

# **AMERICAN TOWNSHIP COMPREHENSIVE PLAN**

**January 2009**

Prepared by:

Lima-Allen County Regional Planning Commission  
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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, supporting mixed-use activity centers and lifestyle options while preserving the community's rural character and its existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and urban 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, transportation infrastructure and open space. The Plan examines the costs of urban development and mandates that any negative consequences associated with such development be addressed prior to any further development. The Plan recognizes the need to address and revise various regulatory controls including zoning, site design and permitting processes as well as maintenance standards. 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-growth. 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 Plan Advisory Committee charged with the responsibility of drafting this Plan has been diligent staying with the task of preparing for the future development of American Township. The Advisory Committee has devoted hundreds of hours discussing, reviewing and arguing differing points of view on difficult subjects necessary to the Plan's preparation. The Advisory Committee made it possible for the Regional Planning Commission and others to bring this project to closure. The Advisory Committee was comprised of various individuals very familiar with the Township, its business climate, its neighborhoods and its residents.

The Zoning Commission received the draft Plan from the Advisory Committee and reviewed/revised the document after soliciting comments from the public. Prior to adopting the 2030 Comprehensive Plan, the Lima-Allen County Regional Planning Commission formally reviewed and recommended the Plan be adopted by the Township. The Plan was subsequently forwarded to the American Township Trustees by the Zoning Commission for their review and action. In a similar fashion, the Township Trustees reviewed and edited the Plan with the general public prior to adopting it.

### **Township Administration:**

Darrel A. Long, Trustee  
Paul M. Basinger, Trustee  
Larry Vandemark, Trustee  
Laurie Swick, Fiscal Officer  
Suzell Conkle, Secretary\*  
Brad Settlege, Zoning Inspector\*  
Tom Hadding, Fire Chief  
Jerry Sarchet, Asst. Police Chief\*  
Scott Holmes, Road Superintendent

### **Zoning Commission:**

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Joe Guagenti\*  
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### **Zoning Board of Appeals:**

Norm Grigsby\*  
Paul Schultz  
Nancy Kline  
Mary Hawk  
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Note: \*Advisory Committee Member

## EXECUTIVE SUMMARY

This Comprehensive Plan for American Township is the result of an extensive planning process that examines population, local demographics, area employment, land use, housing characteristics and available infrastructure. The Plan frames its analysis in a historical context respective of the community's site and situation. An understanding of each of these factors was deemed necessary to address issues related to the future development in American Township. Discussion of the community's development problems and opportunities led to the development of specific goals and objectives, as well as an action plan with performance measures necessary to evaluate the extent to which such goals and objectives have been achieved. The Plan recognizes a horizon year of 2030.

Needs identified within the Plan target: improved corridors and infrastructure to encourage and sustain commercial/residential growth; the ability to retain college educated youth while facing the peculiar problems of an increasing aging population; the need to bolster the appearance of the community and sustain property values while standardizing property maintenance; and, grappling with the environmental impacts and costs associated with growth including increased traffic associated with increased development and increasing demands for social services from an aging population. To respond the Plan calls for planned sustainable growth, premised on mixed use activity centers supported by residential developments at increased densities. The Plan also calls for the preservation of open space and promotes preservation of the floodplains and wetlands while promoting the rationale and need for parks and recreational trails.

In order to maintain compliance with USEPA/OEPA water pollution mandates, the community must manage storm water runoff, prevent erosion in agricultural districts, eliminate discharge from wastewater systems, identify the location of hazardous materials and establish hazard response teams for activation in the event of a hazardous spill situation. As a result of local planning exercises, local developers, Township residents, the Allen ACSEO and the LACRPC have identified the need to develop and implement alternative development patterns to manage and conserve natural resources.

The population of American Township in 2000 was 12,104 and reflected 11.1 percent of Allen County's total population in that year. Population estimates suggest a population of 12,547 in 2007. Population projections for American Township indicate a slow growth through 2030, adding an additional 2,377 residents. The projected growth will impact the demand on community facilities including its housing supply, infrastructure and associated public services, especially transportation including public transit. American Township's population is expected to continue to gradually grow older and more female in orientation. Seniors are expected to increase 34.3 percent in number. The seniors influence can be witnessed in the projected household size which is expected to decline to 2.0 people per household by 2030. The increase in population coupled with a drop in household size will increase the demand for additional housing by 2,452 units. Arguably, a wider availability of housing, including the number of accessible units will be required to meet the demographic transition.

American Township's existing housing stock is relatively young. Nearly 80 percent (78.2%) of the Township's housing units were built after 1960. For purposes of comparison, less than half (49.1%) of all housing in Allen County was built after 1960, while less than a third (31.3%) of the housing stock in the City of Lima was built after 1960. Over 70 percent (71.9) of the housing units in American Township are single-family dwellings. Home ownership rates are very similar accounting for 69.4 percent of all housing units. The median home value (2000) in American Township (\$95,100) was significantly higher than the City of Lima (\$55,500) and Allen County (\$81,800) as a whole.

The existing highway system provides a strong network for the movement of goods and people within and through the Township. The total roadway system in American Township consists of 121.48 miles of roadway, of which 12.5 miles are classified as state routes. Over half the system is classified as local and the Township is responsible for the maintenance of 64.21 miles. In 2006, area roadways supported an estimated 588,000 vehicle miles of travel (VMT) placing a burden maintaining local roadways. Public transportation services currently provide limited fixed route service to American Township. Increased demand for public and non-profit paratransit can be expected with an aging population. The Township must identify alternative funding streams to maintain the integrity and safety of local roadways. Various roadways serve as gateways thru the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking corridor studies, improving signage and landscaping, and integrating access management regulations will help improve the safety of area roadways and further long term community interests.

The existing municipal water distribution system utilizes 177,498 linear feet of water lines as provided by the City of Lima and the Allen Water District. Locations outside of the service area depend on individual water wells. The wastewater system provided by the Allen County Sanitary Engineers Office (ACSEO) currently provides 394,325 linear feet of sewer lines. Environmental concerns stemming from private septic systems have increased pressure from the Ohio Environmental Agency (OEPA) to further develop the municipal wastewater treatment system in American Township. Uncoordinated extensions of public water and sanitary service have resulted in unwanted and expensive utility extensions mandated by the OEPA. The coordination of municipal water and wastewater services to sites is critical to the future of American 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. American Township must work with the Allen Water District, the City of Lima Utilities Department, the ACSEO and the OEPA to support and maintain the establishment of coordinated utility service areas. The Plan illustrates the planned 2030 utility service area.

Key issues of concern to future development revolve around the availability, adequacy and costs of providing infrastructure/services for the growing community. The community must begin to recognize the capital assets already invested in, and devoted to, the water, wastewater and transportation systems and establish land use policies and programs to manage development to minimize public sector costs required to support unplanned development.

Much of American Township remains in agricultural use. In fact, much of the western and northern parameters of American Township are engaged in commercial agriculture. Classifying soil by crop productivity, American Township enjoys 13,769.9 acres of prime soils or prime soils with conditions, of which only 8,000 acres are still farmed. In order to protect the rural character design elements and development standards need to be considered. Encroachment by residential units and utilities 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. Efforts to protect the agricultural base including the development of agricultural security areas (ASAs) and protected agricultural districts (PADs) warrant further review.

Based on a review of annual land use consumption patterns, projections were developed to reflect total land requirements through 2030. To satisfy commercial needs projections suggest an additional 380 acres of vacant land will be required by 2030. Industrial uses will require an additional 30 acres. And, without significant policy changes, future residential demand would reflect an additional 1,397.1 acres. In addition the needs for parks and recreational facilities will require an additional 224 acres. Such calculations were developed against currently available vacant and agricultural lands, and within the planned 2030 utility service area. The document concludes with the 2030 Generalized Land Use Plan for American Township.

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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 American Township. This Plan, comprehensive in nature, is very much 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 American Township. Most importantly, it can be used as a tool to address change and the evolution of American Township. This Plan was purposely prepared to address the need for more market driven development, 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 American 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. American 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 and documents. The Board of Allen County Commissioners has supported each of the aforementioned agencies financially and politically.

The Allen Water District (AWD), the Allen County Sanitary Engineer's Office (ACSEO) and the City of Lima Utilities Department have provided the necessary oversight, construction and maintenance of public water and wastewater systems. The Allen County Health Department (ACHD) regulates the permitting process related to the construction of private wastewater systems. The Ohio Environmental Protection Agency (OEPA) is responsible for the permitting of commercial and industrial wastewater systems. Therefore, in order to create a comprehensive plan that is inclusive of County strategic planning, we need to meet with ACSEO, ACHD and AEDG.

The development of an area is directly related to a changing population and its land use implications. In general, population growth and demographic trends create the demand for housing and commercial development. To this end, American 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, in the fall of 2007 American 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 for American Township.

*American 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 American 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 American Township and the other 17 member political subdivisions in 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 diversity of the community. The planning document recognizes the Township's diversity in terms of population characteristics, its economic base, and its infrastructure. The Township accepts this diversity 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 American community wants to capitalize upon 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 American Township that their respective concerns were identified and addressed. Thus, the ultimate objective of the planning process 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 American Township community.

## 1.3 Comprehensive Planning Process

The comprehensive planning process is the result of a continuing participatory planning effort completed by delegates 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, 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.
- Performance measures that will be used to evaluate whether, and to what extent, goals and objectives have been or will be met.

#### 1.4 Plan Organization & Management

This Comprehensive Plan was prepared by staff of the LACRPC based on input from American Township residents and the American Township Advisory Committee. The Advisory Committee approved the draft Comprehensive Land Use document and presented it to the American Township Zoning Commission, who then presented it to the American 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 is comprised of members of the American Township Zoning Commission, American Township Board of Zoning Appeals and the American Township Trustees, with technical assistance provided by the Township Police Chief, Fire Chief, 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:

- **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 Spring of 2008, were ongoing and finalized in the Fall of 2008.
- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals and actions were developed and finalized during the Fall of 2008.
- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the Fall of 2008.
- **Final American Township Adoption.** Township trustees will consider formal action after the Winter 2009 public hearings.

**Preparation Process:**

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

#### 1.6 Major Community Development Issues

Based on the comments received in the community survey, 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 and forwarded from representatives of neighborhood associations, service clubs and fraternal organizations include:

- The Township needs to address existing excess subdivision stock and extension of future subdivision development past the geographic limitations of public sewer and water capabilities.
- Specific roadway corridors should be targeted and infrastructure developed to encourage commercial growth, diversify the economic base and keep taxes low. Corridors including Elida Road (SR 309), Cable Road, Eastown Road, Elm Street and Allentown Road (SR 81) are identified as higher order roadways on the federal functional classification system and need to provide a safe level of service to the residents and businesses within the community. These corridors are gateways to the Township and need to be improved in terms of safety accessibility and aesthetics.

- 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. Public/Private services for seniors need to be identified to assess adequacy. Recreational/entertainment facilities need to be developed to support seniors/young adults alike.
- No parks exist within American Township. No open space requirements have been established. Natural resources, such as the Ottawa River corridor need to be preserved. Wetlands and floodplains need to be more clearly defined for protection, and a mechanism for preserving natural resources needs to be put in place. Storm drainage is not always managed properly, and existing tiles must be maintained. Efforts to improve the design of local storm water facility systems need to be undertaken to improve local water quality.
- Public infrastructure, including municipal water, sanitary sewer and stormwater facilities are not coordinated and are working against a planned community.
- There is a greater and ever present need to capitalize on the quality of the schools, including The Ohio State University-Rhodes State and University of Northwestern Ohio.
- Further residential and commercial development brings increased traffic. Funding the preservation & restoration of neighborhood streets is a growing problem that needs to be addressed.

## 1.7 Visioning & Mission

To guide the Plan's development the advisory committee asked to establish a vision of the future and specific objectives that need to be accomplished in order for this vision to be realized. Their mission is to achieve the vision thru the development and implementation of specific policies and strategies to support the public planning process and manage the development of American Township thru 2030.

*We (**the current residents of American Township**) envision an American Township that's recognized widely as a highly-desirable place to live, work, and play – the envy of communities everywhere. This vision includes the desires and aspirations of today's citizens as well as the necessities and opportunities that'll be required for those who'll become part of our community tomorrow.*

*We (**the current residents of American Township**) provide foresight and leadership that's necessary to achieve a vision of this scope. Our mission involves identifying and analyzing the issues facing the community and then crafting and implementing plans that will help in realizing its goals.*

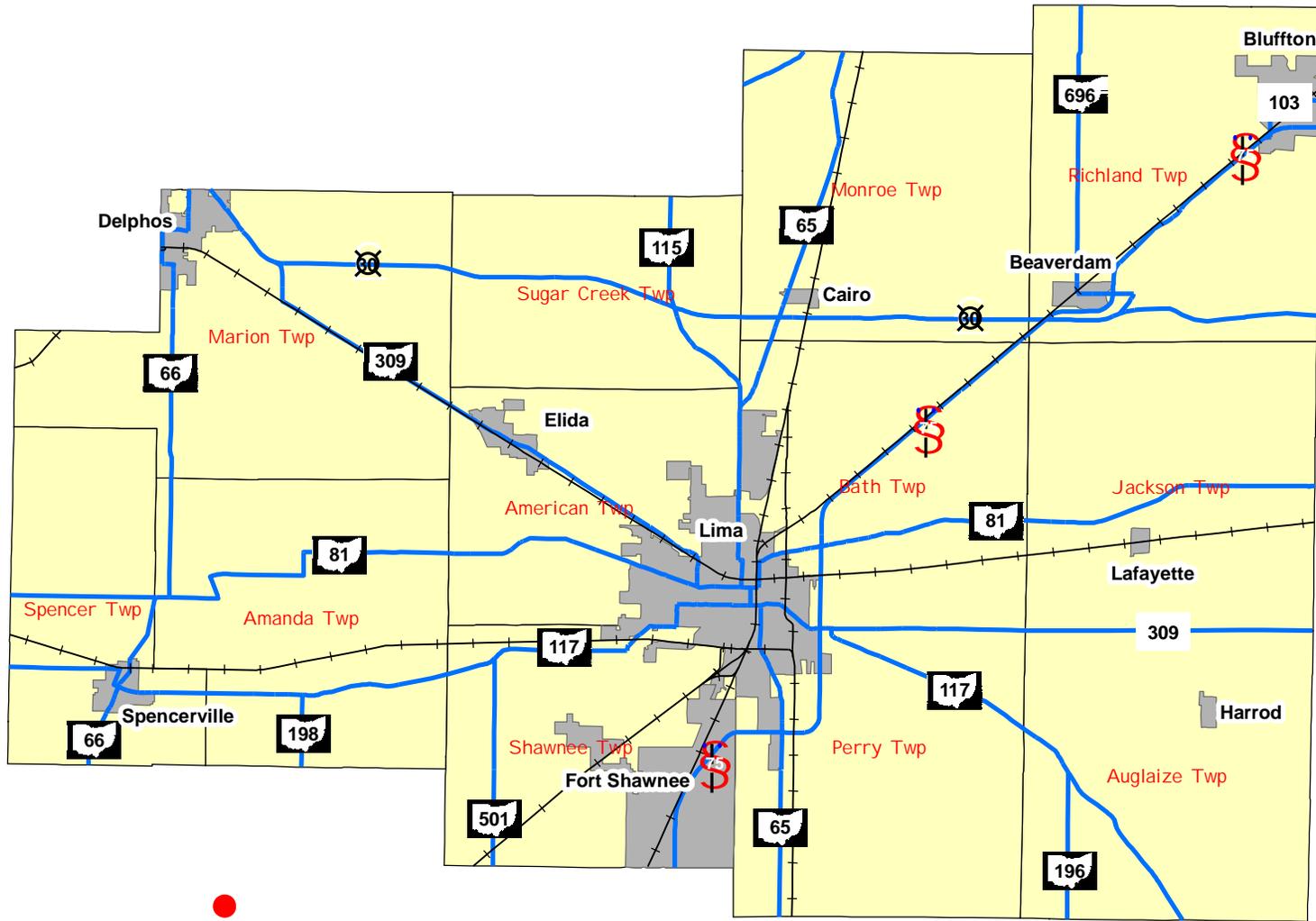
We understand this vision and our mission then commits us to an aggressive agenda, one that will require our very best efforts. As a result, we use five core values referred to as our local "SPICE" as the yardstick to measure everything we do.

- **Service.** People don't care how much we know until they know how much we care.
- **Perseverance.** The difference between success and failure is often the will to persevere.
- **Innovation.** The best way to predict the future is to create it.

- **Collaboration.** Great achievements are born from the cooperation of many minds.
- **Excellence.** Goals and expectations almost always determine the outcome of your efforts.

We're committed to this effort and refuse to leave success to chance; many facets of our vision for American Township rest on the efforts we pursue. We're deliberate in our actions and expect the best of ourselves and those with whom we work. Our mission demands that we be open and inclusive with our fellow citizens. We're dedicated to the pursuit of our core values; we recognize they represent principles seen too infrequently in today's society. And we are proud of the role we're playing and the quality of life our efforts are helping to create.

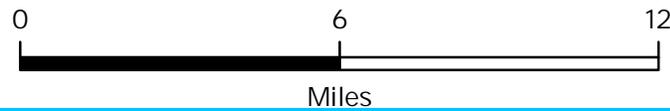
# MAP 1 ALLEN COUNTY BASE MAP



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## **SECTION II SITE & SITUATION**

In order for a community to understand its future potential, and develop a vision for the future an assessment of its current site and situation is required. Therefore, for American Township to prepare a Comprehensive Plan, a general understanding of its unique geographic characteristics and natural features is presented. A land use component of the Comprehensive Plan serves to define the characteristics of, and areas for, future development and economic activities. 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 component of the 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 American Township's physical properties and the economic activities etched across its landscape. The section provides valuable information and insightful illustrations before culminating with several community development issues.

### **2.1 Location, Attributes & Political Composition**

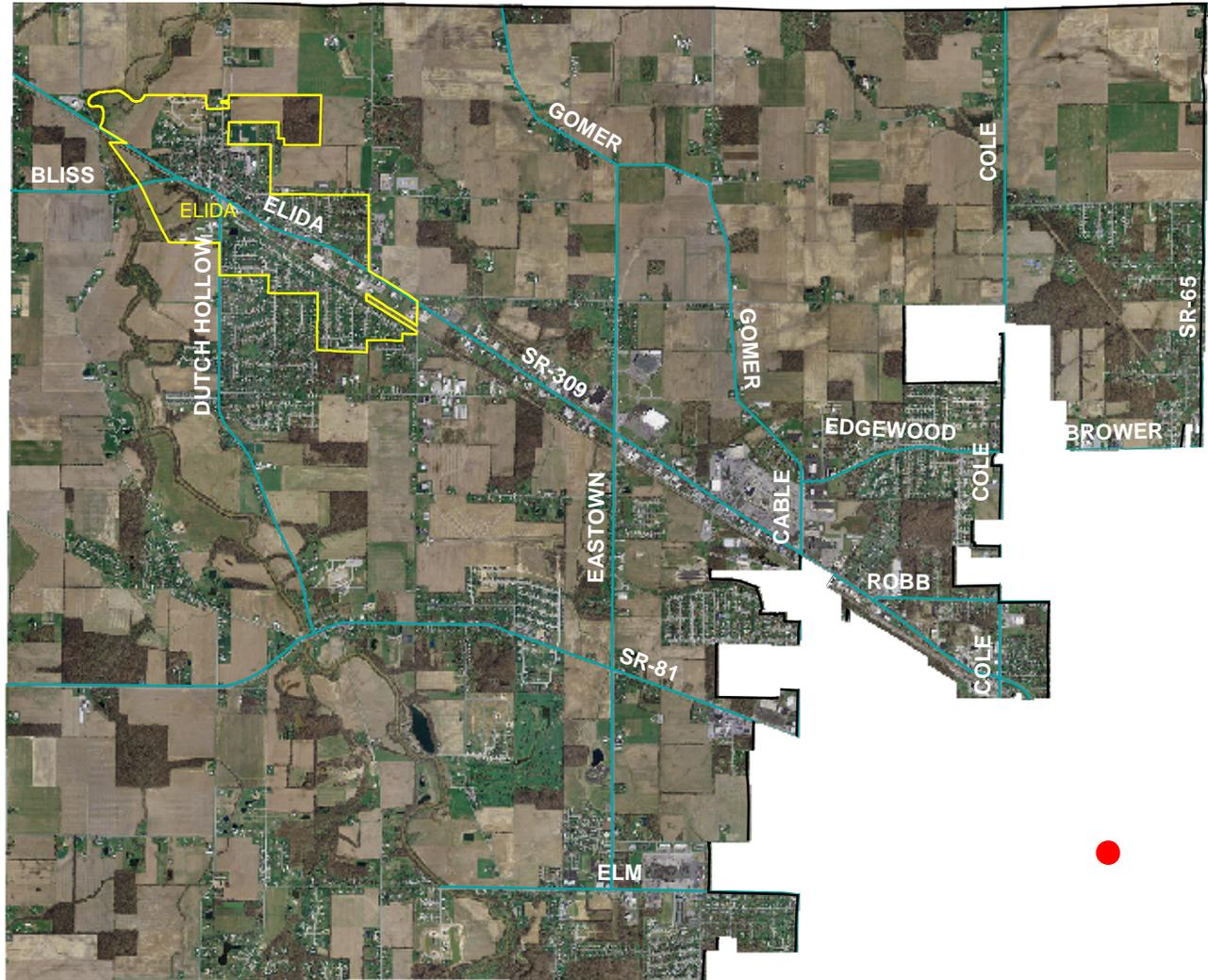
American Township is approximately 24 square miles in total area. The Township is immediately adjacent to the City of Lima, Ohio. The American Township community is bisected by SR 309 and SR 81. The Village of Elida containing nearly 1 square mile in area and is situated on the Township's northwestern edge and serves as the central focal point of the community and its school system. The irregular shape of the Township reflects the effects of annexation; nearly 1.2 square miles of the Township has been recently annexed to the City of Lima, while an additional .5 square miles has been annexed by the Village of Elida. The Township form of government consists of 3 trustees publicly elected to 4-year terms and one clerk also elected to a 4-year term. Map 2 provides an aerial view of American Township. The village of Elida is outlined for purposes of identification.

### **2.2 Climate & Natural Features**

American Township is an area of 14,946.1 acres located in West Central Ohio in the western half of Allen County. The Township is mostly level or gently sloping and is excellent for agriculture. Historically, the most significant geographical feature of Allen County 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 a glacial lake that covered much of northwest Ohio, this land 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.

American Township's global location results in a moist mid latitude climate with relatively cold winters and exhibits the characteristics of Dfa climates (humid continental climates). American 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

MAP 2  
AMERICAN TOWNSHIP: AERIAL



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thunderstorms. Winters are relatively cold with blustery winds and snowfall, sometimes with severe blizzards.

### **2.2.1 Climate**

American 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, which occurred at Lima on January 19, 1994, is -21 degrees. 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**

American 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.

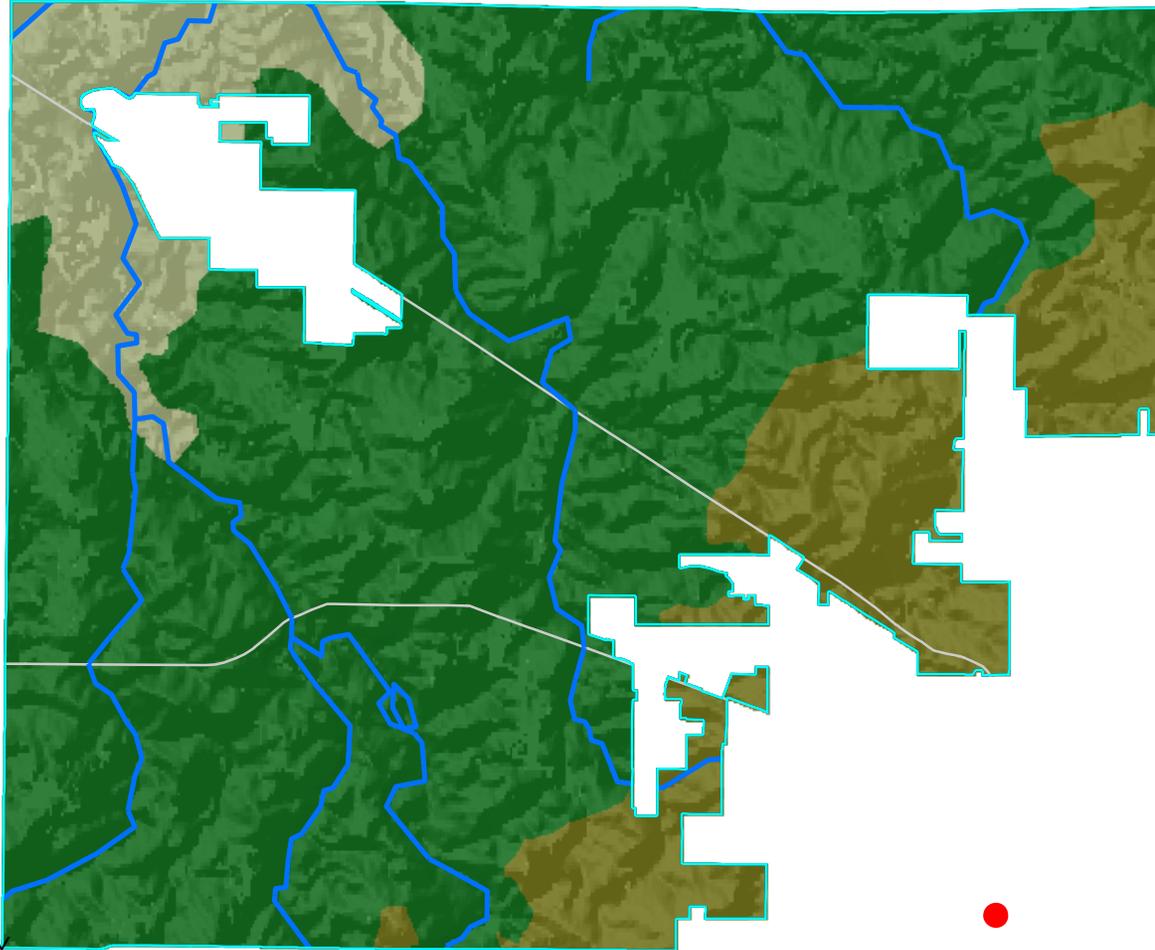
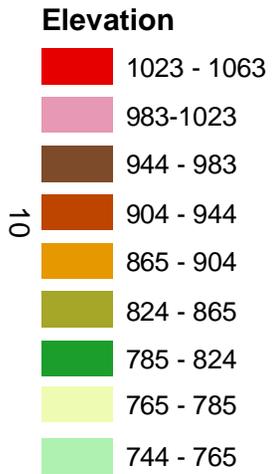
American Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 3, American Township is characterized by relatively flat topography, generally sloping gradually downward from 850 feet above sea level to a low of 790 feet as defined by the bank of the Ottawa River from the Southeast to the Northwest. The Township goes from gently rolling landscape south of Elm and Eastown to relatively flat and unchanging terrain north of Elida and Dutchollow roads.

American Township is drained by the Ottawa River and its tributaries. The Ottawa River flows northward and is part of the Maumee River basin. As depicted on Map 4, American Township is located within 6 separate sub-watersheds including Dug Run, Honey Run, Pike Run, Sugar Creek, and Ottawa River below Dug Run and below Lower Ottawa. Such a riverine system necessitates 24 bridges to serve American Township.

### **2.2.3 Floodplains & Wetlands**

The relatively flat topography and riverine system of American Township coupled with the local climate and moderate precipitation result in localized flooding and

# MAP 3 AMERICAN TOWNSHIP: TOPOGRAPHY

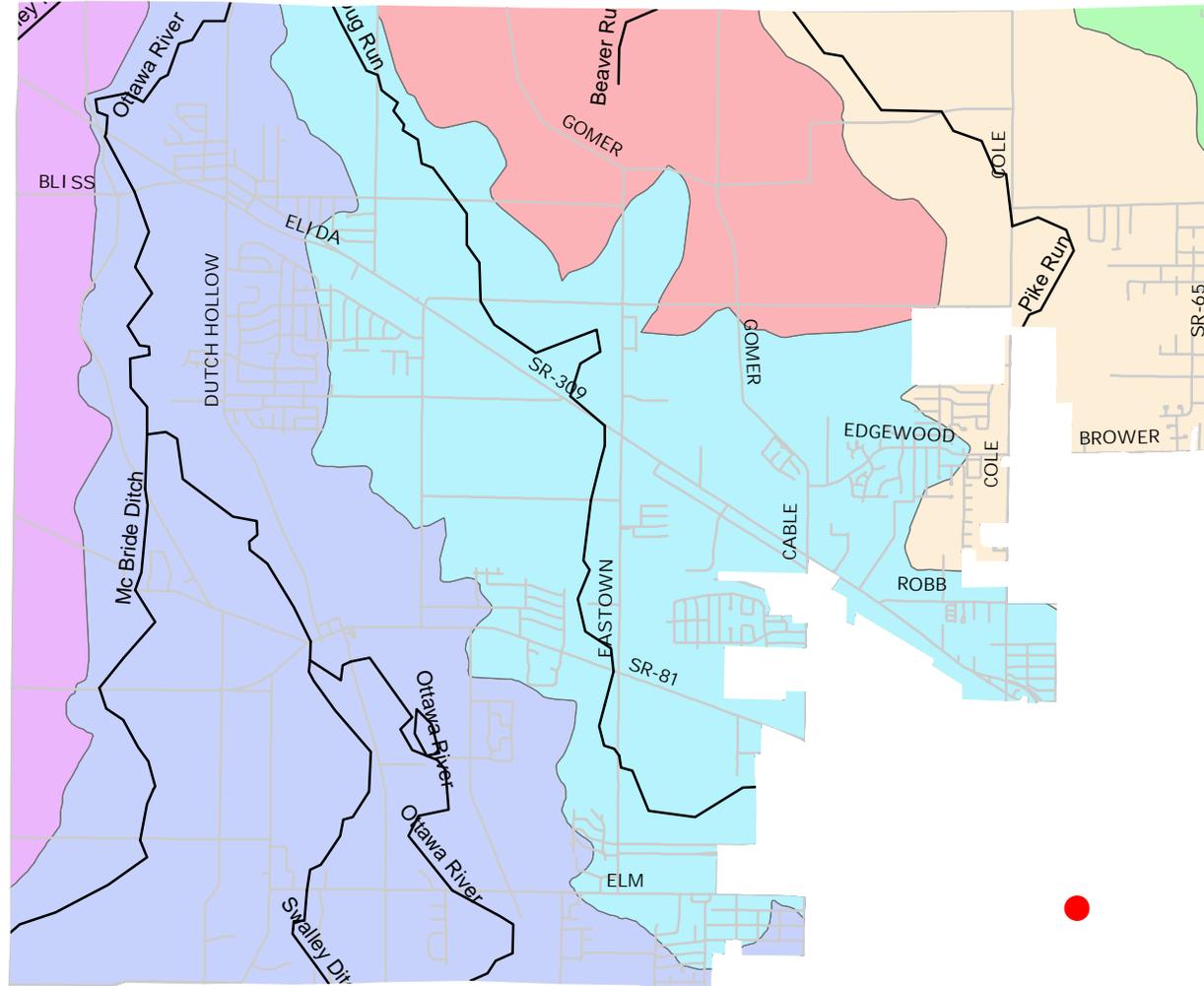


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# MAP 4 AMERICAN TOWNSHIP: SUB-WATERSHEDS

- Sub-Watershed**
-  Dug Run
  -  Honey Run
  -  Ottawa River below Dug Run
  -  Ottawa River below L. Ottawa
  -  Pike Run
  -  Sugar Creek



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0 0.25 0.5 1 Miles



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.

Floodplains are those high hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1 percent chance per annum of flooding. FEMA has identified 13,184.8 acres of high hazard flood areas in Allen County, of which 1,278.3 acres or 9.7 percent are in American Township. Primary locations of good floodplain in American Township are found along the Ottawa River below Lower Ottawa, Pike Run, Honey Run, and the Ottawa River below Dug Run. 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 5 details the current delineations of the floodplains by their respective waterway. Current efforts being undertaken by the Allen County Engineer's Office and the LACRPC will improve the accuracy of these earlier studies; FEMA however, is not expected to formalize such efforts until 2010.

*American Township hosts 1,278.3 acres of high hazard flood areas.*

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 131 potential wetland locations in American Township. Map 5 identifies wetlands documented by the USDI with FEMA identified floodplains. Because of the nature and size of the respective floodplain delineations, many of the wetlands areas are indistinguishable from the larger floodplain.

### **2.3 Mineral Resources**

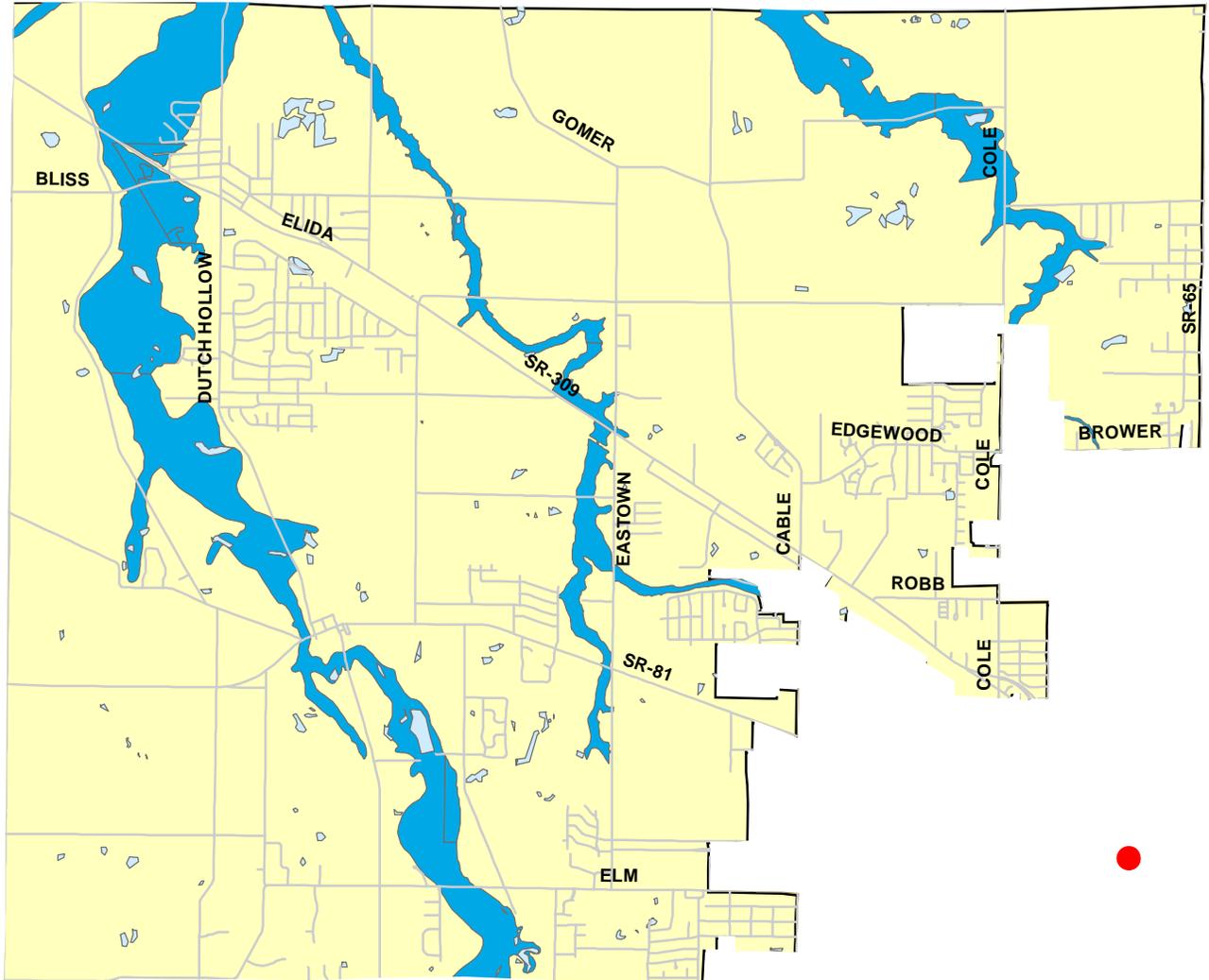
The mineral resources of American Township are limited to bedrock, sand and gravel. Most of these resources are of minor importance because of the relatively thin deposits of any high-quality materials for wide commercial use. Dolostone is the major component of bedrock in Allen County, although limestone is also present. Dolomite and limestone have been mined from several locations in American Township. Map 6 identifies the location of the principle active and inactive quarries in American Township. There have been 29 different quarry locations totaling over 8.0 acres of land use in American Township.

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

### **2.4 Soils**

Most of the soils types found in Allen County are considered heavy soils with the local flat topography and drainage contributing to a heavy concentration of hydric 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

# MAP 5 AMERICAN TOWNSHIP: FLOODPLAINS & WETLANDS



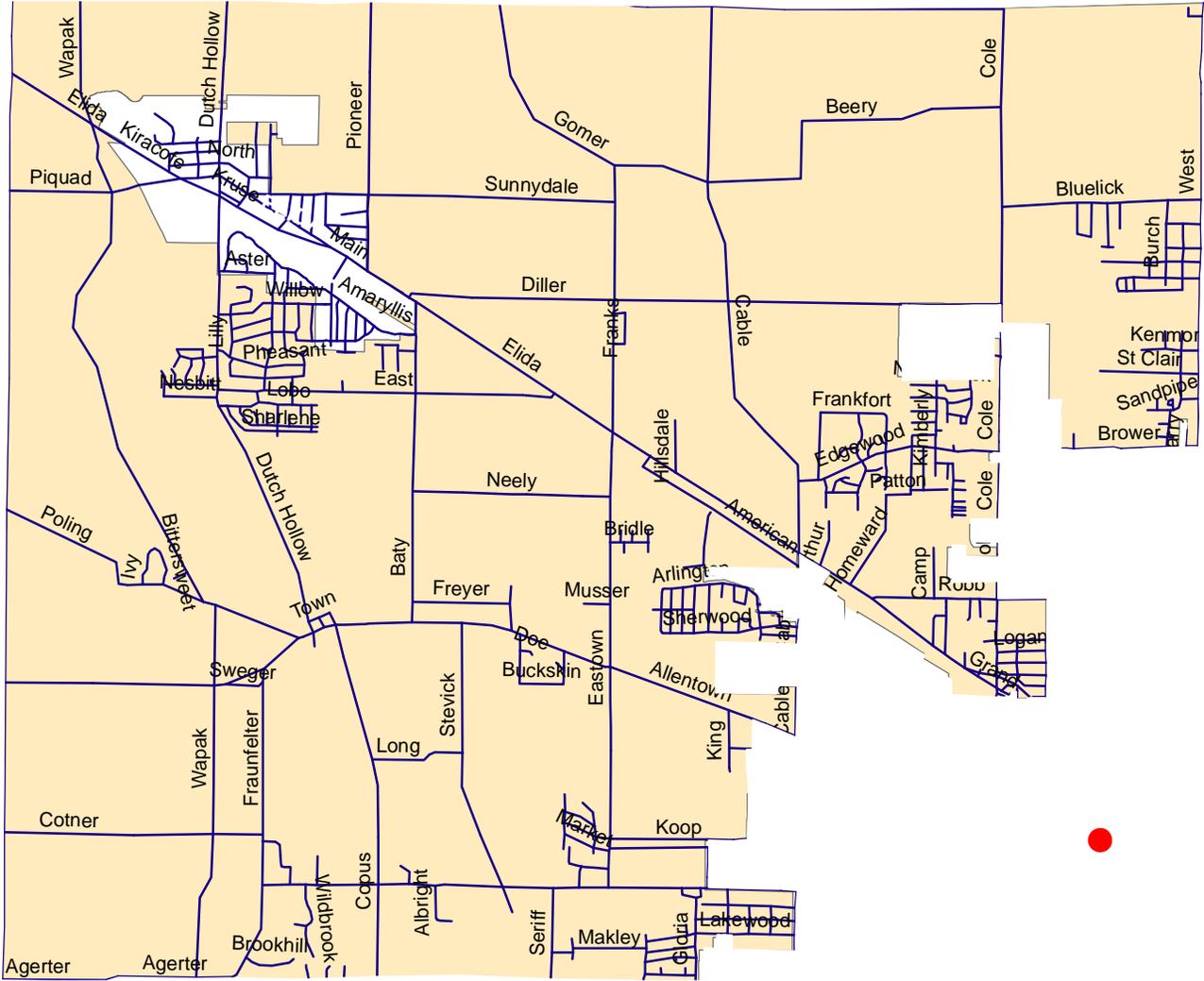
-  Wetlands
-  Floodplain



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0 0.25 0.5 1  
Miles

# MAP 6 AMERICAN TOWNSHIP: QUARRIES



 QUARRIES



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in land use planning. The purpose of considering soil type is to encourage development in areas containing soil types that are well suited for development, while discouraging development in areas recognized for their high agricultural productivity or their structural inability to support specific uses. Map 7 identifies the various soils by type.

#### **2.4.1 Blount-Silty-Loam**

The existing soils of American Township reflect major soil groups. The predominant group found in American Township (as well as Allen County) is the Blount-Pewamo Association, which makes up 51.8 percent of all soils found in American Township. This classification, consisting of 3 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and finds its major uses found in cropland, pasture and woodlands. Its depth class runs very deep, and topography can be seen as flats, gentle rises and knolls. Slope typically runs 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 Silty Loam**

The second most common classification found is the Pewamo-Blount Association, which makes up 24.5 percent of the soil in American Township. This classification, consisting of 2 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 very 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 Silty Loam**

The third classification is the Morley Silty Loam Association, which makes up 7.3 percent of the identified soils. This classification, consisting of 2 minor subdivisions, ranges from moderately well drained to very poorly drained, and its major uses are found in cropland and woodlands. Its depth class runs very deep, and topography can be seen as depressions drainage ways and flats. Slope runs 0 to 2 degrees. Management concerns with this soil also include erosion, compaction and ponding.

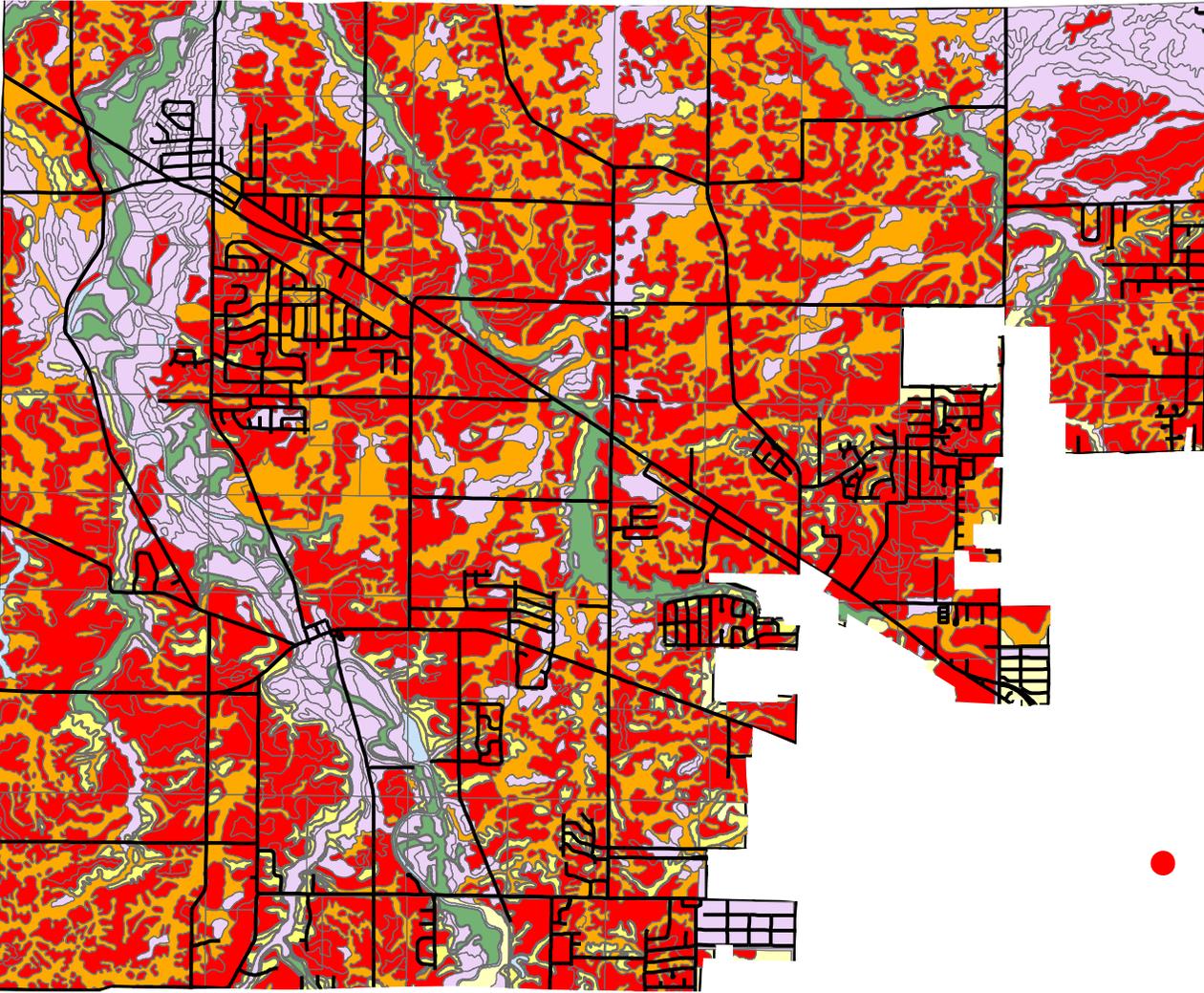
#### **2.4.4 Haskins-Digby**

The fourth classification is the Haskins-Digby Association, which makes up 4.3 percent of the soils in American Township. This classification, consisting of 2 minor subdivisions, ranges from moderately well drained to very poorly drained, and its major uses are found in cropland and woodlands. Its depth class runs very deep, and topography can be seen as flats of flood plains. Slope runs 0 to 2 degrees. Management concerns with this soil stem from its poor drainage, and can result in compaction and ponding.

#### **2.4.5 Sloan Silty Clay**

The fifth classification is the Shoals Association, which makes up 4.1 percent of the soil. This classification, consisting of 2 minor subdivisions, is very poorly drained, and its major uses are found in wetlands, and wooded areas. Its depth class runs very deep, and topography can be seen as flats of flood plains. Slope runs 0 to 1 degree. Management concerns with this soil stem from its poor drainage, and can result in compaction and ponding.

MAP 7  
AMERICAN TOWNSHIP: SOILS BY HYDROLOGIC GROUPS



Soil Type

- Blount
- Pewamo
- Morley
- Sloan
- Water
- Mill

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### 2.4.6 Hydric Soils

Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service, 17 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. There are 4,603 acres of hydric soil (30.8% of the total acreage) located within American Township. 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.

*Limitations of hydric soils can be minimized with sound policy decisions.*

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. Hydric Soils are presented in Map 8.

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

*Over 90 percent of American Township soils are considered Prime Soils.*

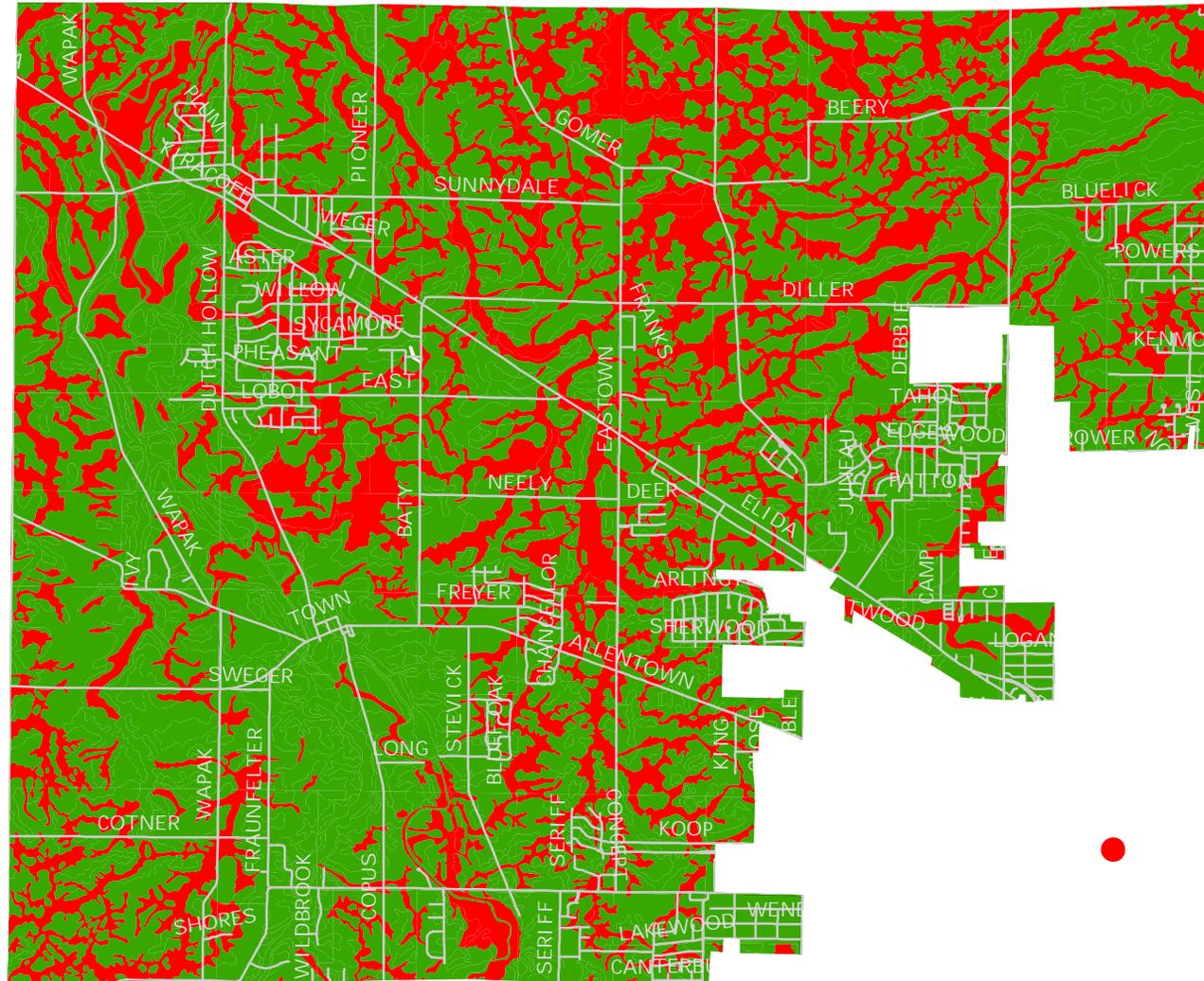
Classifying the soil by crop productivity capabilities and site limitations, when looking at all 14,946.1 acres, American Township has 1,327.3 acres of Prime Soil with No Conditions and 1,176.2 acres of non-prime soil. The remaining 12,442.6 acres of land in American Township is classified Prime with Conditions. Map 9 depicts those soils identified as Non- Prime, Prime, and Prime with Conditions.

## 2.5 Land Use Patterns

The use of land is dependent upon, or the result of, particular attributes including 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 1 identifies the extent of general land use activities in 2007 by type and acreage. Map 10 identifies general patterns of land use in American Township.

# MAP 8 AMERICAN TOWNSHIP: HYDRIC SOILS



Hydric Soils

- Non-Hydric
- Hydric

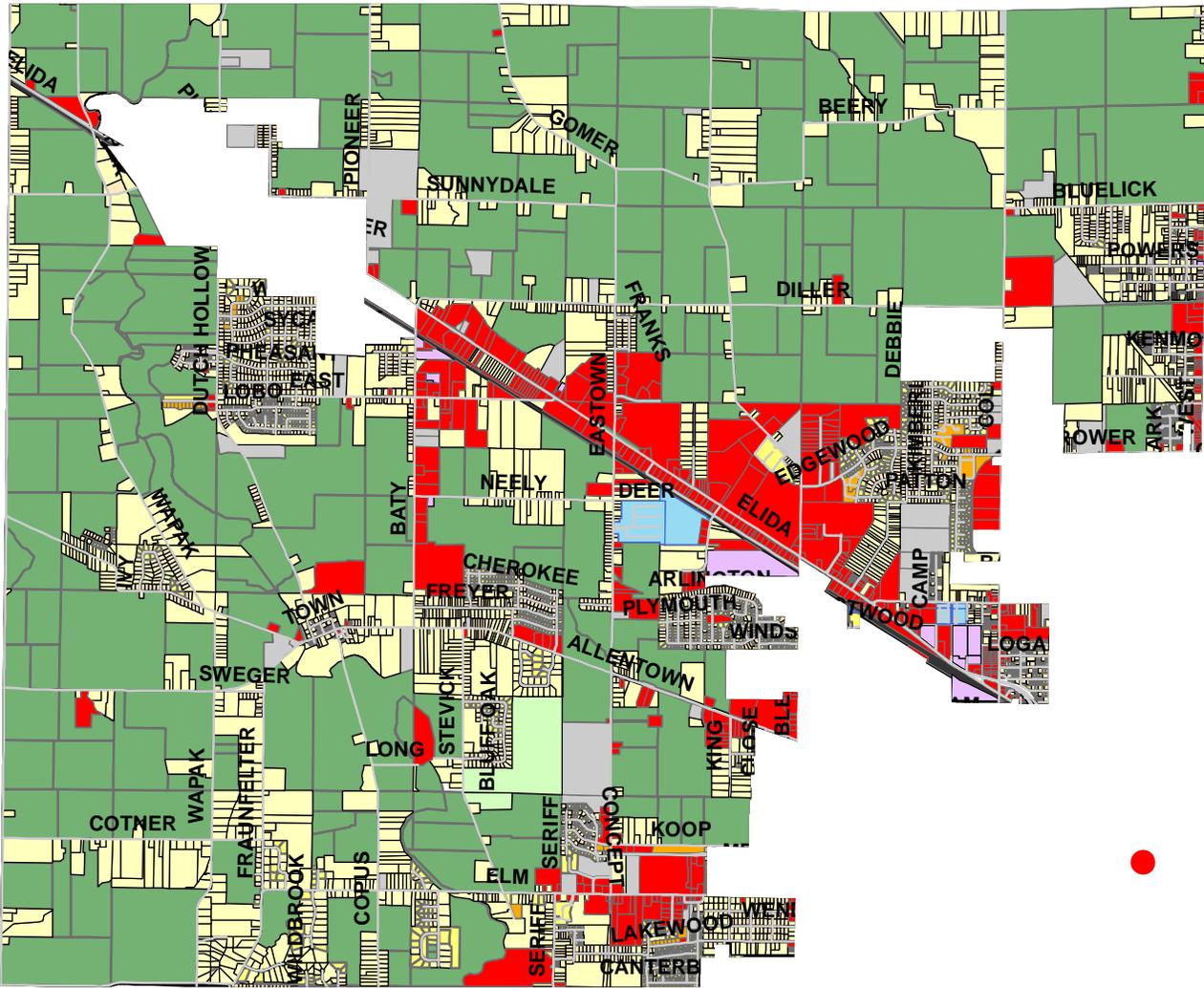


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0 0.25 0.5 1 Miles



# MAP 10 AMERICAN TOWNSHIP: GENERALIZED LAND USE



- Commercial
- Recreation
- Apartments
- Trailer Courts
- Industrial
- Quasi-Public
- Railroad
- Agriculture

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TABLE 1 LAND USE BY TYPE, ACRES & PARCELS 2007					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent of Total Parcels	Mean Parcel Size
American Township	14,946.1	100	5,813	100.0	2.6
Agricultural Uses	8,481.3	56.7	205	3.5	41.4
Commercial Uses	1,327.4	8.9	549	9.4	2.4
Industrial Uses	77.1	0.5	18	0.3	4.3
Residential uses	4,190.0	28.0	4,878	83.9	0.9
Public/Quasi Public Uses	444.0	3.0	100	1.7	4.4
Recreational Uses	111.8	0.7	4	0.1	28.0
Railroad	53.7	0.4	9	0.2	6.0
Other	260.8	1.7	50	0.9	NA

Over the last 30 years, land use conversion in American Township has seen planned major subdivision developments with unplanned, haphazard low-density residential/commercial developments occurring along existing rural roadways. Recent major residential subdivision developments have occurred in the 7 Oaks Subdivision on Stevick Road, Country Aire Estates on Allentown Road and Homestead Farm Estates on Elm Street, and are illustrated on Map 11.

Data indicates that the majority of land, nearly 85 percent, in American Township reflects agricultural (56.7%), and residential (28.0%) land use. Agricultural activity was the prime consumer of property in American Township in 2007. Industrial land use activity is concentrated near the boundary shared with the City of Lima. Heavy retail activity can be found along the SR 309 corridor from the Village of Elida, continuing through the City of Lima, Eastown Road, Cable Road and Elm Street.

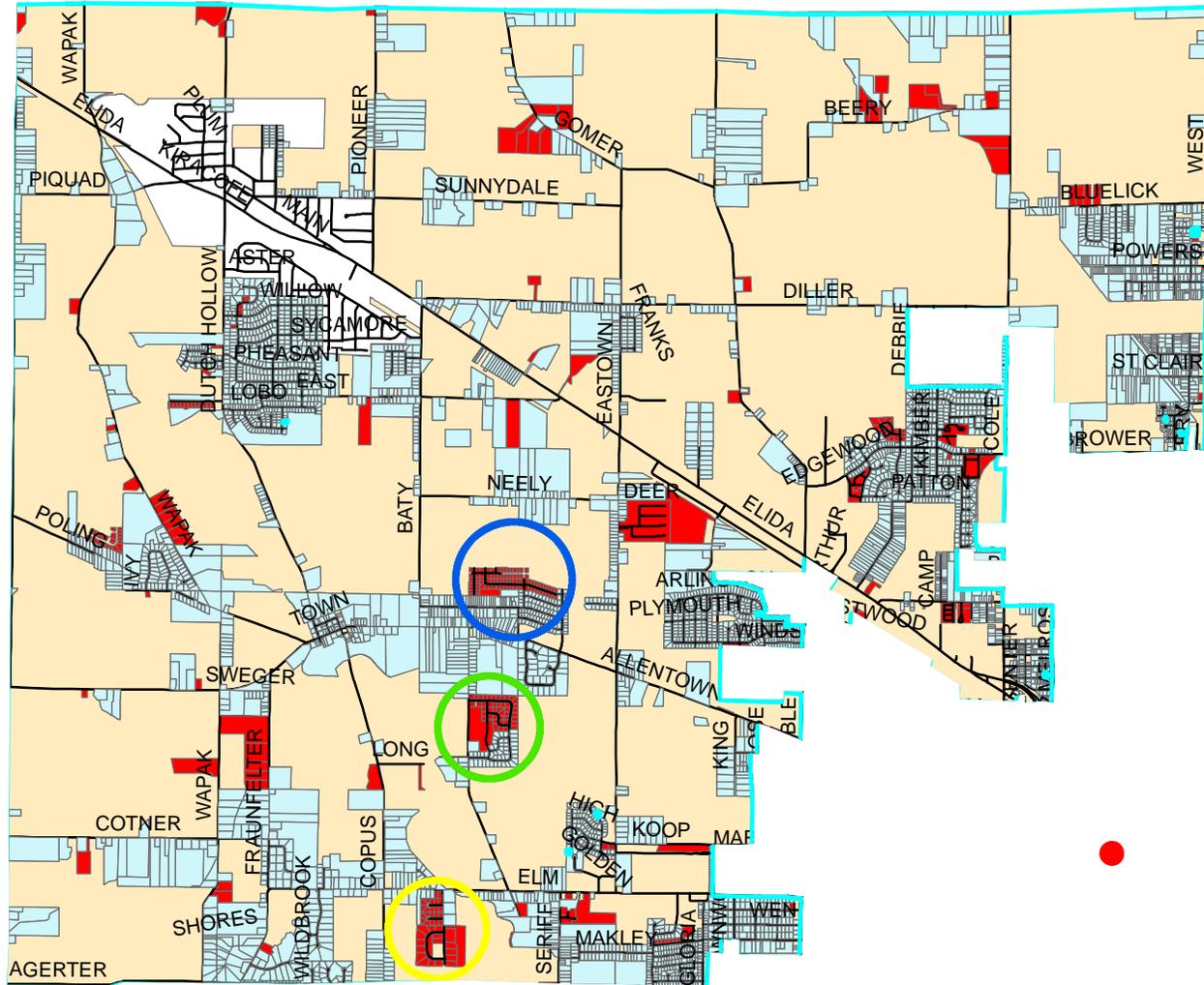
A recent analysis of land use change in American Township was conducted over the 2004 through 2007 period. Table 2 reveals that over the 4-year analysis residential uses consumed an additional 284.9 acres of land while commercial land use declined by 17.5 acres. The total acreage dedicated to industrial uses had a marginal increase of 1.7 acres or 2.2 percent. The loss of farmland attributed to the various land use conversions. As a result, 253 acres of agricultural land was consumed over the 4-year period. Currently, agricultural, residential and commercial uses consume the most land within American Township.

TABLE 2 AMERICAN TOWNSHIP LAND USE CHANGE 2004-2007				
Year	Land Use by Type and Acreage			
	Residential	Commercial	Industrial	Agricultural
2004	3,905.1	1,344.9	77.1	8,734.5
2007	4,190.0	1,327.4	78.7	8,481.5
Net Gain/Loss	+284.9 (7.2%)	-17.5 (-1.3%)	+1.7 (2.2%)	-253 (-2.8%)

### 2.5.1 Parks & Recreation

Parks and recreational uses constitute less than 1 percent (0.7%) of total land in American Township. Approximately 111.8 acres of land in American Township is dedicated to recreation (golf). The Tamarac Golf Course is located on Stevick Road south of Allentown Road and provides a handsome attribute to the 7 Oaks Subdivision development and neighborhood. Figure 1, constructed with 2007

# MAP 11 AMERICAN TOWNSHIP: RESIDENTIAL DEVELOPMENT 2002 - 2007



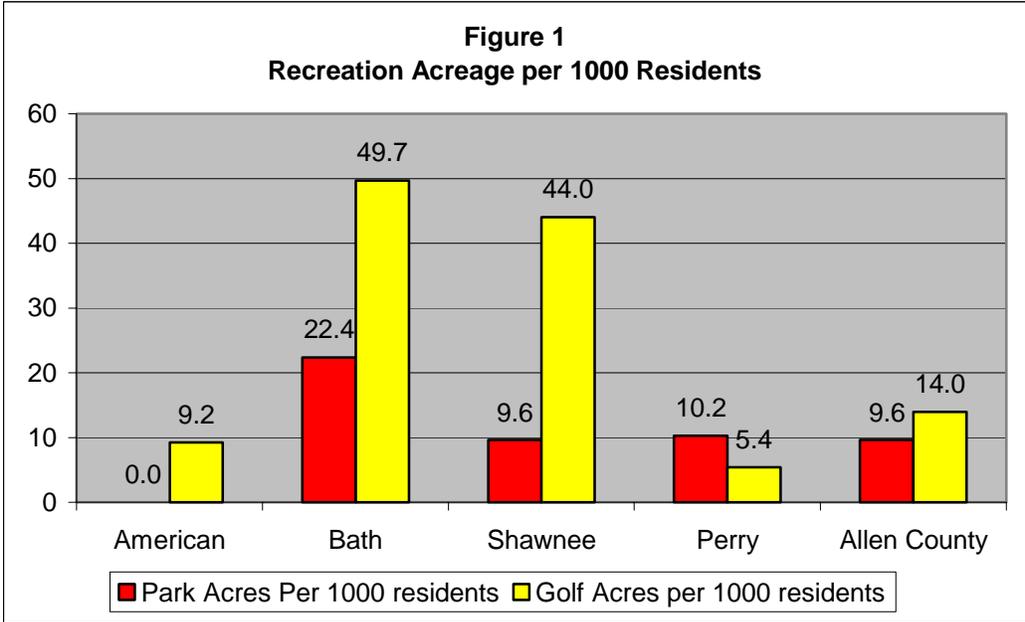
- 2002 Residential
- 2007 Residential
- 7 Oaks Subdivision
- Homestead Farms
- Country Aire Estates



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0 0.25 0.5 1  
Miles

data, depicts no public park lands in American Township. This type of land use is significantly less than Shawnee and Bath Townships. However, the American Township School District provides some active recreational pursuits on School District property. This land use should be expected to increase albeit marginally to reflect residential growth and the community's need to protect environmentally sensitive areas. Proportional growth in needed recreational land is estimated to reflect the size of the population growth. As the community continues to grow, the Township will need to coordinate with developers and the Johnny Appleseed Metropolitan Park District to create park lands.



**2.5.2 Agricultural Land Use**

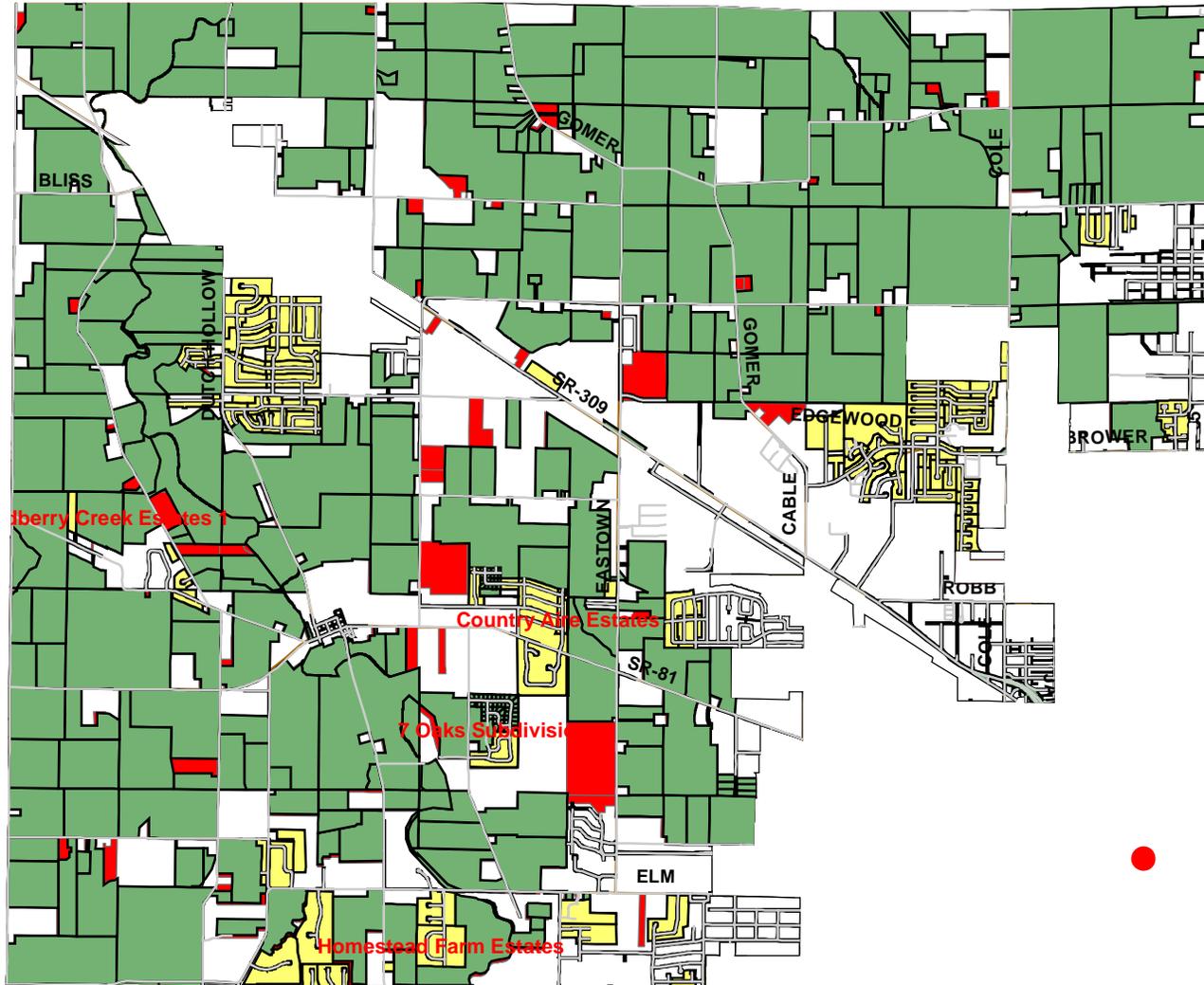
In January 2008, 8,481.5 acres of American Township was identified as in agricultural use by the Allen County Auditor's Office, totaling 56.6 percent of all land use. When compared to data from 2004, data suggests a loss of 253 acres, or a decline of 2.8 percent in 4 years. This is clearly depicted on Map 12. What is of concern is the conflict in land use between large lot residential sprawl and the existing farm industry, and the impact this has on the efficiency of agricultural operations. Also of note, while agriculture consumes the largest portion of land in American Township, its zoning regulations do not adequately protect or address such economic activities.

**2.5.3 Residential Land Use**

Currently, 4,190.0 acres of land in American Township are consumed by residential use. This equals 28.0 percent of all available land. The primary form of residential growth in American Township has been through the process of major subdivision development. From 1994 through 2006, 753 platted lots were developed, consuming 404 acres of land, averaging 0.5 units per acre. As of 2007, 6 of the large residential subdivisions were at various stages of development; collectively, they reflect 167 vacant but improved lots. From 2000 through 2007 there have been 22 lot splits of 5.0 acres or more totaling 450 acres. Minor land divisions accounted for 134 residential properties from 1970 to 1999, consuming 181.5 acres for an average of 1.4 acres per split. From 2000 through 2007 there have been 54 minor subdivisions of land less than 5.0 acres

# MAP 12

## AMERICAN TOWNSHIP: CAUV LOST 1999 - 2007

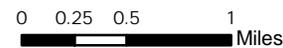


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- Lost CAUV
- Subdivisions
- Agriculture



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totaling 127 acres for an average of 2.3 acres per residential lot. Minor residential/commercial land developments can be expected to continue, albeit at a lower density with conflicts experienced at an increasing rate. Health concerns have prompted local agencies to adopt a minimum lot size of 2.5 acres for developments in non-sewered areas. Conflicts between new developments and agricultural pursuits will continue as will conflicts over the need/appropriateness for sanitary sewers and municipal water services in once rural areas.

## **2.6 Summary**

The unique natural features of the community contribute to a wide variety of economic activities reflecting agriculture, service and manufacturing sectors. The mixture of manufacturing, technology, and retail businesses serving residents, businesses and visitors alike, contribute to a rich quality of life, and the strong potential for continued growth.

Traditional manufacturing and supporting warehousing operations are concentrated along major roadway corridors and rail lines. The retail and service sectors are primarily located along the SR 309 corridor and provide service to many of the residents within a 10-county trading area. American Township's retail and commercial base is strong and expected to continue to expand along the Eastown Road and SR 81 corridors. Future plans must recognize the implications of both residential and retail growth and the subsequent infrastructure demands.

In recent years, prime farmland has been used indiscriminately for development, especially single-family home sites. Such unplanned development has resulted in uncoordinated and haphazard development along once rural roadways and now ultimately require the extension of expensive municipal infrastructure to address health, safety and environmental hazards. As a public demand, such utility extensions will only increase the area to deliver the municipal services including fire, law enforcement and emergency medical services.

## SECTION III POPULATION CHARACTERISTICS

A thorough analysis of the American 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 products and services including 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

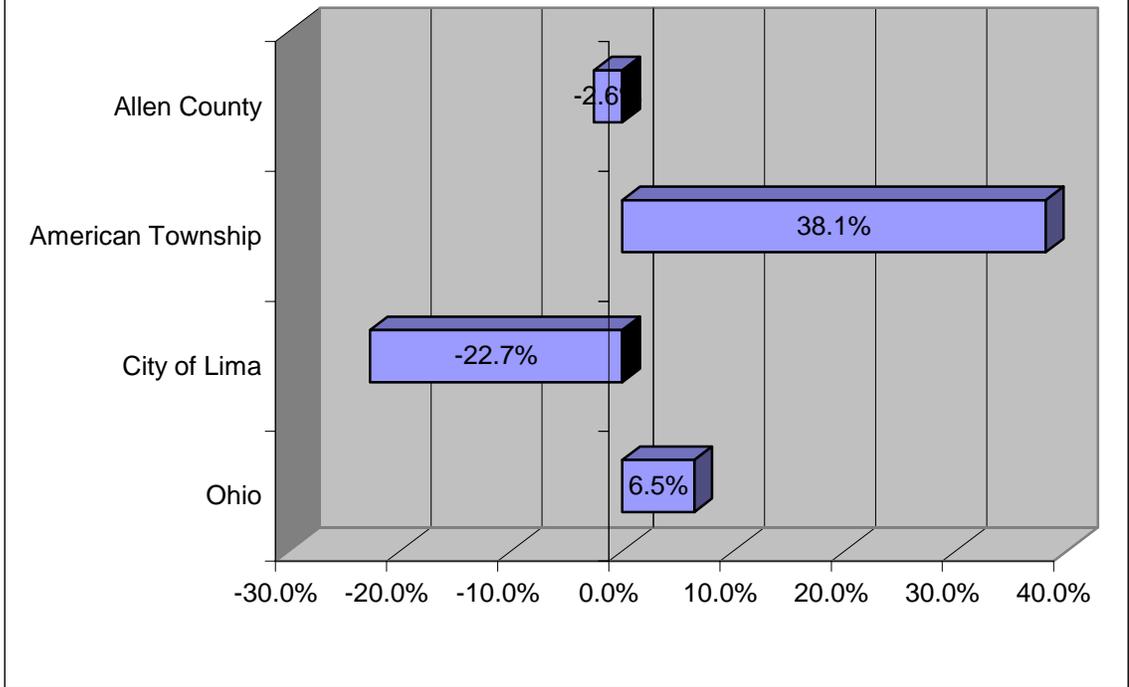
Historically populations changed rather slowly over time when left to their own accord. Today, however, based on various competing and intervening factors, populations can now change with relative speed and catch a community off guard and unprepared. In today's economic climate and social conditions, 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 2000 Census tabulation. Herein, population data reflects the residents of American Township with comparisons to national, state and local populations provided.

*From a historical perspective, American Township has experienced over a 30 percent increase in population over the 1960-2000 period.*

According to the United States Bureau of the Census, the population of American Township in 2000 was 12,108 persons, an increase since 1980 of 5.5 percent. Population change, whether growth or decline, is neither static nor uniform. For example, though there have been annexations by both Lima and Elida since 1960, Figure 2 reveals that the Township has experienced an overall population increase of 38.1 percent since 1970. 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 identifies each of the various political subdivisions by population and the decennial Census period.

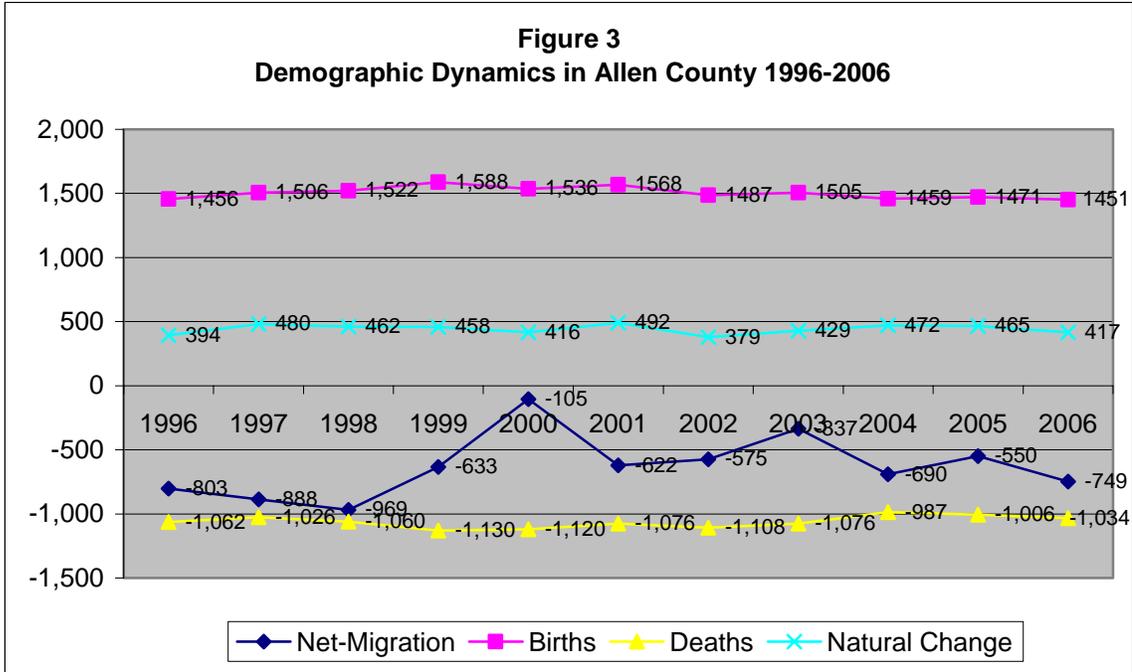
Population change is the net result of the relationship between the number of births and the number of deaths in a population and the gross migration rate within the community. Data regarding the migration of residents and birth/death rate are not available at the Township level. However, for illustrative purposes, Figure 3 presents the various components of population change by year between 1990 and 2002 for Allen County. County data over the period reveals that the loss of 2,462 residents, a loss of 2.24 percent from 1990 to 2002, stemmed primarily from out-migration. Data of this type is not available at the township level. When acknowledging the annexation of 566 acres by Lima (prior to 1986) and 276 acres by Elida (prior to 1986), predominant growth in American Township has to be credited to immigration. Based on data between the 1990 and 2000 Census periods, the population of American Township and Allen County experienced a 5.5 percent growth and 1.16 percent decline respectively; the State of Ohio grew by 4.65 percent during this same period.

**Figure 2  
Population Change 1970-2000**



**TABLE 3  
POPULATION 1960-2000**

Political Subdivision	1960	1970	1980	1990	2000	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	4.6
City of Lima	51,037	53,734	47,381	45,549	41,578	-18.5
City of Delphos	6,960	7,608	7,314	7,093	6,944	-0.3
American Twp.	9,184	8,766	11,476	10,921	12,108	31.8
Bath Twp.	8,307	9,323	10,433	10,105	9,819	18.2
Perry Twp.	15,045	3,751	3,586	3,577	3,620	-76.0
Shawnee Twp.	9,658	6,298	7,803	8,005	8,365	-13.4
Amanda Twp.	1,217	1,498	1,769	1,773	1,913	57.1
Auglaize Twp.	1,740	1,940	2,042	2,241	2,359	35.5
Jackson Twp.	1,523	1,761	2,214	2,288	2,632	72.8
Marion Twp.	2,222	2,644	2,734	2,775	2,872	29.2
Monroe Twp.	1,386	1,490	1,621	1,622	1,720	24.0
Richland Twp.	884	1,515	1,628	1,821	2,015	127.9
Spencer Twp.	883	960	925	832	925	4.7
Sugar Creek Twp.	1,166	1,209	1,242	1,311	1,330	14.0
Township Populations without incorporated areas.						
City of Delphos Allen County only.						



### 3.2 Age & Gender

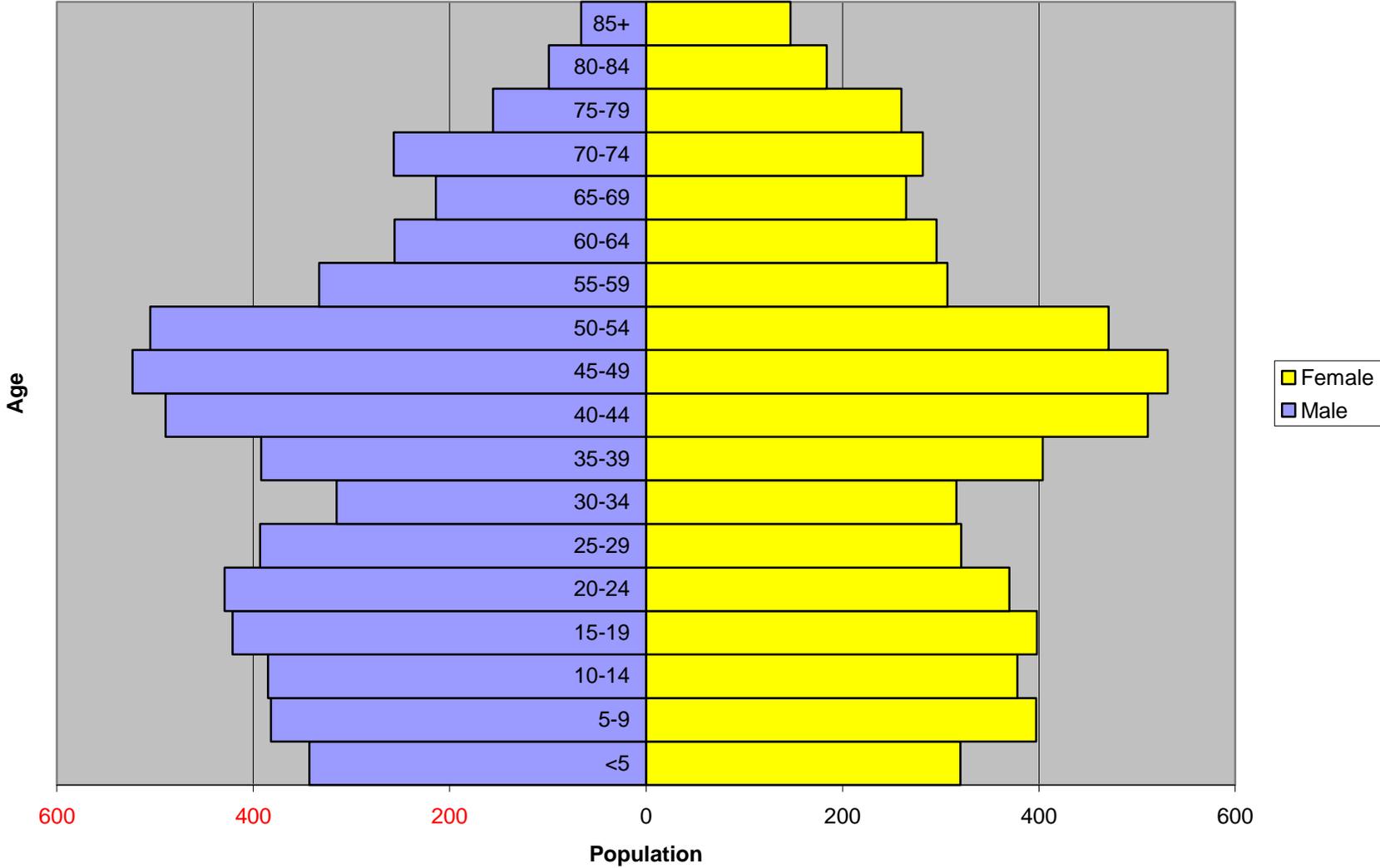
Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population groupings and are important to identify specific needs or the degree to which specific services will be required by that particular population segment. The construction of a population pyramid, as seen in Figure 4, 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. Data in Figure 3 suggests that American Township is becoming increasingly older and female in orientation.

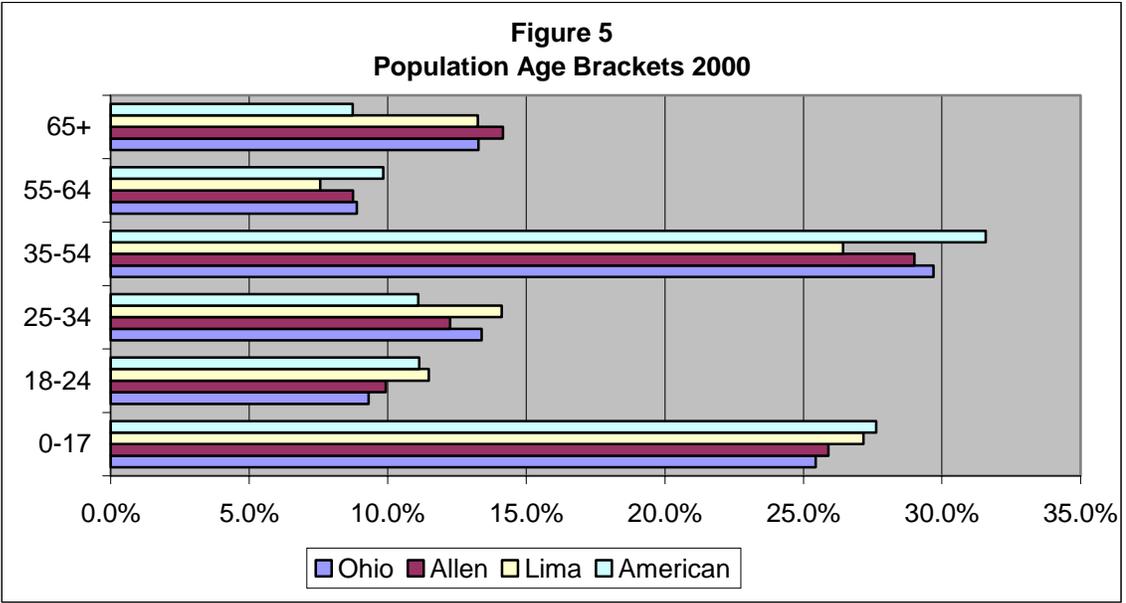
American Township's demographics diverge from those of the state, county and city statistics in key areas. The 35 to 54 age group exceeds the County's by nearly ten (8.9) percent while the population identified as age 65 and higher is 38.2 percent lower. This could be indicative of a high immigration generated by subdivision growth within the Township. The 2000 age distribution for American Township, City of Lima, Allen County and State of Ohio are presented in Figure 5.

Consistent with national trends, the Township's population is aging. The median age of the population is 38.6 years. That compares with a median of 36.3 and 35.2 years with Allen County and the State of Ohio respectively, and 32.9 for the City of Lima. Current age data reveals that almost one-fifth (18.19%) of the Township's population is below the age of 14 with less than 10 percent (8.7%) past the age of retirement. Data suggests that simply due to age of the population one-fourth (26.89%) of the population is not able to fully contribute to the economic growth and earning power of the community. Data shows that an additional 9.8 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.

*More than one fourth of the population is not able to fully contribute to the economic growth and earning power of the community.*

Figure 4  
2000 Population Pyramid





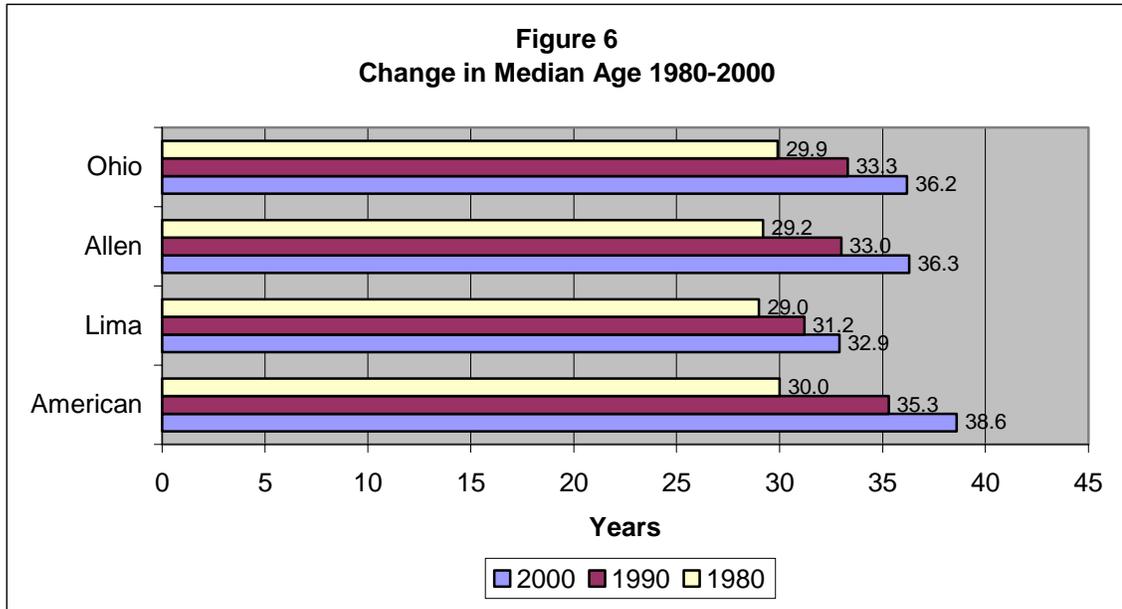
The statistics in Table 4 indicate that the age groups within American Township are split equally above and below the 35-39 age cohort (50.8 and 49.2 respectively). This fact helps explain household income levels and the notion that American Township residents are an upwardly mobile population. The 0-17 population cohorts and 25-34 age groups are similar to those of Allen County and the State of Ohio, while the 35-54 age group is significantly higher. The population decline between the ages of 25 and 35 is probably reflective of both college students not returning upon graduation and the affordability of the housing stock for young beginning adults.

*The Township's 25-34 age cohorts are significantly lower, pointing to a significant out-migration of young adults after college. A number of factors could explain this emigration including: college brain drain or the cost of housing.*

**TABLE 4  
AMERICAN TOWNSHIP POPULATION BY AGE COHORTS & GENDER**

Cohort	Male	Percent	Female	Percent	Total	Percent Total
< 5	343	5.8	320	5.2	663	5.5
5-9	382	6.4	397	6.4	779	6.4
10-14	385	6.5	378	6.1	763	6.3
15-19	421	7.1	398	6.5	819	6.8
20-24	429	7.2	370	6.0	799	6.6
25-29	393	6.6	321	5.2	714	5.9
30-34	315	5.3	316	5.1	631	5.2
35-39	392	6.6	404	6.6	796	6.6
40-44	489	8.2	511	8.3	1,000	8.3
45-49	523	8.8	531	8.6	1,054	8.7
50-54	505	8.5	471	7.6	976	8.1
55-59	333	5.6	307	5.0	640	5.3
60-64	256	4.3	296	4.8	552	4.6
65-69	214	3.6	265	4.3	479	4.0
70-74	257	4.3	282	4.6	539	4.4
75-79	156	2.6	260	4.2	416	3.4
80-84	99	1.7	184	3.0	283	2.3
85+	66	1.1	147	2.4	213	1.8
Totals*	5,958	100.0	6,158	100.0	12,116	100.0

In addition, the median age of residents has increased between 1980 and 2000 at a greater rate in American Township than the State, the County or the City of Lima. As illustrated in Figure 6, the median age of residents in American Township in 2000 was 38.6 (up from 30.0 in 1980, and 35.3 in 1990). In 2000, more than 1 in 4 persons (25.1) in American Township were between the age of 40 and 54. 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.



### 3.3 Race

Comparing the racial makeup of American Township with respect to that of the County and State, results are nearly similar. These listed races can be taken in combination with one or more of the specified categories of race. Table 5 identifies American Township as having a slightly higher white percentage of the population, 1.1 percent respectively, when compared to the County. The black or African American and the American Indian populations are slightly lower in American Township when compared to the County (-1.8% and 0.2% respectively).

<b>TABLE 5</b> <b>RACIAL BACKGROUND</b>				
<b>Race</b>	<b>Elida</b>	<b>American</b>	<b>Allen</b>	<b>Ohio</b>
White	96.7	87.2	86.3	86.1
Black or African American	2.1	11.2	13.0	12.1
American Indian/ Alaska Native	0.2	0.4	0.6	0.7
Asian	0.6	1.1	0.7	1.4
Native Hawaiian	0.1	0.0	0.0	0.1
Some other	1.3	1.2	0.9	1.1

### 3.4 Households & Household Size

Households refer to any housing unit that is occupied; the total population divided by households establishes an average 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.

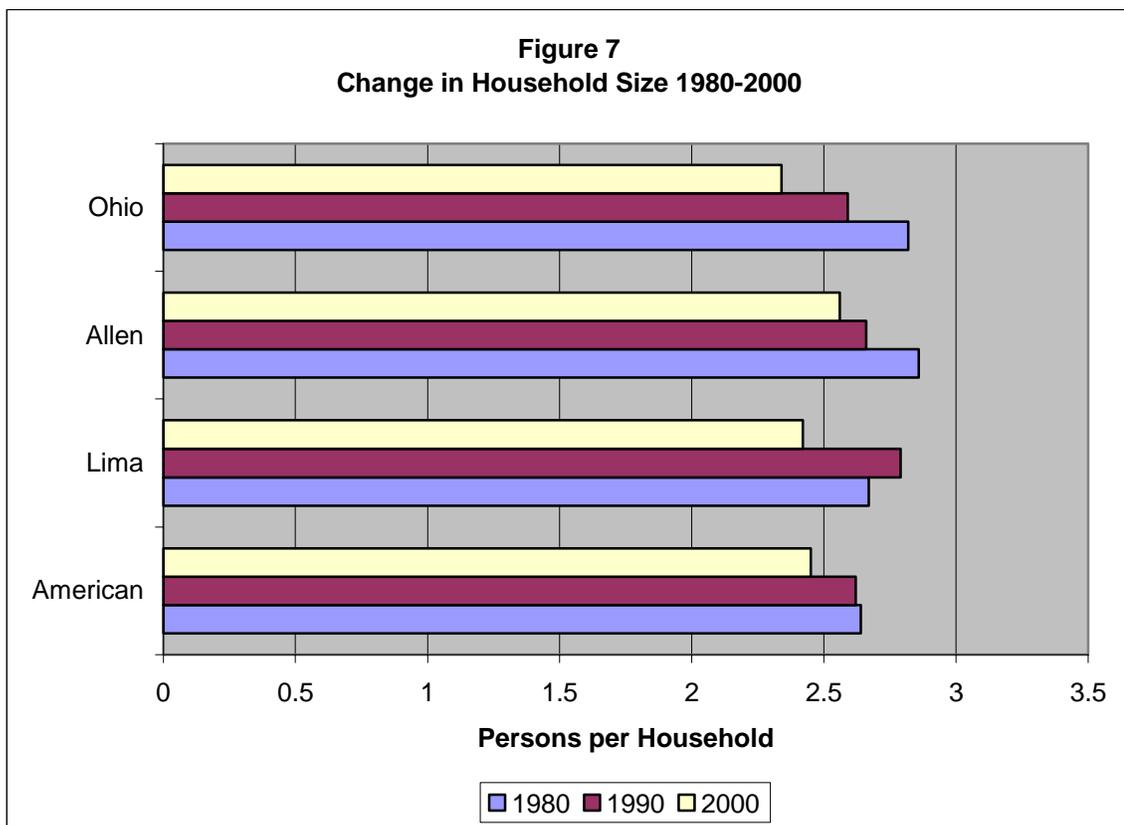
*Between 1990 and 2000 the number of households in American Township increased over 18 percent.*

Census data reveals the total number of households and the rate of change in the total households between 1990 and 2000. Table 6 indicates the total number of American Township households in 2000 was 4,933, an increase of 18.4 percent over the 1990 figure of 4,165 households. Of note, while population growth has increased since 1990 along with the number of households, the average size of household has decreased by 6.5 percent. This increase in the number of households contrasts with the State's increase of 8.73 percent, and reflects the strong surge in subdivision development over that ten (10) year period.

<b>TABLE 6 TOTAL HOUSEHOLDS &amp; AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 1990-2000</b>					
<b>Political Subdivision</b>	<b>Year 2000 - Total Households</b>	<b>Year 2000 - Average Household Size</b>	<b>Year 1990 - Total Households</b>	<b>Year 1990 - Average Household Size</b>	<b>Total Households- % Change</b>
Amanda Township	684	2.76	605	2.93	13.06%
<b>American Township</b>	<b>4,933</b>	<b>2.45</b>	<b>4,165</b>	<b>2.62</b>	<b>18.4%</b>
* Village of Elida	698	2.75	527	2.82	32.45%
Auglaize Township	843	2.81	770	2.91	9.48%
* Village of Harrod	173	2.84	182	2.95	-4.95%
Bath Township	3,815	2.54	3,718	2.72	2.61%
City of Lima	15,410	2.42	16,311	2.79	-5.52%
Jackson Township	956	2.73	771	2.97	23.99%
* Village of Lafayette	118	2.58	160	2.81	-26.25%
Marion Township	1,001	2.64	888	3.13	12.73%
* City of Delphos	1,563	2.52	1,464	2.66	6.76%
Monroe Township	607	2.82	547	2.97	10.97%
* Village of Cairo	181	2.76	169	2.80	7.10%
Perry Township	1,417	2.50	1,300	2.75	9.00%
Richland Township	567	2.56	607	3.00	-6.59%
* Village of Beaverdam	140	2.54	164	2.85	-14.63%
* Village of Bluffton	1,329	2.32	1,090	2.87	21.93%
Shawnee Township	3,097	2.60	2,818	2.84	9.90%
* Village of Fort Shawnee	1,524	2.53	1,555	2.65	-1.99%
Spencer Township	304	2.62	291	2.86	4.47%
* Village of Spencerville	845	2.54	841	2.72	0.48%
Sugar Creek Township	476	2.79	453	2.89	5.08%
Incorporated areas not included in township figures.					

Table 6 also presents information relative to the changing status of household size, as does Figure 7. In 1990, the average household size in American Township was 2.62 persons per household. In 2000, the average household size in the Township was 2.45 persons smaller than the State mean size of 2.55 persons per household and a decline of 10.1 percent in size from 1990. 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 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.

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

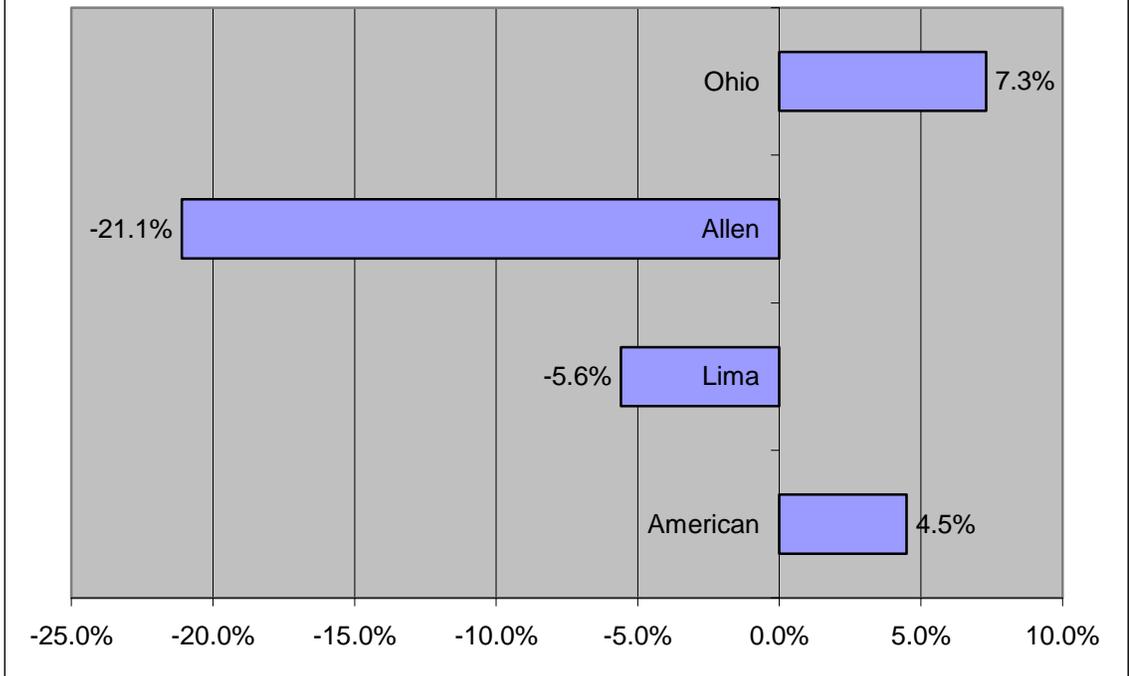


### 3.5 Families

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. Changes in the overall number of families in American, City of Lima, Allen County and Ohio are indicated in Figure 8.

The growth in the number of families residing in American Township (7.3%) is positive when compared to Allen County (-5.6%) and the City of Lima (-21.1%), and exceeds that of the State of Ohio by 2.8 percent (4.9%). This suggests that the community is perceived as family-friendly; its newer housing developments, retail base and school system is playing a critical role in the formation of this attitude.

**Figure 8**  
**Change in Families 1990-2000**



**3.6 Income: Household, Family & Per Capita**

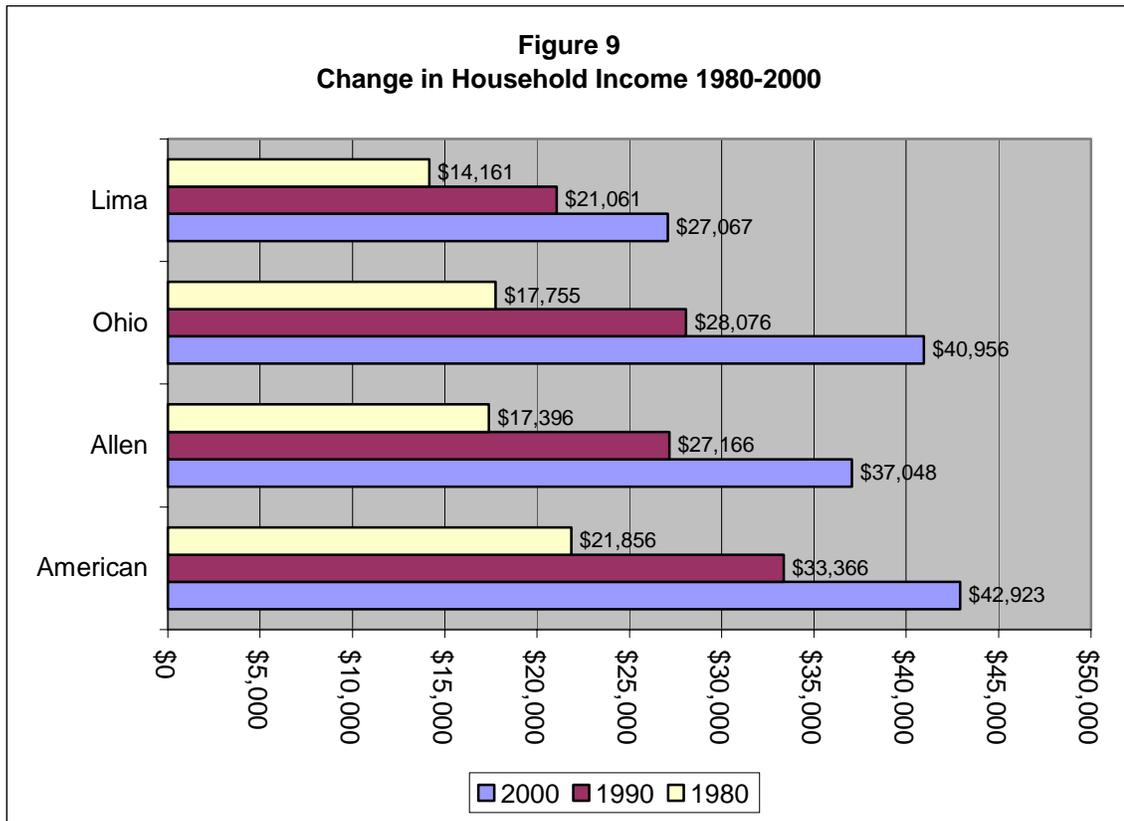
Data for the three most widely used indices of income, including per capita income, household income and family income are displayed in Table 7 by political subdivision and by Census period. As seen in Figure 9, the data suggests American Township income is lagging behind that of the State while it is ahead of both Allen County and the City of Lima income trend lines.

*American Township is lagging behind the State income levels with respect to per capita income.*

TABLE 7 COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	American Township	Ohio	Allen County	American Township as % of Allen County	American Township as % of Ohio
<b>2000</b>					
Median Household	\$42,923	\$40,956	\$37,048	115.8	104.8
Median Family	\$50,419	\$50,037	\$44,723	112.7	100.7
Per capita	\$18,375	\$21,003	\$17,511	104.9	87.4
<b>1990</b>					
Median Household	\$33,366	\$28,076	\$27,166	122.8	118.8
Median Family	\$38,898	\$34,351	\$32,513	119.6	113.2
Per capita	\$13,891	\$13,461	\$11,830	117.4	103.1

In 1990 the median household income within Allen County lagged behind that of Ohio, while in American Township household income outpaced that of Ohio. This, however, was not the case in the 2000 census, when median household incomes in American

Township failed to increase at the same rate as that of the State; the income gap decreased from 18.8 percent in 1989 to less than less than 5 percent (4.8%) in 1999.



Examining family median income, a similar pattern exists. Median family incomes across the County slipped over the last decennial period as did American Township when compared to the State, though American Township remained ahead of the County. Median family income in American Township was 112.7 percent of Allen County's median family income in 1999 and 100.7 percent of the State's median income. While in 1989, the proportion of American's median family income to the County and State was 119.6 and 113.2 percent respectively.

*Family income in American Township was 113 percent of Allen County's median family income in 1999 but only 101 percent of the State's median income.*

Per capita income for American Township in 1999 was \$18,375 a jump of 32.2 percent from 1989 figures. This compares with County per capita figure of \$17,511 and State per capita income levels of \$21,003 or an increase from 1989 of 48.02 and 56.02 percent respectively. Therefore, the proportional increase in per capita income fell in comparison to County and State figures over the 1990-2000 decennial period. In 1999 American Township per capita income was 117.4 percent of the County and 103.1 percent of the State.

*Per capita income fell in comparison to County and State figures over the decennial period. In 1999 American Township per capita income was 105 percent of the County and 87 percent of the State.*

Table 8 provides a detailed breakdown of household income by type and income levels for 1999. Households with incomes less than \$15,000 in 1999 totaled 14.0 percent of all households in American Township. An examination of family and non-family households provides greater detail; data suggests that 6.3 percent of all families and 31.5 percent of

all non-family households earned less than \$15,000 in 1999. Examination of income by household type reveals that the largest concentration of households and family incomes were found in the \$50,000 to \$74,999 income bracket with 23.6 and 26.7 percent respectively; the incomes of half non-family households (50.1%) were concentrated below \$25,000. Such data is important to recognize in terms of developing new employment opportunities and analyzing new housing development with respect to its affordability.

TABLE 8 INCOME IN 2000 BY AMERICAN TOWNSHIP HOUSEHOLD TYPE						
Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	343	7.0	127	3.8	231	14.1
\$10,000 - \$14,999	343	7.0	85	2.5	285	17.4
\$15,000 - \$24,999	494	10.1	223	6.6	305	18.6
\$25,000 - \$34,999	774	15.9	549	16.3	302	18.4
\$35,000 - \$49,999	955	19.6	677	20.0	275	16.8
\$50,000 - \$74,999	1,152	23.6	970	28.7	182	11.1
\$75,000 - \$99,999	443	9.1	396	11.7	31	1.9
\$100,000 - \$149,999	298	6.1	285	8.4	17	1.0
\$150,000 - \$199,999	35	0.7	31	0.9	8	0.5
\$200,000 or more	35	0.7	35	1.0	2	0.1
Totals	4,872	100.0	3,378	100.0	1,638	100.0
Household and family income excludes Elida.						

### 3.7 Poverty Status: Persons & Families Below Poverty Level

The 2000 Census provides information regarding the number of individuals and families whose incomes fell below established poverty levels. Data collected in 1999 revealed that 661 individuals (5.7% of all individuals), and 175 families (5.2% of all families) in American Township were below the established poverty level based on income and household size.

Families with children were more likely to encounter poverty status than those families without children. In fact, of all families suffering poverty, nearly half (45.7) had children and more than half (53.8%) of those had children under 5 years of age. For purposes of comparison, data indicates that 7.85 percent of all families and 10.06 percent of all individuals within the State of Ohio were below the established poverty level.

*In 1999, 5.7 percent of all individuals, and 5.2 percent of all families in American Township were below poverty level.*

A comparison of income data between the 1989 and 1999 Census reports reveals a slight improvement in the proportion of individuals and families in poverty. In fact, 868 individuals and 280 families left poverty status in Allen County between census tabulations; this represents improvements of 6.55 percent and 7.94 percent respectively. Households in American Township receiving public assistance rose from 527 to 661, representing only 5.7 percent of all individuals. Households with public assistance at the County level dropped from 7.78 percent in 1989 to 3.08 percent countywide over the same period, a decline of 1,806 households. For comparison purposes, the percentage of households receiving public assistance in the State of Ohio is 3.20 percent.

*Poverty status has increased over the 1989 -1999 period.*

Relevant information on family households and poverty status is presented in Table 9. Table 10 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older. Table 11 examines the relationship between household size and unit size to expose overcrowding, a classic proxy poverty indicator.

<b>TABLE 9 POVERTY STATUS BY FAMILY STATUS</b>		
<b>Family Type by Presence of Related Children</b>		
Total Families	3,378	100.0
Married – Related Children	1,089	32.2
Male Alone – Related Children	75	2.2
Female Alone – Related Children	242	7.2
Family – No Children	1,972	58.4
<b>Poverty Status of Families with Related Children</b>		
Total Families	192	100.0
Married – Related Children	26	13.5
Male Alone – Related Children	5	2.6
Female Alone – Related Children	64	33.3
Family – No Children	91	50.5

<b>TABLE 10 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS</b>		
Below 50% of Poverty Level	257	2.2
50% to 99% of Poverty Level	404	3.5
100% to 149% of Poverty Level	588	5.1
150% to 199% of Poverty Level	1,138	9.8
200% of Poverty Level or more	9,232	79.5
Non-institutionalized Population		

<b>TABLE 11 OCCUPANTS PER ROOM AS POVERTY INDICATOR</b>						
<b>Occupancy by Tenure</b>	<b>American Township</b>	<b>Percent</b>	<b>City of Lima</b>	<b>Percent</b>	<b>Allen County</b>	<b>Percent</b>
<b>Owner Occupied</b>	3,405	100.0	8,796	100.0	29,290	100.0
0.5 or less	2,699	78.2	6,983	79.4	22,736	77.6
0.51 to 1.00	687	21.3	1,681	19.1	6,266	21.4
1.01 to 1.50	19	0.5	105	1.2	261	0.9
1.51 to 2.00	0	0.0	15	0.2	15	0.1
2.00 or more	0	0.0	12	0.1	12	0.0
<b>Renter Occupied</b>	1,484	100.0	6,645	100.0	11,356	100.0
0.5 or less	1,099	74.2	4,082	61.4	7,436	65.5
0.51 to 1.00	385	25.8	2,336	35.2	3,614	31.8
1.10 to 1.50	0	0.0	185	2.8	242	2.1
1.51 to 2.00	0	0.0	34	0.5	56	0.5
2.00 or more	0	0.0	8	0.1	8	0.1

### 3.8 Educational Attainment

Table 12 presents data summarizing the educational attainment levels of the American Township population aged 25 years or more by racial characteristics in 2000. Data shows that there are 1,379 individuals or 14.9 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 17.02 and 19.60 percent of the respective populations. Given that there are reputable post secondary schools located in American Township and several others readily accessible, it is surprising that only 15.8 percent of the Township's adult residents have completed a 4-year college and/or advanced degree program as compared to 21.1 percent and 24.4 percent respectively for the State and Nation.

- 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

<b>TABLE 12 EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS &amp; OVER</b>						
<b>Educational Attainment</b>	<b>White Population</b>		<b>Minority Population</b>		<b>Total Population</b>	
	<b>Persons</b>	<b>Percent</b>	<b>Persons</b>	<b>Percent</b>	<b>Persons</b>	<b>Percent</b>
Less than 9th grade	255	3.2	95	4.8	350	3.4
9th to 12th grade, no diploma	776	9.6	253	7.7	1,029	9.4
High school graduate, GED	3415	42.4	370	31.4	3,785	41.0
Some college, no degree	1608	20.0	244	20.7	1,852	20.1
Associate degree	659	8.2	98	8.3	757	8.2
Bachelor's degree	886	11.0	47	4.0	933	10.1
Graduate/professional degree	458	5.7	70	5.9	528	5.7
<b>Totals</b>	<b>8,057</b>	<b>100.0</b>	<b>1,177</b>	<b>100.0</b>	<b>9,234</b>	<b>100.0</b>

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 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) and less income (-60.42%) when they are employed. 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.

*Examining American Township residents over 25 years of age, less than half of high school graduates went on to post secondary schools.*

### **3.9 Labor Force Profile**

The civilian labor force consists of all 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 civilian labor force in Allen County numbered 83,540 persons according to the 2000 Census tabulations; those not in the labor force reflected 18,686 or 22.36 percent of the total available labor force. The civilian labor force residing in Allen County, as documented by the 2000 Census, was 50,886 of which 47,919 or 94.16 percent were employed.

The 2000 civilian labor force in American Township totaled 6,181 persons, or 12.1 percent of the County's total civilian labor force. Examining employment rates, 5,882 or 97.4 percent of the 6,181 were employed. A perspective on the American labor force can be gained by examining the number of employed persons by type of occupation. Table 13 uses 2000 Census data to identify the dominant sectoral occupation of American Township residents; manufacturing followed closely by retail trade, health and social services, and educational services were identified as the predominant occupations. A

more detailed dissection of the employment in American Township with respect to specific sectors and employers is located in Section VI.

<b>TABLE 13 2000 AMERICAN TOWNSHIP RESIDENT EMPLOYMENT BY NAICS SECTOR</b>			
<b>Sector</b>	<b>NAICS</b>	<b>Employees</b>	<b>Percent</b>
Agricultural, Forestry, Fishing & Hunting – Services	11	24	0.4
Mining	21	0	0.0
Utilities	22	88	1.5
Construction	23	303	5.2
Manufacturing	31-33	1,224	20.8
Wholesale Trade	42	321	5.5
Retail Trade	44-45	875	14.9
Transportation & Warehousing	48-49	178	3.0
Information	51	197	3.3
Finance & Insurance	52	196	3.3
Real Estate and Rental & Leasing	53	66	1.1
Professional, Scientific & Technical Services	54	141	2.4
Management of Companies/Enterprises	55	0	0.0
Administrative Support & Waste Management Services	56	147	2.5
Education Services	61	468	8.0
Health Care/Social Assistance	62	681	11.6
Arts/Entertainment /Recreation	71	46	0.8
Accommodation & Food	72	340	5.8
Non-Public Other Services	81	352	6.0
Public Administration	92	142	2.4
Total	NA	5,882	100.0

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 (1990, 61.4%/2000, 60.9%). Census 2000 tabulations reflect that 55.8 percent of American Township’s available population is engaged in the work force, down from 67.5 percent in 1990. This rate has dropped below the rate for Ohio (63.5% and 64.8%) and that of the United States (65.3% and 64.0%) 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. American Township’s 2000 unemployment rate was below the County rate of 5.5 percent, reflecting an unemployment rate of 2.6 percent in the 2000 Census. American Township has been traditionally lower than the State at large. American Township suffered less severely than the State over the 1980-2000 period with unemployment rates in 1980 and 1990 (6.4% and 5.5% respectively) while the State maintained a steady decline as shown in both census periods. By 2000, the impact of severe cutbacks within Allen County in the industrial base and companies such as Superior Coach, Ford Motor Company, Dana, General Dynamics and Ohio Steel had been weathered. Table 14 documents unemployment over time and the relationship the manufacturing industry has with the labor force of American Township and the County as a whole.

*American Township reflects an employment-population ratio of 55.8 percent. This proportion has stayed slightly below the rate for Ohio (63.5% and 64.8%) and that of the United States overall (65.3% and 64.0%).*

**TABLE 14  
AMERICAN TOWNSHIP: RESIDENTS EMPLOYED IN MANUFACTURING  
1990-2000**

	1990				2000			
	Township	%	County	%	Township	%	County	%
16+ Population	8,446	100.0	82,737	75.3	11,070	100.0	83,540	77.0
Workforce	5,729	67.8	50,789	61.4	6,181	55.8	50,866	60.9
Employed	5,412	94.5	46,585	91.7	5,882	95.3	47,951	94.3
Unemployed	317	5.5	2,380	8.3	292	4.7	2,915	5.7
Manufacturing	1,337	24.7	11,777	25.3	1,224	20.8	11,510	24.0

### 3.10 Summary

The population of American Township has grown since 1980, increasing from 11,476 to the present population of 12,108 despite annexations by Lima and the Village of Elida. Comparison to the 1980 population reveals the current population has increased by 632 people, or 5.5 percent.

Census data reveals the composition, size and number of households is changing. The total number of American Township households in 2000 was 4,933, an increase of 18.4 percent over the 1990 figure. Of note, while the number of households in American Township has dramatically increased, the number of individuals residing in each of those households has declined. In 2000, the average household size in the American Township was only 2.45 persons, a decline of 6.5 percent in size. The implications of 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 38.6 years, 2.3 years older than the County as a whole. Data suggests that simply due to age of the population more than a quarter 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 increase opportunity, choice and costs in housing based on both physical and financial considerations.

The Township's population has grown more racially and ethnically diverse during the past decade. Racially, whites comprise the largest percentage of the population at 86.4 percent. The largest minority group within American Township is African American, which comprises 10.8 percent of the total population. Collectively, all other minority groups comprise approximately 3.2 percent 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 1,379 individuals or 12.8 percent of all individuals 25 years of age or older that have not completed a high school education residing in American Township. This factor needs to be addressed and remedied. Of note, 1,461 adult residents (15.8%) have completed a 4-year college degree and/or advanced program exceeding Allen County's 13.5 percent. This is an important factor in community development as it tends to suggest an increased demand for improving educational services and a strong foundation upon which to advance school financing.

American Township income has continued to out pace Allen County as a whole while dropping slightly in comparison to the State's median household income. The median household income gap with regards to the County and State as identified in 1990 was +22.8 percent and +18.8 percent, respectively. American Township increased its median household income nearly 10 percent (7.0%) over the County by 2000 while still exceeding the state by 15.8 percent; but, the amount over the State decreased from +22.8 to just +4.8 percent between decennial census periods. Median family income in American Township was +12.7 percent of the County median family income in 1999 and only +0.7 percent of the States median income. In 1999 American Township's per capita income was +4.9 percent of that of the County and -12.6 percent of the State figure.

The 2000 Census revealed that 661 individuals (5.7%), 318 households (8.35%) and 175 families (5.2%) were below the established poverty level based on income and household size. For purposes of comparison, data indicates that 12.10 percent of all households and 9.63 percent of all families within Allen County were below the established poverty level. Locally, more than 8 out of 10 families in poverty (82.8%) had children. Albeit limited, this population will require the targeting of social services to improve their condition and lot in life. Their population will also likely increase demands on educational and public transportation services.

When examining the type of employment of American residents, manufacturing is still the predominant sector. In raw numbers, there has been little change since 1990 (1,337 vs. 1,224). Data suggests construction increased 22.9 percent, from 244 to 300 between decennial census periods. The most surprising change from 1990 was in the retail trades. Those identified within this sector fell 23.0 percent from 1,136 in 1990 to 875 in 2000. Residents in the education, health and social welfare fields increased from 910 in 1990, to 1,059 employees in 2000, a 16.4 percent increase.

## 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 storm water 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 this section and more thoroughly 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 American Township are 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 and identify the future infrastructure needed to serve the community's planned growth. The success of the planning process and the future development of American 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

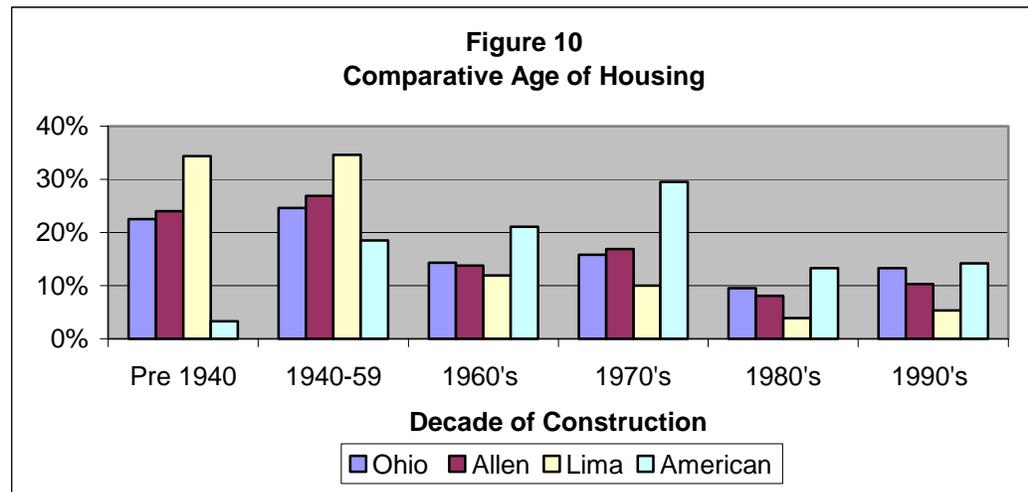
The quality of local housing relates to the number and type of units available, their overall physical condition and appearance, both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides some insight into the history of residential development 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 American Township housing using census data and comparisons to other political subdivisions within Allen County.

#### 4.1.1 Age & Quality of Housing Stock

Table 15 reveals that more than 78.2 percent of American Township's housing was built after 1960, with a mean age of 1972. Figure 10 shows a comparison of housing age among the State of Ohio, Allen County, the City of Lima and American Township. Housing in American Township is significantly newer than housing in the City of Lima, somewhat newer than housing in Allen County, and somewhat older than housing statewide. Comparatively, less than 49.1 percent of the housing in Allen County, and 31.1 percent of the housing in the City of Lima were built after 1960. Quality of housing stock, as determined by the Allen

County Auditors Office, can be seen on Map 13. In general, the higher grade housing is located in the south west portion of the Township, south of Elm, and the lower grade housing can be found in the east and central portions of the township, along West Street and Allentown Road, respectively; composition of the housing stock is 75.2 percent grade C, and 9.2 percent grade A or B.

TABLE 15 2000 HOUSING UNITS BY AGE IN SELECTED TOWNSHIPS				
Year 2000	Bath	American	Shawnee	Allen County
Total	4,058	5,215	3,183	44,245
Prior to 1940	7.2%	3.3%	7.3%	24.0%
1940 to 1959	22.7%	18.5%	24.1%	26.9%
1960 to 1969	17.7%	21.1%	18.3%	13.8%
1970 to 1979	27.7%	29.5%	27.4%	16.9%
1980 to 1989	13.5%	13.3%	10.4%	8.1%
1990 to 1994	5.5%	5.8%	6.8%	4.6%
1995 to 2000	5.7%	8.4%	5.7%	5.7%

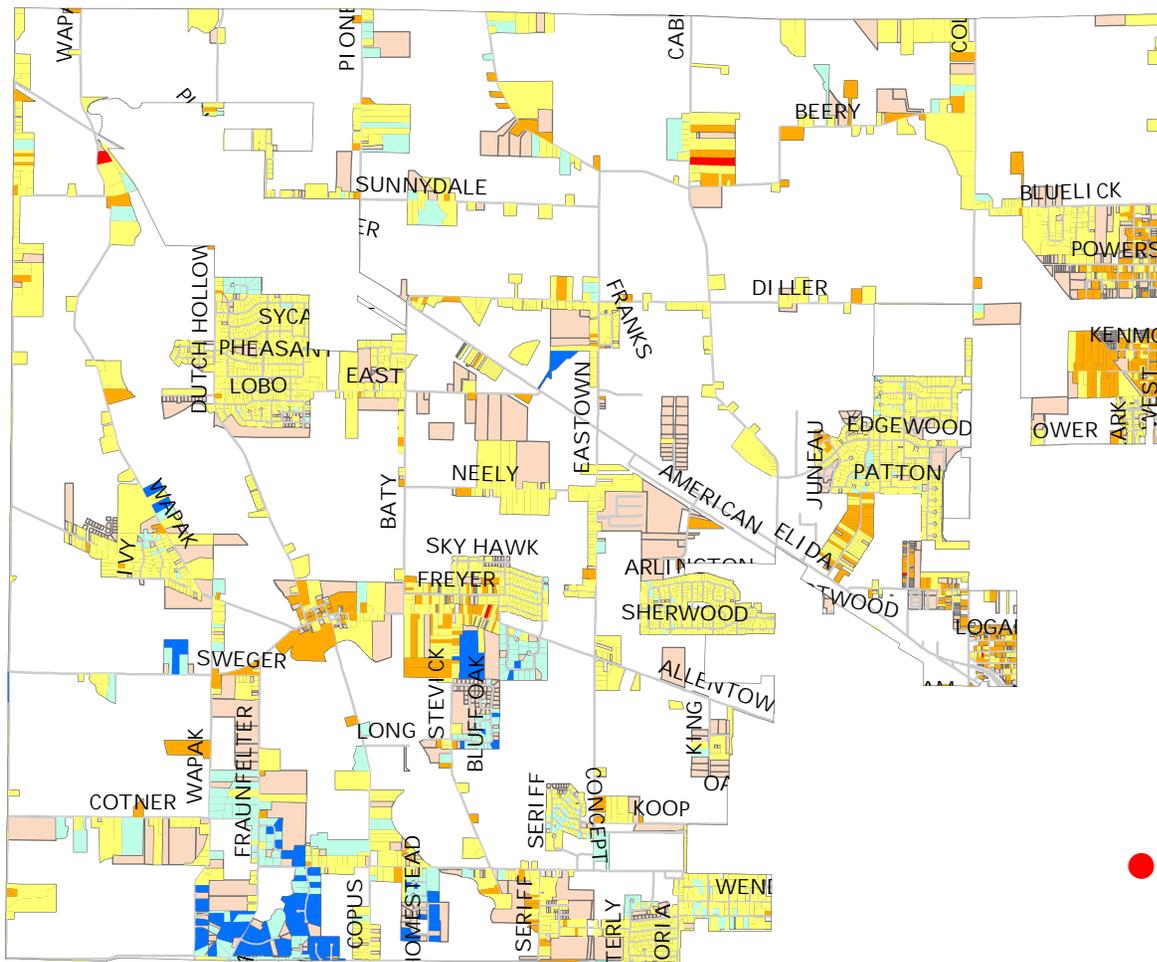


#### 4.1.2 Type of Housing Units

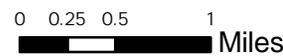
The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. Figure 11 illustrated the percentage of single-family units in American Township mirrors statewide figures with exception of trailers. More than seven in ten housing units are single family in American Township. Trailers account for less than 3 percent with most restricted to the Hunters Chase and Lima Mobile Village mobile home parks located off Eastown Road and Robb Avenue respectively.

Examining the presence of multi-family units, 25.2 percent of the Township's total housing stock is comprised of multi-family units. The proportion of multi-family units, such as apartments, is slightly higher than that of Allen County (19.4%), and the State of Ohio (24.4%), but slightly lower than the City of Lima (27.9%). Table 16 identifies American Township in relation to the County by the number of housing units available. Table 17 identifies housing units by type excluding single family units. Map 14 illustrates the location of those housing units and identifies publicly assisted housing. Of note, there are 325 people in nursing homes as of June 2008, representing 17.7 people per acre in nursing home areas.

# MAP 13 AMERICAN TOWNSHIP: QUALITY OF HOUSING

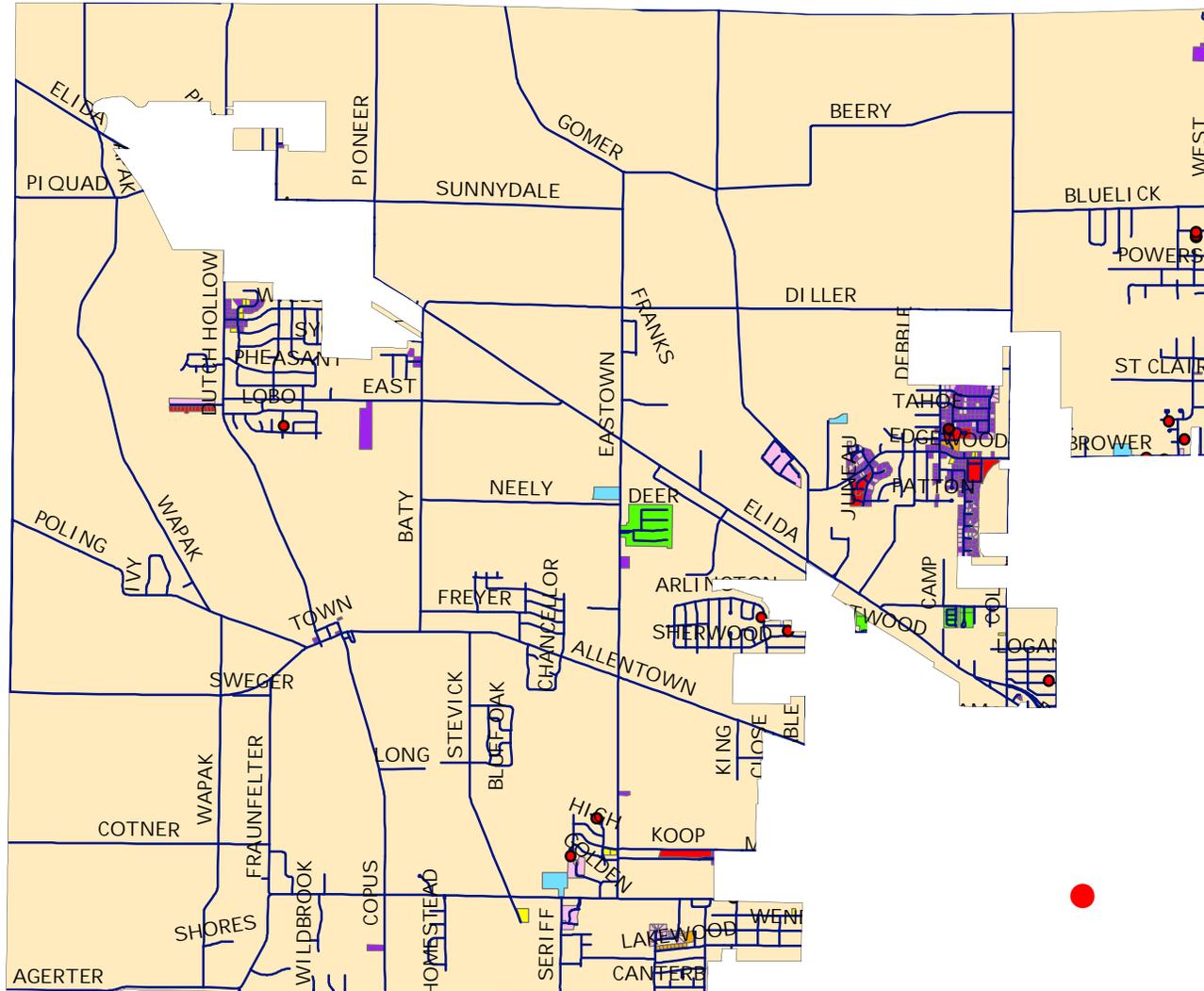


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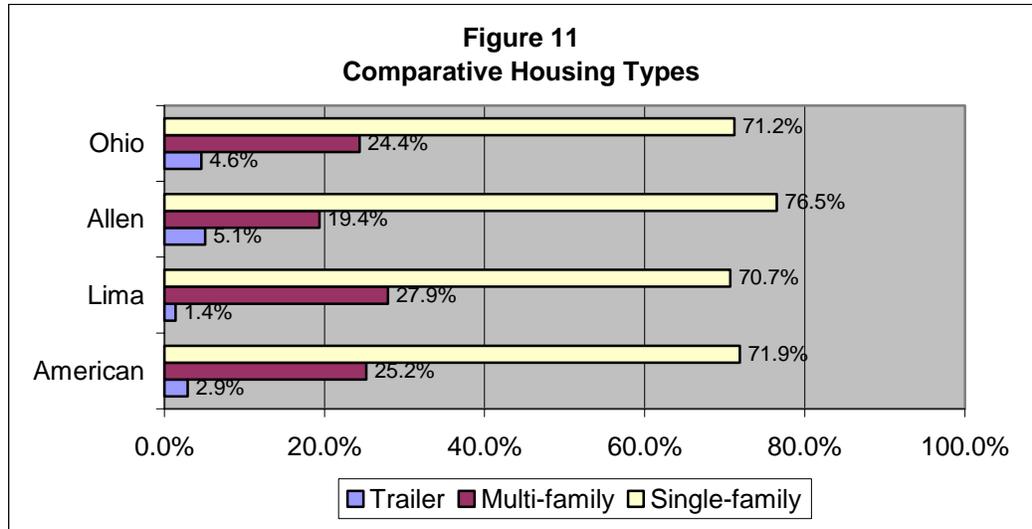
# MAP 14 AMERICAN TOWNSHIP: OTHER HOUSING BY TYPE

- Housing Units by Type
- Multi-family
  - Condominiums
  - Trailer Parks
  - Nursing Homes
  - 40 + Apt Units
  - 20-39 Apt Units
  - 04-19 Apt Units
  - Public Housing (11)



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**TABLE 16  
HOUSING UNITS IN STRUCTURE**

Type	American Township	Percent	Allen County	Percent
1 unit detached	3,513	67.4%	33,019	74.6%
1 unit attached	234	4.5%	857	1.9%
2 units	359	6.9%	2,348	5.3%
3 or 4 units	275	5.3%	1,839	4.2%
5 to 9 units	212	4.1%	1,308	3.0%
10 to 19 units	156	3.0%	787	1.8%
20 or more units	317	6.1%	1,786	4.0%
Mobile Homes	149	2.9%	2,264	5.1%
Other	0	0.0%	37	0.1%
<b>Total</b>	<b>5,215</b>	<b>100.0%</b>	<b>44,245</b>	<b>100.0%</b>

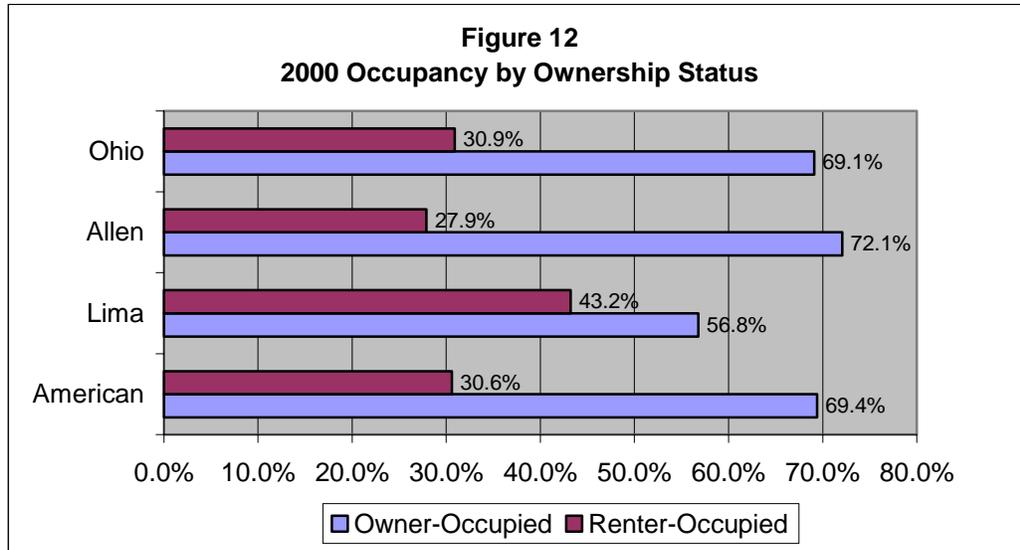
**TABLE 17  
HOUSING UNITS BY TYPE 2007**

Housing Type	Units	Quantity	Acres	Percentage of 2000 Housing Units
Trailers	Trailer	242	43.8	4.6
Nursing homes (4)	Residents	325	18.4	n/a
Condominiums	Units	495	57.0	9.5
3-9 Apt Units	Apts	487	6.9	9.3
10-19 Apt Units	Apts	156	6.2	3.0
20+ Apt Units	Apts	317	31.3	6.1
Multi-Family Units	Apts	359	96.5	6.9

#### 4.1.3 Owner vs. Renter-Occupied Housing

American Township has a greater level of home ownership with fewer rental units when assessed against the larger community. As shown in Figure 12 American Township (69.4%) is higher than that in Lima (56.8%) and Ohio (69.1%), but slightly lower than that in Allen County (72.1%).

*The percentage of owner-occupied housing units in American Township (69.4%) is significantly higher than that in Lima (56.8%) and slightly higher than that in Ohio (69.1%).*



#### 4.1.4 Rental Costs

According to the 2000 Census, less than 1 in 5 occupied residential units were available for rent. Table 18 reveals the cost of rental housing within American Township and the adjacent political subdivisions. Notice that American Township, with regards to median rent, compares favorably with Shawnee Township, however Bath and Perry Township are considerably lower. When examining the total housing burden, rent exceeding 35 percent of gross income, 22.6 percent of American Township renter occupied housing units are in that category. Of note when examining historical data, American Township's rent has failed to increase at the same rate as other political subdivisions between decennial census periods.

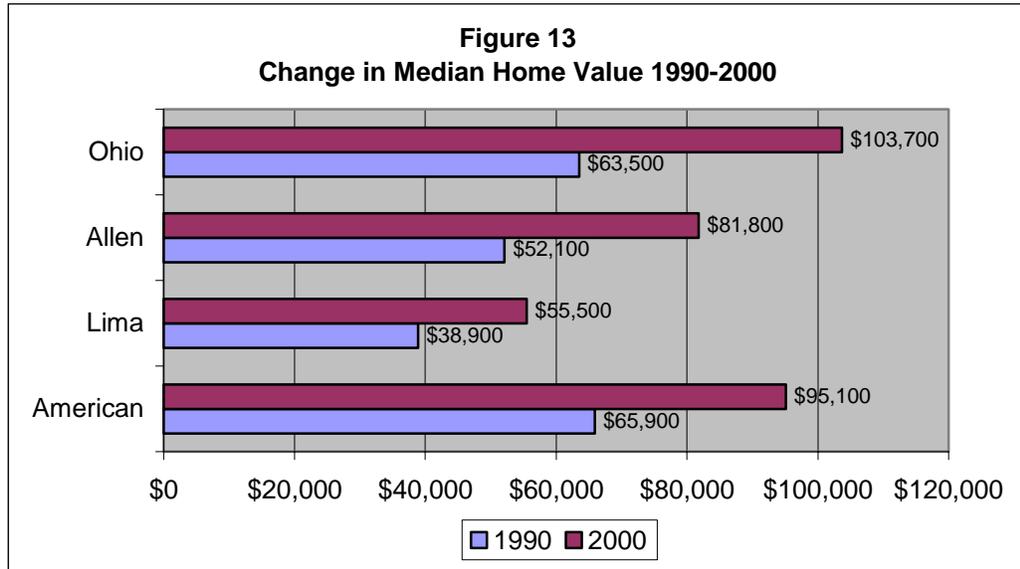
<b>TABLE 18</b> <b>MEDIAN GROSS RENT BY POLITICAL SUBDIVISION</b>				
Political Subdivision	1990 Census	2000 Census	Change	
			Amount	Percent
Allen	\$346	\$446	\$100	28.90
American	422	517	95	22.51
Bath	363	464	101	27.82
Lima City	329	426	97	29.48
Perry	234	309	75	32.05
Shawnee	415	523	108	26.02

#### 4.1.5 Home Values

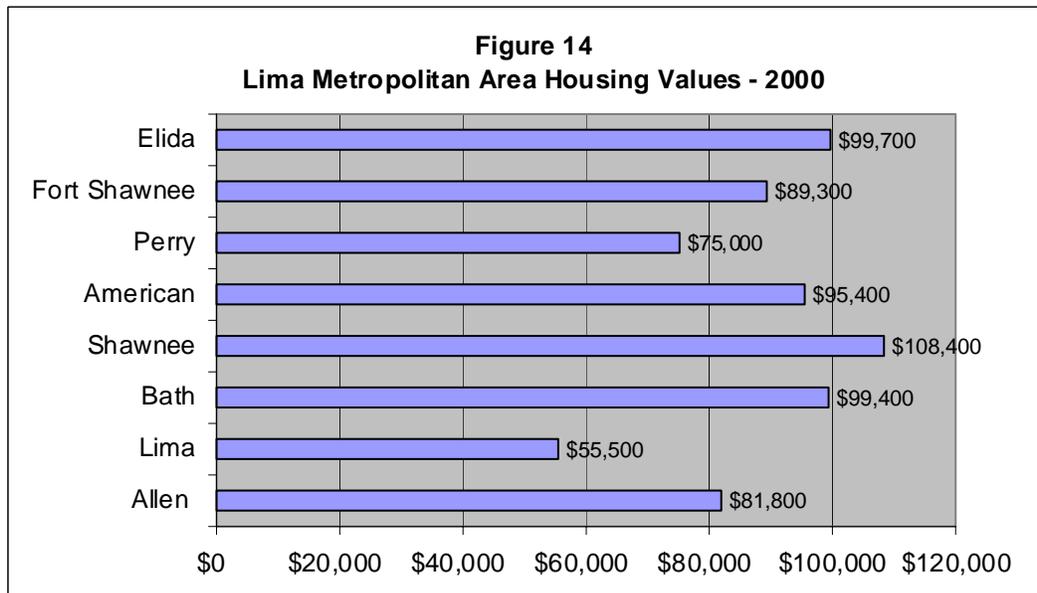
The median home value for American Township in 2000 (\$99,400) is significantly higher than Allen County (\$81,800) and the City of Lima (\$55,500), while being slightly less than the State of Ohio (\$103,700). The median home value in the Township as compared to the County and the City of Lima reflects the age of the housing stock, the median income of the population and current market conditions, which are dictating the continued trend of upscale single-family housing construction in American Township. Figure 13 reveals that the change in the median value of owner-occupied units in American Township between 1990 and 2000 (\$29,500/44.8%) failed to keep up with the State of Ohio

*A retardant upon the median value is 149 mobile homes included in the housing stock.*

(\$40,200/63.3%) or Allen County (\$29,700/57.0%). The Township did however keep pace with and the City of Lima (\$16,600/42.7%).



American Township compares favorably with the other townships comprising the Lima Metropolitan Area with regards to home value. As shown in Figure 14, American Township is in the middle of the other political subdivisions in the metropolitan area.



#### 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 (7.1%) according to the 2000 Census. In 2000, American Township had an even lower housing unit vacancy rate (5.9%). Of those housing units that were identified as vacant at the time of the 2000 Census, 42.7 percent were listed as for rent, 13.0 percent were

for sale, 16.3 percent had been rented or sold but were not as of yet occupied, 9.1 percent were seasonal homes and 18.9 percent were shown as “other vacant.” As a percentage of total housing units available, in 1980 vacancy represented 6.1 percent of all housing units while in 2000 it represented 6.0 percent. Therefore, the expected vacancy rate within the Township appears to be relatively stable, as seen in Table 19.

TABLE 19 VACANCY STATUS BY POLITICAL SUBDIVISION 1980-2000					
Political Subdivision	1980 Census	1990 Census	2000 Census	Change	
				Amount	Percent
Allen County	2,698	3,350	3,599	901	33.40%
Amanda Township	36	24	27	-9	-25.00%
American Township	243	212	326	83	34.16%
Auglaize Township	36	40	50	14	38.89%
Bath Township	227	168	243	16	7.05%
Jackson Township	34	30	36	2	5.88%
Lima City	1,572	2,355	2,221	649	41.28%
Marion Township	79	103	152	73	92.41%
Monroe Township	43	38	23	-20	-46.51%
Perry Township	51	54	75	24	47.06%
Richland Township	67	69	130	63	94.03%
Shawnee Township	230	192	224	-6	-2.61%
Spencer Township	63	42	70	7	11.11%
Sugar Creek Township	17	23	22	5	29.41%

#### 4.2 Water & Wastewater Infrastructure

Public utilities and system capacities facilitate community development. This Plan recognizes utility services as necessary to sustain existing economic activities as well as future development. The Plan acknowledges the detailed studies completed by those entities charged with the delivery of such services and accepts the land use limitations developed out of a respect for coordinating such services and limiting urban sprawl.

Public water and sanitary sewer services support existing development in American Township and are necessary for future development. In American Township, development has been supported by various public water and wastewater services. The extent and quality of each system varies by geographic location. Map 14 depicts the existing wastewater infrastructure to include the adjacent City of Lima areas.

Examining potable water, American Township relies primarily on the vast reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima and the Allen County Commissioner’s. The existing water distribution system in American Township uses 177,498 linear feet of water lines varying in size from 4” to 16.” In those areas of American Township outside of the utility service areas, water wells act as the “raw” source for water.

*American Township depends on the City of Lima and individual wells for its potable water.*

American Township has wastewater collection facilities provided by Allen County with treatment provided by the City of Lima by contract with Allen County. Improvements to the sanitary sewer systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, the addition of treatment system improvements, and the construction of larger capacity improvements. Most often,

such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography, both natural and man-made have imposed limits to the expansion of sewer services in American Township. The wastewater system in American Township is currently serviced by 394,325 linear feet of sewer lines varying in size from 8" to 36." Human economic activities not serviced by the municipal sewer system need to utilize private septic systems as approved by the Allen County Health Department. Environmental concerns stemming from private septic systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system in American Township.

Analysis of Map 15 reveals the discrepancy between the existing public water service and the public sanitary sewer services for the City of Lima and American Township. These uncoordinated extensions by the Township will continue to put undo pressure on the sewer service system, and, as noted earlier, could cause unwanted utility extensions through OEPA dictates.

#### **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.

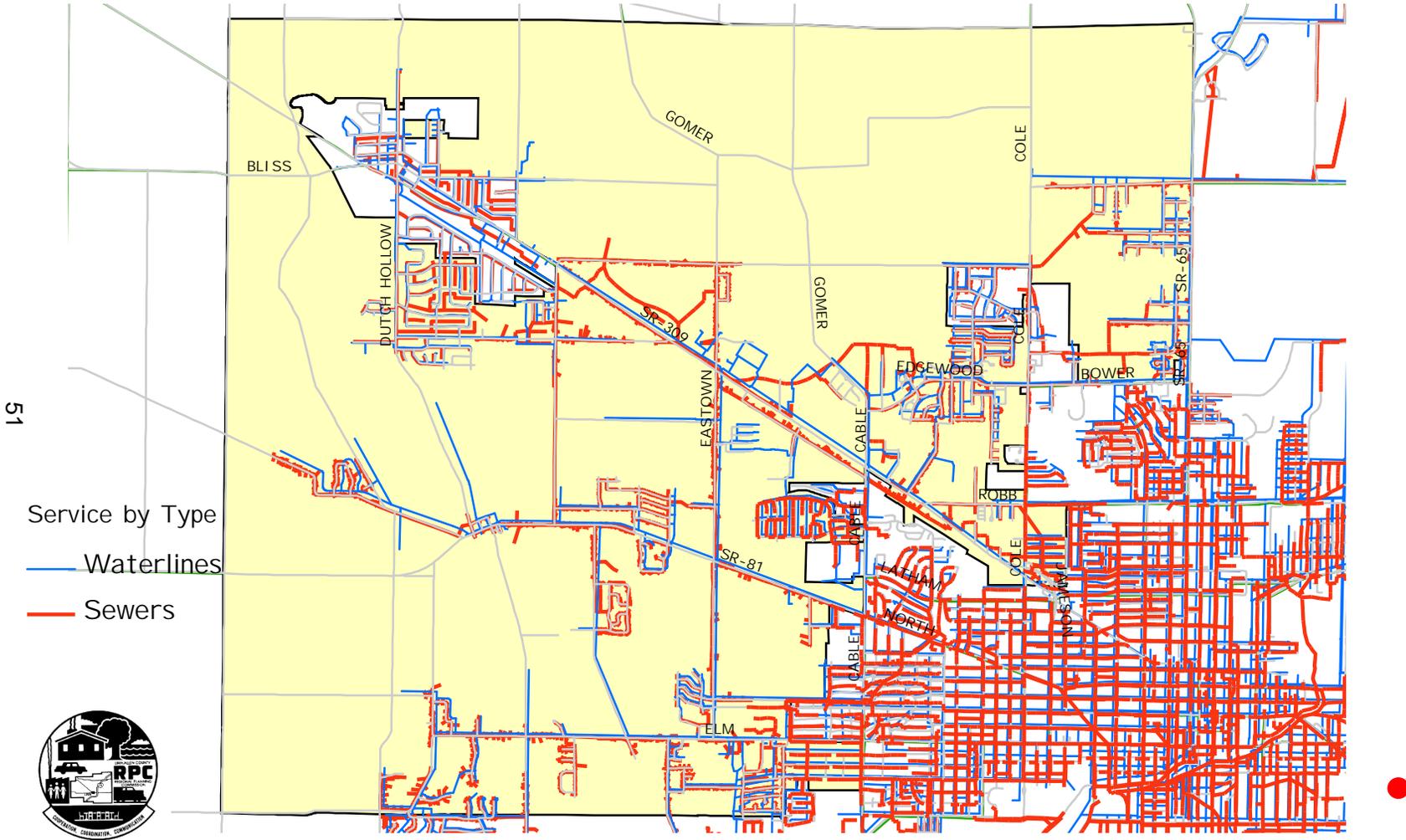
##### **4.3.1 Highway System**

The highway system that services American Township is both urban and rural, consisting of interstate, arterials, collectors and local roads. This is depicted in Map 16. The administration of these roads is delegated to Federal, State and local governmental units as depicted on Map 17.

The functional classification of the respective roadways (Map 15) identifies which roadways are eligible for federal funding irregardless of the roadway's jurisdictional responsibility. Table 20 reveals the urban/rural classification of the community's roadway system. The major north-south interstate, I-75, passes just east of American Township. To the north, I-75 links the American community to cities such as Toledo and Detroit while to the south, the cities of Dayton, Lexington, Atlanta and Miami are directly accessible. Another major roadway located just north of American Township is U.S. Route 30. This east-west route links the Lima Urbanized Area with Chicago, to the west and Pittsburgh and Philadelphia to the east. In addition to I-75 and U.S. Route 30, American Township is serviced by 3 major State routes: SR 309 (Elida Road), SR 81 (Allentown Road), and SR 65 (Ottawa Road). The aforementioned highway system supplies a solid network for the movement of goods and people within and through the Township.

According to figures obtained from Ohio Department of Transportation (ODOT) in 2007, total roadway system mileage within American Township entailed 121.48 miles, of which approximately 12.5 miles are classified as state road mileage. Arterial roadways total 17.63 miles and account for 14.5 percent of total system mileage while collectors account for 14.24 miles. Almost 3 of 4 of the roadway miles 89.61 miles (73.8%) are classified as local in nature for which the Township itself is responsible for 64.21 miles, while the County maintains 15.45 miles. Map 17 shows the roadways in American township by jurisdiction. According to 2006 estimates of daily vehicular miles of travel (VMT), total VMT approaches 588,000

# MAP 15 AMERICAN TOWNSHIP: CURRENT SEWER SERVICE WITH WATERLINES



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Service by Type  
— Waterlines  
— Sewers



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0 0.25 0.5 1  
Miles

# MAP 16 AMERICAN TOWNSHIP: ROADWAY FUNCTIONAL CLASSIFICATION

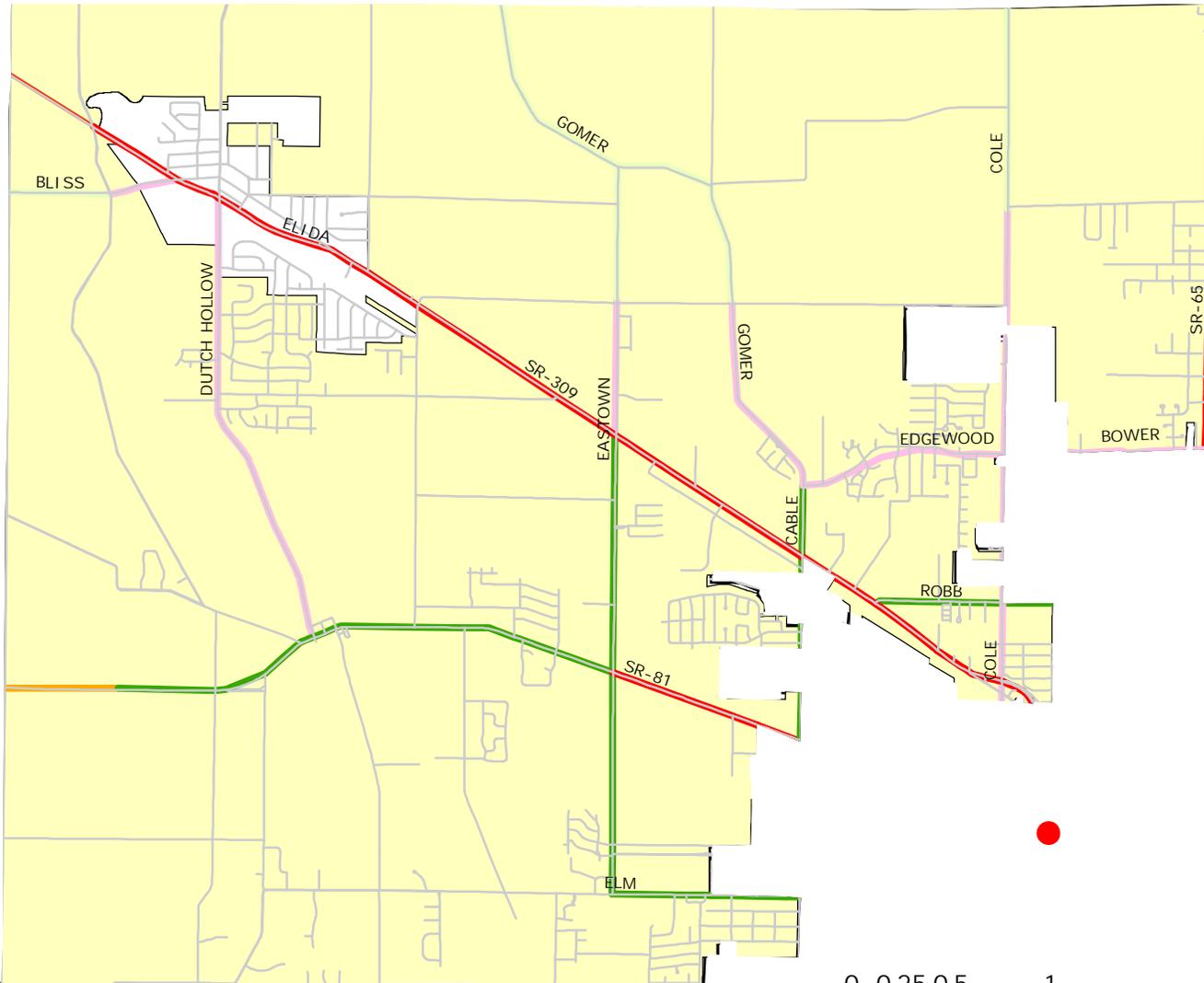
52

### Classification

- Urban Principal Arterial
- Urban Minor Arterial
- Urban Collector
- Urban Local
- Rural Minor Arterial
- Rural Major Collector
- Rural Minor Collector
- Rural Local



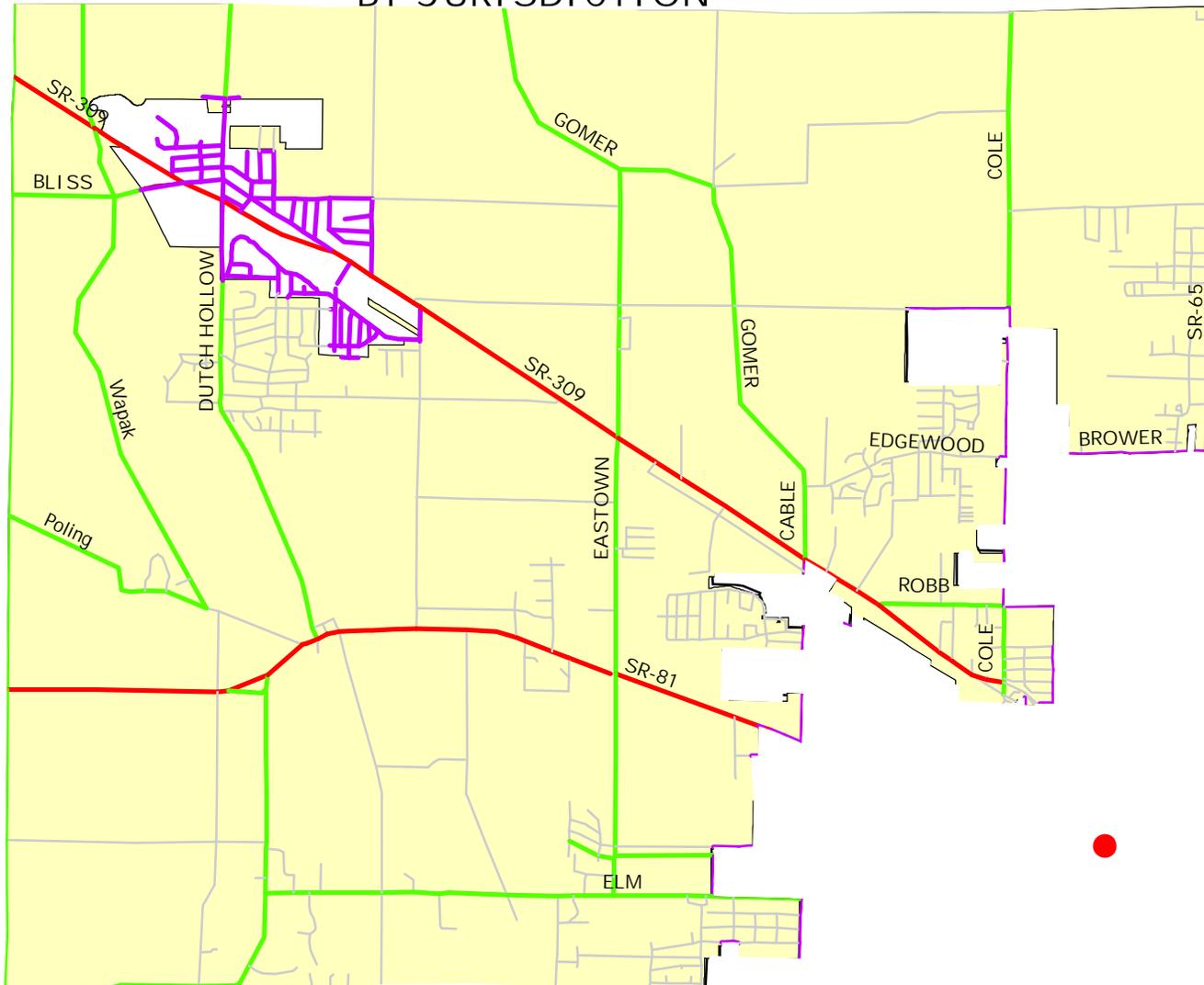
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0 0.25 0.5 1 Miles

# MAP 17

## AMERICAN TOWNSHIP: ROADWAY MAINTENANCE BY JURISDICTION



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### Jurisdiction

- State
- Municipal
- County
- Township



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miles per day in American Township, approximately 18 percent of the County total.

<b>TABLE 20 ROADWAY MILEAGE BY FUNCTIONAL CLASS &amp; JURISDICTION</b>					
<b>Functional Class</b>	<b>State Routes</b>	<b>County</b>	<b>Township</b>	<b>Municipal</b>	<b>Total Miles</b>
Urban Principal Arterial – Other	8.42	0.00	0.00	0.00	8.42
Urban Minor Arterial	3.16	3.80	0.29	1.48	8.73
Urban Collector	0.00	4.77	2.09	2.57	9.43
Urban Local	0.00	8.72	56.39	9.95	75.06
Rural Minor Arterial	0.48	0.00	0.00	0.00	0.48
Rural Major Collector	0.44	0.00	0.00	0.00	0.44
Rural Minor Collector	0.00	4.37	0.00	0.00	4.37
Rural Local	0.00	6.73	7.82	0.00	14.55
<b>Total Miles</b>	<b>12.50</b>	<b>28.39</b>	<b>66.59</b>	<b>10.37</b>	<b>121.48</b>

Various roadway pavement widths have been identified as to their compliance with Federal Design Standards in Map 18. Table 21 identifies 62.23 miles of deficient roadways by extent of deficiency and classification. Estimates to improve such roadways varies due to existing conditions including shoulder width, drainage and base. Assuming an adequate base, shoulder width and no drainage problems, necessary roadway improvements are estimated at \$10.6 million. As depicted in Map 19 there are 24 bridges in American Township, 4 of which have been identified as deficient. Bridge repair was estimated at \$1,770,000 by the Allen County Engineers Office as of June 2008. Map 20 identifies high crash intersection locations. High crash intersections (ODOT standard for Highway Safety Program) are identified as any intersection which suffers an average of 5 accidents or more over a three year period, and has a crash rate greater than 1.0 per million entering vehicles. Within American Township 3 such intersections were so identified. Table 22 identifies these high crash intersection locations by frequency, crash rates and severity rates.

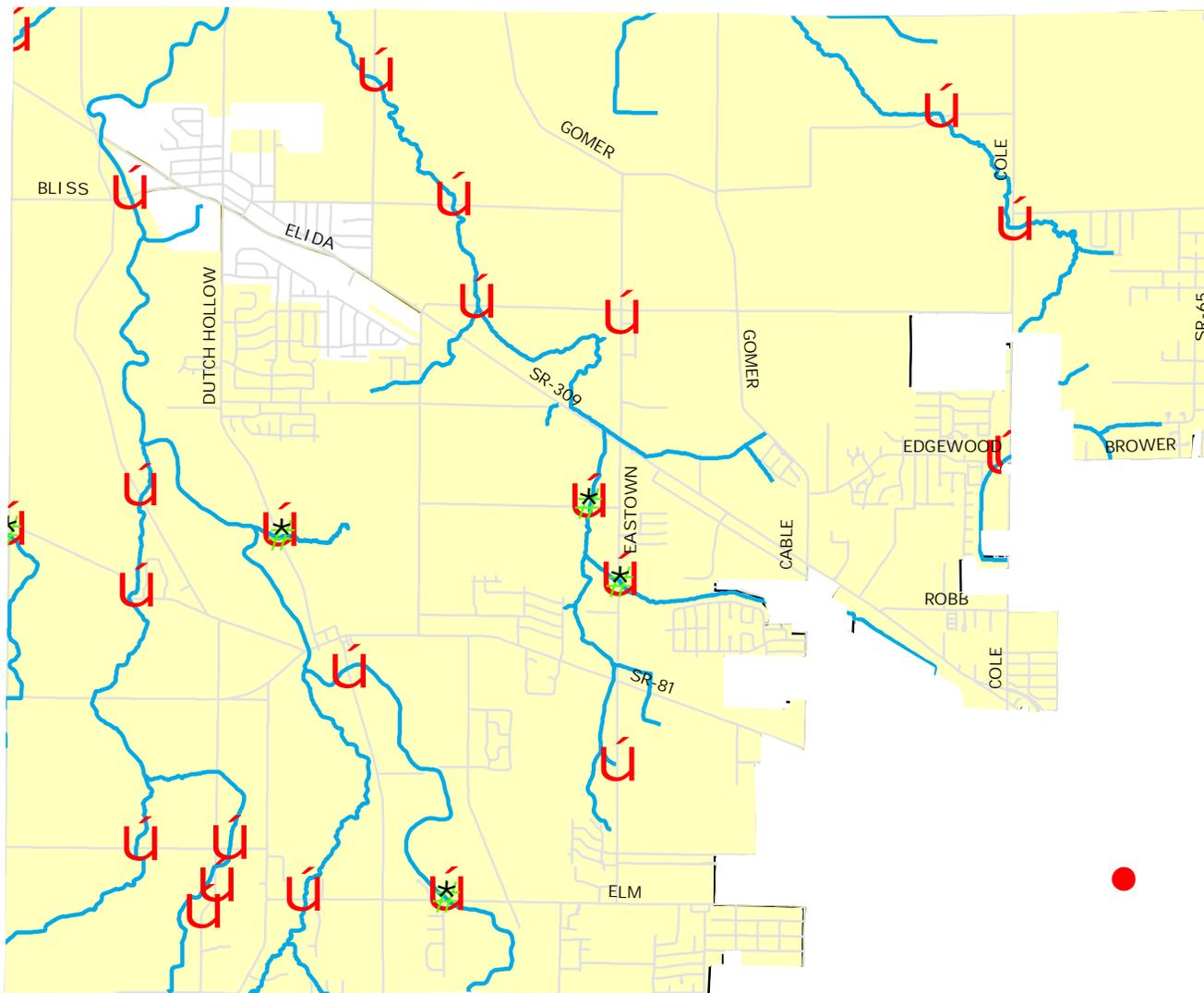
<b>TABLE 21 DEFICIENT PAVEMENT WIDTH IN AMERICAN TOWNSHIP</b>						
<b>Deficient Pavement Width</b>	<b>Urban Minor Art.</b>	<b>Urban Collector</b>	<b>Urban Local</b>	<b>Rural Minor Collector</b>	<b>Rural Local</b>	<b>Total Miles</b>
6	0	0	0.45	0	0	0.45
5	0	0	4.41	0	0	4.41
4	0	0	6.57	0	3.44	10.01
3	0.35	0.62	10.38	0	0	11.35
2	1.62	2.92	14.79	2.12	10.13	31.58
1	1.45	0	2.98	0	0	4.43
<b>Total Miles</b>	<b>3.42</b>	<b>3.54</b>	<b>39.58</b>	<b>2.12</b>	<b>13.57</b>	<b>62.23</b>

#### **4.3.2 Public Transportation**

The local community is serviced by both intra city and inter city bus service. A full range of charter and taxi services, as well as paratransit service providers are also available within the community. The Allen County Regional Transit Authority (ACRTA) provides local service while Greyhound Bus Lines and Lakefront Trailways provide inter city bus services. Buckeye Charter Services and Lima Limo offer various charter services for local and regional travel needs.



# MAP 19 AMERICAN TOWNSHIP: DEFICIENT BRIDGES



56

 Deficient Bridges  
 Bridges

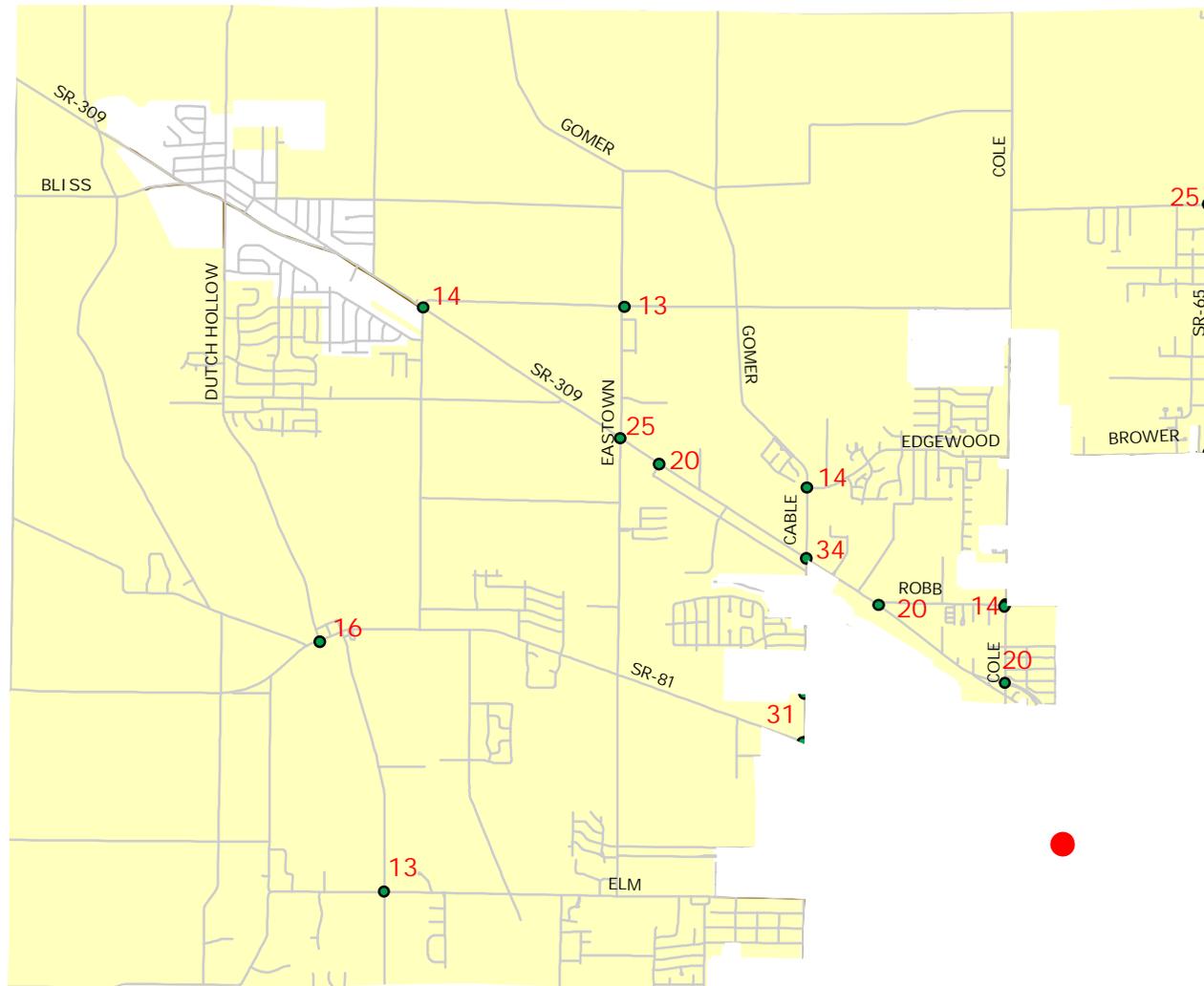


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0 0.25 0.5 1  
Miles

# MAP 20

## AMERICAN TOWNSHIP: HIGH ACCIDENT INTERSECTIONS 2005-2007



● High Crash Intersections



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TABLE 22 INTERSECTIONS BY FREQUENCY OF CRASHES (2005-2007) AMERICAN TOWNSHIP										
ID	Intersection	Frequency	(MEV)			(EPDO)				Jurisdiction
			Years	ADT	Rate per MEV	Fatal	Injury	PDO	Rate	
1	Cable & Elida	34	3	39995	0.78	0	6	28	62	ODOT
2	Allentown & Cable	31	3	30048	0.94	0	5	26	54	LIMA
3	Cole & Elida	30	3	25720	1.32	0	15	15	99	TWP
4	Bluelick & West	25	3	15572	1.47	0	11	14	76	COUNTY
5	Eastown & Elida	25	3	34253	0.67	0	7	18	57	ODOT
6	American & Elida	20	3	24001	0.76	0	4	16	39	ODOT
7	Elida & Robb	20	3	23055	0.79	0	4	16	39	ODOT
8	Allentown & Dutchollow	16	3	8877	1.65	0	5	11	39	ODOT
9	Baty & Elida	14	3	19970	0.64	0	7	7	46	ODOT
10	Cable & Edgewood	14	3	13615	0.94	0	1	13	19	COUNTY
11	Cole & Robb	14	3	24767	0.52	0	3	11	28	COUNTY
12	Copus & Elm	13	3	7535	1.58	0	4	9	32	COUNTY
13	Diller & Eastown	13	3	7292	1.63	0	3	10	27	COUNTY

As noted, fixed route public transit within American Township is provided by ACRTA. The fixed route system primarily serves the 309 corridor from the city limit to Meijer, Kmart, the American Mall and Cole street. The ACRTA also provides demand response complementary paratransit service, referred to as UPLIFT, to facilitate the travel needs of the transportationally disadvantaged as required by the Americans with Disabilities Act. Map 21 shows the extent of public and paratransit service in American Township. However, given the location of current employment (Map 22) in American Township, the existing current service area map may need to be re-examined.

#### 4.3.3 Bicycle-Pedestrian System

In conjunction with federal, state and local aspirations to: (1) promote a healthy lifestyle, and (2) develop sustainable communities, bike trails and sidewalks need to be developed and integrated within and across American Township. Bicycle and pedestrian facilities encourage physical exercise and support alternate forms of transportation which are important to supporting the needs of a diverse population and maintaining federal air quality standards.

Bicycle and pedestrian amenities are important to support the health, safety and welfare of the community. Sidewalks are especially important to young children in residential neighborhoods and to young teenagers and older adults who choose to, or are forced due to physical or financial reasons, to walk to their desired destination whether it be a school, church, doctors office or bus stop.

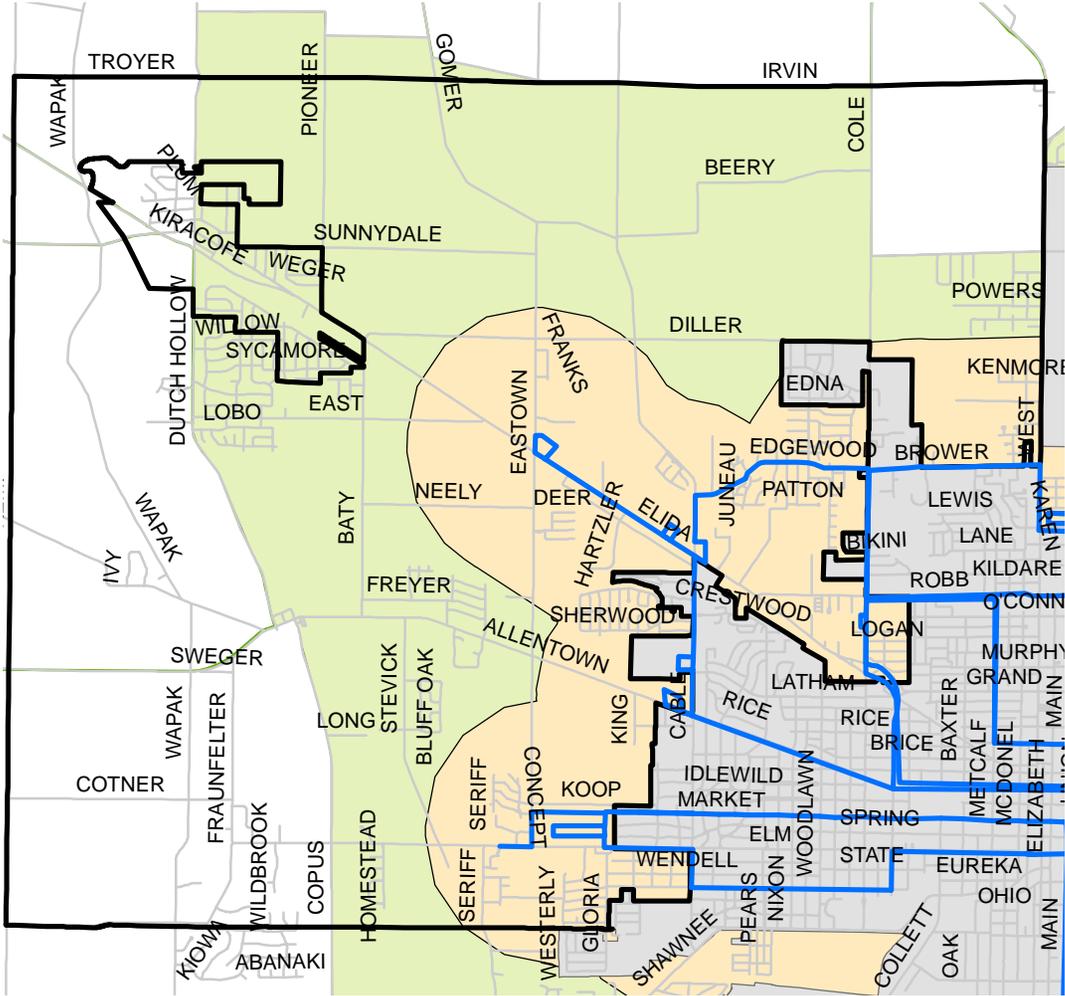
Sidewalks are required infrastructure in residential subdivisions as per the Allen County Subdivision Regulations. The Township should mandate their inclusion in any new commercial or residential development.

#### 4.3.4 Rail System

In 2003, the Public Utilities Commission of Ohio (PUCO) documented some 99.12 miles of rail in Allen County. 5.9 miles (6.0%) of railway are located within American Township. The community is currently serviced by two major Class I

# MAP 21

## AMERICAN TOWNSHIP: FIXED ROUTE & PARATRANSIT SERVICE AREA



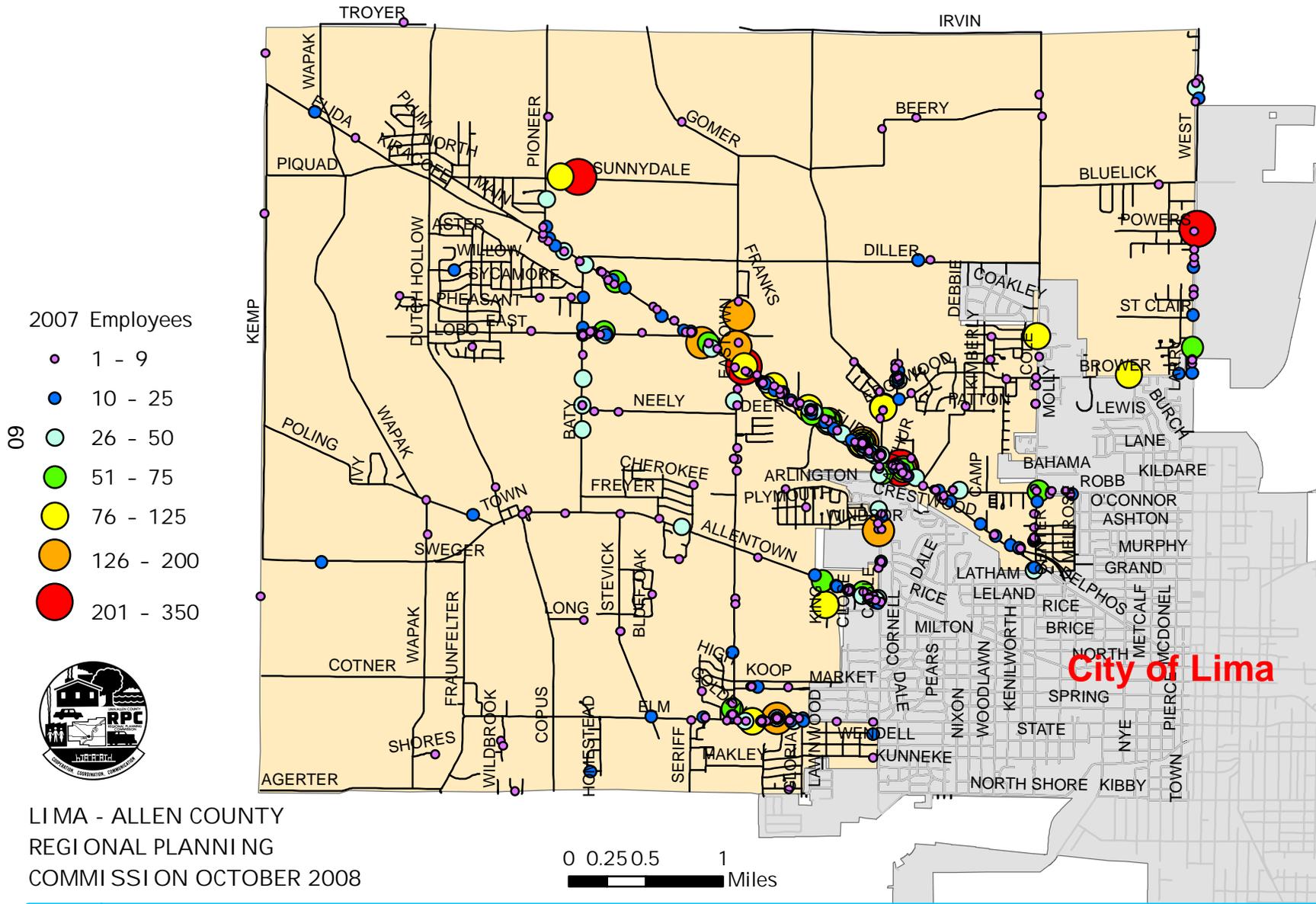
-  Fixed Route
-  Uplift Zone 1
-  Uplift Zone 2
-  American-Corp
-  Lima-Corp Line



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# MAP 22 AMERICAN TOWNSHIP: EMPLOYMENT BY LOCATION



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rail carriers CSX (48.89 miles) and NS (23.86 miles). Allen County is also serviced by Indiana and Ohio RR (10.85 miles) and the SPEG RR (15.52 miles). Although not all located within American Township, each of the rail lines increase the ability of the overall rail system to service industrial and commercial interests. Collectively, these railroads are able to provide access to regional, national and international markets. Map 23 depicts the rail system traversing American Township. Noting the presence of class I, II and III rail service providers, the availability of rail sidings at existing sites is somewhat limited and additional investment is necessary to increase capacity especially for break-of-bulk and intermodal functions. Future development plans would be remiss if they failed to consider opportunities for such a facility.

*The availability of rail sidings at existing sites is somewhat limited and additional investment is necessary to increase capacity especially for break-of-bulk and intermodal functions.*

#### **4.3.5 Cartage, Freight & Warehousing Services**

One of the primary assets of the American Township industrial and commercial community is its access to both the State and national systems of railroads and highways. When examining total freight handled by area carriers, over 75 percent of all freight is exported out of Allen County. There are currently no warehouse-only operations, one rail yard and three transportation and storage locations in American township. Map 24 depicts transportation and storage locations in American Township with relation to highways and railroad.

#### **4.3.6 Electric, Oil & Gas Transmission Line Locations**

American Township is serviced by a full compliment of utility providers. Residential and commercial services are readily available for electricity and gas. Service providers include Midwest Electric, American Electric Power (AEP) as well as, Columbia Gas of Ohio and Dominion Gas. Specialized industrial cylinder and bulk gas is also available through BOC Gases and AGA Gas.

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

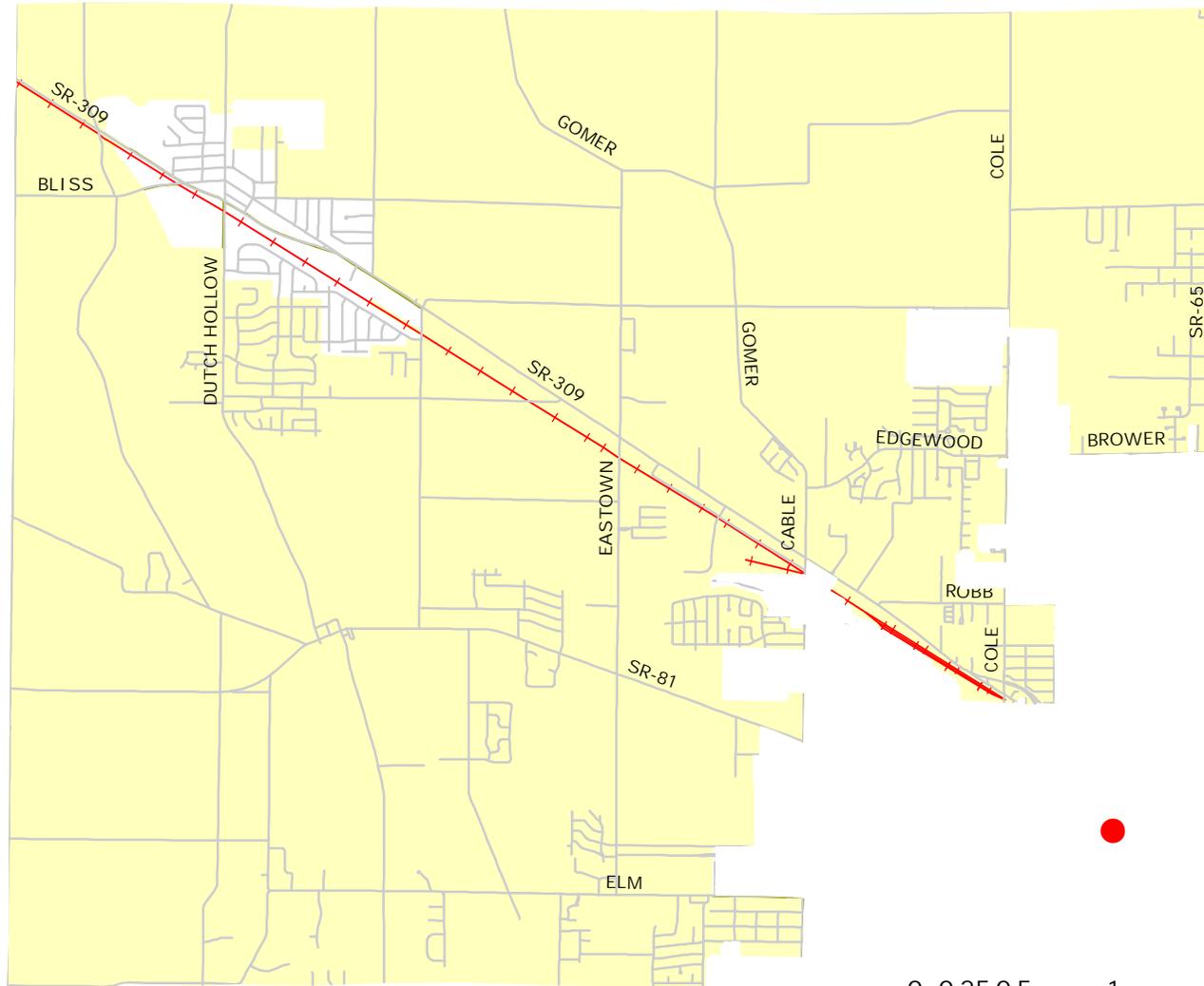
When examining larger industrial applications it is important to recognize that Allen County is crossed by the pipelines of a number of major and regional gas companies (West Ohio Gas, East Ohio Gas and Columbia Gas) as well as, petrochemical companies that have established terminals and/or pipelines for transmission purposes including Marathon, Shell, BP, Buckeye, Ashland, Inland, and Mid Valley. It is also important to recognize that the American Electrical Power has large voltage transmission lines traversing the region. Map 25 identifies the approximate location of the various utility lines.

#### **4.4 Summary**

The 2000 Census reported a total of 5,215 housing units in American Township; an increase of 1,050 units over the 10-year period. Between 2000 to 2007, an additional 121 new homes were constructed in American Township. Corresponding to an increase in population over the past 20 years, the overall number of housing units has increased since 1980 from 4,266 to 5,215. This reflects a decline in the average number of persons per household from 2.65 persons in 1980 to 2.45 in 2000. 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

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

# MAP 23 AMERICAN TOWNSHIP: RAIL INFRASTRUCTURE



62

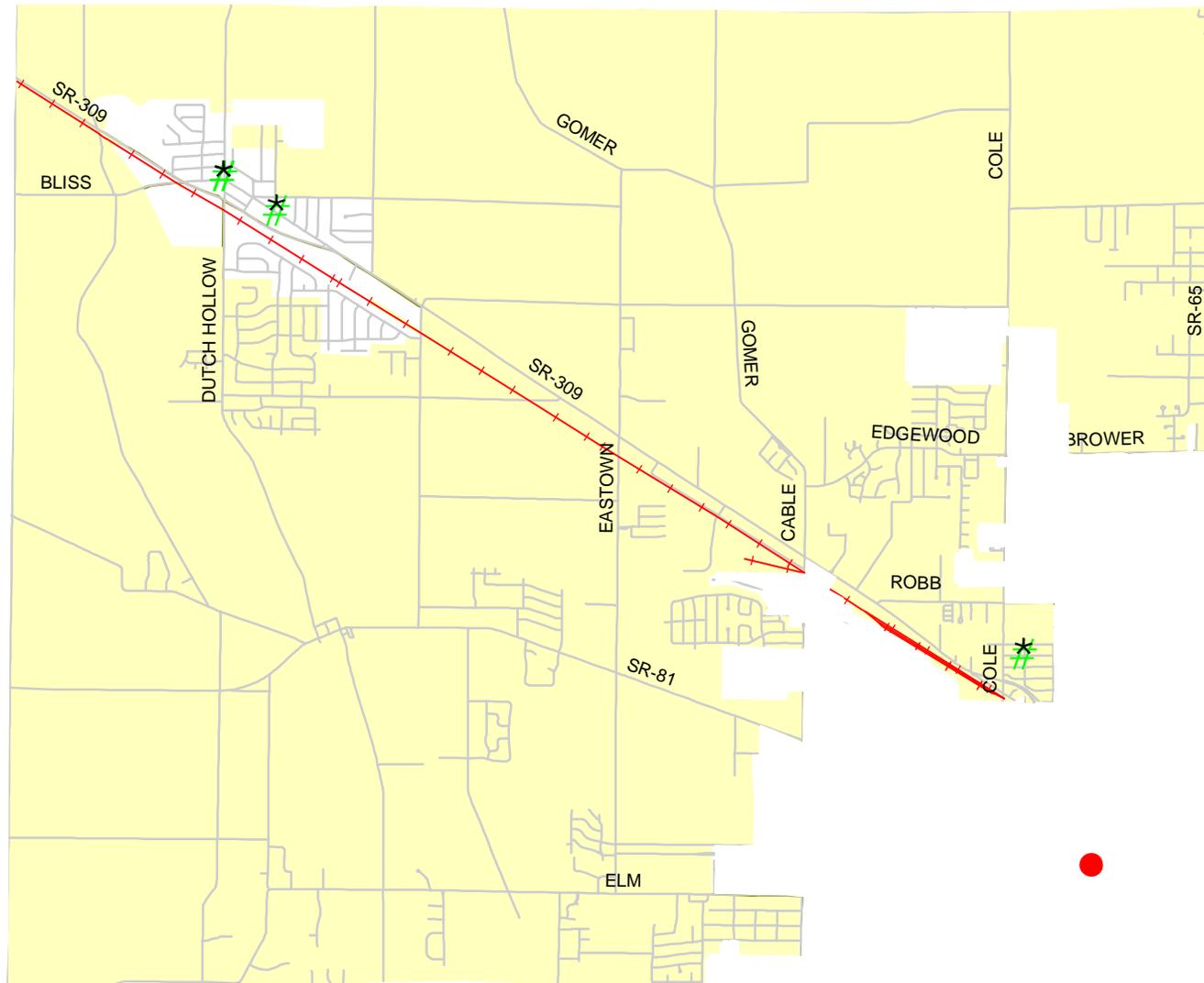
—+—+— Railroad



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0 0.25 0.5 1 Miles

# MAP 24 AMERICAN TOWNSHIP: TRANSPORTATION & WAREHOUSING



69

-  Trans.-Storage
-  Railroads

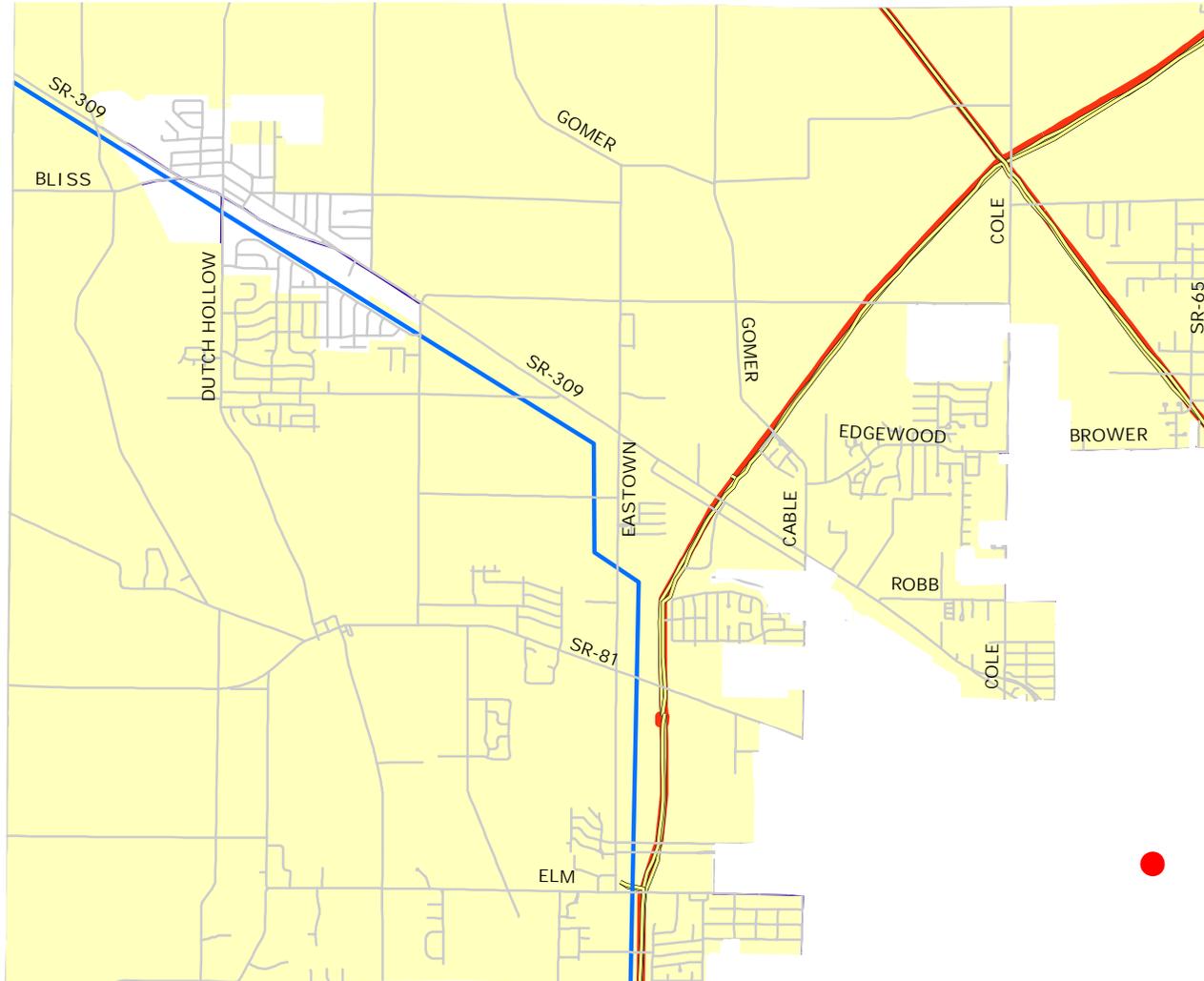


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0 0.25 0.5 1 Miles



# MAP 25 AMERICAN TOWNSHIP: UTILITY INFRASTRUCTURE



64

## Utilities by Type

- Gas Lines
- Electric Lines
- Pipelines



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0 0.25 0.5 1 Miles

support the redevelopment of 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 the Township's infrastructure/services. The community's transportation network, its water distribution system, wastewater capabilities and drainage system are typical infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, voice and data communications are also a part of infrastructure. In community development, infrastructure is necessary to maintain and support the health and safety of residents. In economic development, infrastructure is concerned with the ability to move goods, services and products between community's suppliers and markets and the sustenance of labor force. Unfortunately, unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

The link between community development and transportation cannot be minimized. The community's access to the federal and State roadway system is very good and pending improvements will only increase the community's attractiveness. The ability to capitalize upon the region's rail infrastructure is more challenging. Currently, the limited number of through tracks on critical corridors hamper vehicular traffic on area roadways near at-grade crossings, especially north south corridors including Cable Road, Cole Street and Eastown Road. Moreover, the availability of rail sidings at existing industrial sites is somewhat limited and additional investment is necessary to increase capacity, especially for break of bulk and intermodal functions.

Concerns relative to other forms of transportation include increased safety for pedestrians and the expansion of public transportation, especially for journey-to-work trips for persons without other means of travel. Pedestrian linkage between land uses is largely absent and compromises the community's future safety and development.

The community must begin to recognize the capital assets already invested in, and devoted to, its various water, wastewater and transportation systems. The ability to financially establish and support expansion of the water and wastewater systems must meet basic cost-benefit analyses. Concerns regarding water and wastewater systems include: the capacity and age of distribution and collection systems; service area expansions; the current regulatory environment; and, lack of current future plans. 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 unplanned residential developments on the urban/rural fringe. Such roadways do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways has become a critical issue for the Township. Future improvements will be identified in Section VII.

## SECTION V ENVIRONMENTAL FACTORS

Although American Township is considered an urban township, a sizable amount of land in the community remains relatively rural with large tracts of land still engaged in agricultural pursuits. Such agricultural activities have continued relatively unimpeded in areas outside of public utility service areas. But the community is changing. As urban residential development moves further out it is increasing the burden on local resources and destroying the very same rural landscape identified as so important to the residents of American Township. The haphazard development is resulting in environmental damage and government/citizen mandates to provide municipal water/sewer in areas where agriculture is being threatened by ever increasing land values. This continued strip residential development occurring along the once rural roads outside of the current utility service areas is forcing local governments to address haphazard growth and development.

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 an absence of land use planning that considers the resources and the integrity of the ecosystems. Recognizing that a sizable portion of American 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.

*American Township's natural resources may be at greater risk than other geographic areas of Ohio. The future pattern of development must protect natural resources and sustain the economy for a 25 -year period.*

Managing future growth in a comprehensive and cooperative manner among cities, villages, and townships is highly desirable. Land areas designated for future development should be identified and reserved for the protection of the natural landscape and the community's resources. 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 20+ 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 1.296 tons of solid waste annually. On such a per household basis, American Township generates 6,393 tons of waste annually. The closest sanitary landfill to American 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. There are two sanitary landfills in Allen County of which "both" are now closed. One of these is located in American Township on Sheriff Road, just north of Shawnee Township.

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. American Township does not bid/let municipal waste contract nor does it provide drop-off recycling opportunities for its

residents. The Township does not provide leaf pickup in the fall, nor does it have a local public composting facility.

The LACRPC, with the support of the Ohio Department of Natural Resources (ODNR) and the NCOSWD, does provide anti-litter programming to reinforce educational outreach efforts, public awareness activities and media releases. The NCOSWD also sponsors a successful Annual Household Hazardous Waste Drop-Off event that helps eliminate the extent of dumping illegal toxic wastes. Allen County has also recently established an affiliate with Keep America Beautiful, Inc., to better assist local communities in developing a cleaner, safer community environment.

Of specific concern; the continued provision of adequate disposal capacity for the long-term future, especially for commercial/industrial development; the lack of recycling service and facilities; and, the inability to promote renewable resource use and reduction of disposal volumes.

Local leaders must acknowledge 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. Developing/implementing such standards within the planning/regulatory process to address litter will open the door to long-term remediation of all forms of solid waste disposal.

- |   |
|---|
| <p><i>Solid Waste Concerns:</i></p> <ul style="list-style-type: none"><li>▪ <i>Long Term Disposal Capacity</i></li><li>▪ <i>Collection Capacity</i></li><li>▪ <i>Yard Waste</i></li><li>▪ <i>Recycling</i></li><li>▪ <i>Opportunities</i></li><li>▪ <i>Reduction in disposal volume</i></li></ul> |
|---|

The effects of litter are pervasive and far-reaching not just in the older urbanized areas of American Township, but along the rural corridors 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 litter cleanup is not long-term litter prevention. Although there are local programs that address litter cleanup, including, Adopt-a-Highway, Adopt-a-Roadway, and Adopt-a-Waterway as well as neighborhood cleanup, 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. American 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

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

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 will issue final

designations of attainment, non-attainment and unclassifiable areas no later than March 2010. Preliminary indicators of attainment are positive but certainly not for certain. The community must take steps to curb unnecessary travel and delay 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 one of the top concerns of local officials. The most important issues are the elimination of combined sewer overflows and managing storm water runoff. Currently, the Ottawa River and several of its tributaries have been found to be in noncompliance with the Clean Water Act. The Ottawa River and its tributaries suffer from nutrient enrichment, sedimentation and habitat alteration, combined sewer overflows and both urban and agricultural runoff. Map 26 identifies the impaired waterways of American Township.

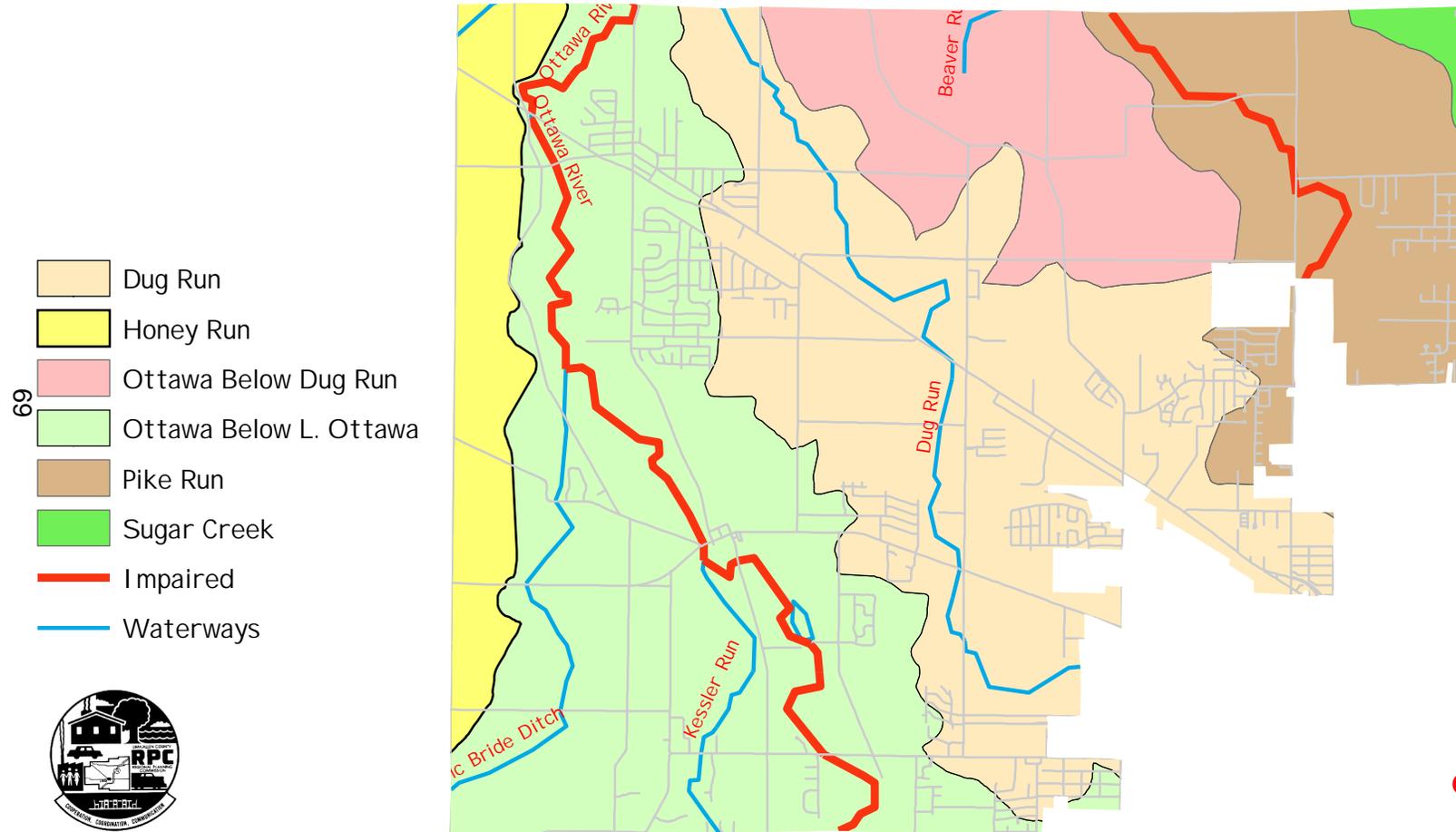
In an attempt to achieve compliance with federal legislation and both USEPA and OEPA mandates, local officials have developed Storm Water Management Plans for American Township. American Township has taken deliberate measures to address specific point and non-point sources of pollution but successful implementation will require the coordination of a number of efforts that must cross jurisdictional boundaries. 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 in compliance with Phase II requirements*
- *Prevention of erosion*
- *Elimination of illicit discharges at point source facilities*
- *Management of hazardous materials*

- Managing storm water 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.
- Identification of the location of hazardous materials and management of these materials so that they do not enter the environment.
- In cooperation with the EMA, the establishment of hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the Interstate and State Highways where hazardous materials are routinely transported.

# MAP 26 AMERICAN TOWNSHIP: IMPAIRED WATERWAYS



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0 0.250.5 1  
Miles

## 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. The natural environment has been impacted and modified to a great extent by residents of the community. The natural environment has and continues to provide the basis for various economic activities including farming and quarrying for many in the community. It has provided for residential development and both industrial 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, and the storage of litter and solid waste. That being said, the natural environment continues to be the foundation of much of our memories and our vision for the future. Map 27 provides a visual cue of the existing elements supporting the natural environment within American Township. 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.

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

### 5.4.1 The Ottawa River & Tributaries

The physical and functional attributes of the Ottawa River and its drainage areas by watersheds was introduced in Section 2.2.2 of this report. However, that section failed to provide the broad understanding necessary to appreciate the relationship between the Ottawa River and its primary tributaries (Dug Run and Pike Run) with the larger natural environment.

The Ottawa River and its tributaries play an important role in the natural environment. The Ottawa River in many ways is the backbone of the community's ecosystem. Collectively the River and its 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

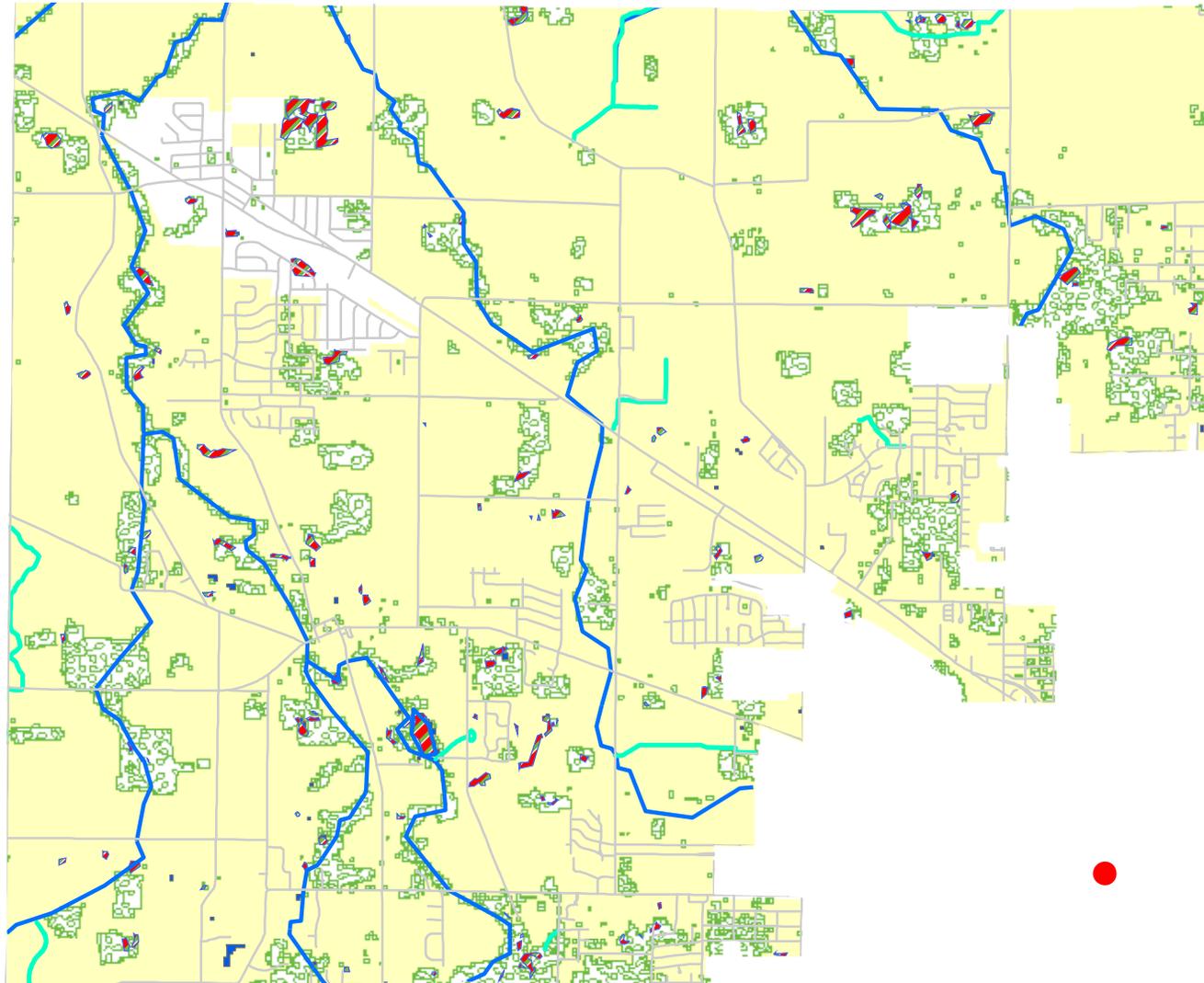
*The 22.4 linear miles of American Township waterways and their respective riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.*

other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. This resource must be protected. In fact, the 22.4 linear miles of American 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.

### 5.4.2 Floodplains

The Federal Emergency Management Agency in a report entitled Flood Insurance Study - Allen County Ohio, Incorporated Areas (1989), identified 1,278.3 acres in American 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 the analysis that documented the Pike Run and the Dug Run tributaries. 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.

# MAP 27 AMERICAN TOWNSHIP: NATURAL RESOURCES



- Wooded
- Scrub
- Open Water
- Wetlands
- Waterways
- Ditches



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0 0.25 0.5 1  
Miles

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, our recent pursuit of floodplain developments is based on site aesthetics and/or economics. Whether it is the beauty of these areas or the farmer's price for bottom ground, it has influenced recent development decisions and subdued all common sense possessed by our forefathers. Many consider this intrusion into these sensitive areas illogical, unsound or simply foolish on a number of grounds, 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/yarding 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 our 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 American Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 1,700 acres, or 11.0 percent, of American Township is wooded today. Most of the wood lots are concentrated in small stands of deciduous trees, along fence lines between properties and along stream and river corridors. As of June 2008, none of the large wood lots have been secured by the Johnny Appleseed Metropolitan Park District. 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. Map 27 identifies their relative location.

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.

#### **5.4.4 Parks & Recreation**

American Township enjoys access to The Elida Elementary School Park, and a local nature walk supported by a private group of investors. There are currently no public parks in American Township. Referenced in Section 2.5.1 Parks and Recreation, data illustrates that Shawnee, Bath and Perry each have at least 9.6

acres of park for every 1,000 people; American Township has no public parks and the highest population of the 4 Townships by more than 2,000 people.

The Bresler Reservoir is located approximately 0.1 miles west of Kemp Road (American Township) on SR 81. The Reservoir, consisting of 608.95 acres, features a boat dock for electric engine boats, a pier and a gravel walkway around the perimeter of the water basin.

American Township has access to a public/private golf course, Tamarac Golf Course. The Tamarac Golf Course has a par 3 course utilized by local and regional competitors. The course also has a private 18-hole Championship course. The course is equipped with lockers, power carts, and offers full restaurant, snack and full bar facilities. The facility was built in 1963, and it was designed by John Hollowpeter

## 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. Currently Bath, Richland and Auglaize townships have adopted Comprehensive Plans. American Township is the fourth township government to have taken formal planning action. Such plans are necessary to support locally adopted zoning regulations, subdivision regulations, floodplain management regulations and health code regulations.

To support American Township in preparing a future land use plan, various agencies have developed long range systems plans. At the regional level, the LACRPC has prepared a 2030 Transportation Plan. 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 this time, potable water and sewer service is limited to subdivision development and haphazard rural roadside development.

As a result of local planning exercises, local developers, township residents, the Allen County Engineer and the LACRPC have identified the need to strategize and implement alternative development patterns to conserve natural resources. Of specific interest is open space preservation, farmland preservation and the minimization of pre- and post development costs. Local officials and community activists are interested in furthering integrated developments with a mix of various uses/design issues to create locally unique development. This Plan supports the concept of integrated developments focusing on highway nodes, business centers and neighborhood developments. Local officials are interested in examining regulatory controls that promote growth of local businesses without compromising the environment or the potential for commercial success. Currently, the Township has some flexibility using planned unit developments (PUDs) and/or cluster developments in its local zoning and subdivision regulations.

*Bath, Richland and Auglaize townships have recently adopted Comprehensive Plans. Citizens and developer's 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, water, wastewater, storm water, and communication systems.

Redevelopment of older concentrations of industrial/commercial facilities and older housing stock within the Township is also a concern. Redevelopment maximizes the current infrastructure, as opposed to the installation of new water, sewer, and road infrastructure, to accommodate new growth and development. Redevelopment offers the added incentives of preserving the local natural environment for future generations and mitigating the blighting influence of old abandoned or underutilized sites and structures.

## **SECTION VI ECONOMIC OVERVIEW & ANALYSIS**

The economic well being of American Township has long been founded on its commercial/retail sector and its relationship with a 10 county trading area, Map 28; Allen County contains nearly 30 percent of all retail trade (28.3) within the area. The community's historical reliance on department, general merchandise and clothing stores may need reassessed as life spans of existing locales shorten. When developing this immense commercial/retail sector, in consideration of current facility adequacy and future relocations, development plans need to be coordinated with Township plans to avoid zoning and land use conflicts.

Today, as once rural roads and agricultural lands are rapidly becoming occupied by residential uses, conflict between residents, industry and its necessary support services are increasing. As a result, residents are more likely to experience and discuss concerns regarding industry-related pollution and unwanted roadway congestion.

Local elected officials are cognizant however of the need to support existing industry as they work to expand and further diversify the economic base of the community in order to provide increased employment opportunities for residents and minimize tax increases. The identification and recruitment of employment opportunities is of the utmost importance to community development. The need to balance and coordinate economic activities with community values is complicated at best and should be recognized as ongoing. Employment within the township is representative of state and national trends moving towards the service sector.

The remainder of this section attempts to provide baseline information on the community's economic underpinnings and begins with an overview of current Township business patterns. Subsequently, data from the Farm Service Agency (FSA) and the 2002 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 American Township's existing tax base is provided.

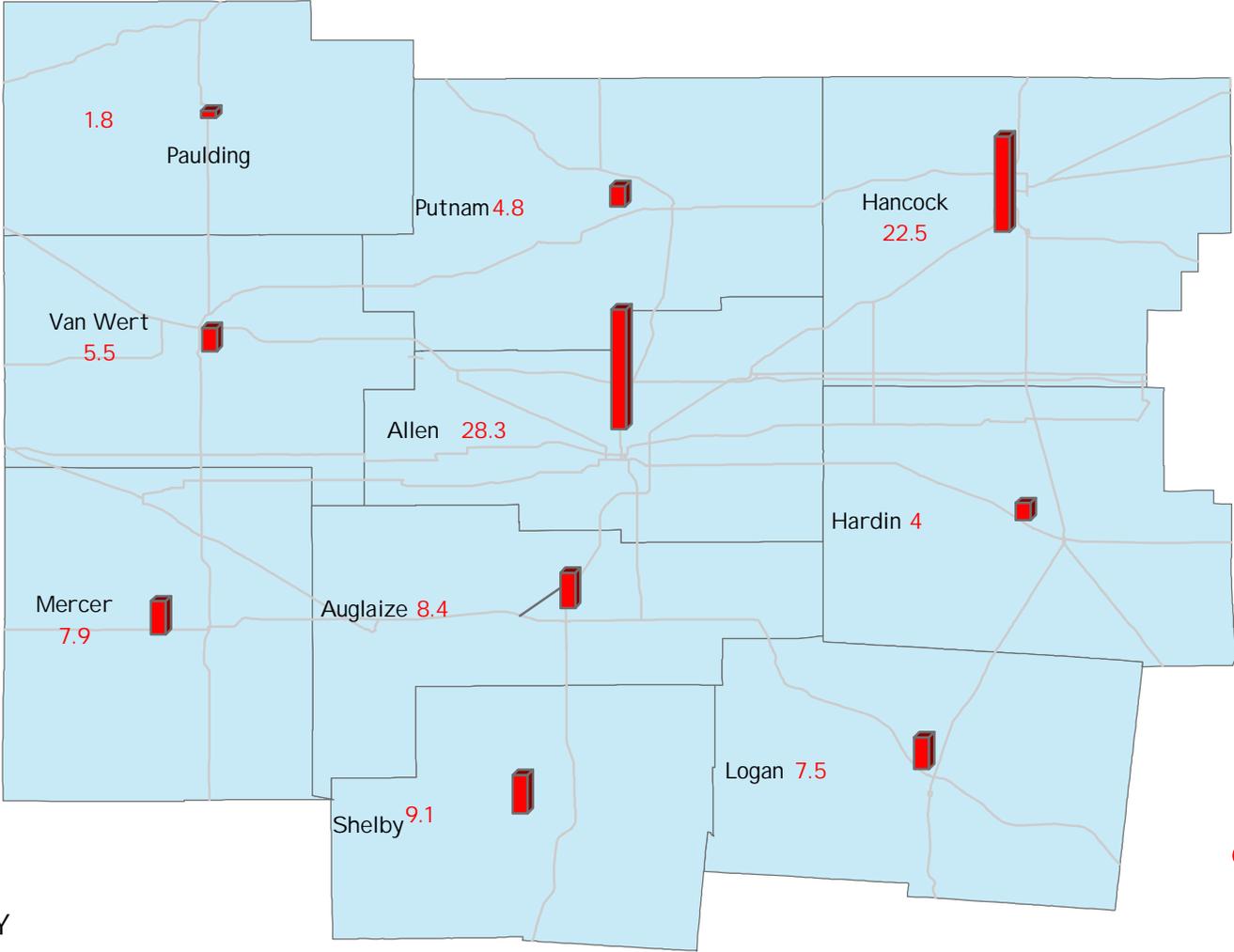
### **6.1 Non-Agricultural Employment of Residents**

The U.S. Census Bureau provides employment data across 20 employment categories. This data can be used to conduct trend analyses or to compare changes in the number of total employed residents reported by category. In American Township a half dozen general occupation categories were identified in the 2000 Census that comprised the bulk of occupations pursued by American residents including:

- Manufacturing
- Health, Education & Social Service
- Retail Trade
- Food & Accommodations
- Other Services
- Whole Sale Trade

Collectively, these 6 categories present 7 of every 10 employed Township residents. Table 20 displays a comparative data analysis of occupations pursued by Township residents for the years 1990 and 2000. Of note, although the total population in the Township increased by 10.9 percent, the percent of population working within the Township declined by approximately 12 percent over the 10-year study period from 67.8 in 1990 to 55.8 percent in 2000. This trend can be expected to continue because of the

# MAP 28 TEN COUNTY RETAIL TRADE



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increased aging of the population and the loss of population within the 21 to 35 age group. Combining the flight or void of younger residents with an ever increasing number of retirees will create a challenge for the local civilian labor force and the tax base if not adequately addressed.

When examining the current occupation of American Township residents against 1990 data, a number of issues 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 health and education (29.1%) as well as entertainment, recreation, food and accommodation (224.4%). Increases are found throughout the service sector (17.0%), a trend that is consistent with both the County (9.02%) and State (21.51%). Table 23 identifies the occupation, and compares employment of Township residents between 1990 and 2000.

TABLE 23 EMPLOYMENT BY SECTOR BY CENSUS PERIOD OF AMERICAN TOWNSHIP RESIDENTS					
Sector	1990 Census	Percent	2000 Census	Percent	Percent Net Change
Employed 16 and over	5,412	100.0	5,882	100.0	+8.7
Agriculture, Forestry, Fishing, Hunting & Mining	47	0.9	24	0.4	-48.9
Construction	244	4.5	303	5.2	+24.2
Manufacturing	1,337	24.7	1,224	20.8	-8.5
Transportation & Warehousing	171	3.2	266	4.5	+55.6
Wholesale Trade	211	3.9	321	5.5	+52.1
Retail Trade	1,136	21.0	875	14.9	-23.0
Information	205	3.8	197	3.3	-3.9
Professional Management, etc.	280	5.2	288	4.9	+2.9
Finance, Insurance & Real Estate	230	4.2	262	4.5	+13.9
Health, Education & Social Service	890	16.4	1,149	19.5	+29.1
Entertainment, Recreation, Food & Accommodations	119	2.2	386	6.6	+224.4
Other Services	317	5.9	352	6.0	+11.0
Public Administration	225	4.2	235	4.0	+4.4

## 6.2 Employment within American Township

American Township reported employment data (self-employed persons are not required to report information) identified 500 private firms along with the Elida Board of Education and American Township providing employment in the general categories of: professional and technical services, construction, manufacturing, wholesale trade, management of companies, administrative support, education, entertainment and government. Collectively these firms employed 7,831 persons in 2007. Employment within American Township declined by 1.1% (106 jobs) between 2001 and 2007 estimates; this compares favorably to a County-wide loss of 3,619 employees (-6.2%) over the same period.

Overall, most of the job decline has occurred internally with existing employers. The number of organizations reporting employment in the Township decreased by 28 employers between 2001 and 2007, a 5.3 percent decrease compared to a County-wide decrease of 755 (-22.3%) over the same period. Table 24 reflects the types of occupations and the number employed within American Township in 2007. The remainder of this section examines the 6 largest economic sectors of American Township in an attempt to provide additional insights.

**TABLE 24  
EMPLOYMENT BEING PERFORMED IN AMERICAN TOWNSHIP & ALLEN COUNTY  
BY NAICS 2007**

Sectorial Representation		Employees			
Sector	NAICS	American	%	Allen County	%
Agricultural, Forestry, Fishing & Hunting - Services	11	0	0.0%	115	0.2%
Mining	21	0	0.0%	62	0.1%
Utilities	22	0	0.0%	248	0.5%
Construction	23	379	4.8%	1,976	3.6%
Manufacturing	31-33	172	2.2%	8,948	16.2%
Wholesale Trade	42	153	2.0%	2,539	4.6%
Retail Trade	44-45	3,500	44.7%	7,289	13.2%
Transportation & Warehousing	48-49	3	0.0%	1,753	3.2%
Information	51	438	5.6%	905	1.6%
Finance & Insurance	52	314	4.0%	1,398	2.5%
Real Estate & Rental & Leasing	53	112	1.4%	360	0.7%
Professional, Scientific & Technical Services	54	243	3.1%	1,125	2.0%
Management of Companies/Enterprises	55	2	0.0%	363	0.7%
Administrative Support/Waste Mgmt. Services	56	196	2.5%	2,756	5.0%
Education Services	61	357	4.6%	3,986	7.2%
Health Care/Social Assistance	62	512	6.5%	11,332	20.6%
Arts/Entertainment/Recreation	71	52	0.7%	443	0.8%
Accommodation & Food	72	1,310	16.7%	4,738	8.6%
Non-public Other Services	81	72	0.9%	2,016	3.7%
Public Administration	92	16	0.2%	2,758	5.0%
<b>Total</b>		<b>7,831</b>	<b>100.0</b>	<b>55,110</b>	<b>100.0%</b>

### 6.2.1 Retail Trade

Within American Township, in 2007, there were more than a dozen (14) general categories of retail trade identified. However, the most important are: department stores, the largest at 662 employees; automobile dealers, 449 employees; general merchandise, 438 employees; clothing and clothing accessories, 436; building material, 374 employees; sporting goods and hobbies, 169; furniture and home furnishings, 152 and, electronics and appliance stores, 137. While retail trade employment comprised 44.7 percent of all Township employment opportunities, only 14.9 percent (2000 Census Data) of American residents found employment within the sector. Table 25 shows the change in Retail employment for those firms with 25 or more employees over the 2001-2007 period.

### 6.2.2 Accommodation & Food

In 2007, this sector represented 16.7 percent of all employment within American Township, and witnessed a 2.0 percent increase in jobs over the 2001-2007 period. Although more jobs were created in the Township, the number of employers decreased by 6 between 2001 and 2007, a 13.0 percent decrease within the sector. This compares to a 23.5 percent decrease in Allen County over the same period. At the national level, food and accommodations has shown a 4.33 percent increase in employment since 2000. Table 26 shows the change over time within American Township for those firms in the food and accommodations sector with 25 or more employees. Despite reflecting 16.7

percent of all employment opportunities in American Township this sector, only 6.0 percent of the American township residents found employment in the sector.

<b>TABLE 25 AMERICAN TOWNSHIP: CHANGES IN RETAIL TRADE SECTOR FOR FIRMS WITH 25 OR MORE EMPLOYEES (2001-2007)</b>			
<b>Company Name</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Meijer, Inc.	500	259	-48.2%
Lazurus Department Store	250	0	-100.0%
J.C. Penny Co.	220	155	-29.5%
Tom Ahl Buick GMC/Chrysler/Dodge	215	156	-27.4%
Anderson's General Store	150	157	4.7%
Sears Roebuck & Co.	140	98	-30.0%
Lima Auto Mall	115	107	-7.0%
Elder Beerman	100	81	-19.0%
Big K-Mart	80	52	-35.0%
Old Navy	75	28	-62.7%
Phar-More Discount	65	0	-100.0%
Ames	65	0	-100.0%
Value City	60	43	-28.3%
Allan Nott Honda Toyota	50	68	36.0%
Toys R Us	45	43	-4.4%
Bath & Body works	30	15	-50.0%
Michaels-Art and Crafts	30	0	-100.0%
Victoria's Secret	30	24	-20.0%
ABC Warehouse	30	30	0.0%
Gap, Inc.	30	17	-43.3%
Office Max	25	17	-32.0%
Hobby Lobby	25	45	80.0%
Menards	0	138	100.0%
Lowe's Home Centers Inc.	0	135	100.0%
Macy's Midwest	0	117	100.0%
JD Byrider	20	90	350.0%
Walgreens	0	47	100.0%
Kay Jewelers	6	38	533.3%
T & D Interiors	NAICS change	37	100.0%
TJ Maxx	0	33	100.0%
Aeropostale	0	27	100.0%
Verizon Wireless	0	25	100.0%
<b>Total</b>	<b>2,356</b>	<b>2,082</b>	<b>-11.6%</b>

### 6.2.3 Health Care

Within American Township jobs in the health and social assistance sector increased from 301 in 2001 to 470 in 2007, an increase of 56.1 percent over the 7-year period. While growth was consistent across most major employers

the bulk of growth can be attributed to several firms new in the sector since 2001 including Biolife Plasma, Lima Dental and Elm Croft. Overall the number of employers in the Township increased by 17 or 77.2 percent within the sector creating 174 jobs. Allen County experienced a decrease in the number of employers by 5.4 percent, however an additional 2,491 jobs were created over the same period. Health and social assistance represents 6.5 percent of jobs in American Township, in Allen County they represent 20.6 percent of all jobs. Table 27 identifies change over time in the Township's Healthcare and Social

*Health Care employment grew at a rate higher than the state average. New firms also increased faster than the state average.*

Service sector for firms with 10 or more employees. This sector accounts for 6.5 percent of all jobs within American township, however nearly one-in-five (19.5%) of the residents work in health, education and social services (education provides 4.6% of jobs within the township).

<b>TABLE 26 AMERICAN TOWNSHIP: CHANGES IN FOOD &amp; ACCOMMODATIONS SECTOR FOR FIRMS WITH 25 OR MORE EMPLOYEES (2001-2007)</b>			
<b>Company Name</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
The Old Barn Out Back	50	82	64.0%
The Packard Grille	60	47	-21.7%
MCL Cafeteria	58	34	-41.4%
Casa Lu Al	40	52	30.0%
Home Town Buffet	48	0	-100.0%
Western Sizzlin of Lima	40	51	27.5%
Restaurante Mexicano	46	47	2.2%
McDonalds	30	45	50.0%
Buffalo Wild Wings	30	46	53.3%
Godfather's Pizza	50	28	-44.0%
Kentucky Fried Chicken	33	31	-6.1%
Captain D's Seafood	30	25	-16.7%
East of Chicago Pizza	35	37	5.7%
Wendy's Old Fashioned Hamburger	30	29	-3.3%
Taco Bell	37	34	-8.1%
Applebees Neighborhood Grille Bar	80	79	-1.3%
Golden Corral Restaurants	0	65	100.0%
IHOP	0	43	100.0%
Ruby Tuesday Inc.	107	51	-52.3%
Kewpee	55	40	-27.3%
Burger King Elida Rd	31	23	-25.8%
Burger King West St	0	25	100.0%
Fazolis	30	24	-20.0%
<b>Total</b>	<b>920</b>	<b>938</b>	<b>2.0%</b>

<b>TABLE 27 AMERICAN TOWNSHIP: CHANGES IN HEALTH &amp; SOCIAL SERVICE SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2001-2007)</b>			
<b>Company Name</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Lima Manor	105	112	6.7%
Luke Immediate Care Center	35	40	14.3%
Correctional Medical Services	15	0	-100.0%
Senior Citizens Services	11	13	18.2%
Orthodontic Associates	50	56	100.0%
Elm Croft of Lima	0	28	100.0%
Biolife Plasma	0	44	100.0%
Rossfeld Dental Ass.	0	14	100.0%
S. G. Rabe & Ass.	7	17	100.0%
D.O.C Optical Center	12	12	0.0%
Healthy Lifestyle Center	11	12	9.1%
I.H.S. Services	45	70	55.6%
Villa @ Baton Rouge	10	15	50.0%
Lima Dental	0	27	100.0%
Career Development Co.	0	10	100.0%
<b>Total</b>	<b>301</b>	<b>470</b>	<b>56.1%</b>

#### 6.2.4 Information

In 2007, this sector represented 5.6 percent of all employment within American Township, the sector witnessed a 14.5 percent increase in jobs over the 2001-2007 period. In American Township, the number of employers decreased by 6 between 2001 and 2007, a 40.0 percent decrease within the sector, however an additional 38 jobs were created (an increase of 9.5%). This compares to a 23.7 percent decrease in Allen County over the same period. Table 28 shows the change over time within American Township for those firms in the information sector with 10 or more employees. Census 2000 data reveals 198 residents of American Township working in this sector, however there are 438 jobs in this sector within the Township.

<b>TABLE 28 INFORMATION FIRMS WITH 10 OR MORE EMPLOYEES</b>			
<b>Firm</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Lima News	160	171	6.9%
Time Warner Cable Television	100	106	6.0%
WTLW, TV 44	30	42	40.0%
Watch TV	25	42	68.0%
Verizon Wireless Messaging	12	NAICS change	-100.0%
Regal Cinemas, Inc	7	22	214.3%
WTGN Radio	10	11	10.0%
<b>Total</b>	<b>344</b>	<b>394</b>	<b>14.5%</b>

#### 6.2.5 Construction

In 2007, this sector represented 4.8 percent of all employment within American Township; the sector witnessed a 18.3 percent decrease in jobs over the 2001-2007 period, while Allen County dropped by 3.9 percent over the same period. In American Township, the number of employers increased by 2 between 2001 and 2007, a 4.3 percent increase within the sector. This compares to a 3.5 percent decrease in Allen County over the same period. Table 29 shows the change over the 7-year period within American Township for those firms in the construction sector with 15 or more employees.

<b>TABLE 29 CONSTRUCTION FIRMS WITH 15 OR MORE EMPLOYEES</b>			
<b>Firm</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Miller Family Homes, Inc.	78	8	-89.7%
Sash & Storm	55	17	-69.1%
Lima Contracting	30	0	-100.0%
R & W Fixturing Co.	26	15	-42.3%
Sparta Electric	25	19	-24.0%
Integrated Systems Group, Inc.	23	38	65.2%
McBride Bros, Inc.	20	16	-20.0%
Suever's Contracting Co.	15	0	-100.0%
CK Electric	15	0	-100.0%
John P Timmerman Co.	0	42	100.0%
Lima Millwork	22	31	40.9%
Swartz Enterprises	10	18	80.0%
Washam Plumbing Heating	5	17	240.0%
Touchstone CPM	0	16	100.0%
<b>Total</b>	<b>324</b>	<b>237</b>	<b>-26.9%</b>

### 6.2.6 Finance & Insurance

Employments within the Township in the finance & insurance sector represents 4.0 percent of the total employment, and 4.5 percent of the residents of the township are employed in this sector. In American Township, the number of firms in this sector has increased by 12.5 percent, in comparison to the County which has decreased by 6.3 percent. The number of employees at the Township level increased by 52.1 percent, and also increased at the county level (8.8%). Table 30 reflects change over time in this sector for firms within American Township employing 10 or more employees.

<b>TABLE 30 FINANCE AND INSURANCE FIRMS WITH 10 OR MORE EMPLOYEES</b>			
<b>Firm</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Prudential Insurance Co.	15	0	-100.0%
Nationwide Insurance	12	8	-33.3%
Commercial Bank	10	0	-100.0%
Fifth Third Bank Of West Ohio	10	8	-20.0%
Member 1 Credit Union	10	0	-100.0%
Auto Owners Insurance Co.	65	98	50.8%
Carnow Acceptance Co.	0	71	100.0%
First Federal Bank of the Midwest	0	12	100.0%
JP Morgan Chase Bank	0	18	100.0%
Progressive Direct	11	11	0.0%
Union Bank	13	10	-23.1%
<b>Total</b>	<b>146</b>	<b>236</b>	<b>61.6%</b>

### 6.2.7 Manufacturing

In American Township, manufacturing accounts for only 2.2 percent of all jobs. However, 2000 Census data indicates that more than 1 in 5 (20.8%) of all employed residents living in American Township are employed in the manufacturing sector. Located within the Township in 2007 were 172 manufacturing jobs. For manufacturing firms with more than 10 employees, over the 7-year period, there has been a 40.7 percent increase in employees in American Township. This is contrary to the county which experienced a decrease of 29.4 percent. Table 31 identifies firms within the Township which have 10 or more employees.

<b>TABLE 31 AMERICAN TOWNSHIP: CHANGES IN MANUFACTURING SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2001-2007)</b>			
<b>Company Name</b>	<b>2001</b>	<b>2007</b>	<b>% Change</b>
Range Kleen Manufacturing	200	51	15.9%
Peter's Family Enterprises	0	16	100.0%
Cappie Sportswear & Screen Printing	0	17	100.0%
Pats Donuts & Cream	27	30	11.1%
Mohawk Company	20	14	-30.0%
<b>Total</b>	<b>91</b>	<b>128</b>	<b>40.7%</b>

### 6.3 Agricultural Employment

Census data examining agriculture at the Township level is extremely limited. The 2000 Census identified 24 residents of American Township employed in the sector. When compared to the 1990 Census (see Table 23), employment within this sector dropped off

by almost half (-48.9%). However, many family farms are owner occupied as such occupants (workers) are considered self-employed and not actual employees. In addition, many farms are now mechanized and operated on a part-time basis by other self-employed service providers, therefore, the number of employees can be expected to be low.

In American Township, there are 9,106.6 acres utilizing Current Agricultural Use Valuation (CAUV). This number is down from 9541.4 acres in 1999, a reduction of 4.6 percent, see Section 2.5.2. With a loss of 4.6 percent CAUV since 1999, the remaining 9,106.6 acres of total farmland are coming under development pressure. Local measures need to be taken to protect the industry from the affects of land use conflict.

There are 14,946.1 acres of total land in American Township, and 3 of every 5 acres (60.9%) of land use in the township is designated for agricultural purposes. Within American Township, the Allen County Farm Services Agency (FSA) acknowledges 196 farms in operation across American Township. Data also documents a loss in the total number of farms, a trend toward decreased acreage in production and increased acreage per operating farm. The total number of farms in the State has decreased by 3.8 percent, and the total acreage has decreased by 6.6 percent, however the acreage per farm has increased by 0.53 percent.

#### 6.4 Tax Base

Table 32 Identifies the Townships local tax base by land use and corresponding tax valuations in American Township in 2007. Figure 15 depicts taxation by land use type.

<b>TABLE 32 AMERICAN TOWNSHIP: TAX BASE &amp; RECEIPTS BY LAND USE 2007</b>			
<b>Land Use</b>	<b>Acres</b>	<b>Value</b>	<b>Gross Tax</b>
Agriculture	8,481.3	\$10,516,650.00	\$159,710.20
Residential	4,190.0	\$517,427,330.00	\$7,393,360.89
Commerical	1,327.4	\$218,535,230.00	\$3,568,361.83
Industrial	77.1	\$4,521,000.00	\$75,405.71
Recreational	111.8	\$1,186,400.00	\$20,384.66
Railroad	53.7	-	\$212.25
Other	704.9	\$42,853,300.00	\$26,281.84
<b>Total</b>	<b>14,946.1</b>	<b>\$795,039,910.00</b>	<b>\$11,243,717.38</b>

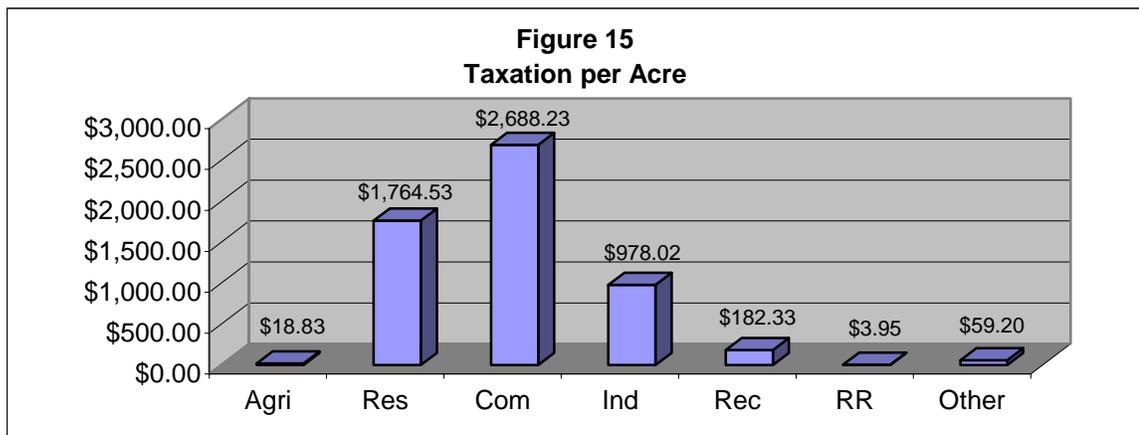


Table 33 reveals tax valuation for real and personal property by class over the 2003 through 2007 period. As shown in Table 34, tax valuation for agricultural and residential units has increased 17.19 percent since 2003, a growth rate averaging over 3 percent per year. Commercial and industrial tax valuations have increased 17.16 percent, averaging over 3 percent per year for the 5-year period. Of note, tax valuations of personal property diminished taxable property drastically in 2006.

<b>TABLE 33 TAX VALUATION BY TYPE &amp; YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Real Property</b>					
Agricultural & Residential	185,279,760	188,578,580	192,712,930	213,268,690	217,134,670
Commercial & Industrial	79,956,830	83,213,690	83,906,910	88,703,210	93,678,680
Utilities	61,590	62,900	41,610	27,600	28,220
<b>Sub Total</b>	<b>265,298,180</b>	<b>271,872,870</b>	<b>276,661,450</b>	<b>301,999,500</b>	<b>310,841,570</b>
<b>Personal Property</b>					
Utility Personal	8,819,330	8,666,310	8,239,400	8,436,960	6,431,100
Tangible Personal	28,410,153	31,132,160	23,933,522	16,743,514	4,508,280
<b>Sub Total</b>	<b>37,229,483</b>	<b>39,798,470</b>	<b>32,172,922</b>	<b>25,180,474</b>	<b>10,939,380</b>
<b>Total</b>	<b>\$302,527,663</b>	<b>\$311,671,340</b>	<b>\$308,834,372</b>	<b>\$327,179,974</b>	<b>\$321,780,950</b>

<b>TABLE 34 TAX VALUATION BY TYPE, PERCENTAGE &amp; CHANGE BY YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2003-2004</b>	<b>2004-2005</b>	<b>2005-2006</b>	<b>2006-2007</b>	<b>2003-2007</b>
<b>Real Property</b>					
Agricultural & Residential	1.78%	2.19%	10.67%	1.81%	17.19%
Commercial & Industrial	4.07%	0.83%	5.72%	5.61%	17.16%
Utilities	2.13%	-33.85%	-33.67%	2.25%	-54.18%
<b>Sub Total</b>	<b>2.48%</b>	<b>1.76%</b>	<b>9.16%</b>	<b>2.93%</b>	<b>17.17%</b>
<b>Personal Property</b>					
Utility Personal	-1.74%	-4.93%	2.40%	-23.77%	-27.08%
Tangible Personal	9.58%	-23.12%	-30.04%	-73.07%	-84.13%
<b>Sub Total</b>	<b>6.90%</b>	<b>-19.16%</b>	<b>-21.73%</b>	<b>-56.56%</b>	<b>-70.62%</b>
<b>Total</b>	<b>3.02%</b>	<b>-0.91%</b>	<b>5.94%</b>	<b>-1.65%</b>	<b>6.36%</b>

An analysis of data made available by the Allen County Auditor's office revealed that recent total property valuations in American Township have actually witnessed a general incline since 2003, with specific sectors fluctuating over time. Based on a 5-year review (2003-2007) total tax valuation based on real property and personal property, as shown in Table 30, has fluctuated from a low of \$302.5 million in 2003 to a high of \$327.2 million in 2006, a increase of 8.2 percent. Closer review of Table 33 reveals that while real property valuation continued to increase steadily over the 5-year period (all combined 17.17%), personal property valuations declined slightly in 2006, and drastically in 2007 over the same period. In fact, while real property increased nearly \$45.5 million, personal property dropped by \$26.3 million or 70.2 percent, over the same

period, resulting in a net overall valuation gain of \$19.3 million. With the inception of just-in-time inventory and changes in the federal/state tax code, many manufacturers are now able to save the tangible property taxes that were paid on inventory. Also, when businesses relocate or close completely the tangible property taxes they were paying is lost tax base to the Township. In sum, business has identified a cost that they can reduce or eliminate, and American Township can expect revenue from personal property, as a percentage of total tax revenue, to continue to decline as overall Township expenses continue to increase. Table 35 displays the percentage relationship of tax burden with regards to the different sectors, real property and personal property.

Of concern, therefore, is the ever increasing proportion of total valuation that residential and agricultural real property will pay in the tax base and, if current trends continue, the declining role which personal property, especially tangible property, now plays. Table 35 displays this change over the last 5 years, and accentuates the problem. Given the declining valuation/revenue, the Township must consider its roles and responsibilities with respect to services and the costs of providing those services.

<b>TABLE 35 PERCENTAGE OF TAX CONTRIBUTED BY TYPE &amp; YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<b>Real Property</b>					
Agricultural & Residential	61.24%	60.51%	62.40%	65.18%	67.48%
Commercial & Industrial	26.43%	26.70%	27.17%	27.11%	29.11%
Utilities	0.02%	0.02%	0.01%	0.01%	0.01%
<b>Sub Total</b>	<b>87.69%</b>	<b>87.23%</b>	<b>89.58%</b>	<b>92.30%</b>	<b>96.60%</b>
<b>Personal Property</b>					
Utility Personal	2.92%	2.78%	2.67%	2.58%	2.00%
Tangible Personal	9.39%	9.99%	7.75%	5.12%	1.40%
<b>Sub Total</b>	<b>12.31%</b>	<b>12.77%</b>	<b>10.42%</b>	<b>7.70%</b>	<b>3.40%</b>
<b>Total</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>	<b>100.00%</b>

In essence the community's tax base is the collective value of assets against which a tax is levied to support services provided or procured by the local government. In American 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 mill 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. American School District, Senior Citizens, Marimor School, Mental Health, Johnny Appleseed Metropolitan Park District, etc.). For purposes of simplicity these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Township including fire and police are identified separately by millage and property type and revenue stream.

Given the changing relationships between the various real and personal property classifications and the resultant overall decline in tax valuation and tax receipts, the Township must consider its role with respect to the adequate provision of public services especially the costs of providing such services. 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 ensure adequate roadway

maintenance/safety (Section 5571); and, the maintenance and care of cemeteries (Section 517). Such costs are bore by the Township general fund.

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 leaves/tree limbs, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. The Township has assumed some of these additional responsibilities over time as public demand for such services has increased. It should also be noted that such services are expected in community's who expect to maintain even minimal public standards.

Just as the existing community is dependent upon infrastructure and services supported by previous investments so to will future growth be dependent upon increased costs for infrastructure investments and necessary public services. Costs should be bore by all property owners and levies assessed to adequately cover the escalating costs associated with increasing public demands. 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 physical 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, 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.

Currently, the Township must address the adequacy of funding currently identified for emergency services, EMS, Fire and Police. Funding for township roadways and drainage is inadequate given the Township's declining tax base and existing debt load. The Township must realistically evaluate each of the existing services and identify the appropriate level of service and funding for each - both now and into the future.

## 6.5 Summary

Data suggests that the economy of American Township has and will continue to experience significant changes from its traditional pattern of employment. In its simplest terms, the historical dependence upon manufacturing and related employment is transitioning to reliance upon health care and service related businesses. Examining data at the Township, county, state and national levels, it becomes apparent that patterns of significant change are taking place within the job markets of American Township and reflect similar trends in Allen County and the State of Ohio.

Retail is still the single largest employment sector, providing 44.7 percent of all jobs in American Township. In American Township, 1,136 of the residents (14.9%) depend on the retail sector for their employment.

Data for the period between 2001 and 2007 shows that the number of employers located in American Township declined by 5.3 percent, while those employed in Township firms fell by 106 employees to a total of 7,831, a decline of 1.1 percent.

*The number of business start-ups exceeded the state averages in the Health Care and Accommodations and Food Service sectors.*

The food and accommodation sector represented 16.7 percent of all employment within American Township, and witnessed a 2.0 percent increase in jobs over the 2001-2007 period. In American Township, the number of employers decreased by 6 between 2001 and 2007, a 13.0 percent decrease within the sector.

Within American Township jobs in the health and social assistance area increased from 301 in 2001 to 470 in 2007, an increase of 56.1 percent over the 7-year period. Health and social assistance in the Township represents 6.5 percent of jobs in American Township.

The agricultural industry was looked at with concern as their prime resource for production was shown being consumed by non-agricultural use at an increasing rate. With a loss of 4.6 percent CAUV since 1999, the remaining 9,106.6 acres of total farmland are coming under development pressure. Local measures need to be taken to protect the industry from the affects of land use conflict.

When addressing the tax base, serious concerns were raised with regard to the burden being carried by the residential and agricultural sectors of the Township. The percentage as well as total dollars raised through personal property taxation has decreased by 70.2 percent. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

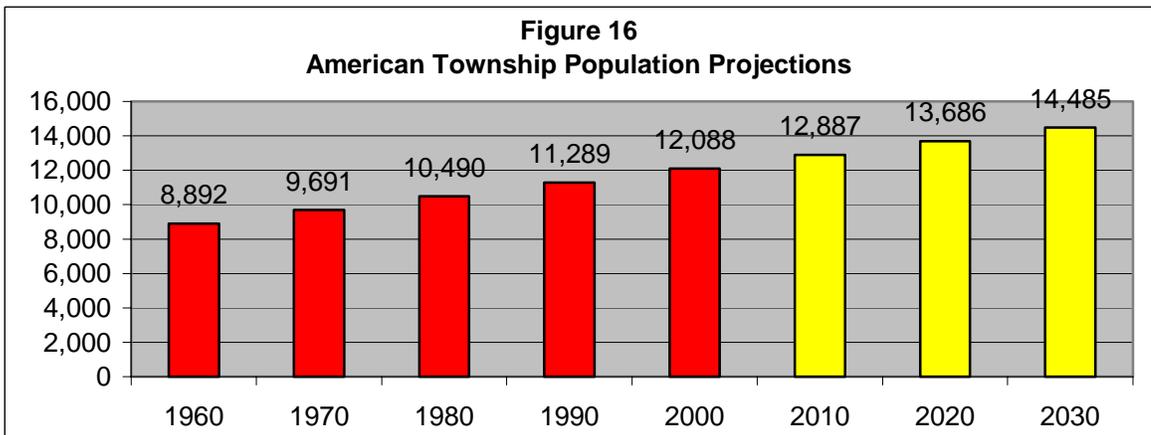
## SECTION VII PROJECTIONS & ACTION PLAN

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 employment opportunities, commercial/industrial activities, levels of technology and available infrastructure. 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. American Township’s population is expected to grow 19.6 percent through 2030. There are several factors accounting for this growth: easy access to I-75 and US 30, abundant open area attractive for development, forecasted infrastructure, and the community’s quality of life. This section attempts to identify the implications of growth and an action plan to accommodate it over the 2030 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 steady population growth in American Township through 2030. Figure 16 illustrates that American Township will add approximately 2,377 more residents between 2000 and 2030 based on linear growth. The projected growth for American Township will impact the demand on community facilities, housing supply, infrastructure and associated public services, as well as land use within American Township.

*American Township will add approximately 2,377 more residents between 2000 and 2030. The growth will impact the demand on community facilities, housing supply, infrastructure and associated public services.*

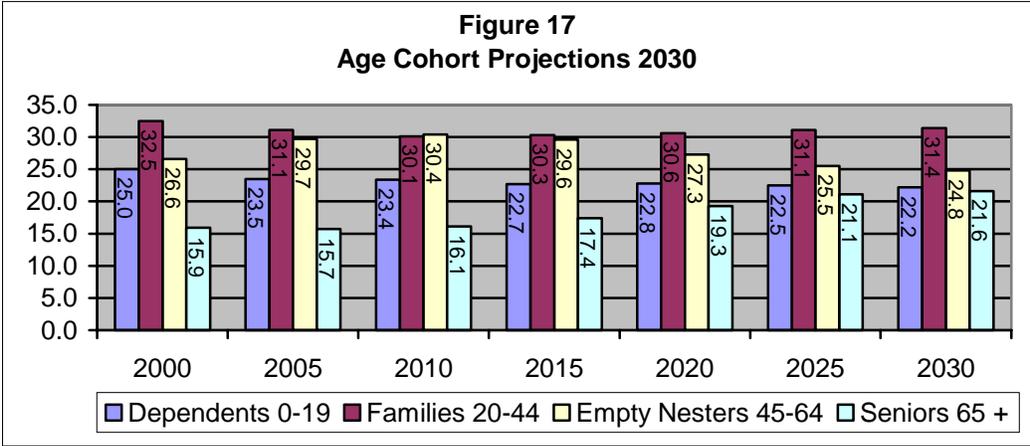


#### 7.1.1 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of American Township and the larger community. Based on existing data and future trends, American Township’s population is expected to continue to gradually grow older and more female in orientation. Figure 17 shows a significant increase in the “seniors,” classified as those 65+. Seniors comprise 21.6 percent of the population by 2030. The significance of the “seniors” 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 increase to 30.4 percent in 2010 (+14.3%) followed by a slight decrease over the

*Based on existing data and future trends, American Township’s population is expected to continue to gradually grow older and more female in orientation.*

2030 planning period. The significance of the decreasing population of “Empty Nesters” is the likely change in the demands placed on the community with respect to the demand for services, employment and future school enrollment.



**7.1.2 Household Size**

Like most communities across the United States, households in American 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 are preferring 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 2.64 persons per household to 2.45. American Township’s household size is projected to fall to 2.0 people per household by 2030.

*Like most communities across the United States, households in American Township are declining in size. American Township’s household size is projected to fall to 2 people.*

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 2000 Census, of the 4,933 households in American Township, 1,300 households have at least one individual who is 65 years or older. Of these, 549 lived alone among whom 321 (58.5%) were female.

**7.1.3 Employment**

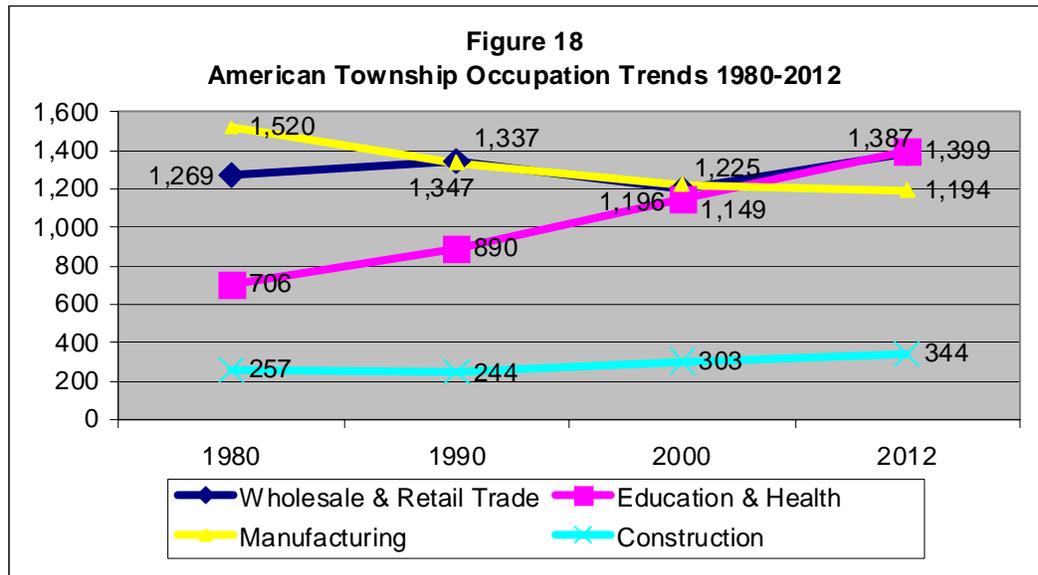
Employment in American Township is presented from two different perspectives in Section 6; employment available in American Township and the type of jobs done by residents of American Township. Section 6 indicated that the percentage of residents employed in American Township declined 1.1 percent from 2001 to 2007, and the number of firms reporting employment also declined by 5.3 percent. The Plan recognizes the community’s existing economic base in the retail sector, and the remaining lifespan of the antiquated Lima and American Malls. It also recognizes that any movement in employment by the community’s largest employers, growth or decline, including Meijer, The Lima News, J.C. Penny Co., Andersons, Menards or Lowes 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 increases. 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) (2004) that suggests occupational growth rates over the next ten years will range from 4.7 percent for occupations requiring moderate-term on-the-job training to 21.7 percent for occupations requiring an associate degree. Further, all occupations that require at least postsecondary training are projected to grow faster than the 9.7 percent average growth rate of total occupations. Employment projections were calculated through 2012.

Based on local/national trends the largest growing sector in the economy is the service industry. According to ODJFS, service-providing industries will account for virtually all of the job growth, with only construction expected to add jobs in the goods-producing sectors. Education and health services are expected to add one for every four new jobs. Figure 18 identifies the occupational trend of Township residents projected to 2012.

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 American Township over a 2030 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. Future parks and recreational activities were determined using the existing per capita to acreage ratio. 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 (1978 thru 2006) 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 by either the County Auditor or Township Zoning Map. Map 29 depicts available underutilized/vacant land by current zoning district designation. Future acreage was then 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<sup>2</sup> values ranging from .833 (industrial) to .989 (residential) and were therefore considered reasonable for use as a predictive tool/indicator of future demands.

### 7.2.1 Commercial Land Use

Data from 2006 suggests 6.12 million square feet of commercial space and 1,190.7 acres of commercial land in American Township. The Regional Planning Commission identified 576.1 acres located on 85 parcels as vacant commercial zoned within the utility service area. Examining historical data, spurts of commercial development followed by periods of relative inactivity will result in a need for some 1,943,923 square feet of commercial floor space in American Township by the 2030 planning horizon, an increase of 31.7 percent. Unless such growth is directed toward existing vacant commercial land, an additional 378.3 acres of commercial land will be needed by 2030. Table 36 references the demand for commercial space by year, square footage and acres.

*Examining historical data, there will be a need for nearly 2 million sq. ft. of commercial floor space in American Township by the 2030 planning horizon, an increase of more than 30 percent.*

TABLE 36 AMERICAN TOWNSHIP: FUTURE COMMERCIAL LAND USE		
Year	All Commercial	Acres Required
2006	6,116,204	1,190.7
2010	6,194,232	1,205.8
2015	6,660,706	1,296.6
2020	7,127,179	1,387.4
2025	7,593,653	1,478.2
2030	8,060,127	1,569.0
Change	1,943,923	378.3
% Change	+31.7%	+31.7%

### 7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities including churches, educational facilities, emergency/medical services buildings and government offices. Land use consumption would reflect worship/fellowship facilities, school buildings, police, fire, EMS, administration buildings, utilities, maintenance facilities and staging areas including parking areas, storm-water retention areas and play grounds. These quasi-public uses totaled more than 1.70 million square feet under roof in 2006 and occupied more than 422 acres (no cemeteries or sewer plants included). Quasi-public use is expected to demand an additional 1,226,900 square feet of floor area (see Table 37). Based on these projections, an additional 300.0 acres of land will be needed for quasi-public land use.

*Quasi-public use is expected to demand an additional 1 million square feet of floor area and consume an additional 300 acres over the planning period.*



TABLE 37 AMERICAN TOWNSHIP: FUTURE QUASI-PUBLIC LAND USE IN BUILDING SQUARE FEET		
Year	Square Feet	Acres
2006	1,783,224	422.3
2010	2,103,385	498.1
2015	2,340,070	554.1
2020	2,576,755	610.2
2025	2,813,439	666.2
2030	3,050,124	722.3
Change	1,266,900	300.0

### 7.2.3 Industrial Land Use

Because of past economic practices encouraging vertical integration within industries and the compatibility between manufacturing and warehousing activities such land uses were lumped together for purposes of analysis. According to 2006 Auditors' Data, the floor space in industrial and warehouse operations within American Township exceeded 240,000 square feet and 77.0 acres. The Regional Planning Commission located 289.3 acres of industrial land on 20 parcels within the utility service area. Based on projected demand an additional 93,770 square feet of floor space will be needed. Accepting current acreage consumption patterns these land uses will require 30.0 acres. Table 38 references the demand for industrial space by year, square footage and acres.

*Based on projected demand an additional 94,000 square feet of floor space will be needed. Accepting current acreage consumption patterns these land uses will require 30 acres.*

TABLE 38 AMERICAN TOWNSHIP: FUTURE TRENDS OF BUILT UP FLOOR AREA IN ALL INDUSTRIAL LAND USES		
Year	Square Feet	Acres
2006	242,167	77.0
2010	242,270	77.1
2015	265,686	84.6
2020	289,103	92.0
2025	312,520	99.5
2030	335,937	107.0
Change	93,770	30.0
% Change	38.7%	38.9%

### 7.2.4 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, American Township does not currently have the benefit of any open space and/or recreational facilities. Based on local urban township averages, 15.5 acres of parks and recreational open space are needed per 1,000 residents. Based on this average 224.5 acres of designated park, open space and recreation space will be required in American Township by 2030. Such land use may well consider active or passive recreational facilities. Active recreational pursuits might include swimming pools, baseball diamonds, soccer fields, basketball courts and playgrounds while passive recreation would include bike trails, walking paths, ponds for fishing, picnicking facilities and simple open meadows or green spaces for bird/animal watching. Neither list is exhaustive and is offered only as illustrative. Such recreational facilities can be developed within new developments or linked using

*The communities' wetlands and wooded areas should be acquired for necessary parklands.*

a trail system. For example, passive recreation can be incorporated within the initial design of a PUD, commercial park or a residential subdivision. Active recreational amenities can also be easily integrated within the school campus setting or in a new residential subdivision. Any new residential/commercial development or government facility should be explored to the extent that it could facilitate the development of an integrated trail system across the community.

*Any new development should be explored to the extent that it could facilitate the development of an integrated trail system.*

Also of importance is the protection of the community’s waterways and other natural resources that could be acquired by public sector entities and integrated within adjacent urban developments as pocket parks, linear parks, or corridor amenities. The integration of parks and open space with existing and future urban development will be critically important to preserving the community’s general appeal and quality of life. The Township should not underestimate the aesthetic appeal of parklands on property valuations.

### 7.2.5 Residential Land Use

In 2006 American Township, utilized 3,983 acres of land, or 25 percent of the Township’s total land area for residential purposes. Future population projections suggest a 2030 population of 14,485 residents and a resulting demand for an additional 2,452 residential units. The Regional Planning Commission identified 1,941.2 acres of residential land as vacant and within the utility service area.

*Future population projections suggest a 2030 population of 14,485 residents and a resulting demand for an additional 2,452 residential units.*

Without significant policy changes, future development would reflect: (a) an additional 31 mobile homes; (b) 2,026 single family units requiring 1,351.2 acres of land; and, (c) an additional 395 residential units to be constructed in apartment complexes. Table 39 suggests that without a departure from present practice future residential land use would consume an additional 1,397.1 acres of agricultural land and indiscriminately eradicate any notion of a once rural community.

TABLE 39 AMERICAN TOWNSHIP: RESIDENTIAL UNITS PROJECTED 2030			
Type	Density	New Units	Acres
Single Family	1.5	2,026	1,351.2
2-4 Apts.	6.0	167	27.7
5+ Apts.	14.6	228	15.6
Trailer	12.0	31	2.6
<b>Total</b>	<b>N/A</b>	<b>2,452</b>	<b>1,397.1</b>

### 7.2.6 Agricultural Land Use

Agricultural land has been the resource upon which American Township has relied upon for economic and urban development. American Township’s agricultural land has historically been prized for its beauty and its productivity. Today, American Township’s agricultural land reflects just under 8,500 acres. Examining future development trends contained in Table 40 reveals the impending loss of nearly 25 percent of the current agriculture land (2,105.4 acres). The potential loss of such acreage would greatly decrease the existing agricultural industry and could result in the expensive and unnecessary extension of public utilities across the entire Township.

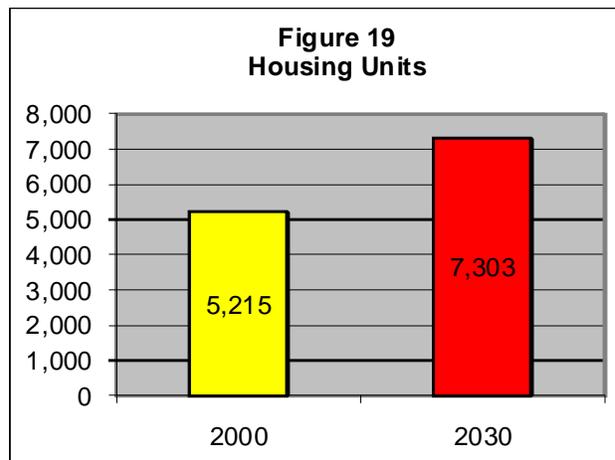
TABLE 40 AMERICAN TOWNSHIP: LAND NEEDED FOR 2030				
Land Use Type	Available Zoned	Acres Needed	Difference	
			Acreage	Percent
Residential	1,941.2	1,397.1	544.1	138.9
Commercial	576.1	378.3	197.8	152.3
Industrial	289.3	30.0	259.3	964.3
Quasi-Public	N/A	300.0	N/A	N/A
<b>Total</b>	<b>2,806.6</b>	<b>2,105.4</b>	<b>701.2</b>	<b>133.3</b>

### 7.3 Infrastructure Projections

In order to support the community's future residential, commercial and industrial activities infrastructure improvements will be required. Specific improvements will be necessary to support development activities located in areas previously not serviced by public infrastructure while physical improvements will also be required to support increased demands in areas with existing public infrastructure (roads, water, wastewater). In order to better serve the community, increased capacity can be expected in terms of additional roadway lanes/miles, the elimination of closed lines with looped lines, further integration of 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, one that is indicative of the quality of life one can expect. Data from the 2000 Census identified 5,215 housing units and a vacancy rate of 6.3 percent. Based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 2,452 units will be required by 2030; a 47.0 percent increase over the total number of units in 2000 (see Figure 19). 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 Water & Wastewater

Specific service areas were developed based in part on the input of the Advisory Committee and supported with projections of future industrial, commercial, quasi-public and residential growth, as well as anecdotal information obtained from local development officials and developers. Representatives of the various utilities serving American Township have developed specific system service areas to address and support future growth as indicated herein. Service providers agreed in principal to co-locate both public water and sanitary services in order to

*Service providers agreed in principal to collocate both public water and sanitary services in order to maximize efficiencies, minimize costs and accommodate future growth.*

maximize the density and intensity of uses in areas experiencing urban development.

Allen County, through the Allen County Sanitary Engineer's Office (ACSEO), will further develop sanitary sewer service east of Wapak Road and south of Allentown Road. The extension of sanitary sewer services will allow for the upgrading of service to the area south of Diller Road and subsequently service areas east and west of N. Cable Road. The Township area to the north of Country Aire Estates South of Neely Road, will also have ample service. The Eastown and Allentown Road Corridors will both have ample sewer service. Sanitary sewer service may be extended into the area west of Baty Road, and slightly north on Diller Road. The Village of Elida will provide service to the area north west of the Village limits, and the area west of Dutch Hollow. Map 30 depicts the proposed utility service area.

*The Allen Water District expressed concerns over water pressure, necessary supportive infrastructure and the need for a Water Facilities Plan.*

The Allen Water District reviewed the proposed sewer service areas and submitted estimated costs to support same with municipal water. The Water District did not submit costs to construct waterlines where only sewer services currently exist. They estimate that another 44,000 feet will be required.

Projected growth by land use and area was considered in the sanitary and municipal water service areas and cost estimates. Future growth was not however the only impetus for these extensions. In addition to Ohio Environmental Protection Agency mandates, the extension of sanitary sewer services is expected to eliminate more than 400 existing private septic systems while water line extensions will allow 340 households previously forced to rely upon private water wells access to municipal water services. Table 41 provides cost estimates for both water and sewer by area.

TABLE 41 PUBLIC UTILITY EXTENSION BY SERVICE AREA THROUGH 2030				
Area	Projected Cost Estimates			
	Sewer	Feet	Water	Feet
A	\$1,400,000	14,000	\$1,150,000	15,400
B	\$700,000	7,000	\$577,500	7,700
C	\$650,000	6,500	\$536,200	7,150
D	\$700,000	7,000	\$577,500	7,700
E	\$550,000	5,500	\$453,750	6,050
<b>Total</b>	<b>\$4,000,000</b>	<b>40,000</b>	<b>\$3,294,950</b>	<b>44,000</b>

**7.3.3 Transportation**

As discussed in Section 4.3, American Township is currently serviced by slightly more than 120 miles of roadways that provide for approximately 588,000 vehicle miles of travel per day. Although other governmental units share maintenance and repair of these roadways, American Township is solely responsible for more than 66 miles of rural and suburban roadways that are currently in various states of disrepair. Estimates from the Allen County Engineer's Office indicate American Township needs approximately \$8.71 million (\$10.6 million total for all roads in the Township) to widen 48.9 miles of roadway failing to meet minimum standard lane widths (12') as espoused by the Federal Highway Administration.



*Examining future growth, American Township roadways are expected to carry more than 647,000 vehicle miles of travel per day by 2030, an increase of more than 10 percent.*

Examining future growth by residential and the various other commercial classifications, American Township roadways are expected to carry more than 647,000 vehicle miles of travel per day by 2030, an increase of more than 10.0 percent. Such an increase brings additional maintenance and repair costs as well as concerns for highway safety as more and more vehicles traverse local roadways. The Township is interested in furthering the development

of roadway extensions to serve the larger community and provide new opportunities for increased transportation synergies. Road extension/improvement projects include the following: Bluelick Road east to Sunnydale Drive (\$2.5 million), Elm Street widening from Sheriff Road to Cable Road (\$2.5 million), Eastown Road north to US 30 (via Gomer Road/\$5.0 million), and reconstruction of the Cole and SR 115 intersection (\$750,000). Transportation Demand Model calculations conducted by ODOT and the Regional Planning Commission project a half dozen intersections with existing roadway Level of Service (LOS) being deficient and/or becoming deficient by 2030 or in need of further study. LOS refers to the speed, flow, saturation and density corresponding to six levels of service for roadway design; LOS D, E and F are considered unacceptable. Table 42 illustrates intersection locations recommended for targeted improvements with associated costs.

TABLE 42 TARGET INTERSECTIONS IN AMERICAN TOWNSHIP				
Intersection	Crashes 2005-2007	LOS	Recommended Improvements	
			Action	Cost
Copus & Elm	13	D	Conduct Traffic Study	\$20,000
Cole & SR 115	7	N/A	Reconstruct Intersection	\$750,000
Hartzler & American	8	B	Relocate/Reconstruct Intersection	\$500,000
Cable & Diller	3	B	Intersection/Signal Improvement	\$300,000
Baty & Allentown	7	C	Intersection/Signal Improvement	\$300,000
Eastown & Elm	3	D	Conduct Traffic Study	\$10,000
Diller & Cole	5	E/B	Intersection/Signal Improvement	\$300,000
Cable & Edgewood	14	B	Signage/Pavement Markings, Signal Timing	\$54,000
Elm & Stevick	6	N/A	Intersection/Signal Improvement	\$300,000

Public transportation services currently provide limited fixed route services to American Township. Fixed route services struggle to serve American Township residents because of generally low residential density. The Regional Transit Authority is now under pressure to cut costs and services due to the lack of a local match as required by federal and state grants. The inability to provide increased local match comes at a time of record level fuel prices and negatively affects local residents and businesses. Demands for the Transit Authority's Uplift services are expected to increase significantly as the Township population reflects an ever increasing senior population (21.6%/2030).

#### 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)
- Transportation Corridors & Gateway Aesthetics (7.4.2)
- Housing: Developments & Design Criteria (7.4.3)
- Furthering Local Development & Diversification of the Tax Base (7.4.4)
- Protection of Natural Resources & Environmental Conservation (7.4.5)
- Quality of Life Issues (7.4.6)

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

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

heritage and retain agricultural as an economic activity and healthy industry into the future.

*Agriculture as an Industry:* As identified herein, the loss of agricultural land to suburban and exurban uses, primarily subdivisions, strip residential development and highway-oriented commercial uses is significant. 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 subdivisions 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 some 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 Protected Agricultural District (PAD's) standards in its zoning regulations to protect future encroachment into agricultural areas.*

*Supporting Agricultural Practices:* The Planning Commissions sought to identify the means to protect the remaining agricultural land and thereby support not only the agricultural industry but also the base of the rural lifestyle identified by the Advisory Committee as important to the community. In an attempt to assess and support justification of new land policies, the Planning Commission reviewed/compiled various data sets and undertook an analysis referred to as a Land Evaluation Site Assessment (LESA). Such an analysis attempts to identify and weigh specific factors such as:

- Soil quality and slope
- Size and shapes of agricultural parcels
- Location relative to other farms or protected areas
- Proximity to development pressures, including water/sewer services

The LESA analysis quantitatively assesses a wide spectrum of agricultural properties to determine the heart of the community’s agricultural base. The LESA results should form the basis upon which farmland protection and or preservation measures should be assessed.

The LACRPC completed a county-wide LESA analysis of all identified farmland enrolled in the Allen County CAUV Program in 2004 to identify important agricultural properties as well as to assess the probability of being able to qualify for and/or attract state funding under the Ohio Department of Agriculture’s (ODA) Agricultural Easement Purchase Program (AEPP). Farms identified as important or as competitive candidates for future preservation funding are identified in Map 31.<sup>1</sup>

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<sup>1</sup>Of note, the ODA’s Office of Farmland Preservation has modified the weighting and scoring criteria of the AEPP on a regular basis. Land identified in 2004 as competitive



The Township should consider adopting the LESA methodology as the basis for all future land use decisions. The Township should also consider developing Protected Agricultural District (PAD's) standards in its zoning regulations to protect future encroachment into agricultural areas. Table 43 is a guide to accomplishing these goals.

*Perspectives On Agriculture:* Of note, this Plan has identified specific data and offered commentary that the agricultural economy in American Township is under threat from suburbanization. What's more this 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.

**TABLE 43  
GOAL: PRESERVE AND ENHANCE AGRICULTURAL PRACTICES.**

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.
	Establish or work with existing farmlands to create 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.
Encourage and direct development in areas contiguous to existing public utilities in order to minimize encroachment upon remaining agricultural areas.	Develop Comprehensive Plans for Water and Sewer for specified service areas.	Determine capacity and support full use of existing utility system investments.						Allen County Sanitary Engineer, Allen Water District and Lima Utilities Department.
		Determine where and at what density development can occur in areas adjacent to existing systems.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department, Allen County Health Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Develop a capital improvement program to facilitate pro-active orderly extension of services.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department and Regional Planning Commission.
		Guide controlled residential development into areas served by municipal utilities.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department and Regional Planning Commission.
Support further urban development and the extension of public utilities based on site-specific locational considerations including proximity to existing infrastructure, environmental sensitivity, soil productivity factors and existing agricultural operations and costs.	Support the creation of Agricultural Protection Districts (PAD) 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, Allen County Sanitary Engineer, Regional Planning Commission, Farm Bureau, Township Zoning Commission, Township Trustees and the general public.
	Review/revise existing regulations governing required utilities and improvements based on density and land use.	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, Allen County Sanitary Engineer, Allen Water District, 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 proximity 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 City of Lima (water and wastewater), Allen County (sanitary sewers) and the Allen Water District (water).		Facilitate an orderly conversion of agricultural land.					

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 land 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 Protected Agricultural Districts (PADs). The PAD 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 PAD in order to sustain agriculture as an 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 Protected Agricultural Districts (PADs) at a minimum of 40 acres in size in order to sustain agricultural activities.*

Standards for PAD 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 PADs 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 Improving Transportation Corridors & Gateway Aesthetics**

American Township is serviced by more than 120 miles of local roadways that facilitate more than 588,000 vehicle miles of travel on a daily basis. This traffic is estimated to increase 10.0 percent through the 2030 planning horizon. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway system, public transportation services and other transport modes including pipelines, rail and cartage services. This section of the Plan attempts to highlight specific issues especially regulatory controls and policies identified during the planning process (see Table 42). Of specific interest was:

- Roadway Safety
- Improved Aesthetics

*Roadway Safety:* Pursuant to the Ohio Revised Code, the Township Trustees are charged with the maintenance and repair of local roadways. Current corrective measures targeting existing deficiencies are estimated at \$10.6 million. Future projections find roadway geometrics deficient due to increased traffic with costs estimated at \$8.385 million in today's dollars. Maintenance costs are not available. However, maintaining a safe and efficient roadway system will require a dedicated funding source that the Township must identify/develop. The Township must undertake measures to document existing conditions and implement warranted improvements. The Township must identify alternative funding streams to maintain the integrity and safety of local roadways. Roadway maintenance is critical to supporting the community's future growth. Table 44 identifies goals for the roadway system.

*The Township must identify alternative funding streams to maintain the integrity and safety of local roadways.*

Adoption and support of access management regulations and the implementation of a pavement management system would further local safety initiatives and allow the Township to better maintain existing traffic conditions. Increasing the frequency and extent of selective enforcement events coordinated between the Township, the Planning Commission, the Board of Education and the Allen County Sheriff's Office could prove effective at addressing localized traffic problems and resolving the at-risk behaviors.

*Improved Aesthetics:* The primary transportation corridors serving the community and providing initial images of American Township need to be improved. Currently SR 309, SR 81 (Allentown Road), Eastown Road, Cable Road and Elm Street serve as the primary routes to and thru the community and should receive the attention necessary to bolster the community's image and appeal. These routes act as gateways to the community and are valuable assets that need to reflect the pride and capabilities of the community.

Each of the aforementioned corridors differs in their function, access to infrastructure and land uses served. Some of the corridors are serving thru traffic, some are serving commercial uses or heavy industry while others are serving local traffic simply providing access to residential and agricultural uses. Recognizing such differences however, they offer the same message to motorists traversing these roadways - chaotic, unattractive and littered. With unpleasant sightlines, these roadways offer an unfavorable impression of the community and raise questions regarding potential investments and likely missed opportunities for further community development.

*Chaotic, unattractive and littered roadways offer an unfavorable impression of the community and raise questions regarding potential investments and likely missed opportunities for further community development.*

Receiving the appropriate mix of physical improvements, development guidelines and regulatory controls, these roadways could better serve the local community. Softer, cleaner and greener, these corridors will provide the incentive for further investments. In order to further such ends, corridor studies should be developed for each entryway integrating aspects of streetscape, aesthetics and roadway efficiency. These studies should respect the function of the roadways and provide the framework for further community development. To increase their effectiveness, corridor studies should document existing and future development, proposed corridor district development standards including signage, and landscaping requirements. Access management plans need to be included to improve the roadways function, efficiency, vehicular access and safety.

**TABLE 44  
GOAL: CREATE A SAFE, EFFICIENT AND WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS AND EMPLOYERS.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Minimize traffic delays and congestion on the roadway network.	Improve levels of service on the local roadway network.	Identify and document unsatisfactory levels of service (LOS) on area roadways based on established volume to capacity ratios						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop warranted improvements and seek necessary funding to correct LOS deficiencies including geometric deficiencies.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Identify and document unsatisfactory levels of service (LOS) at roadway intersections based on established measures of delay.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop warranted improvements and seek necessary funding to improve LOS including capacity and deficient roadway geometrics.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Better coordinate transportation, land use policies and urban development.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
Maximize the safety of American Township residents/motorists on the local highway network.	Reduce the number and severity of crashes on area roadways.	Systematically identify crash locations based on frequency, severity and rates.						Allen County Engineer's Office, ODOT and Regional Planning Commission.
		Complete detailed analysis of locations, develop warranted improvements and seek necessary funding to correct safety deficiencies.						Allen County Engineer's Office, ODOT Regional Planning Commission and Township Trustees.
		Enforce traffic laws to curb at-risk behaviors.						Allen County Sheriff's Office, Ohio State Highway Patrol, Regional Planning Commission and Township Trustees.
		Promote safe driving behavior through public education/awareness.						Allen County Sheriff's Office, Ohio State Highway Patrol, Regional Planning Commission, American Schools and Township Trustees.
Maintain sound quality pavement conditions on area roadways.	Implement a Pavement Management System.	Inventory existing roadway pavement conditions and prioritize necessary maintenance and rehabilitative actions based on established threshold levels.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop the necessary funding to sustain roadway maintenance issues.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Allen County Commissioner's, Township Road Superintendent, Township Trustees and the general public.
		Identify all potential funding streams to adequately address roadway maintenance issues.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Allen County Commissioner's, Township Road Superintendent, Township Trustees and the general public.
		Implement those actions necessary to finance warranted transportation improvements.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Trustees and the general public.
	Identify/monitor deficient roadway conditions and correct same as Township staffing and equipment will allow.	Maintain a prioritized list of transportation improvement projects.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
		Develop and maintain necessary roadway maintenance equipment.						Township Trustees.

Corridor studies along SR 309, Allentown Road (SR 81), Cable Road and Eastown Road have been completed by other local agencies including the ACEO, ODOT and the City of Lima. The Elm Street corridor remains to be studied, and as the corridors spans both American Township and the City of Lima a compromise agreement should be reached to address the varied nature and overall design/length. However, the Township should take immediate steps to identify potential funding sources including state and federal funds to underwrite such a study and improve the appearance of area roadways.

Corridor improvements should also be supported with site enhancements at key locations across the community. Important and highly visible sites such as the American/Lima Malls and public facilities including the Township Fire Department and Administration Building, would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of such sites it will establish a certain community standard that private property owners can be expected to meet. New subdivisions should be required to address adequate signage and incorporate landscape elements in their preliminary site design reviews, especially their storm water detention, not only to improve the overall appeal, but also to improve salability and property values. Illustration 1 provides an example of an appropriate site enhancement.

#### **7.4.3 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, see Table 45. This section recognizes specific issues and concerns important to the Plan including:

- Infrastructure Coordination to Support and Sustain Development
- Minimize Traffic Impacts & Support Mixed Use Developments
- Revitalization of Industrial & Commercial Properties
- Diversification of the Tax Base
- Costs of Community Services & Reinvestment in the Community

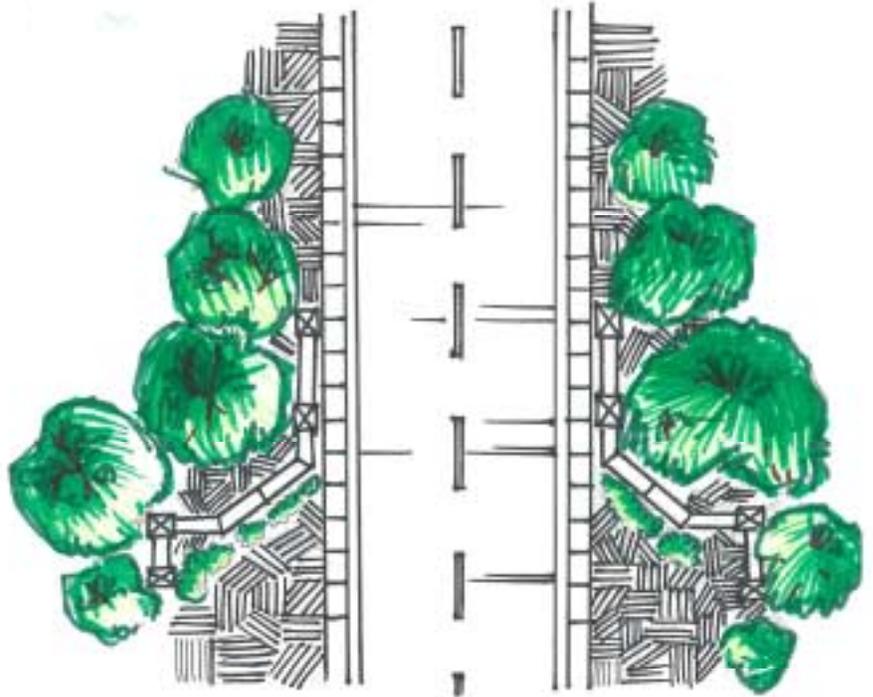
*Infrastructure Coordination:* The coordination of municipal water and wastewater services to sites is critical to the future of American Township. American Township must work with representatives of the Allen Water District, the Village of Elida, the City of Lima Utilities Department, the Allen County Sanitary Engineers Office and the Ohio Environmental Protection Agency to support and maintain the establishment of coordinated utility service areas.

The utility service areas proposed for American Township are necessary to ensure long-term sustainability of the various economic activities including agriculture and the maintenance of the community's rural character while

*The utility service areas proposed for American Township are necessary to ensure long-term sustainability of the various economic activities including agriculture and the maintenance of the community's rural character while protecting the community's health and water quality.*

**Illustration 1: Site Enhancement**

**GATEWAY SIGNAGE CONCEPT**



**SITE PLAN**



**ELEVATION**

**TABLE 45  
GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE DEVELOPMENT PATTERNS,  
MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)	
			1	2	3	4	5		
Use the Comprehensive Plan text and maps to guide development decisions and the extension of utilities as well as promotion of the public's health, safety and welfare.	Use the Comprehensive Plan's recommendations, including future land use map and the associated densities, as a guide to decision making when reviewing/approving development proposals and variance requests.	Create and educate public and Township officials on the findings and recommendations of the Plan.						Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Amend the Plan as conditions change.						Township Zoning Commission and Township Trustees.	
		Review Zoning Resolution to reflect shared community standards.						Regional Planning Commission, Township Zoning Commission, Township Trustees.	
		Develop and adopt summary impact studies proposed developments.						Regional Planning Commission, Allen County Engineer's Office, ODOT, Township Zoning Commission and Township Trustees.	
	Use the findings and recommendations of the various corridor and neighborhood plans as guide for the development and coordination of future transportation, land use and urban design issues with respect to (re)development proposals.	Promote stability and an improved quality of life in neighborhoods.						Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Create safe and aesthetically pleasing corridors to support viable commercial/industrial (re)development.						Regional Planning Commission, Allen County Engineer's Office, Allen County Sanitary Engineer's Office, ODOT, Township Zoning Commission and Township Trustees.	
Promote transportation related infrastructure improvements which will minimize adverse land use affects on adjacent properties.	Implement warranted transportation infrastructure improvements and services within new development areas.	Require Traffic Impact Studies for new development to ensure compatibility and sustainability.						Allen County Engineer, ODOT, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
		Support alternative modes of transportation.						Allen County Engineer, ODOT, Regional Planning Commission, Allen County Regional Transit Authority, Township Zoning Commission and Township Trustees.	
	Assess and execute all transportation-related improvements with regional and local infrastructure improvement plans.	Identify, monitor and maintain appropriate levels of service.						ODOT, Regional Planning Commission, Allen Economic Development Group, Chamber of Commerce, Township Zoning Commission and Township Trustees.	
		Support existing residential/industrial/commercial development.						Regional Planning Commission, ODOT, Allen County Historical Society, Township Zoning Commission and Township Trustees.	
		Minimize the loss of agricultural ground.						Regional Planning Commission, Allen County Engineer's Office, and Township Trustees.	
		Maximize use of limited available financial resources.						Allen County Sanitary Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
	Support the co-location of municipal water and sanitary sewer services.	Coordinate land use change with available municipal services.	Establish existing capacity of all municipal water and sanitary sewer services.						Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department and Township Trustees.
			Eliminate unplanned and/or unnecessary costs of infrastructure extensions/upgrades.						Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Township Zoning Commission and Township Trustees.
Maximize cost-effectiveness of delivering utility services.								Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Township Zoning Commission and Township Trustees.	
Develop local recognition of feasible limits for municipal services and develop utility service district.								Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.	
Minimize potential for urban sprawl, loss of farmland and leap-frog development.								Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Allen Economic Development Group, Regional Planning Commission, Township Zoning Commission and Township Trustees.	

protecting the community's health and water quality. The utility services areas were identified so as to accommodate growth and allow for increased density to minimize the amount of agricultural land lost to urban development helping to support the preservation of the community's rural character. Coordination will also prove to be cost effective as developers and properties in rural residential areas will not fear unnecessary and unplanned costly utility extensions. This has the added effect of reserving areas for agricultural operations without artificially inflating the costs of land and 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 guarding the public's health safety and welfare. The future coordination of utilities should be guided by this Plan especially its land use and water & wastewater elements.

This Plan should be consulted and 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.

*Minimize Traffic Impacts of New/Mixed Use Developments:* New development generates traffic and accommodating traffic, especially traffic related to large commercial or mixed-use developments, can be difficult without adequate information and design criteria. Undertaking corridor studies and integrating access management regulations will improve the safety of area roadways. And market studies, inclusive of traffic impact elements, will further the community's understanding of any proposed development's impact and help identify the necessary measures and infrastructure improvements to ameliorate deteriorated levels of service on the roadway network. However, the Township must develop specific design criteria, transportation policies and regulatory language to support new mixed-use patterns of development.

*Integrating mixed-use developments will have various positive impacts across the community including increased employment opportunities and diversification of the local tax base.*

Developers and landowners have increasingly been able to identify and successfully integrate various retail activities, restaurants and professional services within mixed-use retail districts and business parks. Adding quasi-public

or government facilities with a mix of retail, office and residential activities on individual tracts has effectively fostered the development of new activity centers sometimes referred to as lifestyle centers, village centers or new town concepts. Such development sites provide valuable employment opportunities and unique living environments especially when adequate open space and accessibility is provided. And, integrating such mixed-use developments will have various positive impacts across the community including:

- Expanded Employment Opportunities
- Shorter Commute Times
- Reduced Roadway Congestion
- Increased Community Accessibility
- Improved Air Quality
- Diversification of the Local Tax Base

However, these new developments should be required to incorporate complimentary building facades with parking and landscaping requirements that integrate traffic calming techniques and pedestrian safety with adequate linkage

across such sites to existing/future adjacent development, including open space as necessary. Sites must also address the environmental effects of development including aspects of excessive light, storm water runoff, litter and wind blown debris within landscaping schemes that provide for a unique sense of place and are cognizant of the community's rural orientation. Illustration 2 depicts mixed use development that incorporates sound environmental design criteria.

As such developments are highly dependent upon creating an active location populated with a certain density of people and uses, accessibility for both vehicular and pedestrian traffic is critical. The community must identify the infrastructure necessary to develop and provide long-term stability for such unique and enjoyable places, places that attract investment and support diversified economic pursuits therein. Developing policy that requires developments to integrate an appropriate mix of infrastructure especially transportation improvements to include and support vehicular, transit, pedestrian and bicycle travel will improve the community's overall appeal and quality of life, see Table 46. The development of such policies should be pursued as a priority and target specific transportation corridors/nodes as well as sites close to existing activity centers. Map 32 identifies potential locations for mixed-use activity centers that enjoy ready access to suitable transportation corridors, population centers and infrastructure within the Township.

*As such developments are highly dependent upon creating an active location populated with a certain density of people and uses, accessibility both vehicular and pedestrian, provide long-term stability for such unique and enjoyable places.*

*As older sections of the community deteriorate new development has taken place on the fringe where available fields and new utility extensions have helped shift traffic, noise and economic vitality.*

**Community Redevelopment Areas:** Like any community, areas in American Township are suffering from neglect. Specific older areas in the community are dealing with significant problems associated with the age or lack of necessary public infrastructure, deteriorating building conditions, unsightly appearance, lack of ready accessibility, declining property valuations and vacancy. As older sections of the community

deteriorate new development has taken place on the fringe where available fields and new utility extensions have helped shift traffic, noise and economic vitality. Meanwhile, older commercial and residential areas have been overlooked, as pristine agricultural land has been lost to new development.

The redevelopment of older underutilized or vacant areas is important on a number of fronts including: infrastructure, tax base, safety and health risks, as well as blight. American Township needs to work with other local and state agencies to identify and undertake specific policies and strategies to redevelop and/or revitalize existing resource areas within the Township. Of interest are the Homewood, Glendale, Kenmore and Allentown Areas (Map 32).

There are a number of underutilized commercial and industrial tracts existing along major transportation corridors in the community that the Township should target for redevelopment. Local corridors including SR 309, Allentown Road (SR 81), Eastown Road, and Elm Street support important retail establishments crucial to the vitality of the Township. All of these areas have existing sewer and water service, however lacking the vision and regulatory environment for (re)development opportunities.

*The removal of blighting influences will create new synergies for development and active redevelopment of the older industrial/commercial areas.*

Illustration 2: Mixed Use Development



**TABLE 46  
GOAL: SUPPORT MIXED USE DEVELOPMENTS, VARIED ECONOMIC ACTIVITIES AND LIFESTYLE CHOICES.**

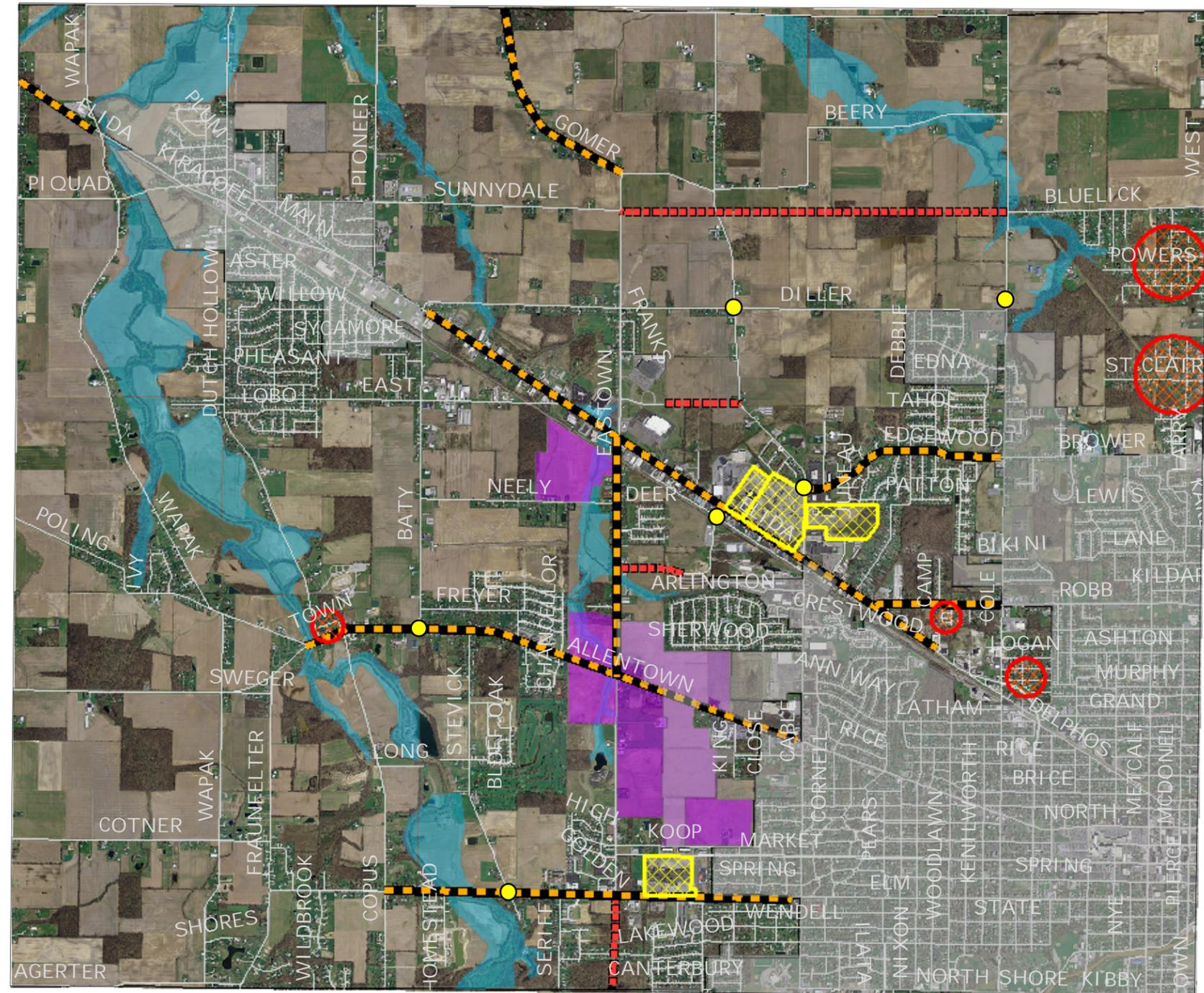
POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Integrate mixed land use developments to promote diversity of the community's economic base and choice of lifestyle.	Recruit and promote the co-location of residential, retail, finance, entertainment, government services and/or restaurants to create a vibrant activity center.	Develop an exciting vibrant central focal point in the community.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Attract and retain the young skilled, educated, entrepreneurial people necessary to support local community growth.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
	Locate and integrate infrastructure both physical and social within proposed activity centers to support varied activities.	Coordinate land use decisions with available service area.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Cluster service activities that support the arts, sports and entertainment.						Allen Water District, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Develop design criteria to enable the integration of public transportation services and open space into all activity centers.						Regional Transit Authority, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Plan for and support the integration of varied land use activities with the infrastructure necessary to accommodate both pedestrian and vehicular traffic in those transitional areas between residential and commercial districts.	Identify potential obstacles to mixed-use developments including land development codes including environmental and safety issues.						Allen County Engineer's Office, Regional Planning Commission, ODOT, Township Zoning Commission and Township Trustees.
		Develop corridor plans specifying necessary traffic improvements, land use controls, signage, streetscape and parking standards supported with curbs/gutters, sidewalks and lighting.						Allen County Engineer's Office, Regional Planning Commission, ODOT, Township Zoning Commission and Township Trustees.
	Ensure new developments have access to the necessary infrastructure including adequate roads, transit and other needed facilities to support planned development.	Maintain satisfactory levels of service on the local roadway network.	Require Traffic Impact Analyses to assess new/proposed development projects.					
Develop warranted improvements and seek necessary funding and developer guarantees to correct identified LOS deficiencies including geometric deficiencies.								Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
Minimize traffic congestion and delay stemming from new development activities.		Identify and document unsatisfactory levels of service (LOS) at roadway intersections based on established measures of delay.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop warranted improvements and seek necessary funding to improve LOS including capacity and deficient roadway geometrics.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Better coordinate transportation, land use policies and urban development.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
Integrate transit and other alternative means of travel within new development sites.		Require an integration of pedestrian amenities to support site development in Township Zoning.						Township Zoning Commission and Township Trustees.
		Require connectivity to existing pedestrian and transit amenities.						Regional Planning Commission, Township Zoning Commission and Township Trustees.
Integrate appropriate criteria and develop design guidelines to ensure attractive high value developments.	Create a valuable, attractive and sustainable resource for the community.						Regional Planning Commission, Township Zoning Commission and Township Trustees.	

# MAP 32 AMERICAN TOWNSHIP: RE-DEVELOPMENT TARGETS

-  FLOODPLAIN
-  american\_2006
-  Lima\_2008
-  Elida\_2005
-  COMMERCIAL RE-DEVELOPMENT
-  RESIDENTIAL RE-DEVELOPMENT
-  MIXED-USE ACTIVITY CENTER
-  CORRIDOR IMPROVEMENT
-  ROAD EXTENSION
-  INTERSECTION IMPROVEMENT



LIMA - ALLEN COUNTY  
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COMMISSION OCTOBER 2008



Specific facilities located along these corridors are underutilized and/or in poor repair. These facilities need to be identified, inventoried, refurbished and integrated within the larger local economy. Upgrades to these facilities need to be encouraged in order to support job growth and the local tax base.

The roadway and rail corridors serving these facilities also need to be addressed by the Township. Physical design elements need to be integrated along these corridors to support revitalization efforts with special emphasis placed on the geometric demands of freight delivery necessary and to improve accessibility and safety. Supporting infrastructure including drainage, lighting, and appropriate signage and landscaping is also important to such revitalization efforts. The removal of blighting influences, including the elimination of litter and wind blown debris, the eradication of deteriorated building/fence conditions, the implementation of dust control measures and the overall maintenance and/or integration of green infrastructure (lawns, trees, shrubbery) will create new synergies for development and active redevelopment of the older industrial/commercial areas.

The Township should partner with the AEDG and the Port Authority to inventory existing sites, identify potential brownfield sites and review the feasibility both physical and financial for redevelopment opportunities, see Table 47. Corridor studies should be undertaken, complete with access management plans, capital improvement schedules and landscaping requirements supported under principles of overlay zoning district regulations. Other elements to consider include:

- Pursuit of Brownfield remediation funding to improve the environment and appearances of older sites to provide land suitable for redevelopment.
- Encourage public acquisition of blighted areas for private residential/commercial development.
- Involve developers and property owners in public redevelopment planning in order to benefit from their experience.
- Improve site accessibility and visibility with transportation improvements and transportation enhancements.
- Develop site design criteria conducive to redevelopment initiatives including mandated green infrastructure, dust control measures and freight/warehousing issues.
- Develop, adopt and enforce a commercial/industrial exterior maintenance code and corridor overlay districts to improve roadway safety, establish a uniform image, and support reinvestment.

Some of the earliest residential development in American Township occurred immediately adjacent to the City of Lima. The Glendale, Allentown, North End and Sharon Park neighborhoods are examples of such areas, with the oldest recorded plat dated 1900. Currently these neighborhoods are showing their age with respect to the condition of the housing stock and supporting infrastructure. The neighborhoods' deteriorated conditions are reflected in the overall property valuations, the extent of vacant undeveloped parcels (546 lots/11.2% of total parcels) and the encroachment of commercial and/or industrial activities.

*Deteriorated housing conditions stem from the lack of general maintenance and property reinvestment and have destabilizing impacts on adjacent properties.*

Deteriorated conditions stem from the lack of general maintenance and property reinvestment. Unsightly, unsavory conditions exhibited on the exterior of

**TABLE 47  
GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF INDUSTRIAL/COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Encourage the reuse and rehabilitation of existing industrial/commercial structures.	Support infill development and the development of existing brownfield sites.	Identify underutilized, vacant and/or abandoned sites and structures.						Allen Economic Development Group, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Assess and maximize existing facilities and infrastructure.						Allen Economic Development Group, Allen County Engineer, Allen County Sanitary Engineer, Allen Water District, City of Lima Utilities Department, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Revitalize and improve the existing industrial sites within the community.						Allen Economic Development Group, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Develop economic incentives that furthers the rehabilitation of older facilities.	Identify available and develop new financial resources to support rehabilitation strategies.						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.
Encourage the development and expansion of existing 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.	Support and stabilize the industrial base to protect 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.
		Develop an industrial council for major employers within the community to express 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 industrial development in the community.	Identify and attract specific industries to compliment existing mix with available sites and infrastructure.	Work with industrial leadership to identify market niches for potential industries.						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 industrial sites.	Establish and maintain an inventory of all available industrial properties in order to protect industrial development/redevelopment opportunities.						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 industrial 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 capacity constraints to existing industrial by site.						Allen Economic Development Group, Chamber of Commerce, ODOT, Allen County Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Maximize safety and minimize congestion on truck routes.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
		Eliminate roadway congestion and minimize operational costs.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
		Ensure employers access to public transportation services.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
	Advance utility improvement projects that will support industrial developments.	Identify existing utility service and capacity by site.						Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Coordinate development of both water and sewer services to available sites.						Allen County Sanitary Engineer's Office, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Support the development of intermodal facilities through the integration of highway and rail infrastructure.	Identify a systems level analysis of freight and rail modes.						Allen County Engineer's Office, ODOT and Regional Planning Commission.
Identify and advance corridor level improvements for freight.							Allen County Engineer's Office, ODOT and Regional Planning Commission.	

properties, if not addressed by local government, will continue a downward spiraling of investment and have destabilizing impacts on adjacent properties.

Inundated with deteriorated housing units, neighborhoods decline rapidly. The Township will need to focus its efforts at improving the conditions of the local housing stock and eliminating some of the conditions that further deteriorate health and safety conditions in targeted areas.

The Township should partner with The Ohio State University, local banks, neighborhood residents, business owners, the Allen County Commissioners and the Regional Planning Commission to inventory existing neighborhoods, identify deteriorated housing, safety conditions, blighting influences and opportunities for revitalization. Other Plan elements to consider include:

- Sponsoring neighborhood clean-up activities.
- Encouraging safety programming such as block watch programs.
- Encourage public acquisition of blighted areas to support redevelopment.
- Underwrite studies of local neighborhoods to document existing conditions and develop strategies to address future (re)development.

Neighborhood redevelopment initiatives need to recognize historical land development patterns and existing land use conflicts with respect to current market forces and the development needs of the Township. Older, stable residential areas improperly served with public infrastructure should be identified and targeted for capital improvements.

The Township should be careful, however, not to support public funded investments in areas best suited to alternative uses. Redevelopment of those areas where noise, dirt, traffic and safety problems exist, and where such conditions can only be expected to deteriorate further should not be undertaken. Feasibility studies to assess neighborhood stability and environmental stress should be undertaken to identify and prioritize any future capital improvements in suspect areas.

*The Township should be careful, however, not to support public funded investments in areas best suited to alternative uses.*

*Tax Base Diversification:* Tax base refers to the total wealth in terms of land, property and income that is subject to taxation. American 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.

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

Section 6.3 identified tax valuations by type and year. Data suggests that in 2007 Agricultural and Residential real property comprised 67.48 percent of total Township valuation appraised at \$217.1 million; commercial, industrial and utilities compromise the remainder (\$93.7 million). Personal and tangible property valuations collectively added another \$10.9 million to township valuation or 3.4 percent of the total township valuation estimated at \$321,780,950 in 2007.

Data presented in Section 6.3 indicated a shift in the tax burden between 2003 and 2007. Real property valuation in American Township increased 17.2 percent between 2003 and 2007 while personal property valuation declined 70.6 percent. This had the net effect of increasing the proportion of real property valuations for residential and agricultural properties from 87.7 percent of the total 2003 valuation to 96.6 percent in 2007. This increase was comparable to the total Township valuation, which rose 6.36 percent. Data suggests a shift in the local tax burden from tangible personal property to fixed assets impacting the residential and agricultural base. The ability of firms to reduce their tax burden significantly or escape them all together might well result in local tax deficits and/or a reduction in the provision of public services.

*The ability of firms to reduce their tax burden significantly or escape them all together might well result in local tax deficits and/or a reduction in the provision of public services.*

An examination of Township costs to the increasing rate of valuation and property assessments is necessary. Fluctuations in property valuations, declining tangible property valuations, anticipated declines in local government assistance funding, and flat gasoline and motor vehicle monies support a reassessment of the Township's revenue streams, cost recovery policies and fee structure.

*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.*

*Community Investment:* The ability to continue to support development within the community requires reinvestment. The ability to maintain the community's streets

and drainage systems are critical to the long-term viability of the community. To date, reinvestment in terms of the community's infrastructure has been financed in large measure with grants and long-term interest free loans. The Township has done well to secure such funding to date; however, such funding is extremely limited and the remaining necessary improvements should be addressed without further delay.

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, no dedicated funding source exists to address reinvestment in the community's infrastructure; this is arguably short sighted and such austerity is ill conceived. The Township must develop a dedicated stream that addresses existing and 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. 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

*The Township should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services.*

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.

**7.4.4 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).

The second area of concern stems from complaints regarding the quality of the existing housing stock and issues related to the effect the appearance and condition of housing has upon the community as a whole. These aspects are important, as housing is an integral component of the community in terms of providing shelter and security, both physical and financial. The condition of the housing stock is also important as it affects community development impacting not only the aesthetics within but also the perceptions of others who reside outside the Township especially those who may play a role in investment decisions. Quality housing will better support the community's family focus and serve to attract new investment as the

*The condition of the housing stock is also important as it affects community development impacting not only the aesthetics within but also the perceptions of others who reside outside the Township.*

community is perceived as an attractive place in which to live and conduct business.

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:

- Market Segmentation & Feasibility Assessments
- Accessibility Standards for New Development
- Standardized Exterior Maintenance Codes
- Standardized Residential Building Codes
- Landlord Training & Occupancy Permits

*Market Segmentation & Analyses:* Data suggests that the community is growing older. By 2030, nearly 5 in 10 residents will be comprised of those identified as empty nesters and senior citizens. The Plan also reports that more than 3 in 4 residential units of the American Township housing stock were built between 1960 and 2000. This housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. Nearly three-fourths of American's housing units are single-family homes. More than 391 of those exist on parcels more than 2 acres in size. With 69% of American Townships' housing stock owner-occupied, it becomes evident that the type of home, the number of floors, the amount of land as well as the arrangements for the care of that land will necessarily change with an aging population. The Plan suggests that the existing homes by and large will not satisfy or support an aging population.

*It becomes evident that the type of home, the number of floors, the amount of land as well as the arrangements for the care of that land will necessarily change with an aging population.*

By 2030, the empty nesters and 65+ populations will comprise 46.4 percent of the total population (14,485) in American Township. Collectively, they will add approximately 969 housing units; their household size will be less than 2.0 persons per household. To a large extent, the homes these populations will live in do not at this time exist in American 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 those development proposals that include single floor designs or ranch type homes with smaller square footage requirements. Integrated throughout should be contractual condominium-style landscaping care and wheelchair accessibility. These design criteria could easily be supported in developments of 4 to 6 units per acre. The Township should adopt accessibility design criteria and consider support for mixed use, higher density developments. Proposed developments targeting housing serving intergenerational interests should be supported by the Township. Such community proposals integrate standard single family with condominium and assisted living components. 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. These developments should be supported as they promote a continuity of Township residency and neighborhood cohesion.

*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.*

Developments should be expected to integrate some specified design criteria supporting that population of 65 years and older as they will account for almost 20 percent of the entire population. Current demographics note that more than a quarter of all households currently contain at least one individual 65 years of age or older, and of these households 42 percent live alone with nearly three in five of those being female. The statistics and trend are not expected to change by 2030, and the Township should recognize that the vast majority of seniors:

- Own their own home
- Prefer to age at home in same neighborhood
- Will need some community-based assistance
- Would move to smaller home
- Would move to Retirement Community
- Will suffer from vision problems

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. Housing options such as senior apartments, assisted living complexes and continuing care facilities that provide supportive services will also increase in demand.

New housing developments should be able to serve the community's aging population and such proposals should be reflective of property maintenance from a structural and aesthetic perspective including landscaping, accessibility and supporting community services. Such issues should be addressed by developers at the preliminary planning stage and be supported with a market analysis to assist the Township Zoning Commission and Trustees in their decision-making processes. At the Township level, regulatory language and policy guidelines for the design criteria of units should be reviewed/revised/adopted. Issues to be addressed include types of units, sizes of units, parking, pedestrian lighting and accessibility standards, see Table 48.

*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.

*Housing is important to the Township as the largest component of its tax valuation; therefore, The Township should ensure that such properties are kept in good repair and remain a valuable asset within the community.*

The Township recognizes that a large number of residential units (1,137) were built before 1950. Many of these units were concentrated in the Northend and Sharon Park areas. Today, many of these residential units are suffering from structural failures while others are suffering from multiple cosmetic problems. However, given the age of structures and the high proportion (21.8%) of such units in a rental status, the Township should evaluate whether such units can be revitalized or whether to support market forces in a redevelopment of such areas.

**TABLE 48  
GOAL: AMERICAN TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING IN NEIGHBORHOODS.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Support the quality of life (QOL) in existing residential neighborhoods by developing an understanding of QOL issues by neighborhood.	Identify neighborhoods 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 Sanitary 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 neighborhoods.	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, spring flower planting, neighborhood festivals/parties and holiday lighting programs.						Township Zoning Commission and Township Trustees.
Encourage a wide variety of housing types and/or styles within any proposed housing development.	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.	
Encourage a mix of residential and compatible services within proposed developments.	Support a Land Use Plan which reflects medium to high-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.						Allen County Sanitary Engineer, Allen Water District, City of Lima Utilities Dept., Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Promote mixed use Planned Unit Developments (PUD's) as supported by market studies.	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.
		Review subdivision and zoning regulations for impediments to PUD's.						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.

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 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.

*Landlord Licensures & Occupancy Permits:* American Township currently has 30 percent of its housing stock occupied by renters with no standards or oversight governing maintenance (interior/exterior). Safety standards with respect to the units condition or structural composition is not adequately addressed by the Township or other local units of government. Property owned and operated solely for the purpose of rental income generation should be treated in the same way as other commercial property operating within the Township. At a minimum annual safety inspections should be conducted by the American Fire Department and building codes for rental housing be developed to ensure that such units can provide minimum safety standards and meet the community's goals of providing safe and affordable housing. Implementation of landlord licensure provisions and occupancy permitting requirements should be reviewed as potential tools to monitor and regulate the rental housing stock in local neighborhoods. Coupled with exterior maintenance and building codes, uniform reporting on rental housing could ameliorate problematic situations and bring problem tenants/landlords to the attention of the Township before they are allowed to degrade adjoining properties.

*American Township currently has 30 percent of its housing stock occupied by renters with no standards or oversight governing maintenance (interior/exterior).*

Of concern would be situations in which specific vacant homes or buildings in various states of disrepair, are the source of complaints from adjacent neighbors who are calling for the demolition of structures based on local health, safety and welfare issues. Also of concern are certain apartments and trailer parks where the absence of codes has allowed certain properties to deteriorate to the extent that they have become eyesores or source areas for unwanted anti-social and/or criminal behavior within Township.

#### **7.4.5 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

*An increase in demand for recreational and park land resulting from higher residential densities and mixed use developments provides the rationale to separate and protect environmentally sensitive areas of the community.*

manicured lawns. The Committee also noted poor air and water quality issues negatively impacting the community's overall health. As a result, the Advisory Committee identified an increase in demand for recreational and park land resulting from higher residential densities and mixed use developments as the rationale to build specific actions to separate and protect environmentally sensitive areas of the community.

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 Stormwater Management Plans. The Township argues for reciprocal support from State and County level agencies addressing such resources including the Allen County Floodplain Management Regulations, the Allen County Stormwater, Sediment & Erosion Control 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 migration of same across the community; and, (5) the development of an open space preservation plan.

Map 33 depicts proposed open space and recreational areas in the Township incorporating flood plain areas and preservation of wooded and wet-lands. There are several locations identified in the Township that offer unique settings for park and open space areas. Combined these parcels total some 528 acres. Of note, only 224.5 acres would be needed based on the local per capita allocation through the 2030 projections. Table 49 provides guidance on the development of future open space and recreational amenities.

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



**TABLE 49  
GOAL: AMERICAN TOWNSHIP WILL WORK TO PROMOTE AND DEVELOP DIVERSIFIED OPEN SPACE & RECREATION AREAS WITHIN THE COMMUNITY.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Develop quality parks and open space amenities to meet the needs of not only Township residents but the natural inhabitants of such lands.	Balance parkland & open space development between natural resource conservation and the recreational needs of the community.	Evaluate existing riverine areas including floodplains, wetlands, wooded areas and other sites both public and private facilities to determine whether such sites can support the open space demands of American Township.						Johnny Appleseed Metropolitan Park District, Regional Planning Commission, Ohio Department of Natural Resources, Township Zoning Commission, Township Trustees.
		Monitor and asses the impact of proposed passive and/or active recreational pursuits against the natural landscape and develop accordingly.						Johnny Appleseed Metropolitan Park District, Regional Planning Commission, Ohio Department of Natural Resources, Township Zoning Commission, Township Trustees.
	Develop both quantitative and qualitative measures of user experience (e.g. size, available activities, convenience of access).	Develop an acre-per-capita standard as the measure for providing public lands and recreational activities.						Johnny Appleseed Metropolitan Park District, Township Zoning Commission, Regional Planning Commission, Township Trustees.
Develop corridor and pocket parks to support more active recreational pursuits in residential developments.	Implement regulatory controls to support the development of corridor and pocket parks in all development plans.	Revise subdivision and zoning regulations to require/establish parameters of open space as parks/trails thru land grants or fees in lieu of their physical development.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Township Zoning Commission and Township Trustees.
	Coordinate and develop physical linkage (hike/bike paths, bicycle routes etc.) between open space and residential, commercial and quasi public land uses across the County.	Facilitate easy access to recreational activities throughout the community in order to promote alternative commute paths and facilitate healthy lifestyles.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Ohio Department of Transportation, Ohio Department of natural Resources, Local School District, Township Zoning Commission, Township Trustees.
	Utilize documented floodplains as natural corridors.	Protect sensitive environmental areas from further urban development while preserving natural wildlife habitats & migration corridors.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Township Zoning Commission and Township Trustees.
Develop the fiscal and legislative means to develop the parks and recreational facilities required to support a growing and vibrant community.	Build partnerships and identify new public and private resources with state leaders, conservation and recreation organizations, the private sector and citizens to support open space and park land development.	Identify and develop the funding streams necessary to support open space and park land acquisition, site improvements and on-going maintenance.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Ohio Department of Transportation, Ohio Department of natural Resources, Local School District, Township Zoning Commission, Township Trustees.
Develop large, accessible parks to not only support passive recreational activities for local residents but also to protect environmentally sensitive areas for future generations to use and appreciate.	Identify available land to improve recreational experiences, wildlife habitat and resource protection.	Improve access to the outdoors.						Allen County Health Department, Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Ohio Department of Transportation, Ohio Department of natural Resources, Local School District, Township Zoning Commission, Township Trustees.
		Conserve sites for recreational opportunities, biodiversity, and the cultural heritage of the community.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Ohio Department of Transportation, Ohio Department of natural Resources, Local School District, Township Zoning Commission, Township Trustees.
	Develop open space and park lands in the community to support recreational opportunities for residents of all ages.	Assess and provide an appropriate mix of recreational opportunities base on locational considerations and demographic needs.						Regional Planning Commission, Johnny Appleseed Metropolitan Park District, Local School District, Township Zoning Commission, Township Trustees.

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.

#### 7.4.6 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 (see Appendix I), 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 American Township based on the criteria that American 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.

*Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education.*

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, the American Parent Teacher Society and the American School Board 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. Map 34 depicts the recommended land use plan for 2030.



## **SECTION VIII PLANNING PROCESS, SUMMARY & RECOMMENDATIONS**

This Plan has been developed to provide the foresight and guidance necessary to enhance 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 urban 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, transportation infrastructure and open space. The Plan examines the costs of urban development and mandates that any negative consequences associated with such development be addressed prior to any further development. 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-growth. 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 of us daring to do so.

### **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 without much oversight 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.

Early in the spring of 2008, the American Township Trustees, its administrative staff (including the road supervisor, zoning inspector, fire/police chiefs and administrative assistant) along with members of the Township Zoning Commission and the Board of Zoning Appeals met and formed an Advisory Committee to discuss the potential development of a Comprehensive Plan. Over the course of the next few months, the Regional Planning Commission and various other state and county agencies supported the efforts of the Advisory Committee by providing data and insights. The Committee met on a bi-monthly basis 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 identified blighting influences across the community. After completing a visioning process in which preferences were established, the Advisory Committee developed goals to address future land use needs.

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 from survey responses 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. The Plan was finalized and approved in the winter of 2009.

## 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, contrary to recent trends, American Township will experience moderate population growth over the next 25 years. Also, consistent with national trend, the Township's population is aging. The median age of the population is 38.6 years, 2.3 years older than the County as a whole. Data suggests that simply due to age of the population more than a fourth 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. Public transportation including paratransit services will be necessary to maintain the ability for aging residents to reside in their own homes. In addition, age will be a significant 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 reflective of and dependent upon those in the 25-34 age cohort.

*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.*

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 1,379 individuals or 12.8 percent of all individuals 25 years of age or older that have not completed a high school education residing in American Township. This factor needs to be addressed and remedied. Of note, 1,461 adult residents (15.8%) have completed a 4-year college degree and/or masters program exceeding both State and National averages. This is an important factor in community development, as it tends to suggest support for maintaining quality educational services and an ability to adapt to new technologies, new situations and new employment opportunities. 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

*The Plan promotes neighborhoods that are safe, pedestrian friendly and clean. 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.*

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 promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. 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 legislative changes to existing zoning codes and recommends adoption of exterior maintenance code and the elimination of blighting conditions through intensive interdiction strategies in older neighborhoods. The Plan also advances the integration of themed architecture styles in new medium density developments that provide direct access to open space and recreational facilities in order to minimize encroachment into prime farmland. The Plan recognizes mixed-use developments as desirable and suggests regulatory changes may be necessary to support same. The Plan suggests market studies be prepared and submitted to support new residential development. Based on current population estimates, the Township will need an additional 2,452 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 residential housing and employment locations on commuting patterns and supports the integration of mixed-use developments to minimize commuting time and congestion. Housing, as a basic need of the community, is estimated to consume an additional 1,397.1 acres of the community's agricultural base. This estimate is predicated upon the community's stated interest of protecting its remaining rural areas. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to preserve working farms and American Township agricultural heritage.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for light industrial, commercial/services and warehousing activities. The Plan recognizes existing land use patterns as well as planned improvements and identifies specific corridors for redevelopment. The Plan calls for the redevelopment of its older industrial/commercial districts and new site designs to improve access and eliminate blight. Emphasizing redevelopment of older commercial sites and underutilized industrial sites, the Plan suggests an additional 2,100 acres of agricultural land be identified for urban uses. The combination of housing, quasi-public, commercial, industrial and other industrial/commercial uses would consume an additional 24.8 percent of existing farmland.

*2030 projections suggest urban uses will demand another 2,100 acres of farmland.*

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 supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to preserve working farms and the community's agricultural heritage. 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 Protected Agricultural Districts (PADs) 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 traffic flow and improve safety in order to adequately address

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

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.

More specifically, the Plan calls for the inclusion of service roads with all major developments, elimination of duplicative and/or unnecessary driveways, the standardization of roadway widths, the integration of sidewalks/trails in all commercial and residential projects and support for public transportation. The Plan specifically recognizes the SR 81 and SR 309 corridors as major entryways into the community and calls for not only improved signal coordination and access management but increased attention paid to enhancements including appropriate overhead lighting, landscaping, signage and maintenance of primary gateways into American Township as aesthetically pleasing.

Various roadway pavement widths deficient as to their compliance with Federal Highway Design Standards estimated \$10.6 million for necessary improvements. The plan recognizes 24 bridges in American Township with only 4 currently identified as deficient. Bridge repair was estimated at \$1,770,000. The Plan recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements. The Plan identified high crash intersection locations along with intersections projected to become deficient. Estimates to improve these intersections reach \$2.23 million.

Looking forward, the Township is interested in furthering the development of roadway extensions to serve the larger community and provide new opportunities for increased transportation synergies. Road extension projects include the following: Bluelick Road east to Sunnysdale Drive (\$2.5 million) and the improvement of the Bluelick Road Underpass (\$13.1 million) located in Bath Township; Eastown Road north to US 30 (\$5.0 million); follows the alignment of Gomer Road north of Sunnysdale and the construction of interchange ramps with US 30 and closure of Watkins Road to conform to access management principles and minimum spacing requirements on US 30; and, the relocation/reconstruction of Cole Street/SR 115 intersection (\$750,000) located in Sugar Creek Township.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. The Plan also supports the coordination between land use and public transportation service to mitigate congestion and air quality issues as well as to ensure mobility to all American residents regardless of their age, income or disability status. The report recommends American Township to identify and implement additional funding for roadway improvements and maintenance.

### 8.2.5 Water & Wastewater Distribution Systems

Examining potable water, American Township relies primarily on the vast reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima and Allen County. The water distribution system in American Township uses 177,498 linear feet of water lines varying in size from 4” to 16.” In those areas of American Township outside of the utility service areas, water wells act as the “raw” source for water. The Plan calls for the integration of an additional 44,000 feet of water lines. The Plan also recognizes the need to loop the lines in order to provide necessary pressure to support higher density uses. The Plan challenges utility services to avoid unnecessary extensions into agricultural areas.

Wastewater system facilities are provided by the City of Lima Utilities Department and the Allen County Sanitary Engineer’s Office. Improvements to the sanitary sewer systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, elimination of older treatment systems, and construction of new trunk lines. Most often, such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography, both natural and man-made have imposed limits to the expansion of sewer services in American Township. The wastewater system in American Township uses 270,600 linear feet of sewer lines varying in size from 6” to 24.” Human activities not serviced by the municipal sewer need to utilize private septic systems as approved by the Allen County Health Department.

*Environmental concerns stemming from private septic systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system in American Township.*

Environmental concerns stemming from private septic systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system in American Township. The Plan recognizes further urban developments and mandates of the OEPA. The Plan also recognizes a 8,700 acre sewer service area, the development of agricultural districts and the existing minimum lot size of 2.5 acres in rural residential districts. The Plan integrates an additional 40,000 feet of sanitary sewer lines to protect American Township residents from unnecessary and expensive extensions of the sanitary sewer system.

### 8.2.6 Environmental Conservation

The USEPA has designated the American Township community in attainment with respect to air quality. The water quality of the Ottawa River however is impaired. These designations were taken seriously and were taken into consideration during the planning process. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial and industrial uses. The Plan also identifies such uses and their proximity to endangered riverine environments and natural areas including wetlands, floodplains, 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; (b) landscaped

*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.*

buffers around commercial and industrial sites to ensure pleasant sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates floodplains and riverine buffer zones as well as wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.

### **8.2.7 Open Space and Recreation**

Public input warranted inclusion of an open space and recreation component of the Plan. Comparing recreational opportunities in American Township to the other urban townships within in Allen County revealed a vast disparity in open space acreage. Section VII recognizes the lack of park facilities in American Township and quantifies a latent demand for more than 220 acres of open space for recreational endeavors based on a per capita basis by the year 2030.

The Plan recognizes potential recreational areas to support activities such as picnicking and fishing as well as hiking/biking opportunities all supported with shelter facilities. The Plan focuses on the identification of potential open space targeting riverine corridors, woods and wetland areas as well as the edge areas of public parks, golf courses and school properties. Approximately 525 acres of land have been preliminarily identified for their potential to provide some open space and passive recreational pursuits. Acquisition, management and maintenance of these lands requires strong local political leadership/support and access to federal, state and local funding for acquisition, improvements and maintenance.

*To improve the quality of life in American Township the Plan calls for the development of parks and open space.*

**APPENDIX I  
SMALL GROUP PROCESS RESULTS BY TOPICAL ISSUES & RANKING**

TOPICAL ISSUES	RANKING
<b>A. CITIZEN INVOLVEMENT AND COMMUNITY SUPPORT</b>	
1. Support the quality of life in existing residential neighborhoods	4.00
2. Encourage senior involvement to create sense of civic responsibility	4.25
3. Develop and expand interactive citizen involvement	4.25
4. Consolidation of Township and Village services	4.00
5. Ensure that all task force members are competent	4.75
6. Township official should have open door policy	4.00
<b>B. COMMUNITY CHARACTER</b>	
1. Enhance aesthetic character of the commercial and residential development	4.00
2. Maintain the desirable characteristics that have created the community	4.75
3. Develop attractive gateways to convey the character of the community	3.50
4. Ensure current regulations and future changes maintain positive character	5.00
5. Develop safe, sustainable and accessible neighborhoods	4.75
6. Encourage design elements that present distinct attractiveness	4.50
<b>C. COMMUNITY INFRASTRUCTURE/FACILITIES</b>	
1. Maintain and update community infrastructure and facilities	4.25
2. Create safe, efficient and well maintained roadway system	4.25
3. Coordinate infrastructure improvements to minimized environmental impact	4.50
4. Construct or enlarge community facilities in the best interest of identified goals	4.00
5. Develop facilities that are welcoming and attractive to residents	4.25
6. Provide adequate space and facilities for multi-level recreation	4.25
7. Promote burying utility wires whenever feasible	4.00
<b>D. ECONOMIC &amp; BUSINESS DEVELOPMENT</b>	
1. Take actions to expand and diversify the townships tax base	5.00
2. Promote and integrate the (re)development of industrial and commercial activities	4.75
3. Promote a positive relationship within the business community	5.00
4. Develop mixed-use activity centers to diversify economic base	3.50
5. Ensure new development has infrastructure and services	5.00
<b>E. HOUSING</b>	
1. Support housing development that is well-planned with utility infrastructure	4.75
2. Maintain balance of housing option to meet needs of all residents	4.25
3. Ensure that housing growth is slowed and controlled to a manageable pace	2.25
4. Encourage intergenerational housing developments that meet needs of elderly	3.75
5. Enhance the vibrancy of existing and proposed residential developments	4.25
<b>F. LAND USE</b>	
1. Promote mixed-use developments within existing retail areas	3.25
2. Assure that land use regulations accommodate a variety of uses	4.25
3. Maintain the diversity of land uses through careful land use planning	4.50
4. Maintain a desirable balance between agricultural land use	3.00
5. Support development and utility extensions based on sited specific considerations	4.25
6. Ensure that the rural character on the northern and western borders are preserved	4.50
7. Maintain a compact community pattern and promote efficiency in public services	4.50
8. Plan for development within a regional context of the Lima Metropolitan area	3.75
9. Encourage a transitional development area between urban and planned rural areas	2.75
<b>G. ENVIRONMENTAL</b>	
1. Manage growth to be consistent with natural limitations of the land	4.75
2. Protect critical stream corridor areas	4.75
3. Enhance the usability of the riverine system	4.50
4. Develop a recycling program for residents and businesses	4.00
<b>RANKING: Very Important, 5; Important, 4; Somewhat Important, 3; Fairly Important, 2; Not Important, 1</b>	

## APPENDIX II COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

### **Analysis:**

This report uses a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to better understand American 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:**

- **Shopping Centers:** Retail establishments serve a regional clientele increasing per capita sales and providing employment within the community.
- **Vacant Land:** American Township has ample land available for planned development within the utility service area for both residential and commercial uses.
- **Location:** American Township enjoys access to SR 309 and SR 81, and is in close proximity to US 30 and I-75.
- **Diverse Population:** Increasing racial diversity throughout the community.
- **Educational Facilities:** Residents are currently serviced by the Elida Local School District. Educational attainment levels of American residents attest to strong 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. Tiffin University and Mount Vernon Nazarene University also have regional facilities within the community.
- **Rural Land:** Development within the Township has been primarily within well designed subdivisions in both suburban and rural residential settings.
- **Family Values:** Residents within the community orient themselves around the family and traditional religious beliefs.
- **Property Values:** American Township enjoys higher than county average housing values which in turn supports sound schools, police, fire and emergency medical services and makes the community more attractive to new development and higher property values.

### **Weaknesses:**

- **Industrial Development:** The community lacks large scale industrial firms/facilities to support and diversify the community's economic base and which offers higher than average wages for personnel employed in that sector.
- **Lack of Identity:** Visual appearance of the community's major corridors are poor. No central focus on the community has developed.
- **Subsidized Housing:** The burden subsidized housing has placed on the community is apparent in terms of its appearance and prevalence of criminal activity. The presence of the subsidized units has placed a burden on local law enforcement and the Elida School system.
- **Rail Sidings:** The lack of accessible rail sidings within the community make further industrial development within the community difficult.
- **Annexation:** Without a stronger form of governance, such as a Home Rule, the City of Lima will continue the annexation of prime real estate within the Township.
- **Unplanned Growth:** Farm land has been devoured in the past with haphazard development which has forced the extension of utility services, 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 in large lot developments. 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 will result in the flight of these population cohorts, a declining population and declining property values.
- **Public Transit:** The Township's 12,000+ residents do not have ready access to public transportation and the lack of sidewalks precludes those that might have access to transit services from being able to use them. This will place additional pressure on an aging population.
- **Recreation:** The Township's 12,000+ residents lack access to any public parks or open space areas.

### **Opportunities:**

- **Support Planned Growth:** A cost of services analysis will reveal the real tax burden of various economic land uses and offer insights to curb the escalating costs of local government.
- **Vacant Land:** Develop vacant land for commercial and mixed uses.
- **Access to Education:** Strengthen the current school system at both Elida local schools, and improve access to the post-secondary schools in the region. Emphasis should be placed on education and technical training to further diversify the workforce and ensure future employment in a global economy.
- **Build-scaping:** Ensure that new commercial development integrates architectural features and landscaping which can be seen as an asset to the community.

- **Parks and Recreational Opportunities:** Reservoirs, rivers, floodplains, woodland areas and wetlands offer excellent opportunities to establish passive recreational activities. The Elida School District should be encouraged to provide active recreational pursuits for students and adults alike. Bike trails and sidewalks should be established to link residences with recreational facilities.

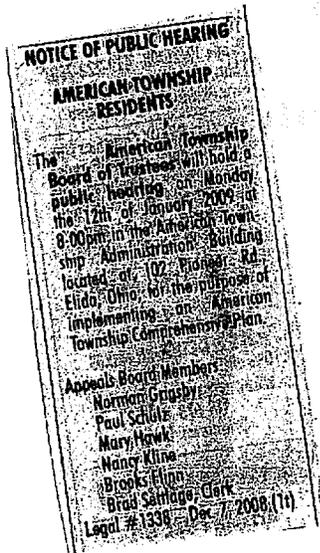
**Threats:**

- **Increasing Taxes:** Residential taxes are further burdened as businesses are increasingly objecting to the misappropriation of taxes that have traditionally burdened them.
- **Sustained Growth:** Roads, schools, infrastructure, green space and farmland is at risk from haphazard unplanned development.
- **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.
- **Traffic:** Delays caused by increasing traffic and blocked rail crossings are increasing and exacerbated by the lack of public transportation, ped-bike facilities and single-use developments.
- **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.



**The State of Ohio, Allen County, ss:**

Joan Bellmann being sworn that (he) (she) is  
bookkeeper of The Lima News, publishers of THE LIMA NEWS, a  
newspaper printed in said county, and of general circulation  
throughout said County and State; and that said newspaper had a  
bona fide circulation of more than twenty-five thousand at the time  
of this advertisement, notice or proclamation was published; that  
the notice, of which the annexed is a true copy, was for 1 day  
published in said newspapers, beginning on the  
7<sup>th</sup> day of December A.D. 2008

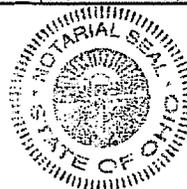


Joan Bellmann

Sworn to before me and subscribed before me this 7<sup>th</sup> day  
December A.D. 2008

Jeanette A. Evans  
(Notary Public, Allen County, Ohio)

Printer's Fee \$ 45.10



**JEANETTE A. EVANS**  
Notary Public, State of Ohio  
My Commission Expires  
May 20, 2012



**RESOLUTION  
AMERICAN TOWNSHIP ZONING COMMISSION  
ADOPTION OF THE AMERICAN TOWNSHIP 2030 COMPREHENSIVE PLAN**

WHEREAS, the American 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,

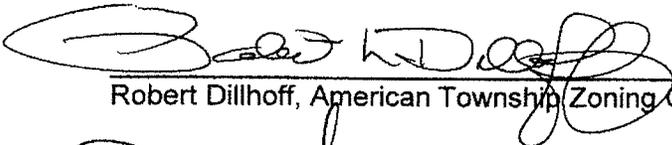
WHEREAS, the American Township 2030 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation; and, Future Development/Redevelopment;

NOW, THEREFORE, BE IT RESOLVED, that the Township's Zoning Commission hereby adopts the American Township 2030 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.

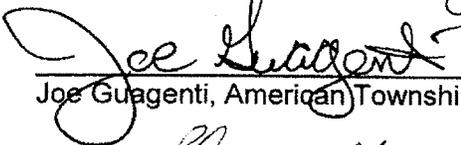
ADOPTED THIS 26<sup>th</sup> DAY OF January, 2009



\_\_\_\_\_  
Steve Creps, American Township Zoning Commission



\_\_\_\_\_  
Robert Dillhoff, American Township Zoning Commission



\_\_\_\_\_  
Joe Guagenti, American Township Zoning Commission



\_\_\_\_\_  
Lloyd Grimm, American Township Zoning Commission



\_\_\_\_\_  
Bill McDonnell, American Township Zoning Commission

**RESOLUTION  
AMERICAN TOWNSHIP TRUSTEES  
ADOPTION OF THE AMERICAN TOWNSHIP 2030 COMPREHENSIVE PLAN**

WHEREAS, American 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,

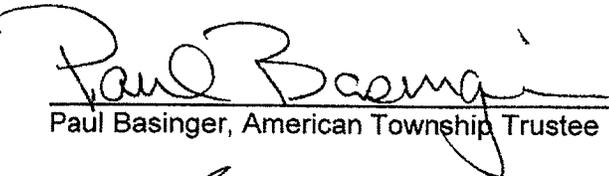
WHEREAS, the Township's Steering Committee undertook a comprehensive assessment of historic and existing conditions within the Township, developed potential options to address such conditions and identified goals, objectives and implementation strategies and presented such materials for public discourse;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

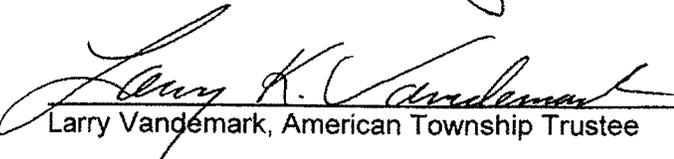
WHEREAS, the American Township 2030 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation; and, Future Development/Redevelopment;

NOW, THEREFORE, BE IT RESOLVED, that the Township's Board of Trustees hereby adopts the American Township 2030 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 26th DAY OF January, 2009

  
\_\_\_\_\_  
Darrell Long, American Township Trustee

  
\_\_\_\_\_  
Paul Basinger, American Township Trustee

  
\_\_\_\_\_  
Larry Vandemark, American 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 American Township. Identifies USEPA findings on water quality.
Ottawa River and Tributaries	Site & Situation: Flood Plains & Wetlands	Flood Plain Management Study	2002	Natural Resources Conservation Service: U.S. Department of Agriculture	Includes description of study area, flood plain problems, current flood plain management, and alternative management options.
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 financial plan.
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	2003	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2003. 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
A Transit Development Plan For the Allen County Regional Transit Authority FY 2005-2009	Infrastructure & Services: Transit	Transit Study	2004	Lima-Allen County Regional Planning Commission	Includes demographic overview, current transit system, assessment of service development standards, and financial development plan.
Analysis of Impediments to Fair Housing Choice	Infrastructure & Services: Housing	Housing Study	2008 DRAFT	Lima-Allen County Regional Planning Commission	Examination of housing stock and both public/private sector impediments to fair housing.
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2004	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. Weirnerman, 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.
2003 Making Vision Reality	Economic Overview: Employment	Economic Development	2003	Allen Economic Development Group	Includes overview of commercial sector and project summary.
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.
2004 Groundhog Survey Results Summary	Economic Overview: Employment	Economic Forecast	2004	Allen County Chamber of Commerce	Overview of employment, sales, legislative issues, and accomplishments.
2007 Year End Report to Our Partners	Economic Overview: Employment	Economic Development	2007	Allen Economic Development Group	Overview of 2007 Economic Achievements.
Job Outlook to 2012	Economic Overview: Employment	Employment Forecast	2007	Ohio Department of Job & Family Services	Statewide Employment projections 2000 - 2012.
Community Housing Improvement Program 2004	Infrastructure & Services: Housing	Housing Study	2004	Poggemeyer Design Group, Inc.	Includes demographics, housing needs, housing issues, and plans.

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1985	Woolpert Consultants	Includes Economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Ohio 2000 Demographic Profile: Charting The Changes Pathways to Life Quality	Population Characteristics Action Plan: Residential	Population Summary Report Senior Housing	2001 2003	Ohio Department of Development Ithaca College Gerontology Institute	Demographic overview.  Collaborative study on residential choice by seniors prepared by Ithaca College and Cornell University. Examined physical demands and psychological implications of an aging population on housing and accessibility.
Zoning Resolution: American Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2004	American Township	Township Zoning adopted pursuant to Section 511 of the Ohio Revised Code.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1998	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of Blocal political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of Blocal political subdivisions.
United States Census 1980	Population Characteristics	Census Tabulation	1980	U.S. Department of Commerce Bureau of the Census	Statistical summations of Blocal political subdivisions.
2002 Economic Census	Economic Overview: Employment	Economic Census	2005	U.S. Department of Commerce Bureau of the Census	Statistical summations of American Township, Allen County, State of Ohio.
2002 Census of Agriculture	Economic Overview: Employment	Agricultural Census	2002	U.S. Department of Agriculture	Statistical summations of American Township, Allen County, State of Ohio.
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	Economic Overview: Employment	Economic Profile	2004 - 2007	Ohio Department of Job & Family Services	Identifies employees/firms by year through 2007.
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 trends.

Title	Plan Section	Category	Year	Author/Publisher	Description
County & City Data Book 13th Edition	Economic Overview: Employment	Economic Profile	2007	U.S. Census Bureau	Summary of statistics on the social and economic structure of the counties and cities of the United States.
Regional Economic Information System	Economic Overview: Employment	Economic Profile	2008	U.S. Department of Commerce	Publication that provides detailed demographic and socio-economic data.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2007	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
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	2005 - 2008	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County ranking top community development projects.
Transportation Improvement Program FY 2004-2007	Infrastructure & Services: Transportation	Transportation Plan	2003	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Transportation Improvement Program FY 2008-2011	Infrastructure & Services: Transportation	Transportation Plan	2007	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Capital Needs Assessment Report	Information Services: Sanitary Sewer System	Sanitary Sewer/Services Plan	2005	Allen County Sanitary Engineer	Reflects Allen County sanitary sewer services capital improvement program and policies 2005-2015.