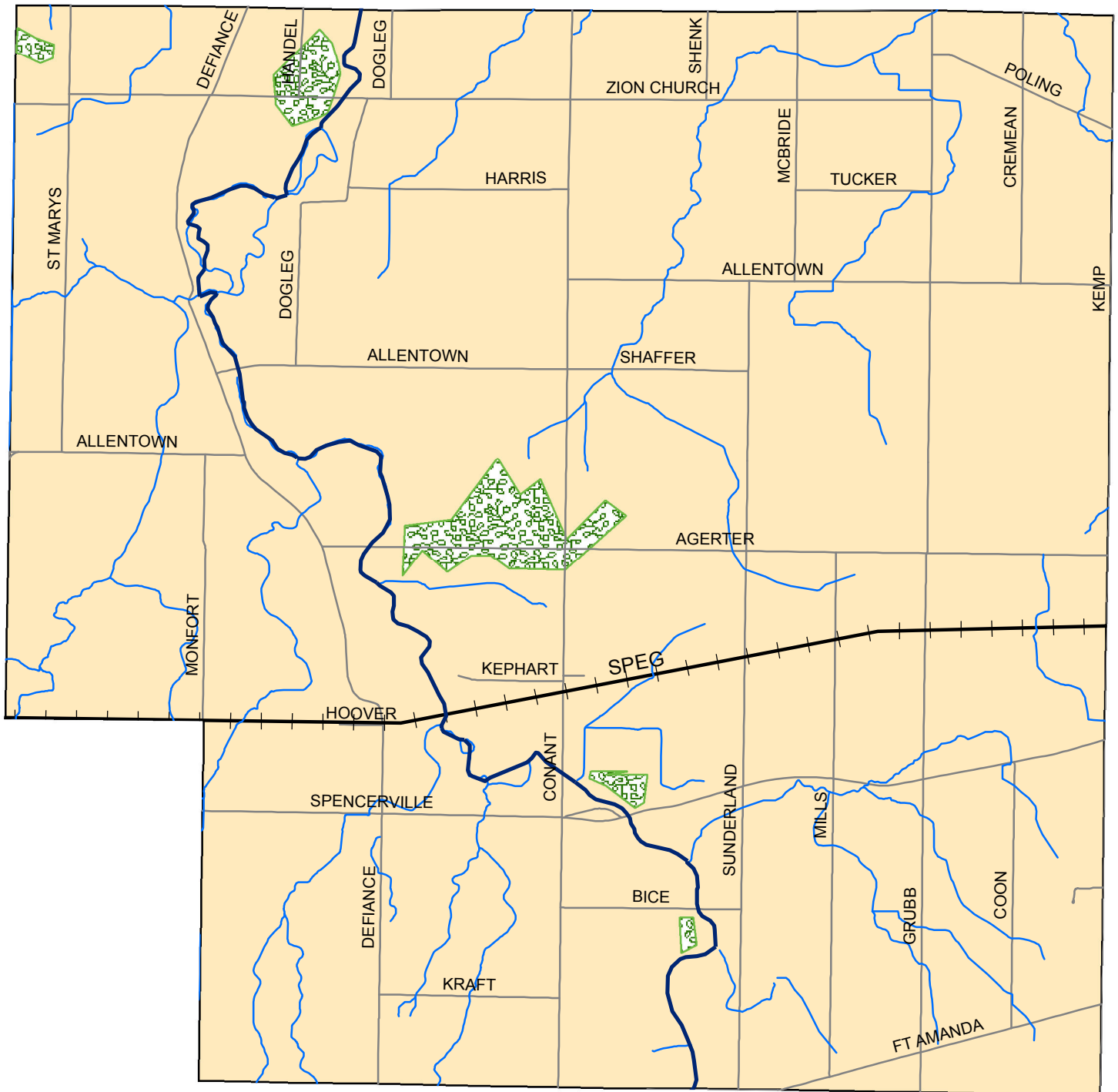


Floodplain



December 2011

MAP 2-5 AMANDA TOWNSHIP: DOLOMITE & AGGREGATE RESOURCES

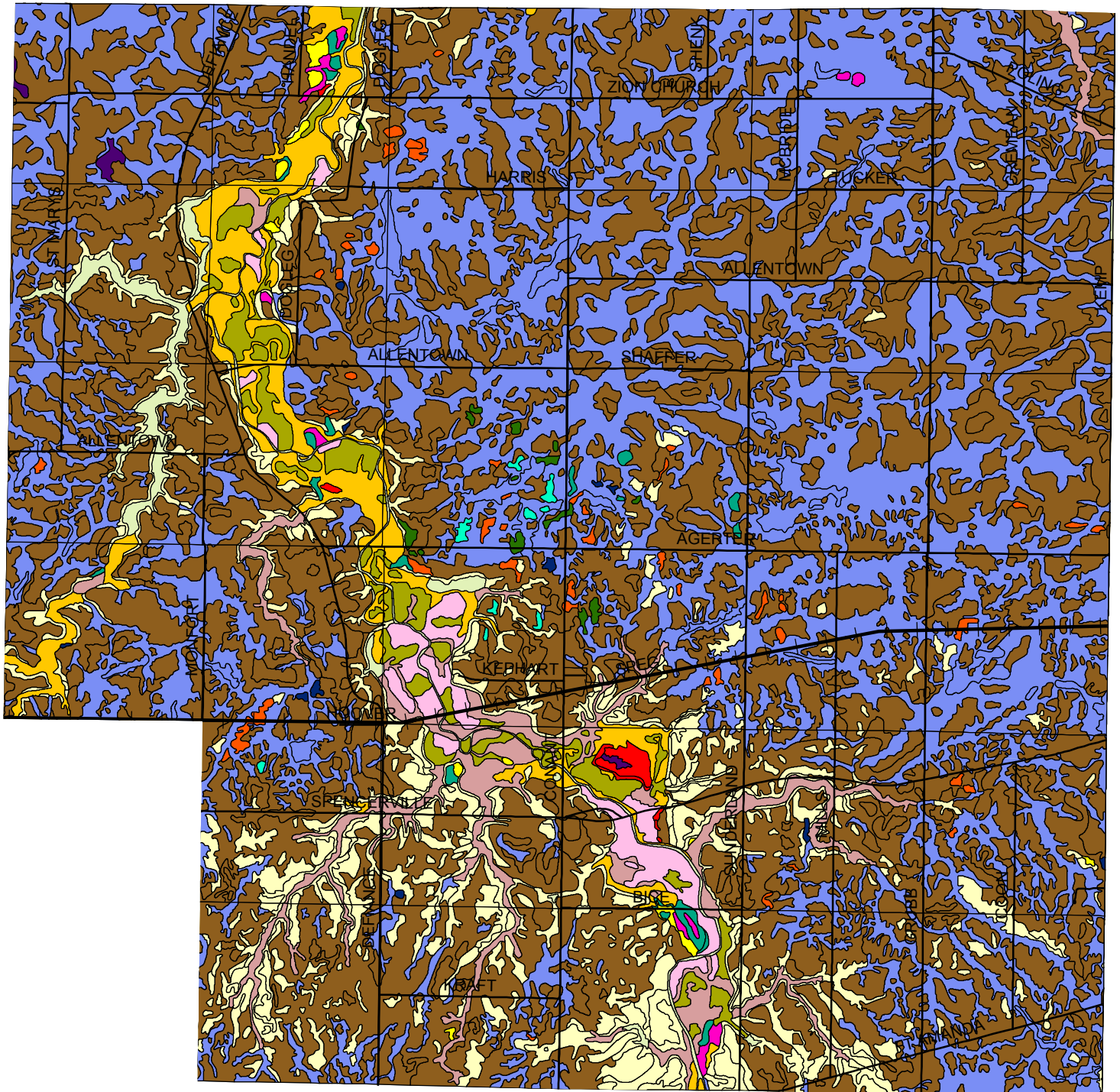


Amanda Dolomite

0 0.5 1 2
Miles



MAP 2-6 AMANDA TOWNSHIP: SOIL TYPES



Soil Types

Blout Series	Genesee Series	Sloan Series	Digby Series
Pewano Series	Haney Series	Rawson Series	Millgrove Series
Morley Series	Haskins Series	Rimer Series	Montgomery Series
Eel Series	Shoals Series	Seward Series	Belmore Series



0 0.3 0.6 1.2
Miles



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Its depth class runs about 38 inches deep and topography can be seen as flats, gentle rises, and knolls. Slope normally runs anywhere from 0 to 2 degrees. Management concerns with this soil stem from its poor drainage and can result in erosion, compaction, and ponding.

2.4.2 Pewamo Series

The second most common classification found is the Pewamo Series, which makes up 31 percent of the soil in Amanda Township. This classification, consisting of 3 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and its major uses are found in cropland, pasture, and woodlands. Its depth class runs about 66 inches deep and topography can be seen as level to gently rolling, along with depressions and drainage-ways. Slope runs 0 to 1 degree. Management concerns with this soil stem from its poor drainage, and can result in erosion, compaction and ponding.

2.4.3 Morley Series

The third largest classification is the Morley Series, which makes up 8.5 percent of the soils found in Amanda Township. This classification, consisting of 9 minor subdivisions, and is moderately well drained. These soils are used mainly for cultivation crops; however, to obtain maximum yields. Slope runs 2 to 6 percent and in some extreme conditions, slopes could range 12 to 35 percent. Management concerns with this soil is the lack of minerals and erosion.

2.4.4 Hydric Soils

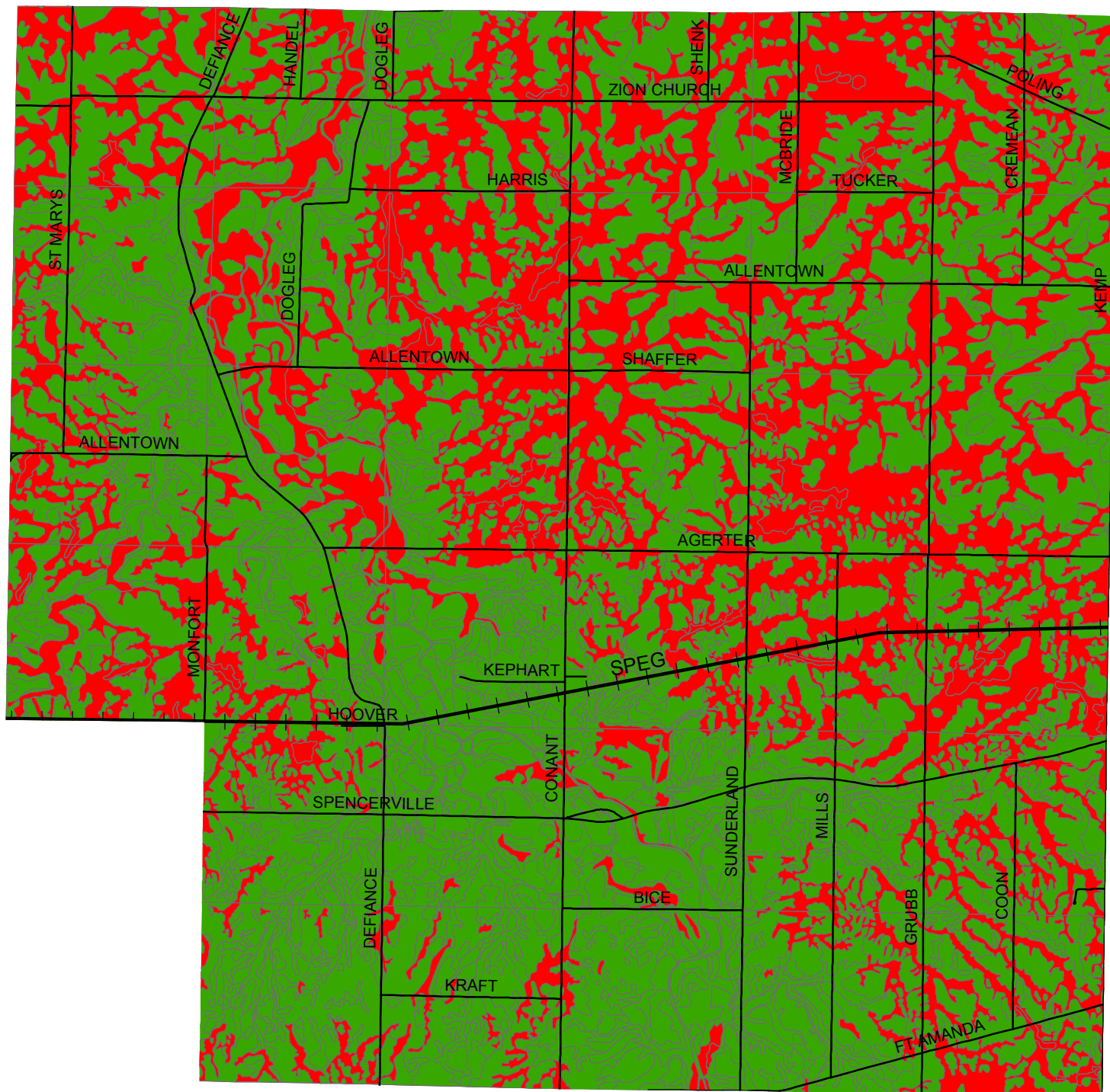
Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), 4 soil types were classified as hydric soils. Hydric soils are soils that formed under conditions of saturation, flooding or ponding. Such soils tend to support the growth and regeneration of vegetation that depends on continued high water saturation. Some hydric soil types encounter periods when they are not saturated and depend on the existing water table, flooding, and ponding for survival. The presence of hydric soils is an indicator of wetlands and floodplain areas. However, hydric soil criteria must also meet Environmental Protection Agency (EPA) criteria in order for it to be classified as a wetland.



Hydric soils have a number of agricultural and nonagricultural limitations. Such limitations can be minimized with sound policy decisions predicated upon local land-use planning, conservation planning, and assessment of potential wildlife habitats. Data suggests that there are 7,453.75 acres of hydric soils in Amanda Township or 33.8 percent of all acreage. Hydric soils are presented in Map 2-7.

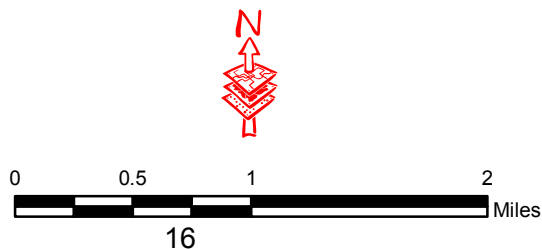
2.4.5 Prime Farmland

The USDA has defined prime agricultural land as the land best suited for the production of food, feed, forage, fiber, and oilseed crops. Prime farmland is defined as areas of land that possess the ideal combination of physical and chemical properties necessary for crop production. Prime farmland is predicated upon soils that have permeability of both air and water but retain adequate moisture-holding capacity. Prime soils are those that are not prone to flooding or are protected from flooding. Such soils have natural fertility and an acceptable level of alkalinity or acidity. Prime soils have limited relief, typically slopes of 0 to 6 percent. Prime farmland produces the highest yields

MAP 2-7 AMANDA TOWNSHIP: HYDRIC SOILS



 Hydric Soils
 Non - Hydric Soils



December 2011

with the minimal inputs of energy and economic resources; and, farming prime farmland results in the least damage to the environment.

Classifying the soil by crop productivity capabilities and site limitations, when looking at all 22,025 acres, Amanda Township has 1,784.60 acres of non-prime soil. The remaining 20,231 acres or 92 percent of land in Amanda Township is classified as prime soils. Map 2-8 depicts those soils identified as prime and non-prime in Amanda Township.

2.5 Land Use Patterns

The use of land is dependent upon, or the result of, particular attributes including its size, shape and relative location. The use of land is affected by a parcel's access or proximity to utilities, roadways, waterways, services and markets. Environmental attributes and constraints, such as the presence of minerals, topography, scenic attributes, flooding, poor soils, etc., can also influence the use of land.

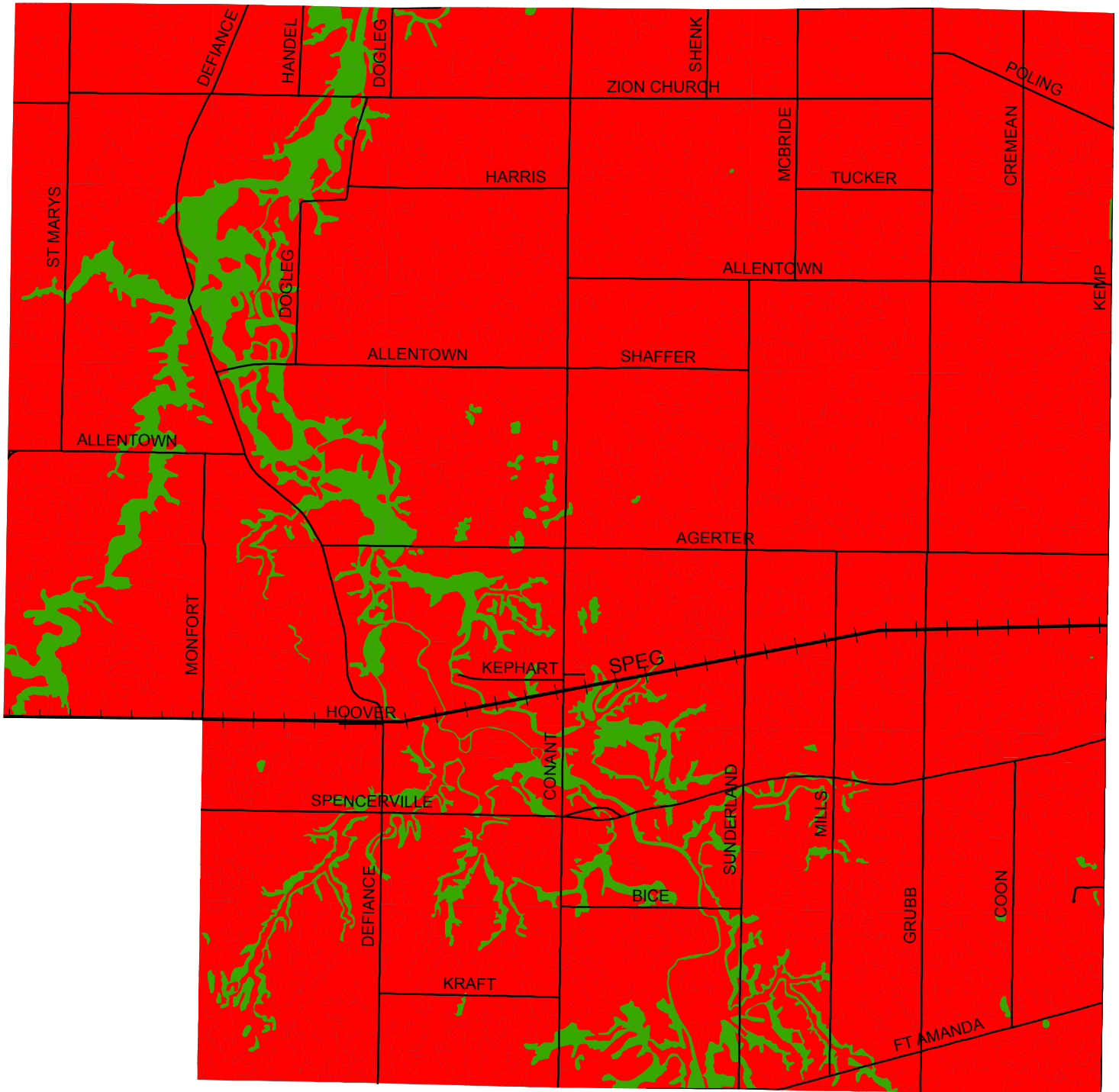
An analysis of the manner and extent to which land is used or employed over a period of time results in distinct patterns of use. General classifications of economic uses typically reflect agricultural, commercial, industrial, residential, recreational, utility/transportation, and public/quasi public land use patterns. Table 2-1 identifies the extent of general land use activities in 2011 by type and acreage. Map 2-9 identifies the general patterns of land use in Amanda Township.

Table 2-1 indicates that the majority of land in Amanda Township reflects agricultural (76.5%), and residential (13.5%) land uses. Agricultural activity was the prime consumer of property in Amanda Township in 2011.

TABLE 2-1 AMANDA TOWNSHIP LAND USE BY TYPE, ACRES & PARCELS					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Amanda Township	22,025.6	100.0	1,230	100.0	17.8
Agricultural Uses	16,857.0	76.5	344	28.0	49.0
Commercial Uses	74.3	0.3	8	0.7	9.3
Industrial Uses	0.0	0.0	0	0.0	0.0
Residential Uses	2,967.3	13.5	836	68.0	3.5
Public/Quasi-Public Uses	70.5	0.3	18	1.5	3.9
Recreational Uses	1,831.2	8.3	15	1.2	122.1
Railroad	75.2	0.3	9	0.7	8.4
Note: Land use, acreage and parcel data is reflective of 2011 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.					

Over the last 30 years, land use conversion in Amanda Township has largely been confined to low-density residential development occurring along existing rural roadways. A recent analysis of land use change in Amanda Township was conducted over the 2006 through 2011 period. Table 2-2 reveals that over the 5-year period residential uses consumed an additional 23.5 acres of land while commercial uses lost 7.2 acres. The total acreage dedicated to industrial uses did not change. The loss of farmland resulting from the various land use conversions; 741.9 acres of agricultural land was consumed over the 5-year period.

MAP 2-8 AMANDA TOWNSHIP: PRIME SOILS



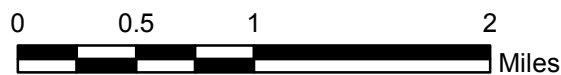
STATUS



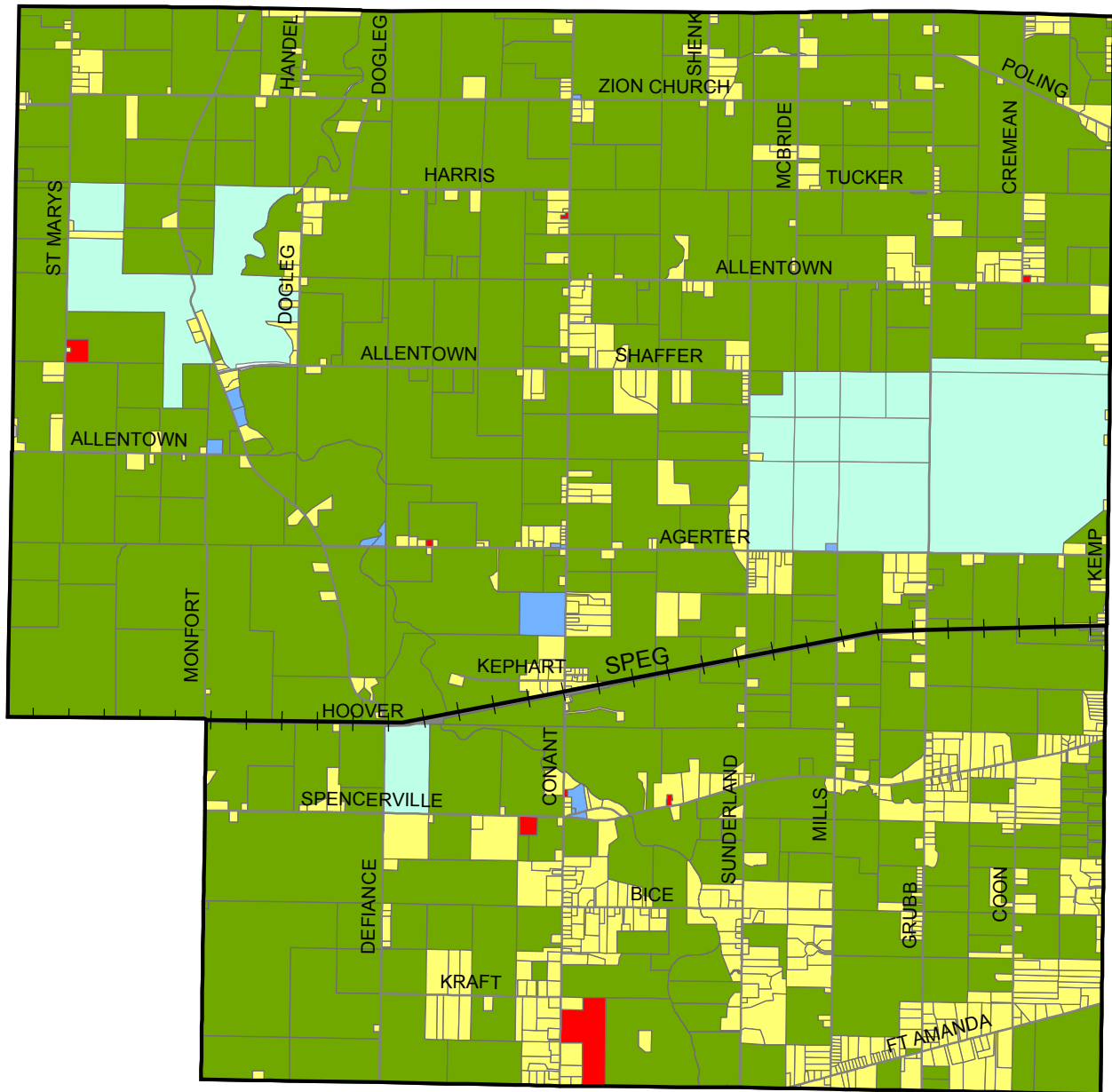
Prime



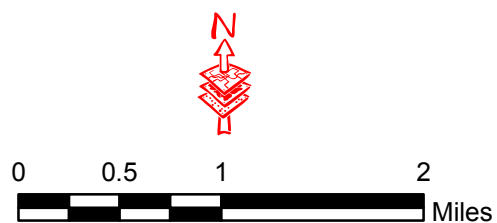
Non-Prime



MAP 2-9 AMANDA TOWNSHIP: GENERALIZED LAND USE



Land Use



January 2012

TABLE 2-2 AMANDA TOWNSHIP LAND USE CHANGE 2006-2011			
Year	Land Use by Type in Acreage		
	Residential	Commercial	Agricultural
2006	2,943.80	81.5	17,598.9
2011	2,967.3	74.3	16,857.0
Net Gain/Loss	23.5	-7.2	-741.9

2.5.1 Parks & Recreation

At the present time, public recreational opportunities within Amanda Township are served by the Johnny Appleseed Metropolitan Park District and the City of Lima upland reservoir system. The Metropolitan Park District manages the Agerter Road River Access and Kendrick Woods in Amanda Township. Collectively the sites offer a wide range of activities and entail some 475.9 acres. The existing Bressler Reservoir located off of Kemp Road will soon be joined by the Williams Reservoir; combined both sites offer some 1,280+ acres of water-based recreation in the Township. The Wapak Bow Hunters Club offers members archery/hunting privileges on 79.4 acres.

2.5.2 Agricultural Land Use

In 2011, 16,857 acres of Amanda Township was identified as in agricultural use by the Allen County Auditor's Office, totaling 76.5 percent of all land use. When compared to data from 2006, data suggests a loss of 741.9 acres in 5 years. This is clearly depicted on Map 2-10. What is of concern is the conflict in land use between large lot residential sprawl and the existing farm industry, and the long term impact this conversion has on the efficiency of agricultural operations.

2.5.3 Residential Land Use

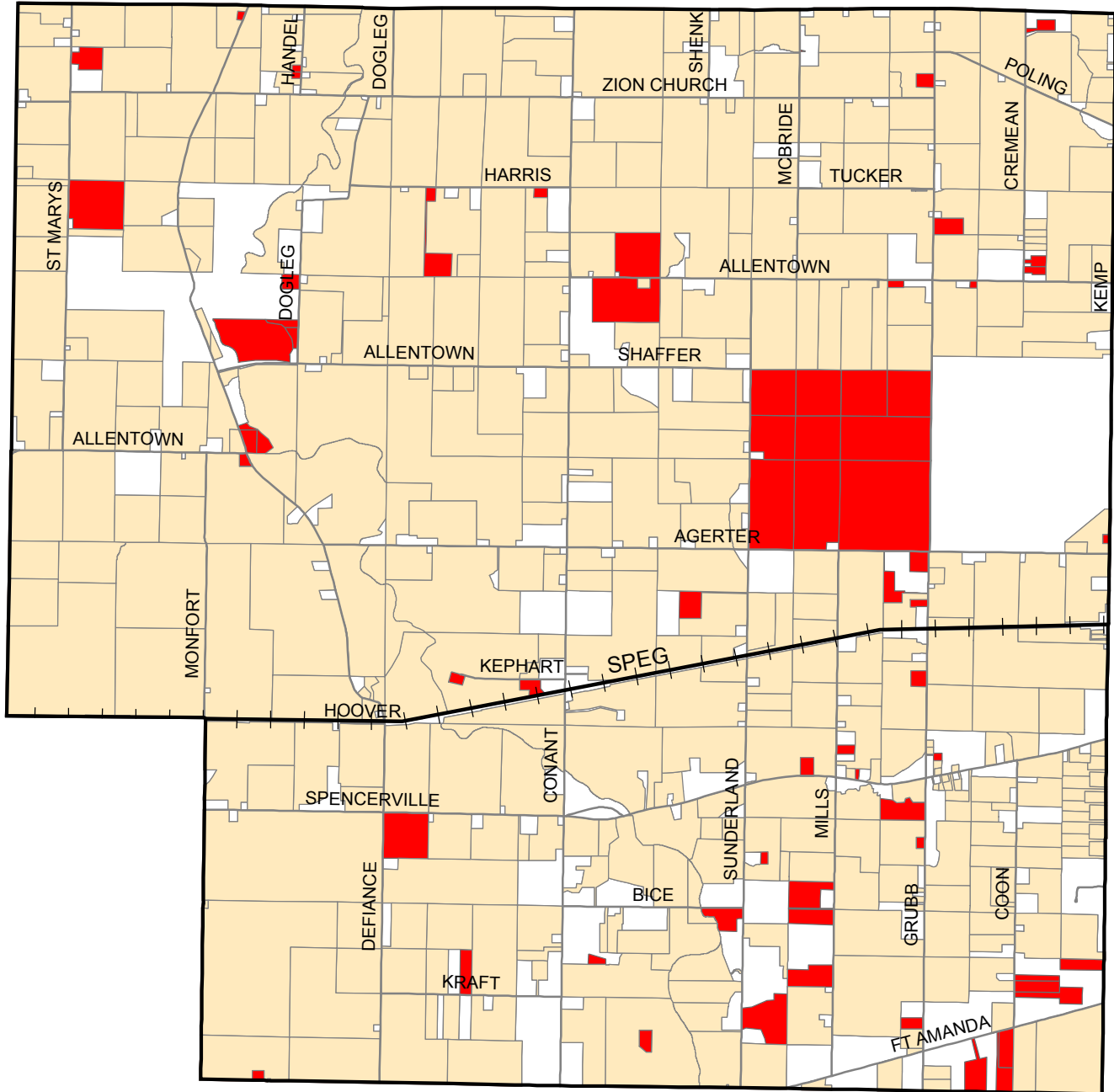
Currently, 2,967.3 acres of land in Amanda Township are consumed in residential use. This equates to 13.5 percent of all available land. The primary form of residential growth in Amanda Township has been through haphazard roadside development.

2.6 Summary

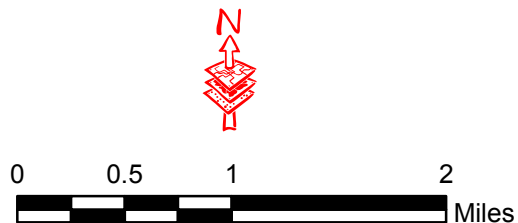
Amanda Township has some of the richest soils in Allen County. The unique natural features of the community contribute to a wide variety of economic activities including agriculture, services and some manufacturing. The rural beauty of the Township contributes to a rich quality of life, and needs to be protected. Future plans must recognize the implications of unplanned residential growth and the subsequent infrastructure demands, along with the inevitable conflict with the farming industry.

MAP 2-10

AMANDA TOWNSHIP: LOST CAUV 2006-2011



Land in CAUV



January 2012

SECTION III POPULATION CHARACTERISTICS

A thorough analysis of the Amanda Township population requires the use of demographic constructs. Demographic characteristics include gender, household size, age, race/ethnicity, educational attainment, income and employment. Assessing a community's population and its respective demographic measures is important to understanding the demand for, and consumption of infrastructure products including land, roads and housing as well as public services such as education, police, fire and emergency response services. Such an understanding is also necessary to broaden the community's economic base and support the local labor force. Moreover, population data and demographic characteristics provide good indicators of future population growth/decline and allow community's to better assess policy decisions/development and the wise expenditures of public funds. This section attempts to highlight specific characteristics of the community's population and provide broad generalizations that will further strengthen the strategic planning process.

3.1 Population & Population Change

Historically populations change rather slowly over time when left to their own accord. Today, however, based on various competing and intervening factors, populations can now change with relative speed and catch a community off guard and unprepared. In today's economic climate and social conditions, populations are much more fluid. In order to address the community's economic well being, a better understanding of the local population was undertaken. In the context of this report the term population refers to the number of inhabitants in a given place at the time of the 2010 Census tabulation. Herein, population data reflects the residents of Amanda Township with comparisons to national, state and local populations provided.

From a historical perspective, Amanda Township has experienced a 70.2 percent increase in population over the 1960-2010 period.

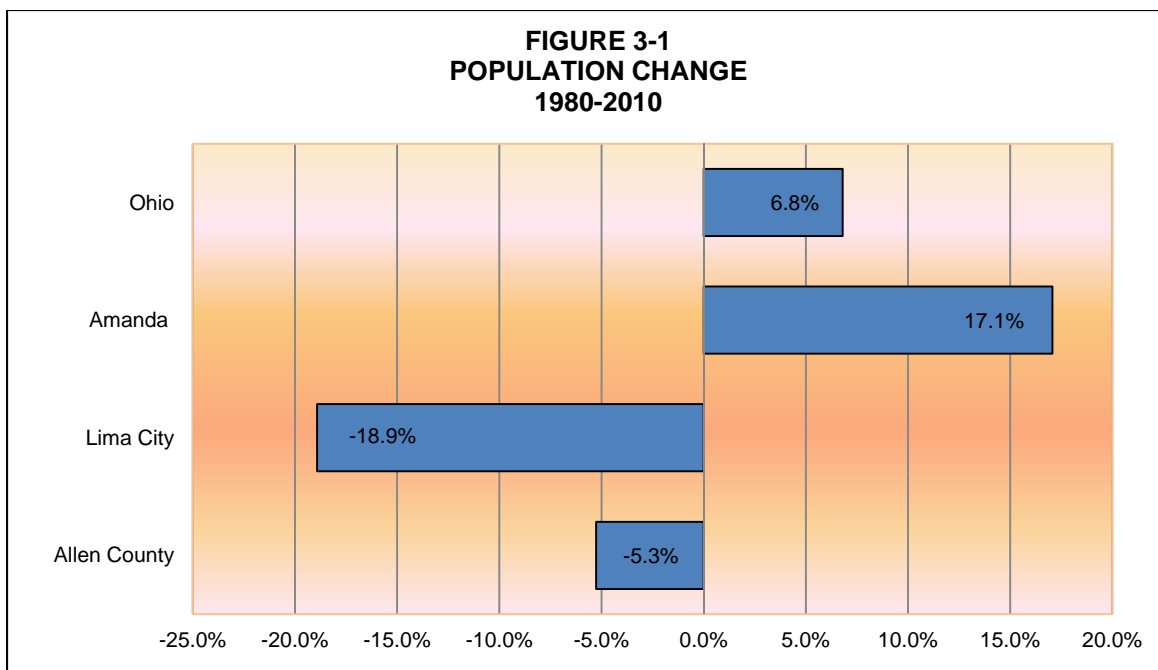
Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth while others have experienced overall growth in cyclical spurts since 1960. Table 3-1 identifies each of the various political subdivisions by population and the decennial Census period.

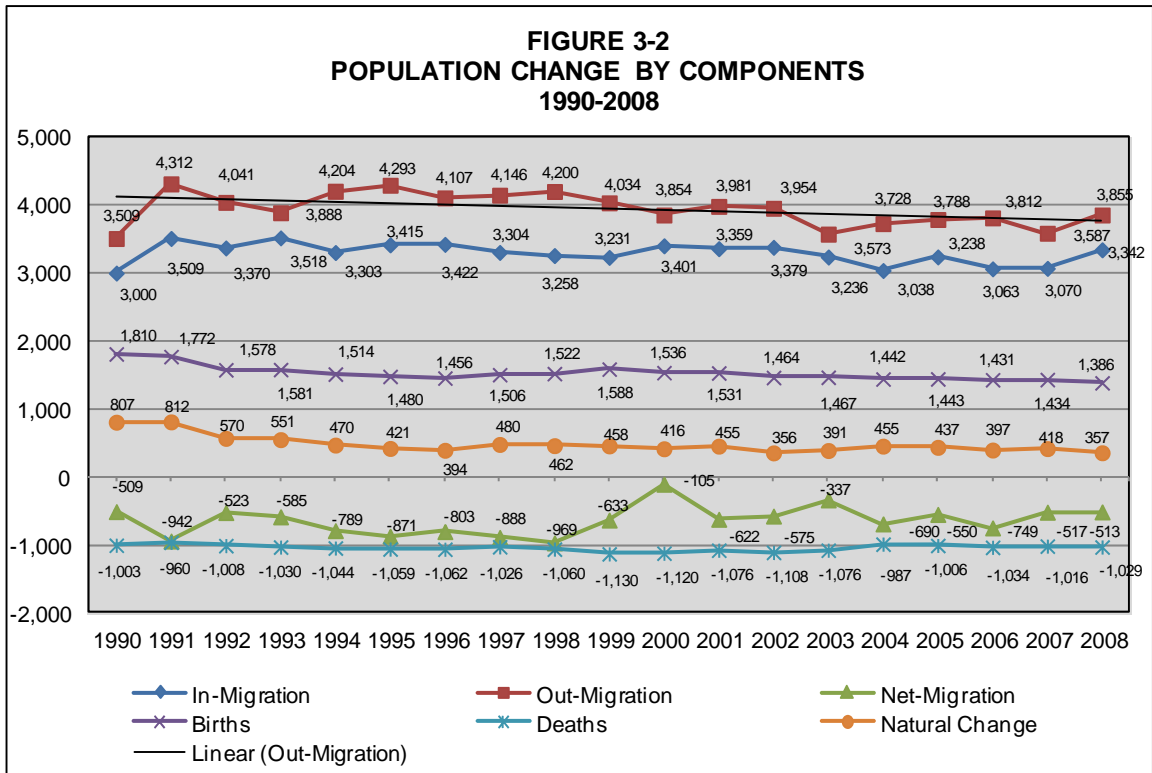
According to the United States Bureau of the Census, the population of Amanda Township in 2010 was 2,071 persons. Figure 3-1 reveals that the Township has experienced an overall population increase of 17.1 percent when examining the period between 1980 and 2010. Based on data between the 2000 and 2010 Census periods, the population of Amanda Township increased 8.26 percent while Allen County experienced a 1.97 percent decline. For comparison, the State of Ohio grew by 1.62 percent over the same period.

Population change is the net result of the relationship between the number of births and the number of deaths in a population and the gross migration rate within the community. Data regarding the migration of residents and birth/death rate are not available at the Township level. However, for illustrative purposes, Figure 3-2 presents the various components of population change by year between 1990 and 2008 for Allen County. County data over the period reveals that the loss of 4,587 residents, a loss of 4.2 percent of the 1990 population, stemmed primarily from out-migration. Data of this type

is not available at the township level. However, taking measures that will prevent population loss is critical to long term stability of the Township.

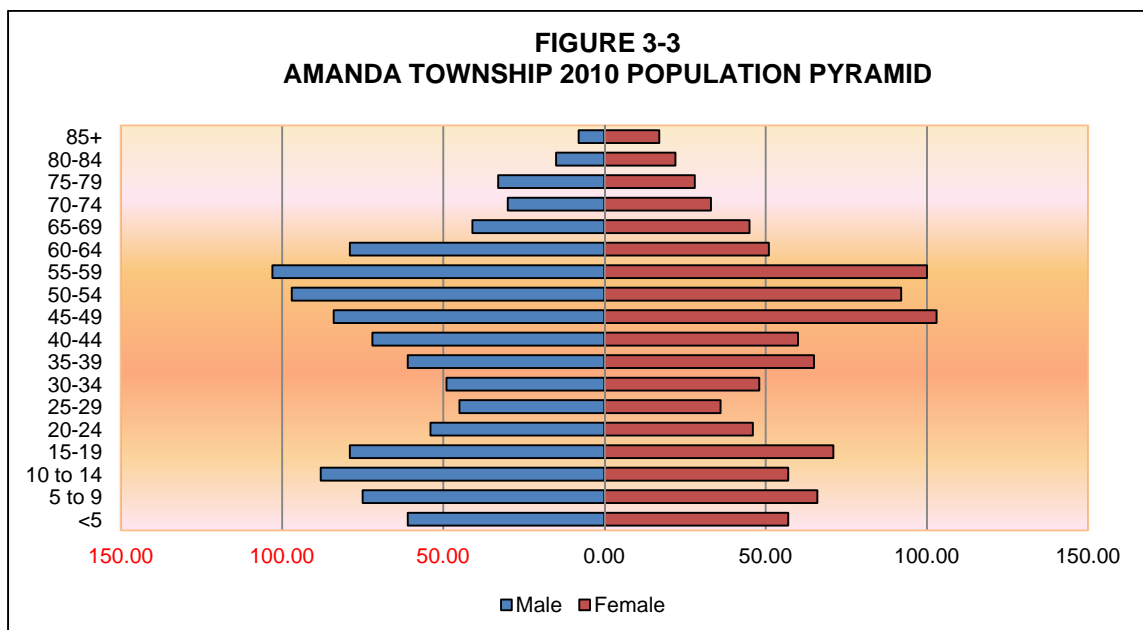
TABLE 3-1 POPULATION 1960-2010							
Political Subdivision	1960	1970	1980	1990	2000	2010	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Village of Beaverdam	514	525	492	467	356	382	-25.7
Village of Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Village of Cairo	566	587	596	473	499	524	-7.4
City of Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Village of Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Village of Fort Shawnee*	N/A	3,436	4,541	4,128	3,855	3,726	8.4
Village of Harrod	563	533	506	537	491	417	-25.9
Village of Lafayette	476	486	488	449	304	445	-6.5
City of Lima	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Village of Spencerville	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township	9,658	6,298	7,803	8,005	8,365	8,707	-9.8
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0
*Population change 1970-2010							



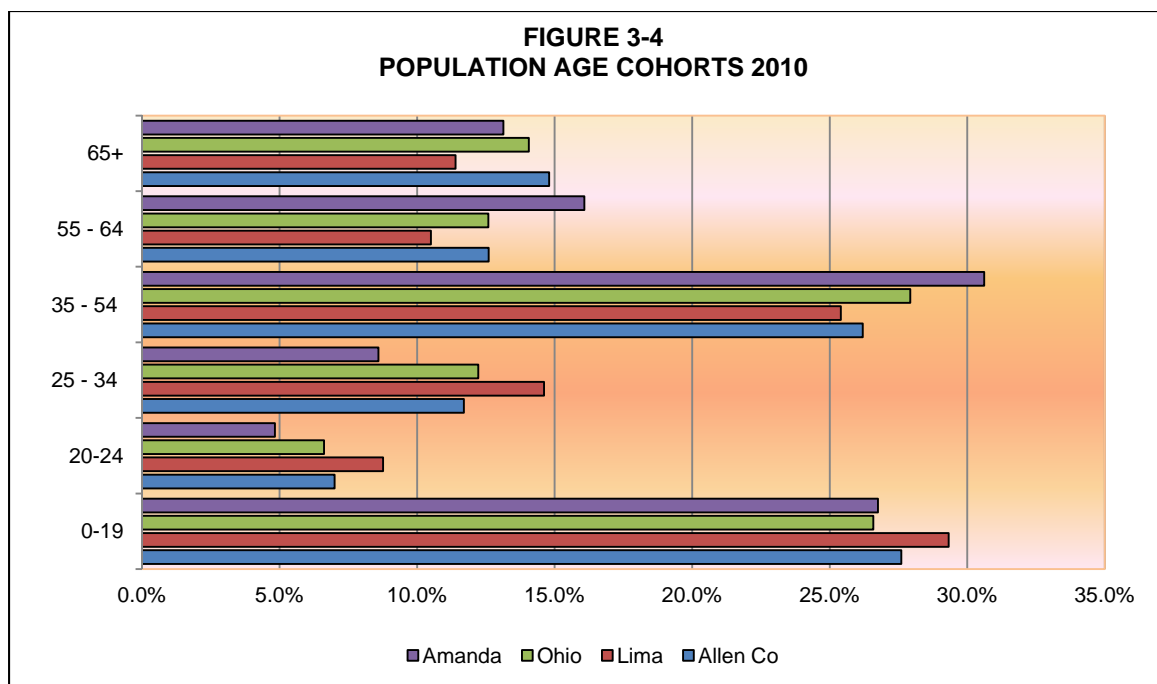


3.2 Age & Gender

Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population groupings and are important to identify specific needs or the degree to which specific services will be required by that particular population segment. The construction of a population pyramid, as seen in Figure 3-3, furthers an analysis of age by age cohorts and gender differences. Such a construct not only provides valuable insights as to fertility and morbidity issues but also provides data on workforce availability by age and gender.



The Township's overall demographics generally reflect state, county and village statistics. However, there is a large discrepancy between the percentage of persons in the 20-34 age groups living in Amanda Township and the 45-64 age groups (13.4% vs. 34%). This could be indicative of a high out migration of college bound and/or college-educated adults. The 2010 age distribution for Amanda Township, Lima, Allen County and the State of Ohio are presented in Figure 3-4.



Consistent with national trends, the Township's population is aging. The median age of the population is 43.1 years. That compares with a median of 38.3 and 38.8 years with Allen County and the State of Ohio respectively, and 32.9 years for Lima. Current age data reveals that just under one-fifth (19.5%) of the Township's population is below the age of 14 and another 13.1 percent are past the age of retirement. Data suggests that simply due to age of the population one-third (32.6%) of the population is not able to fully contribute to the economic growth and earning power of the community. Data shows that an additional 16.1 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.

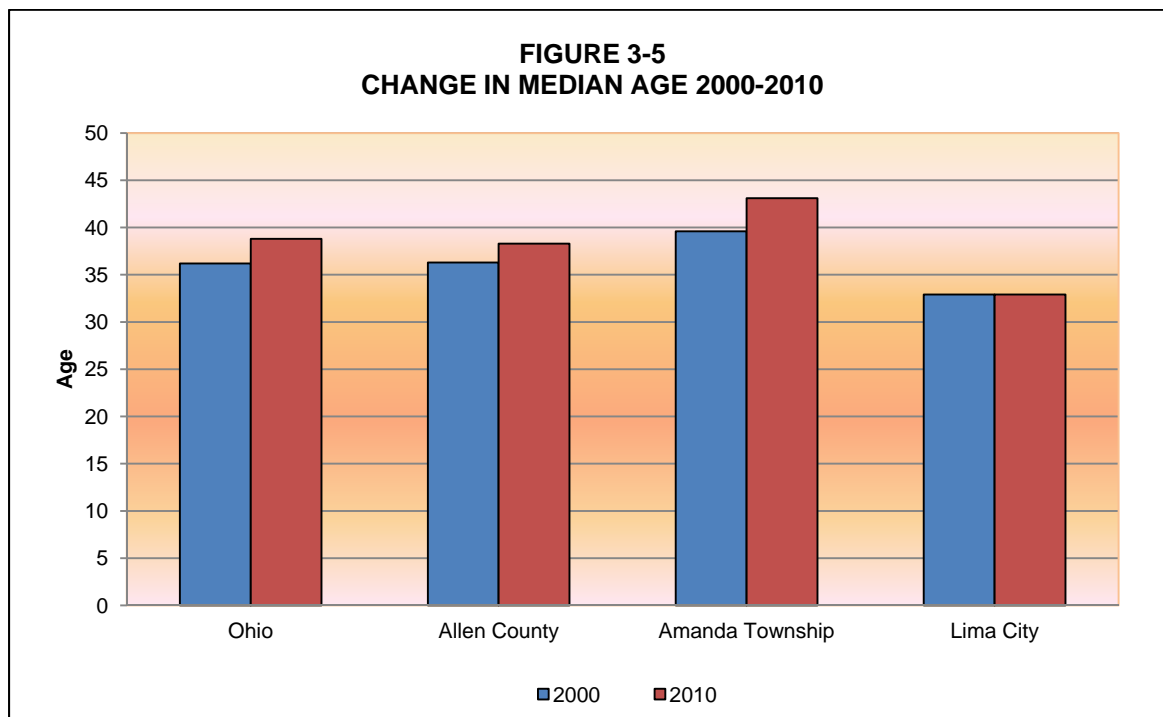
One- third of the population is not able to fully contribute to the economic growth and earning power of the community.

The statistics in Table 3-2 indicate that the age groups within Amanda Township are not split evenly above and below age 35 (40.2%, 59.8%), similar to other area political subdivisions. This fact helps explain household income levels and the notion that Amanda residents are an upwardly mobile population. The 0-19 population cohorts are lower than those of Allen County but higher than the State of Ohio, the Township's 20-34 age cohorts are significantly lower than the 35-54 cohorts, pointing to a significant out-migration of young adults after high school. A number of factors could explain this emigration including lack of employment opportunity, college brain drain and/or the availability/cost of housing.

The Township's 20-34 age cohorts are significantly lower, pointing to a significant out-migration of young adults after high school. A number of factors could explain this emigration including: lack of employment opportunity, college brain drain or the cost of housing.

In addition, the median age of residents has increased between 2000 and 2010 at a higher rate in Amanda Township than Lima, the County and the State. The median age of residents in Amanda Township in 2010 was 43.1 (up from 39.6 in 2000) as illustrated in Figure 3-5. An examination of the community's population reveals an increasing senior population. Concerns center on the availability of a younger work force and the need for appropriate senior housing and services to accommodate pre-retirement and post-retirement households.

TABLE 3-2 AMANDA TOWNSHIP POPULATION BY AGE COHORTS & GENDER						
Cohort	Male	Percent	Female	Percent	Total	% Total
<5	61	5.7	57	5.7	118	5.7
5 to 9	75	7.0	66	6.6	141	6.8
10 to 14	88	8.2	57	5.7	145	7.0
15-19	79	7.4	71	7.1	150	7.2
20-24	54	5.0	46	4.6	100	4.8
25-29	45	4.2	36	3.6	81	3.9
30-34	49	4.6	48	4.8	97	4.7
35-39	61	5.7	65	6.5	126	6.1
40-44	72	6.7	60	6.0	132	6.4
45-49	84	7.8	103	10.3	187	9.0
50-54	97	9.0	92	9.2	189	9.1
55-59	103	9.6	100	10.0	203	9.8
60-64	79	7.4	51	5.1	130	6.3
65-69	41	3.8	45	4.5	86	4.2
70-74	30	2.8	33	3.3	63	3.0
75-79	33	3.1	28	2.8	61	2.9
80-84	15	1.4	22	2.2	37	1.8
85+	8	0.7	17	1.7	25	1.2
Total	1,074	100.0	997	100.0	2,071	100.0



3.3 Race/Ethnicity

Comparing the racial makeup of Amanda Township with respect to that of the County and State, results are varied. These listed races can be taken in combination with one or more of the specified categories of race. Table 3-3 identifies Amanda Township (98.1%) as having a significantly higher white percentage of the population, when compared to that of the County (83.8%). The African American and the Asian populations are significantly lower in Amanda Township when compared to the County (-11.5% and -0.5% respectfully). The Hispanic population residing in Amanda Township (0.8%) is significantly lower than both the County (2.4%) and State (3.1%).

TABLE 3-3 RACIAL BACKGROUND				
Race	Amanda	American	Allen	Ohio
White	98.1	87.2	83.8	82.7
Black or African American	0.4	8.9	11.9	12.2
American Indian/Alaska Native	0.0	0.2	0.2	0.2
Asian	0.2	0.9	0.7	1.7
Native Hawaiian	0.0	0.0	0.0	0.0
Hispanic or Latin Origin	0.8	2.3	2.4	3.1
Other	0.3	0.7	0.8	1.1

3.4 Households & Household Size

Households refer to any housing unit that is occupied; the total population divided by households establishes household size. Change in the total number of and the respective size of households is an important demographic measure. This measure is important since each household requires a dwelling unit, and in most cases the size of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc. Therefore, as households change in terms of number and/or character, housing consumption changes. If the number of households increases then the housing supply must reflect the growth. As the characteristics of the household change, new residency patterns are established. From a public policy perspective, it is important to balance the available housing supply with the housing demand, otherwise unmet needs result in out migration, excess housing costs, vacancy and unmet demands for public service.

Between 2000 and 2010 the number of households in Amanda Township increased nearly 11.0 percent.

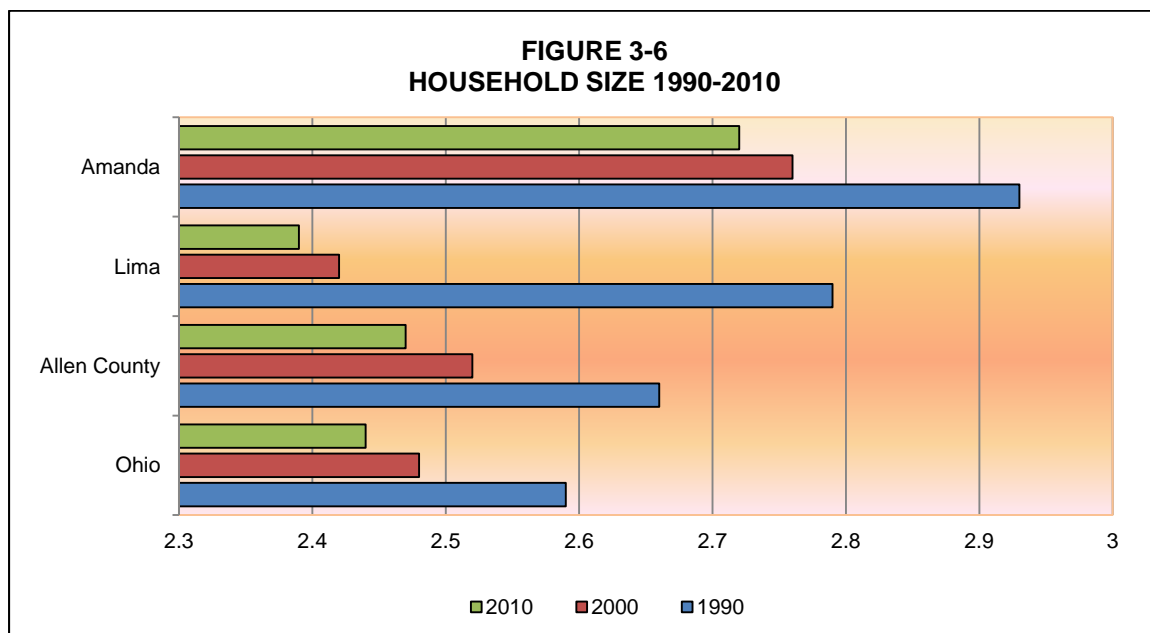
Census data reveals the total number of households and the rate of change in the total households between 2000 and 2010. Table 3-4 indicates the total number of Amanda Township households in 2010 was 759, an increase of 11.0 percent over the 2000 figure of 684 households. This increase in the number of households was higher than the statewide increase of 3.5 percent.

Household size is also an important factor. Table 3-4 also presents information relative to the changing status of household size, as does Figure 3-6. In 1990, the average household size in Amanda Township was 2.93 persons per household. In 2010, the average household size in the Township was 2.72 persons, higher than the State mean size of 2.44 persons per household and a slight decrease of 7.17 percent in size from 1990. The household size projected to 2040 is 2.38 persons per household. Notice that household size varies by political subdivision across Allen County. This data may very well indicate that a historical trend of families with children is changing to more two-person households, single-parent households with

The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.

children under the age of 18 years and households comprised of retirees. The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.

TABLE 3-4 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2010						
Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
Shawnee Township	3,327	2.59	3,097	2.64	7.4%	-1.9%
City of Delphos	1,612	2.38	2,717	2.52	-40.7%	-5.6%
Marion Township	1,016	2.60	1,012	2.84	0.4%	-8.5%
Village of Fort Shawnee	1,506	2.49	1,524	2.53	-1.2%	-1.6%
Perry Township	1,453	2.49	1,417	2.50	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,329	2.32	7.4%	10.8%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
Auglaize Township	893	2.69	843	2.80	5.9%	-3.9%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Amanda Township	759	2.72	684	2.76	11.0%	-1.4%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Monroe Township	634	2.70	607	2.83	4.4%	-4.6%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Beaverdam	144	2.60	140	2.54	2.9%	2.4%
Village of Lafayette	161	2.72	118	2.58	36.4%	5.4%



3.5 Families

The U.S. Census defines a family as a group of two or more people who reside together and are related by birth, marriage or adoption. Data suggests 612 families reside in Amanda Township. Changes in the overall number of families in Amanda, the City of Lima, Allen County and State of Ohio are indicated in Figure 3-7. The increase in the number of families residing in Amanda Township (19.8%) is relatively positive when compared to Allen County (-6.9%), Lima (-24.7%), and the State of Ohio (3.3%).

3.6 Income: Household, Family & Per Capita

Data for the three most widely used indices of income, including per capita income, household income and family income are displayed in Table 3-5 by political subdivision and by Census period. As seen in Figure 3-8, data suggests Amanda Township household median income is far ahead of the State and Allen County.

Amanda Township has surpassed State & local income levels with respect to household income.

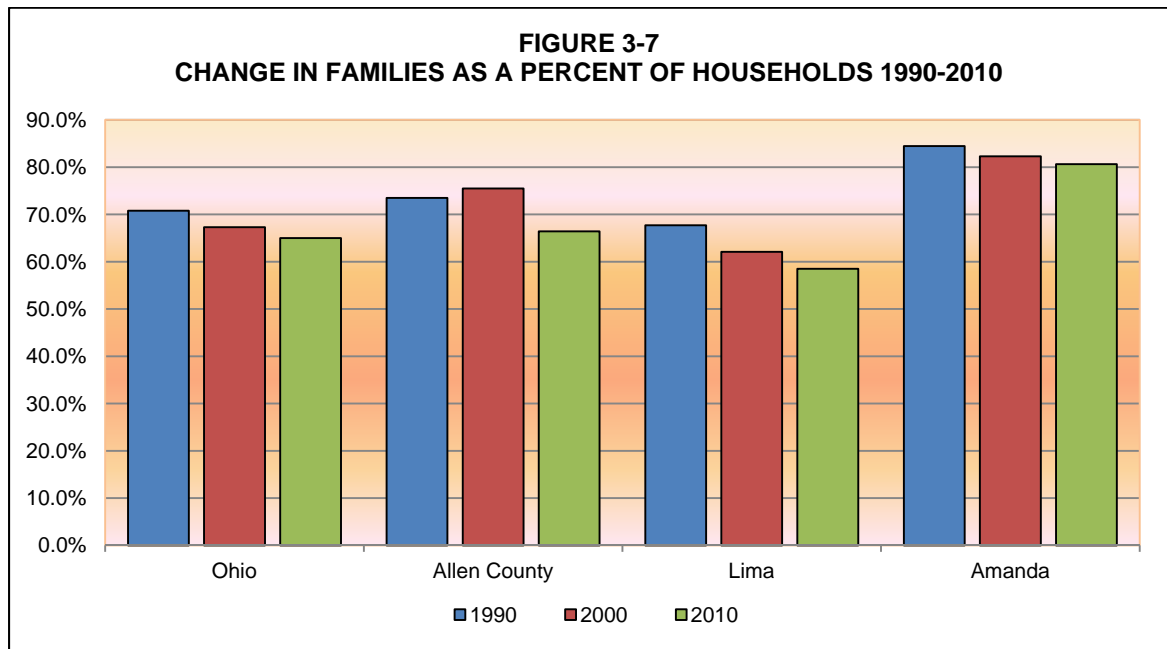
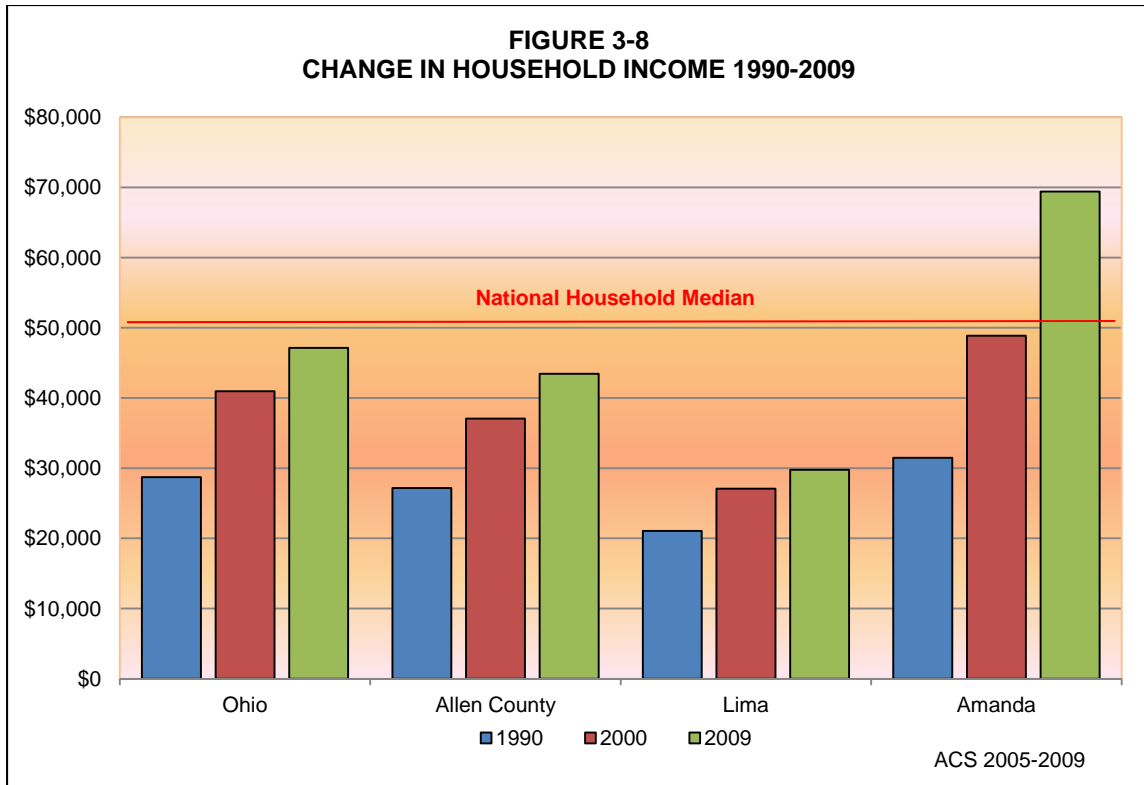


TABLE 3-5 AMANDA TOWNSHIP COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	Amanda Township	Ohio	Allen County	Amanda Township as % of Allen County	Amanda Township as % of Ohio
*2009					
Median Household	\$69,417	\$47,144	\$43,433	159.8%	147.2%
Median Family	\$75,625	\$59,208	\$55,216	137.0%	127.7%
Per Capita	\$28,094	\$24,830	\$21,781	129.0%	113.2%
1999					
Median Household	\$48,866	\$40,956	\$37,048	131.9%	119.3%
Median Family	\$52,734	\$50,037	\$44,723	117.9%	105.4%
Per Capita	\$21,104	\$21,003	\$17,511	120.5%	100.5%
* ACS 2005-2009					



The median household income within Allen County has lagged behind that of Ohio, while in Amanda Township, household income has significantly increased since the 1999 decennial Census period and surpassed the State. When comparing median household incomes between Amanda Township and the State, the income gap has increased from 19.3 percent in 1999 to 47.2 percent between 2005 and 2009.

Family income in Amanda Township was 137.0 percent of Allen County's median family income between 2005 and 2009 and 127.7 percent of the State's median income.

Examining family median income, a similar pattern exists. County Median family incomes fell in relationship to the State median over the last decennial period. Amanda Township's median family income increased when compared to the State and the County. Median family income in Amanda

Township was 37.0 percent higher than Allen County's median family income between 2005 and 2009 and 27.7 percent higher than the State's family median income. In 1999, the proportion of Amanda's median family income to the County and State was 117.9 and 105.4 percent respectively.

Per capita income for Amanda Township between 2005 and 2009 was \$28,094 a jump of 33.1 percent from 1999 figures. Amanda Township exhibited a greater growth rate when compared with the County and the State per capita increases from 1999 of 18.2 and 24.4 percent. Amanda's gap between the State's per capita income increased greatly from .48 percent to 13.15 percent.

Per capita income rose in comparison to the County over the decennial period. Between 2005 and 2009 Amanda Township per capita income was 129.0 percent of the County and 113.2 percent of the State.

Table 3-6 provides a detailed breakdown of household income by type and income levels between 2005 and 2009. Households with incomes less than \$15,000 in 1999 totaled 4.2 percent of all households in Amanda Township. An examination of family and non-family households provides greater detail. Data suggests that 1.4 percent of all families and 12.2 percent of all non-family households earned less than \$15,000

between 2005 and 2009. Examination of income by household type reveals that the largest concentration of households and family incomes were found in the \$50,000 to \$99,999 income bracket with 46.7 and 58.5 percent respectively. The incomes of more-than half (51.7%) of all non-family households were concentrated below \$25,000.

TABLE 3-6 INCOME BETWEEN 2005 & 2009 BY AMANDA TOWNSHIP HOUSEHOLD TYPE						
Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	7	1.0	7	1.4	0	0.0
\$10,000 - \$14,999	22	3.2	0	0.0	22	12.2
\$15,000 - \$24,999	71	10.2	0	0.0	71	39.4
\$25,000 - \$34,999	63	9.0	30	5.8	33	18.3
\$35,000 - \$49,999	88	12.6	57	11.0	41	22.8
\$50,000 - \$74,999	161	23.1	154	29.7	7	3.9
\$75,000 - \$99,999	165	23.6	149	28.8	6	3.3
\$100,000 - \$149,999	73	10.5	73	14.1	0	0.0
\$150,000 - \$199,999	10	1.4	10	1.9	0	0.0
\$200,000 or more	38	5.4	38	7.3	0	0.0
Total	698	100.0	518	100.0	180	100.0
*ACS 2005-2009						

3.7 Poverty Status: Persons & Families Below Poverty Level

The 2005 to 2009 American Community Survey provides information regarding the number of individuals and families whose incomes fell below established poverty levels. Data collected between 2005 and 2009 revealed that, 23 individuals (1.2% of all individuals), and 7 families (1.4% of all families) in Amanda Township were below the established poverty level based on income and household size.

Families with no children were more likely to encounter poverty status than those families with children. In fact, of all families suffering poverty, all 7 (100%) did not have children. For purposes of comparison, data indicates that 10.0 percent of all families and 13.6 percent of all individuals within the State of Ohio were below the established poverty level.

Between 2005 and 2009, 1.2 percent of all individuals, and 1.4 percent of all families in Amanda Township were below the poverty level.

A comparison of income data between the 1999 and 2005 to 2009 ACS reports reveals a decline in the proportion of individuals and families in poverty. In fact, 3,089 individuals and 309 families entered poverty status in Allen County between census tabulations; this represents an increase of 24.96 percent and 11.27 percent respectively. Households in Amanda Township receiving public assistance fell from 17 to 0. Households with public assistance at the County level dropped from 3.08 percent in 1999 to 2.46 percent countywide over the same period, a decline of 247 households. For comparison purposes, the percentage of households receiving public assistance in the State of Ohio is 2.77 percent.

Poverty status has slightly declined between the 1999 and 2005-2009 period.

Relevant information on family households and poverty status is presented in Table 3-7. Table 3-8 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older.

TABLE 3-7 POVERTY STATUS BY FAMILY STATUS IN AMANDA TOWNSHIP		
Family Type by Presence of Related Children		
Total Families	518	100.00%
Married - Related Children	171	33.01%
Male Alone - Related Children	0	0.00%
Female Alone - Related Children	21	4.05%
Family - No Children	326	62.93%
Poverty Status of Families with Related Children		
Total Families	7	100.00%
Married - Related Children	0	0.00%
Male Alone - Related Children	0	0.00%
Female Alone - Related Children	0	0.00%
Family - No Children	7	100.00%
*ACS 2005-2009		

TABLE 3-8 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS								
Ratio	Ohio		Allen County		Lima		Amanda Township	
Below 50% of Poverty Level	697,944	6.23%	7,781	7.7%	5,747	15.7%	23	1.22%
50%-99% of Poverty Level	828,406	7.40%	7,682	7.6%	5,037	13.7%	0	0.00%
100%-149% of Poverty Level	933,342	8.34%	8,844	8.8%	4,491	12.2%	101	5.37%
150%-199% of Poverty Level	1,002,489	8.96%	9,461	9.4%	3,418	9.3%	218	11.60%
200% of Poverty Level or more	7,732,163	69.07%	66,907	66.5%	18,004	49.1%	1,538	81.81%
*ACS 2005-2009								

3.8 Educational Attainment

Table 3-9 presents data summarizing the educational attainment levels of the Amanda Township population aged 25 years or more by racial characteristics between 2005 and 2009. Data shows that there are 68 individuals or 5.3 percent of all individuals 25 years of age or older that have not completed a high school education. This statistic compares favorably against State and National attainment levels where high school diplomas fail to be earned by 13.22 and 15.42 percent of the respective populations. When looking at students currently enrolled in college, 46.9 percent of the identified student population attended college. This is below the state level of 50.5 percent and the national level of 55.3 percent. However, given that there are reputable post secondary schools located in Allen County and several others readily accessible, it is surprising that only 15.5 percent of the Township's adult residents have completed a 4-year college and/or graduate degree program. Given the ease of access to quality education in the area, educational attainment is significantly beneath State and National averages of 23.6 percent and 27.5 percent respectively.

Locally accessible post secondary schools include:

- The Ohio State University
- Ohio Northern University
- Rhodes State College
- Bluffton University
- University of Northwestern Ohio
- Findlay University
- Tiffin University
- Mt. Vernon Nazarene University

Many factors affect employment and income rates among adults. None, however, may be as important as educational attainment levels. Higher levels of educational attainment have repeatedly demonstrated higher income earnings regardless of gender. In addition, positions that require higher educational attainment

Examining Amanda residents over 25 years of age, 46.9% of high school graduates went on to post secondary schools.

levels tend to offer more job satisfaction. Moreover, individuals with lower educational attainment levels, those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor degree). Therefore, it is extremely important to support local school initiatives, post secondary advancement and continuing educational programs to strengthen the skill sets of the local population and labor force.

TABLE 3-9 EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS & OVER IN AMANDA TOWNSHIP				
Educational Attainment	White Population		Total Population	
	Persons	Percent	Persons	Percent
Less than High School Diploma	68	5.3	68	5.3
High School Graduate, GED	607	47.5	616	47.9
Some College or Associate's Degree	404	31.6	404	31.4
Bachelor Degree or Higher	199	15.6	199	15.5
Totals	1,278	100.0	1,287	100.0
* ACS 2005-2009				

3.9 Labor Force Profile

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals currently members of the armed forces. The total available 16+ population force in Allen County numbered 82,070 persons according to the 2005 to 2009 ACS tabulations; those not in the labor force reflected 22,876 or 21.8 percent of the total available population. The civilian labor force residing in Allen County, as documented by the 2005 to 2009 ACS, was 52,716 of which 47,861 or 90.8 percent were employed. The 2005 to 2009 civilian labor force in Amanda Township totaled 1,017 persons, or 1.9 percent of the County's total civilian labor force. Examining employment rates, 913 persons or 89.8 percent of the 1,017 person labor force were employed.

A perspective on the Amanda Township labor force can be gained by examining the number of employed persons by type of occupation. Table 3-10 uses 2005 to 2009 ACS data to identify the dominant occupation sectors of Amanda Township residents; educational, health and social services followed closely by manufacturing and retail trades are the predominant occupations.

Table 3-11 uses 2005 to 2009 ACS data to provide further employment information by the North American Industrial Classification System (NAICS) to provide additional insights into the employment of Amanda residents.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged over the past 10 years at between 58 and 61 percent (2000, 60.9%, 2009, 58.3%). 2005 to 2009 ACS tabulations reflect that 60.5 percent of Amanda Township's available population age 16 and over is engaged in the work force. This proportion has stayed slightly below the rate for Ohio (64.8% and 59.7%) and that of the United States (64.0% and 59.9%) over the last 10 years. The unemployment rates over the past 10 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. Amanda Township's 2005 to 2009 unemployment

Amanda Township reflects an employment-population ratio of 60.5 percent. This proportion has stayed slightly below the rate for Ohio (64.8% and 59.7%) and that of the United States overall (64.0% and 59.9%).

rate of 10.2 percent was above the County rate of 9.2 percent. Table 3-12 documents unemployment over time and the relationship the manufacturing industry has with the labor force of Amanda Township and the County as a whole.

TABLE 3-10 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR AMANDA TOWNSHIP		
Occupation	Number	Percent
Agricultural, Forestry, Fishing, Hunting and Mining	20	2.2
Construction	51	5.6
Manufacturing	116	12.7
Wholesale Trade	27	3.0
Retail Trade	100	11.0
Transportation, Warehousing and Utilities	61	6.7
Information	42	4.6
Finance, Insurance, Real Estate, Rental and Leasing	10	1.1
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	87	9.5
Educational, Health and Social Services	213	23.3
Arts, Entertainment, Recreation, Accommodation, Food Service	89	9.7
Other Services (except Public Administration)	34	3.7
Public Administration	63	6.9
Total	913	100.0
* ACS 2005-2009		

TABLE 3-11 2005-2009 AMANDA TOWNSHIP RESIDENT EMPLOYMENT BY NAICS SECTOR			
Sector	NAICS	Employees	Percent
Agricultural, Forestry, Fishing & Hunting – Services	11	20	2.2
Mining	21	0	0.0
Utilities	22	9	1.0
Construction	23	51	5.6
Manufacturing	31-33	116	12.7
Wholesale Trade	42	27	3.0
Retail Trade	44-45	100	11.0
Transportation & Warehousing	48-49	52	5.7
Information	51	42	4.6
Finance & Insurance	52	10	1.1
Real Estate and Rental & Leasing	53	0	0.0
Professional, Scientific & Technical Services	54	52	5.7
Management of Companies/Enterprises	55	0	0.0
Administrative Support & Waste Management Services	56	35	3.8
Education Services	61	70	7.7
Health Care/Social Assistance	62	143	15.7
Arts/Entertainment /Recreation	71	24	2.6
Accommodation & Food	72	65	7.1
Non-Public Other Services	81	34	3.7
Public Administration	92	63	6.9
Total	N/A	913	100.0
* ACS 2005-2009			

TABLE 3-12 AMANDA TOWNSHIP: RESIDENTS EMPLOYED IN MANUFACTURING 2000-2009								
	2000				2009			
	Township	%	County	%	Township	%	County	%
16+ Population	1,469	76.8	83,540	77	1,508	80.2	82,070	78.2
Workforce	1,023	69.6	50,866	60.9	1,017	67.4	52,716	50.2
Employed	984	96.2	47,951	94.3	913	90	47,861	90.8
Unemployed	39	3.8	2,915	5.7	104	10.2	4,833	9.2
Manufacturing	265	26.9	11,510	24	116	12.7	9,331	19.5
* ACS 2005-2009								

3.10 Summary

The population of Amanda Township has experienced a significant increase of 70.2 percent since 1960. Amanda Township has experienced consistent growth since 1960 placing continual pressure on the land and affecting the demand for public services.

Census data reveals the composition, size and number of households is changing. The total number of Amanda Township households in 2010 was 759, an increase of 11.0 percent over the 2000 figure. In 2010, the average household size in the Amanda Township was 2.72 persons, a reduction of 1.4 percent in size. The implications of projected smaller size households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes and zoning regulations.

Consistent with national trends the Township's population is aging. The median age of the population is 43.1 years, 4.8 years older than the County as a whole. Data suggests that simply due to age of the population a third of the population is not able to fully contribute to the economic growth and earning power of the community. Age of residents will also impact the need for service, including education, police, fire and emergency medical service. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to increased opportunity, choice and costs in housing based on both physical and financial considerations.

Racially, whites comprise the largest percentage of the population at 98.1 percent. The largest minority group within Amanda Township is black or African American, which comprises 0.4 percent of the total population. Those identified as Asian comprise less than 1 percent (0.2%) of the total Township population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 68 individuals or 5.3 percent of all individuals 25 years of age or older that have not completed a high school education residing in Amanda Township. The rate of Amanda Township adults who have not graduated from high school is well below the state and national averages of 13.2 percent and 15.4 percent respectfully. Educational attainment within the Township compares poorly against the County, State and National benchmarks. This is an important factor in community development as it tends to suggest that young men and women of Amanda Township, upon acquiring a four year degree or higher, are not returning.

Amanda Township income has continued to out pace Allen County and the State of Ohio in comparison to the State's median household income. The median household income

gap with regards to the County and State as identified in 1999 was +31.9 percent and +19.3 percent, respectively. Amanda Township increased its median household income almost 60 percent (159.8%) over the County by 2009; the gap with the State widened to 47.2 percent. Median family income in Amanda Township was 117.9 percent of the County median family income in 2009 and 105.4 percent of the States median income. Between 2005 and 2009 Amanda Township's per capita income was 120.5 percent of that of the County and 100.5 percent of the State figure.

The 2005 to 2009 ACS revealed that 23 individuals (1.22%) and 7 families (1.4%) were below the established poverty level based on income and household size. For purposes of comparison, data indicates that 11.0 percent of all households and 15.4 percent of all families within Allen County were below the established poverty level. In Amanda Township, 7 households (1.4%) were beneath the poverty level. Locally, none of the 7 families in poverty had children.

When examining the type of employment of Amanda Township residents, manufacturing is still the predominant sector. That said, in raw numbers, there has been a significant decrease in the proportion of residents employed in the sector since 2000 (265 vs. 116). Educational and Health/Social services have surpassed manufacturing with 23.3 percent of all work performed by Amanda residents. An additional 11.0 percent involved in retail trade.

SECTION IV INFRASTRUCTURE & SERVICES

Infrastructure refers to those facilities and services necessary to support a community's residential, commercial and industrial activities. Infrastructure is often used to reference the transportation network, the water distribution and wastewater collection systems and sometimes includes the community's stormwater and drainage systems. Such systems are necessarily a concern for the public and rightfully so; taxpayers are responsible for the maintenance of such infrastructure. Privately supplied utilities such as natural gas, electricity and communications, including voice and digital communications are also part of a community's infrastructure. Therefore, infrastructure also includes the sometimes unrecognized, overhead wires, underground pipes and cables that are the conduits necessary to support a community's economic activities.

To economic development, infrastructure is largely concerned with the ability to move goods, products and services as efficiently and safely as possible between suppliers and markets. In community development, infrastructure includes not only hard physical infrastructure, but the facilities and services necessary to support and sustain the local community. This softer side of infrastructure includes a community's housing stock, its parks, schools, fire, emergency medical, and law enforcement. Parks are addressed in Section V; the remaining infrastructure/services will be addressed by others under separate cover.

The success of the planning process and the future development of Amanda Township is dependent upon examining and subsequently establishing a balance between the infrastructure now serving the community and the infrastructure needed to serve residents and business alike in the future.

This section is provided in an attempt to present baseline information on the community's existing infrastructure. The success of the planning process and the future development of Auglaize Township is dependent upon examining and subsequently establishing a balance between the infrastructure now serving the community and the infrastructure needed to serve residents and business alike in the future.

4.1 Housing

The quality of local housing relates the number and type of units available, their overall physical condition, both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides some insight into the history of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of Amanda Township housing using Census data and comparisons to other political subdivisions.

4.1.1 Age of Housing Stock

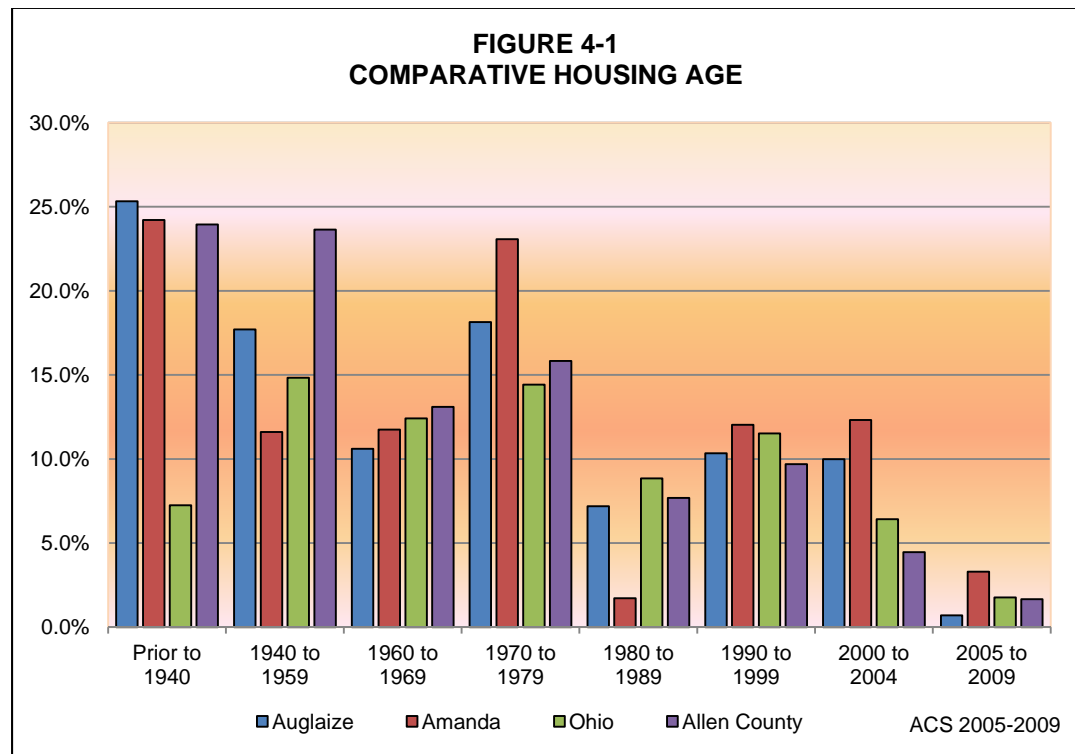
Table 4-1 reveals that 64.2 percent of Amanda Township's housing was built after 1960. Figure 4-1 shows a comparison of housing stock based on age between the State of Ohio, Allen County, Auglaize Township and Amanda Township. Housing in Amanda Township is younger than the housing in Auglaize Township, Allen County and the State of Ohio. Comparatively, less than 52.4 percent of the housing in Allen County, and 55.4 percent of the housing in Ohio has been built since 1960.

4.1.2 Type of Housing Units

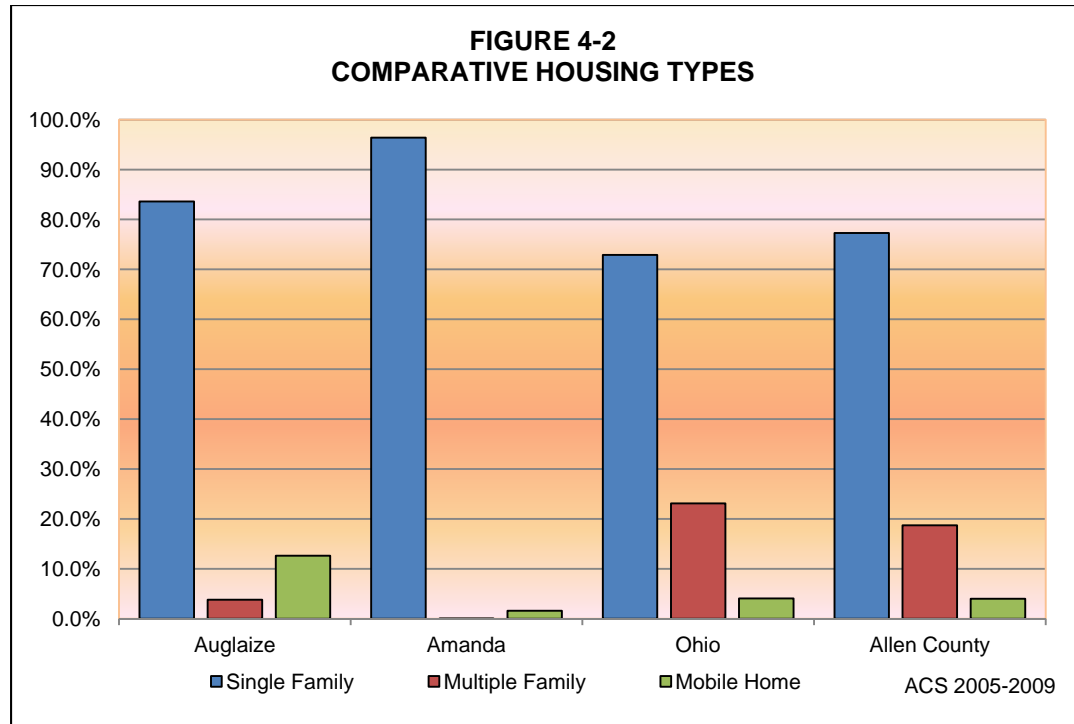
The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and

affordability to be determined. The vast majority of homes in Amanda Township are single-family units, as are those in Auglaize Township, Allen County and the State of Ohio. Figure 4-2 reveals the over dependence on single family homes. Amanda Township's 96.4 percent compares to 72.9 percent for the State of Ohio, 77.3 percent for Allen County and 83.6 percent in Auglaize Township.

TABLE 4-1 HOUSING UNITS BY AGE IN SELECTED TOWNSHIPS						
Year	Bath	American	Auglaize	Perry	Amanda	Allen County
Total	3,642	6,714	1,141	1,672	698	45,393
Prior to 1940	13.0%	6.4%	25.3%	13.6%	24.2%	23.9%
1940 to 1959	22.4%	16.5%	17.7%	24.8%	11.6%	23.6%
1960 to 1969	13.4%	17.2%	10.6%	9.5%	11.7%	13.1%
1970 to 1979	25.3%	23.1%	18.1%	12.4%	23.1%	15.8%
1980 to 1989	9.2%	13.5%	7.2%	17.0%	1.7%	7.7%
1990 to 1999	11.0%	15.2%	10.3%	12.8%	12.0%	9.7%
2000 to 2004	4.2%	6.2%	10.0%	9.3%	12.3%	4.5%
2005 to 2009	1.4%	2.0%	0.7%	0.5%	3.3%	1.7%
*ACS 2005-2009						



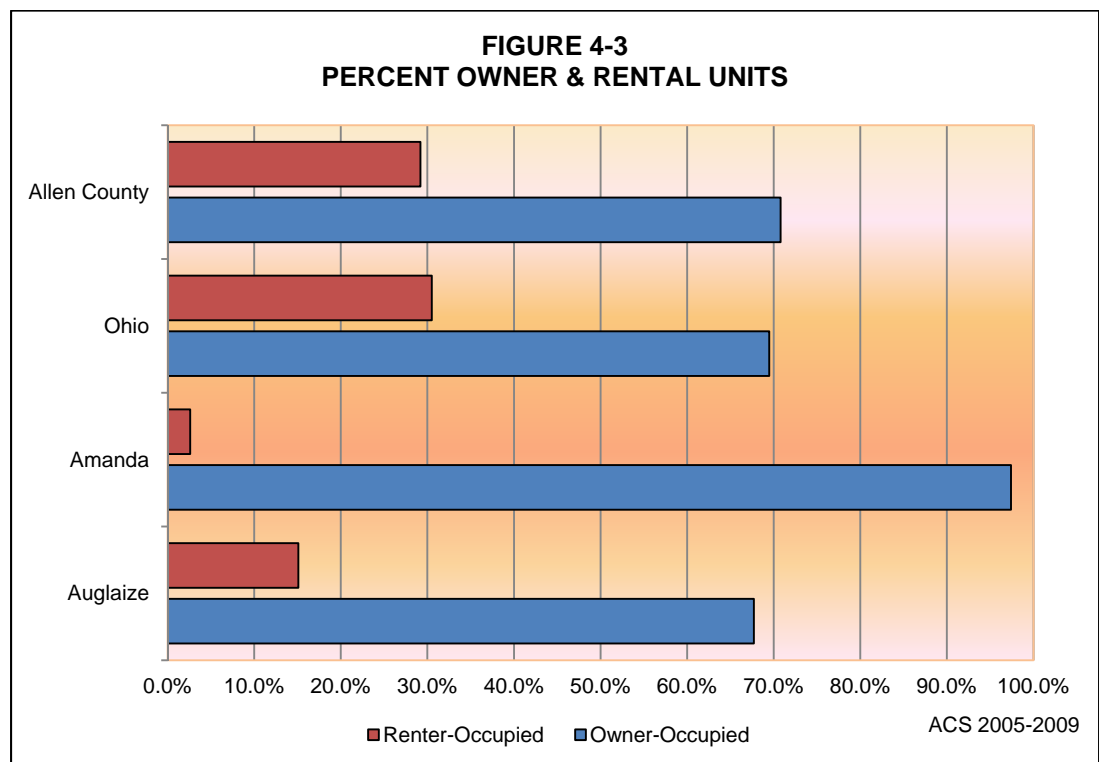
Looking to examine and compare the Township's availability of multi-family units was futile as there was a near absence of multi-family units in the Township. The proportion of multi-family units, including apartments, is in drastic difference to that of Allen County (18.7%) and the State of Ohio (23.1%). The presence of manufactured/mobile homes has been minimized and the Township now has a very low percentage of such units represented in its housing stock. The percentage of mobile homes in the Township is 1.6 percent of the total available housing units and is lower than the proportion found in Allen County (4.0%) and the State of Ohio at (4.0%).



4.1.3 Owner vs. Renter-Occupied Housing

Amanda Township has a greater level of home ownership with fewer rental units when assessed against the larger community. As shown in Figure 4-3 Amanda Township (97.4%) is significantly higher than that in Auglaize Township (67.7%), Ohio (69.5%), and Allen County (70.8%).

The percentage of owner-occupied housing units in Amanda Township (97.4%) is significantly higher than that in Auglaize Twp (67.7%), Allen County (70.8%) or Ohio (69.5%).



4.1.4 Rental Costs

Table 4-2 reveals the cost of rental housing within Amanda Township and other townships. Notice that Amanda Township with regards to median rent has very little rental property as compared to other townships. The 2005 to 2009 ACS data was unable to provide median rental cost for Amanda Township during this period.

TABLE 4-2 MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION						
Rent	Bath	American	Perry	Auglaize	Allen County	Amanda
Median	\$577	\$613	\$391	\$469	\$590	N/A
Less than \$100	55	0	3	0	388	0
\$100 to \$200	8	0	48	13	531	0
\$200 to \$300	71	61	55	0	782	0
\$300 to \$400	155	255	98	45	2,557	0
\$400 to \$500	193	442	32	36	3,128	0
\$500 to \$600	136	353	34	14	1,886	10
\$600 to \$700	34	284	8	14	1,186	0
\$700 to \$800	0	44	0	11	178	0
\$800+	53	138	0	15	562	0
*ACS 2005-2009						

4.1.5 Home Values

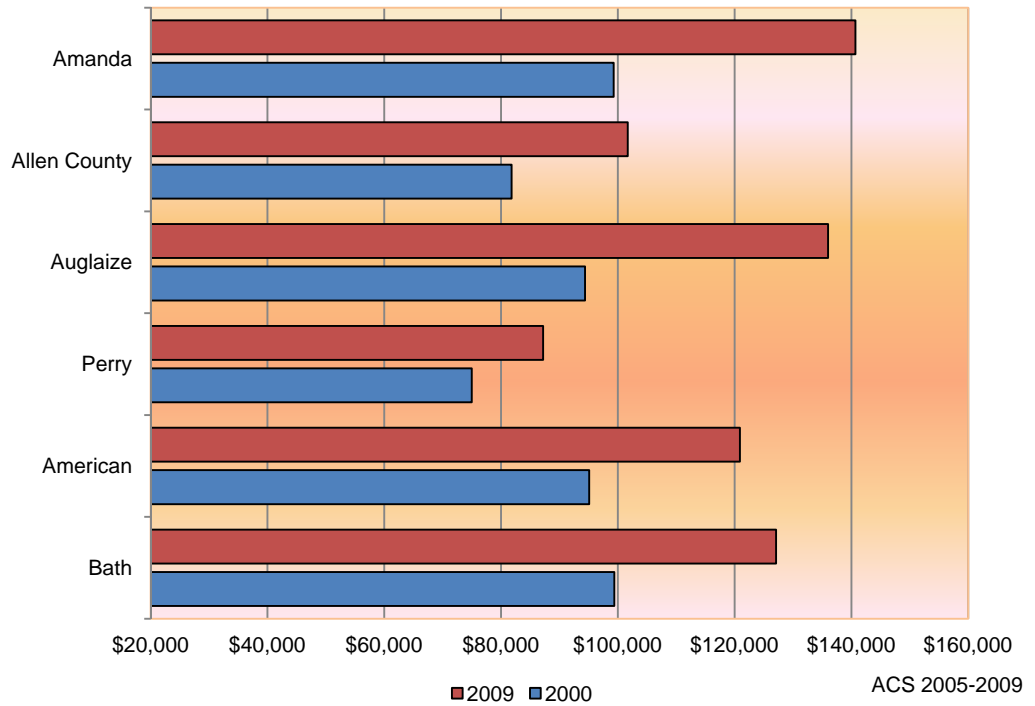
The median home value for Amanda Township between 2005 and 2009 was \$140,700 and found to be significantly higher than Allen County (\$101,700) and Perry Township (\$87,200). However, median home values 104.6 percent of Ohio's median home value (\$134,500). The median home value in the Township as compared to Allen County reflects the relatively young age of the Township's housing stock, the median income of the population and current market conditions, which are dictating the continued trend of upscale single-family housing construction.

Median value of owner-occupied houses surpassed both Ohio and Allen County between 2000 and 2005-2009.

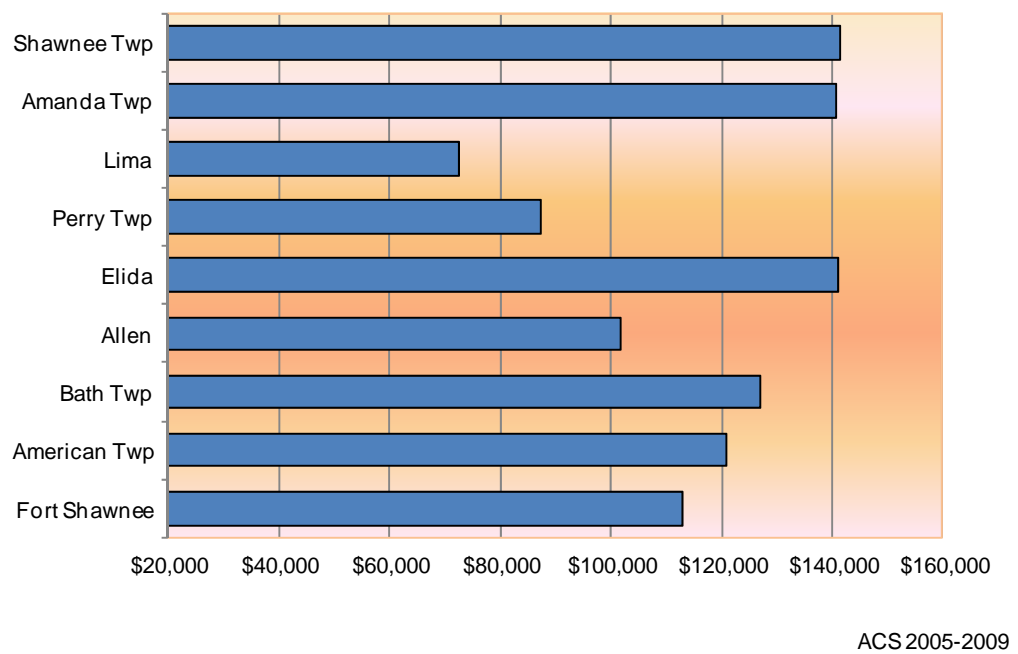
Figure 4-4 reveals the change in the median value of owner-occupied units in Auglaize Township between 2000 and 2005 to 2009. Data suggest that the increased valuation experienced in Amanda Township over the 10-year period reflected a 41.7 percent increase (\$41,400) which surpassed both the State of Ohio (\$30,800/29.7%) and Allen County (\$19,900/24.3%).

As shown in Figure 4-5, Amanda Township compares favorably with the other townships comprising the Lima Metropolitan Area with regards to home value. Maps 4-1 and 4-2 identify sales and new construction by location, year, and value. Table 4-3 identifies home sales and new construction in Amanda Township over the 2009 thru 2011 period by address and value. When looking at new construction and housing sales since the census, the average value for the 86 identified properties has been \$125,598.

**FIGURE 4-4
CHANGE IN MEDIAN HOME VALUE 2000-2009**

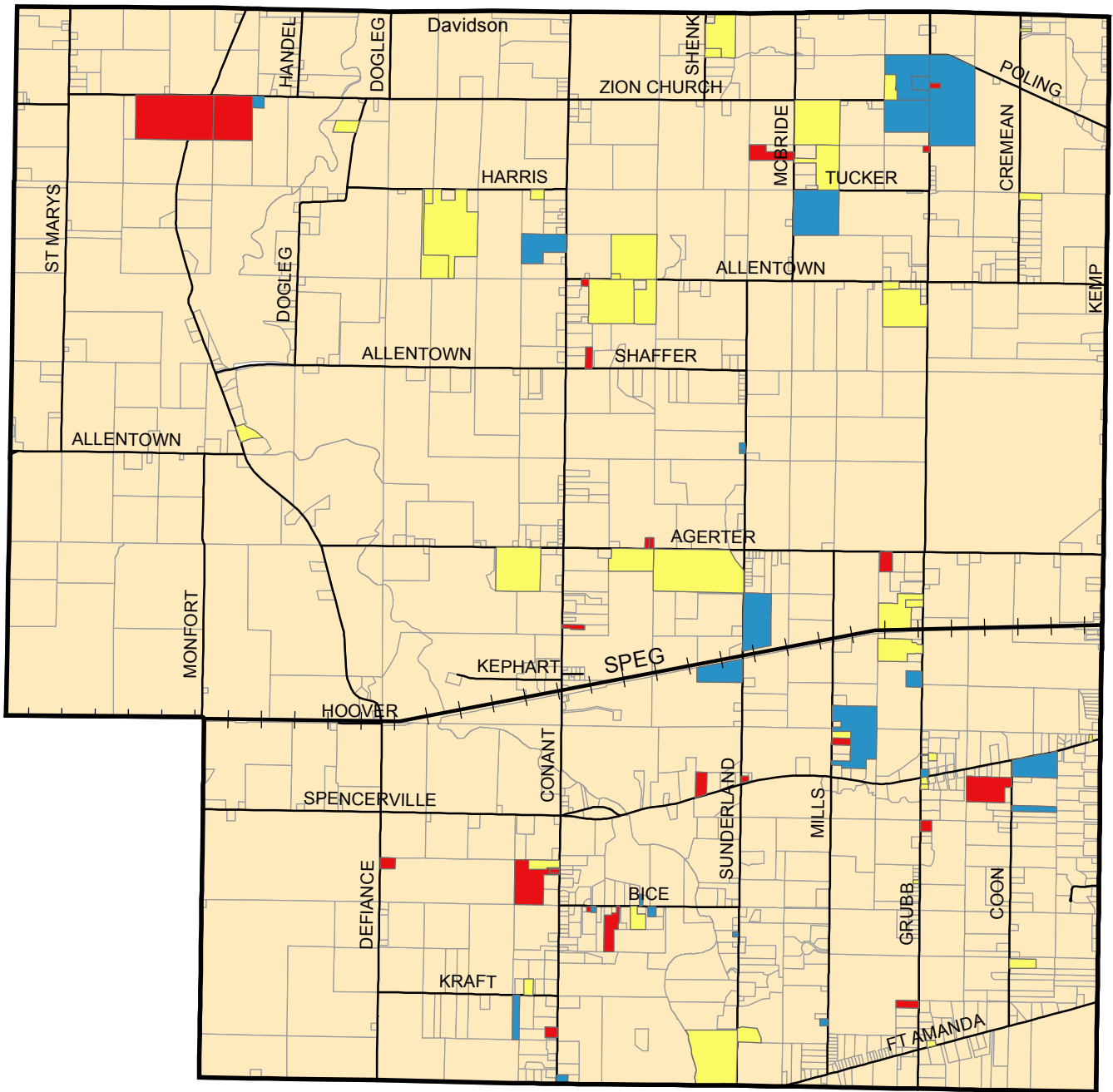


**FIGURE 4-5
LIMA METROPOLITAN HOUSING VALUES**

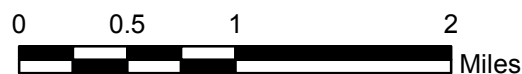
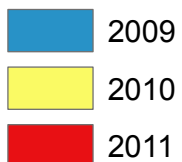


MAP 4-1

AMANDA TOWNSHIP: HOME SALES AND NEW CONSTRUCTION BY YEAR

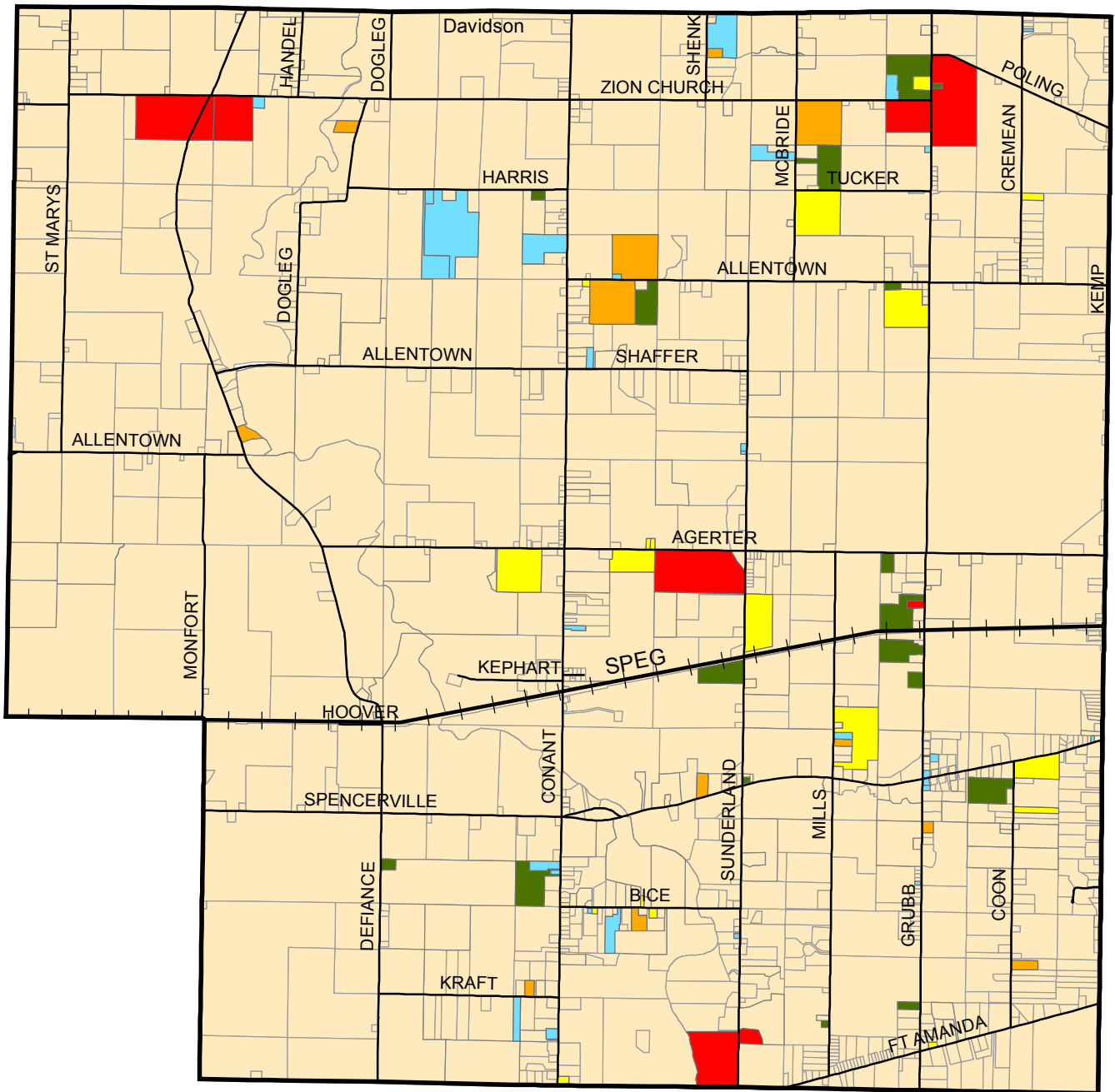


DATE

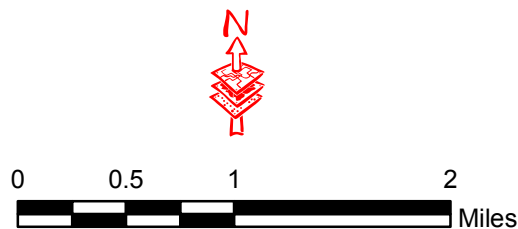
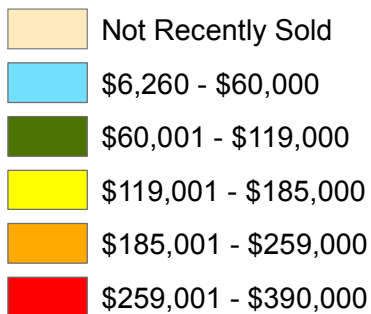


MAP 4-2

AMANDA TOWNSHIP: HOME SALES AND NEW CONSTRUCTION BY VALUE



SALE AMOUNT



January 2012

TABLE 4-3 HOME SALES & NEW CONSTRUCTION 2009-2011			
Address	Sale Amount	Address	Sale Amount
Shenk Rd	\$6,260	Allentown Rd	\$100,000
1747 N Grubb Rd	\$10,000	Tucker Rd	\$105,000
8975 Bice Rd	\$10,000	2100 N Grubb Rd	\$105,000
S Grubb Rd	\$11,647	S Grubb Rd	\$107,266
Harris Rd	\$12,500	Grubb Rd	\$119,000
Harris Rd	\$12,500	9201 Allentown Rd	\$122,500
7249 Spencerville Rd	\$16,000	8840 Agerter Rd	\$132,000
Conant Rd	\$21,500	Agerter Rd	\$132,000
Harris Rd	\$22,500	8820 Bice Rd	\$138,000
Shaffer Rd	\$25,000	2111 Coon Rd	\$140,000
9137 Bice Rd	\$25,000	2121 N Grubb Rd	\$145,000
Mills Rd	\$25,500	7238 Ft Amanda Rd	\$145,000
N Conant Rd	\$25,800	Sunderland Rd	\$150,000
1165 S Conant Rd	\$27,500	6625 Spencerville	\$150,000
2400 Cremean Rd	\$27,750	1482 Cremean Rd	\$158,700
7490 Zion Church Rd	\$30,000	McBride Rd	\$160,000
1989 S Grubb Rd	\$35,000	9105 Bice Rd	\$163,000
Kraft Rd	\$36,000	3651 S Conant Rd	\$163,000
135 N Sunderland Rd	\$39,900	Grubb Rd	\$165,000
125 N Sunderland Rd	\$39,900	8787 Bice Rd	\$166,500
6350 Spencerville Rd	\$41,000	Agerter Rd	\$180,000
2564 S Grubb Rd	\$48,000	Mills Rd	\$184,593
2025 Grubb Rd	\$49,000	Conant Rd	\$185,000
11025 Zion Church Rd	\$49,978	N Defiance Trl	\$200,000
2462 S Conant Rd	\$53,500	8845 Bice Rd	\$209,900
9050 Allentown Rd	\$54,200	2255 S Grubb Rd	\$209,900
2524 S Conant Rd	\$55,000	1865 Dogleg Rd	\$215,000
2832 Sunderland Rd	\$56,000	Allentown Rd	\$225,000
1701 McBride Rd	\$60,000	2266 Shenk Rd	\$230,000
S Sunderland Rd	\$64,800	Zion Church Rd	\$230,000
S Grubb Rd	\$65,000	9452 Kraft Rd	\$235,000
Allentown Rd	\$66,000	Allentown Rd	\$240,000
1430 S Grubb Rd	\$70,000	1797 Mills Rd	\$240,000
3232 S Grubb Rd	\$70,100	8500 Spencerville Rd	\$250,000
9455 Harris Rd	\$75,000	2977 Coon Rd	\$259,000
2540 S Conant Rd	\$75,000	996 S Grubb Rd	\$289,000
2465 S Defiance Trl	\$76,500	3433 S Sunderland Rd	\$294,000
1975 S Sunderland	\$79,000	Sunderland Rd	\$310,000
3330 Mills Rd	\$80,000	3560 S Sunderland Rd	\$350,000
7535 Agerter Rd	\$83,000	1895 N Defiance Trl	\$350,000
Coon Rd	\$92,754	Zion Church Rd	\$350,000
N Grubb Rd	\$94,000	N Grubb Rd	\$390,000
2490 Cremean Rd	\$100,000	N Grubb Rd	\$390,000
Average			\$125,598

4.1.6 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that are unoccupied for one reason or another. The State of Ohio has one of the lowest vacancy rates in the nation (10.2%) according to the 2010 Census. In 2010, Amanda Township had an even lower housing unit vacancy rate (3.8%). Of those housing units that were identified as vacant at the time of the 2010 Census, 6.7 percent were listed as for rent, 16.7 percent were for sale, 10.0 percent had been rented or sold but were not as of yet occupied,

13.3 percent were seasonal homes and 53.3 percent were shown as “other vacant.” As a percentage of total housing units available, in 2000 vacancies represented 3.8 percent of all housing units. Table 4-4 and Map 4-3 suggest vacancies within the Township to be relatively stable and confined to mobile homes and older residential units in disrepair.

TABLE 4-4 VACANCY STATUS BY POLITICAL SUBDIVISION 2000-2010						
Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	3,599	8.1	4,380	9.7	781	21.7
Amanda Township	27	3.8	30	3.8	3	11.1
American Township	307	5.9	383	6.7	76	24.8
Auglaize Township	45	5.1	55	5.8	10	22.2
Bath Township	243	6	284	6.9	41	16.9
Jackson Township	28	2.8	66	6.2	38	135.7
Lima City	2,221	12.6	2,563	15.3	342	15.4
Marion Township	30	2.9	33	3.1	3	10.0
Monroe Township	20	3.2	35	5.2	15	75.0
Perry Township	75	5	108	6.9	33	44.0
Richland Township	23	3.4	27	4.3	4	17.4
Shawnee Township	224	4.3	262	7.3	38	17.0
Spencer Township	12	3.8	18	5.2	6	50.0
Sugar Creek Township	22	4.4	40	7.5	18	81.8

4.2 Water & Wastewater Infrastructure

Examining potable water, Amanda Township relies on individual water wells located on residential and farm properties. Residents use private septic systems maintained on private individual properties. There are no public water or waste water facilities located in Amanda Township and none identified in any long range utility plans developed by Allen County agencies thru the year 2040.

Typically public utilities and system capacities facilitate community development. This Plan, however, recognizes the rural nature of the community and contends that public utilities are not necessary to sustain economic development and population growth if careful planning and sustainable development practices are instituted. The Plan acknowledges the health and environmental concerns of those agencies charged with protecting the public and accepts the land use limitations and necessary density for residential construction developed out of a respect for agriculture and the inherent environmental constraints resulting from the lack of such utilities. Map 4-4 shows the proximity of water and sewer to Amanda Township.

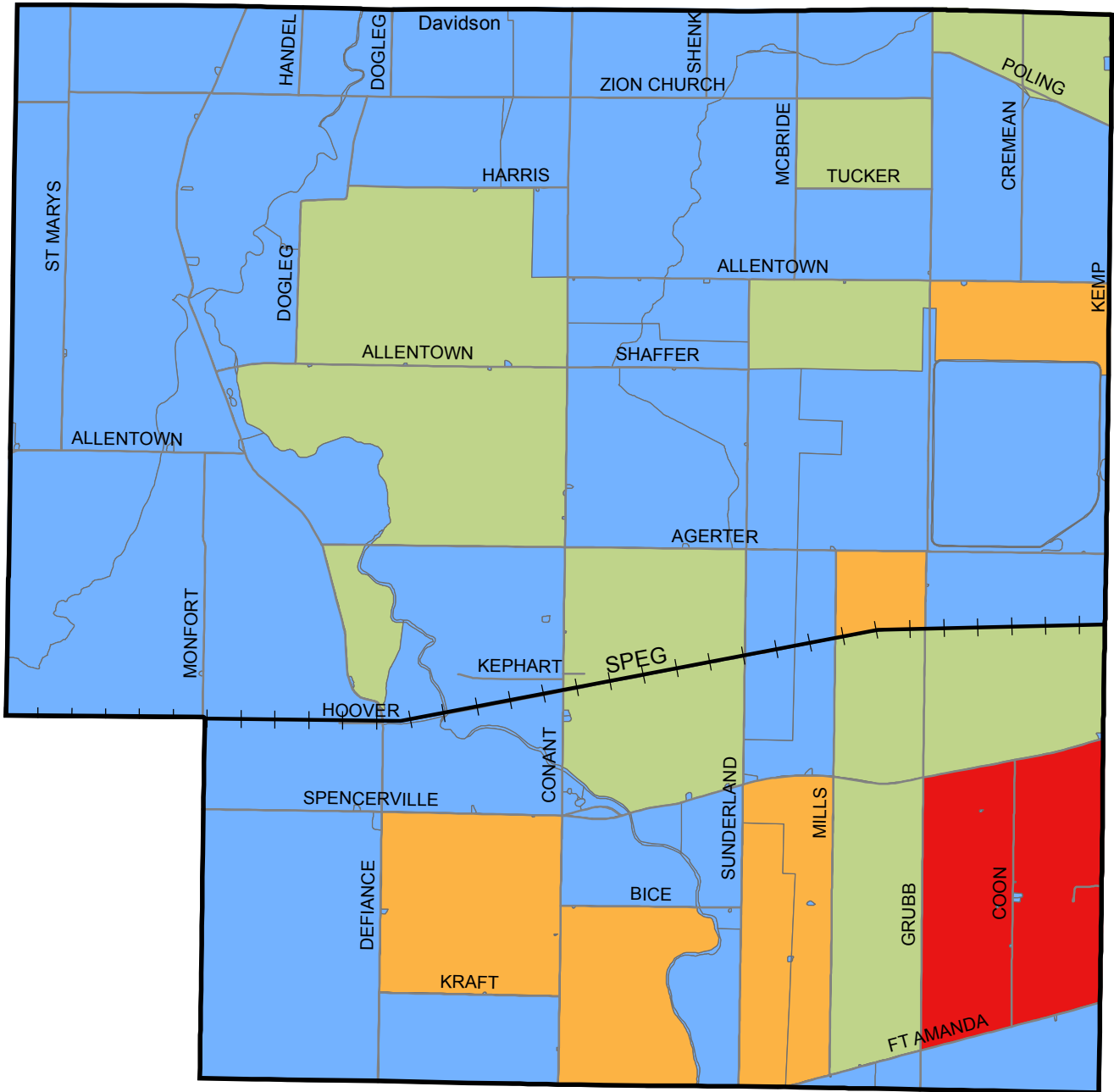
4.3 Transportation & Transportation Services

Transportation infrastructure is an important tool in community building and economic development activities. Transportation infrastructure includes roads, bridges, rail and airports. It also includes area cartage and freight service as well as inter and intra city public transportation services.

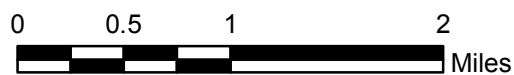
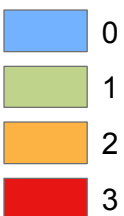
4.3.1 Highway System

The highway system that services Amanda Township is considered rural, consisting of collectors and local roads. Map 4-5 depicts the federal functional

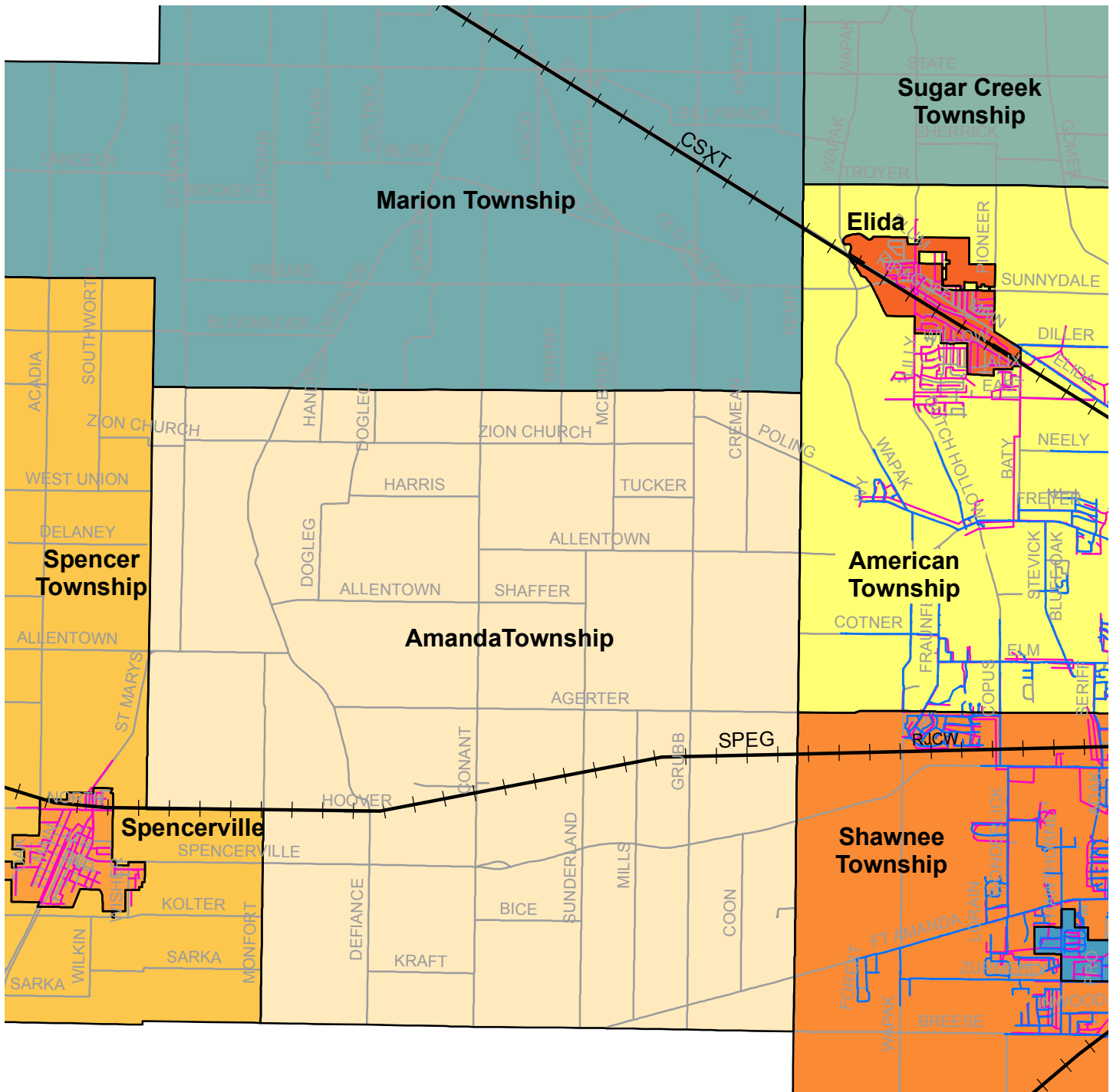
MAP 4-3 AMANDA TOWNSHIP: VACANCY BY CENSUS BLOCK 2010



Vacant Housing Units



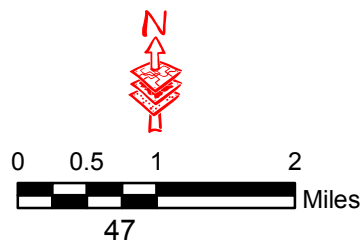
MAP 4-4 AMANDA TOWNSHIP: PROXIMITY TO WATER AND SEWER



1,491' - Closest Water Line (American Twp)

1,642' - Closest Sewer Line (Spencerville)

— Water Lines
— Sewer Lines



December 2011

classification of area roadways by type. The administration of these roads is delegated to State and local governmental units as depicted on Map 4-6.

The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway's jurisdictional responsibility. Amanda Township is served by two primary east-west roads with SR 81 and SR-117. Also, SR-198 starts at SR-117 and continues south into Auglaize County.

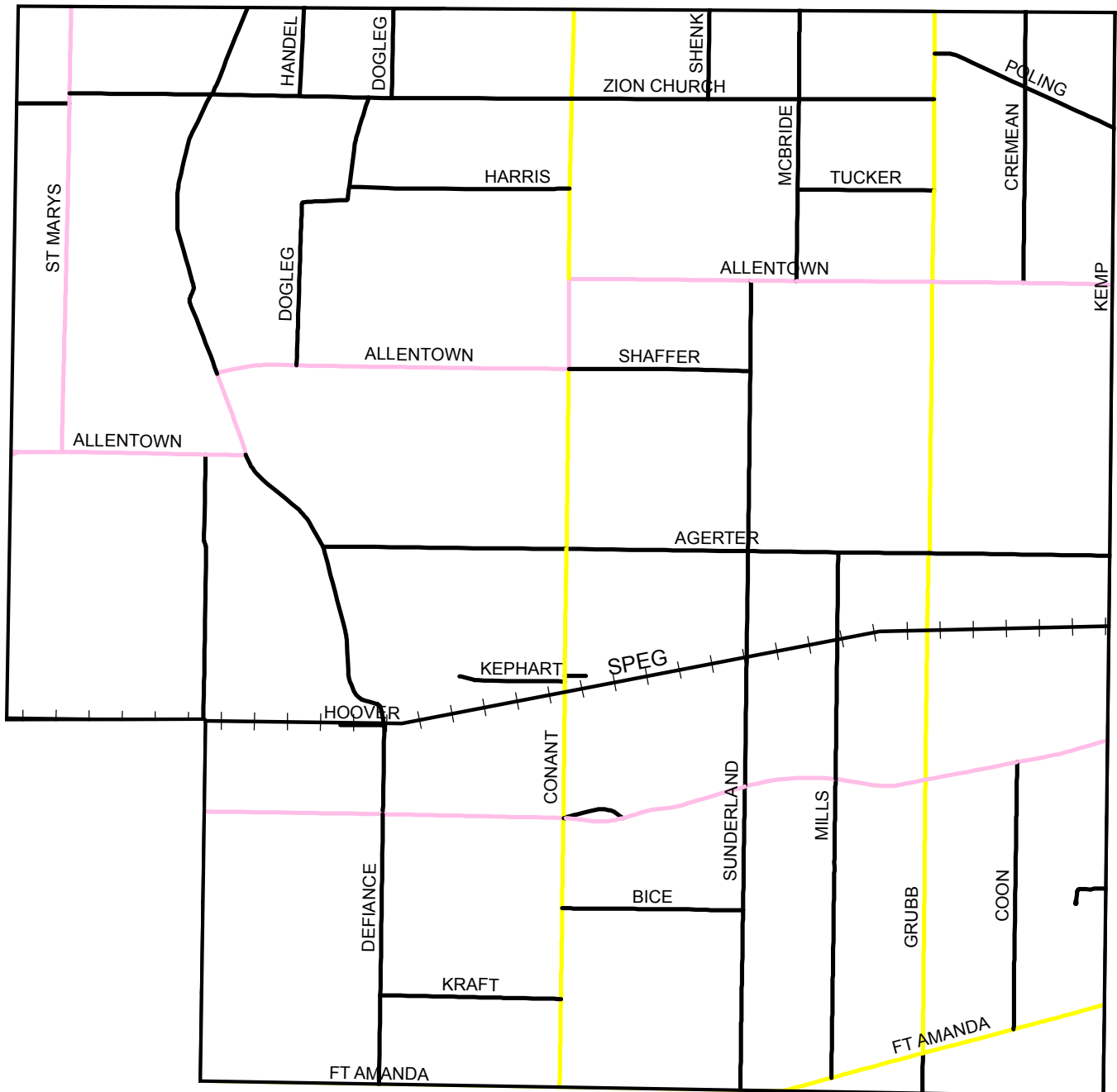
TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION				
Functional Class	State Routes	County	Township	Total Miles
Rural Major Collector	14.9	0.0	0.0	14.9
Rural Minor Collector	1.5	9.8	0.0	11.3
Rural Local	0.0	18.2	30.7	48.9
Total Miles	16.4	28.0	30.7	75.1

The roadway system mileage within Amanda Township entailed 75.1 miles. Collector roadways total 26.2 miles and account for 35 percent of total system mileage. Nearly two-thirds of the roadway system (48.9 miles) is classified as local in nature for which the Township itself is responsible for 30.7 miles, while the County maintains 28 miles and the State is responsible for 16.4 miles. According to 2011 estimates of daily vehicular miles of travel (VMT), total VMT approaches 82,950 vehicle miles per day in Amanda Township.

Various roadway pavement widths have been identified in Map 4-7 as to their compliance with the federal design standard of 12-foot lane widths. Table 4-6 identifies 55.2 miles of deficient roadway widths by functional classification and extent of deficient width. Estimates to improve such roadways vary due to existing conditions including shoulder width, drainage and base. Assuming an adequate base, shoulder width and no drainage improvements or right-of-way acquisitions, necessary roadway improvements are estimated at \$14.26 million.

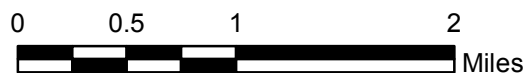
TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN AMANDA TOWNSHIP			
Deficient Pavement Width	Rural Minor Collector	Rural Local	Total Miles
15	0.0	0.2	0.2
13	0.0	0.1	0.1
10	0.0	2.3	2.3
9	0.0	1.8	1.8
8	0.0	8.9	8.9
7	0.0	3.5	3.5
6	0.0	4.5	4.5
5	0.5	5.9	6.4
4	9.3	5.9	15.2
3	2.5	4.4	6.9
2	0.0	5.4	5.4
Total Miles	12.3	42.9	55.2

MAP 4-5 AMANDA TOWNSHIP: FUNCTIONAL CLASS ROADS

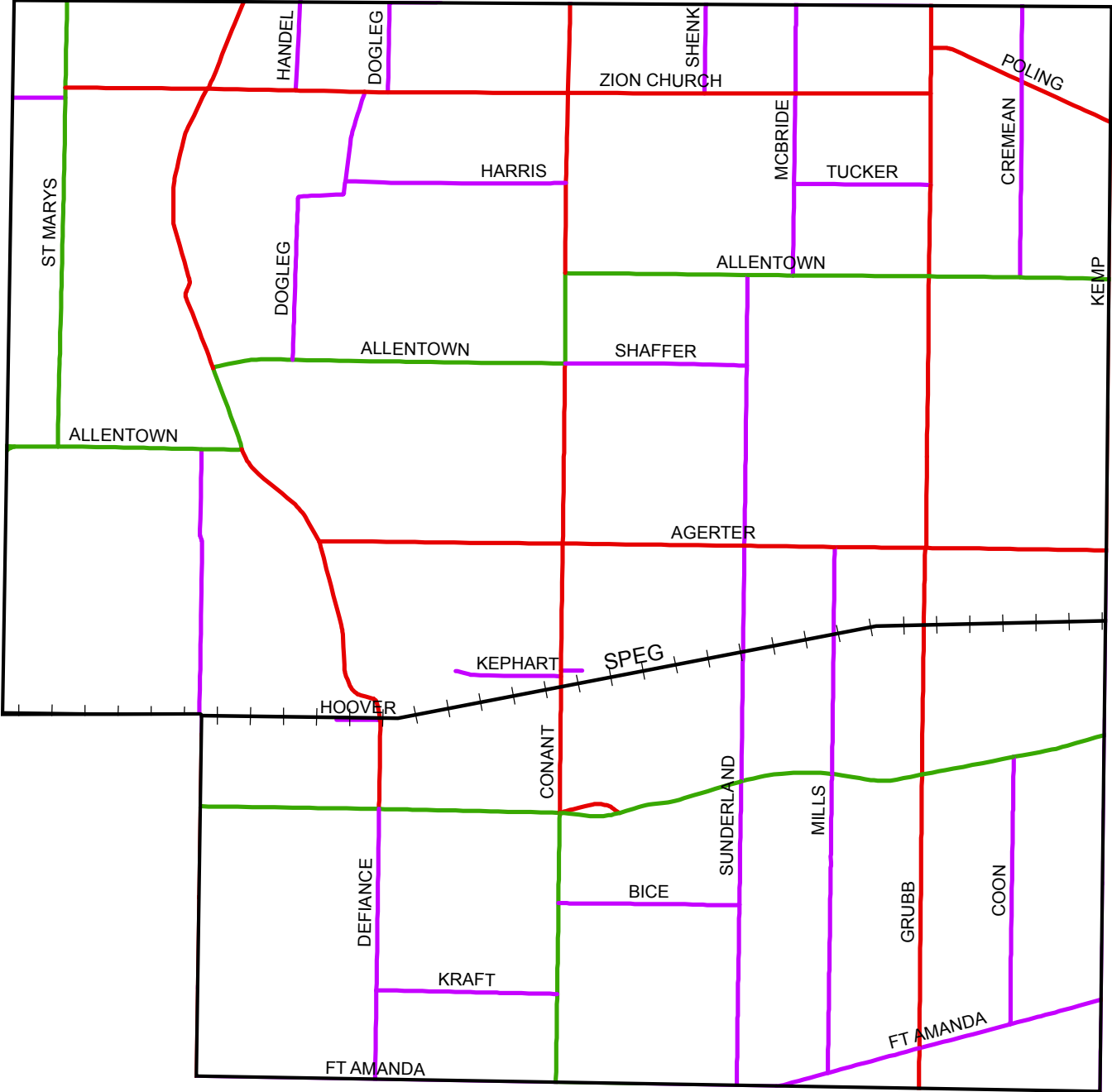


Functional Class

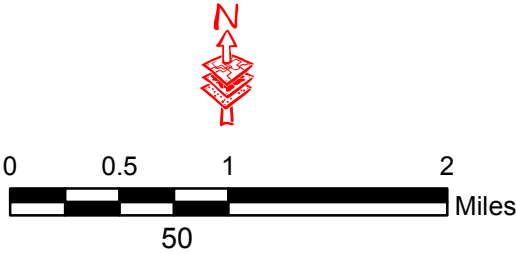
- | | |
|----------------------------|----------------------------|
| — Rural Interstate | — Rural Local |
| — Urban Interstate | — Urban Principal Arterial |
| — Rural Principal Arterial | — Urban Minor Arterial |
| — Rural Minor Arterial | — Urban Collector |
| — Rural Major Collector | — Urban Local |
| — Rural Minor Collector | |



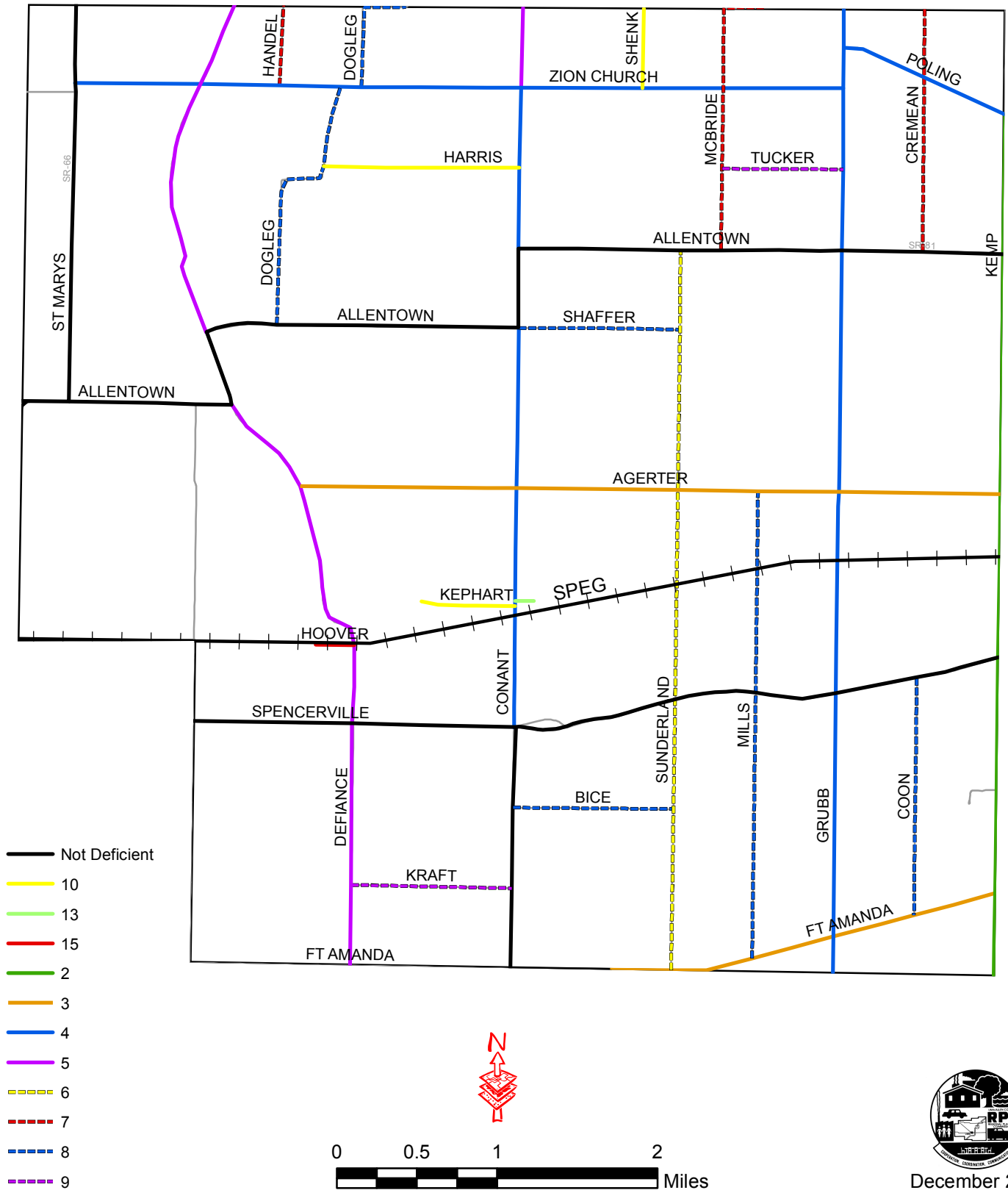
MAP 4-6
AMANDA TOWNSHIP: ROADWAY
MAINTENANCE BY JURISDICTION



- County
- State
- Township
- Railroads



MAP 4-7 AMANDA TOWNSHIP: ROADWAY DEFICIENCIES BY PAVEMENT WIDTH



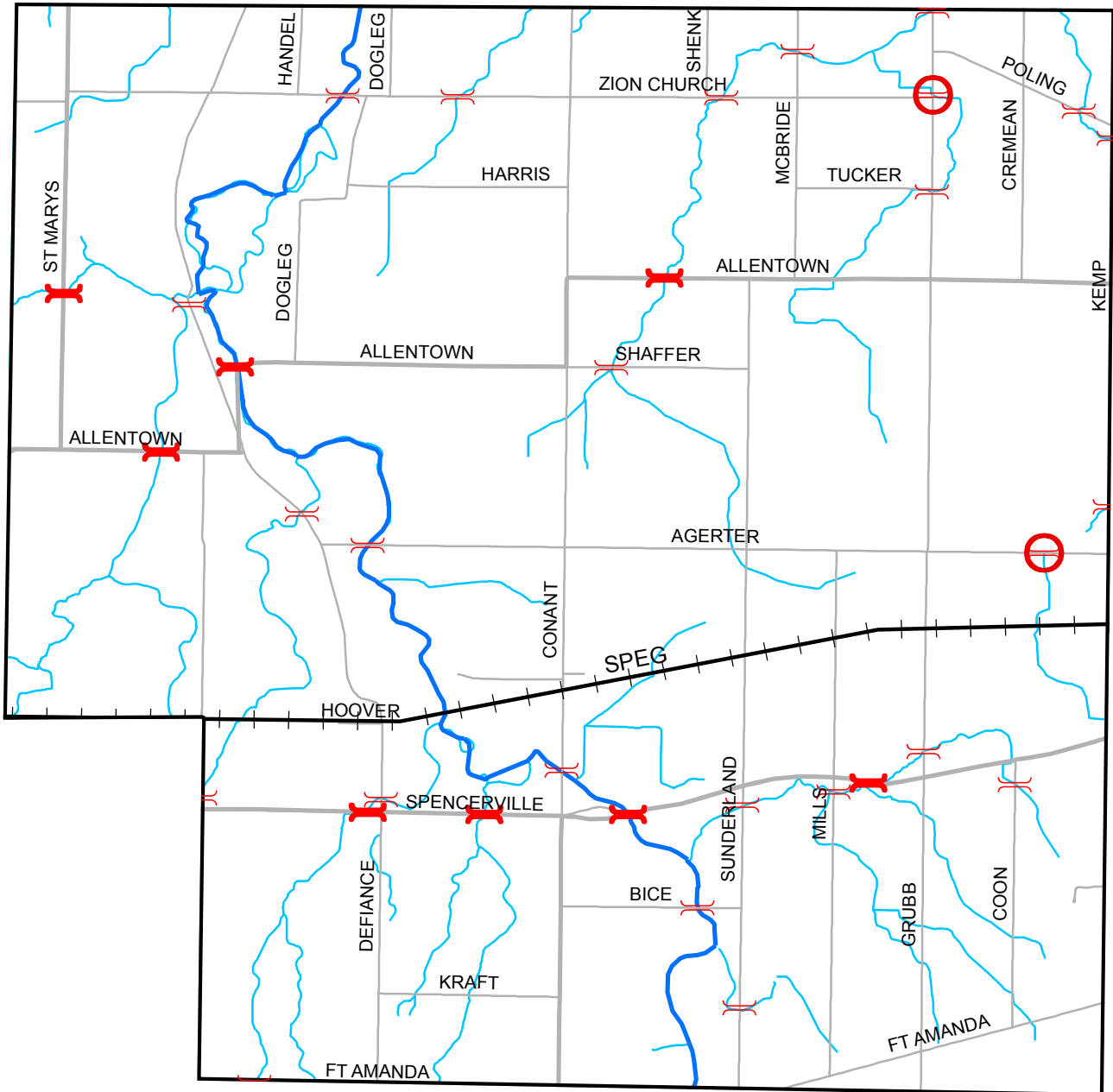
December 2011


Such estimates fail to reflect the character and condition of some of the more rural local roadways providing limited access and where an adequate base and drainage do not exist. Hoover Road is an existing local roadway that is in fair condition but very narrow and that serves but one residence. Hoover Road lacks the roadway base or drainage to widen the road without considerable public investment. Kephart Road is an example of a failing rural roadway in need of an improved base and drainage to accommodate both local residential access and semi tractor trailer traffic. The roadway serves several residential homes in addition to the farmstead. Rough estimates to improve the level of service on Kephart Road exceeds \$400,000 and currently available Township funding. The Township will need to develop policy to address and prioritize deficient roadways, their status and maintenance as well as any new development requiring access.

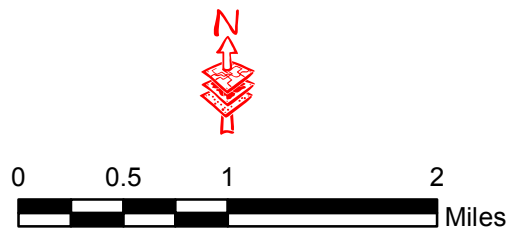
As depicted in Map 4-8 there are 22 local bridges and 8 state bridges located. in Amanda Township, of which 2 are identified as deficient. Bridge repair on the Grubb Road Bridge is estimated at \$150,000 while on the Agerter Road Bridge the estimated cost is \$120,000. For purposes of comparison, please note that the McBride Road Bridge was replaced immediately prior to this study's commencement (Summer 2011) at a total cost of \$149,771.81. Table 4-7 identifies the bridges by road and sufficiency rating.

TABLE 4-7 AMANDA TOWNSHIP BRIDGES			
Bridge ID	Bridge Location	Road Jurisdiction	Sufficiency Rating
AMA-C0 77-5.5	Grubb Rd	County	26.5
AMA-C0 114-4.01	Agerter Rd	County	43.9
AMA-T0 78-1.33	Coon Rd	Township	65.1
AMA-C0 71-0.24	Conant Rd	County	69.6
AMA-T0 113-0.24	Shaffer Rd	Township	72.0
ALL-117-5.55	Spencerville Rd (SR-117)	State	80.5
ALL-117-6.19	Spencerville Rd (SR-117)	State	80.5
ALL-66-4.99	St. Mary's (SR-66)	State	81.9
ALL-81-4.89	Allentown (SR-81)	State	88.6
AMA-C0 77-5.97	Grubb Rd	County	91.3
AMA-C0 73-0.87	Poling Rd	County	94.9
ALL-117-6.97	Spencerville Rd (SR-117)	State	97.1
ALL-81-7.77	Allentown (SR-81)	State	98.8
ALL-117-8.34	Spencerville Rd (SR-117)	State	99.1
ALL-81-3.86	Allentown (SR-81)	State	99.8
AMA-C0 114-0.24	Agerter Rd	County	99.8
AMA-C0 27-1.8	Zion Church Rd	County	99.8
AMA-C0 50-3.28	Defiance Rd	County	99.9
AMA-C0 50-4.15	Defiance Trl	County	99.9
AMA-C0 50-1.56	Defiance Trl	County	99.9
AMA-C0 77-1.88	Grubb Rd	County	99.9
AMA-C0 77-4.97	Grubb Rd	County	99.9
AMA-C0 69-1.58	Monfort Rd	County	99.9
AMA-T0 74-1.56	Sunderland Rd	Township	99.9
AMA-T0 74-0.44	Sunderland Rd	Township	99.9
AMA-C0 27-2.44	Zion Church Rd	County	99.9
AMA-C0 27-3.9	Zion Church Rd	County	99.9
AMA-T0 121-0.74	Bice Rd	Township	100.0
AMA-T0 75-1.25	McBride Rd	Township	100.0

MAP 4-8 AMANDA TOWNSHIP: DEFICIENT BRIDGES

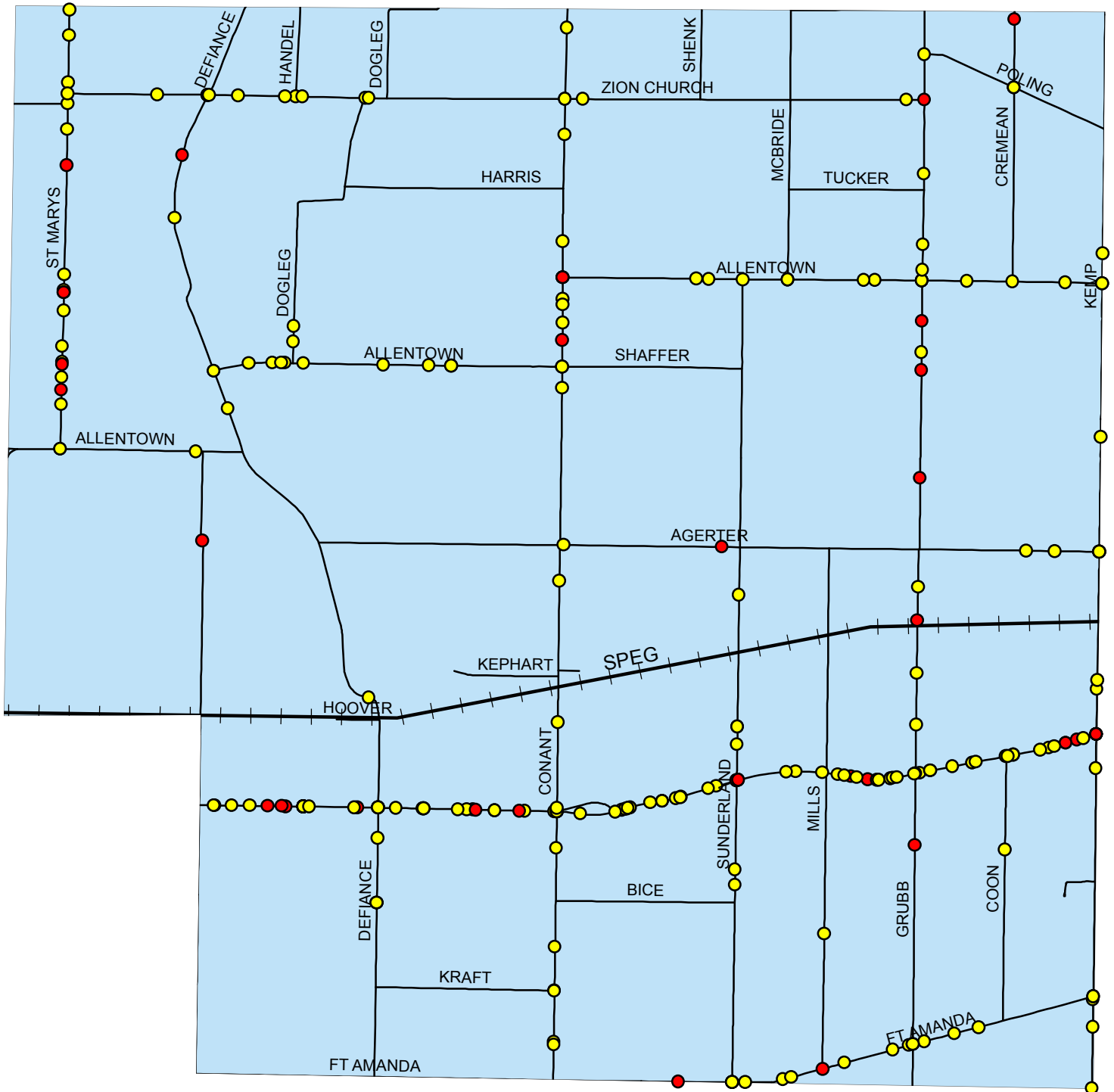


-  Bridges
-  State Bridges
-  Deficient Bridges
-  Auglaize River
-  Waterways



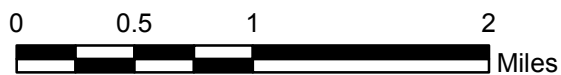
December 2011

MAP 4-9 AMANDA TOWNSHIP: 2008-2010 CRASHES



Legend

- Injury Crash
- Non-Injury Crash

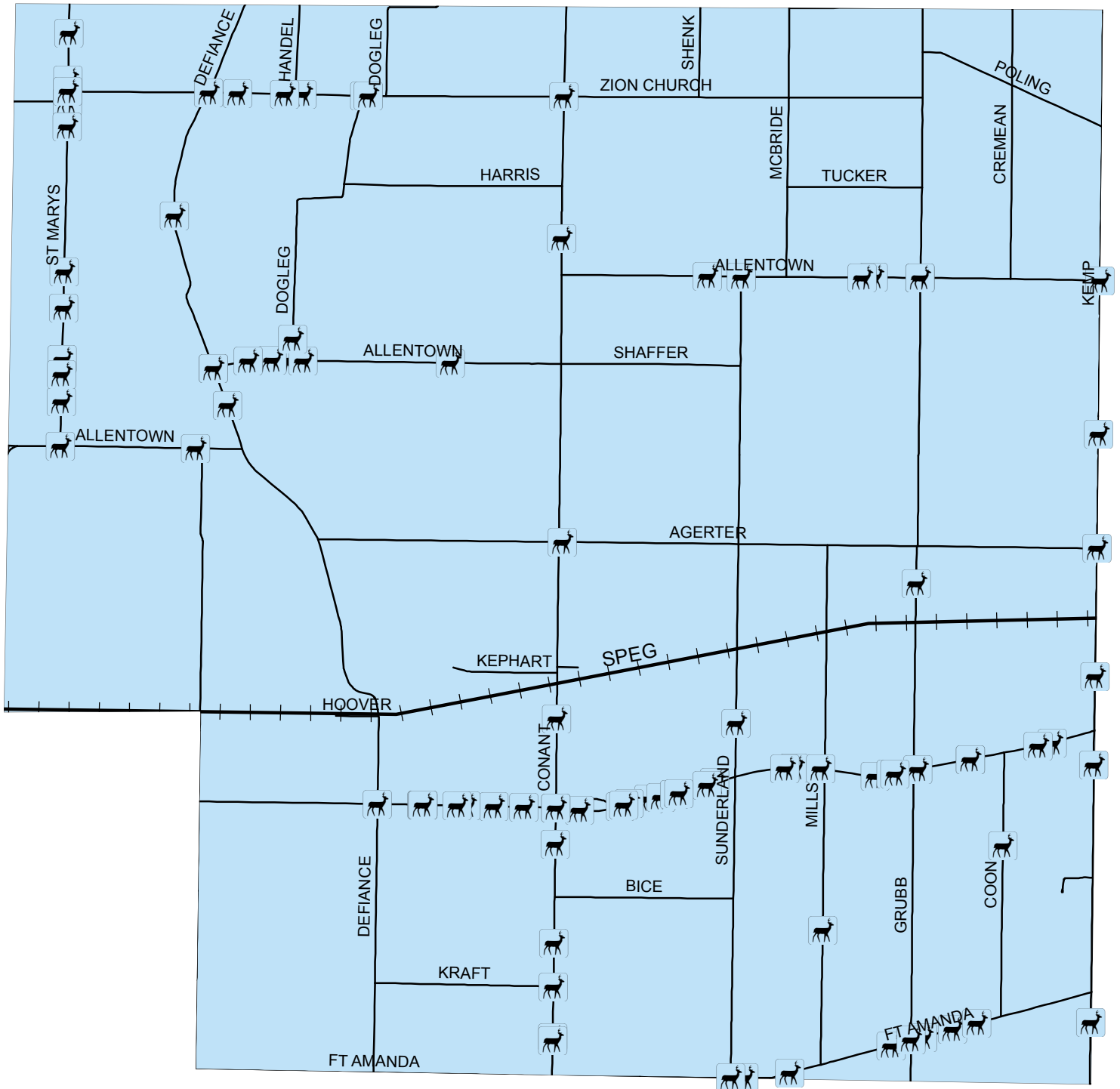


December 2011

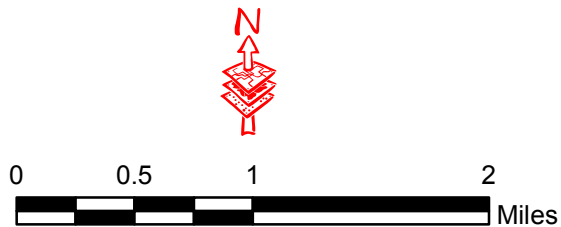
MAP 4-10

AMANDA TOWNSHIP:

2008-2010 ANIMAL CRASHES



Animal Crashes



December 2011

Table 4-8 summarizes the crash analysis for Amanda Township. No fatalities occurred between 2008 and 2010; however, there were 60 injuries which accounted for 21.5 percent of the crashes. Nearly one-third of the total crashes were animal related. Total crashes and animal crashes are identified in Maps 4-9 and 4-10.

TABLE 4-8 CRASHES BY YEAR IN AMANDA TOWNSHIP									
Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Private Property Crashes	Total Reportable Crashes	Percentage of Crashes by Year	EPDO Rate Index	Animal Crashes	Percentage of Animal Crashes by Year
2008	0	34	96	0	130	46.8%	2.18	32	24.6%
2009	0	16	70	0	86	30.9%	1.84	39	45.3%
2010	0	10	51	1	62	22.3%	1.73	22	35.5%
Totals	0	60	217	1	278	100.0%	-	93	33.5%

4.3.2 Oil & Gas Transmission Line Locations

Amanda Township is crossed by the pipelines of the petrochemical companies Buckeye and Marathon (Map 4-11). Specialized industrial cylinder and bulk gas is also available through BOC Gases and AGA Gas. When examining larger industrial applications it is important to recognize that Allen County is crossed by the pipelines of East Ohio as well as petrochemical companies that have established terminals and/or pipelines for transmission purposes including Marathon, Shell, BP, Buckeye, Ashland, Inland, and Mid Valley.

The availability and costs of utility services are considered very reasonable when compared to State and National costs.

4.4 Summary

Amanda Township's population has increased every census period since the 1960 tabulation. Between 2000 and 2010, the population increased 70.2 percent, adding an additional 158 individuals to the township. The 2010 Census reported a total of 789 housing units in Amanda Township, an increase of 11.0 percent or 78 units over the previous 10-year period. Between 2005 and 2011, 19 lots less than 5 acres in size have been created for potential residential use, and 30 new addresses have been assigned by the Allen County Engineer. Growth continues to place pressure on agricultural land use conversion.

Unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

Concerns regarding residential development include: the aging population and the appropriateness of the existing housing supply to meet future demands; the age and condition of the existing housing stock and the status of available codes/programs to support the redevelopment of some of the older housing stock; and, conflicting land use between strip residential development and the continued viability of the agricultural industry.

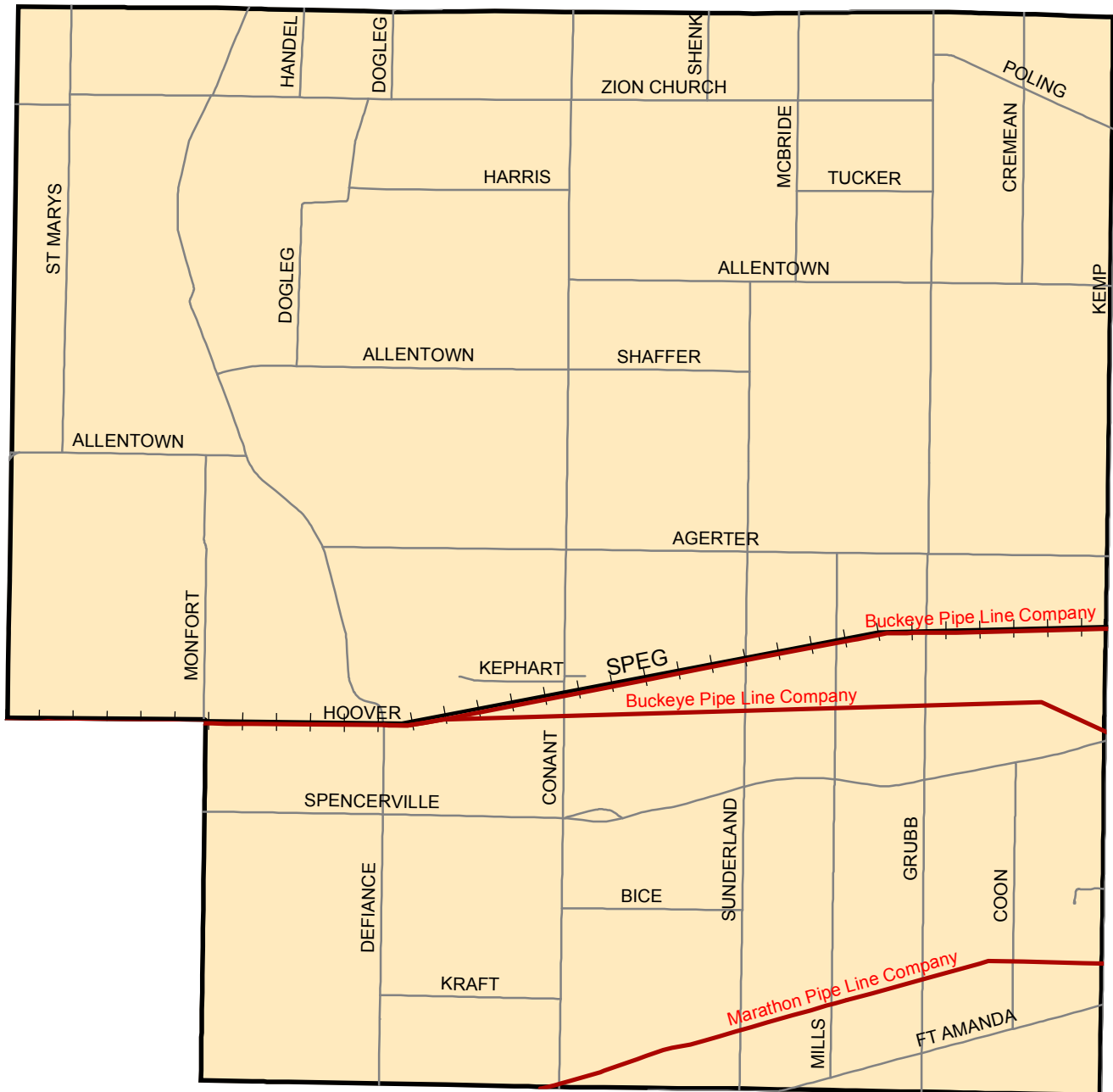
The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services and expected growth. The community's transportation network and drainage system are typical ongoing infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, voice and data communications are also a part of infrastructure. And, while public water and wastewater infrastructure is typically necessary to maintain and support the health and safety of residents this Plan argues that community development and economic development can be achieved without such infrastructure.

The link between community development and transportation cannot be minimized. The community's access to the State roadway system is very good and pending improvements will only increase the community's attractiveness. The adequate funding of the community's transportation infrastructure is also important. Once rural roadways and bridges are now experiencing higher traffic volumes and heavier loads due to agricultural productivity and residential growth. Some roadways do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways is now an important issue for the Township to address.

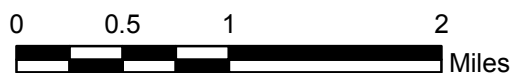
MAP 4-11

AMANDA TOWNSHIP:

PIPELINE INFRASTRUCTURE



— Pipelines



SECTION V ENVIRONMENTAL FACTORS

Amanda Township is considered a rural township, with a considerable amount of land in large tracts still engaged in agricultural pursuits. Such agricultural activities have continued relatively unimpeded. But the community is slowly changing. As residential uses develop, the burden on local resources increases destroying the rural landscape identified as so important to the residents of Amanda Township. Haphazard residential development is resulting in land use conflicts with pre-existing agricultural pursuits. In addition, strip residential development occurring along the once rural roads is forcing local governments to address issues related to traffic safety, stormwater runoff and environmental concerns for area waterways.

There have been a number of statewide studies that have concluded the greatest threat to the State of Ohio and its population centers is the loss of farmland and the absence of land use planning that considers the resources and the integrity of the natural ecosystem. Recognizing that a sizable portion of Amanda Township's economy relies upon its agricultural base, the community may be subject to a higher level of risk than other geographic areas of Ohio.

Amanda Township's natural resources may be at greater risk than other geographic areas of Ohio. The future pattern of development must protect natural resources to sustain the long term economic viability of the community.

Managing future growth in a comprehensive and cooperative manner with its villages and neighboring townships is highly desirable. Areas designated for future development should be identified and supported with necessary infrastructure; while the community's natural resources should be targeted for protective measures. Achieving a future pattern of development that protects natural resources and aesthetic qualities, while allowing a sustainable economy supported by infrastructure investments sufficient for a 25+ year planning period, is the goal of the Township's future land use planning process.

5.1 Solid Waste Issues

On average, Allen County residents generate 4.43 pounds of solid waste daily. On such a per capita basis, Amanda Township generates 1,674.36 tons of waste annually. The closest sanitary landfill to Amanda Township is the Cherokee Run facility, operated by Allied Waste Systems Inc., in Bellefontaine, Ohio. The facility is now closed. The next closest recipient of the community's waste stream is the Evergreen Landfill Facility operated by Waste Management and located outside of the City of Toledo. The facility accepts nearly 60 percent (58.7%) of Allen County waste. Outside Allen County there are 10 other landfills that accept a portion of local waste including facilities in Mercer, Logan, Wyandot and Hancock counties. The EOLM landfill is a private facility designed and approved to dispose of construction and demolition waste. Both of Allen County's sanitary landfills are now closed.

The State of Ohio requires each county to maintain a current County Solid Waste Plan. Allen County belongs to a 6-county consortium known as the North Central Ohio Solid Waste District (NCOSWD) that was formed to develop a comprehensive, cooperative, regional approach to solid waste disposal problems. Amanda Township is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD.

The ODNR and the NCOSWD provide anti-litter programming to reinforce educational outreach efforts, public awareness activities and media releases. The NCOSWD has sponsored successful Annual Household Hazardous Waste Drop-Off event that have

helped to eliminate the extent of dumping illegal toxic wastes. Allen County has also y established an affiliate with Keep America Beautiful, Inc., to better assist local communities in developing a cleaner, safer community environment.

Local leaders must acknowledged that solid waste which can be seen as litter reaches into every aspect of the planning/regulatory process, to include: storm water management, building codes, zoning regulations, exterior maintenance codes, etc. Codes to address storm water management and zoning do exist to support solid waste management in the Township. Amanda Township does not currently have exterior maintenance or building codes nor does it bid/let municipal waste contract. However, it does provide drop-off recycling opportunities for its residents on a regular basis. Developing and implementing solid waste standards within the planning and regulatory processes will allow the Township to address litter and open the door to long-term minimization of all forms of solid waste and waste disposal.

Solid Waste Concerns:

- Long Term Disposal Capacity
- Collection Capacity
- Yard Waste
- Recycling Opportunities
- Reduction in disposal volume

The effects of litter are pervasive and far-reaching not just along the rural roadways but along our riverine environments as well. Developing environmentally sound methods for disposal of non-hazardous solid waste is challenging for townships with constrained budgets. However, acknowledging such challenges is the beginning of the solution. Residents must realize that annual litter cleanups are not long-term litter prevention programs. And, although there are local programs that address litter cleanup, including, Adopt-a-Highway, Adopt-a-Roadway, and Adopt-a-Waterway, such activities do not contribute in a significant way to litter prevention. Litter prevention must be addressed at its source with jurisdictional controls and enforcement balanced with public education.

5.2 Air Quality Issues

Air Quality is a pressing issue facing the nation today with implications for planning community development. Amanda Township resting within Allen County is geographically situated between the major urban centers of Ft. Wayne, Dayton and Toledo. The United States Environmental Protection Agency (US EPA) has recently identified the larger urban centers in non attainment for ozone a major component of smog. The standards set by US EPA have major implications for Allen County in terms of further economic development and roadway capacity for with nonattainment regulatory controls may be imposed on point and non point sources of such emissions affecting the community's ability to construct new highway capacity projects.

Although smaller in size the county's juxtaposition to the other larger urban centers has resulted in a checkered history with respect to air quality attainment. For example as recently as April 15, 2004 the US EPA National Ambient Air Quality Standards (NAAQS) for ozone and particulates established an 8-Hour standard and found Allen County in noncompliance. Three years later, on May 16, 2007, the US EPA published notice that Allen County was re-designated to attainment with respect to the 8-Hour standard. On March 12, 2008, however, the US EPA significantly strengthened its NAAQS for ground-level ozone to improve public health and protect sensitive trees and plants. The US EPA revised the 8-hour "primary" ozone standard, to a level of 0.075 parts per million. The US EPA issued a final designation declaring Allen County as an Ozone Maintenance Area. Preliminary indicators of attainment are positive but certainly not guaranteed. The community must take steps to curb unnecessary travel and delay

USEPA issuance of "attainment" status has eliminated additional environmental compliance regulations and any negative impact on local development recruiting efforts.

utilizing more efficient means of travel, providing more air quality neutral mode options for residents and thru better land use planning.

5.3 Water Quality Issues

Water pollution prevention is a concern of local officials. The most important issues are the elimination of and managing stormwater runoff. The Auglaize River and several of its tributaries have been studied for compliance with the Clean Water Act. Portions of the Auglaize River were identified in 2002 and 2004 as in non-compliance most however were found south of the Township in Auglaize County near the City of Wapakoneta. In Allen County the Auglaize River, its tributaries and surrounding habitat was found to be in compliance. Map 5-1 identifies the Auglaize River and its tributaries in Auglaize Township by watershed area.

In an attempt to maintain compliance with federal legislation and both USEPA and OEPA mandates, the local community must address the following points to meet the limits of the Total Maximum Daily Loads (TMDL) established by the USEPA/OEPA:

Water quality concerns:

- *Managing storm water runoff*
- *Prevention of erosion*
- *Elimination of illicit discharges at point source facilities*
- *Management of hazardous materials*

- Managing stormwater runoff to reduce sediment, nutrients, and downstream flooding.
- Prevention of erosion from agricultural operations and removal of vegetation from areas in proximity to water surfaces.
- Identification and elimination of pollutant discharges from wastewater treatment plants, combined sewer overflows, package plant discharges and industrial discharges.
- Work with the local Emergency Planning Committee in the identification of locations of facilities using/storing hazardous materials and the management of these materials so that they do not enter the environment.
- In cooperation with the Allen County Emergency Management Agency and local fire departments, the establishment of hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the state highways where hazardous materials are routinely transported.

5.4 The Natural Environment

The natural environment within the community is shaped by its site and situation. The local geographic and geologic conditions provide the basis of the subtle topography, the waterways and the vegetative cover. Although modified by residents of the community, the natural environment has and continues to provide the basis for various economic activities including farming and some limited timbering. It has also provided for residential development and commercial ventures. But for its troubles, the natural environment has been scarred and forced to carry the burden of such human activities as illicit dumping, septic systems leaching into local waterways, roadway salts and chemicals contaminating soils and waterways. That being said, the natural environment continues to be the foundation of much of our memories and our vision for the future.

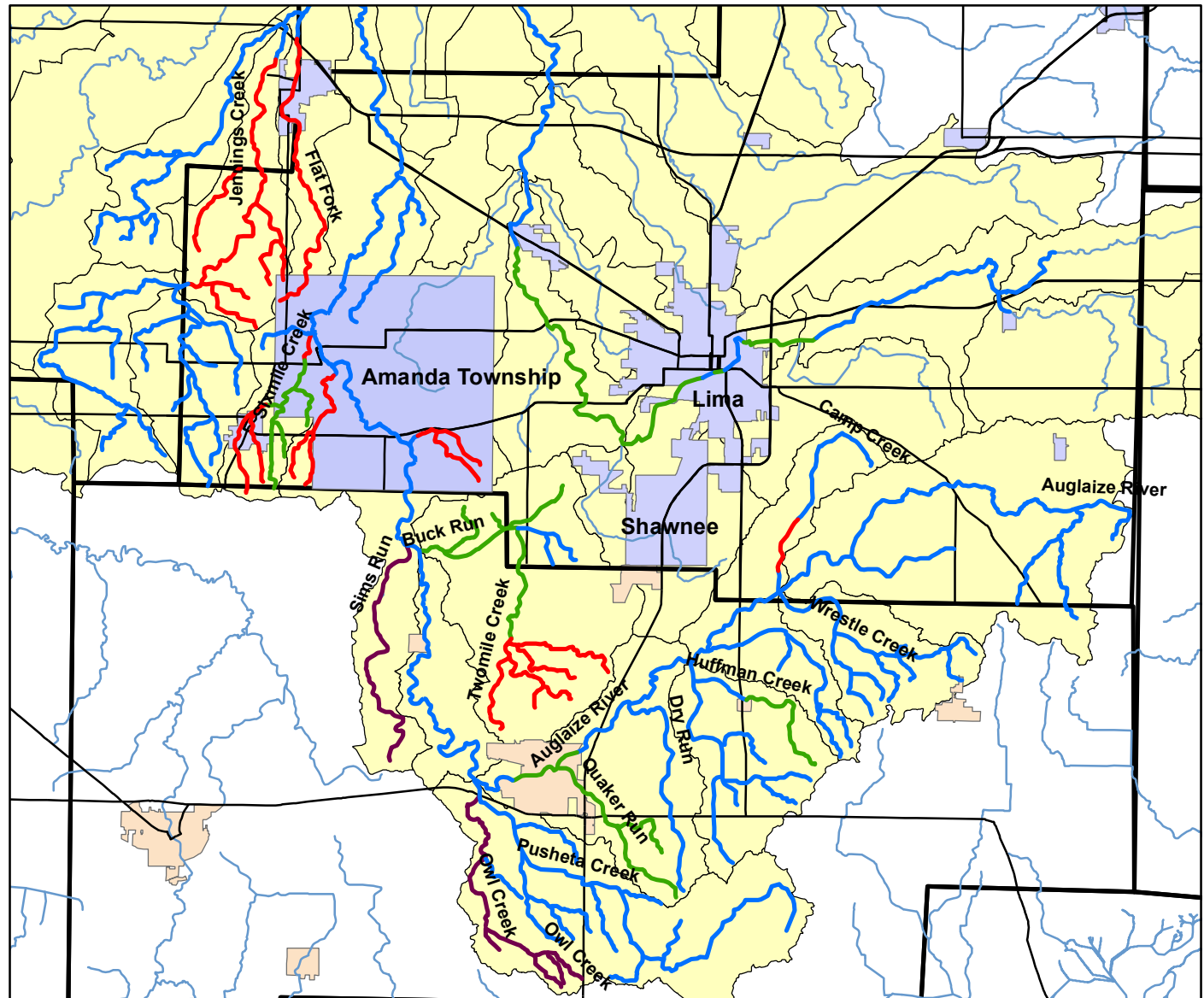
The extent to which the modification of the natural landscape continues will be the basis upon which this planning document will be judged.

MAP 5-1

AUGLAIZE AND OTTAWA RIVER WATERSHEDS BY WATER QUALITY ATTAINMENT STATUS

Aquatic-Life Use Attainment Status

- Full Attainment
- Non Attainment
- Partial Attainment
- Recreational Impairment Only
- Subwatershed Boundary
- Stream Segment Attainment Status Unknown



Sources:

OEPA TMDL Final Report Upper
Auglaize River Watershed
8/16/2004

OEPA Preliminary Results Biosurvey
of the Ottawa River and Selected
Tributaries
3/23/2010



The Plans goal is protect the community's wetlands, its floodplains and its woodlots to sustain future generations. Map 5-2 provides a visual cue of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unabated will be the basis upon which this planning exercise/document will be judged in the future.

5.4.1 Local Watersheds

The physical and functional attributes of the riverine system in Amanda Township was introduced in Section 2.2.3, local water quality characteristics and drainage watersheds were addressed in Section 5.3. However, these sections failed to provide the broad understanding necessary to appreciate the relationship between Amanda Township and its riverine network of tributaries with the larger natural environment.

The 63.23 linear miles of Amanda Township waterways and their respective riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.

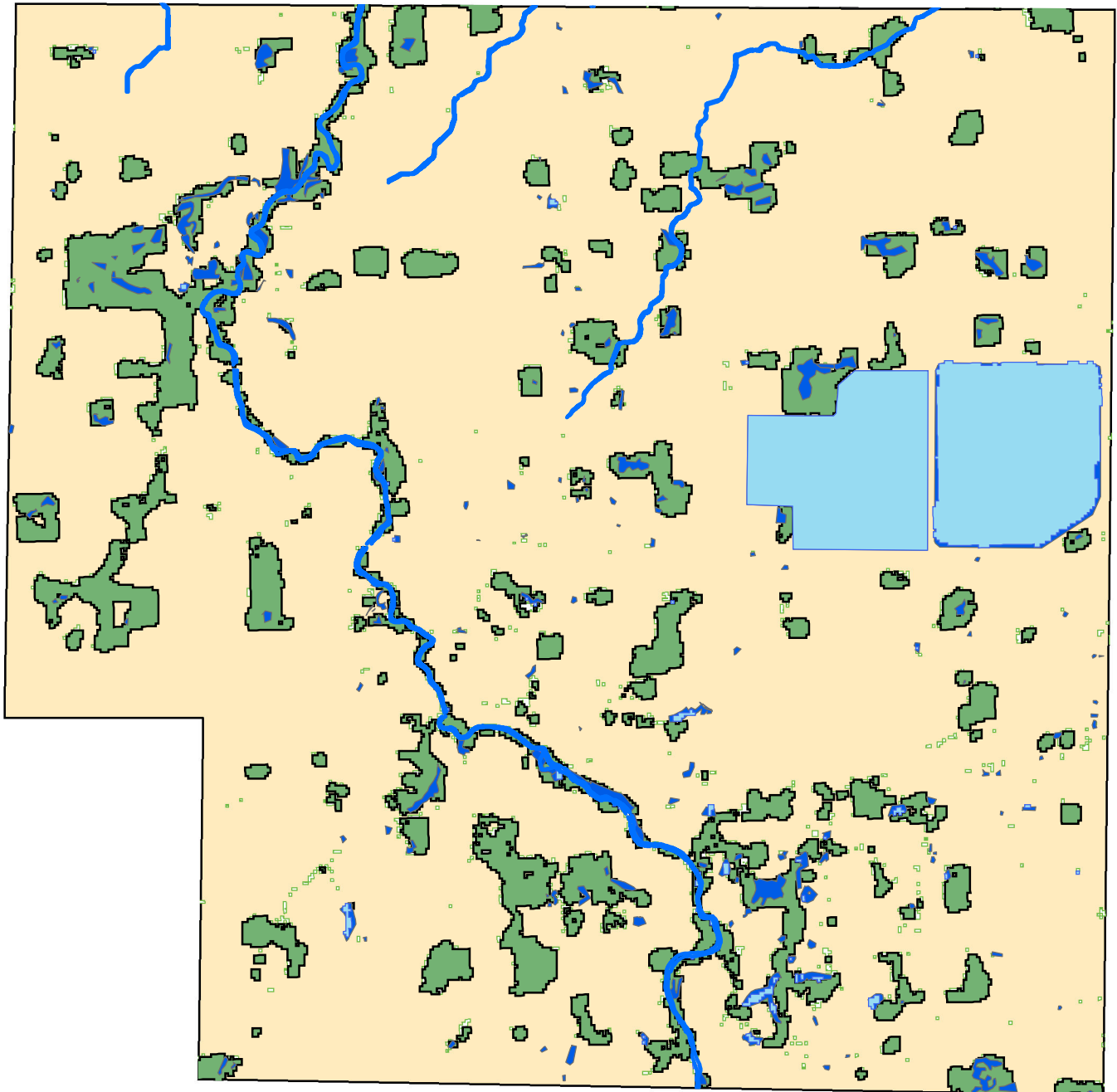
Both the Auglaize and Ottawa rivers play an important role in the Township's natural environment. Both rivers are fed by numerous creeks and ditches as they drain the region. In Amanda Township, the Auglaize is served by five watersheds including those affiliated with: Prairie Ditch to Jennings Creek (84.68 acres); Jennings Creek to Auglaize River (669.92 acres); the Auglaize River near Spencerville to above Jennings Creek (4,944.97 acres); Auglaize River below Two Mile Creek near Spencerville (9,834.66 acres) and Two Mile Creek (30.55 acres). The Honey Run (5,940.274 Acres) and Little Ottawa River (545.13 acres) flow northward to the Ottawa River. The rivers in many ways are the backbone of the community's ecosystem. Collectively, the rivers and their various tributaries provide: the necessary drainage; the stream valleys that provide the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. These resources must be protected. In fact, the 63.23 linear miles of Amanda Township waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations. Map 4 depicts the various sub-watersheds.

5.4.2 Floodplains

The Federal Emergency Management Agency in a report entitled Flood Insurance Study - Allen County Ohio, Incorporated Areas (1989), identified approximately 1,544.25 acres in Amanda Township as Special Flood Hazard Areas. The report was intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain management. Hydrologic and hydraulic analyses formed the basis of such analyses that documented the Auglaize and Ottawa rivers (Map 5). The flood prone areas were documented using approximate analyses because the area was thought to have lower development potential. The resultant floodplain delineations of these waterways were documented by the Department of Housing & Urban Development (HUD) in flood insurance rate maps (FIRM) identified in the Appendices of this Plan.

Historically, encroachment onto the floodplains has been minimal, the result of local resident's attempts to draw water when/where municipal services were unavailable, for transportation and commerce, and for irrigation of crops. Given the current level of technology, recent pursuit of floodplain developments is

MAP 5-2 AMANDA TOWNSHIP: NATURAL RESOURCES



Legend

- Waterways
- Open Water
- Wetlands
- Wooded
- Scrub



0 0.5 1 2
Miles



December 2011

based on site aesthetics and/or economics. Whether it is the natural beauty of such sites or the price for bottom-ground, it has influenced recent development decisions and subdued the common sense possessed by the community's forefathers. Many consider this intrusion into these sensitive areas illogical, unsound and/or simply foolish on a number of points, including: the threat of flood related damage, increased pre- and post development runoff, declining water quality, and the loss of natural habitats for both vegetation and wildlife.

Development in, or the filling and subsequent loss of floodplains will result in a net loss to the community in terms of scenic vistas, roosting/yard areas for birds/deer, and disrupted drainage patterns and storm water retention areas for both agricultural and urban development.

Floodplains need to be preserved and protected to prevent further damage to water quality and the local ecosystem. Natural floodplains further ecological diversity and slow the peak storm water runoff from further eroding stream banks, ditches and ultimately raising the level of flooding along downstream waterways. Floodplain soils and vegetation act as the kidneys of our local tributaries; capable of siphoning out various pollutants from the storm waters and cleansing storm water as it is stored in the low lying areas before it either re-enters the local tributaries or percolates back into the soil replenishing local aquifers.

5.4.3 Wood Lots

Like the majority of northwest Ohio, the surface area of Amanda Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 2,771.7 acres, or slightly more than twelve percent (12.58%) of Amanda Township is wooded today. Much of the wood lots are concentrated in small stands of deciduous trees, along fence lines between properties and along stream corridors. It should be noted that tree preservation is a high priority in many communities across the country, because once cleared, replacing trees takes dozens of years. In addition, ornamental trees used in landscaping cannot replace the variation and character of an original stand of trees. Therefore, the loss of an original stand of trees is a loss to the natural landscape of the community and one that should not be condoned or allowed by local development policies.

The benefits of maintaining high-quality tree cover include erosion control, wildlife habitat protection and cleaner air. Aesthetic and economic benefits include a visually pleasing and "softer" environment, higher home values from treed lots and reduced energy bills from the natural cooling provided by shade. This sentiment was recognized during the visioning phase of the public planning process as Township residents expressed a desire to protect and increase the number and density of woodlots within the Township including the reforestation of lands previously cleared.

5.5 Planning for Future Growth & Development

Local governments within Allen County do not have a long history of local and county land use planning. Of the 21 local political subdivisions, American, Bath, Richland, Shawnee and Spencer townships have prepared (or recently updated) land use plans. Richland Township was the first township government to have taken formal planning action (1995) to support locally adopted zoning regulations, subdivision regulations, floodplain management regulations, and health code regulations.

To support Amanda Township in preparing a future land use plan, various agencies have developed long range component plans. At the regional level, the LACRPC has prepared a 2030 Transportation Plan and is supporting the development of an update reflecting 2040 needs. And although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioner's reviewed issues related to municipal sanitary sewer services (2007) and a county-wide water distribution system (URS/2000). At the present time, no potable water or municipal sewer services are available in Amanda Township; none is planned and none are being requested.

As a result of local planning exercises, local residents, township residents, the Allen County Engineer, the Allen County Sanitary Engineer and the LACRPC have collaboratively identified the need to develop and implement development patterns to conserve natural resources. Of specific interest is open space preservation, farmland preservation and the minimization of any pre- or post development costs. Local officials and community activists are interested in furthering rural agricultural based developments. Rural residential sites should be developed with respect to minimizing their visual and environmental impact on the landscape employing principles of cluster development. This Plan supports the concept of integrated developments focusing on highway nodes. Local officials are interested in examining regulatory controls that promote growth of local businesses without compromising the environment or the potential for requiring large scale municipal utility service systems.

Residents and farmers alike suggest integrated cluster developments will preserve natural resources and lead to better strategies encouraging sustainable development supported by appropriate infrastructure.

Alternative types of development can provide the community with sustainable development patterns that encourage the protection and responsible use of the region's natural resources. Such strategies will also provide an opportunity to address other smart growth strategies especially those that encourage sustainable development based on future year horizons and predicated upon the necessary infrastructure investments in: roads, bridges, storm water and communication systems.

SECTION VI ECONOMIC OVERVIEW & ANALYSIS

Historically, the economic well being of Amanda Township has been founded on its agricultural sector and the family farms relationship with the land. Today, however, agricultural ties have been somewhat broken as residents pursue other economic pursuits and agricultural fields are being subdivided and sold to non-farmers. The Township's once rural roads and agricultural lands are now co-habiting that space with residential housing units and conflicts between residents and the agricultural industry (and its necessary support services) are increasingly becoming more prevalent. As a result, the Township is experiencing unplanned residential growth and is increasingly engaged in discussions over concerns about urban standards and agricultural-related noise, smells and water pollution.

Local elected officials are cognizant of the rising conflict. They are aware of the need to support the existing farm industry. They are also aware of the increasing demand for public services and an increasing tax burden caused in part by the increasing residential base and a growing population. Local officials are assessing the potential for some economic diversification predicated on the state route system, as expanding the economic base will provide increased employment opportunities for local residents as well as the means to minimize tax burdens. The identification of locations for future growth within the Township is of the utmost importance to community development. The need to balance and coordinate new and existing economic activities with community values is complicated at best and will be ongoing. Reality requires all to understand that the regional economy is shifting toward a more service sector based dependency and as manufacturing jobs decline, the need to further diversify the economic base will increase.

This section attempts to provide baseline information on the Township's economic underpinnings and begins with an overview of current Township business and employment patterns. Data from the 2000 Census, the 2005-2009 ACS publications, County directories and databases are compared and contrasted to delineate these patterns. Subsequently, data from the Farm Service Agency (FSA) and the 2010 U.S. Agricultural Census report attempts to analyze farm operations, production, the market value of agriculture commodities and the acres in agricultural production. Prior to summary statements, an overview of Amanda Township's existing tax base is provided.

6.1 Non-Agricultural Employment

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend analyses or to compare changes in the number of total employed residents reported by employment category. In Amanda Township a half dozen general occupation categories were identified in the latest 2005-2009 ACS dataset which comprised the bulk of occupations pursued by Amanda residents including:

- Manufacturing
- Professional Management, etc.
- Retail Trade
- Health, Education & Social Service
- Food & Accommodations
- Wholesale Trade

Collectively, these 6 categories represent 6.6 of every 10 employed Amanda residents. Table 6-1 displays a comparative data analysis of occupations pursued by Amanda

residents for the years 2000 to 2005-2009. Of note, the overall workforce within Amanda Township decreased by approximately 7.2 percent over the 9-year study period.

When examining the current occupation of Amanda Township residents against 2000 data, a number of trends appear that will be important to the community's future. A precipitous decline occurred in the number of residents employed in the manufacturing sector, while service sector employment grew considerably in the fields of Information (500.0%) as well as entertainment, recreation, food and accommodation (423.5%) since 2000. The primary increases are found throughout the service sector (30.9%), a trend that is consistent with both the County (16.4%) and State (10.0%). Table 6-1 identifies the occupation, and compares employment of Amanda residents between 2000 and 2005-2009.

TABLE 6-1 2000 & 2005-2009 EMPLOYMENT BY SECTOR OF AMANDA TOWNSHIP RESIDENTS					
Sector	2000 Census	Percent Total Employment	2005- 2009 Census	Percent Total Employment	Percent Net Change
Employed 16 and over	984	100	913	100	-7.2
Agriculture, Forestry, Fishing, Hunting & Mining	33	3.4	20	2.2	-39.4
Construction	77	7.8	51	5.6	-33.8
Manufacturing	265	26.9	116	12.7	-56.2
Transportation & Warehousing	66	6.7	61	6.7	-7.6
Wholesale Trade	44	4.5	27	3.0	-38.6
Retail Trade	114	11.6	100	11.0	-12.3
Information	7	0.7	42	4.6	500.0
Professional Management, etc.	29	2.9	87	9.5	200.0
Finance, Insurance & Real Estate	14	1.4	10	1.1	-28.6
Health, Education & Social Service	239	24.3	213	23.3	-10.9
Entertainment, Recreation, Food & Accommodations	17	1.7	89	9.7	423.5
Other Services	57	5.8	34	3.7	-40.4
Public Administration	22	2.2	63	6.9	186.4

6.2 Employment within Amanda Township

According to ACS 2005-2009, 913 Amanda Township residents were actively employed. Table 6-1 indicates that employment within Amanda Township declined 7.2 percent between 2000 and 2005-2009. This does not compare favorably to a countywide loss of less than 1.0 percent and a statewide increase of 0.3 percent over the same period. Ancillary employment data identified 25 private firms and Amanda Township as the sole public sector employer that provided employment in the general categories of: professional and technical services, construction, manufacturing, wholesale trade, management of companies, administrative support, education, transportation and warehousing, entertainment and government.

Data suggests a decline in employment occurred internally with existing employers since 2000. The number of businesses reporting employment in the Township was consistent over the 2005 and 2009 period. Table 6-2 reflects the types of occupations and the number employed within Amanda Township in 2005-2009. The remainder of this section

examines the 6 largest economic sectors of Amanda Township in an attempt to provide additional insights.

TABLE 6-2 WORK BEING PERFORMED IN AMANDA TOWNSHIP & ALLEN COUNTY BY NAICS 2005-2009					
Sector	NAICS	Amanda Employees	Percent	Allen County Employees	Percent
Agricultural, Forestry, Fishing & Hunting – Services	11	20	2.2	269	0.6
Mining	21	0	0.0	90	0.2
Utilities	22	9	1.0	332	0.7
Construction	23	51	5.6	2,701	5.6
Manufacturing	31-33	116	12.7	9,331	19.5
Wholesale Trade	42	27	3.0	1,825	3.8
Retail Trade	44-45	100	11.0	5,252	11.0
Transportation & Warehousing	48-49	52	5.7	1,708	3.6
Information	51	42	4.6	895	1.9
Finance & Insurance	52	10	1.1	1,449	3.0
Real Estate and Rental & Leasing	53	0	0.0	608	1.3
Professional, Scientific & Technical Services	54	52	5.7	1,125	2.4
Management of Companies/Enterprises	55	0	0.0	34	0.1
Administrative Support & Waste Management Services	56	35	3.8	1,846	3.9
Education Services	61	70	7.7	4,225	8.8
Health Care/Social Assistance	62	143	15.7	7,488	15.6
Arts/Entertainment /Recreation	71	24	2.6	552	1.2
Accommodation & Food	72	65	7.1	3,752	7.8
Non-Public Other Services	81	34	3.7	2,351	4.9
Public Administration	92	63	6.9	2,028	4.2
Total	N/A	913	100.0	47,861	100.0
* ACS 2005-2009					

6.2.1 Construction

Primary construction employment in Amanda Township is provided by CDAF which is located Kemp Road. Company employment increased to 31 employees in 2009. Other construction employment include Metzger Drainage (6 employees) and Matt's Heating and Cooling (5 employees).

The importance of CDAF, Metzger Drainage and Matt's Heating and Cooling, and the 46 persons employed within the Township's construction sector is magnified when coupled with ACS data that suggests these jobs reflect only 5 percent of all jobs employing Township residents. Historical data indicates that 77 Amanda Township residents were employed within this sector in 2000. And, while 2005-2009 ACS data indicates that less than 6 percent (5.6%) of all employed residents living in Amanda Township are employed in the construction sector, this same sector experienced a loss of one third (33.8%) between 2000 and 2005-2009.

This loss is significantly higher than the decrease in construction jobs experienced statewide (-2.89%) during the same period. Table 6-3 indicates employment by sector across Amanda Township firms/employers in 2005-2009.

TABLE 6-3 AMANDA TOWNSHIP: CHANGES IN CONSTRUCTION TRADE SECTOR (2005-2009)			
Company Name	2005	2005-2009	% Change
Timothy J. Wilson Construction	0	3	100
Custom Interiors & Accoustic	0	3	100
CDAF	0	31	100
Matt's Heating & Cooling	1	5	100
Service Tech Plumbing & Heating	3	3	0
Bears Construction	0	0	0
Metzger Drainage	6	6	0
Layman Construction	2	0	-100
Eagy, G.L. Plumbing & Heating	2	0	-100
Crites Construction	0	0	-100
Four Seasons Masonry	0	0	-100
Thompson Construction Co.	1	0	-100
Total	15	51	240

6.2.2 Manufacturing

The manufacturing sector in 2009 only had two (2) identified manufacturers in Amanda Township, Rural Iron & Machine Works (1 employee), and May Woodworking (1 employee). In 2005 those same two manufacturers employed 3 individuals, Rural Iron & Machine Works (2) and May Woodworking (1). In the Township total employment in this sector fell 56.2 percent, from 265 in 2000 to 116 in 2005-2009. During the same time period Allen County manufacturing jobs fell 18.9 percent, from 11,510 in 2000 to 9,331 in 2005-2009. Within the State the number of manufacturing jobs fell 17.7 percent.

6.2.3 Retail Trade

The 2005-2009 ACS identified 100 individuals employed in retail trade residing in Amanda Township. Retail employment fell 12.3 percent over the 2000 to 2005-2009 period within the Township. Amanda Township retail employment mirrors that of Allen County. Within Allen County, those working in some form of retail trade (11.0%) make up the third largest segment of the employment base.

6.2.4 Health Care and Social Assistance

Although this sector represents the largest sector of employment to Amanda Township residents, employment in the sector fell between 2000 and 2005-2009 by 14.9 percent. Over the same period sectoral employment in Allen County increased by 23.6 percent; this compares to a statewide increases of 22.2 percent. Current data suggests that the sector represents 15.7 percent of all employment in Amanda Township and exceeds state totals and Allen County employment in health care (15.6%) and social assistance (14.2%).

Health Care and Social Assistance employment in Amanda Township has decreased 14.9 percent since 2000.

6.2.5 Accommodations & Food Services

Census tabulations show employment in the accommodations and food services sector in Amanda Township between 2000 and 2005-2009 increase drastically

experiencing a bump of 441.7 percent. In 2000 there were 12 residents employed in accommodations and food services, 1.2 percent of overall employment in Amanda. In 2005-2009 there were 65 residents employed in this sector, reporting 7.1 percent of overall employment in the Township. For purposes of comparison, the county witnessed a growth of 3.8 percent in this sector over the same time period, while the state experienced a growth of 12.0 percent.

6.2.6 Educational Services

The 2005-2009 ACS identified 70 residents of Amanda Township employed in the Educational Services sector representing 7.7 percent of overall Township employment. When compared to the 2000 Census, employment within this sector dropped off by only 1 resident (-1.4%). Both Allen County and Ohio have however experienced growth within this sector since 2000 (9.2%, 6.2% respectively).

6.2.7 Other Service

In addition to the primary categories identified above, many other individuals were self-employed in a variety of service businesses that are simply classified as other. These individuals provided service from pet grooming to the operation of a haunted cornfield. The ACS 2005-2009 tabulations reported an additional 63 residents who were self-employed.

6.3 Tax Base

An analysis of the community's economic base has already been discussed in terms of its population and demographic indicators, its housing and infrastructure, and its employer and employee characteristics. The Plan also identifies land use by type and vacancy and examines underutilized land by sector. Section 6.3 attempts to highlight the community's local tax base in order to further discuss the community's current assets and liabilities with respect to taxes and government services.

Table 6-4 identifies the real and personal property by class in 2010. The table indicates total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of \$176.9 million of land and improvements by type of land

TABLE 6-4 AMANDA TOWNSHIP: TAX BASE AND VALUATION BY LAND USE 2010		
Land Use	Total Acres	100% Market Value
Residential	2,969.93	100,131,900
Agriculture	17,553.62	66,734,800
Commercial/Trans/Other	76.54	757,000
Industrial	14.00	647,700
Quasi Public/Exempt	1,276.74	8,640,250
Total	21,890.83	\$176,911,650

Table 6-5 reveals tax valuation for real and personal property by class over the 2008 through 2010 period. As shown in Table 6-6, tax valuation for agricultural and residential units has increased 7.2 percent since 2008, a growth rate averaging 6.0 percent per year.

TABLE 6-5 TAX VALUATION BY TYPE AND YEAR			
Type	Year		
	2008	2009	2010
Real Property			
Agricultural & Residential	43,484,470	45,523,600	46,623,750
Commercial & Industrial	424,900	468,500	462,340
Utilities	15,080	16,400	18,360
Sub Total	43,924,450	46,008,500	47,104,450
Personal Property			
Tangible Personal	1,262,000	1,211,900	1,265,350
Total	45,186,450	47,220,400	48,369,800

Based on a three (3) year review (2008-2010) total tax valuation based on real property and personal property, as shown in Table 6-4, has steadily increased from \$45,186,450 in 2008 to \$48,369,800 in 2010, an increase of 7.0 percent. Real property by itself, as shown in Table 6-6, increased 7.2 percent during the same time period.

TABLE 6-6 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR			
Type	Year		
	2008-2009	2009-2010	2008-2010
Real Property			
Agriculture & Residential	4.7%	2.4%	7.2%
Commercial & Industrial	10.3%	-1.3%	8.8%
Utilities	8.8%	12.0%	21.8%
Sub Total	4.7%	2.4%	7.2%
Personal Property			
Tangible Personal	-4.0%	4.4%	0.3%
Sub Total	-4.0%	4.4%	0.3%
Total	4.5%	2.4%	7.0%

Of concern, therefore, is the ever increasing proportion of total valuation that residential and agricultural real property will play in the tax base. Table 6-6 displays this change over the last 3 years, and accentuates the problem. The tax burden shared by agricultural and residential land owners has steadily increased over the last 3 years while commercial and industrial has fluctuated up and down, signaling to the Township that it must consider its roles and responsibilities with respect to services and the costs of providing those services to the public.

Not shown is what the \$25,000 Homestead Exemption Act for the seniors and the disabled will have on township revenues. The impact of this law, passed in 2007 is still unknown. However, the loss of personal property revenue when combined with the loss of the reimbursement and the exemption can only result in a loss of revenue available to Amanda Township.

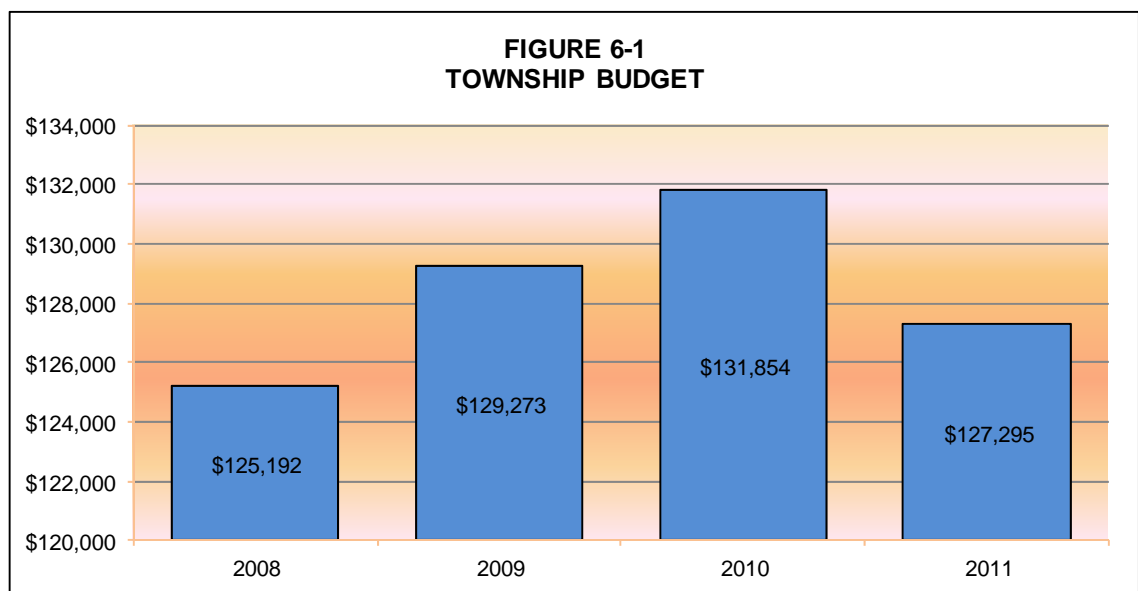
In essence, the community's tax base is a collective value of assets against which a tax is levied to support services provided or procured by the local government. In Amanda Township there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside

millage (ORC 5705.02). Outside levies are those taxes generated for services provided by entities other than the Township (e.g. Spencerville Local School District). For purposes of simplicity these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Township including Fire and EMS are identified separately by millage and property type and revenue stream.

Responsibilities of the Township are outlined in various sections of the Ohio Revised Code which identify the Township responsible for the maintenance and repair of township roadways – keeping them reasonably safe for public travel (Section 5571); the related and incidental requirement that the Township maintain roadway tile and ditches to endure adequate maintenance/safety (Section 5571); and, the maintenance and care of cemeteries (Section 517). Such costs are bore by the Township general fund.

Two primary sources for local project delivery include the road and bridge funds and general funds. Table 6-7 provides a general indication of the Township's general and road and bridge funds estimated through 2011. Illustration 6-1 provides a glimpse into the total funding available to the Township.

TABLE 6-7 2008-2011 REVENUE SOURCES				
Source	2008	2009	2010	Estimated 2011
Road & Bridge	\$36,863	\$38,539	\$39,421	\$37,984
General Fund	\$46,079	\$48,173	\$49,276	\$47,480



Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not required services within an Ohio township. Although such services are directly related to the health, safety and welfare clause of any government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. Township residents assumed some of these additional responsibilities over time as public demand for such services have increased. It should also be noted that such services are expected in communities who expect to maintain public standards.

Increased residential and commercial growth will only place additional burdens on the Township's social and physical infrastructure. Given the existing traffic upon local roadways and its deteriorated condition, the Township should be cognizant of the direct costs associated with ever increasing traffic, and the increased plowing/salting and maintenance costs. Increased development pressures will fuel further public demands for adequate emergency services, housing and drainage, and place additional burden on code enforcement and other general "police" functions of the Township. Of particular concern is the incremental creep of service related costs associated with uncontrolled development in the more sparsely populated areas of the Township.

6.4 Summary

Data suggests that the economy of Amanda Township has and will continue to be dominated by the Retail, and Health Care, Manufacturing and Social Assistance industries. Examining data at the Township, County, State and National levels, it becomes apparent that patterns of employment are changing, with an emphasis on the service industries as opposed to the manufacturing sector.

In Amanda Township, 143 of the residents (15.7% of the workforce) depend on the health care and social assistance sector for their employment. While health care and social assistance is the single largest employment sector, manufacturing is not far behind with 116 residents and 12.7 percent of all residents within the Township.

ACS 2005-2009 tabulations revealed that the number of employers located in Amanda Township has stayed steady at 25 while the total number of employable residents since 2000 has decreased by 7.2 percent.

The Health Care and Social Assistance industry is the largest employer in Amanda Township.

The manufacturing trade between 2000 and 2005-2009 showed the largest decline (-56.2%) of employment for residents residing within Amanda Township. Not far behind was the agricultural sector that includes forestry, fishing, hunting and mining. The largest increase in the employment sector during this time period was the information sector which jumped 500.0 percent to 42 employees, with the entertainment, recreation, food and accommodations sector not far behind with a 423.5 percent increase to 89 employees.

While market value and the respective tax valuation have increased over the 2008 through 2010 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

SECTION VII PROJECTIONS & ACTION PLAN

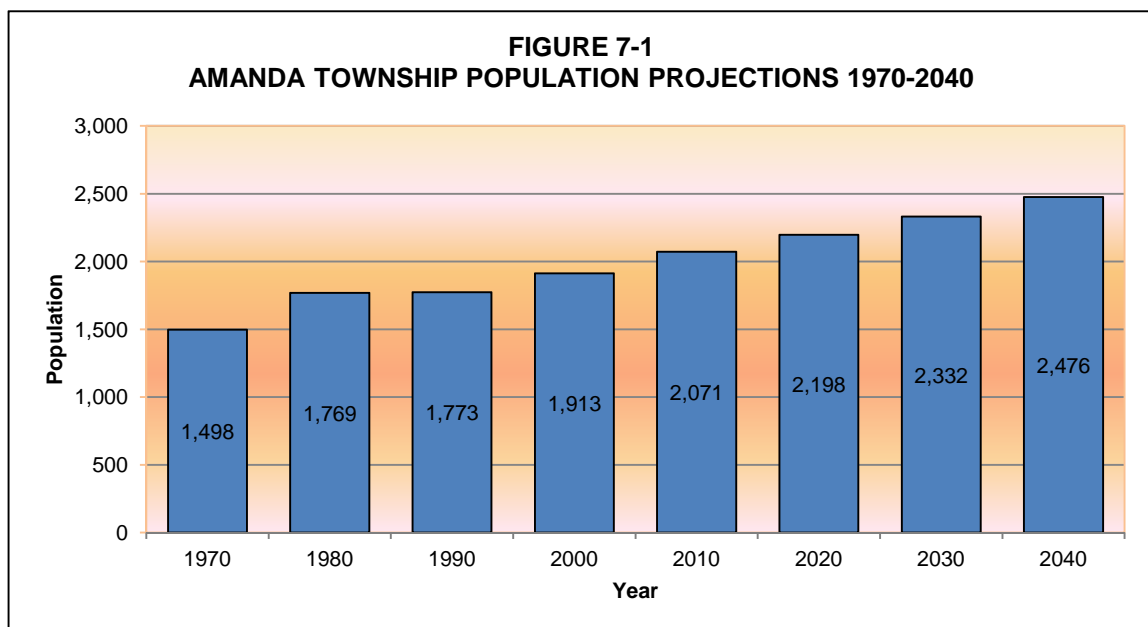
The development of an area is directly related to the dynamics of population and place over a period of time. Population is directly attributable to available infrastructure, employment opportunities, commercial/industrial activities and levels of technology. In general, however, population growth trends, age of population and household size create the basis for the changing demands in housing infrastructure and services, both public and commercial. Amanda Township's population is expected to grow 19.6 percent through 2040. There are several factors accounting for this growth: easy access to SR 117 and SR 81, excellent local schools, a strong work ethic, abundant green space attractive to new development, absence of annexation and the community's overall quality of life. This section attempts to identify the implications of growth and an action plan to accommodate it over the 2040 planning horizon.

7.1 Population Projections

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Projections published by the LACRPC, indicate a slow and steady growth for Amanda Township population projection through 2040. Figure 7-1

Amanda Township will add approximately 405 more residents between 2010 and 2040. The growth will impact the demand on community facilities, housing supply, and associated public services.

suggests that Amanda Township will add approximately 405 more residents between 2010 and 2040 based on the results of linear regression analyses. The projected growth for Amanda Township will impact the demand on community facilities, housing supply, and land use within the Township.

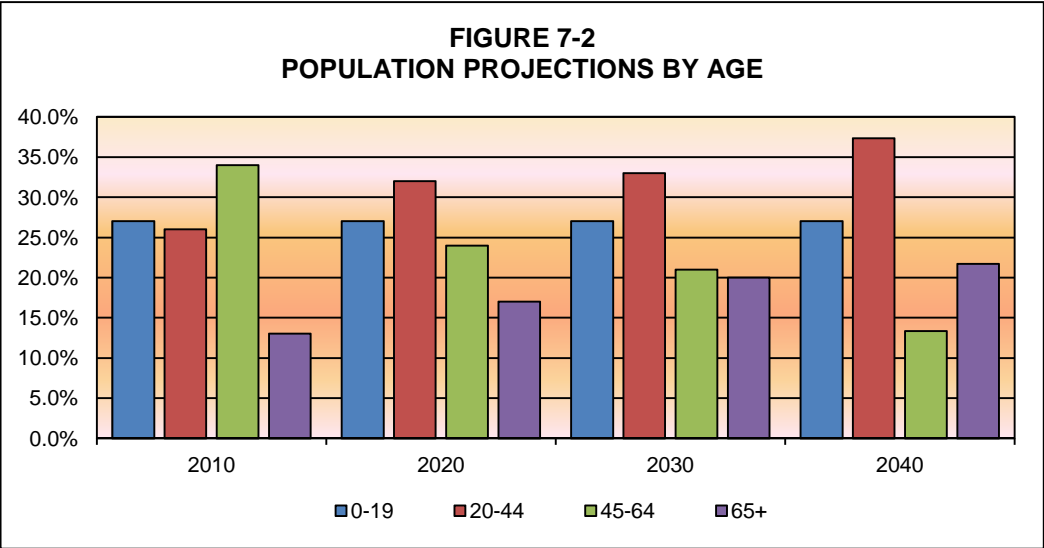


7.1.1 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of Amanda Township and the larger community. Based on existing data and future trends, Amanda Township's population is expected to continue to gradually grow. Figure 7-2 shows an increase in the

Based on existing data and future trends, Amanda Township's population is expected to continue to gradually grow older.

“elderly,” classified as those 65+. Elderly comprise 22.0 percent of the population by 2040. The significance of the “elderly” group is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That group identified as “Empty Nesters” show an initial increase to 34.0 percent followed by a significant decrease. Of course, this is the path of the Baby-Boomers. The significance to the increase of the “Empty Nesters” group is that they will most likely change the type of demands that are placed on the community in regards to the demand for services, housing types, recreational pursuits and employment. Empty nesters can be expected to be both educated and more mobile with higher incomes, and disposable incomes. They will also negatively affect future school enrollment.



7.1.2 Household Size

Like most communities across the United States, households in Amanda Township are declining in size. There are several reasons for the decline in household size. More people are choosing to remain single rather than getting married. Further, married couples are tending to have less children and only after they are well settled in their careers or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.

The result of decreased household size is that more dwellings must be constructed to house the same number of people. As stated earlier, household size has decreased over the past twenty years. The Township’s household size has decreased from 2.9 persons per household in 1990 to 2.7 in 2010. Amanda Township’s household size is projected to fall to 2.4 people per household by 2040. Recognizing the structural elements, personal demands of an aging population need to be considered by the Township in terms of services to be provided by both the public and private sectors. According to the Census 2010 data, of the 759 households in Amanda Township, 160 households have at least one individual age 65 or older. Of the 272 individuals identified as being over the age of 65, slightly more than half (145/53.3%) are female, while (127/46.7%) are male.

Like most communities across the United States, households in Amanda Township are declining in size. Amanda Township’s household size is projected to fall to 2.4 people.

7.1.3 Employment

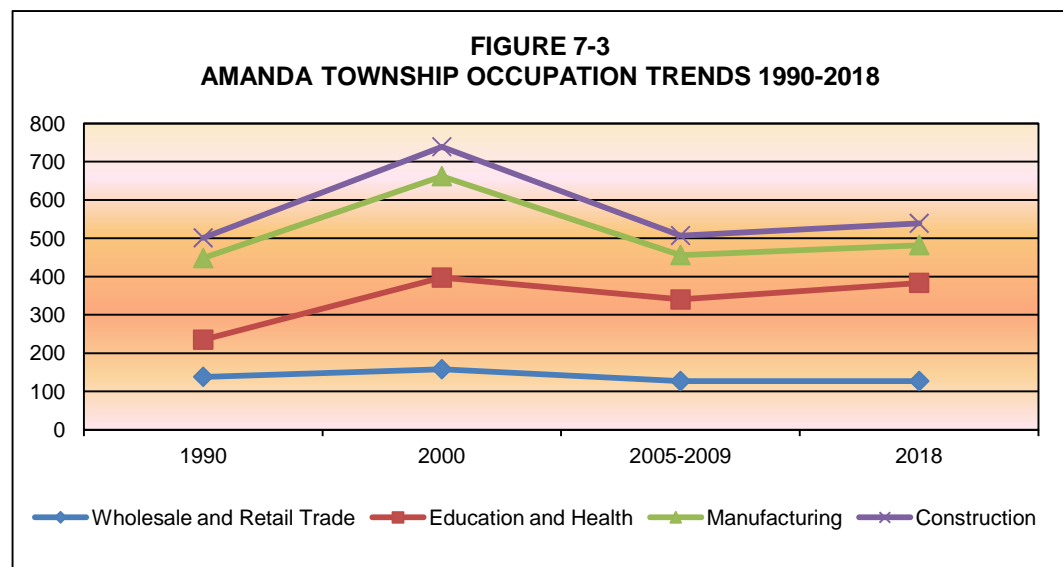
Employment in Amanda Township is presented from two different perspectives. Both sections 3 and 6 identified the type of employment performed by residents of Amanda Township; but, Section 6 focused on identifying the employment and type of employment available within Amanda Township. The number of firms reporting employment within Amanda Township stayed steady at 25 between 2005 and 2009. The Plan recognizes the community's existing economic base is undergoing a transition from traditional manufacturing to a more service oriented economy. It is also recognized that any movement in employment by the region's larger employers, including P&G, Ford, DTR Industries, General Dynamics, A. Chef Solutions, Trim Trends and/or Torque Traction Technologies, will have a dramatic impact on the local economy.

As the community population ages we can also expect some "retirees" to re-enter the labor pool at least to some degree.

Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at least to some degree, as life expectancy is increasing. The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/2010) that suggests occupational growth rates over the next eight years in Ohio will range from 20.8 percent for occupations requiring moderate-term on-the-job training to 5.6 percent for occupations requiring an associate degree. Further, all occupations that require at least postsecondary training are projected to grow faster than the 4.3 percent average growth rate of total occupations. Employment projections were calculated through 2018.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for virtually all of the job growth. Education and health care services are expected to add over 60 percent (64.9%) of new jobs. Figure 7-3 identifies the occupational trend for Township residents projected to 2018.

Service-providing industries will account for virtually all of the job growth, with only construction expected to add jobs in the goods-producing sectors.



7.2 Land Use Projections

Data made available by the Allen County Auditor's Office (ACAO) was analyzed by the Regional Planning Commission to assess existing land use activities and predict future land use consumption in Amanda Township over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit as well as acreage consumed. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database.

Projections for residential demands were based on anticipated population growth, the existing types of residential structures and projected household size. Agricultural land and vacant land was considered as a resource for future uses and continued urban development.

For commercial, quasi-public and industrial uses, the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2010) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the County Auditor database and/or the 2006 Amanda Township Zoning Map. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: rail spurs, loading and dock areas, employee parking, customer parking, drainage areas, service roads, landscaping/open space requirements, etc. Projections were supported with R^2 values of .986 (population projections) and were therefore considered reasonable for use as a predictive tool/indicator of future demands.

7.2.1 Commercial Land Use

Current Allen County data (2010) suggests an existing 74.3 acres of commercial land in Amanda Township. However, only 5.4 acres is currently zoned as Commercial within the Township. Due to an insufficient sample size of commercial property within the Township, future commercial land use projections were unable to be calculated with any reliability. However, based on similar situations in other Townships within Allen County, Amanda Township can expect an increase of approximately 19.0 percent over the planning period or an additional 14.2 acres for future commercial activity.

Examining historical data, there are 74.3 acres of commercial land in Amanda Township.

7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities including churches, educational facilities, emergency service buildings and government facilities. Land use consumption would reflect worship/fellowship facilities, parking areas, stormwater retention/detention areas, school buildings, day care centers, playgrounds, Fire/EMS, administration buildings, utilities, maintenance facilities and staging areas. Current quasi-public land use occupies more than 70.5 acres. Due to an insufficient sample size of quasi-public property within the Township future projections were unable to be calculated. However, based on similar situations in other Townships within the County, Amanda Township can expect an increase of just over 30.0 percent or 21.2 acres of additional land for quasi-public activities.

Quasi-public occupies more than 70.5 acres of land within Amanda Township.

7.2.3 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, Amanda Township has 1,831.2 acres of parks and recreational area. Other more active forms of recreation are available including the Wapak Bow Hunters Club off SR 117 and the Defiance Trail. Based on the limited projected population growth expected thru 2040 and the more rural character of the community, existing parklands should satisfy the demands in the Township through 2040.

7.2.4 Residential Land Use

Amanda Township utilizes 2,967.3 acres of land, or 13.5 percent of the Township's total land area for residential purposes. Future population projections suggest a 2040 population of 2,476 residents and a resulting demand for an additional 280 residential units. Without significant policy changes, future residential development would reflect the current average of 3.89 acres per residential unit. Given the projected need for 280 residential units, Table 7-1 suggests 1,079 acres of land will be required potentially occupying 17.1 miles of once rural roadway frontage.

Future population projections suggest a 2040 population of 2,476 residents and a resulting demand for an additional 280 residential units.

TABLE 7-1 AMANDA TOWNSHIP: FUTURE TRENDS OF BUILT UP FLOOR AREA IN ALL RESIDENTIAL LAND USES		
Year	Population	Acres
2000	1,913	2,426
2010	2,071	2,967
2020	2,198	3,297
2030	2,332	3,645
2040	2,476	4,046
Change	405	1,079
% Change	19.6%	36.4%

7.2.5 Agricultural Land Use

Agricultural land has been the resource upon which Amanda Township has relied upon for economic and urban development. Amanda Township's agricultural land has historically been prized for its beauty and its productivity. Today, the Township's agricultural land reflects just under 17,000 acres of cropland. Examining future development reveals the impending loss of more than 1,114 acres of a precious resource. At issue is a growing conflict between farming activities and residential land use.

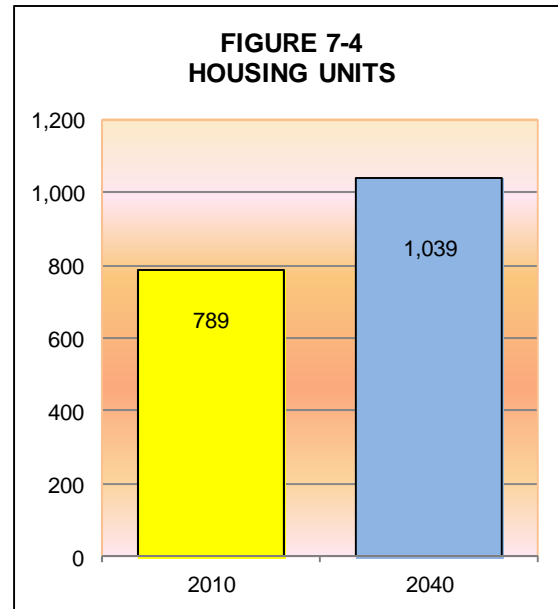
7.3 Infrastructure Projections

In order to avoid the projected loss of 4.0 percent of the existing farmland through the community's future residential growth and limited commercial activities, infrastructure will need to be developed and maintained. Given the Plan's intent to negate the need for municipal water and sewer services residential pressure must be minimized to eliminate the extension of expansive municipal utility services.

7.3.1 Housing

As identified in Sections 3.3, 4.1 and 7.2.5 housing is a necessary component of the community's infrastructure. The character and condition of housing is indicative of the quality of life. Township data from the 2010 Census identified 789 housing units and a vacancy rate of 3.8 percent. Data also suggested that

Amanda Township's housing costs were relatively low when compared to the other Townships, the County and the State. As shown in Figure 7-4, based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 280 units will be required by 2040; a 36.9 percent increase over the total number of units in 2010. Policies examining the type, size, condition and construction, including amenities, of the community's housing stock must be debated, clarified and once codified made available to the general public.



7.3.2 Transportation

Amanda Township is currently serviced by slightly more 75.1 miles of roadways that provide for approximately 82,950 vehicle miles of travel per day. Although other governmental units share maintenance and repair of these roadways, Amanda Township is solely responsible 30.7 miles of rural roadways that are currently in various states of disrepair. Estimates from the Allen County Engineer's Office and the Ohio Department of Transportation indicate Amanda Township roadways (2011) including bridges need approximately \$14.26 million to widen roadways to meet the minimum federal standard lane widths.

Examining future growth by residential and the other commercial classifications, Amanda Township roadways are expected to carry more than 99,115 vehicle miles of travel per day by 2040, an increase of 19.5 percent. Such an increase brings additional maintenance and repair costs as well as concerns for highway safety as more and more vehicles traverse local highways. Concerns over maintaining the Township's roadways with limited funding requires a careful analysis of pavement conditions, examination of new policies to address rural, low volume roads and a prioritized plan to address deficient segments of the system.

Examining future growth, Amanda Township roadways are expected to carry more than 16,165 vehicle miles of travel per day by 2040, an increase of more than 19.5 percent.

7.4 Action Plan

The Plan is driven by various interrelated factors associated with population growth (including: the demand for housing, goods and services and employment opportunities), existing infrastructure and the quality of life. Goals of the Plan have been bundled to address multiple concerns raised during the planning process and include:

- Farmland Preservation and the Community's Rural Character (7.4.1)
- Furthering Local Development & Diversification of the Tax Base (7.4.2)
- Housing: Demand, Accessibility & Stabilization (7.4.3)
- Protection of Natural Resources & Environmental Conservation (7.4.4)
- Quality of Life Issues (7.4.5)

Those issues initially identified in Section 1.6 are being discussed further to address various aspects of such concerns including regulatory issues and pending actions. Specific policies, strategies and objectives are identified to achieve the desired outcomes of the Plan outlined earlier in the text. As the planning process continues, progress on each of the goals should be assessed and if necessary said goals/objectives modified. Evaluation criteria should be identified and used in order to further the planning process. Such criteria should then be utilized to evaluate the success or appropriateness of specific goals and objectives. The remainder of this section is designed to expand upon issues and concerns related to the goals mentioned above and to provide the implementation phase with specific tangible/quantifiable objectives furthering the planning process.

7.4.1 Preserving Agricultural Practices & the Rural Character of the Community

Over the course of the planning process it became readily apparent that agriculture is misunderstood as a land form, an economic pursuit and a zoning district. Moreover, the appreciation or understanding of agriculture tended to depend on one's own up-bringing and their impression of agriculture. Therefore, an overview of agriculture is provided to indicate the Advisory Committee's perspective and purpose developed over the planning process.

Defining Agriculture: Webster defines agriculture as "the science and art of farming, cultivating the soil, producing crops, and raising livestock, and to varying degree the preparation and marketing of the resulting products. The established zoning definition of agriculture in the State of Ohio is somewhat more precise. The State's recommended language suggests agriculture as the use of land for agricultural purposes, including farming, dairying, pasturage, aquaculture, horticulture, hydroponics, floriculture, viticulture and animal and poultry husbandry, and the necessary accessory uses for housing, treating or storing the produce, provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. Given this definition it seems easy to understand how land use conflicts in some rural communities have developed and been able to generate some debate about what agriculture is and how it can best coexist with its neighbors.

Given this definition it seems easy to understand how land use conflicts in some rural communities have developed.

Examining today's farm economy, utilization of the term agribusiness may be more appropriate. Webster defines agribusiness as farming and the business associated with farming including the processing of farm products, the manufacturing of farm equipment and/or supplies, and the processing, storage, and distribution of farm commodities. Others reference the term Factory Farm where the business involves the production, processing, and distribution of products, equipment and/or supplies. But at what point does the family farm or the hobby farm become a factory farm? The OEPA uses an animal threshold level method to define the size and regulatory environment of farm operations. This has proved to be controversial and is an issue that the Township must be able to address and quantify if it expects to retain its rural agricultural heritage and retain agricultural as an economic activity and healthy industry into the future.

Agriculture as practiced today is essentially an industrial process incompatible with many residential uses. Effective controls need to be established.

Agriculture as an Industry: As identified herein, the loss of agricultural land to suburban and exurban uses, primarily strip residential development and highway-oriented commercial development is increasing at a rate much faster than historically experienced. The suburbanization of the rural land

sometimes generates land use-based conflicts between the established farmers and new homebuyers or new agricultural operations developed near strip residential development. Complaints from “suburbanites” over manure odors, noise of livestock or agricultural machinery and environmental hazards posed by the regular application of herbicides, pesticides and other chemicals are common.

Local officials must recognize that agriculture as practiced today is essentially an industrial process incompatible with many residential uses. Effective controls need to be established to protect and separate residential and agricultural uses. The use of buffers around residential is a tool that provides some modicum of relief to both farmers and suburbanites. The size and nature of the buffers vary, however, to be an effective buffer from agricultural nuisances and offer water quality benefits and sustainable wildlife habitat a minimum of 125 feet is recommended.

The Township should consider adopting the LESA methodology as the basis for all future land use decisions. The Township should also consider developing Agricultural Protected Zone (APZ) standards in its zoning regulations to protect future encroachment into agricultural areas.

Supporting Agricultural Practices: The Advisory Committee sought to identify the means to protect the remaining agricultural land and thereby support not only the agricultural industry but also a major component of the rural lifestyle. In an attempt to support justification of new land use policies, the Regional Planning Commission reviewed/compiled various data sets and undertook an extensive process that is referred to as a Land Evaluation/Site Assessment (LESA) analysis. Using GIS applications the Commission was able to score each parcel within Amanda Township based on predetermined criteria that identified characteristics determined to be important to the future operations and economic success of agricultural pursuits. Factors impacting the score of individual parcels were:

- Soil quality and slope
- Size and shape of parcel
- Location relative to other farms or protected areas
- Proximity to development pressures, including water and sewer

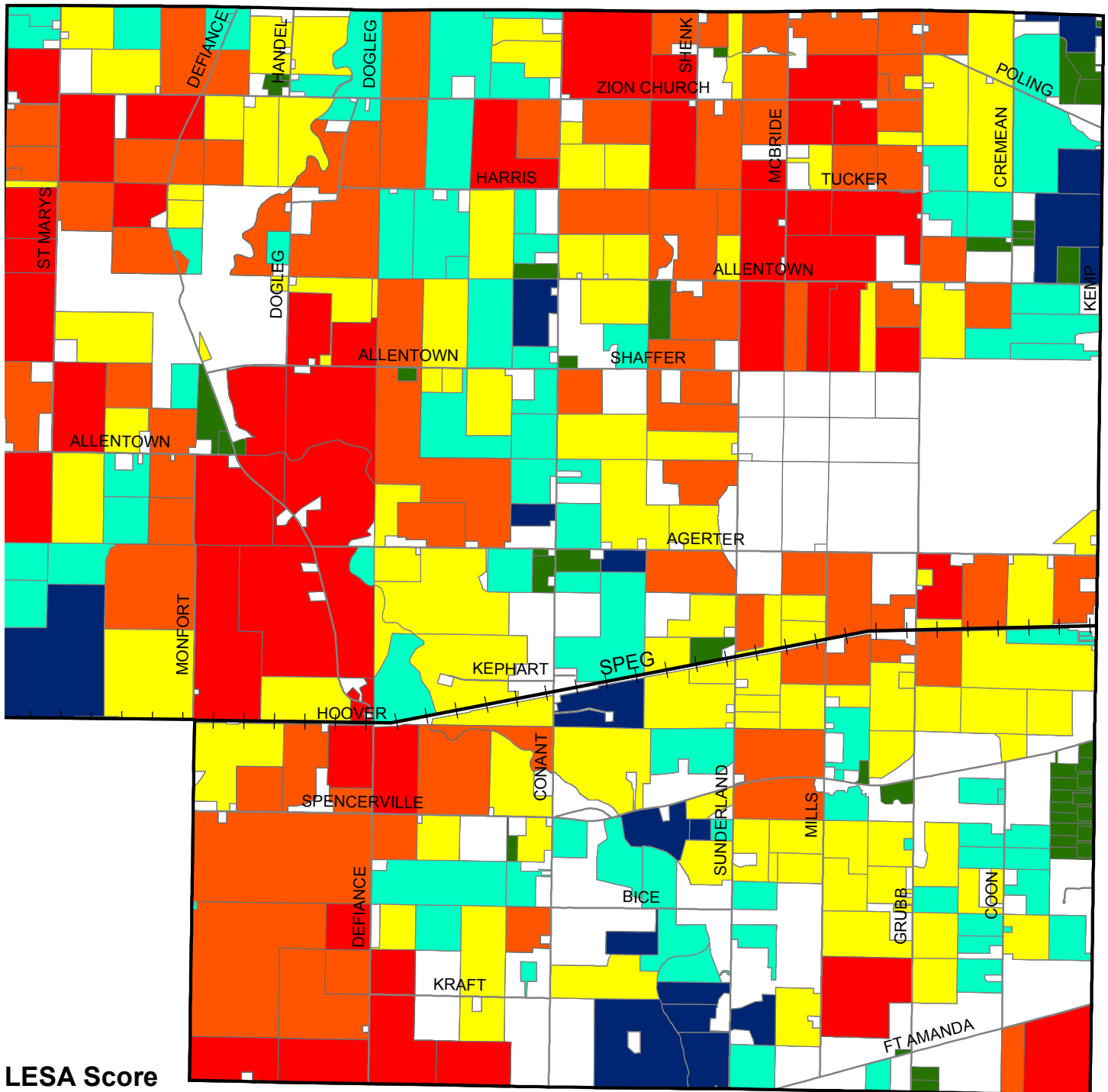
The analysis quantitatively assessed all agricultural properties to determine the heart of the community’s agricultural base. The analysis also identified the agricultural properties under stress experiencing land use conflicts under continued urban encroachment. The methodology inversely identifies measures and policies to be taken to improve the economic and regulatory environment of the agricultural sector. The assessment also provides the best insights as to those properties eligible for funding from the Ohio Farmland Preservation Office under the recently enacted Ohio Agricultural Easement Program. Map 7-1 graphically displays that farmland determined to be under stress (warmer the color, higher the level of stress) pursuant to the LESA analysis. It should be recognized that as land use changes or utility improvements are made on any of the parcels, analytical results change as well.

The Township should consider adopting the LESA methodology as the basis for all future land use decisions. The Township should also consider developing Agricultural Protected Zones (APZs) standards in its zoning regulations to protect future encroachment into agricultural areas.

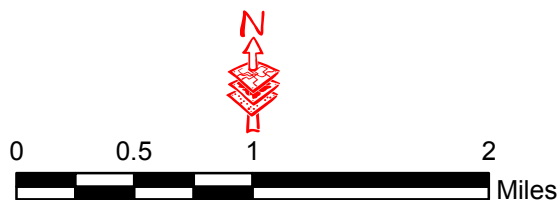
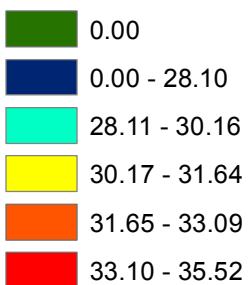
MAP 7-1

AMANDA TOWNSHIP:

LAND EVALUATION / SITE ANALYSIS



LESA Score



January 2012

Perspectives on Agriculture: Of note, this Plan has identified specific data and offered commentary that the agricultural economy in Amanda Township is undergoing increased stress. What's more the unplanned residential development process is not compatible with long term viability of agriculture or the ambiance of rural character.

Agriculture can be expected to adapt to changing economics and regulatory controls. Adaptive farming practices may transition from traditional animal and grain farming to fruits and vegetables. The ready market for fresh high value produce in suburban homes, grocery stores and restaurants, including a higher demand for more naturally produced meat fruit and vegetables offer an optimistic future for agriculture in urban townships. Opportunities for u-pick fruit and berry operations, increased demand for nursery stock, and horse stabling also offer opportunities. Farmers may also resort to providing specialty services to other farmers or to urban dwellers residing in rural areas wishing to have a farmer attend to their land. Farmers may also revert to boarding or breeding animals especially dogs and/or horses, on rural farmsteads. Attempts to retain or reintroduce the rural character must be attentive to rural roadway aesthetics, agricultural structures and opportunities to integrate open space into all rural residential clusters.

Preserving the rural character: Preserving the rural character of the community was an important goal established during the community planning process. The goal was one of the primary driving forces in developing the land use component of the Plan and its overriding importance dictated many of the recommendations herein. To define and address "rural character" within the Plan it was necessary to recognize and differentiate between the terms "rural environment" and the "rural landscape." The rural environment was determined to mean a sparsely developed area where land is predominantly undeveloped or primarily used for agricultural purposes. Whereas, the rural landscape was defined as physical attributes connoting a rural sightline including woodlands, riparian corridors, farm fields, agricultural buildings, and fencerows.

Preserving the rural character of the community was one of the primary driving forces in developing the land use component of the Plan and its overriding importance dictated many of the recommendations herein.

To preserve the rural environment non-agricultural uses should be shielded from view. Local regulatory controls must address building set backs and landscaping or buffering requirements.

In order to protect the rural character several design elements and development standards need to be considered. To preserve the rural environment non-agricultural uses should be avoided and urban encroachment including utilities and dwelling units limited to the maximum extent possible. At the very least non-agricultural uses should be shielded from view. To preserve the rural landscape, local regulatory controls must address building set backs and landscaping or buffering requirements. Increasing

setbacks from road centerlines for all non-agricultural structures and requiring landscaping or appropriate screening at effective depths for the length of property would be an extremely effective measure to control sightlines. Such measures could be developed and incorporated into corridor overlay district standards.

The design of sightlines should reflect agricultural activities and fields, and rural architectural vestiges of a more peaceful period in the community's history. Sightlines, including the woodlots and the riparian corridors could be supported with appropriate screening including windbreaks. Indigenous trees and shrubs should be integrated within the landscape; trees and bushes suitable for

windbreaks and/or fruit bearing will also support bird and animal habitats that are part of the rural landscape. Overhead utilities including lights should be eliminated or minimized with landscaping/screening. Driveways serving agricultural parcels or rural homesteads should be coordinated/collapsed whenever possible to minimize breaks in sightlines as well as to increase rural roadway safety. Fencerows and existing woodlots should be inventoried and preserved in place.

Preserving the rural environment is much more difficult to address when municipal water and sewer lines increase property values at the expense of the existing agricultural industry. The continued permitting of strip residential development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services and drives agricultural pursuits out due to economic factors. Increased lot sizes and clustering has provided some relief to the existing rural landscape but it cannot protect the remaining agricultural lands without additional regulatory assistance. In order to preserve the rural environment the Township should develop Agricultural Protection Zones (APZs). The APZ should be established at a minimum of 40+ acres in size in order to sustain the core agricultural ground necessary to continue agricultural activities into the future. Agriculturally supportive services such as farmers markets, feed/seed dealers, market transports, grain elevators, processing facilities, etc., should be recognized as permitted and/or conditional uses in the APZ in order to sustain agriculture as economically viable industry within the community and to maintain the community's rural character. Agriculture should be treated as an industry, an industry predicated on agricultural lands - a finite natural resource.

The Township should develop Agricultural Protected Zones (APZs) at a minimum of 40+ acres in size in order to sustain agricultural activities.

Standards for APZ zoning should reflect the same shared community design criteria as other zoning districts. Districts should be expected to provide the same landscaped entryways, screened sight lines and sight design standards. The Township should only consider changes when supported by a LESA analysis. The Township would be better served if the APZs were surrounded by rural residential zoning districts where increased lots sizes where the presence of working farms and the lack of utilities is seen as desirable for the property owners.

7.4.2 Furthering Development & Diversification of the Tax Base

The Community is founded on the people and infrastructure that support local economic, social and cultural institutions and activities. It is this same infrastructure and these institutions that residents will collectively rely upon to stimulate further opportunities for future community growth including those for employment and the necessary procurement of goods and services.

The community is positioned to grow and growth is seen as a positive indicator for most communities. However, growth can sometimes be painful and therefore it must be guided, supported and regulated to ensure that the community maximizes its investments in infrastructure and services and protects its remaining natural resources. This section recognizes specific issues and concerns important to the Plan including:

- Limit Infrastructure Extension to Only Support and Sustain Development
- Diversification of the Tax Base (See Appendix III)
- Costs of Community Services & Reinvestment in the Community

<p>TABLE 7-2 GOAL: PRESERVE AND ENHANCE AGRICULTURAL PRACTICES.</p>									
POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)	
			1	2	3	4	5		
Preserve agriculture as a viable and competitive industry.	Encourage proper utilization and preservation of agricultural farmland.	Identify and support specific high value agricultural practices.						Allen County Commissioners, State Farmland Preservation Office, State Department of Agriculture, and Farm Service Administration, Township Zoning Commission.	
	Establish / support a Land Trust.	Preserve farmland, open space for future generations.						Allen County Commissioners, Allen County Prosecutor's Office, State Farmland Preservation Office, State Department of Agriculture, and Farm Service Administration.	
		Promote the preservation of remaining viable farmland.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.	
		Develop public appreciation and fiscal support for farmland preservation.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.	
Support non agricultural development and the extension of public utilities based on site-specific locational considerations including proximity to existing environmental sensitivity, soil productivity factors and existing agricultural operations and costs.	Support the creation of Agricultural Protection Districts (APZ) in Township Zoning.	Implement large lot Agricultural Protection Zoning requirements to minimize urban encroachment on agricultural ground, conflicting land use activities, and nuisance lawsuits.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission, Township Trustees and the General Public.	
		Review/revise existing Zoning Regulations for the ability to regulate land use conversion.						Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Determine population density along certain rural roadways and costs associated with providing required infrastructure improvements and local services to establish basis for impact fees.						Allen County Health Department, Allen County Engineer, Allen County Drainage Engineer, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
	Review and implement Land Evaluation and Site Assessment (LESA) System as basis for land use change.	Develop an inventory and classification system which will facilitate conversion of agricultural ground based on need as well as propinquity to existing development, existing infrastructure and soil characteristics.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation, Soil & Water Conservation Service, Farm Service Administration, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.	
		Identify prime agricultural land to be preserved.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.	
	Support development proposals based on compatibility with comprehensive plans developed by the villages at Beaverdam and Bluffton (water and wastewater) and Allen County (sanitary sewers).	Facilitate an orderly conversion of agricultural land.						Regional Planning Commission and Soil & Water Conservation Service.	

<p>TABLE 7-3</p> <p>GOAL: PRESERVE FARMLAND, RETURN UNDERUTILIZED LAND TO AG PRACTICES.</p>									
POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)	
			1	2	3	4	5		
Adopt local foods system programming.	Form a Local Food Council (LFC).	Develop a network that involves partners from all aspects of the local food system that can assist producers and processors in navigating existing regulations and reforming policies and regulations that are overlapping and cumbersome.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Coordinate economic development efforts with other food councils and develop partnerships with non-profit organizations that support local food producers and processors.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
	Increase processing capacity.	Create relationships between existing area businesses to shorten the processing supply chain.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Identify locally grown products to be utilized by existing facilities to increase processing capacity.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Work with existing businesses to diversify and expand processing capabilities such as flash freezing.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Encourage the production of goods that are not confined to a limited growing season.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Encourage focus on niche markets that may operate on a smaller scale such as kosher foods.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Encourage the development of specialty meats or artisan cheese operations to take advantage of local beef, goat and dairy production.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
Continue to support farmland preservation and forest management programs that provide funding to support sustainable development, proper eco-system management, conservation easements, the use of transfer development right incentives from farmlands to ensure the land remains available for agriculture in the future.	Partner with OSU Extension, local universities and community colleges to create long-term regional business plans for local food-related businesses and education programs for producers, processors and retailers to help small operators.	Support new programs for the development and retention of local agricultural and food production businesses, including retailers, by providing incentives for producing and selling locally produced goods.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
	Coordinate with local banks and area governments to provide funding for ag-related businesses.	Develop locally based agricultural funding mechanisms.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Utilize New Market Tax Credit programs that have already been established on the state and federal level.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
		Encourage the possible creation of a micro-loan fund specific to agricultural development.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
Encourage Community Supported Agriculture (CSA).	Create training programs in schools/universities to encourage job development in the local food industry.	Create work experience programs for individuals to provide community services by working with food related businesses.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
	Work with local Chambers of Commerce to tout local efforts with a branding campaign and develop promotional support for local grown foods, plants and wood products across the region, as well as eco-tourism.	Expand agricultural based employment opportunities.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
	Establish an aggregation and distribution facility to address both retail sales and wholesale distribution.	Encourage creation of public commercial kitchens and multi-use meeting spaces.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	
	Establish an aggregation and distribution facility to address both retail sales and wholesale distribution.	Encourage the placement of aggregation facilities.						Ohio State University Extension Office, Regional Planning Commission, Allen County Auditor, Local Banks, Chamber of Commerce, Farm Service Agency and Natural Resource Conservation Service.	

Infrastructure Extension: It is critical to the future of Amanda Township agriculture to minimize the need for municipal water and wastewater services. Township officials must work with representatives of the Allen Water Board, the Allen County Sanitary Engineer and the Ohio Environmental Protection Agency to minimize water contaminants and the development of utility service areas within Amanda Township.

Public utilities in Amanda Township will prove to be too cost prohibitive and result in unnecessary and unplanned costly utility extensions if development is not planned and controlled. Utility extensions have the added impact of minimizing areas for agricultural operations and artificially inflating the costs of land making agriculture pursuits economically unfeasible.

The maintenance and success of the Plan depends in large measure upon the careful and deliberate actions taken by those agencies vested with the public's health, safety and welfare. The future extension of utilities should be guided by this Plan especially its land use not any unnecessary water and wastewater elements. This Plan should be supported by the various entities that provided supporting documentation for its release, as well as those who will be expected to take future actions on behalf of the public.

The concept of a diversified economic base reflects risk management practices that suggest a community's dependency upon any one sector or company.

Tax Base Diversification: Tax base refers to the total wealth in terms of land, property and income that is subject to taxation. Amanda Township receives tax revenues for real and personal property to support local services; it receives no income tax monies. The concept of a diversified economic base reflects risk management practices. Practices that suggest a community's dependency upon any one sector or any one company for

employment or revenue threatens the economic vitality of the community especially as an economic downturn an environmental disaster or horrific incident might negatively impact that sector or facility and ultimately the community. From a risk management perspective a broad base of employment opportunities across a number of divergent sectors better serves the community. Such diversification should reflect the agricultural base and rural heritage of the community. The appropriate economic development approach will not challenge or minimize the community standards but embrace them.

Cost of Community Services: The community should underwrite a community services assessment to identify the cost of providing specific services and those costs associated with supporting specific types of land use activities. The Township needs to undertake an assessment of its financial situation to benchmark the value and appropriateness of certain land use decisions as changes in land use will affect the respective demand for services and ultimately costs incurred. Indexing the financial resources of the community against future costs can better prepare the community to address long-term development and sustainability. An analysis to assess future solvency was beyond the scope of this Plan but specific indicators to underwrite preliminary assessments should be considered. Such an assessment would necessarily target:

- Infrastructure investments and cost of service versus valuation
- The percentage of tax valuation attributable to specific land uses
- The percentage of tax revenue available for discretionary and/or extraordinary capital improvements
- The ratio of the general fund costs to revenue source increases

- The availability of non-dedicated funding sources for ongoing administrative costs

Recovery policies would address services that are similar to those provided by the private sector to either reflect market costs or be discontinued. For those services provided by the Township, recoupment of costs such as those associated with calls for service including false alarms and ambulance runs should also be assessed. General administrative costs need to be assessed against the available general fund and, regulatory fees, such as zoning/driveway permits should be evaluated to reflect total costs. Policies should reflect the total cost of providing such services including all direct and indirect costs program wide.

The ability to maintain the community's streets and drainage systems are critical to the long-term viability of the community. Currently, no dedicated funding source exists to address reinvestment in the community's infrastructure.

If not addressed roadway pavement conditions and drainage facilities will continue to deteriorate and roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Related is the existing condition of critical equipment for roadway and ditch maintenance purposes. Currently, the dedicated

funding to address reinvestment in the community's infrastructure is extremely limited. The Township must develop policies to address the prioritization of currently needed improvements and a dedicated funding stream to future infrastructure upgrades. The lack of such a dedicated funding source will result in deteriorated highway safety, increased localized flooding and a declining quality of life for its residents.

Furthermore, the Township should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services as well as changes in the way personal property will be taxed. The Township should assess the long-term implications of these on the existing tax base against the Plan's stated goals and objectives and develop fiscal alternatives. In order to better prepare for declining state support the Township should undertake an assessment of all available revenue streams including the provision of new or special services, developing improvement districts, the ability to assess franchise fees and/or the support of specific public taxes/levies. The Township should consider the implications of revenue generated from such sources based on a cost benefit analysis and with respect to the Plan's stated goals and objectives.

7.4.3 Housing Demand, Accessibility & Stabilization

The Plan identified aspects of the Township's housing stock and population in earlier sections of the report. However, attempts to explore some of the more interrelated aspects of housing, housing consumption and population demographics have led to some interesting proposals and calls for action. Supporting specific Plan proposals are issues related to the number and type of currently existing housing units based upon a preliminary assessment of their collective ability to meet the specific needs of future population groups, especially the elderly (65+ years) and empty nesters (45-65 years).

In an attempt to address the community's diverse housing needs of the future, the Plan calls for the Township to consider developing and implementing procedures regarding:

- Accessibility Standards for New Development
- Standardized Exterior Maintenance Codes
- Standardized Residential Building Codes

By 2040, the empty nesters and 65+ populations will comprise 35.0 percent of the total population (1,144 individuals of 2,476) in Amanda Township. Collectively, the projected population will add approximately 280 housing units; their household size will be 2.4 persons per household. To a large extent, the homes these populations will live in do not at this time exist in Amanda Township. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences and neighborhoods with specific accessibility designs identified for this aging population.

Consideration should be given to smaller, more energy efficient homes that reflect single floor designs or ranch type homes with smaller square footage requirements. The Township should adopt accessibility design criteria.

Houses should be expected to integrate design criteria supporting that population of 65 years and older as they will account for almost 21.7 percent of the entire population by 2040. Current demographics note that one in five of all households currently contain at least one individual 65 years of age or older, and of these households just over half of those being female. The statistics and trend is not expected to change by 2040, and the Township should recognize that the majority of the elderly:

- Own their own home (89%)
- Prefer to age at home in same neighborhood (60%)
- Will need some community-based assistance (36%)
- Would move to smaller home (27%)
- Would move to Retirement Community (27%)
- Will suffer from vision problems (66%)

These designs allow households the ability to select the most appropriate residential setting within the community without being forced to move from family, friends and familiar neighborhoods.

Because most seniors will prefer to age in place, there will most likely be an increasing demand for community-based services as well as the resources and expertise to modify existing homes to accommodate physical changes resulting from the aging process. Demands for transportation service, assisted living complexes and continuing care facilities that provide supportive services will also increase in demand.

Maintenance & Building Codes: The topic of residential property maintenance and building codes repeatedly came up in discussions across the Township with Advisory Committee members. It should not be surprising given that housing typically represents a family's largest single investment, residents want to protect such an investment. Housing is also important to the Township as it represents one of the largest components of its tax base in terms of valuation. As a result, the Township should take steps to ensure that such properties are kept in good repair and remain a valuable asset within and for the community.

The Township should evaluate the feasibility of adopting an exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but the adjacent properties as

TABLE 7-4 GOAL: PROMOTE AND FURTHER INTEGRATE THE DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.									
POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)	
			1	2	3	4	5		
Encourage the development and expansion of existing agriculturally based industries as the primary means of stabilizing the community's economic base.	Support the efforts of the Allen Economic Development Group and the Lima Chamber of Commerce in their retention and expansion efforts.	Develop a commercial/industrial base to support the community's employment opportunities and tax base.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.	
		Work with village council and communicate with employers within the community to identify their needs and interests.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.	
Promote additional capacity for development in the community.	Identify and attract specific industries to compliment existing mix with available sites and infrastructure.	Work with County leadership to identify market niches for potential ag producers.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
Protect areas best suited for industrial/commercial (re)development from housing developments.	Review Land Use Plan and Zoning Regulations for compatibility and to deter construction and encroachment of housing near sensitive sites.	Establish and maintain an inventory of all available environmentally sensitive properties to protect them from residential encroachment.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Allen County Auditor and Township Zoning Commission.	
Develop conditions that will support and strengthen development initiatives.	Advance transportation system improvements that will support development initiatives.	Identify and advance corridor level improvements for freight.						Allen Economic Development Group, Chamber of Commerce, ODOT and Regional Planning Commission.	
		Identify existing and future rail capacity constraints to existing commercial by site.						Allen Economic Development Group, Chamber of Commerce, ODOT, Allen County Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Identify existing utility service and capacity by site.						Regional Planning Commission, Township Zoning Commission and Township Trustees.	

well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments.

The Township should also consider the implications of adopting a standardized residential building code. A standardized code could protect the consumers of new residential housing by guaranteed inspections of the unit's major structural components. A standardized code would assist consumers in comparison-shopping between similar units constructed by different builders ensuring that all structural elements are uniform to code and thereby helping to ensure the safety of its occupants.

7.4.4 Environmental Stewardship & Sustainability

Preserving the natural environment was a component of the Plan that, at least in part, actually evolved from other goals. Advisory Committee members realized that the preservation of the community's rural character and farmland preservation involved large agricultural tracts of the natural environment including wood lots and riparian corridors as opposed to the built environment with storefronts and signage, houses and manicured lawns. The Committee also noted poor air and water quality issues negatively impacting the community's overall health.

The Plan recognizes that environmentally sensitive areas of the community have hidden assets that are many times overlooked by developers and property owners who thoughtlessly destroy such resources. Such areas to be protected include the Township's floodplains, wetlands, wood lots and waterways. The Plan acknowledges that these resources must be protected legislatively with policy changes to the Township Zoning Resolutions and the County's Stormwater & Sediment Control Regulations. Appendix IV provides an overview of conservation based programs and funding to support sustained environmental stewardship. The Township argues for reciprocal support from State and County level agencies addressing such resources including the Allen County Floodplain Management Regulations and the Allen County Subdivision Regulations.

Trees and grasses have the ability to purify our air and water. Trees provide valuable shade and cleanse the air. Grasses slow stormwater runoff and allow rainwater to percolate into the soils replenishing our groundwater resources. Floodplains and wetlands mitigate flood damage by acting to temporarily store the floodwaters and associated runoff. Moreover, such wetlands and riverine environments can effectively remove the damaging effects of urban pollutants including total suspended particles (45%-99%), phosphorous (23%-96%), nitrogen (up to 90%), and hydrocarbons (40%-60%); while supporting the linkage necessary to provide shelter and refuge for bird and animals migrating across the community.

The Township argues that these resources are too important to the overall ecology of the Township to allow development to destroy or minimize their effectiveness. The Township argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance and water quality; (2) an inventory of all environmental, social, cultural and historic sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the

TABLE 7-5
GOAL: AMANDA TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Support the quality of life (QOL) in existing residential areas by developing an understanding of QOL issues by neighborhood.	Identify where housing conditions/ values are declining or unstable and develop an appropriate response to improve environment.	Identify and inventory existing code violations.						Township Zoning Commission and Township Trustees.
		Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.						Allen County Engineer's Office, Allen County Health Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Support and develop the necessary resources to stabilize the community's older housing stock.	Identify existing market forces.						Local Banks, Board of Realtors, Fair Housing Advisory Board, Township Zoning Commission and Township Trustees.
		Identify available resources to support revitalization efforts.						Local Banks, Board of Realtors, Fair Housing Advisory Board, Board of Allen County Commissioners, Allen County Building Department, Allen Metropolitan Housing Authority, Township Zoning Commission and Township Trustees.
	Adapt an Exterior Maintenance Code & Inspection Program applicable to all properties.	Adopt the Building Officials and Code Administrators (BOCA) Property Maintenance Code.						Board of Allen County Commissioners, Allen County Building Department, Allen Metropolitan Housing Authority, Allen County Trustees & Clerks Association, Township Zoning Commission and Township Trustees.
Enhance the appeal and vibrancy of existing housing space.	Encourage/support neighborhood programs, events and service projects that foster neighborhood pride.	Publicly recognize individuals and organizations who make a difference.						Township Zoning Commission and Township Trustees.
		Publicly recognize individuals for voluntarism within the community.						Township Zoning Commission and Township Trustees.
		Support clean-up days.						Township Zoning Commission and Township Trustees.
Encourage a wide variety of housing types and/or styles.	Review zoning and subdivision regulations for impediments to affordable housing.	Remove impediments which artificially inflate housing costs without furthering the public's general health, safety and welfare.						Regional Planning Commission, Fair Housing Advisory Board, Allen County Engineer, Allen Metropolitan Housing Authority and Township Zoning Commission.
Provide sound housing (re)construction of all residential housing stock.	Institute an accepted code for all housing (re)construction.	Adopt the Ohio Building Officials Association (OBOA) 1, 2 & 3 Family Dwelling Code for all residential construction.						Board of Allen County Commissioners, Allen County Building Department, Allen Metropolitan Housing Authority, Township Zoning Commission, Allen County Trustees & Clerks Association and Township Trustees.
	Support a Land Use Plan which reflects low-density residential development opportunities only within areas able to be supported within utility service areas.	Promote residential development of medium to high density in proximity to major centers of employment/recreational activities.						Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Review zoning regulations in order to better meet the variety of uses, architectural designs and special needs of the entire community.						Regional Planning Commission, Allen County Prosecutor, Township Zoning Commission and Township Trustees.
	Encourage clustered residential development.	Protect environmentally, culturally or topographically sensitive areas.						Regional Planning Commission, Allen County Engineer, Allen County Health Department, Township Zoning Commission and Township Trustees.
Encourage the provision of housing to meet the needs of elderly residents and those with disabilities.	Establish an advisory board of special needs advocates to address and quantify the housing needs of special populations.	Identify, support and/or develop the appropriate services/programming necessary to sustain residents in their own homes.						Allen County Council on Aging, Easter Seals, Fair Housing Advisory Board, County CDBG Manager, Township Zoning Commission and Township Trustees.
		Remove impediments to housing choice.						Fair Housing Advisory Board, County CDBG Manager, Township Zoning Commission and Township Trustees.
	Support Fair Housing legislation.	Identify and target fair housing violations.						Fair Housing Office and Township Trustees.

migration of same across the community; and, (5) the development of an open space preservation plan.

The Plan recognizes the importance of these resources to the natural environment and suggests that the documentation and incorporation of these resources in greenway or corridor planning activities. Such planning activities could provide the necessary personal human interaction to support the future diversity of the community's plant/wildlife communities. It is with the same logic that the Township supports developing such corridors in order to provide both recreational and transportation opportunities that will positively influence economic and community development. The Plan suggests that such a component will support and augment landscaping, buffering and sightline corridor requirements identified earlier.

7.4.5 Quality of Life

Many communities claim their residents enjoy a high quality of life (QOL), while failing to really understand the term or the appropriate measures of the concept. It's not surprising given that the term means different things to different people under different circumstances. Some argue that QOL is a construct that connotes an "overall sense of well-being" when applied to an individual, while the same term refers to a "supportive environment" when applied to a community. Most however agree that in the realm of community development QOL refers to those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business.

The Plan recognizes the concept of QOL rankings from the perspective of providing baseline measures for monitoring and quantifying aspects and progress achieving the Plan's goals and objectives.

Today, within the realm of economic development and the energies exerted over the recruitment of employers/employees, new residents and economic growth, QOL is used as a marketing tool emphasizing the advantages of a particular location over another in terms of specific rankings or measures of community attributes. While cognizant of the community's assets and incorporating the shared values and vision for the community, the Plan recognizes and embraces the concept of QOL rankings from the perspective of providing baseline measures for monitoring and quantifying aspects and progress in terms of achieving the Plan's goals and objectives.

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research however has indicated that certain dimensions of QOL can be measured using indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within Amanda Township based on the criteria that Amanda Township identifies as important.

Examining public safety and welfare, efforts should focus on crime by type and location; as well as vehicle crashes by location, age and contributing factors. The community's perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education. For example, to assess economic vitality, the Township could use employment by industry, weekly wage by industry and unemployment rates to assess change over time. Specific objectives identified elsewhere in the Action Plan could then be coordinated with these measures to provide an annualized quantitative assessment from which future actions could be taken.

Health and education issues are critical to supporting family values in the community. Efforts to improve communications between the Allen County Health Department, the Allen County Safe Community Coalition, should be explored and expanded to include Township representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care, and leading causes of death to measure community health concerns. Educational measures might rely upon high school drop out rates, standardized test scores, funding levels per student, teacher student ratios, class availability, the availability of extracurricular activities, student participation rates and safety in schools to assess progress or needed improvements.

SECTION VIII

PLANNING PROCESS, SUMMARY & RECOMMENDATIONS

This Plan has been developed to provide the foresight and guidance necessary to preserve the community's existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and exurban development. This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife habitat and available farmland. The Plan calls for increased coordination between development and utility service areas and open space. The Plan examines the costs of exurban development and mandates that any negative consequences associated with such development be addressed. The Plan also calls for increased coordination between the Township and the various other local, state and County agencies charged with regulatory oversight in the areas of transportation, parks and education. The Plan should be considered managed growth. It is offered as a vision for the future based on existing opportunities and current challenges within the community. The Plan provides the insight and direction necessary to affect change to the extent necessary to realize the community's shared hopes and dreams.

8.1 The Planning Process

The need for the Plan grew in part out of frustration on the part of local township officials who realized that too much of the development that was occurring within the community was done without much foresight. Development was occurring haphazardly and often times resulting in mounting tensions between neighbors and increased costs to the Township. Moreover, Township officials recognized that development was sometimes occurring with the assistance of state, county and regional governments and without the insights or support of the Township. Township officials recognized that local input and local control required a comprehensive examination of the various factors impacting development within the community.

Concerned citizens, Township Trustees, administrative personnel and members of the Township Zoning Commission met as an Advisory Committee to discuss the creation of the Township Comprehensive Plan. Over the course of the next several months, the Regional Planning Commission and various other county agencies supported the efforts of the steering committee by providing data and insights. The Committee met during the initial stages of the planning process to identify and assess specific areas of concern including emergency services, population growth, the housing stock, transportation issues, infrastructure needs and employment opportunities. The Committee undertook an inventory of businesses and discussed blighting influences across the community. After completing a visioning process in which preferences were established, the Committee developed goals.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas or functions important to the future of the community. Although, mutually supportive of the entire Plan, each section of the report is independent. Goals were identified by the advisory committee and refined during the visioning process. The policies, strategies and objectives were identified over the course of the planning process. Policies are the fundamental assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items.

8.2 Plan Summary & Recommendations

This section attempts to address the issues raised in earlier sections with summary recommendations. Section 7 of this report includes a matrix that identifies goal driven specifics on policies, strategies and objectives particularly important to the identified goals in a timeline format that provides strategic benchmarks for measuring future success. The policies, strategies and objectives included in the matrix were identified over the course of the planning process. The respective highlights of the planning process and summary recommendations for the various components are presented below.

8.2.1 Population

The Plan recognizes that Amanda Township will continue moderate population growth over the next 20+ years. Consistent with the national trend, the Township's population is aging; the median age is 43.1 years, 4.3 years older than the State as a whole. Data suggests that simply due to age of the population nearly a third (32.6%) of the population is not able to fully contribute to the economic growth and earning power of the community. Age of residents will also impact the need for service, including education, fire and emergency medical service. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely

Local policies must acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort will make residential decisions based upon quality schools, ready access to parks and other recreational activities.

reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks and other recreational activities and entertainment facilities are critical to attracting this population. Local decision makers must recognize and prioritize land use decisions and capital expenditures based on such information.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 63 individuals or 5.3 percent of all individuals 25 years of age or older that have not completed a high school education residing in Amanda Township. Of note, 199 adult residents (15.5%) have completed a 4-year college degree and/or masters program slightly less than both State (21.1%) and National (24.4%) averages. This is an important factor in community development. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the educational attainment levels of its residents in business attraction/retention activities.

8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption, household size and suburbanization. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of changing household size and an aging population. The Township commits to more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment. The Plan supports

The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment.

legislative changes to existing zoning codes and recommends adoption of exterior maintenance code. The Plan also advances the integration of cluster and low density residential development in order to minimize encroachment into prime farmland when utilities can support such density. Based on current population estimates, the Township will need an additional 280 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The Township commits to more integrated, sustainable housing; housing that will meet the needs of a diverse community, a community of all ages and physical capabilities.

8.2.3 Land Use

The Plan recognizes the relationship between farmland, timberlands, residential housing and employment locations on commuting patterns. Housing, as a basic need of the community, is estimated to consume an additional 1,079 acres of the community's agricultural base if the historical pattern of residential development is continued. The Plan supports the adoption of sustainable development goals and patterns by limiting infrastructure investments and preventing increased density in order to preserve working farms and Amanda Township's agricultural heritage.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for commercial/services and residential activities. The Plan recognizes existing land use patterns and identifies specific corridors that support such non agricultural uses. Such uses have been historically supported by the community. The combination of housing, commercial, recreational, public utilities and quasi-public uses consume 23.5 percent of all land in Amanda Township. The further loss of land to uses not supporting agricultural and agricultural related uses must be monitored and balanced against the Plan's goal of promoting sustainable community development.

Such estimates are predicated upon the community's stated interest of protecting its remaining rural character and increasing the residential density allotments per acre. The Plan acknowledges farmland preservation as a primary tenant and adopted a LESA methodology to (a) quantitatively evaluate and regulate land use change over time; and, (b) establish Agricultural Protection Zones (APZs) outside of the defined utility service areas. The Plan is intended to preserve the agricultural industry base and rural characteristics of the community while providing the area and infrastructure necessary for further community development.

8.2.4 Transportation

Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve north/south traffic flow and improve safety in order to adequately address ever-increasing traffic, especially the growing presence of truck traffic. The Plan mandates a transportation system that operates at a satisfactory level of service, a transportation system that is efficient, predicated upon safety and access.

The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades.

More specifically, the Plan calls for the standardization of roadway widths on the state and county roads. The Plan specifically recognizes SR 81, SR 117, SR

198, Defiance Trail Agerter, Conant, and Grubb roads as major thoroughfares serving the community. Township roads meant to serve area residents and local agricultural activities cannot be expected to meet the same standards. In fact, the Township may find that adopting low volume roadway design and maintenance standards more fiscally responsible over the planning period.

The Plan identified no high crash intersection locations along county or township roadways, nor were any intersections projected to become deficient due to future traffic volume. Noting various roadway pavement widths deficient as to their compliance with Federal Highway design standards necessary improvements are estimated \$14.3 million. The plan recognizes 30 bridges in Amanda Township with only 2 currently identified as deficient. Bridge repair was estimated at \$270,000. The Plan further recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements. Appendix V identifies the various Transportation funding sources by project type and funding program.

8.2.5 Environmental Conservation

The USEPA has reassessed Allen County with respect to Ozone and found it to be in maintenance status (August 2007). Since then the USEPA has set future standards for smog at higher levels threatening to adopt a .060 ppm up from the current .080 ppm. Within Amanda Township, the Auglaize and Ottawa river watersheds are considered to be largely in compliance with federal Clean Water Act standards. The health of the riverine system was seriously taken into consideration during the planning process. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial uses. The Plan also identifies such uses and their proximity to endangered riverine environments and natural areas including mature tree stands and parks.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value added developments and/or public control through acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; and, (b) landscaped buffers around commercial and industrial sites as important to ensuring pleasant sight lines, containment of site generated litter and minimal night glaze.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value added developments and/or public control through acquisition to protect access for future generations.

APPENDIX I

Amanda Township Comprehensive Plan Issue Identification/Prioritization Process

Please identify how important you feel each of these issues is to the future of Amanda Township. Issue areas were identified and points identified under each. I would like to use these issues identified to date to benchmark the Plan and to develop goals and objectives which will be included as “action steps” in the conclusion of the document. The scale is nominal and I will weigh your collective answers to help develop the tone and language of the text in the remaining sections. Section H is for any areas that you would like us to explore in the remaining weeks.

Prioritization Scale: 5=Very Important / 1=Not Important

A. Citizen Involvement & Community Support

- 3.00 1. Recognize and encourage citizen involvement to support consensus on community issues and create a sense of civic responsibility and personal ownership in the future of the township.
- 2.00 2. Develop and expand interactive citizen involvement, and opportunities for citizens to get involved, so it is known that citizens' involvement and their opinions will be heard and noticed by the Trustees and other local officials.
- 2.20 3. Consider the duplication and/or consolidation of Township and Village services to create a more efficient and cost effective delivery of government services.
- 3.00 4. Identify and ensure that all commissions, committees and task forces members are competent and empowered to achieve their respective goals to improve the Township and better serve its residents.
- 5.00 5. Township officials should always be receptive to the community with a transparent and open door policy.

B. Community Character

- 4.40 1. Preserve and enhance the aesthetic character of the Township's commercial and residential developments as well as its agricultural land.
- 4.00 2. Maintain the Township's desirable characteristics that have created a sincere, proud, close-knit community.
- 1.50 3. Convey the character of the community by developing attractive getaways to the Township.
- 4.25 4. Make sure the Township's current regulations, and any future changes, are designed to maintain and project a positive character of the Township and its neighborhoods.
- 4.00 5. Support the development of safe, sustainable and accessible neighborhoods and businesses.
- 2.00 6. Encourage development design elements (building facades, setbacks and landscaping, signage, and other elements) that present Township as distinctively attractive.

C. Community Infrastructure/Facilities

- 5.00 1. Maintain and upgrade existing community infrastructure and facilities as necessary to serve the Township's growing population and businesses.
- 5.00 2. Create a safe, efficient and well maintained roadway system such that motorists experience minimal travel delays from congestion and/or ill comfort from pavement conditions.

- 4.25 3. Coordinate infrastructure improvements and land use in order to promote desirable development patterns while minimizing adverse environmental impacts and costly utility extensions/investments.
- 2.25 4. Construct or enlarge community facilities in an appropriate manner, in the best interest of identified community goals.
- 2.25 5. Develop facilities that project the Township as welcoming and attractive to residents and visitors alike.
- 1.20 6. Provide adequate space and facilities for neighborhood level and community-level recreational needs of current and future Township residents.
- 3.50 7. Encourage and promote burying of utility wires (power, cable, telephone) whenever feasible.

D. Economic & Business Development

- 2.00 1. Take actions to expand and diversify the Township's tax base, with increased land made available for development to support a range of economic activities.
- 2.50 2. Promote and integrate the (re)development of industrial and commercial economic activities within the community.
- 4.60 3. Promote a positive relationship with the business community.
- 3.00 4. Support the development of mixed use activity centers to promote diversity of the community's economic base and choice of lifestyle.
- 2.75 5. Ensure new development has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support increased demands.

E. Housing

- 1.20 1. Support large scale housing developments that are well planned, organized and within the constraints of available or planned water, sewer, and roadway infrastructure.
- 3.20 2. Maintain a balance of housing options to meet the needs of all residents.
- 5.00 3. Ensure that housing growth is slowed and controlled to a manageable pace.
- 2.75 4. Encourage intergenerational housing developments that meet the needs of elderly, allowing them to "age in place", including exclusively senior housing developments with related amenities.
- 3.75 5. Support and enhance the vibrancy of existing and proposed residential developments.

F. Land Use

- 2.50 1. Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the Township, particularly as a land is developed or re-zoned.
- 3.25 2. Support a diversity of land uses through careful land use planning.
- 5.00 3. Maintain a desirable balance between agricultural land use and Township growth.
- 3.00 4. Ensure that the rural character located along the north and western edges of the Township are preserved.
- 3.00 5. To the extent possible, maintain a compact community pattern and promote efficiency in circulation and public services.

G. Environmental

- 3.75 1. Manage future growth and development to assure that it is consistent with the natural limitations of the land, the availability and provision of public services in a cost effective manner, and the protection of the Township's rural character.
- 3.75 2. Protect critical stream corridor areas, and consider all waterway functions, including watershed drainage, floodwater storage, filtration of pollutants from

surface and ground water, wildlife habitats, and scenic and recreational resources.

2.00 3. Enhance the usability of the Township's riverine system by developing public access and integrating the riverine system into residential, commercial and public parkland developments.

3.60 4. Develop a more comprehensive viable recycling program for Township residents and businesses.

2.50 5. Limit the spread of invasive species.

H. Others (identified by you)...

1. Preservation of Farmland, Livestock Operations, and Farming Community
2. Quiet, Rural, Woodlots and Plentiful Wildlife
3. Good, Friendly Families and Trustworthy Neighbors
4. Control Development - Stop Urban Sprawl
5. Support Maintenance and Improvement of Deficient Rural Roadways & Bridges
6. Maintain Local Government Controls - Do Not Impede Agriculture Pursuits
7. Encourage Small Business Development
8. Preserve the Family Unit

APPENDIX II

COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Analysis:

This report uses a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to better understand Amanda Township. This SWOT is a first step in developing a community's development strategy. A SWOT analysis builds upon the Township's population, housing, land use and socio-economic data to identify the community's strengths and weaknesses. The SWOT uses this information to recognize external opportunities and threats. The economic strategy is designed to build upon these strengths and take full advantage of opportunities, while addressing weaknesses and mitigating threats.

The SWOT analysis was developed in partnership with the various Plan participants and local stakeholders. This collaboration is important because it defines how the region's strengths and weaknesses affect different stakeholders.

The SWOT analysis is designed to lay the groundwork for continuing efforts. It draws upon the demographic and economic data presented earlier in this document to further the strategic planning process. It is an attempt to better allocate the limited financial resources, time, and energy available. It is also important to recognize that certain factors are outside of the community's control given the global marketplace and changes in the economic climate which present opportunities as well as threats.

Strengths:

- **Plenty of Productive Agricultural Land:** Amanda Township has good soils and highly productive farms to support continued agricultural development.
- **Small Homogenous Rural Population:** Residents in this small rural community know each other and their families. The community as a whole has a great work ethic and is extremely hard working.
- **Educational Facilities:** Residents of Amanda Township have the luxury of selecting from three very good school districts including the Spencerville Local School District, the Elida Local School District and Shawnee Local School District. Educational attainment levels of Amanda Township residents attest to some post-secondary educational pursuits. The community is also serviced by the Ohio State University, Rhodes State College, Bluffton University and the University of Northwestern Ohio.
- **Strong Family Values:** Residents within the community orient themselves around the family and traditional religious beliefs. In fact, the community has the largest families in terms of size and the highest proportion of family households of any local community.
- **Property Values:** Amanda Township enjoys one of the highest county average housing values which in turn supports sound schools, fire and emergency medical services and makes the community more attractive to new development and higher property values.
- **Earned Income:** Amanda Township residents continued to establish earned median annual incomes higher than state or local area political subdivisions. In fact, data for the three most widely used indices of income including per capita, household and family exceeded those for the State of Ohio and Allen County.
- **Location:** Amanda Township is directly served by SR 198, SR 117 and SR 81, and is in close proximity to SR 309, SR 66 and I-75.

Weaknesses:

- **Lack of Public Utilities:** The community currently has no public, water or sewer services. The lack of utilities complicates the community's ability to support dense, large-scale industrial or residential developments.
- **Industrial Development:** The community lacks large scale industrial firms/facilities to support and diversify the community's economic base and offers a wider mix of employment opportunities for local residents and higher than average wages.
- **Rail Sidings:** While R.J. Corman provides limited agricultural freight service on the Spencerville-Elgin Railroad Line, the lack of accessible rail sidings within the community makes industrial development within the community difficult.
- **Unplanned Growth:** Farm land has been consumed in the past with scattered and haphazard residential development which has increased emergency medical response times and burdened rural roads and bridges at rates that are not sustainable at current budget and tax levels.
- **Housing:** There is an over reliance on single family homes located on large lots. Aging baby boomers and the increasing proportion of empty nesters will demand smaller units on reduced footprints. The inability of the Township to diversify the existing housing stock could well result in the flight of these population cohorts, a declining population and declining property values.
- **Lack of Identity:** Visual appearances of the community's major corridors are poor. No central focus on the community has developed.
- **Public Transit/Paratransit:** The Township's residents do not have ready access to public transportation. This will place additional pressure on an aging population.

Opportunities:

- **Agricultural Based Development:** The community should develop the tools and funding mechanisms to broaden the base of agriculture across the community especially those that offer the prospect to diversify and expand the retail and marketing of row and specialty crops. Developing a local food council would support partnership development and economic development initiatives amongst area stakeholders. Local banks and the Ohio State University Extension Office should be approached to assess financing mechanisms and business plans to support agricultural development.
- **Education:** Residents need to continue their support for, and increase the pressure on local schools to acknowledge and embrace those agricultural pursuits and agriculturally-friendly organizations that make Amanda Township the type of community it is and wants to remain. Public support for such organizations as the Future Farmers of America, 4-H, the Allen County Farm Bureau and the Allen County Fair Board at local school events should be a consistent theme. Improved access and recognition of post-secondary schools in the region is essential to maintaining local property values and higher income levels. Emphasis should be placed on education and technical training to further diversify the workforce and ensure future employment in a global economy.
- **Parks and Recreational Opportunities:** The reservoirs, river, floodplains, woodlands and wetlands offer excellent opportunities to establish passive recreational activities. The Johnny Appleseed Metropolitan Park District and the City of Lima are community recreational stakeholders; and, increased discourse as to services and access are essential to providing Township residents with continued high quality recreational experiences.

Threats:

- **Sustainable Growth:** Roads, ditches, schools, infrastructure, green space and farmland is at risk from haphazard unplanned development. The costs of maintaining public infrastructure continues to grow as local government funding is minimized/eliminated placing a heavy burden on the maintenance and sustainability of Township responsibilities.
- **Public Utilities:** There are a number of residential clusters where due to the size of the lots, the soils, the density of development and the use of private sewage systems and water wells that state environmental mandates might require the extension of public sewage system services. These systems are extremely expensive and support further residential encroachments.
- **Aging Population:** The Township faces an increasingly larger elderly population without adequate support services/ infrastructure to care for them.
- **Brain Drain:** The lack of employment opportunities and attractive recreational pursuits for young professionals is resulting in their loss.
- **Fear of Change:** Some residents' attitude towards development is unfounded and can lead to a lack of progress and growth.
- **Rural Character:** The loss of the community's rural landscape and small town atmosphere is due in large measure to unplanned suburbanization and the prevalence of large lot developments.

APPENDIX III

AGRICULTURALLY BASED ECONOMIC DEVELOPMENT

According to research published by Ohio State University the food and agriculture industry provides jobs to one of every seven Ohioans. It is Ohio's number one industry and contributes \$98 billion to Ohio's economy. In communities throughout the state, local food creates local jobs and is an essential part of the economy. Direct to consumer food sales currently represent less than 1% of total food purchased in Ohio. This represents a major economic opportunity. Increasing access to local foods by improving the connections between producers, processors, and retailers and decreasing barriers to food related businesses offers huge opportunities to maximize employment and profits while minimizing transportation, packaging, environmental impacts and local food costs.

Given the very rural character of Amanda Township, the lack of utilities and the existing land use, the 2040 Comprehensive Plan has adopted an agricultural-based economic development approach. The Plan suggests that the community's future prosperity is based on growing agricultural diversity and creating unique economic opportunities to expand the Township's economic base while capitalizing on the Township's agricultural heritage and resident expertise. The purpose of this approach is to promote sustainable economic growth that will take advantage of the local work ethic, preserve local farmland, advance the creation of jobs for the next generation of farmers and improve the overall quality of life.

The approach is predicated on a number of alarming state and national trends in rural communities including: increased commodity prices, urban sprawl, the loss of farmland, rising transportation costs, skyrocketing health care costs due in part to obesity and diabetes, and unemployment rates and available labor. Examining these factors collectively the Plan looks to take advantage of a growing interest and fascination with local foods and mesh the Community's own values with a diverse combination of stakeholders reflecting environmental interests and those of public health care advocates, as well as community activists in implement a number of economic development goals and supporting policies based upon:

- Preserve Farmland Return Underutilized Land to Ag Practices & Institute Environmental Stewardship
- Advance Local Forest, Timbering and Nursery Interests
- Adopt Local Foods System Programming
- Develop Agricultural Funding Mechanisms
- Expand Agricultural-Based Employment

Preserve Farmland, Return Underutilized Land to Ag Practices & Institute Environmental Stewardship

- Preserve Farmland
 - Educate the public on Agricultural District Designations & CAUV Programming
 - Advance the Creation of Agricultural Service Areas
 - Support the Clean Ohio Agricultural Easement Purchase Program
 - Alert the public to the Ohio Agricultural Easement Donation Program
 - Work with local Land Trusts to explore USDA Farm & Ranch Lands Protection Program
- Return Underutilized Land to Ag Practices
 - Support continued efforts to preserve land and protect water quality through education, conservation, and agricultural easements.
 - Encourage utilization of techniques to extend growing seasons such as high tunnel greenhouses.

- Partner with local civic and religious organizations to promote community agriculture.
- Encourage a program in which donors can contribute to a farmland preservation fund.
- Encourage large lot owners and producers to set aside acreage for compact farms of specialty crops.
- Institute Sound Environmental Stewardship
 - Advance relationships between local property owners and USDA/NRCS/USDA to institute best management practices.

Advance Local Forest, Timbering and Nursery Interests

- Alert land owners on NRCS financial/technical assistance available with the Environmental Quality Incentives and Wildlife Habitat Incentives Program.
- Educate owners on available USDA financial/technical assistance under the Forest Service Program, Forest Land Enhancement Program, Conservation Reserve Program, Forest Legacy Program, Environmental Quality Incentives, Wetlands Reserve Program.
- Promote the use of USDI incentives in the Landowner Incentive Program to develop preserves of threatened or at-risk species.
- Support the use of foresters and other trained professionals to develop Forest & Woodlot Management Plans.
- Acknowledge lumbering, saw mills and other ancillary end-uses in local zoning regulations.
- Promote the Township as a hub for regional nursery production.

Adopt Local Foods System Programming

- Form a Local Food Council (LFC)
 - Develop a network that involves partners from all aspects of the local food system that can assist producers and processors in navigating existing regulations and reforming policies and regulations that are overlapping and cumbersome.
 - Coordinate economic development efforts with other food councils and develop partnerships with non-profit organizations that support local food producers and processors.
- Increase Processing Capacity
 - Create relationships between existing area businesses to shorten the processing supply chain.
 - Identify locally grown products to be utilized by existing facilities to increase processing capacity.
 - Work with existing businesses to diversify and expand processing capabilities such as flash freezing.
 - Encourage the production of goods that are not confined to a limited growing season.
 - Encourage focus on niche markets that may operate on a smaller scale such as kosher foods.
 - Encourage the development of specialty meats or artisan cheese operations to take advantage of local beef, goat and dairy production.
- Establish an Aggregation Facility
 - Establish an aggregation and distribution facility to address both retail sales and wholesale distribution.
 - Utilize New Market Tax Credit programs that have already been established on the state and federal level.
 - Encourage creation of a mobile food distribution mechanism that addresses “food deserts” as an outgrowth of the aggregation facility.

- Encourage the establishment of grain storage and handling facilities to increase grain capacity.
- Encourage creation of public commercial kitchens and multi-use meeting spaces.

Develop Agricultural Funding Mechanisms

- Coordinate with local banks to provide funding and encourage the possible creation of a micro-loan fund specific to agricultural development.
- Partner with OSU Extension, local universities and community colleges to create long-term regional business plans for local food-related businesses and education programs for producers, processors and retailers to help small operators.
- Support new programs for the development and retention of local agricultural and food production businesses, including retailers, by providing incentives for producing and selling Ohio made goods.
- Continue to support farmland preservation and forest management programs that provide funding to support sustainable development, proper eco-system management, conservation easements, the use of transfer development right incentives from farmlands to ensure the land remains available for agriculture in the future.

Expand Agricultural Based Employment Opportunities

- Encourage the placement of the aggregation facilities in existing Central Business District of Spencerville as a place for processors and other local food related businesses to develop and concentrate.
- Encourage Community Supported Agriculture (CSA) to utilize this central location as a place for customers to receive their food in conjunction with other food related businesses.
- Create training programs in schools/universities to encourage job development in the local food industry.
- Create work experience programs for individuals to provide community services by working with food related businesses.
- Work with local Chambers of Commerce to tout local efforts with a branding campaign and develop promotional support for local grown foods, plants and wood products across the region, as well as eco-tourism.

APPENDIX IV CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO						
Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
The Natural Resources Conservation Service (NRCS)	Conservation Stewardship Program (CSP)	Soil Quality, Water Quality & Plants	Agricultural Producers	CSP is a voluntary program to encourage improvement of conservation systems through improving, maintaining, & managing existing conservation activities & undertaking additional conservation activities. Program payments are based on conservation performance points based on the Conservation Measurement Tool (CMT). Contracts are for 5 yrs., may not exceed \$40,000 in any fiscal year & \$200,000 in any 5-yr. period.	NRCS Lima Field Office 3900 Campus Dr., Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro 2. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/csp_fact_sheet-080709.pdf 3. http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro 4. http://www.nrcs.usda.gov/programs/new_csp/special_pdfs/Payment_Range_Estimate_081309.pdf
NRCS	Environmental Quality Incentives Program (EQIP)	Production Agriculture & Environmental Quality	Agricultural Producers	EQIP is a voluntary conservation program that was reauthorized in the 2008 Farm Bill. It supports production agriculture and environmental quality as compatible goals. Through EQIP, agricultural producers may receive financial and technical help with structural and management conservation practices on agricultural land. Timber stand improvement and block tree plantings are practices included in EQIP with plan development through the assistance of the ODNR Division of Forestry. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practice and a maximum term of ten years. Persons who are engaged in livestock or agricultural production on eligible land may participate in the EQIP program. EQIP activities are carried out according to a plan of operation developed in conjunction with the producer that identifies the appropriate conservation practice or practices to address the resource concerns. The practices are subject to NRCS technical standards adapted for local conditions. Application signup is an ongoing process and can be done online or completed at your local USDA Service Center with NRCS.	NRCS Lima Field Office 3900 Campus Dr., Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/eqip/index.html#intro 2. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_factsheet.pdf 3. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_At_A_Glance_062608final.pdf 4. http://www.nrcs.usda.gov/programs/eqip/2008eqipdata/2008eqip-payment.html
Farm Services Agency (FSA), NRCS & USDA	Conservation Reserve Program (CRP)	Conservation Programs	Farmers & Landowners	CRP provides land rental payments to farmers & landowners willing to sign long-term contracts converting cropland into conservation practices. Programs goal is to reduce erosion, increase wildlife habitat, improve water quality & increase forestland. Contracts are 10-15 yrs. & transferable w/change in land ownership.	United States Department of Agriculture Ohio Farm Service Agency 200 North High St. Room 540 Columbus, OH 43215 (614)255-2441 Allen County USDA Service Center 3900 Campus Dr., Ste. A Lima, OH 45804 419-223-0040 FSA ext. 2, NRCS ext. 3	1. http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp 2. http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp-sp
Ohio Department of Natural Resources (ODNR) Division of Soil & Water Conservation w/Allen Soil & Water Conservation District (SWCD)	Conservation Reserve Enhancement Program (CREP)	Water Quality, Erosion Control & Wildlife Habitat	Agricultural Producers	The CRP program offers an enhancement to the program is to provide increased incentives to install conservation buffer practices in the Ohio Lake Erie watershed. The purpose of the CREP program is to improve water quality, erosion control & wildlife habitat in specific geographic areas which have been adversely impacted by agricultural activities. The emphasis is on addressing non-point source water pollution & habitat restoration in a cost-effective manner. A CREP contract requires a 15-30 yr. commitment.	Division of Soil & Water Conservation 2045 Morse Rd Building B-3 Columbus, OH 43229 Phone 614- 265-6610 FAX: 614- 262-2064 Allen SWCD 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.dnr.state.oh.us/soilandwater/programs/crep/lecrep/tabid/8867/Default.aspx 2. http://www.allencounty.oh.nacdnet.org
ODNR Division of Forestry through SWCD	Northwest Ohio Field Windbreak Program	Reduce Soil Erosion, Protect Crops from Wind Damage & Enhance Wildlife Habitat	Agricultural Producers	The program is an inter-agency effort to assist landowners to establish windbreaks in Northwest Ohio. The purpose of the program is to reduce soil erosion, protect crops from wind damage & enhance wildlife habitat. Cost-share is provided for both trees and planting services.	Ohio Department of Natural Resources Division of Forestry 2045 Morse Rd Building H-1 Columbus, OH 43229-6693 Allen SWCD 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.dnr.state.oh.us/tabid/5290/Default.aspx 2. http://www.allencounty.oh.nacdnet.org

APPENDIX IV CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO (Continued)						
Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
NRCS	Wetland Reserve Program (WRP)	Protect, Restore & Enhance Wetlands	Landowners	WRP is a voluntary program offering landowners the opportunity to protect, restore & enhance wetlands on their property that were previously altered to agricultural use. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competitive national score-based application program, and Allen County landowners have been unable to score high enough to compete well. But NRCS has some lofty acreage enrollment goals in 2010 which may change that limitation. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contract pays 75% cost-share only. Permanent or 30-year easements are recorded with property deed while a 10-year contract is not recorded. One eligibility restriction is ownership of the land for at least one year.	NRCS Lima Field Office 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/wrp/
NRCS	Wildlife Habitat Incentives Program (WHIP)	Develop Habitat for Fish & Wildlife on Private Lands	Privately Owned Land	The WHIP program provides financial incentives to develop habitat for fish and wildlife on private lands. The goal of the program is to develop or improve fish and wildlife habitat on privately owned land. Participants agree to implement a wildlife habitat development plan and the USDA agrees to provide cost-share assistance for the implementation of wildlife habitat development practices. This is a competitive score-based national application program. Practices commonly featured are seeding, fencing, in-stream structures, etc. Almost any type of land is eligible, including ag and non-ag land, woodlots, pastures and stream banks. Normally a 10-year contract to maintain habitat. Up to 75% of restoration costs, to a maximum of \$10,000. Other organizations may provide the remaining 25% cost-share.	NRCS Lima Field Office 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/whip/
ODNR Division of Forestry in cooperation with USDA Forest Service	Forest Legacy Program (FLP)	Prevent Conversion of Forest Land to Non-Forest Use	Working Forest Lands & Landowners	The Forest Legacy Program is a national program of the USDA Forest Service in cooperation with the states and is designed to prevent the conversion of forest land to a non-forest use. The program uses perpetual working forest agreements on working forest lands to accomplish the program purposes although fee simple purchase may be used in extraordinary circumstances. Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1 Columbus, OH 43229 614-265-6694 USDA Forest Service 1400 Independence Ave. SW Washington, D.C. 20078-5500	1. http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx 2. http://www.na.fs.fed.us/legacy/index.shtm 3. http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml
ODNR Division of Wildlife	Wetland Restoration Program	Reestablish Wetlands	Landowners, Corporations & Organizations	The Division of Wildlife offers technical and financial assistance to landowners, corporations, and organizations who are interested in reestablishing wetlands. Funding is available to cover 50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland Stamps and Ducks Unlimited MARSH funds.	Private Lands Biologist Local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A, Findlay, OH 45840 Jeff Burris - 419-429-8367 and Mark Witt - 419-429-8362	1. http://www.dnr.state.oh.us/Home/wild_resourceessubhomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx
West Central Ohio Land Conservancy (WCOLC)	Conservation Easement Program	Conserve Land, targeting farmland, forests, river corridors, & natural areas	Landowners	The WCOLC is a nonprofit organization that actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements. Efforts target protecting farmland, forests, river corridors, and other natural areas in a seven county area in west central Ohio that includes Allen County. Due to extremely limited funding resources, WCOLC does not generally pay for conservation easements, but rather relies on landowner income tax incentives.	PO Box 503, Lima, OH 45802 567-204-9126	1. http://www.wcolc.org
Ohio Department of Agriculture (ODA)	Clean Ohio Agricultural Easement Purchase Program (AEPP)	Preserving Ohio Farmland	Landowners & Communities	The Clean Ohio AEPP provides funding to assist landowners and communities in preserving Ohio's farmland. This is a state-wide competitive process, conducted in specific application periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St., Lima, OH 45801 419-228-1836	1. http://www.lacrpc.com 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx
ODA	Agriculture Easement Donation Program (AEDP)	Protect Farmland from Development	Landowners	The state received its first tool to help protect Ohio's farmland from development in January 2000 when Senate Bill 223 was signed. The law allows landowners to donate development rights of their land to the State of Ohio or local governments to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal requirements must be met in order for an agricultural easement to be placed on a property. Landowners may also find financial benefits in the form of tax deductions associated with easement donations. This easement will forever keep the land in agricultural production and for that reason can be a tool for landowners who wish to protect their family farm from development.	Ohio Department of Agriculture 8995 E. Main St., Reynoldsburg, OH 43068 614-728-6201 Fax: 614-728-6310	1. http://www.agri.ohio.gov/divs/farmland/Farmland.aspx 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx

APPENDIX V TRANSPORTATION FUNDING SOURCES

	MPO			CEAO			ODOT							OPWC	ORDC	ODNR	ODOD
	CMAQ	STP	TE	STP	LBR	SRTS	Safety	Small City	Local Major Bridge	TE	Muni Bridge	Grants	SIB				
Roads																	
Maintenance		X		X				X					X				
Capacity Expansion	X	X		X				X					X				
Turn Lanes	X	X		X				X					X				
Street Lighting		X	X				X	X					X				
Signalization	X	X		X			X	X					X				
Sidewalks/Curbs	X	X	X				X	X					X				
ROW Purchase	X	X					X	X					X				
Utilities Installation	X	X	X	X	X		X	X		X			X		X	X	
Bridge Replace/Rehab		X	X	X	X		X	X	X				X				
Environmental	X	X	X	X			X	X					X				
Preliminary Design	X	X	X				X	X					X				
Final Design	X	X	X	X			X	X					X				
Noise Walls		X	X										X				
Safety	X	X		X			X	X	X				X				
ADA Projects	X	X	X				X	X					X			X	
Aviation		X											X				
Public Transportation																	
Capital	X	X	X										X				
Operations	X	X											X				
Bicycle/Pedestrian Facilities	X	X	X				X	X					X		X	X	
Enhancement Projects		X	X							X			X				
Water/Sewer	X	X	X	X				X					X				
Rail/Rail Freight	X	X	X	X									X				

NOTES: This matrix is a guide; please contact the appropriate agency for specific eligibility criteria.

X – Eligible

X – Conditions Apply

MPO – Metropolitan Planning Organization
 CEAO – County Engineers Association of Ohio
 ODOT – Ohio Department of Transportation
 OPWC – Ohio Public Works Commission
 ORDC – Ohio Rail Development Commission
 ODNR – Ohio Department of Natural Resources
 ODOD – Ohio Department of Development
 OPWC offers funding to local governmental entities. OPWC funds may be used on State Routes as long as the route falls within municipal limits.

**RESOLUTION
AMANDA TOWNSHIP ZONING COMMISSION
ADOPTION OF THE AMANDA TOWNSHIP 2040 COMPREHENSIVE PLAN**

WHEREAS, the Amanda Township Zoning Commission has the authority and responsibility to prepare and adopt a Comprehensive Plan, pursuant to Section 519.02 of the Ohio Revised Code; and,

WHEREAS, the Township Zoning Commission undertook the preparation of a comprehensive plan to accurately inventory the community's current land use and economic conditions, and assess such conditions against a shared community vision as well as specific initiatives to help achieve such a vision; and,


WHEREAS, the Township desired to be proactive in dealing with regional issues and protecting its resources, and planning for community and/or service needs; and,

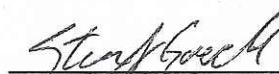
WHEREAS, the Township's Steering Committee undertook a comprehensive assessment of historic and existing conditions within the Township, developed potential options to address such conditions and identified goals, objectives and implementation strategies and presented such materials for public discourse; and,

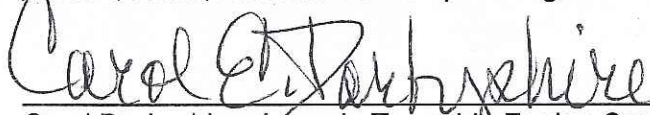
WHEREAS, the Amanda Township 2040 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation; and, Future Development/Redevelopment;

NOW, THEREFORE, BE IT RESOLVED, that the Township's Zoning Commission hereby adopts the Amanda Township 2040 Comprehensive Plan as an important planning tool which identifies a wide range of issues, initiatives, projects and programs which can be undertaken by various entities over both short and long-term of the Plan.


ADOPTED THIS 12th DAY OF March 2012


Bernard Stockton, Amanda Township Zoning Commission


Steve Goecke, Amanda Township Zoning Commission


Carol Darbyshire, Amanda Township Zoning Commission


David Rowe, Amanda Township Zoning Commission


Mike Miller, Amanda Township Zoning Commission

**RESOLUTION
AMANDA TOWNSHIP TRUSTEES
ADOPTION OF THE AMANDA TOWNSHIP 2040 COMPREHENSIVE PLAN**

WHEREAS, Amanda Township has the authority and responsibility to prepare and adopt a Comprehensive Plan, pursuant to Section 519.02 of the Ohio Revised Code; and,

WHEREAS, the Township undertook the preparation of a comprehensive plan to accurately inventory the community's current land use and economic conditions, and assess such conditions against a shared community vision as well as specific initiatives to help achieve such a vision; and,

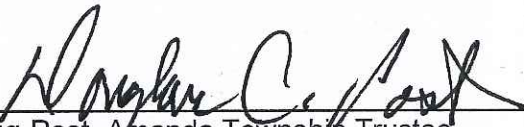
WHEREAS, the Township desired to be proactive in dealing with regional issues and protecting its resources, and planning for community and/or service needs; and,

WHEREAS, the Township's Steering Committee undertook a comprehensive assessment of historic and existing conditions within the Township, developed potential options to address such conditions and identified goals, objectives and implementation strategies and presented such materials for public discourse; and,

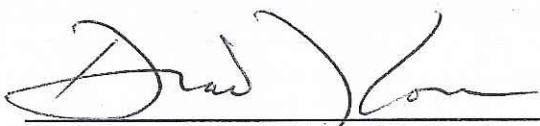
WHEREAS, the Amanda Township 2040 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation; and, Future Development/Redevelopment;

NOW, THEREFORE, BE IT RESOLVED, that the Township's Board of Trustees hereby adopts the Amanda Township 2040 Comprehensive Plan as an important planning tool which identifies a wide range of issues, initiatives, projects and programs which can be undertaken by various entities over both short and long-term of the Plan.


ADOPTED THIS 28th DAY OF March 2012



Doug Post, Amanda Township Trustee



Brad Core, Amanda Township Trustee



Robert Barnt, Amanda Township Trustee

Plan Reference Materials

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
2030 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2005	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Access Ohio 2004-2030: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service, ODNR, et al.	Includes overview of soil type and survey procedures.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Allen County Air Quality Report	Environmental Factors: Air Quality	Air Quality	2007	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County Comprehensive Water Master Plan	Infrastructure & Services: Water Systems	Water System Report	2000	URS Greiner Woodward Clyde	Includes county current and projected populations, water demands and quality, water supply, alternative systems, recommendations, and financing.

Title	Plan Section	Category	Year	Author/Publisher	Description
Water Storage Tower Feasibility Study	Infrastructure & Services: Water Systems	Water Storage Report	2001	Stilson Consulting Group, LLC.	Prepared for Allen Water District Board of Trustees. Includes need for project, existing facilities, funding, project proposal.
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
Draft Solid Waste Management Plan Update	Environmental Factors: Solid Waste	Solid Waste Study	1999	Howard S. Weinerman, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.
Lima/Allen County Economic Adjustment Study: Report #1 - Community Interface	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes overview of initial community interface and interaction.
Lima/Allen County Economic Adjustment Study: Report #2 - Economic Overview & Impacts	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes local economic overview and economic impact assessment of job loss due to Department of Defense downsizing.
Lima/Allen County Economic Adjustment Study: Report #3 - Target Marketing	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes cluster analysis, marketing strategies and actions.
Lima/Allen County Economic Adjustment Study: Report #4 - Facilities Analysis	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Provides overview of existing facilities including: Airfoil building compound & Sundstrand building compound. Highlights assets, liabilities, code issues, and reuse potential.
Nexus Ohio: Multimodal Opportunities For Economic Development - Final Report	Economic Overview: Employment	Economic Study	2003	Jack Faucett Associates	Includes Economic Development, transportation infrastructure, waterway usage, and transportation improvement scenarios.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Includes overview of Community and Visioning process.
News Release: ODJFS issues long-term job forecasts for 11 Ohio metropolitan areas	Economic Overview: Employment	Employment Forecast	2010	Ohio Department of Job & Family Services	Statewide Employment projections 2008 - 2018.
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1995	Woolpert Consultants	Includes Economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Ohio 2010 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary Report	2011	Ohio Department of Development	Demographic overview.
American Community Survey 2005-2009	Population Characteristics	Population Summary Report	2010	U.S. Department of Commerce Bureau of the Census	Demographic estimations.
Zoning Resolution: Amanda Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2003	Amanda Township	Township Zoning adopted pursuant to Section 511 of the Ohio Revised Code.

Title	Plan Section	Category	Year	Author/Publisher	Description
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2006	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
United States Census 2010	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1980	Population Characteristics	Census Tabulation	1980	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
2010 Economic Census	Economic Overview: Employment	Economic Census	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations.
2010 Census of Agriculture	Economic Overview: Employment	Agricultural Census	2010	U.S. Department of Agriculture	Statistical summations.
Ohio Department of Development County Population Projections 2000-2030	Population Characteristics	Population Study	2003	Ohio Department of Development	Statistical summation of projected populations by political subdivision.
Land Evaluation & Site Assessment	Action Plan: Land Use	Land Use	1996	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
ES 202 Employment by SIC	Economic Overview: Employment	Economic Profile	2009	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month and year average from 1980 to 2002.
County Business Patterns 2001-2002	Economic Overview: Employment	Economic Profile	2004	U.S. Department of Commerce	Annual publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County
County & City Data Book 13th Edition	Economic Overview: Employment	Economic Profile	2000	U.S. Census Bureau	Summary of statistics on the social and economic structure of the counties and cities of the United States.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2002	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
Traffic Crash Incident Summary Reports 2008-2010	Infrastructure & Services: Transportation	Traffic and Safety	2011	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Traffic Crash Incident Summary Reports 2005-2007	Infrastructure & Services: Transportation	Traffic and Safety	2008	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
Transportation Improvement Program FY 2012-2015	Infrastructure & Services: Transportation	Transportation Plan	2007	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.

Title	Plan Section	Category	Year	Author/Publisher	Description
Total Maximum Daily Loads for the Upper Auglaize River Watershed	Environmental Factors: Water Quality Issues	Environmental	2004	State of Ohio Environmental Protection Agency	Water quality attainment status.
Preliminary Results Biosurvey of the Ottawa River and Selected Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.