

**AUGLAIZE TOWNSHIP
2040 COMPREHENSIVE PLAN**

JUNE 2017

Prepared by:

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FOREWORD

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

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

The Plan Advisory Committee charged with the responsibility of developing this Plan has diligently supported the task of preparing for the future development of Auglaize Township. The Advisory Committee has devoted hours discussing, reviewing, and arguing differing points of view on difficult subjects necessary to the Plan's development and adoption. 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 familiar with the Township and its residents. Those persons involved in the Plan review reflect a larger group and include elected and appointed officials as well as long-time Township residents.

Township Administration:

Michael D. Stout, Trustee
Steve Ewing, Trustee
Jon M. Parker, Trustee
Melissa Marshall, Fiscal Officer
Gerald Lehman, Zoning Inspector
Kathy Marcus, Asst. Zoning Inspector

Board of Zoning Appeals:

James Goodin
Darrin Sutherland
Butch Brewer
Kenny Webster

Zoning Commission:

Gary Staley
Darin Rockhold
Terry Shaw
Fred Myers
Lynn Dray

County Stakeholders:

Allen County Engineer's Office
Allen County Sanitary Engineer's Office
Allen County Auditor's Office
Allen County Tax Map Office
Allen County Public Health
Allen Water District
Allen Economic Development Group
Allen County Port Authority
Allen Soil & Water Conservation District
Lima-Allen County Regional Planning Commission

EXECUTIVE SUMMARY

- This Plan is the result of a continuing and comprehensive planning process that has examined population demographics, employment, land use, housing, and transportation in order to address issues related to the future development of Auglaize Township. The Comprehensive Plan contains: the history of the site and situation of Auglaize Township, a discussion of community development problems and opportunities, a discussion setting forth goals and objectives, a plan of action, and performance measures that will be used to evaluate to what extent goals and objectives have been achieved.
- Priorities identified within the Plan target: the preservation of the existing rural way of life; protecting working farms; supporting and strengthening the agricultural foundation and economic base of the community; and balancing the development of infrastructure necessary to support residential and commercial growth. The Plan is pro-growth, but it looks to protect the natural environment and limit needless sprawl. The Plan expects local officials to increase the coordination and communication between development interests and local and state officials when addressing development's impact on utility services, transportation infrastructure, the natural environment, and open space.
- Based on recent decennial Census tabulations, future population projections for Auglaize Township suggests a slow increase through 2040; gaining an estimated 437 residents. The projected increase will impact the demand on community facilities, land use, and associated public services. Auglaize Township's population is projected to continually grow older by 2040; empty nesters are expected to comprise 35.4 percent of the population by 2040, and seniors are expected to comprise 16.3 percent of the total population. Age of residents will also impact the need for service, including education, police, fire, and emergency medical services. Household size is expected to continue its decline to 2.20 people per household, increasing the demand for new housing while at the same time increasing the stress upon transportation and other social services. Local policies will need to be reviewed to increase opportunities for housing, choice, and affordability based on both physical and financial considerations.
- Over 55.8 percent of Auglaize Township's housing units were built after 1960. Single-family dwellings comprised 85.4 percent of Auglaize Township housing units in 2014. Home ownership accounts for 87.5 percent of all housing units. The median home value in Auglaize Township (\$119,544) was significantly lower than Ohio (\$138,000), but higher than Allen County (\$111,400).
- The existing highway system supplies a solid network for the movement of goods and people within and through Auglaize Township. The total roadway system in Auglaize Township consists of 92.4 miles of roadway, of which 14.3 miles are classified as under state routes. Over 75.0 percent of the system is classified as local, and the Township is responsible for the maintenance and upkeep of 43.2 miles. In 2015, vehicle miles of travel (VMT) per day approached 84,900 per day. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs. Currently, SR 117, SR 309, and Napoleon Rd serve as the primary routes into and through Auglaize Township. These routes are gateways into the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking corridor studies, streetscape projects, and integrating access management regulations will help improve the safety of area roadways and further long term community interests.

- The Township lacks access to a public water distribution system and residents depend on individual water wells. The wastewater system is currently limited to the Village of Harrod and SR 117 to the Village of Westminster. The need to provide service to the new Allen East School Campus and the environmental concerns stemming from the use of private septic systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system. Access to municipal water and wastewater services to specific sites is critical to the future of Auglaize 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. Auglaize must work with the Village of Harrod, the Allen Water District, the Allen County Sanitary Engineer's Office (ACSEO) and the OEPA to support and maintain the establishment of coordinated utility service areas.
- Without significant policy changes, future residential demand reflects 199 additional residential units consuming an additional 833 acres. In order to protect the rural character of Auglaize Township, design elements and development standards need to be considered. Encroachment by residential units into highly productive agricultural land must 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. The Plan argues for the development of Protected Agricultural Districts and zoning amendments to protect working farms.
- Key issues of concern to future development revolve around the availability, adequacy, and costs of providing sufficient infrastructure and services. The community must begin to recognize the capital assets already invested in, and devoted to, its various wastewater and transportation systems and establish programs and policies to control development and those costs required to support such development.
- The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public 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 buffers around commercial and industrial sites to ensure aesthetically pleasing rural 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 active 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.
- The Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term, and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Township in its pursuit. The objectives identified in the action plan should be used as performance measures necessary to measure the Plan's ongoing political/popular support.

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SECTION 1 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 Auglaize 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 Auglaize Township. Most importantly, it can be used as a tool to address the change and evolution of Auglaize Township. This Plan was purposely prepared to address compatibility issues between: various land uses, the management and preservation of natural resources, the identification and preservation of historically significant lands and structures, and the provision of adequate infrastructure to support future development.

1.1 History of Community Development & Planning

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

Auglaize Township had shown concern over disjointed, haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township. As a result, starting in the spring of 2007, Auglaize 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 document is a 2017 update to that original plan.

Auglaize 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 Auglaize 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 Auglaize Township and the other 20 member political subdivisions within Allen County during the planning and implementation of specific programs, projects, and activities.

The document's planning philosophy is both inclusive and cumulative. Inclusive, with respect to the number of individuals and interests represented and considered during the planning process; cumulative, in that it represents the past planning efforts of various entities and agencies. This 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 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 Auglaize Township that their respective concerns were identified and addressed. Thus, the ultimate objective of the planning process, as stated in the Development Strategy, is to "assess the current conditions of the Township as it relates to developing a Plan that best utilizes local resources for the positive development of the Auglaize Township community."

1.3 Comprehensive Planning Process

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

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

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

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

Zoning Commission, Auglaize Township Board of Zoning Appeals and the Auglaize Township Trustees, with technical assistance provided by the Township Road Superintendent, Fire Chief, 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 January of 2017 were ongoing and finalized in spring of 2017.
- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals and actions were developed for review and finalization during January of 2017.
- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the spring of 2017.
- **Final Auglaize Township Adoption.** Township trustees took formal action to adopt the Plan after the spring of 2017 public hearings.

<p>Preparation Process:</p> <ul style="list-style-type: none">▪ Obtain input▪ Identify issues▪ Set Goals and Objectives▪ Prepare Action Plan▪ Obtain Approvals

1.6 Major Community Development Issues

Based on the comments, members of the Advisory Committee were forced to address specific issues over the course of Plan preparation. These issues, identified by residents, farmers, business owners, and forwarded from representatives of neighborhood associations, service clubs, and fraternal organizations, include:

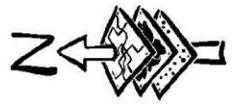
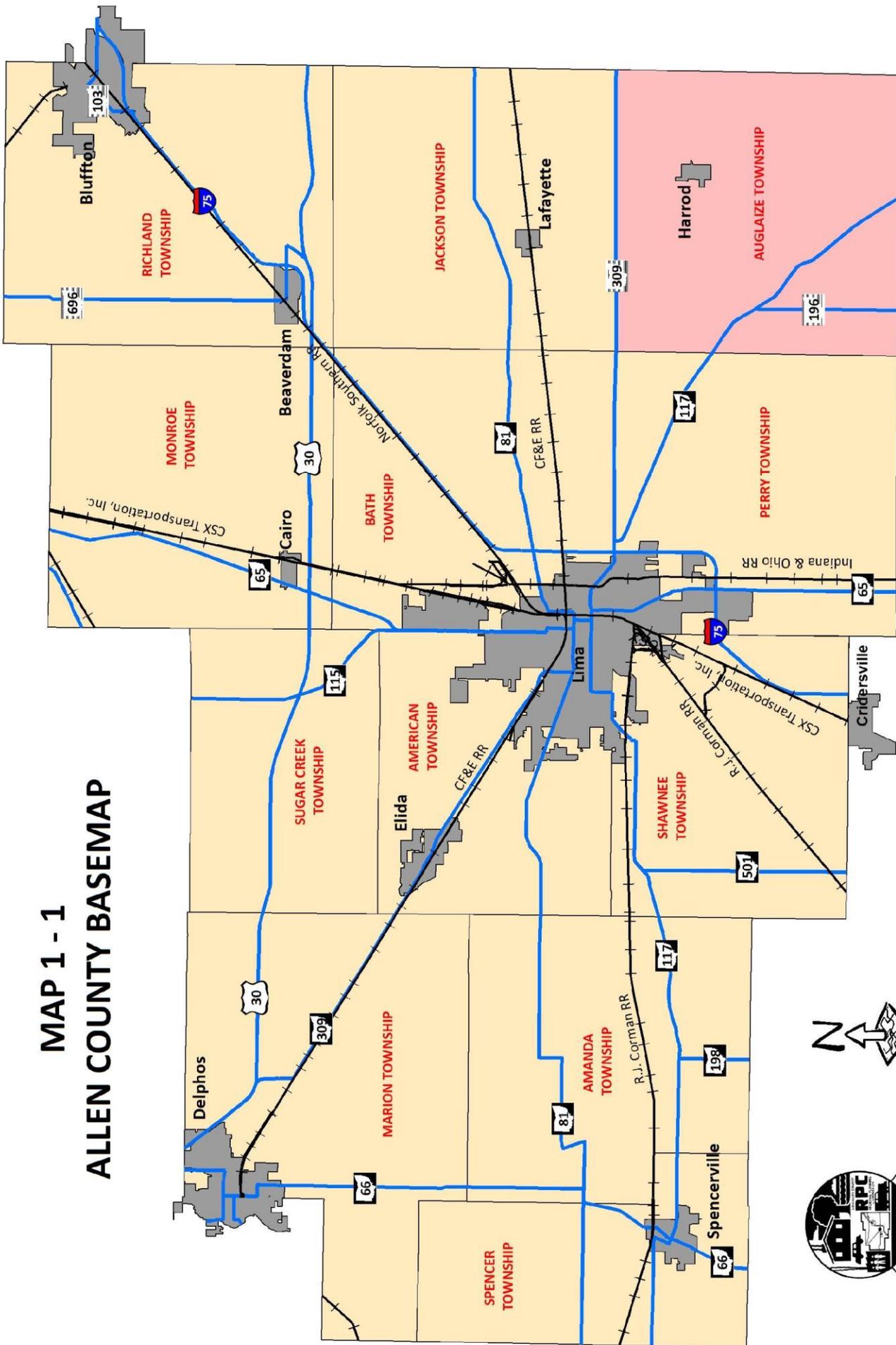
- The Township needs to better define agriculture as an economic activity to support the agricultural industry and preserve the rural character and heritage of the community.
- Specific roadway corridors should be targeted and infrastructure developed to encourage commercial growth, diversify the economic base and keep taxes low. These corridors are gateways to the Township and need to be improved.
- 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.
- No open space requirements have been established. Natural resources, such as the Auglaize 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 managed properly, and existing tiles are not maintained.
- Public infrastructure, including municipal water, sanitary sewer, and stormwater facilities are largely absent and are working against a planned community.

- There is a need to capitalize on the quality of area schools, including Ohio State University, Rhodes State Community College, Bluffton University, and the University of Northwestern Ohio.

1.7 Vision Statement

Auglaize Township is a rural, largely agricultural community that strives to attain the highest quality of life for its residents. The Township recognizes as a fundamental principle the charge of protecting the community's family values and long term financial interests. The Township is committed to providing reliable, effective public services in as cost effective manner as possible to encourage growth while ensuring that residential and commercial development is well planned, established, and maintained in a manner consistent with the character and expectations of the community.

MAP 1 - 1 ALLEN COUNTY BASEMAP



December 2016

SECTION 2 SITE & SITUATION

In order for a community to understand its future potential, an assessment of its current site and situation is required. This Plan defines the characteristics of, and areas for, future land use. Its objective is to assure that future growth is managed in a manner consistent with the public interest. A plan should provide clear guidance to landowners, developers, legislative and administrative bodies as they make significant land use decisions. The comprehensive 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 Auglaize Township's physical properties and the economic activities etched across its landscape. The section provides valuable information and insightful maps relative to the natural landscape before reviewing land use patterns and culminating with the discussion of several community development issues stemming from urban pressures.

2.1 Location Attributes & Composition

Auglaize Township is approximately 36 square miles in total area, equaling roughly 22,806 acres located in West Central Ohio in the eastern half of Allen County. The Township contains the Village of Harrod (150.9 acres) and the unincorporated Villages of West Newton and Westminster. The Township is approximately 4.5 miles from the City of Lima, the largest city in Allen County, Ohio. The Auglaize community is bisected by Napoleon Road on the east and SR 117 on the west. The Township is subdivided into 36 sections. The Township form of government consists of 3 trustees publicly elected to 4-year terms and one fiscal officer also elected to a 4-year term. Map 2-1 provides an aerial view of Auglaize Township.

2.2 Climate & Natural Features

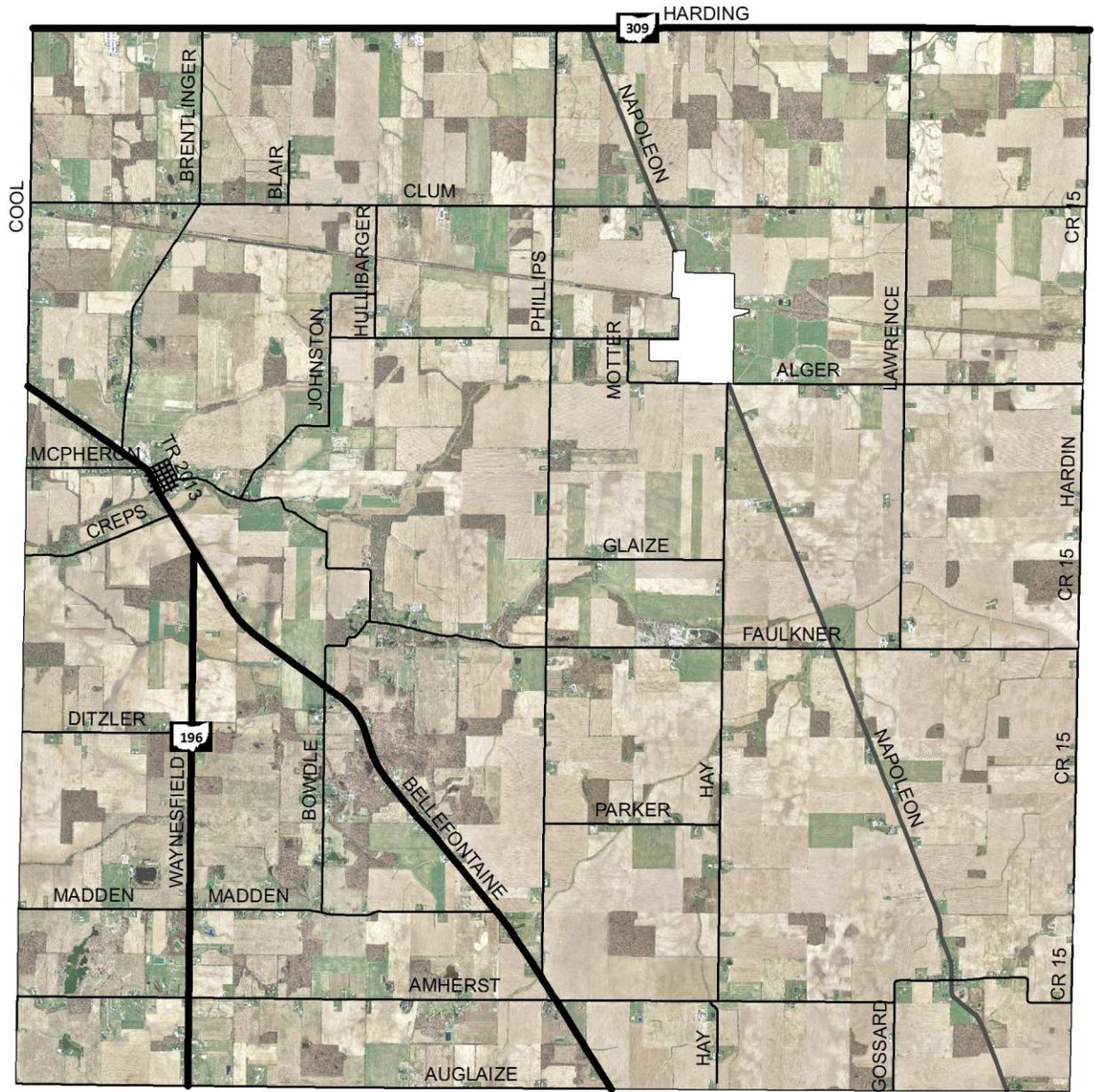
The Township is mostly level or gently sloping and is excellent for agriculture. Historically, the most significant geographical feature of Allen County is its rich soils due in part to its location within the Great Black Swamp. The Great Black Swamp encompassed almost 7,000 square miles of prime timber 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.

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

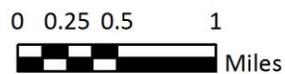
2.2.1 Climate

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

MAP 2-1 AUGLAIZE TOWNSHIP AERIAL VIEW



-  State Route
-  Functional Class
-  Local Road



December, 2016

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

The average total annual precipitation is about 35.98 inches. Of this, 19.94 inches or 55.4 percent usually falls 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

Auglaize Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-2, Auglaize Township is characterized by relatively flat to rolling topography, generally sloping south to north from a high of 1,063 feet above sea level to a low of 950 feet above sea level. The Township gently slopes from south of Amherst Road to its northwestern corner.

Auglaize 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.

Auglaize Township is drained by the Auglaize River. The Auglaize River flows northward and is part of the Maumee River basin. As depicted on Map 2-3, Auglaize Township is located within 6 separate sub-watersheds including the Cottonwood Ditch, Scioto River above Cottonwood, Auglaize River above Wrestle Creek, Lost Creek, Ottawa River above Lost Creek and Little Hog Creek. In addition, Auglaize is served by 27 bridges, 5 of which cross the Auglaize River.

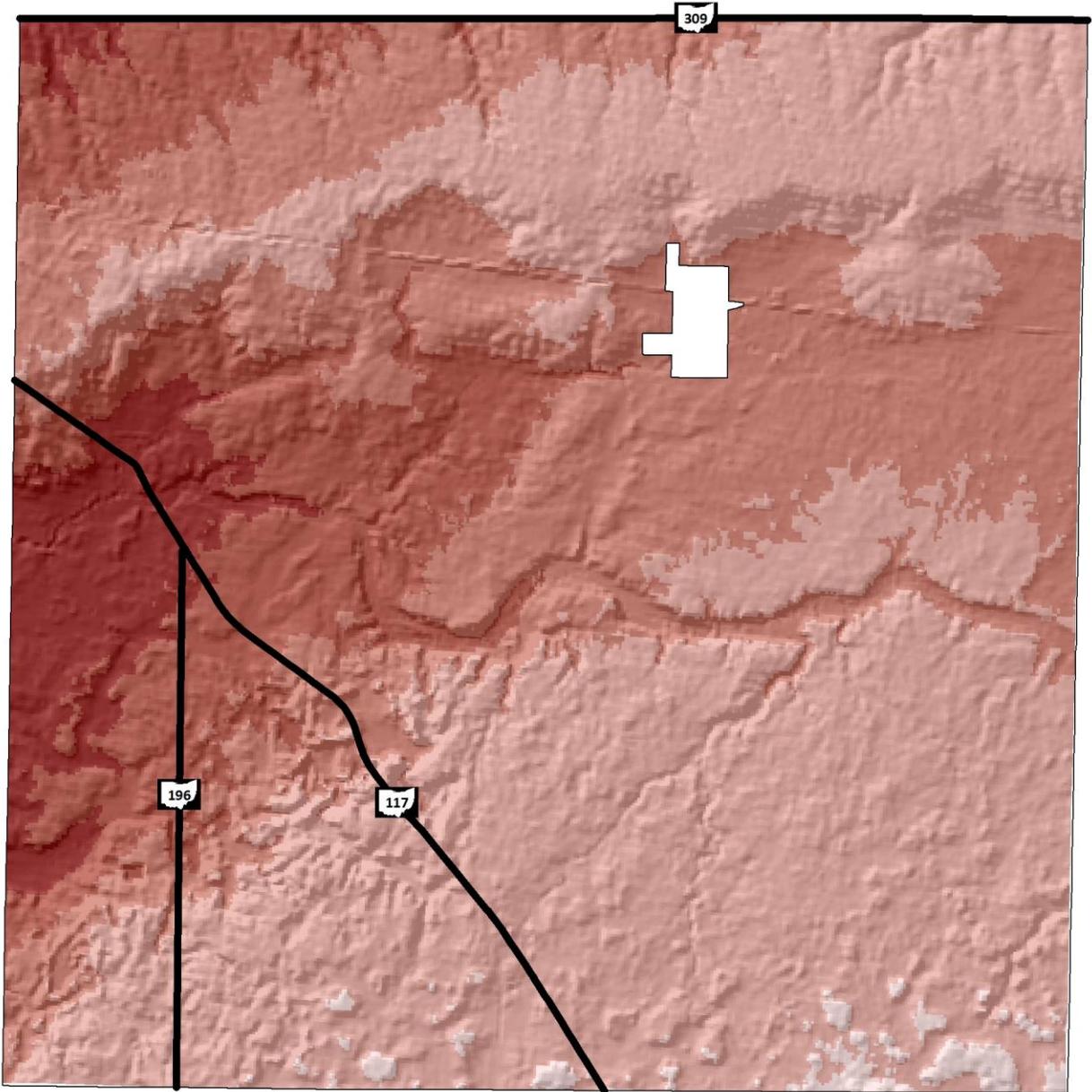
2.2.3 Floodplains & Wetlands

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

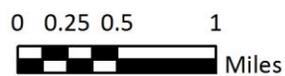
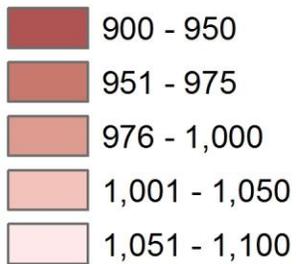
Auglaize Township hosts 198 acres of high hazard flood areas.

Floodplains are those high hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1 percent chance per annum of flooding. FEMA has identified 15,548 acres of high hazard flood areas in Allen

MAP 2-2 AUGLAIZE TOWNSHIP TOPOGRAPHY

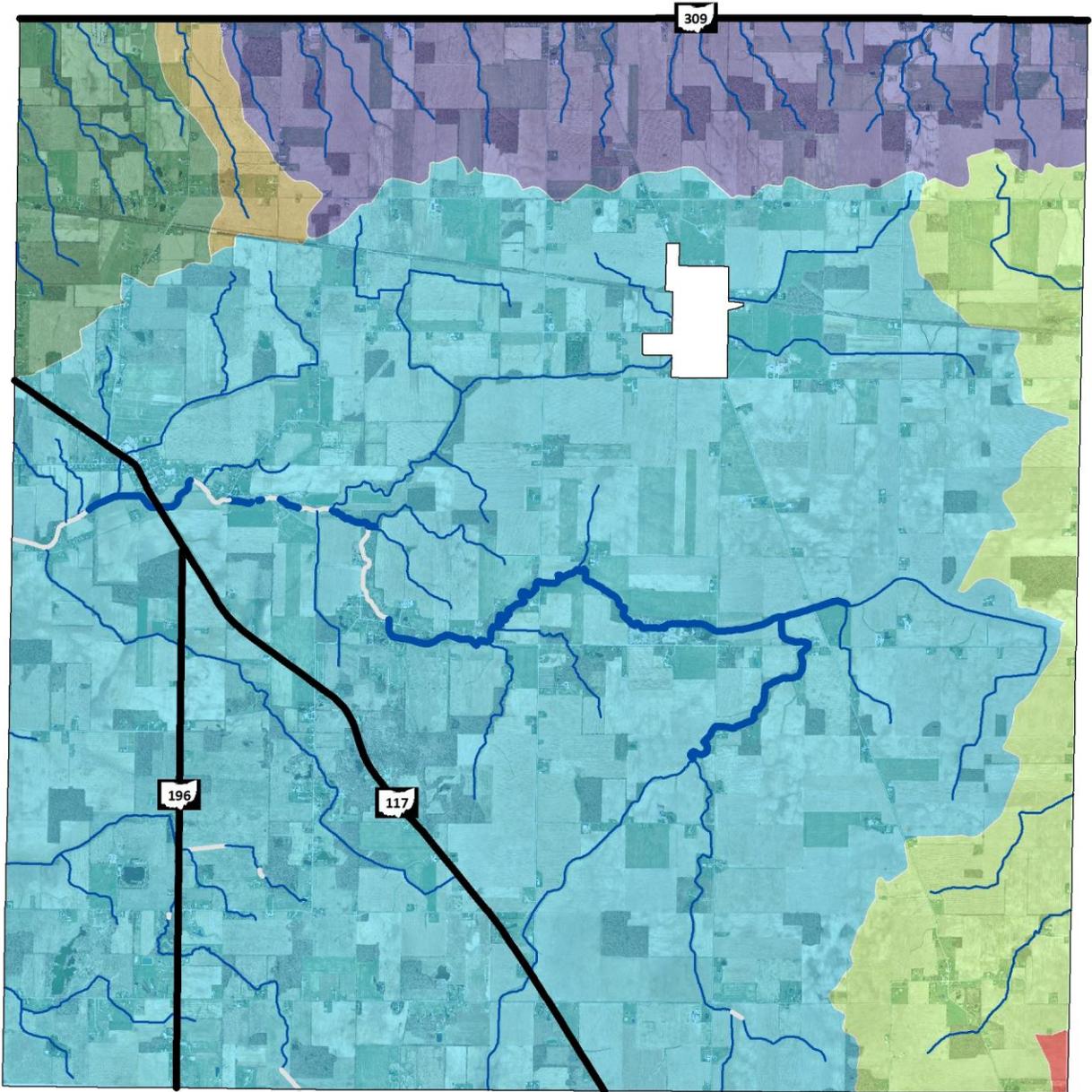


Elevation (ft)



December, 2016

MAP 2-3 AUGLAIZE TOWNSHIP WATERSHEDS



 Auglaize River	 Perennial Branch
 Cottonwood Ditch	 Intermittent Branch
 Little Hog Creek	 Artificial Path/Connector
 Lost Creek	
 Ottawa River	
 Scioto River	

0 0.25 0.5 1
 Miles





December, 2016

County, of which 198 acres or 1.3 percent are in Auglaize Township. Primary locations of floodplain in Auglaize Township are found along the Auglaize River on the west side of the Township. The FEMA Flood Insurance Rate Maps (2013) are predicated on detailed reports compiled by the United States Army Corps of Engineer (1967) and the United States Department of Agriculture's Soil Conservation Service (1979). Map 2-4 details the extent of the floodways and floodplains.

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 375 potential wetland locations consisting of 323.8 acres in Auglaize Township. Map 2-5 identifies wetlands documented by the USDI with FEMA identified floodplains.

2.3 Mineral Resources

The mineral resources of Auglaize 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. There are no active mines currently identified in Auglaize Township by the Ohio Department of Natural Resources (ODNR). Most of the quarried stone is used for agricultural or industrial uses or for use in the transportation industry.

2.4 Soils

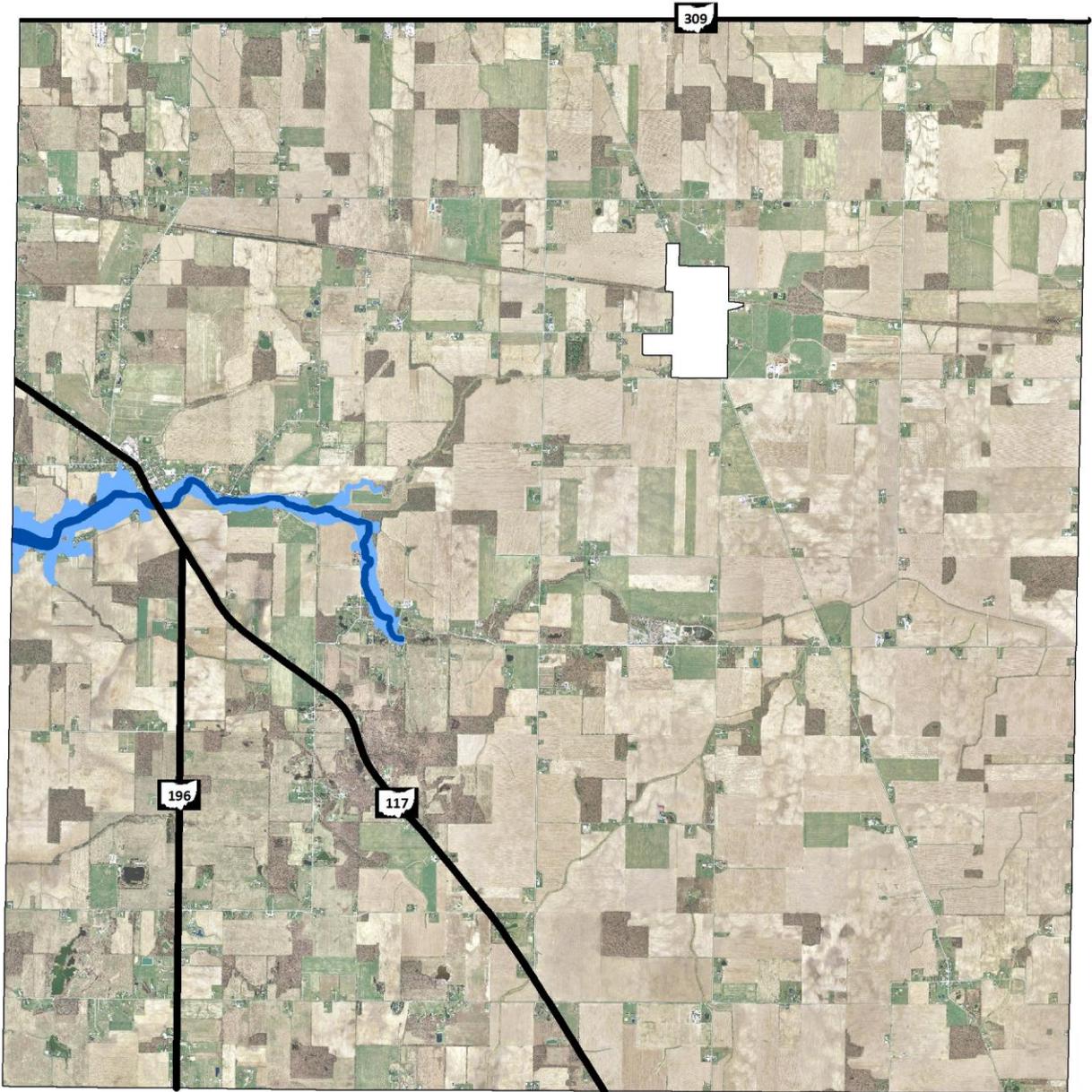
The ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation are a few of the reasons that soils are a significant factor to consider in land use planning. The purpose of considering soil type is to encourage development in areas where soil types are well suited for development, while discouraging development in areas recognized for poor drainage or high agricultural productivity. There are 4 major soil groups prevalent in Auglaize Township including Milton Loan, Shoals Silt Loam, Blount-Pewamo, and Pewamo-Blount. The major soil groups reflect 95.21 percent of all soils. Map 2-6 identifies the various soils by type. In addition to soil classification, 41.2 acres of land are classified as under water.

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

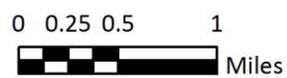
2.4.1 Blount-Pewamo

The predominant group found in Auglaize Township (as well as Allen County) is the Blount-Pewamo Association, which makes up 45.6 percent of all soils found in Auglaize Township. This classification, consisting of 3 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and its major uses are found in cropland, pasture and woodlands. Its depth class runs very deep, and topography can be seen as flats, gentle rises and knolls. Slope runs 0 to 2 degrees. Management concerns with this soil stem from its poor drainage and can result in erosion, compaction and ponding.

MAP 2-4 AUGLAIZE TOWNSHIP FLOODPLAINS

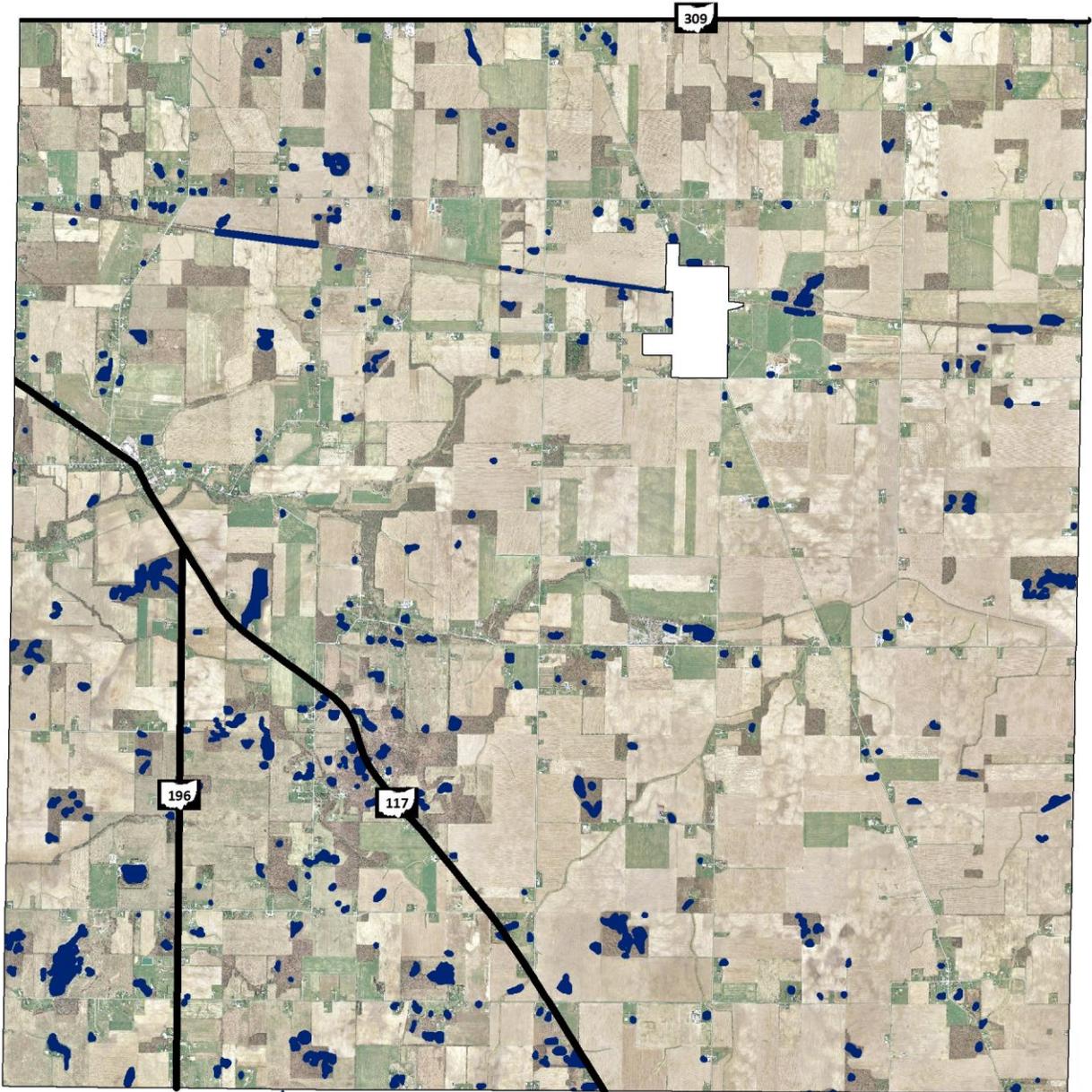


-  Floodway
-  Floodplain

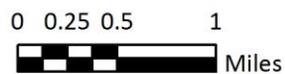


December, 2016

MAP 2-5 AUGLAIZE TOWNSHIP WETLANDS

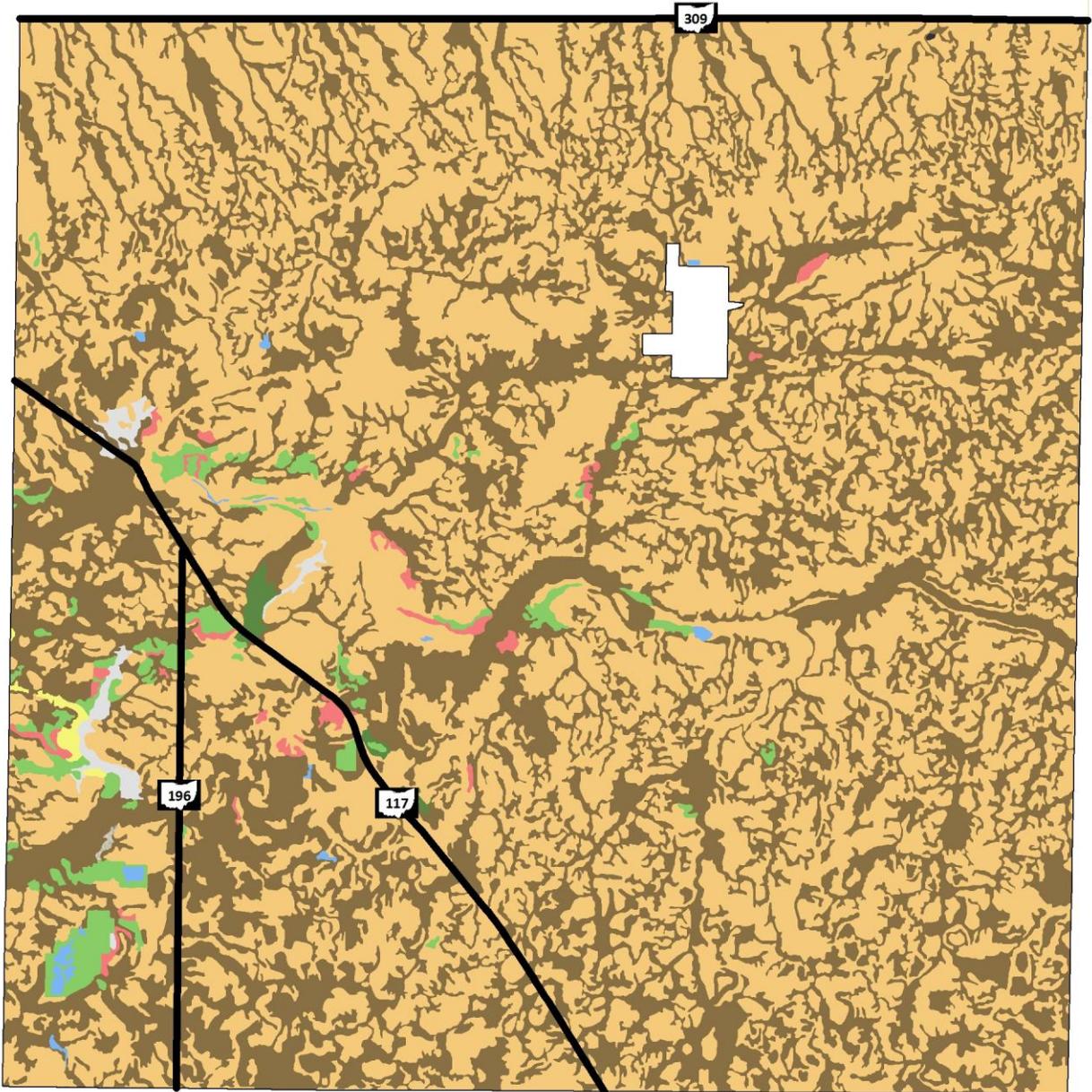


 Wetlands



December, 2016

MAP 2-6 AUGLAIZE TOWNSHIP TYPE OF SOIL



December, 2016

2.4.2 Pewamo-Blount

The second most common classification found is the Pewamo-Blount Association, which makes up 25.0 percent of the soil in Auglaize 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 Milton Loam

The third largest classification is the Milton Loam Association, which makes up 13.5 percent of the soils found in Auglaize Township. This classification, consisting of 4 minor subdivisions, and is moderately well drained. The rooting depth of crops is restricted by bedrock. Slope runs 0 to 2 percent. Management concerns with this soil stem from its depth to bedrock and hardness of bedrock.

2.4.4 Shoals Silt Loam

The fourth most common classification is the Shoals Silt Loam, which makes up 11.1 percent of the soils in Auglaize Township. This classification is considered somewhat poorly drained. It is considered prime farmland if drained. Its primary uses are cropland, pastureland and woodland. Because of its tendency to flood, it is not considered ideal for construction. Its depth class is very deep. Slope runs 0 to 1 percent. Management concerns are centered on the periodic flooding which occurs.

2.4.5 Hydric Soils

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

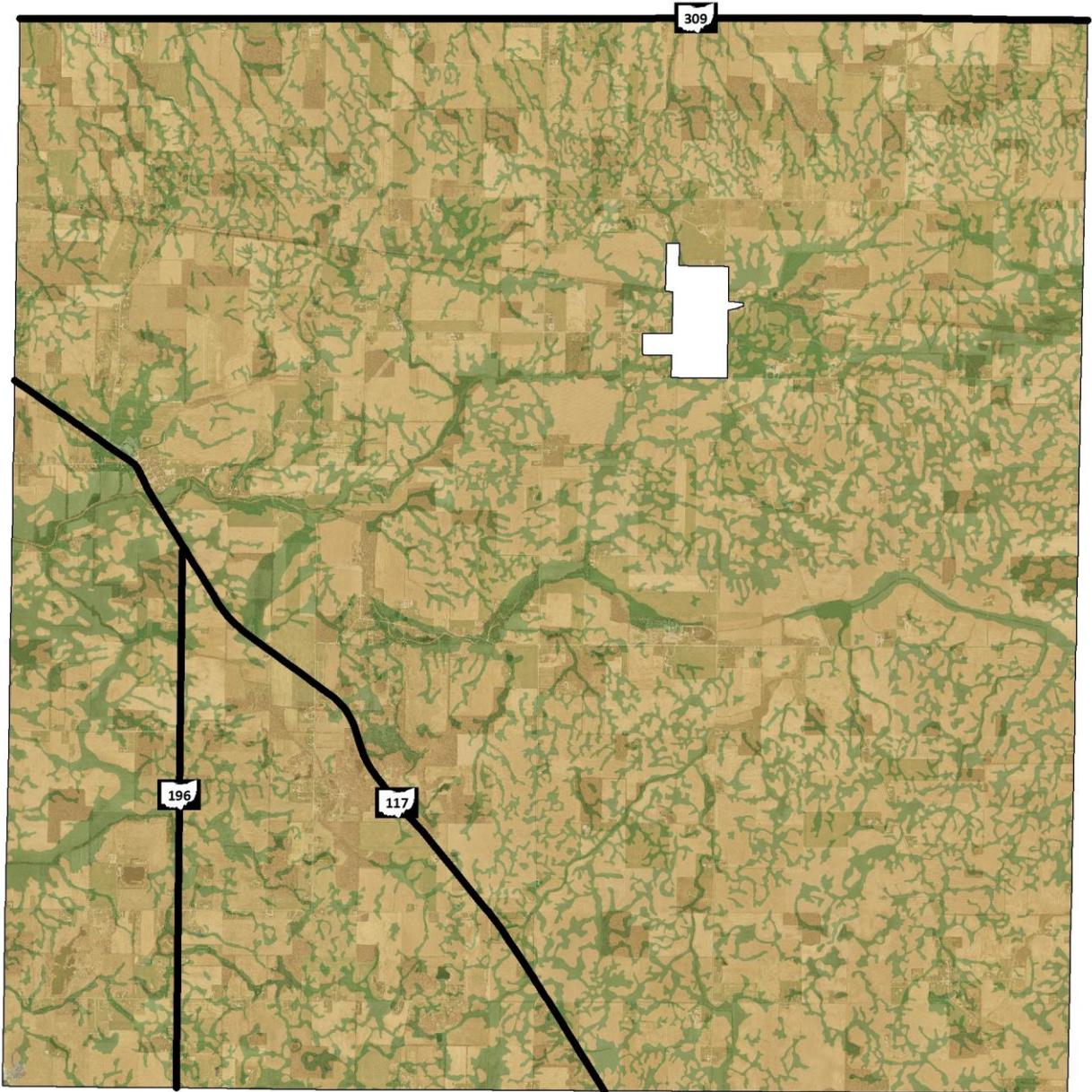
Hydric soils have a number of agricultural and nonagricultural limitations. Such limitations can be minimized with sound policy decisions predicated upon local land-use planning, conservation planning, and assessment of potential wildlife habitats. Data suggests that there are 7,100 acres of hydric soils in Auglaize Township or 30.9 percent of all acreage. Hydric soils are presented in Map 2-7.

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

2.4.6 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

MAP 2-7 AUGLAIZE TOWNSHIP HYDRIC SOILS



 Hydric Soil
 Non-Hydric Soil

0 0.25 0.5 1
 Miles



December, 2016

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.

Classifying the soil by crop productivity capabilities and site limitations, when looking at all 22,806 acres, Auglaize Township has 3,303.7 acres of Prime Soil with No Conditions and 2,580.1 acres of non-prime soil. The remaining 17,100 acres of land in Auglaize Township is classified Prime with Conditions. Map 2-8 depicts those soils identified as Prime and Prime with Conditions.

Only 5.5 percent of the Township's soils are not considered Prime Soils.

2.5 Land Use Patterns

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

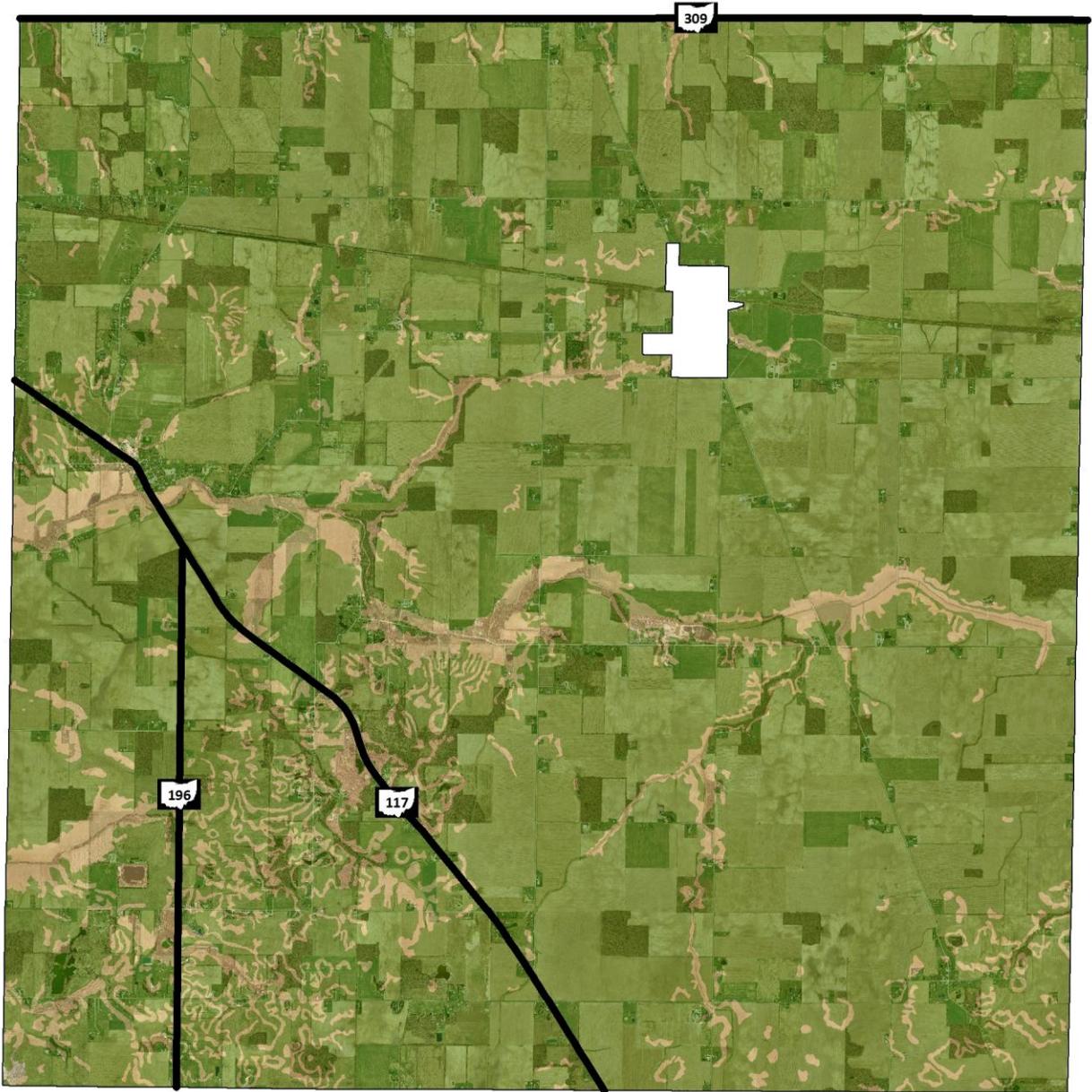
An analysis of the manner and extent to which land is used or employed over a period of time results in distinct patterns of use. General classifications of economic uses typically reflect agricultural, commercial, industrial, residential, recreational, utility/transportation, and public/quasi-public land use patterns. Table 2-1 identifies the extent of general land use activities in 2016 by type and acreage. Map 2-9 identifies the general patterns of land use in Auglaize Township.

Table 2-1 indicates that the majority of land in Auglaize Township reflects agricultural (87.9%), and residential (11.1%) land uses. Agricultural activity was the prime consumer of property in Auglaize Township in 2016. Industrial and Commercial land use activity is concentrated near the Villages of Harrod and Westminster, and along Harding Highway.

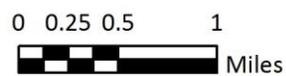
TABLE 2-1 AUGLAIZE LAND USE BY TYPE, ACRES & PARCELS					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Auglaize Township	22,805.5	100.0	1,359	100.0	16.8
Agricultural Uses	20,041.9	87.9	421	31.3	47.6
Commercial Uses	111.8	0.5	21	0.5	5.3
Industrial Uses	26.1	0.1	7	1.5	3.7
Residential Uses	2,529.7	11.1	869	63.9	2.9
Public/Quasi Public Uses	84.6	0.4	38	2.8	2.2

Over the last 30 years, land use conversion in Auglaize Township has largely been confined to low-density residential/commercial developments occurring along existing rural roadways. A recent analysis of land use change in Auglaize Township was conducted over the 2006 through 2016 period using data acquired from the Allen County Auditor's Office. Table 2-2 reveals that over the 10-year period residential uses lost 86.0 acres of land, commercial uses gained 60.7 acres, the total acreage dedicated to industrial uses lost 25.1 acres of land and over the same 10-year period, agricultural land increased by 1.0 acre. Utility and Public/Exempt land were left out of this analysis.

MAP 2-8 AUGLAIZE TOWNSHIP PRIME SOILS

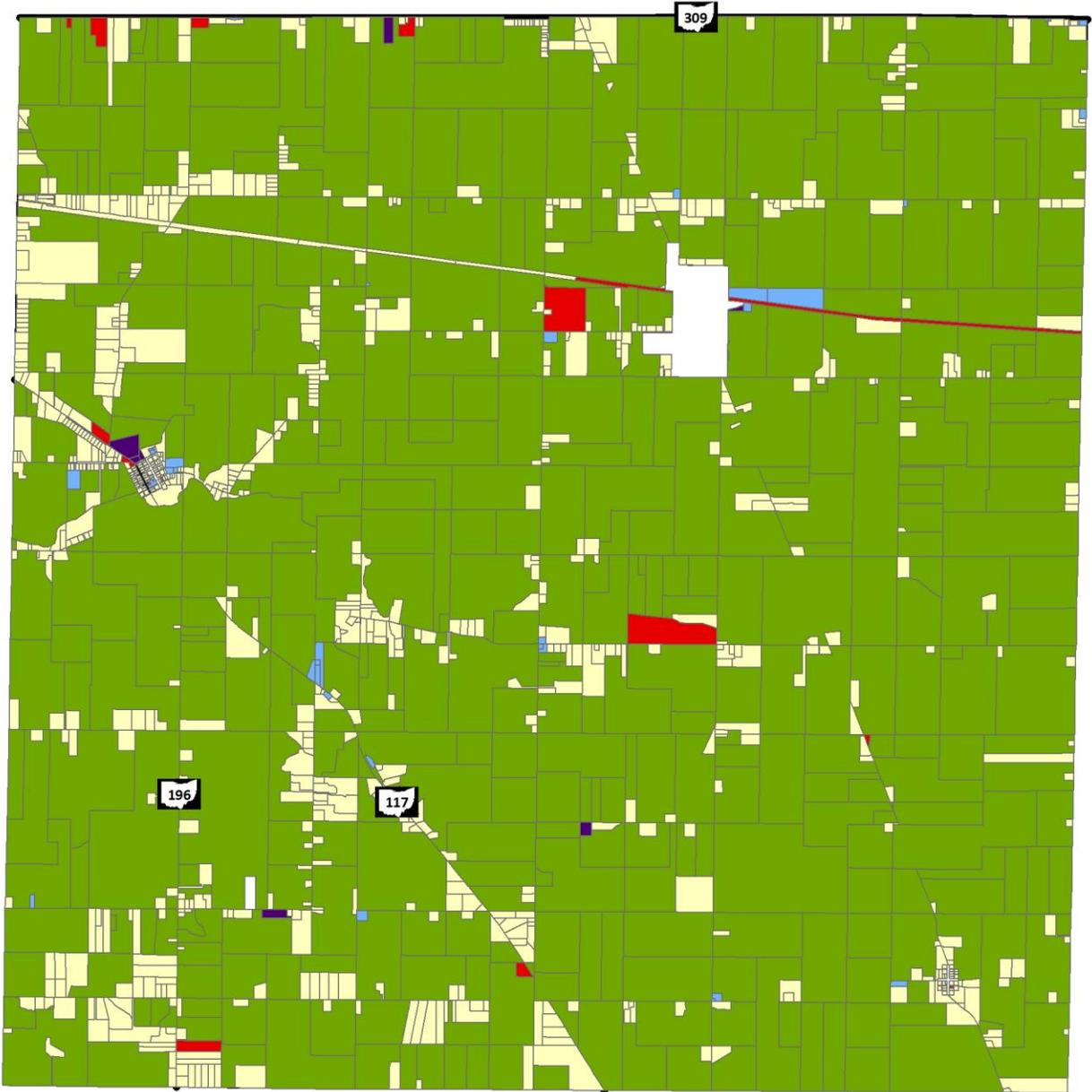


-  Prime Soil
-  Non-Prime Soil

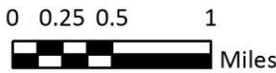


December, 2016

MAP 2-9 AUGLAIZE TOWNSHIP GENERALIZED LAND USE



-  Agriculture
-  Industrial
-  Commercial
-  Residential
-  Public/Exempt



December, 2016

**TABLE 2-2
AUGLAIZE TOWNSHIP LAND USE CHANGE 2006-2016**

Year	Land Use by Type and Acreage			
	Residential	Commercial	Industrial	Agricultural
2006	2,615.7	51.1	51.2	20,042.9
2016	2,529.7	111.8	26.1	20,041.9
Net Gain/Loss	-86.0	60.7	-25.1	-1.0

2.5.1 Parks & Recreation

At the present time, recreation within Auglaize Township is served by the Harrod recreational park and the Westminster recreational park, collectively 13.52 acres.

2.5.2 Agricultural Land Use

In 2016 20,042 acres of Auglaize Township was identified as agricultural land by the Allen County Auditor’s Office, totaling 87.9 percent of all land use. When compared to data from 2006, data suggests a loss of 1 acre over 10 years. Current Agricultural Use Valuation (CAUV) land is depicted on Map 2-10. What is of concern is the conflict in land use between large lot residential sprawl and the existing farm industry, and the long term impact this conversion has on the efficiency of agricultural operations.

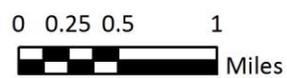
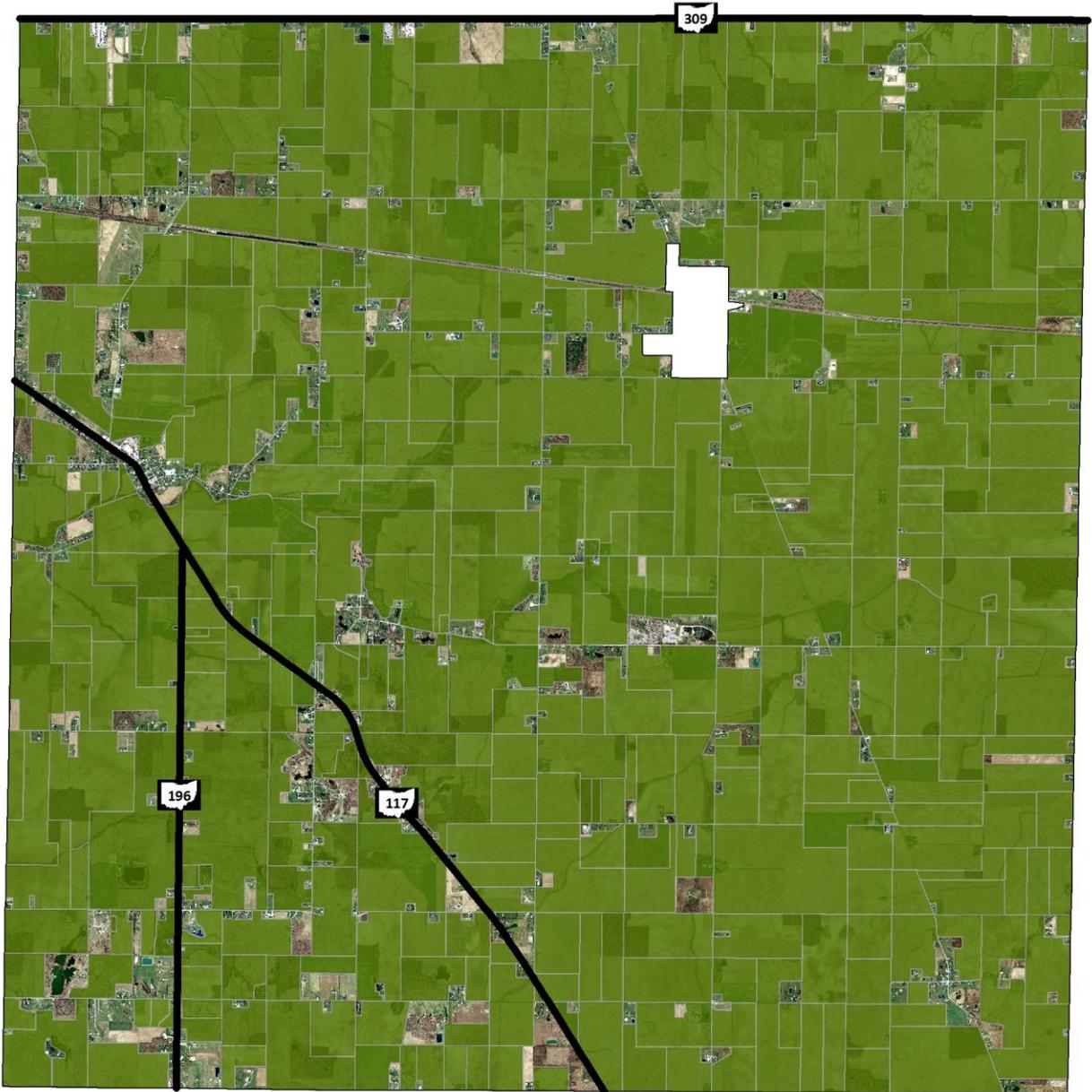
2.5.3 Residential Land Use

Currently, 2,529.7 acres of land in Auglaize Township are consumed in residential use. This equates to 11.1 percent of all available land. The primary form of residential growth in Auglaize Township has been through large parcel (average size being 3.0 acres) haphazard roadside development.

2.6 Summary

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

MAP 2-10 AUGLAIZE TOWNSHIP CAUV LAND 2016



December, 2016

SECTION 3 POPULATION CHARACTERISTICS

A thorough analysis of the Auglaize 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 communities 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 which may 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 decennial Census tabulation or the 2014 American Community Survey (ACS) 5-Year Estimates. Herein, population data reflects the residents of Auglaize Township with comparisons to national, state, and local populations provided.

From a historical perspective, Auglaize Township has experienced a 36.0 percent increase in population over the 1960-2010 period.¹

Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth while others have experienced overall growth in cyclical spurts. This can be seen in Table 3-1, which identifies each of the various political subdivisions by population over the last several decades.¹ Auglaize Township has experienced an overall increase in population of 36.0 percent when examining the period between 1960 and 2010. However, the Village of Harrod in the same time period experienced a decline in population of 25.9 percent. When only examining the period between 1980 and 2010, Auglaize Township experienced a population growth of 15.9 percent while Harrod saw a decline of 21.3 percent, and Allen County experienced a 5.3 percent decline. Auglaize Township's population growth was above the State of Ohio's growth of 6.8 percent over the same time period. Figure 3-1 further illustrates this change in the 1980 to 2010 populations by comparing the percent change amongst these locations.

The components of population change, including births, deaths, and migration of Allen County are revealed in Figure 3-2 for 2000 to 2014. Births have declined slightly, with 2014 having 255 less births than in 2000, while deaths have remained fairly stable. The in-migration population has consistently been lower than out-migration throughout this time period. This negative net migration has contributed to the population decline of Allen County.²

¹U.S. Census Bureau, 1960-2010 Censuses, DP-1

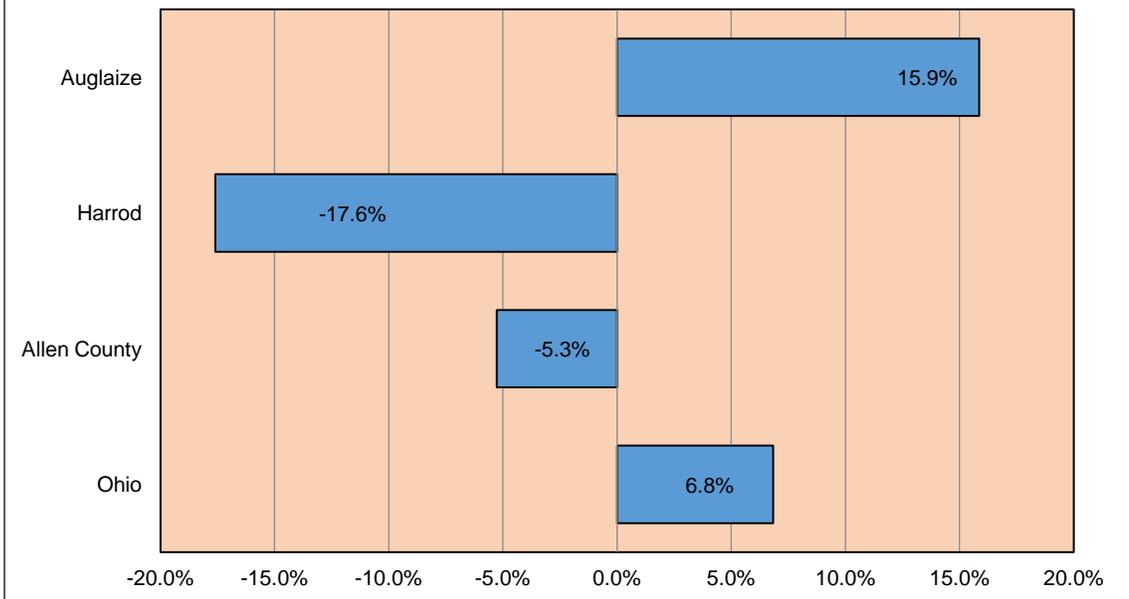
²<https://www.irs.gov/uac/soi-tax-stats-migration-data>

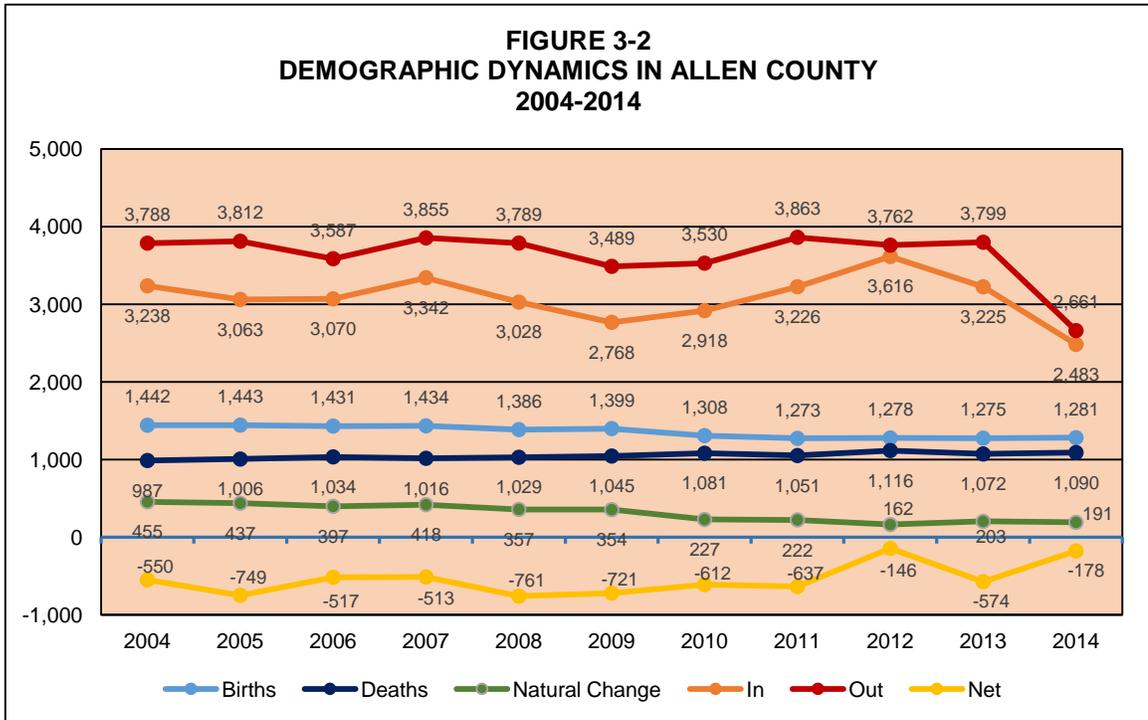
**TABLE 3-1
POPULATION 1960-2010**

Political Subdivision	1960	1970	1980	1990	2000	2010	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton	2,591	2,935	3,310	3,367	3,896	4,125	59.2
Cairo	566	587	596	473	499	524	-7.4
Delphos	6,961	7,608	7,314	7,093	6,944	7,101	2.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Fort Shawnee Village ³	N/A	3,436	4,541	4,128	3,855	3,726	8.4
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village	476	486	488	449	304	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township	9,658	9,734	12,344	12,133	12,220	12,433	28.7
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0

U.S Census Bureau, 1960-2010 Censuses DP-1

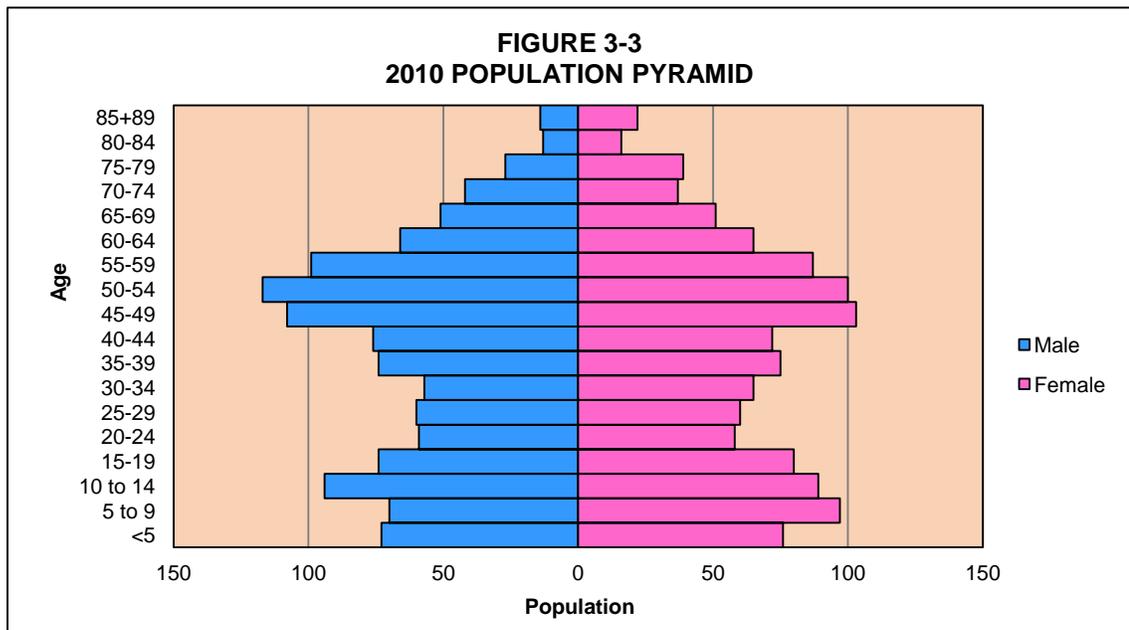
**FIGURE 3-1
POPULATION CHANGE
1980-2010**



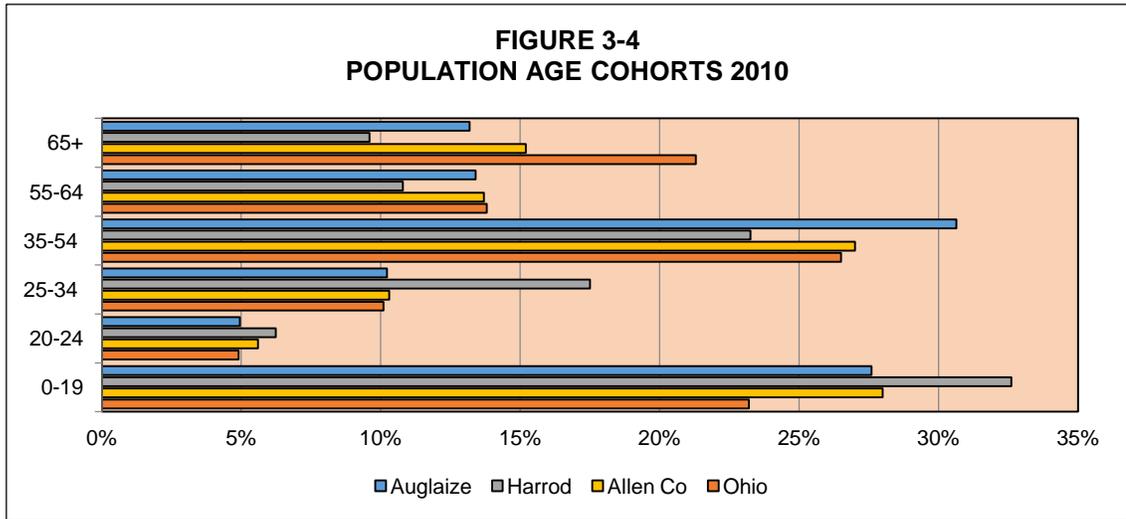


3.2 Age & Gender

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



The Township's overall demographics generally reflect state, county, and village statistics. However, there is a large discrepancy between the percentage of persons in the 20-34 age group living in Auglaize Township and the 35-49 age group (15.2% vs. 21.5%). This could be indicative of a high out migration of college bound and/or college-educated adults. The 2010 age distribution for Auglaize Township, the Village of Harrod, Allen County, and the State of Ohio are presented in Figure 3-4.³



Consistent with national trends, the Township's population is aging. The median age of the population is 41.0 years. That compares with a median of 38.8 and 38.3 years with Allen County and the State of Ohio respectively, and 30.5 years for Harrod. Current age data reveals that almost one-fourth (21.1%) of the Township's population is below the age of 14 and another 13.2 percent are past the age of retirement. Data suggests that simply due to age of the population, more than a third (34.3%) of the population is not able to fully contribute to the economic growth and earning power of the community. Data shows that an additional 13.4 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.

More than a third of the population is not able to fully contribute to the economic growth and earning power of the community.

The Township's 20-34 age cohorts are significantly lower, pointing to a significant out-migration of young adults after high school.

Another dataset indicating an aging population in Auglaize Township is shown in Table 3-2, which indicates that 52.2 percent of the population is over the age of 35. This fact helps explain household income levels and the notion that Auglaize residents are a stationary population.

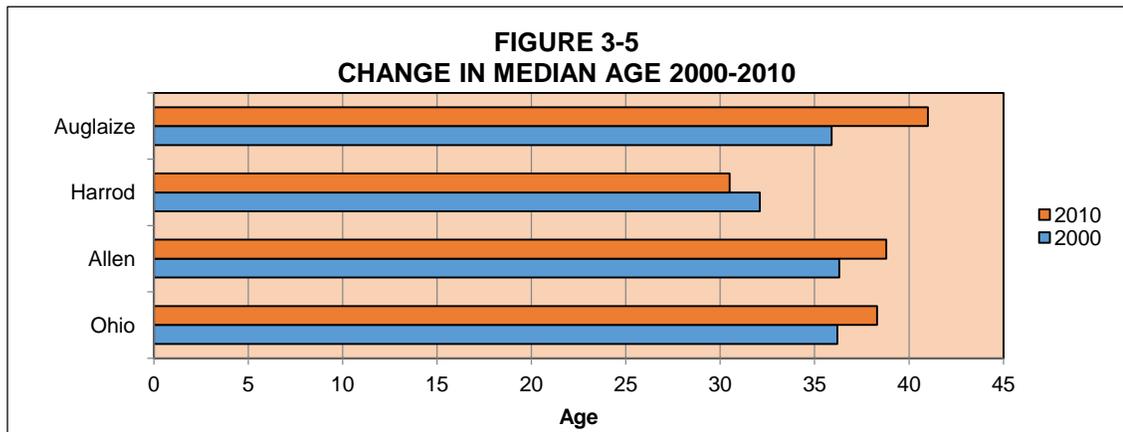
The shrinking cohorts from 0 to 14 and the relative collapse of the cohorts for those 20 to 34 years of age suggests a long term population problem. These 20 to 34 population cohorts are also slightly lower than those of the Village of Harrod and Allen County. A number of factors could explain this emigration, including lack of employment opportunities, college brain drain, and/or the cost of housing.

In addition, the median age of residents has increased between 2000 and 2010 at a higher rate in Auglaize Township than the Village of Harrod, the County, and the State. The median age of residents in Auglaize Township in 2000 was 35.9 (up from 28.9 in 1980, and 32.9 in 1990) as illustrated in Figure 3-5. An examination of the community's population reveals an increasing senior population. Concerns center on the availability of

³U.S. Census Bureau, 2000-2010 Censuses, DP-1

a younger work force and the need for appropriate senior housing and services to accommodate pre-retirement and post-retirement households.

TABLE 3-2 AUGLAIZE TOWNSHIP POPULATION BY AGE COHORTS & GENDER						
Cohort	Male	Percent	Female	Percent	Total	% Total
<5	73	6.2%	76	6.4%	149	6.3%
5 to 9	70	6.0 %	97	8.1%	167	7.1%
10 to 14	94	8.0%	89	7.5%	183	7.7%
15-19	74	6.3%	80	6.7%	154	6.5%
20-24	59	5.0%	58	4.9%	117	5.0%
25-29	60	5.1%	60	5.0%	120	5.0%
30-34	57	4.9%	65	5.5%	122	5.2%
35-39	74	6.3%	75	6.3%	149	6.3%
40-44	76	6.5%	72	6.0%	148	6.3%
45-49	108	9.2%	103	8.7%	211	8.9%
50-54	117	10.0%	100	8.4%	217	9.2%
55-59	99	8.4%	87	7.3%	186	7.9%
60-64	66	5.6%	65	5.5%	131	5.5%
65-69	51	4.3%	51	4.2%	102	4.3%
70-74	42	3.6%	37	3.1%	79	3.3%
75-79	27	2.3%	39	3.3%	66	2.8%
80-84	13	1.1%	16	1.3%	29	1.2%
85-89	12	1.0%	17	1.4%	29	1.2%
90+	2	0.2%	5	0.4%	7	0.3%
Total	1,174	100.0%	1,192	100.0%	2,366	100.0%



3.3 Households & Household Size

According to the United States Census Bureau, the term “household” refers to any housing unit that is occupied, and the total population divided by households establishes “household size”.⁴ 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

Between 2000 and 2010, the number of households in Auglaize Township increased nearly 10 percent.

⁴http://www2.census.gov/programssurveys/acs/tech_docs/subject_definitions/2014_ACSSubjectDefinitions.pdf

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 and these changing demands are placed on local service providers.

From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unbalanced needs result in out-migration, excess housing costs, vacancy, and/or unbalanced demands for public service.

Census data reveals the total number of households and the rate of change in the total households between 2000 and 2010. Table 3-3 indicates that the total number of Auglaize Township households increased 5.9 percent between 2000 and 2010, for a total of 893 households. This growth is positive compared to the Village of Harrod, which saw a 17.3 percent decrease in households during the same time period.⁵

TABLE 3-3 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2010						
Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Shawnee Township	3,327	2.59	3,097	2.64	7.4%	-1.9%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
City of Delphos	1,612	2.38	1,517	2.52	6.3%	-5.6%
Marion Township	1,016	2.60	1,012	2.84	0.4%	-8.5%
Perry Township	1,453	2.49	1,417	2.50	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,238	2.35	15.3%	10.8%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
Auglaize Township	893	2.69	843	2.80	5.9%	-3.9%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Amanda Township	759	2.72	684	2.76	11.0%	-1.4%
Monroe Township	634	2.70	607	2.83	4.4%	-4.6%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Beaverdam	144	2.60	140	2.54	2.9%	2.4%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

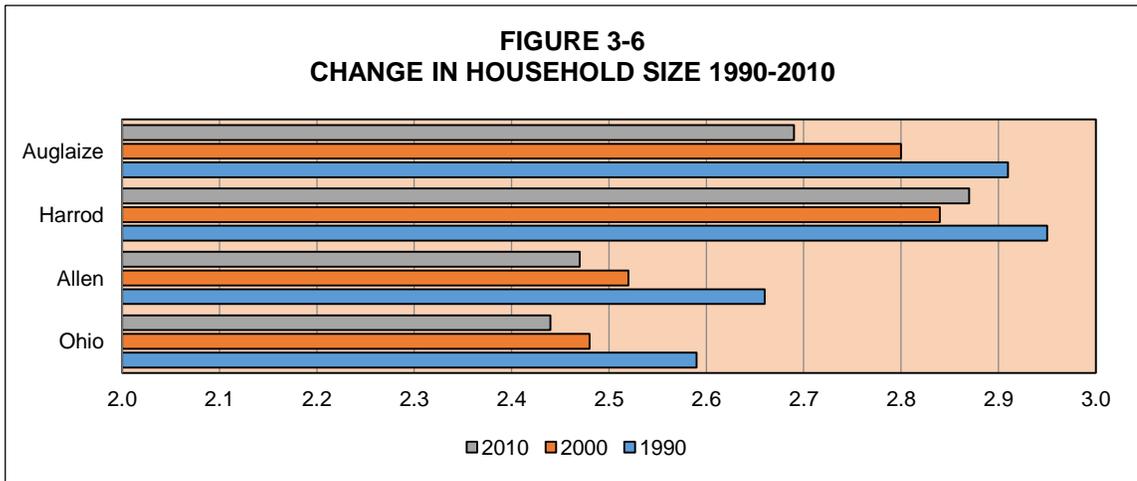
U.S. Census Bureau, 2010 and 2000 Censuses, DP-1 and QT-H2
*Adjusted housing data for the year 2000

As previously stated, household size is also an important factor as it relates to housing and the size of homes with respect to the number of bedrooms, bathrooms, yard area,

⁵http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/SF1DP1/0600000US3900302988|1600000US3934118

etc. Table 3-3 also presents information relative to the changing status of household size, as does Figure 3-6. In 2000, the average household size in Auglaize Township was 2.80 persons per household while in 2010, the household size decreased 4.1 percent and reflected 2.69 persons. In comparison, the mean household size of Allen County in 2010 was 2.47 persons per household, representing a difference of 0.22 persons per household less than Auglaize Township. Notice that household size varies by political subdivision across Allen County. When comparing Townships, persons per household range from a high of 2.72 in Amanda Township to a low of 2.46 in American Township. Household size in the Village of Harrod increased slightly (1.1%) during the 10 year period from 2.84 persons per household in 2000 to 2.87 in 2010.⁶

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



3.4 Families

The United States Census Bureau defines a “family” as a group of two or more people who reside together and are related by birth, marriage, or adoption. Census data suggests 686 families resided in Auglaize Township in 2010. Changes to the overall number of families in Auglaize, Harrod, Allen County, and the State of Ohio are indicated in Figure 3-7. Between 2000 and 2010, the percentage of family households in Auglaize Township fell by 4.6 percent, while both Allen County and Ohio experienced a loss of 9.0 percent and 2.3 percent of families, respectively.^{7,8}

3.5 Income: Household, Family & Per Capita

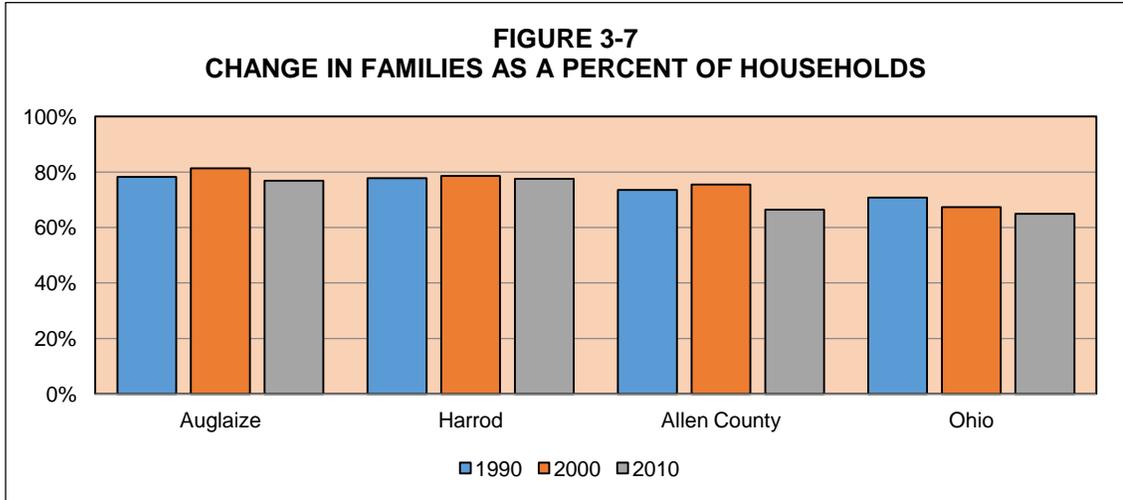
Data for the three most widely used indices of income, including per capita income, household income, and family income are displayed in Table 3-4 by political subdivision and Census period. As seen in Figure 3-8, data suggests Auglaize Township household median income (\$46,643) and median family income (\$59,124) surpasses that of Allen County (\$43,648 and \$55,576).

Auglaize Township has surpassed local income levels with respect to household and family income.

⁶U.S. Census Bureau, 2000-2010 Censuses, DP-1

⁷http://www2.census.gov/programssurveys/acs/tech_docs/subject_definitions/2014_ACSSubjectDefinition_s.pdf

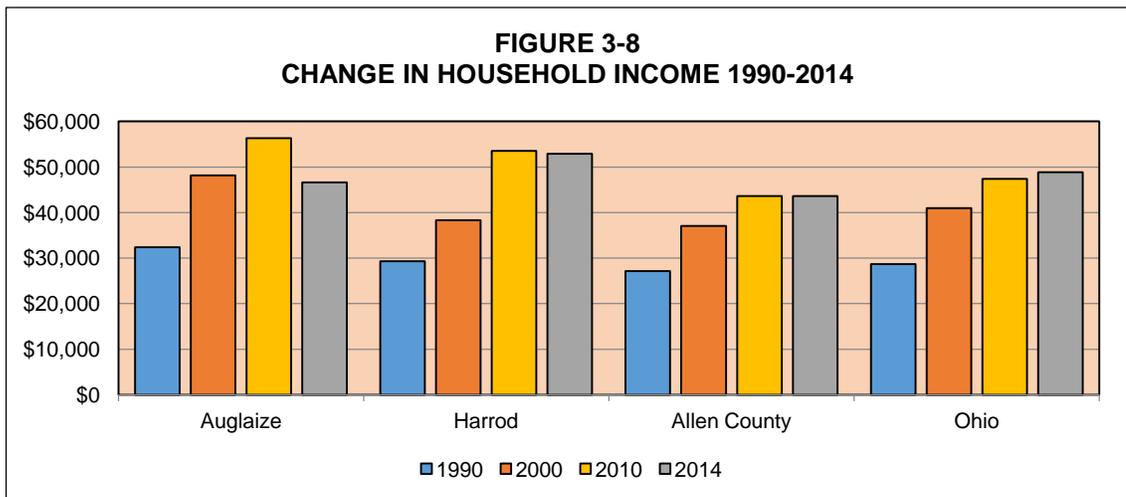
⁸U.S. Census Bureau, 1990-2010 Censuses, DP-1



**TABLE 3-4
COMPARATIVE INCOME MEASURES BY YEAR**

Income: By Type & Year	Auglaize Township	Allen County	Ohio	Auglaize Township as % of Allen County	Auglaize Township as % of Ohio
2014					
Median Household	\$46,643	\$43,648	\$48,849	106.9	95.5
Median Family	\$59,124	\$55,576	\$62,104	106.4	95.2
Per capita	\$19,755	\$22,585	\$26,520	87.5	74.5
2000					
Median Household	\$48,156	\$37,048	\$40,956	130.0	117.6
Median Family	\$51,285	\$44,723	\$50,037	114.7	102.5
Per capita	\$19,002	\$17,511	\$21,003	108.5	90.5

* ACS 2014 5-Year Estimates



When looking at median household income, Auglaize has seen a 3.1 percent decrease since the 2000 decennial Census period (\$48,156 in 2000 to \$46,643 in 2014). As with Allen County, the median household income within Auglaize Township also lags behind that of Ohio. When comparing median household incomes between Auglaize Township

and the State, Auglaize was 117.6 percent of Ohio's in 2000, and dropped to 95.5 percent of Ohio's by 2014.^{9,10}

In contrast to median household income, 2014 ACS Estimates suggest Auglaize Township median family income rose 15.3 percent since the 2000 decennial census, and the County and the State increased as well. According to ACS tabulations, the median family income in Auglaize Township was 106.4 percent of Allen County's median family income in 2014 and 95.2 percent of the State's median family income.

Per capita income in Auglaize Township was 87.5 percent of Allen County's per capita income in 2014 and only 74.5 percent of the State's.

Per capita income for Auglaize Township in 2014 was \$19,755, an increase of 4.0 percent from 2000 Census figures. This compares with the County per capita figure of \$22,585 (+29.0%) and State per capita income levels of \$26,520 (+26.3%). Also, in 2014, Auglaize Township per capita income was 87.5 percent of the County and only 74.5 percent of the State. This percentage of income is much lower than the previous 2000 Census records, when Auglaize Township per capita income was 108.5 percent of the County's.¹¹

Table 3-5 provides a detailed breakdown of household income by type and income levels for 2014. Households with incomes less than \$15,000 in 2014 totaled 14.5 percent of all households in Auglaize Township. An examination of family and non-family households provides greater detail. A "family householder" is defined as householder living with one or more individuals related to him or her by birth, marriage, or adoption, while a "non-family householder" is defined as a householder living alone or with nonrelatives. Data suggests that 7.4 percent of all families and 33.9 percent of all non-family households earned less than \$15,000 in 2014. Examination of income by type reveals that the largest concentration of households and family incomes were found in the \$50,000 to \$74,999 income bracket with 19.2 and 27.7 percent respectively. The incomes of more than half (50.6%) of all non-family households were concentrated below \$25,000.¹²

TABLE 3-5 INCOME IN 2014 BY HOUSEHOLD TYPE FOR AUGLAIZE TOWNSHIP						
Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	81	9.7	57	7.4	100	15.4
\$10,000 - \$14,999	40	4.8	0	0.0	120	18.5
\$15,000 - \$24,999	83	10.0	55	7.2	108	16.7
\$25,000 - \$34,999	63	7.6	63	8.2	75	11.5
\$35,000 - \$49,999	176	21.2	150	19.6	180	27.8
\$50,000 - \$74,999	160	19.2	212	27.7	45	7.0
\$75,000 - \$99,999	131	15.7	151	19.7	0	0.0
\$100,000 - \$149,999	89	10.7	71	9.3	20	3.1
\$150,000 - \$199,999	9	1.1	7	0.9	0	0.0
\$200,000 or more	0	0.0	0	0.0	0	0.0
Total	832	100.0	766	100.0	648	100.0

*ACS 2014 5-Year Estimates

⁹http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/0600000US3900302988

¹⁰http://factfinder.census.gov/bkmk/table/1.0/en/DEC/00_SF3/DP3/0600000US3900302988

¹¹http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/0600000US3900302988

¹²http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1901/0600000US3900302988

3.6 Poverty Status: Persons & Families below Poverty Level

The 2014 ACS 5-Year Estimates provide information regarding the number of individuals and families whose incomes fell below established poverty levels. 2014 ACS Estimates revealed that 418 individuals (18.0% of all individuals), and 77 families (11.8% of all families) in Auglaize Township were below the established poverty level based on income.

ACS 2014 Estimates show 18.0 percent of individuals and 11.8 percent of families in Auglaize Township were below the poverty level.

A comparison of income data between the 2000 Census and the 2014 ACS 5-Year Estimates reveal an increase in the proportion of individuals and families in poverty. In fact, 335 individuals and 59 families fell into poverty in the Township during that time. Households in the Township receiving public assistance increased from 0 to 38 from 2000 to 2014, or 4.5% of households. For comparison purposes, households with public assistance at the County level rose from 3.1 percent in 2000 to 3.2 percent Countywide in 2014. According to the ACS 2014 5-Year Estimates, the percentage of households receiving public assistance in the State of Ohio was 3.3 percent.

In 2014, married families with related children (38) were more likely to encounter poverty status than those families without children (13). In fact, of all families suffering poverty, 64 (83.1%) had children. For purposes of comparison, data indicates that 84.9 percent of families in poverty had children in Allen County, and 78.8% in Ohio.

Relevant information on family households and poverty status is presented in Table 3-6. Table 3-7 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older.^{13,14,15}

TABLE 3-6 POVERTY STATUS BY FAMILY STATUS IN AUGLAIZE TOWNSHIP						
Family Type by Presence of Related Children						
	1999		2010		2014	
Total Families	676	100.0%	629	100.0%	651	100.0%
Married - Related Children	282	41.7%	241	38.3%	246	37.8%
Male Alone - Related Children	14	2.1%	12	1.9%	32	4.9%
Female Alone - Related Children	29	4.3%	29	4.6%	32	4.9%
Family - No Children	351	51.9%	347	55.2%	341	52.4%
Poverty Status of Families with Related Children						
	1999		2010		2014	
Total Families	18	100.0%	16	100.0%	77	100.0%
Married - Related Children	0	0.0%	7	43.8%	38	49.4%
Male Alone - Related Children	6	33.3%	0	0.0%	0	0.0%
Female Alone - Related Children	0	0.0%	0	0.0%	26	33.8%
Family - No Children	12	66.7%	9	56.3%	13	16.9%
*ACS 2014 and 2010 5-Year Estimates						
**2000 Decennial Census						

¹³http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B19057/0600000US3900302988

¹⁴http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1701/0600000US3900302988

¹⁵http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B17010/0600000US3900302988

TABLE 3-7 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS						
Ratio	Auglaize Township					
	1999		2010		2014	
50% of Poverty Level	45	1.9%	46	2.1%	230	9.9%
100% of Poverty Level	83	3.5%	71	3.2%	418	18.0%
125% of Poverty Level	143	6.1%	187	8.4%	593	25.5%
150% of Poverty Level	330	14.0%	198	8.9%	758	32.6%
185% of Poverty Level	451	19.2%	294	13.2%	862	37.1%
200% of Poverty Level	510	21.7%	305	13.7%	902	38.8%
*ACS 2014 and 2010 5-Year Estimates						
**2000 Decennial Census						

3.7 Educational Attainment

Table 3-8 presents data summarizing the educational attainment levels of the Auglaize Township population aged 25 years or more by racial characteristics according to the 2014 ACS Estimates. Data shows that there are 133 individuals or 9.1 percent of all individuals 25 years of age or older that have not completed a high school education. Comparatively, this statistic for the Township is lower than that of both the State (11.2%) and national (13.6%) attainment levels where high school diplomas failed to be earned. When looking at higher education, 23.3 percent of the identified population attended some college or acquired an Associate's degree. This is similar to the State level of 23.0 percent and is below the national level of 29.1 percent. However, given that there are reputable post-secondary schools located in Allen County and several others readily accessible, it is surprising that only 14.0 percent of the Township's adult residents have completed a 4-year college and/or graduate degree program.¹⁶

Locally accessible post-secondary schools include:

- The Ohio State University
- Ohio Northern University
- Rhodes State College
- Bluffton University
- University of Northwestern Ohio
- Findlay University

TABLE 3-8 EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN AUGLAIZE						
Educational Attainment	White Population		Minority Population		Total Population	
	Persons	Percent	Persons	Percent	Persons	Percent
Less than High School Diploma	126	8.9	7	14.3	133	9.1
High school graduate, GED	774	54.8	10	20.4	784	53.6
Some college or Associate's degree	331	23.4	10	20.4	341	23.3
Bachelor degree or higher	182	12.9	22	44.9	204	14.0
Totals	1,413	100.0	49	100.0	1,462	100.0
* ACS 2014 5-Year Estimates						

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

¹⁶http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1501/0600000US3900302988

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.

3.8 Labor Force Profile

A perspective on the Auglaize Township labor force can be gained by examining the number of employed persons by type of occupation. Table 3-9 uses ACS 2014 5-Year Estimates to identify the dominant occupation sectors of the Township residents. These include education, health, and social services, followed by manufacturing. ACS Estimates revealed a broad cross section of occupational pursuits. Data suggests 1 in 5 residents were in the education and health service sector, with 18.0 percent in manufacturing, and 10.2 percent in construction.¹⁷

Examining Auglaize residents over 25 years of age, only 14.0% of the Township's residents completed a Bachelor's Degree or more.

TABLE 3-9 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE		
Occupation	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	9	1.0
Construction	95	10.2
Manufacturing	168	18.0
Wholesale trade	0	0.0
Retail trade	80	8.6
Transportation and warehousing, and utilities	68	7.3
Information	14	1.5
Finance and insurance, and real estate and rental and leasing	73	7.8
Professional, scientific, and management, and administrative and waste management services	63	6.7
Educational services, and health care and social assistance	205	21.9
Arts, entertainment, and recreation, and accommodation and food services	75	8.0
Other services, except public administration	85	9.1
Public administration	0	0.0
Total	935	100.0
* ACS 2014 5-Year Estimates		

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals who are currently members of the armed forces. According to ACS 2014 Estimates, the civilian labor force in Auglaize Township totaled 1,056 persons or 2.0 percent of the County's total civilian labor force. Examining employment rates, 935 persons or 88.5 percent of the Township workforce were employed.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has increased between 2000 (60.9%) and 2014 (62.2%). This ratio is just below the rate for Ohio (64.8% and 63.6%) and that of the United States (63.9% and 63.9%).

¹⁷http://factfinder.census.gov/bkmm/table/1.0/en/ACS/14_5YR/DP03/0600000US3900302988

The unemployment rates over the past 12 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. According to the 2014 ACS Estimates, Auglaize Township's unemployment rate of 11.5 percent was well above the County rate of 6.9 percent. Table 3-10 documents unemployment over time for both Allen County and Auglaize Township.¹⁸

TABLE 3-10 AUGLAIZE TOWNSHIP: EMPLOYMENT 2000-2014								
	2000				2014			
	Auglaize	%	County	%	Auglaize	%	County	%
16+ Population	1,792	62.8	83,540	77.0	1,773	75.6	83,535	74.9
Workforce	1,106	61.7	50,866	60.9	1,056	59.6	51,992	62.2
Employed	1,080	97.6	47,951	94.3	935	88.5	46,238	55.4
Health & Education	242	22.4	9,927	20.7	205	21.9	11,663	25.2
Manufacturing	233	21.5	11,540	24.0	168	18.0	9,269	20.0
Construction	113	10.5	2,741	5.7	95	10.2	2,331	5.0
Unemployed	26	2.4	2,915	5.7	121	11.5	5,754	6.9
* ACS 2014 5-Year Estimates								

3.9 Summary

The population residing in Auglaize Township has experienced a slight decrease of 0.3 percent since 2000, but an overall increase of 36.0 percent since 1960.

Census data reveals the composition, size, and number of households is changing. The total number of Auglaize Township households in 2010 was 893, an increase of 5.9 percent over the 2000 figure. In 2010, the average household size in Auglaize was 2.69 persons, a decline of 4.1 percent in size since 2000. The implications of smaller sized households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes, and zoning regulations.

Following similar trends in the median age across communities within Ohio and in Allen County, the median age for Auglaize Township has increased over the past 14 years. The median age of the population is 40.1 years, 2.2 years older than the County and 2.7 years older than the State. The median age coupled with an ever increasing older population paints a problematic picture of stagnant Township growth. The data also suggests that simply due to age of the population, more than a third (34.3%) of the population is not able to fully contribute to the economic growth and earning power of the community. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there were 133 individuals or 9.1 percent of all individuals 25 years of age or older that have not completed a high school education. The rate of Auglaize Township adults who have not graduated from high school is below the State and national averages of 11.2 percent and 13.6 percent, respectfully. And while educational attainment within the Township compares very favorably against Allen County and State benchmarks in regards to high school

¹⁸http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/S2301/0500000US39003|0600000US3900304206

graduation rates, it does not compare favorably to County and State rates when comparing adults who have attended some college or have acquired an associate's degree. This is an important factor in community development as it tends to suggest that young men and women of the Township, upon acquiring a four year degree or higher, are not returning.

Three income measures were analyzed for Auglaize Township – median household income, median family income, and per capita income. Median household income declined 3.1 percent from 2000 to 2014, and now lags behind the State average. Median family income on the other hand increased since 2000 15.3 percent, but current values still lag behind Ohio. Changes in per capita income were similar to median family income, as per capita income also increased 4.0 percent, but was lower than the State.

The ACS 2014 5-Year Estimates revealed that 418 individuals (18.0%) and 77 families (11.8%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 18.4 percent of all individuals and 13.8 percent of all families within Allen County were below the established poverty level. Locally, 64 of the 77 (83.1%) families in poverty had children.

When examining the type of occupations Auglaize Township residents have, education, health, and social services is the predominant employment type with 21.9 percent of the workforce employed in this sector. However, manufacturing, which reflects 18.0 percent of all employment of Township residents, experienced a drop of 3.6 percent from 2000 to 2014.

SECTION 4 INFRASTRUCTURE & SERVICES

Infrastructure refers to facilities, structures, and services necessary to support a community's homes, employers, institutions, recreational needs, educational needs, and community services. It also notably provides the essential building blocks of a community. Infrastructure is often used to reference the transportation network, the water distribution and wastewater collection systems, and the community's stormwater and drainage systems. Infrastructure is necessarily a concern for the public, and rightfully so, since taxpayers are responsible for the maintenance of such infrastructure. Privately supplied utilities such as natural gas, electricity, and telecommunications, are also part of a community's infrastructure. High quality infrastructure is necessary in a community to maintain and support the health and safety of its residents.

In economic development circles, infrastructure most often refers to 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, parks, schools, fire, emergency, medical, and law enforcement components.

The success of the planning process and the future development of Auglaize 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 industry alike into the future.

This section is provided in an attempt to present baseline information on the community's existing infrastructure. Housing, public utilities, roadways, and rail crossings are addressed in this section; park amenities are addressed in Section 5; and the remaining infrastructure and services will be addressed by others under separate cover. The success of the planning process and the future development of Auglaize Township is dependent upon examining, and subsequently establishing, a balance between the infrastructure now serving the community, and the infrastructure needed to serve residents and businesses alike into the future.

4.1 Housing

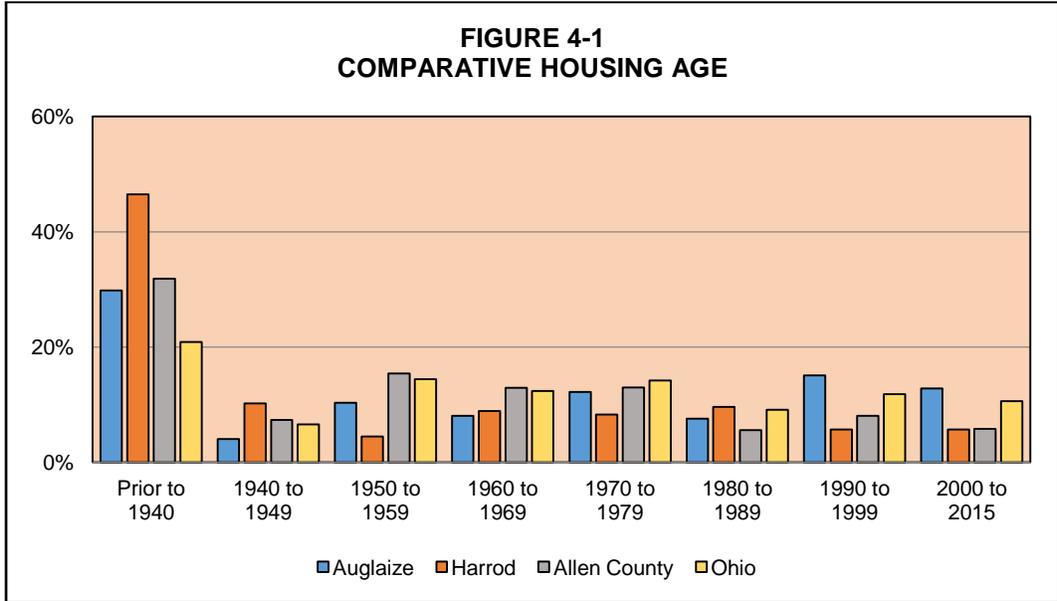
Local housing characteristics reflect the number and type of units available and their overall physical condition - both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides insight into the history of residential development in the 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 Auglaize Township housing using the 2014 American Community Survey (ACS) 5-Year Estimates and the Allen County Auditor's Database with comparisons to other political subdivisions to provide relative measures.

4.1.1 Age of Housing Stock

Table 4-1 reveals that 55.8 percent of Auglaize Township's housing was built after 1960. Figure 4-1 shows a comparison of housing stock based on age between the State of Ohio, Allen County, the Village of Harrod, and Auglaize Township. Housing in Auglaize Township is significantly younger than the housing in the Village of Harrod, and Allen County. Comparatively, 20.6 percent of the housing in Harrod, and 45.4 percent of the housing in Allen County has been built since 1960.¹

¹Allen County Auditor's Database 2016

TABLE 4-1 HOUSING UNITS BY AGE IN SELECTED TOWNSHIPS						
Year	Bath	American	Shawnee	Perry	Auglaize	Allen County
Total	3,768	4,416	4,455	988	846	33,658
Prior to 1940	10.3%	5.7%	8.4%	30.0%	29.8%	31.9%
1940 to 1959	25.4%	17.2%	26.4%	27.0%	14.4%	22.7%
1960 to 1969	14.9%	17.8%	19.5%	9.9%	8.1%	12.9%
1970 to 1979	21.1%	28.0%	20.6%	10.7%	12.2%	13.0%
1980 to 1989	8.3%	9.8%	7.9%	7.4%	7.6%	5.6%
1990 to 1999	10.9%	11.3%	9.5%	8.6%	15.1%	8.1%
2000 or later	9.2%	10.2%	7.7%	6.4%	12.8%	5.8%

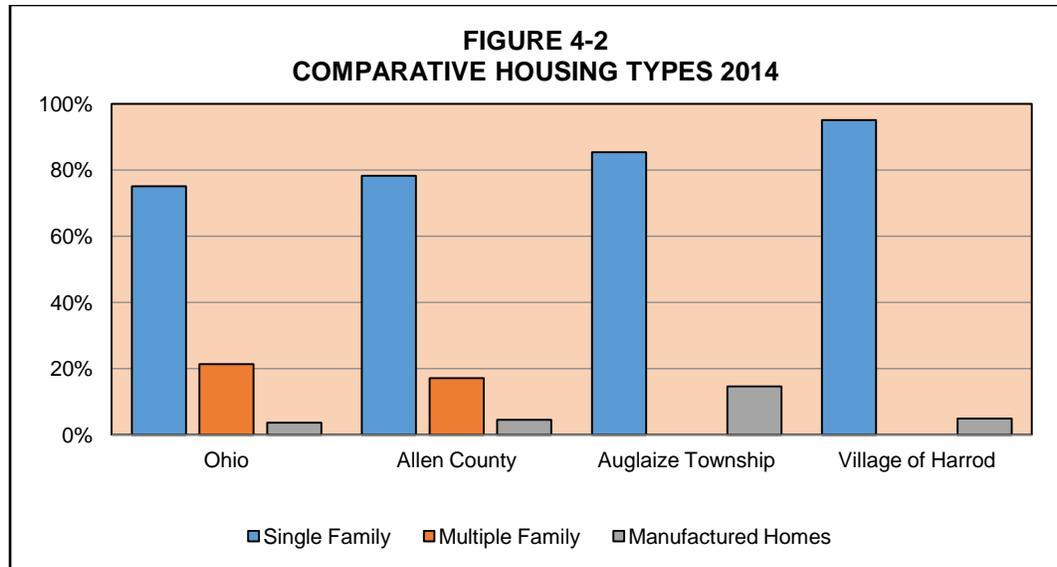


4.1.2 Type of Housing Units

The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. The majority of homes in Auglaize Township are single-family units, as are those in the Village of Harrod, Allen County, and the State of Ohio. Figure 4-2 reveals the Township's over dependence on single family homes. Auglaize Township's 85.4 percent is compared to 75.1 percent for the State of Ohio, 78.3 percent for Allen County and 95.1 percent in the Village of Harrod.²

Looking to examine and compare the Township's availability of multi-family units was futile as there was an absence of multi-family units in the Township. The proportion of multi-family units, including apartments, is in drastic difference to that of Allen County (17.1%) and the State of Ohio (21.3%). Of concern however is the proliferation of manufactured homes, far surpassing County and State averages. The percentage of manufactured homes in the Township is 14.6 percent of the total available housing units and is significantly above the proportion found in Allen County (4.5%) and the State of Ohio (3.6%).

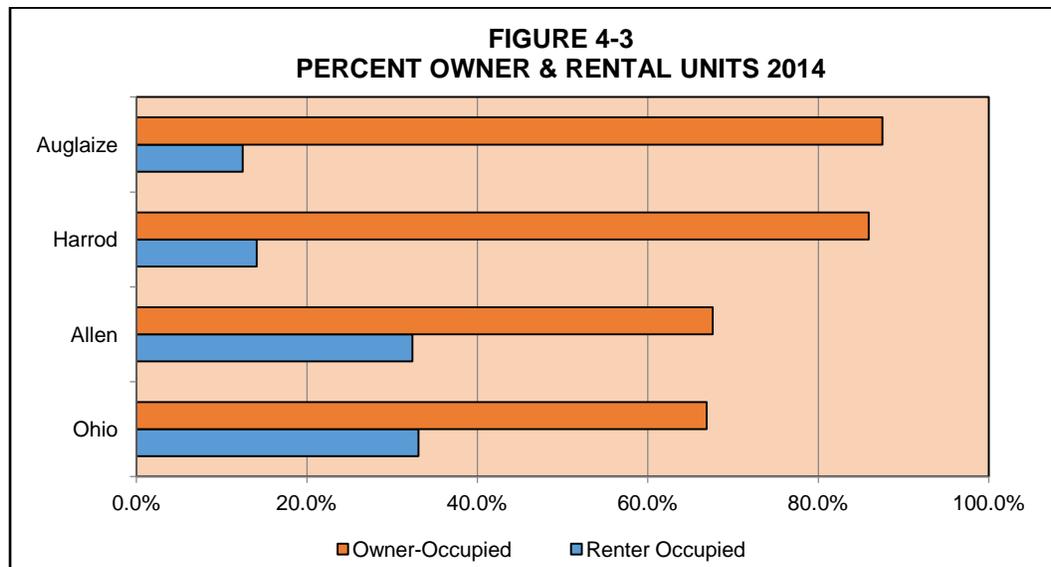
²http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1101/0600000US3900302988|1600000US3934118



4.1.3 Owner vs. Renter-Occupied Housing

Auglaize Township has a greater level of home ownership with fewer rental units when assessed against the larger community. As shown in Figure 4-3, home ownership in Auglaize Township (87.5%) is higher than that in Harrod (85.9%), Allen County (67.6%), and significantly higher than that of Allen County (67.6%) and Ohio (66.9%).

Owner-occupied housing units in Auglaize Township (87.5%) is higher than that in Harrod (85.9%), Allen County (67.6%) or Ohio (66.9%).



4.1.4 Rental Costs

According to the 2014 ACS 5-Year Estimates, 93 housing units were rented in Auglaize Township.³ Table 4-2 reveals the cost of rental housing within Auglaize Township and other area townships. Notice that Auglaize Township with regards to median rent compares favorably with the surrounding townships and Allen County. Rent is higher in Auglaize Township than Perry Township,⁴ but ranks below the median rent in the rest of the selected political subdivisions.

³http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP04/0600000US3900302988

⁴http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B25063/0600000US3900302988

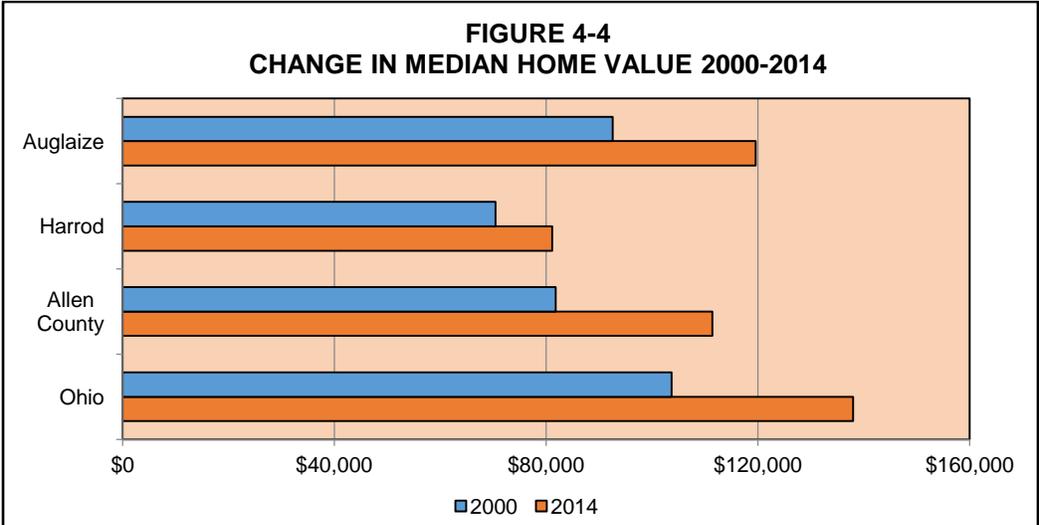
TABLE 4-2 MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION							
Rent	Bath	American	Perry	Shawnee	Allen County	Auglaize	Percent
Median	\$718	\$730	\$618	\$797	\$652	\$669	NA
Less than \$199	0	14	15	0	271	0	0.0
\$200 to \$299	11	20	13	0	574	0	0.0
\$300 to \$399	0	27	11	0	580	25	26.9
\$400 to \$499	36	148	54	10	1,528	12	12.9
\$500 to \$599	160	146	15	108	2,000	10	10.8
\$600 to \$699	109	319	37	103	2,140	0	0.0
\$700 to \$799	227	200	38	58	1,498	26	28.0
\$800 to \$899	114	212	0	61	1,364	20	21.5
\$900+	136	461	60	214	2,382	0	0.0

4.1.5 Home Values

The median home value for Auglaize Township in 2014 was \$119,544 and found to be significantly higher than Allen County (\$111,400) and Harrod (\$70,400). However, median home values were only 86.6 percent of Ohio’s median home value (\$138,000). The median home value in the Township as compared to the Village of Harrod and Allen County reflects the relatively young age of the Township’s housing stock, the median income of the population, and current market conditions, which are dictating the continued trend of upscale single-family housing construction.⁵

Median value of owner-occupied houses surpassed both Harrod and Allen County between 2000 and 2014.

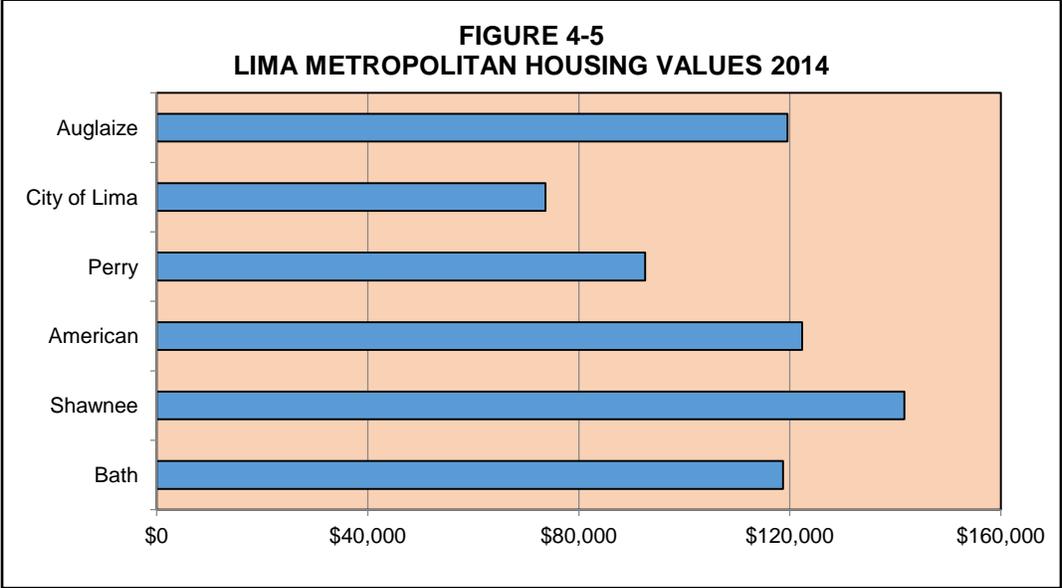
Figure 4-4 reveals the change in the median value of owner-occupied units in Auglaize Township between 2000 and 2014. Data suggest that the increased valuation experienced in Auglaize Township over the 15-year period reflected a 29.1 percent increase (\$26,946) surpassing that of the Village of Harrod (\$10,700/15.2%).



As shown in Figure 4-5, Auglaize Township compares favorably with the other townships in the Lima Metropolitan Area with regards to home value. Maps 4-1 and 4-2 identify sales and new construction by location, year, and value. Table 4-

⁵ http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S2506/0600000US3900302988

3 identifies newly constructed units in the Township over the 2005 through 2014 period by address and value. According to the Allen County Auditor's Database, the average value for the 49 newly constructed and occupied properties was \$142,263.

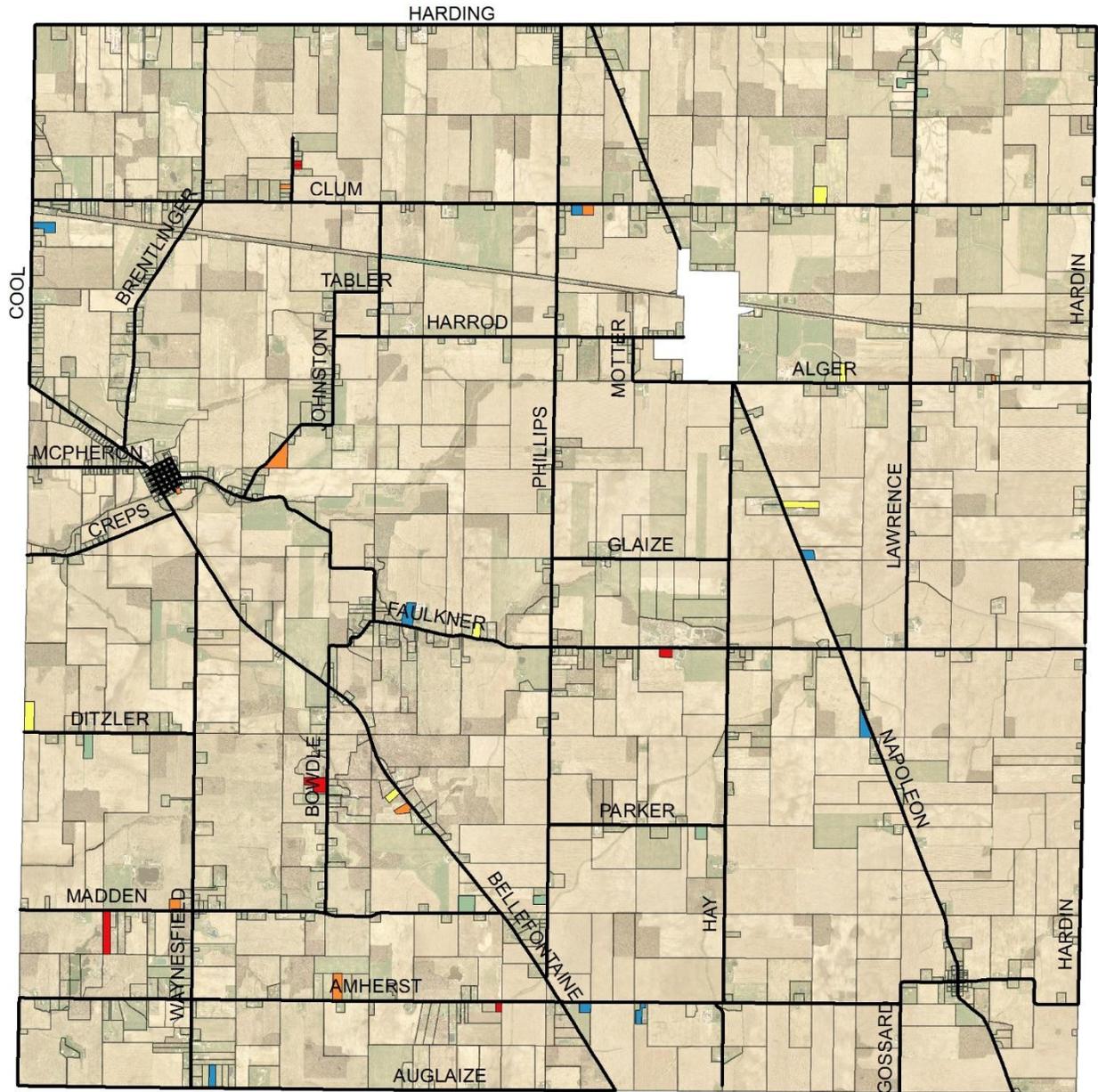


**TABLE 4-3
OCCUPIED, NEWLY CONSTRUCTED UNITS 2005-2014**

Address	Home Value	Address	Home Value
10501 Alger	\$182,100	7395 Faulkner	\$126,300
11357 Alger	\$116,400	8101 Faulkner	\$320,800
7619 Amherst	\$171,500	8473 Faulkner	\$135,600
7737 Amherst	\$153,100	9544 Faulkner	\$147,400
7741 Amherst	\$103,200	9544 Faulkner	\$147,400
8650 Amherst	\$84,300	3920 Hardin	\$173,200
9140 Amherst	\$184,500	6608 Harding	\$155,200
9436 Amherst	\$156,200	2001 Hullibarger	\$131,500
7021 Auglaize	\$144,900	2915 Johnston	\$165,900
8060 Bellefontaine	\$44,200	3081 Johnston	\$61,000
8130 Bellefontaine	\$168,100	3300 Johnston	\$72,300
8181 Bellefontaine	\$177,600	1075 Lawrence	\$151,100
1485 Blair	\$111,900	952 Lawrence	\$210,600
1505 Blair	\$43,000	6430 Madden	\$151,100
1610 Blair	\$90,400	6809 Madden	\$150,300
5012 Bowdle	\$65,000	8447 Madden	\$187,100
3359 Carey	\$76,000	3443 Napoleon	\$134,000
10355 Clum	\$123,700	3675 Napoleon	\$157,100
10777 Clum	\$111,700	4600 Napoleon	\$173,000
6393 Clum	\$176,300	9750 Parker	\$259,300
9000 Clum	\$183,700	4445 Phillips	\$203,500
9080 Clum	\$149,200	5642 Phillips	\$125,300
1845 Cool	\$100,800	4115 Waynesfield	\$129,100
5935 Ditzler	\$94,500	6016 Waynesfield	\$156,500
6280 Ditzler	\$134,000	Average	\$142,263

Allen County Auditor's Database

MAP 4-1 AUGLAIZE TOWNSHIP HOME SALES AND NEW CONSTRUCTION BY YEAR



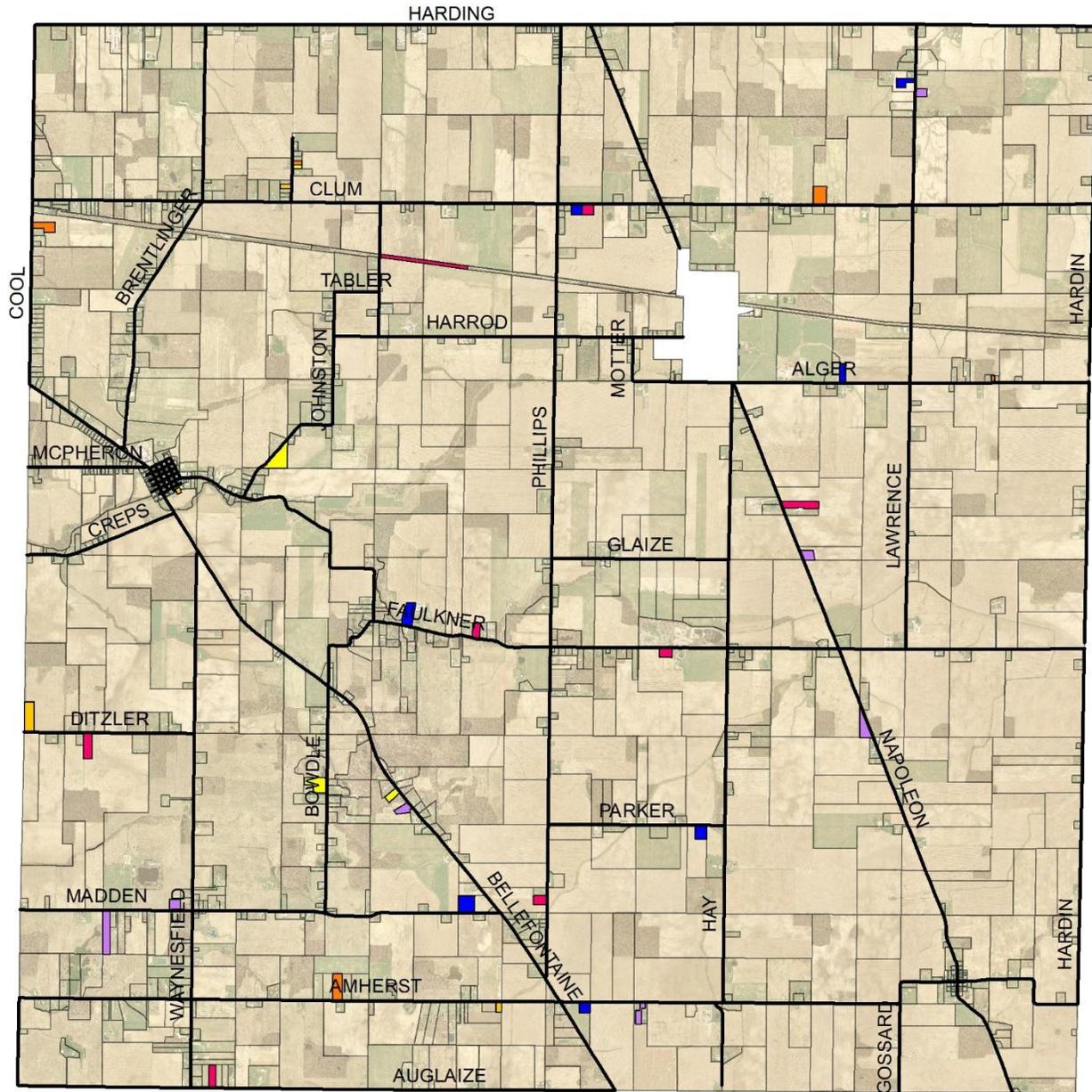
Year

- 2005 to 2006
- 2007 to 2008
- 2009 to 2010
- 2011 to 2012
- 2014 to 2015

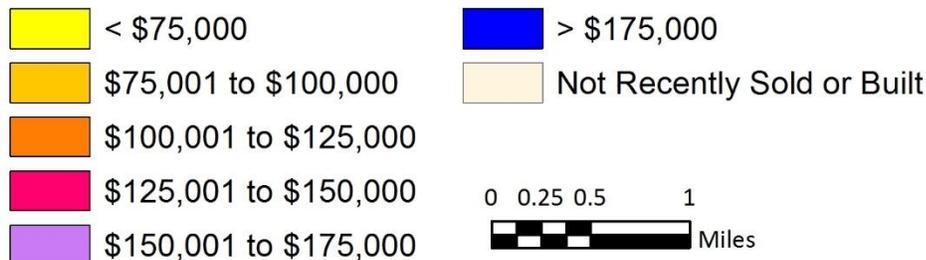


December, 2016

MAP 4-2 AUGLAIZE TOWNSHIP HOME SALES AND NEW CONSTRUCTION 2005-2016



Improvement Value



December, 2016

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 lower vacancy rates in the nation (11.0%) according to the 2014 ACS 5-Year Estimates. In 2014, Auglaize Township had an even lower housing unit vacancy rate (4.0%). As a percentage of total housing units available, in 2010 vacancies represented 6.9 percent of all housing units while in 2014 they represented 4.0 percent. Table 4-4 and Map 4-3 suggest vacancies within the Township to be relatively stable and confined to manufactured homes and older residential units in disrepair. Of note, 6 vacancies were found to exist near the Faulkner Rd and SR-117 area as of the 2010 Census.⁶

TABLE 4-4 VACANCY STATUS BY POLITICAL SUBDIVISION 2010-2014						
Housing Units & Political Subdivision	2010 Census	Percent Vacant	2014 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	4,380	6	4,739	10.5%	359	8.2%
Amanda Township	30	3.8	63	8.1%	33	110.0%
American Township	383	6.7	319	6.0%	-64	-16.7%
Auglaize Township	55	5.8	35	4.0%	-20	-36.4%
Bath Township	284	6.9	313	7.7%	29	10.2%
Jackson Township	66	6.2	82	7.8%	16	24.2%
Marion Township	33	3.1	0	0.0%	-33	-100.0%
Monroe Township	35	5.2	21	3.1%	-14	-40.0%
Perry Township	108	6.9	191	11.3%	83	76.9%
Richland Township	27	4.3	22	3.3%	-5	-18.5%
Shawnee Township	361	7	401	7.5%	40	11.1%
Spencer Township	18	5.2	34	10.4%	16	88.9%
Sugar Creek Township	40	7.5	16	3.3%	-24	-60.0%
2014 ACS 5-Year Estimates 2010 Census						

4.2 Water & Wastewater Infrastructure

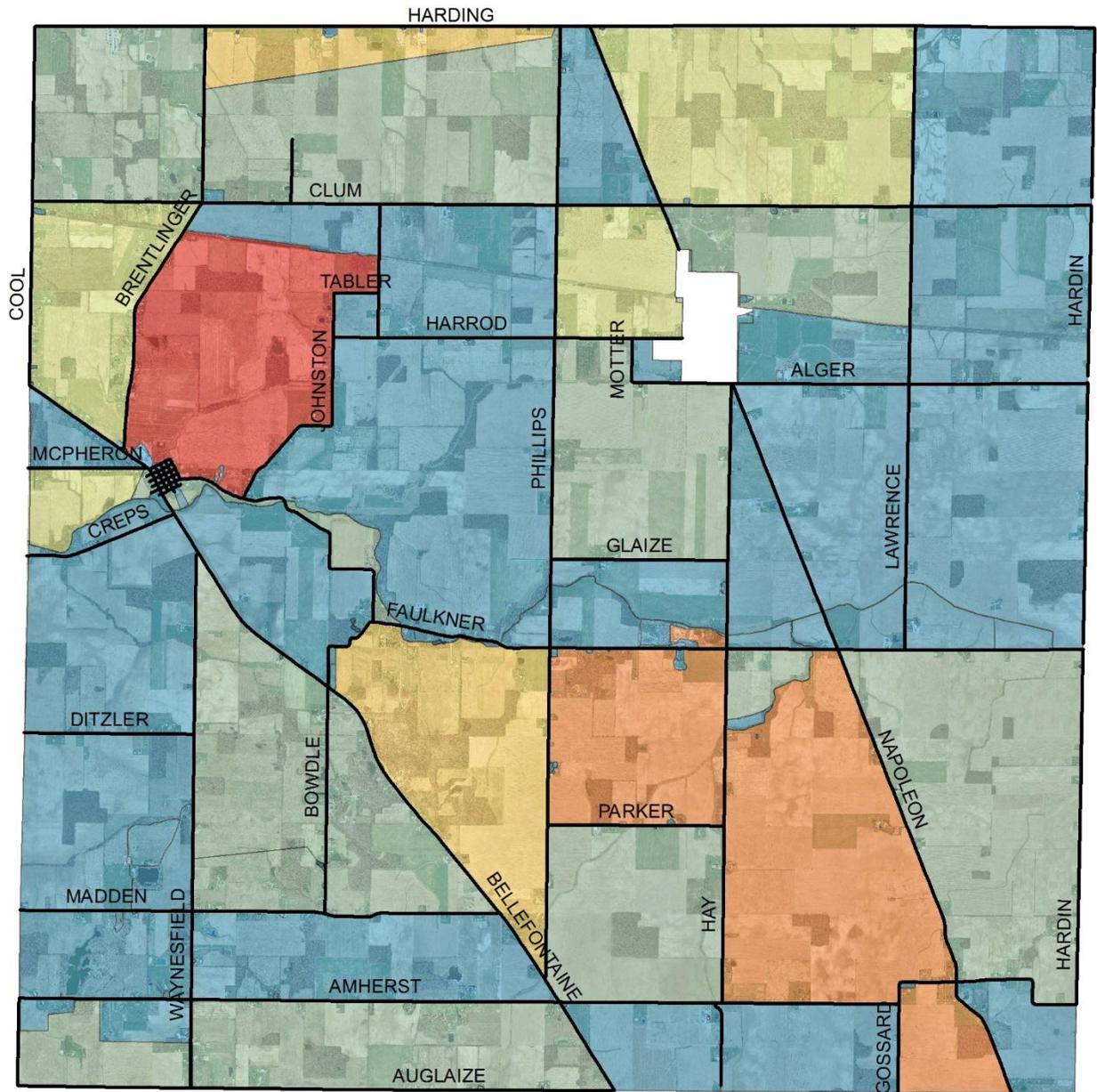
Public utilities and system capacities facilitate community development. This Plan recognizes utility services as necessary to sustain existing economic activities as well as future development. The Plan acknowledges the detailed studies completed by those entities charged with the delivery of such services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

Examining potable water, Auglaize Township relies on individual wells located on residential properties and farms. At the present time the Village of Harrod depends on well water. When examining wastewater treatment service, the service is limited to primarily the Villages of Harrod and Westminster. Map 4-4 depicts the existing wastewater infrastructure.⁷

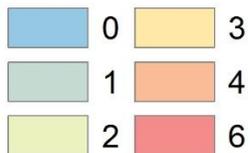
⁶ http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP04/0600000US3900302988

⁷ Allen County Sanitary Engineering Department

MAP 4-3 AUGLAIZE TOWNSHIP VACANCY BY CENSUS BLOCK

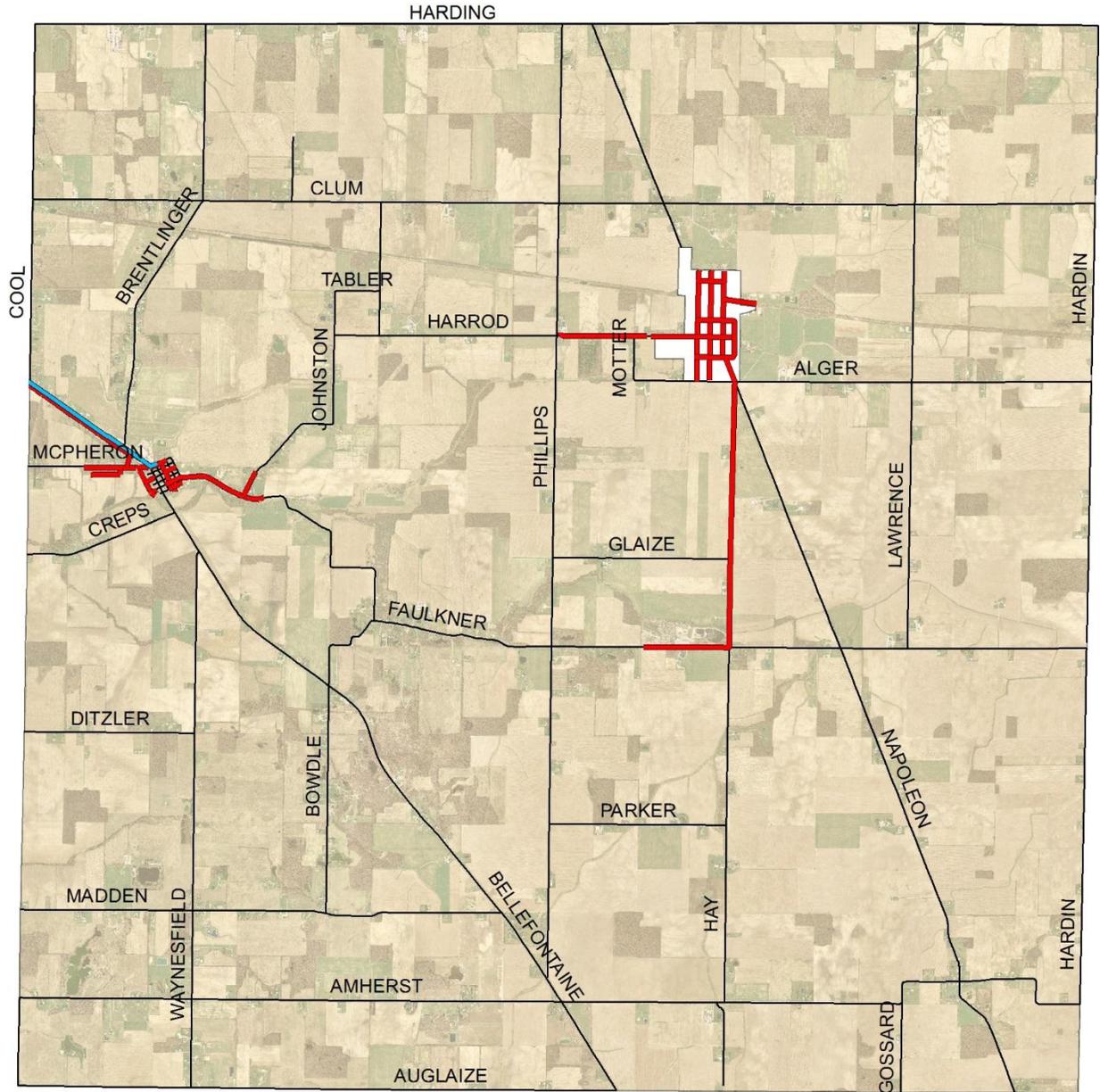


Vacant Housing Units



December, 2016

MAP 4-4 AUGLAIZE TOWNSHIP CURRENT WATER SERVICE & SEWER SERVICE



Water & Sewer Lines

- Water
- Sewer



December, 2016

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 Auglaize Township is considered rural, consisting of arterials, collectors, and local roads. Map 4-5 depicts the federal functional classification of area roadways by type. The administration of these roads is delegated to State and Local governmental units as depicted on Map 4-6.

The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway's jurisdictional responsibility. Table 4-5 reveals the classification of the community's roadway system. Auglaize Township is served by two primary north-south roads with SR 117 and Napoleon Road, while bordered on the north by SR 309.⁸

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION				
Functional Class	State	County	Township	Total Miles
Rural Minor Arterial	7.4	0.0	0.0	7.4
Rural Major Collector	6.9	5.7	0.0	12.7
Rural Local	0.00	29.1	43.2	72.3
Total Miles	14.3	34.8	43.2	92.4

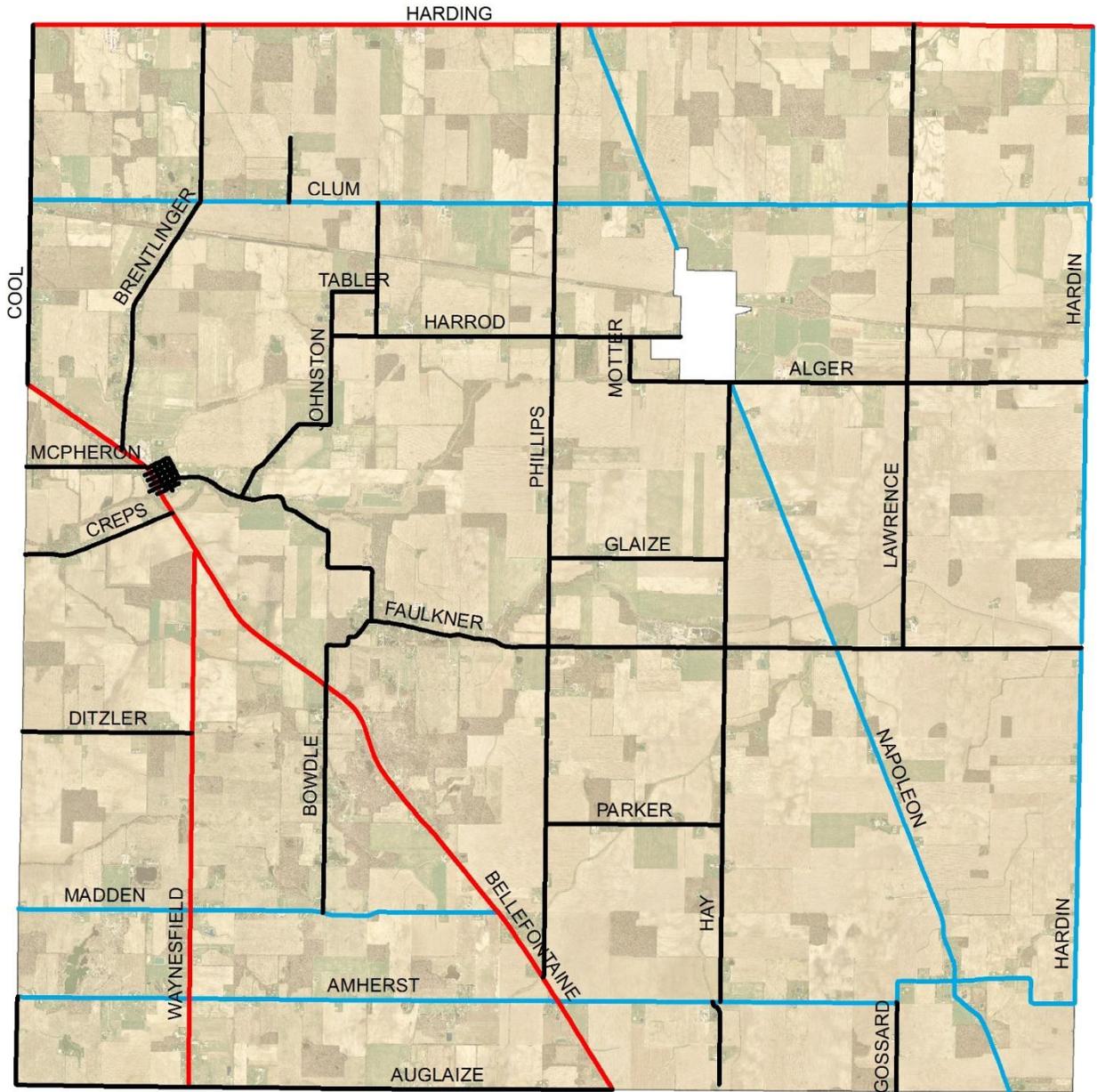
According to figures obtained from the Ohio Department of Transportation (ODOT), 2016 total roadway system mileage within Auglaize Township entailed 92.4 miles. Collector roadways total 12.7 miles and account for 15.1 percent of total system mileage. More than 75.0 percent of the roadway system (72.3 miles) is classified functionally as local, for which the Township itself is responsible for 43.2 miles, while the County maintains 34.8 miles. According to 2014 estimates of daily vehicular miles of travel (VMT), total VMT approaches 84,900 miles per day in Auglaize Township.

Various roadway pavement widths have been identified in Map 4-7 as to their compliance with the Federal design standards. Table 4-6 identifies 47.6 miles of deficient roadway widths by jurisdiction and extent of deficient width. Estimates to improve such roadways vary due to existing conditions including shoulder width, drainage, and base. Assuming an adequate base, shoulder width and no drainage improvements or right-of-way acquisitions, necessary roadway improvements are estimated at \$2.7 million.⁹

⁸ Ohio Department of Transportation

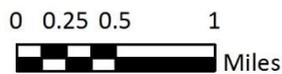
⁹ <https://www.dot.state.oh.us/Divisions/Planning/TechServ/Pages/tims.aspx>

MAP 4-6 AUGLAIZE TOWNSHIP ROADWAY JURISDICTION



Jurisdiction

- State
- County
- Township



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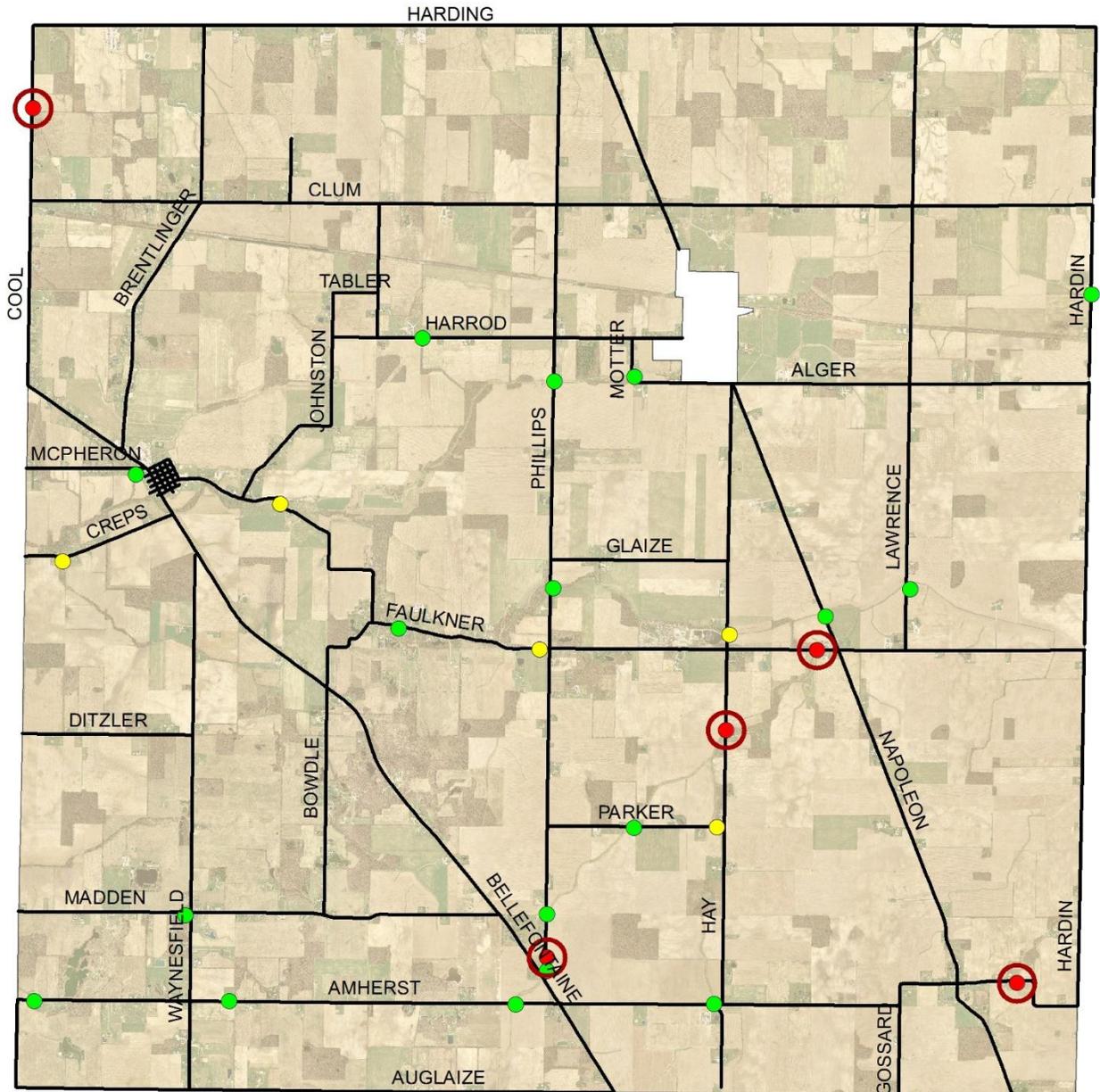
TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN AUGLAIZE TOWNSHIP			
Deficient Pavement Width	Township Local Roads	County Local Roads	Total Miles
7	0.5	0.0	0.5
6	0.0	0.0	0.0
5	0.9	0.0	0.9
4	12.6	1.0	13.6
3	5.0	0.0	5.0
2	13.8	11.2	25.0
1	0.7	1.9	2.6
Total Miles	33.5	14.1	47.6

As depicted in Map 4-8, there are 27 bridges in Auglaize Township, of which none are identified as deficient. Minor and major suggested bridge repair on five bridges was estimated at \$1.8 million in current dollars and identified in the County's 2040 Transportation Plan. Table 4-7 identifies the bridges by road and status.¹⁰

TABLE 4-7 BRIDGES OF AUGLAIZE TOWNSHIP		
Bridge ID	Bridge Location	Sufficiency Rating
Auglaize Jurisdiction		
AUG-213-2.53	Faulkner Road	57.3
AUG-229-0.15	Phillips Road	66.8
AUG-205-5.73	Amherst Road	68
AUG-231-2	Hay Road	68.4
AUG-209-1.56	Cool Road	76.8
AUG-211-0.81	Faulkner Road	84.8
AUG-213-0.73	Faulkner Road	85.8
AUG-231-2.53	Hay Road	86.9
AUG-254-0.93	Parker Road	89
AUG-198-0.21	Creps Road	90.3
AUG-229-0.07	Phillips Road	95.9
AUG-229-0.37	Phillips Road	95.9
AUG-229-3.37	Phillips Road	97
AUG-252-0.21	Motter Road	97
AUG-254-0.47	Parker Road	97
AUG-15-4	Hardin County Line Road	99.8
AUG-205-1.52	Amherst Road	99.9
AUG-206-0.59	McPheron Road	99.9
AUG-205-0.07	Amherst Road	100.0
County Jurisdiction		
AUG-205-2.77	Amherst Road	97.0
AUG-213-0.18	Faulkner Road	98.9
AUG-229-2.21	Phillips Road	99.9
AUG-238-0.37	Lawrence Road	100.0
AUG-218-0.5	Harrod Road	100.0
AUG-205-3.92	Amherst Road	100.0
AUG-204-0.93	Madden Road	100.0
AUG-222-2.95	Napoleon Road	100.0

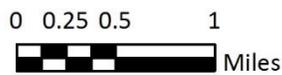
¹⁰ Allen County Engineer's Office

MAP 4-8 AUGLAIZE TOWNSHIP BRIDGES BY SUFFICIENCY RATING



Bridge Sufficiency Rating

- 100 to 91
- 90 to 81
- < 80



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High crash intersection locations are defined as any intersection averaging 5 accidents a year over three years. No intersections in Auglaize Township met this criteria, but some intersections had notable crash counts. Map 4-9 and Table 4-8 identify these problematic intersections. The crashes shown do not include animal, drug, or alcohol related crashes.¹¹

TABLE 4-8 HIGH CRASH & TARGETED INTERSECTIONS BY SEVERITY 2013-2015				
Intersection	Crashes	Fatal	Injury	PDO
SR 309 & Napoleon	13	0	9	4
SR 117 & Brentlinger	5	0	1	4
Brentlinger & Clum	4	0	1	3
SR 309 & Cool	3	0	2	1
SR 117 & Waynesfield	3	0	1	2

4.3.2 Electric, Oil & Gas Transmission Line Locations

Auglaize Township is serviced by a full complement 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. Specialized industrial cylinder and bulk gas is also available through BOC Gases and AGA Gas. When examining larger industrial applications it is important to recognize that Allen County is crossed by the pipelines of Columbia Gas and Dominion 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 high voltage transmission lines traversing the region. Map 4-10 identifies the approximate location of the various utility lines.¹²

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

4.4 Summary

The Allen County Auditor’s Database reported 846 housing units present in Auglaize Township. Between 2005 and 2015, 49 new housing units were built in Auglaize Township. Data also reflects Auglaize Township’s population slow down, and its pattern of young adults migrating out of Auglaize Township. Concerns regarding residential development include: the aging population and the appropriateness of the existing housing supply to meet future demands; the age and condition of the existing housing stock and the status of available codes/programs to support the redevelopment of some of the older housing stock; and, conflicting land use between strip residential development and the continued viability of the agricultural industry.

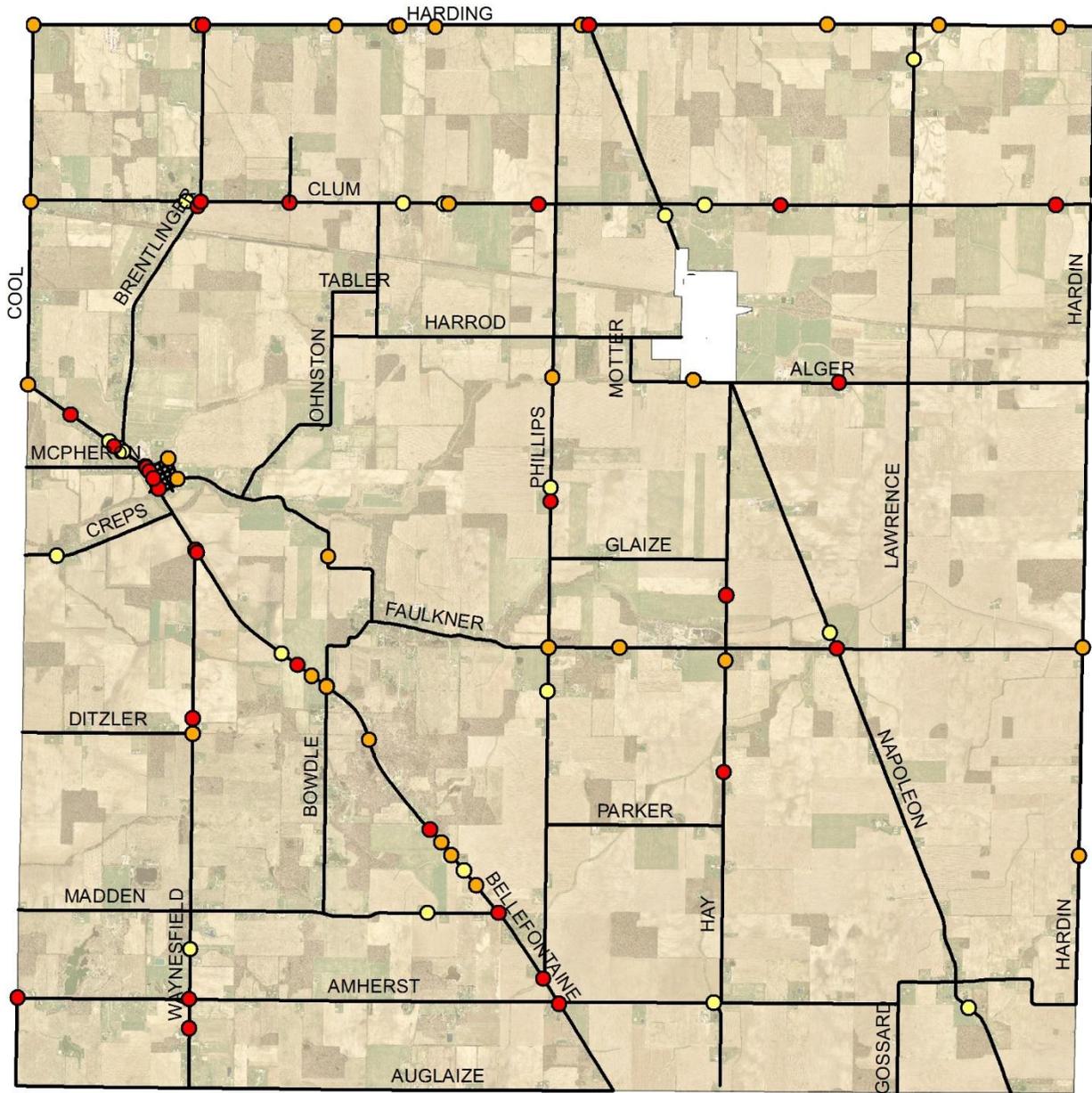
The key issues of concern to future development revolve around the availability, adequacy and costs of the Township’s infrastructure/services. The community’s transportation network, its water distribution system, wastewater capabilities and drainage system are typical infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, voice and data communications are also a part of infrastructure. In community development,

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

¹¹ Lima Allen County Regional Planning Commission – Crash Summary Report 2015

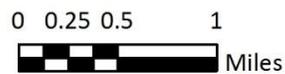
¹² Public Utilities Commission of Ohio

MAP 4-9 AUGLAIZE TOWNSHIP ROADWAY CRASHES 2013-2015



Crash Year

- 2015
- 2014
- 2013

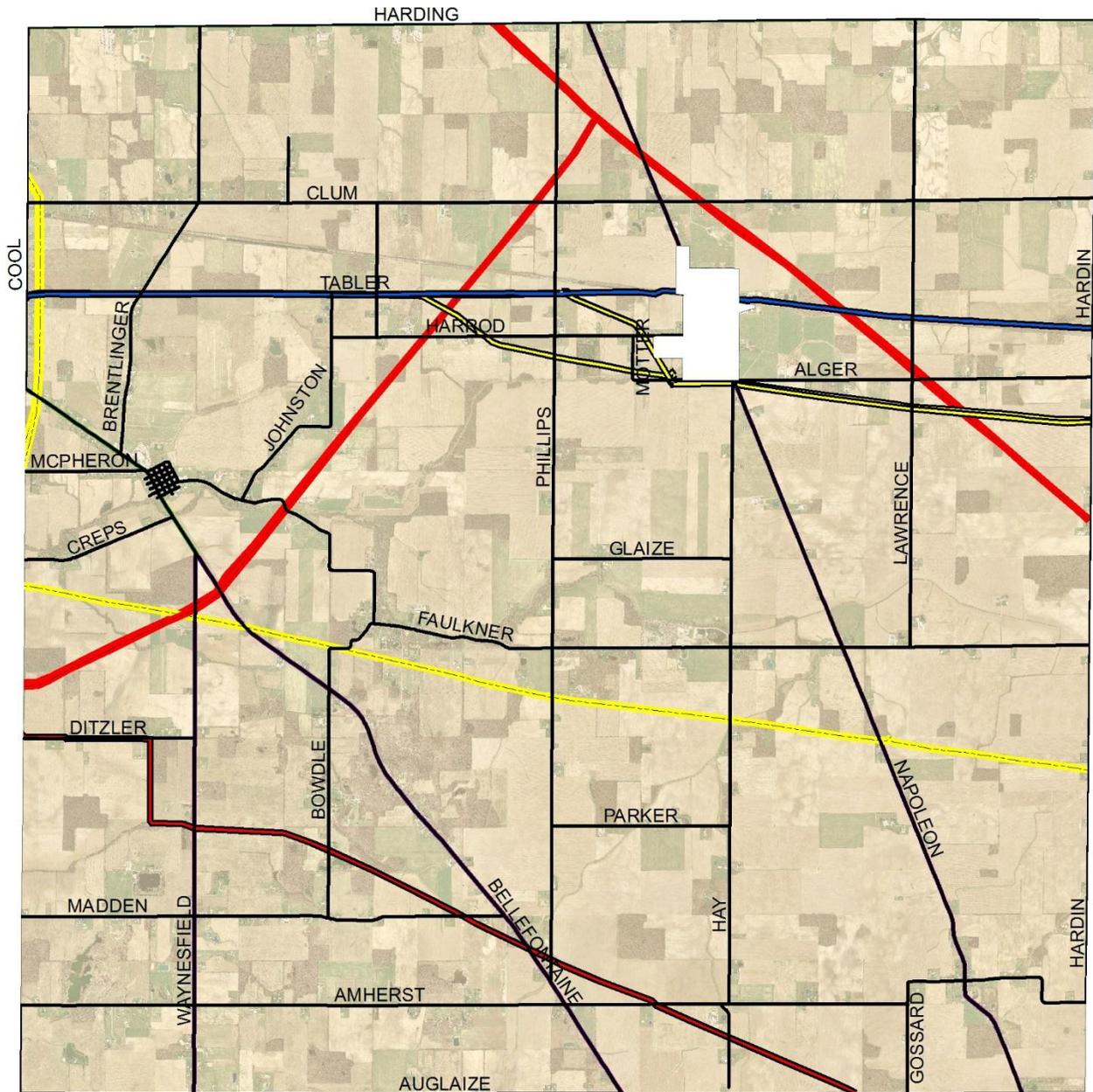


December, 2016

MAP 4-10

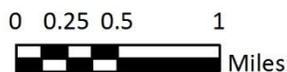
AUGLAIZE TOWNSHIP

PIPELINE & ELECTRIC INFRASTRUCTURE



Pipeline Operator Transmission (kV)

- | | |
|--|---|
|  Buckeye Partners |  138 |
|  Columbia Gas |  345 |
|  Marathon | |



December, 2016

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 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 village/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 an important issue for the Township.

Concerns regarding the lack of water and the limited wastewater systems include: service area, capacity, and age of the wastewater collection systems. Capacity constraints limit service area expansion. No public/municipal water delivery systems exist beyond the village of Westminster. This will have an impact on the communities future growth the current regulatory environment; and, lack of current future plans to insure and protect the viability of the agricultural industry in Auglaize Township.

SECTION 5 ENVIRONMENTAL FACTORS

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

There have been a number of statewide studies that have concluded the greatest threat to the State of Ohio and its population centers is the loss of farmland and the absence of land use planning that considers the resources and the integrity of the natural ecosystem. Recognizing that a sizable portion of Auglaize 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.

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

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

5.1 Solid Waste Issues

On average, Allen County residents generate 1.3 tons per capita of solid waste annually. On such a per capita basis, Auglaize Township generates 2,611.4 tons of waste annually. The closest sanitary landfill to Auglaize Township is the Cherokee Run facility, operated by Allied Waste Systems Inc., in Bellefontaine, Ohio. The facility is now closed. The next closest recipient of the community's waste stream is the Evergreen Landfill Facility operated by Waste Management and located outside of the City of Toledo. The facility accepts nearly 60 percent (58.7%) of Allen County waste. Outside Allen County there are 10 other landfills that accept a portion of local waste including facilities in Mercer, Logan, Wyandot and Hancock counties. The EOLM landfill is a private facility designed and approved to dispose of construction and demolition waste. Both of Allen County's sanitary landfills are now closed.

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

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

Solid Waste Concerns:

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

The effects of litter are pervasive and far-reaching not just in the village centers, 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 annual litter cleanups are not long-term litter prevention programs. And, although there are local programs that address litter cleanup, including, Adopt-a-Highway, Adopt-a-Roadway, and Adopt-a-Waterway as well as neighborhood cleanups, 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

One of the most important issues today is Air Quality. Auglaize Township rests within Allen County, which is located between several major urban areas including, Fort Wayne, Toledo, and Dayton, while also being adjacent to Interstate 75 and US 30. The proximity to such large urban manufacturing-based communities placed Allen County in a precarious position with ever tightening environmental regulations. From a historical regulatory perspective the EPA determined Auglaize Township, as a part of Allen County, to be in ozone nonattainment in 2001; in 2007 based on new data, the County was reclassified in an 8-Hour Ozone Maintenance status. It was not until July 2013 that the EPA re-designated Allen County as being in full compliance with National Ambient Air Quality Standards (NAAQS).

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



According to the EPA the number of unhealthy days due to Particulate Matter (PM^{2.5}) was documented at 11 in 2010, 3 in 2011, and 3 in 2012. Over the same period, days exceeding ozone standards for sensitive populations amounted to 3 in 2010, 3 in 2011 and 3 in 2012. Both of these pollutants cause respiratory and cardiovascular stress to vulnerable populations, including children and the elderly. The County did not exceed the

NAAQ standards in 2013, 2014 or 2015. However, while local air quality has improved, given the presence of the Husky Refinery, Ineos, Potash, BP Chemical, PCS Nitrogen, Amanda Specialty Products, General Dynamics, WHEMCO, etc., located to the west of Auglaize Township air quality remains a constant threat to the community's health and safety. New, more restrictive air quality standards came into effect in October 2016, making the future of Allen County's air attainment status tenuous.

5.3 Water Quality Issues

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

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

Water quality concerns:

- *Managing storm water runoff in compliance with Phase II requirements*
- *Prevention of erosion*
- *Elimination of illicit discharges at point source facilities*
- *Management of hazardous materials*

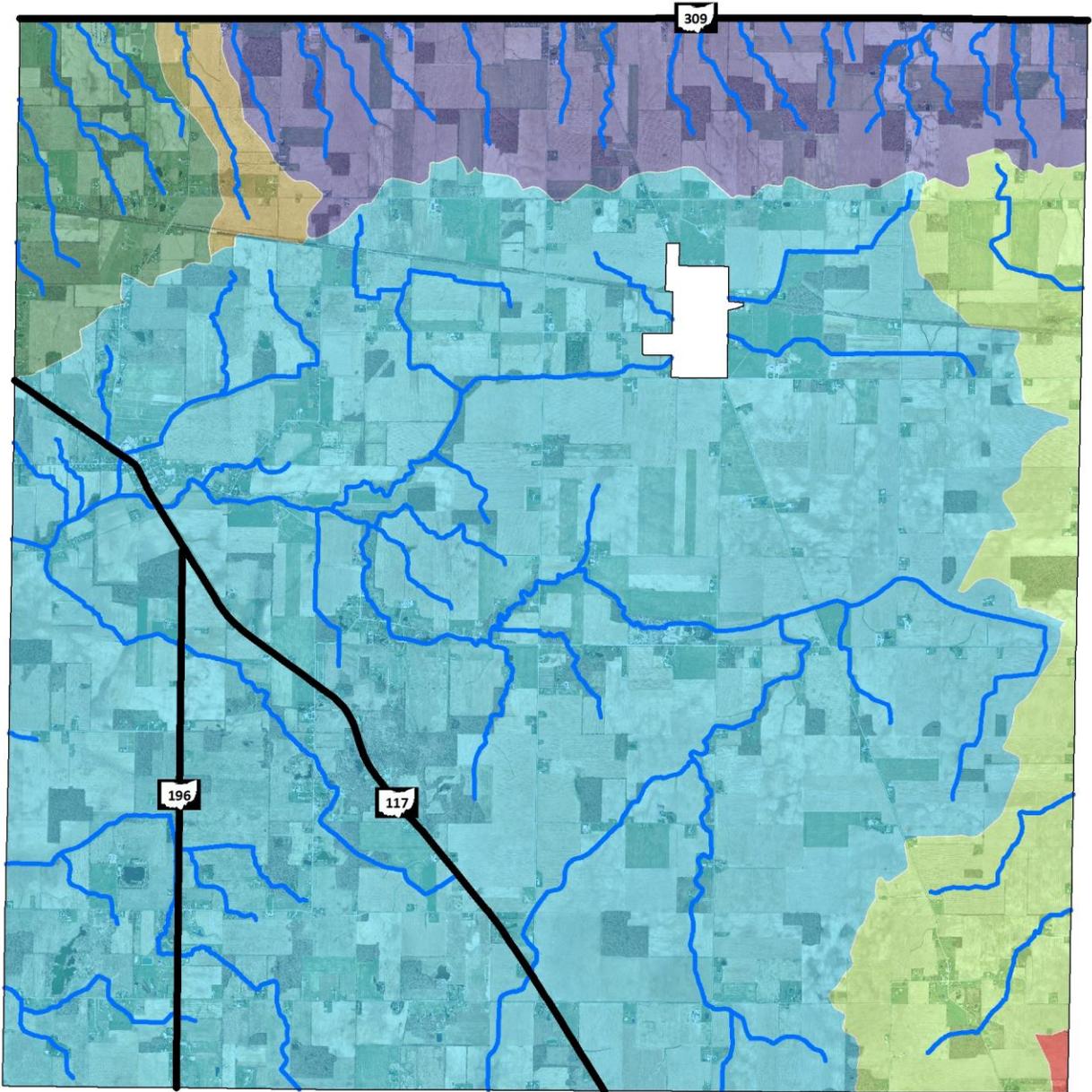
- Managing stormwater runoff to reduce sediment, nutrients, and downstream flooding.
- Prevention of erosion from agricultural operations and removal of vegetation from areas in proximity to water surfaces.
- Identification and elimination of pollutant discharges from wastewater treatment plants, combined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

5.4 The Natural Environment

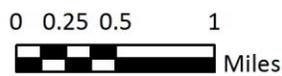
The natural environment within the community is shaped by its site and situation. The local geographic and geologic conditions provide the basis of the subtle topography, the waterways and the vegetative cover. Although modified by residents of the community, the natural environment has and continues to provide the basis for various economic activities including farming and quarrying. It has also provided for residential development and both industrial and commercial ventures within the villages and along Harding Highway.

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

MAP 5-1 AUGLAIZE TOWNSHIP IMPAIRED WATERWAYS



- Auglaize River
- Cottonwood Ditch
- Little Hog Creek
- Lost Creek
- Ottawa River
- Scioto River
- Impaired
- Full-Attainment



December, 2016

But for its troubles, the natural environment has been scarred and forced to carry the burden of such human activities as illicit dumping, septic systems leaching into local waterways, roadway salts and chemicals contaminating soils and waterways. That being said, the natural environment continues to be the foundation of much of our memories and our vision for the future. Map 5-2 provides a visual cue of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unabated will be the basis upon which this planning exercise/document will be judged in the future.

5.4.1 Tributaries to the Auglaize River

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

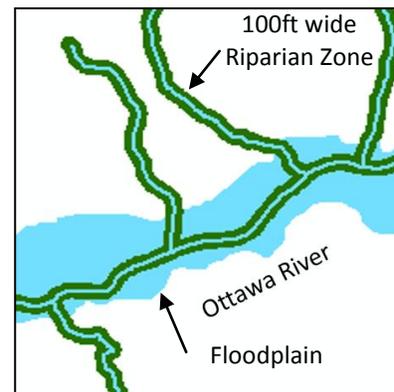
The 11.0 linear miles of Auglaize Township waterways and their respective riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.

The Auglaize River and its tributaries play an important role in the natural environment. The Auglaize River finds its source in Auglaize Township, and is fed by numerous ditches as it traverse the Township east to west. Parts of six sub-watersheds (Auglaize above Wrestel Creek, Cottonwood Ditch, Little Hog Creek,

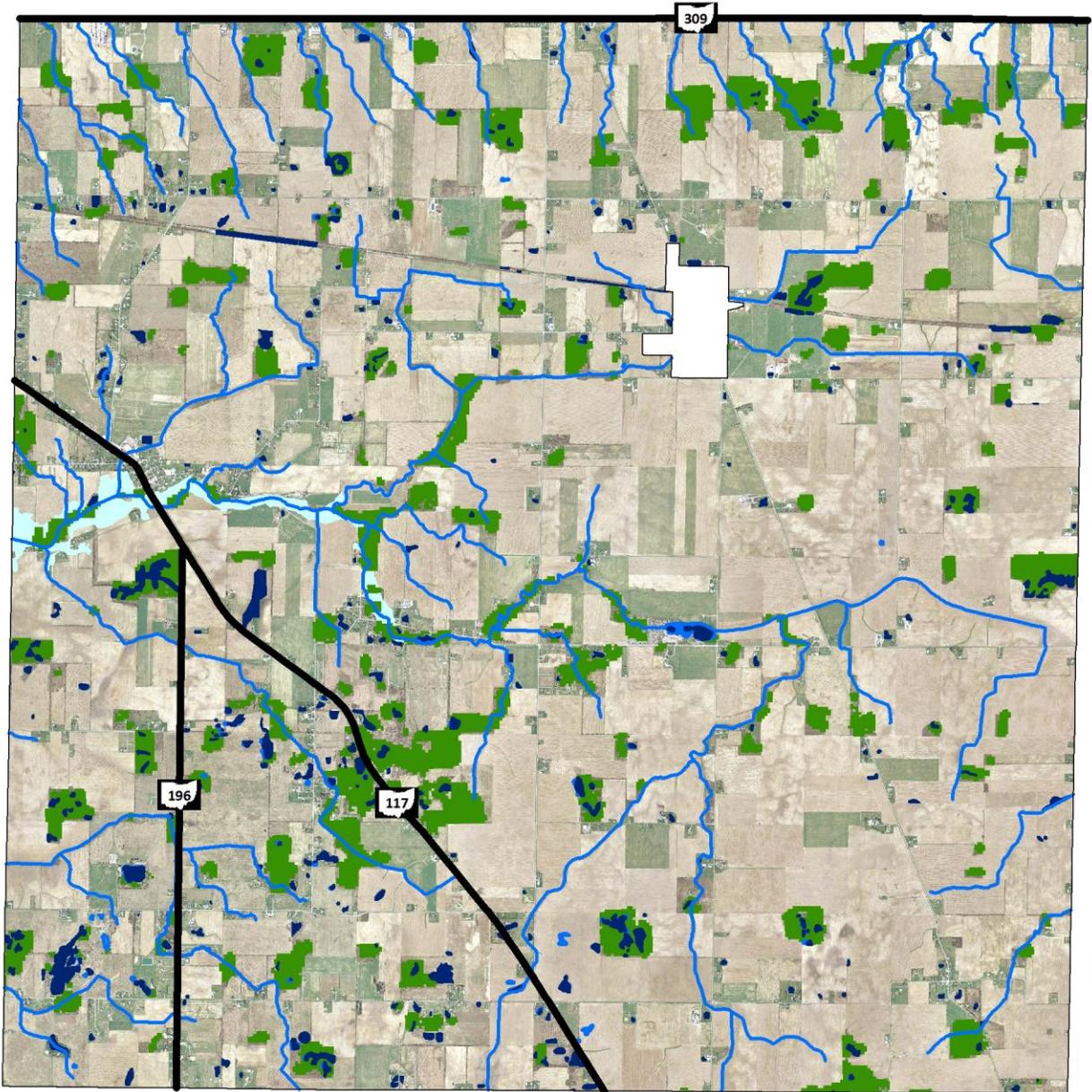
Lost Creek, Ottawa River and Scioto River) are located in Auglaize Township. The Auglaize River in many ways is the backbone of the community's ecosystem. Collectively, the River and its various tributaries provide: the necessary drainage; the stream valleys that provide the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. This resource must be protected. In fact, the 10.98 linear miles of Auglaize Township waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations. Map 5-1 depicts these sub-watersheds.

5.4.2 Floodplains, Riparian Corridors & Wetlands

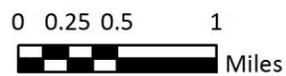
Riparian zones and floodplains reflect land directly adjacent to waterways that play critical roles in both the maintenance of water quality and the storage of storm water, meaning these ecosystems are critical to sustaining wildlife habitat and avoiding costly flooding damage. Riparian zones are the land directly adjacent to waterways, found within the larger floodplain, and if well maintained can provide erosion control, temperature regulation, water filtration, flood control and habitat for both aquatic and terrestrial wildlife. In order to provide these benefits to waterways these areas must be densely vegetated and protected. The riparian zones in Auglaize Township, measured at 100ft widths, are not in a condition that will provide many of these benefits. Only 12.7 percent of the total identified riparian zones (1,733.4 acres) were forested in 2011 with over 70 percent under agricultural practices and 7.4 percent developed. Both of these land uses so close to a waterway, with no vegetated buffer, present threats to the health of the stream, including to the aquatic life it supports and to its use for human recreation.



MAP 5-2 AUGLAIZE TOWNSHIP NATURAL RESOURCES



- Waterways
- Wetlands
- Waterbodies
- Wood Lots
- Floodplain



December, 2016

The preservation of floodplain areas as restricted development zones is essential for communities trying to minimize flood hazards and costly damage.

As of 2013, the Federal Emergency Management Agency (FEMA) has identified 15,548 acres of Special Flood Hazard Areas within Allen County. These results are intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain management. The preservation of floodplain areas as restricted development zones is essential for communities trying to minimize flood hazards and costly damage.

Auglaize Township includes 198.3 acres of identified floodplains and of those more than 130 acres (68.2%) currently support agricultural practices meaning that the land is vulnerable to filling and grading, and unable to provide its natural function unhindered by human influence. While historical encroachment into floodplains was often out of necessity, for drawing water or transportation and commerce, today's recent pursuit of floodplain development is based solely on site aesthetics and/or economic gain. 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. Floodplains need to be preserved and protected to prevent further damage to water quality and the local ecosystem. Natural floodplains further ecological diversity and slow the peak storm water runoff from further eroding stream banks, ditches and ultimately raising the level of flooding along downstream waterways. Floodplain soils and vegetation act as the kidneys of our local tributaries; capable of siphoning out various pollutants from the storm waters and cleansing storm water as it is stored in the low lying areas before it either re-enters the local tributaries or percolates back into the soil replenishing local aquifers.

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 and stormwater retention patterns for both agricultural and urban development. Every cubic yard of impervious material placed within a floodplain displaces critical storm water storage and creates an added burden to downstream landowners and communities.

The current state of wetlands in Auglaize Township was described in Section 2.2.3 of this report. What was not made clear was wetlands' significance to local wildlife and water quality. Wetlands have two major ecological functions: (1) being the breeding ground and nursery of hundreds of wildlife species whose populations decline in tandem with wetland acreage and, (2) being the most efficient water filtration system found in the natural landscape. As mentioned in Section 2 there are almost 400 potential wetlands identified in Auglaize Township (Map 5-2). In order to better understand the state of this resource in Auglaize Township, potential wetlands need to be verified on-site and monitored into the future. By cataloging this resource within the Township future development can avoid costly set-backs as wetland ecosystems are highly protected by the federal government.

5.4.3 Wood Lots

Like the majority of northwest Ohio, the surface area of Auglaize Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 1,858 acres, or less than ten percent, of Auglaize 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 corridors. It should be noted that tree preservation is a high priority in

many communities across the country, because once cleared, replacing trees takes dozens of years. In addition, ornamental trees used in landscaping cannot replace the variation and character of an original stand of trees. Therefore, the loss of an original stand of trees is a loss to the natural landscape of the community and one that should not be condoned or allowed by local development policies.

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

5.5 Planning for Future Growth & Development

Local governments within Allen County do not have a long history of local and county land use planning. Richland Township was the first township government to have taken formal planning action (1995) to support locally adopted zoning regulations, subdivision regulations, floodplain management regulations, and health code regulations. Since most of the townships adopted a comprehensive plan in the early 2000s, Auglaize Township becomes only the second to revisit and update their original plan, in order to address community concerns with an outlook on 2040.

To support Auglaize Township in preparing a future land use plan, various agencies have developed long range component plans. At the regional level, the LACRPC has prepared a 2040 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 the present time, potable water is only available in Auglaize Township along the SR 117/Westminster corridor, excluding most notably the Village of Harrod; and, sewer service is relegated largely to the Villages of Harrod and Westminster.

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

As a result of local planning exercises, local developers, township residents, the Allen County Engineer, the Allen County Sanitary Engineer and the LACRPC have collaboratively identified the need to develop and implement development patterns to conserve natural resources. Of specific

interest is open space preservation, farmland preservation and the minimization of pre- and post-development run-off 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. Rural residential sites should be developed with respect to minimizing its visual and environmental impact on the landscape, employing principles of cluster development. This Plan supports the concept of integrated developments focusing on highway nodes, business centers and low density 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.

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.

SECTION 6 ECONOMIC OVERVIEW & ANALYSIS

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

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

This section attempts to provide baseline information on the Township's economic underpinnings and begins with an overview of current Township business and employment patterns. Data from the 2014 ACS 5-year estimate and 2015 ES-202 database are compared and contrasted to delineate these patterns. Subsequently, data from the Farm Service Agency (FSA) and the 2012 U.S. Agricultural Census attempts to analyze farm operations, production, market value of agriculture commodities and the acres in agricultural production. Prior to summary statements, an overview of Auglaize Township's existing tax base is provided.

6.1 Non-Agricultural Employment

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend analyses or to compare changes in the number of total employed residents reported by employment category. In Auglaize Township a half dozen general occupation categories were identified in the 2014 ACS data that comprised the bulk of occupations pursued by Auglaize residents including:

- Manufacturing
- Construction Trade
- Retail Trade
- Health, Education & Social Service
- Entertainment, Recreation, Food & Accommodations
- Finance, Insurance & Real Estate

Collectively, these 6 categories represent 7.4 of every 10 employed Auglaize residents. Table 6-1 displays a comparative data analysis of occupations pursued by Auglaize residents for the years 2000 and 2014. Of note, the overall workforce within Auglaize Township fell by approximately 13.4 percent over the 10-year study period. This trend can be expected to continue based on a stagnant and aging population. As the

population overall is growing slightly, the growth is in the over 45 population meaning many of these individuals, while living in Auglaize Township are leaving the workforce and the younger population remains stagnant.

When examining the current occupation of Auglaize Township residents against 2000 data, a number of trends appear that will be important to the community's future. A precipitous decline occurred in the number of residents employed in the manufacturing sector, while the professional service sector employment grew considerably in the fields of Professional Management (125.0%) and Finance, Insurance and Real Estate (135.5%) since 2000. Table 6-1 identifies the occupation, and compares employment of Auglaize residents between 2000 and 2014.

TABLE 6-1 EMPLOYMENT BY SECTOR OF AUGLAIZE TOWNSHIP RESIDENTS 2000-2014					
Sector	2000 Census	Percent Total Employment	2014 ACS	Percent Total Employment	Percent Change
Employed 16 and over	1,080	100.0	935	100.0	-13.4
Agriculture, Forestry, Fishing, Hunting & Mining	26	2.4	9	1.0	-65.4
Construction	113	10.5	95	10.2	-15.9
Manufacturing	233	21.6	168	18.0	-27.9
Transportation & Warehousing	30	2.8	68	7.3	126.7
Wholesale Trade	44	4.1	0	0.0	-100.0
Retail Trade	135	12.5	80	8.6	-40.7
Information	19	1.8	14	1.5	-26.3
Professional Management, etc.	28	2.6	63	6.7	125.0
Finance, Insurance & Real Estate	31	2.9	73	7.8	135.5
Health, Education & Social Service	242	22.4	205	21.9	-15.3
Entertainment, Recreation, Food & Accommodations	90	8.3	75	8.0	-16.7
Other Services	48	4.4	85	9.1	77.1
Public Administration	41	3.8	0	0.0	-100.0

6.2 Employment within Auglaize Township

ES 202 data identified 23 firms providing employment within Auglaize Township, the general industry sectors leading the local economy are: construction, manufacturing, wholesale trade, and retail trade. Collectively these 23 firms employed 324 persons in 2015. Employment within Auglaize Township stayed fairly steady over the 2010/2015 time period with the total number of employees in Auglaize Township only dropping by 5 (-1.5%). This is consistent with the countywide loss of 686 employees (-1.4%).

The number of businesses reporting employment in the community decreased by only 1 employer between 2010 and 2015, a 4.2 percent decrease compared to a countywide decrease of 191 (7.2%) over the same period. Table 6-2 reflects the types of occupations and the number employees within Auglaize Township in 2015. The remainder of this section examines the 6 largest economic sectors of Auglaize Township in an attempt to provide additional insights.

TABLE 6-2 WORK BEING PERFORMED IN AUGLAIZE TOWNSHIP & ALLEN COUNTY 2015					
Sector	NAICS	Auglaize Employees	Percent	Allen County Employees	Percent
Agricultural, Forestry, Fishing & Hunting Services	11	3	0.9	114	0.2
Mining	21	0	0	20	0.0
Utilities	22	0	0	212	0.4
Construction	23	80	23.7	1,660	3.4
Manufacturing	31-33	148	43.9	8,921	18.2
Wholesale Trade	42	46	13.6	2,024	4.1
Retail Trade	44-45	18	9.2	5,850	11.9
Transportation & Warehousing	48-49	0	0	1,530	3.1
Information	51	1	0.3	682	1.4
Finance & Insurance	52	0	0	959	2.0
Real Estate & Rental & Leasing	53	1	0.3	348	0.7
Professional, Scientific & Technical Services	54	3	0.9	1,085	2.2
Management of Companies/Enterprises	55	0	0	355	0.7
Administrative Support/Waste Mgmt. Services	56	11	3.3	3,077	6.3
Education Services	61	0	0	3,890	7.9
Health Care/Social Assistance	62	1	0.3	9,669	19.7
Arts/Entertainment/Recreation	71	0	0	335	0.7
Accommodation & Food	72	11	3.3	4,485	9.1
Non-Public Other Services	81	1	0.3	1,780	3.6
Public Administration	92	0	0	2,075	4.2
Total		324	100	49,071	100

6.2.1 Manufacturing

Primary manufacturing employment in Auglaize Township is provided by Rudolph Foods, Inc. which is located immediately outside the Village of Westminster. Company employment decreased between 2010 and 2015, from 162 to 148 employees, a decrease of 8.6 percent (Table 6-3). The importance of Rudolph Foods and the 148 persons employed within the Township's manufacturing sector is magnified when coupled with ACS data that suggests that the manufacturing industry employs the second highest number of Auglaize residents and Rudolph Foods is the only firm in the industry located within the Township, employing 18.0 percent of all Township residents.

TABLE 6-3 CHANGES IN MANUFACTURING SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
Rudolph Foods, Inc.	162	148	-8.6%
Total	162	148	-8.6%

6.2.2 Wholesale Trade

The Wholesale Trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The sector comprises two main types of wholesalers: those that sell goods on their own account and those that arrange sales and purchases for others for a fee or commission. There is at the present time only

one identified wholesaler in Auglaize Township, Cardinal Bus Sales and Service, which had 46 employees in 2015, down from 51 employees in 2010 (Table 6-4). Total employment in this sector fell from 2,464 in 2010 to 2,024 in 2015 across Allen County, a drop of 17.8 percent.

TABLE 6-4 CHANGES IN WHOLESALE SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
Cardinal Bus	51	46	-9.8%
Total	51	46	-9.8%

6.2.3 Retail Trade

Table 6-5 reveals changes in the retail trade sector between 2010 and 2015; retail employment fell 47.1 percent over the period within the Township. When comparing the responding companies of 2010 and 2015, 2 of the 4 shown in 2010 are no longer in operation within Auglaize Township, representing a loss of employment for 22 people, while 1 new firm employed 2 people. Within Allen County, those working in some form of retail trade (11.9%) make up the third largest segment of the employment base, following behind health and social services (19.7%) and manufacturing (18.2%).

TABLE 6-5 CHANGES IN RETAIL SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
Stites Grocery	11	14	27.3%
D&G Mini Mart	0	2	+
M & S Petroleum, Inc.	1	2	100.0%
Hefner Dairy Barn	13	0	-100.0%
Brunner News Agency	9	0	-100.0%
Total	34	18	-47.1%

6.2.4 Accommodations & Food Services

In 2015, there were 2 businesses providing food and/or accommodations located in Auglaize Township, up from 1 in 2010. Locally, the sector experienced growth by 7 employees or 175.0 percent, to its current level of 11 employees (Table 6-6). Countywide the sector witnessed an increase of 12.1 percent.

TABLE 6-6 CHANGES IN ACCOMMODATIONS & FOOD SERVICE SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
Sun Valley Family Campground	4	5	25.0%
The Stallion	0	6	+
Total	4	11	175.0%

6.2.5 Administrative Support/Waste Management Services

The 2014 ACS identified 63 residents of Auglaize Township employed in the primary sector of Professional Management, Administrative Support and Waste Mgmt. Services. When compared to the 2010 Census (Table 6-1), employment within this sector increased by 125.0 percent. Employment actually within the

Township in this sector has remained steady since 2010 as depicted below in Table 6-7.

TABLE 6-7 CHANGES IN ADMINISTRATIVE/WASTE MANAGEMENT SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
Brown's Refuse Service	9	8	-11.1%
Master Mowers Landscape	1	2	100.0%
Vision 1 Investments, Inc.	1	1	0.0%
Total	11	11	0.0%

6.2.6 Construction

Within Auglaize Township, jobs in the construction sector increased from 51 in 2010 to 80 in 2015, an increase of 56.9 percent over the 5-year period. Employment in this same sector increased by 212 jobs in Allen County between 2010 and 2015, an increase of 14.8 percent. Construction represents 23.7 percent of jobs in Auglaize Township. In Allen County employment in construction represents 3.4 percent of the local labor force. Table 6-8 identifies change over time in Auglaize Township's Construction sector.

Construction employment has increased more than 50 percent since 2010.

TABLE 6-8 CHANGES IN CONSTRUCTION SECTOR EMPLOYEES 2010-2015			
Company Name	2010	2015	% Change
R. D. Jones Excavating	37	56	51.3%
Jones Site Management, LTD	1	8	700.0%
Williams Excavating	2	6	200.0%
Mid Ohio Builders	1	0	-100.0%
Douglas Stimmel Rentals	0	3	+
Septic Tank Service	4	3	-25.0%
Eley Excavating	4	3	-25.0%
Billings Construction	2	1	-50.0%
Total	51	80	56.9%

6.2.7 Agriculture

Currently in Auglaize Township there are 20,042 acres identified as agricultural land, only down one acre from 2006. With 22,805 acres of total land in Auglaize Township, 87.8 percent is dedicated to the farming industry. In Allen County, 904 farms work 183,186 acres for an average size of 203 acres per farm.

The largest source of employment in Auglaize Township was found to be in the agricultural industry, with approximately 336 farms being operated according to the Farm Service Agency (FSA). Crops reported to the FSA in 2015 included 6,368 acres dedicated to corn (\$3,896,034), 8,178 acres dedicated to soybean (\$3,732,848) and 453 acres dedicated to wheat (\$148,416). The FSA estimates that the gross value of all farm production in Auglaize Township for 2015 was \$7,777,298.

6.3 Tax Base

An analysis of the community's economic base has already been discussed in terms of its population and demographic indicators, its housing and infrastructure, and its employer and employee characteristics. The Plan also identifies land use by type and vacancy and examines underutilized land by sector. However, the community's local tax base needs to be discussed further in order to provide an overview of the community's current assets and liabilities with respect to taxes and government services. Table 6-9 identifies the real and personal property by class and market value in 2016.

Table 6-10 reveals tax valuation for real and personal property by class over the 2011 through 2015 period. An analysis of data made available by the Allen County Auditor's Office revealed that, while most categories' valuations remained steady or had only slight increases or decreases over the five year period agriculture more than doubled its taxable valuation since 2011. As shown in Table 6-11, tax valuation for agricultural units has increased 112.56 percent since 2011, a growth rate averaging over 20 percent per year.

Land Use	Acres	MKT Value	Value/Acre	Gross Tax	Gross Tax/Acre
Residential	2,530	\$80,884,010	\$31,970	\$1,137,942	\$450
Agriculture	20,042	\$63,688,630	\$3,178	\$967,885	\$48
Commercial	112	\$2,618,100	\$23,376	\$50,171	\$448
Industrial	26	\$1,768,500	\$68,019	\$151,324	\$5,820
Public/Exempt/Utilities	85	\$2,175,200	\$25,591	\$821	\$10

Type	Year				
	2011	2012	2013	2014	2015
Real Property					
Agricultural	10,487,060	13,688,780	13,848,910	13,943,220	22,291,520
Residential	30,064,420	28,495,020	31,804,250	28,923,200	28,313,280
Commercial	1,146,790	1,155,680	1,145,350	1,145,350	916,420
Industrial	712,210	719,080	722,820	722,820	619,010
Utilities	0	0	0	0	0
Sub Total	42,410,480	44,058,560	47,521,330	44,734,590	52,140,230
Personal Property					
Utility Personal	2,807,500	2,942,540	3,050,090	3,088,590	3,475,530
Total	45,217,980	47,001,100	50,571,420	47,823,180	55,615,760

Based on a five year review (2011-2015), total tax valuation based on real property and personal property, as shown in Table 6-10 & 6-11, has steadily increased from \$45,217,980 in 2011 to \$55,615,760 in 2015, an increase of 23.0 percent. Real property by itself, as shown in Table 6-11, increased 22.9 percent during the same time period.

Of concern, is the ever increasing proportion of total valuation that agricultural real property is playing in the tax base. Table 6-12 displays this change over the last 5 years, and accentuates the problem. Agricultural land now accounts for over 40 percent of the tax base, jumping an alarming 11 percent in the past year. Given the loss of

valuation/revenue from tangible personal property as of 2006, the Township must consider its roles and responsibilities with respect to services and the costs of providing those services to the public, without over-burdening one sector. Table 6-12 clearly shows that the total tax burden shared by agricultural and residential land owners has remained steady, however approximately 17 percent of that burden has been transferred from residential to agricultural properties.

TABLE 6-11 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR					
Type	Year				
	2011-2012	2012-2013	2013-2014	2014-2015	2011-2015
Real Property					
Agricultural	30.5%	1.2%	0.7%	59.9%	112.6%
Residential	-5.2%	11.6%	-9.1%	-2.1%	-5.8%
Commercial	0.8%	-0.9%	0.0%	-20.0%	-20.1%
Industrial	1.0%	0.5%	0.0%	-14.4%	-13.1%
Utilities	0.0%	0.0%	0.0%	0.0%	0.0%
Sub Total	3.9%	7.9%	-5.9%	16.6%	22.9%
Personal Property					
Utility Personal	4.8%	3.7%	1.3%	12.5%	23.8%
Total	3.9%	7.6%	-5.4%	16.3%	23.0%

TABLE 6-12 PERCENTAGE OF TAX CONTRIBUTED BY TYPE & YEAR					
Type	Year				
	2011	2012	2013	2014	2015
Real Property					
Agricultural	23.2%	29.1%	27.4%	29.2%	40.1%
Residential	66.5%	60.6%	62.9%	60.5%	50.9%
Commercial	2.5%	2.5%	2.3%	2.4%	1.7%
Industrial	1.6%	1.5%	1.4%	1.5%	1.1%
Utilities	0.0%	0.0%	0.0%	0.0%	0.0%
Sub Total	93.8%	93.7%	94.0%	93.5%	93.8%
Personal Property					
Utility Personal	6.2%	6.3%	6.0%	6.5%	6.3%
Total	100.0%	100.0%	100.0%	100.0%	100.0%

In essence, the community's tax base is a collective value of assets against which a tax is levied to support services provided or procured by the local government. In Auglaize Township there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). Outside levies are those taxes generated for services provided by entities other than the Township (e.g. Allen East Local School District). For purposes of simplicity these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Township including Fire and EMS are identified separately by millage and property type and revenue stream.

Responsibilities of the Township are outlined in various sections of the Ohio Revised Code which identify the Township responsible for the maintenance and repair of township roadways – keeping them reasonably safe for public travel (Section 5571): the related and incidental requirement that the Township maintain roadway tile and ditches

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

Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not required services within an Ohio township. Although such services are directly related to the health, safety and welfare clause of any government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. 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 communities who expect to maintain public standards.

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

6.4 Summary

Data suggests that the economy of Auglaize Township has and will continue to be dominated by the farming industry. Examining data at the Township, County, State and National levels, it becomes apparent that patterns of employment outside of the farming industry are changing, with an emphasis on the service industries as opposed to the manufacturing sector.

In Auglaize Township, 168 of the residents (18.0% of the workforce) depend on the manufacturing sector for their employment, second only to the health and education sector which employees the most Auglaize Township residents at 205 or 21.9 percent of the township workforce. While manufacturing is still the single largest employment sector within the Township, providing 43.9 percent of all jobs in Auglaize Township, construction jobs fall in second accounting for 23.7 percent of all jobs located within the Township and the sector continues to grow.

Data for the period between 2010 and 2015 shows that the number of employers located in Auglaize Township decreased by 4.2 percent, while those employed in Township firms decreased by 5 employees to a total of 324, a decrease of 1.5 percent.

Currently in Auglaize Township there are 20,042 acres identified as agricultural land, only down one acre from 2006. The largest source of employment in Auglaize Township was found to be in the agricultural industry, with approximately 336 farms being operated according to the Farm Service Agency (FSA).

While taxable valuation has increased from \$45,217,980 in 2010 to \$55,615,760 in 2015, changes in taxation structure have and will continue to result in the full burden being carried by owners of real property. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

SECTION 7 PROJECTIONS & ACTION PLAN

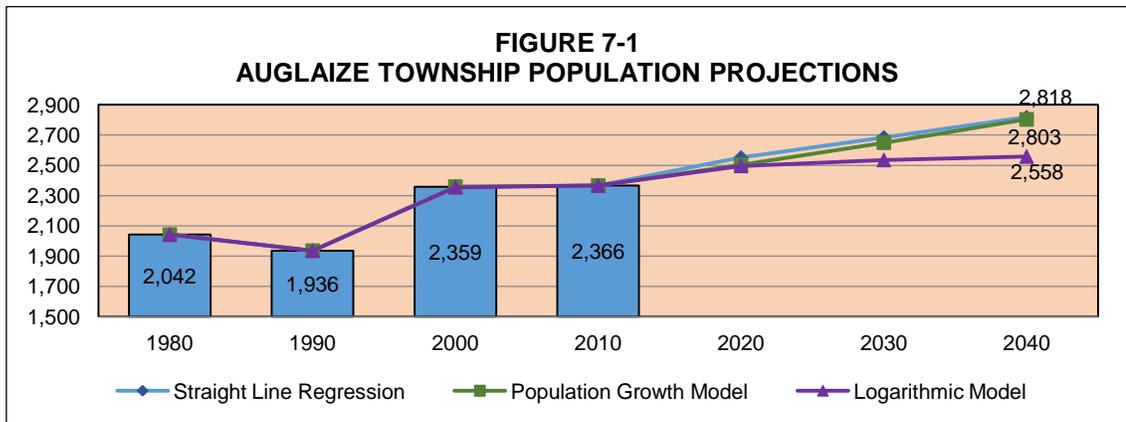
The development of an area is directly related to the dynamics of population and place over a period of time. Population is directly attributable to employment opportunities, commercial/industrial activities, levels of technology, and available infrastructure. Also, population growth trends, age of population, and household size create the basis for the changing demands in housing infrastructure and services, both public and private.

Based on current trend lines, policies, and practices, Auglaize Township is projected to increase steadily in population through the year 2040. There are several factors that suggest this increase: past trends; a stationary, aging population; and smaller household size. This section attempts to identify the implications of an increasing population and an action plan to accommodate it over the 2040 planning horizon.

7.1 Population Projections

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. LACRPC tested several models to determine population growth in Auglaize Township, as seen in Figure 7-1. These models indicated a range of population increase within 200 to 450 residents by 2040. Projections were supported with R² values of 0.867, 0.917, and 0.823, respectively. Out of these models, the logarithmic model had the least drastic population change with Auglaize Township gaining approximately 192 residents between 2010 and 2040. The population growth model had a population increase of 437 individuals. Straight line regression had a similar prediction, with a population increase of 452 individuals.

Auglaize Township will gain between 200 and 450 residents between 2010 and 2040. The decline will impact the demand on community facilities and housing services.

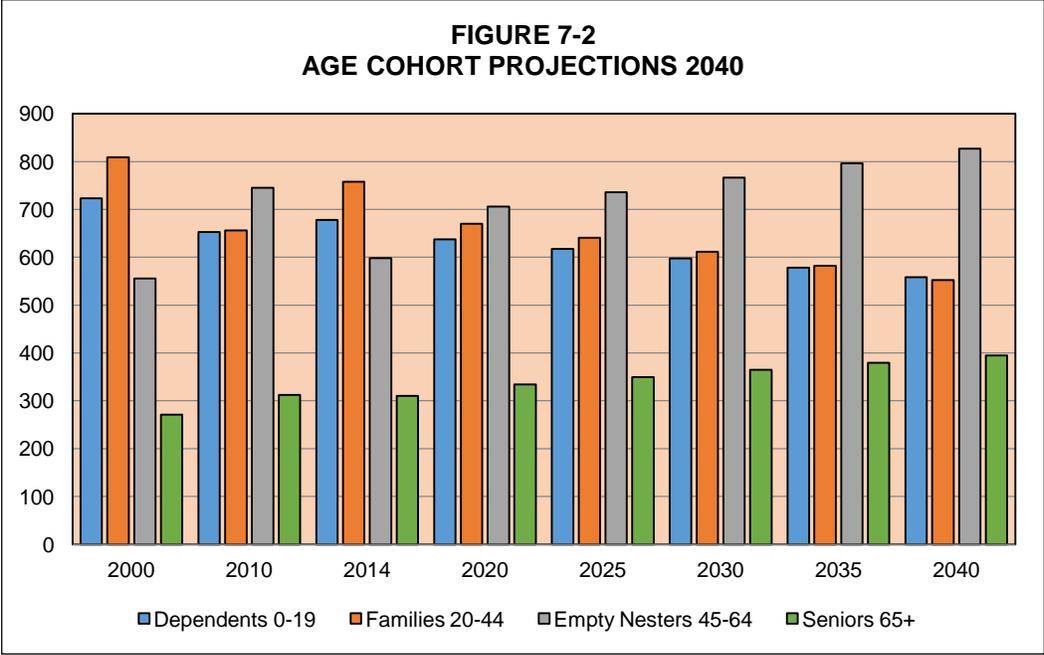


7.1.1 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of Auglaize Township and the larger community. Based on existing data and future trends, Auglaize Township's population is expected to continue to gradually grow older and more female in orientation. Figure 7-2 shows a significant increase in "empty nesters" classified as those 45-64, and "seniors" classified as those 65+. Empty nesters will comprise 35.4 percent of the population, and seniors will comprise

Based on projections using existing data to develop future trends, Auglaize Township's population is expected to continue to gradually grow older and more female in orientation.

16.3 percent of the population by 2040. 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. The significance to the increase of the “empty nesters” group is that they will most likely change the type of demands that are placed on the community in regards to the demand for services, housing, employment, and future school enrollment.



7.1.2 Household Size

Like most communities across the United States, households in Auglaize Township are declining in size. Generally, 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 even preferring not to have children at all. Divorce and increased longevity also contribute to a decreasing household size.

As stated in Section 3.3, household size has decreased over the past twenty years. The Township’s household size has decreased from 2.91 persons per household to 2.69. Auglaize Township’s household size is projected to fall to 2.20 people per household by 2040. The result of decreased household size is that more dwellings must be constructed to house the same number of 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 2010 Census, of the 893 households in Auglaize Township, 312 households have at least one individual who is 65 years or older. Of these, 72 lived alone among whom 50 (69.4%) were female.¹

Like most communities across the United States, households in Auglaize Township are declining in size. The Township’s household size is projected to fall to 2.20 people by 2040.

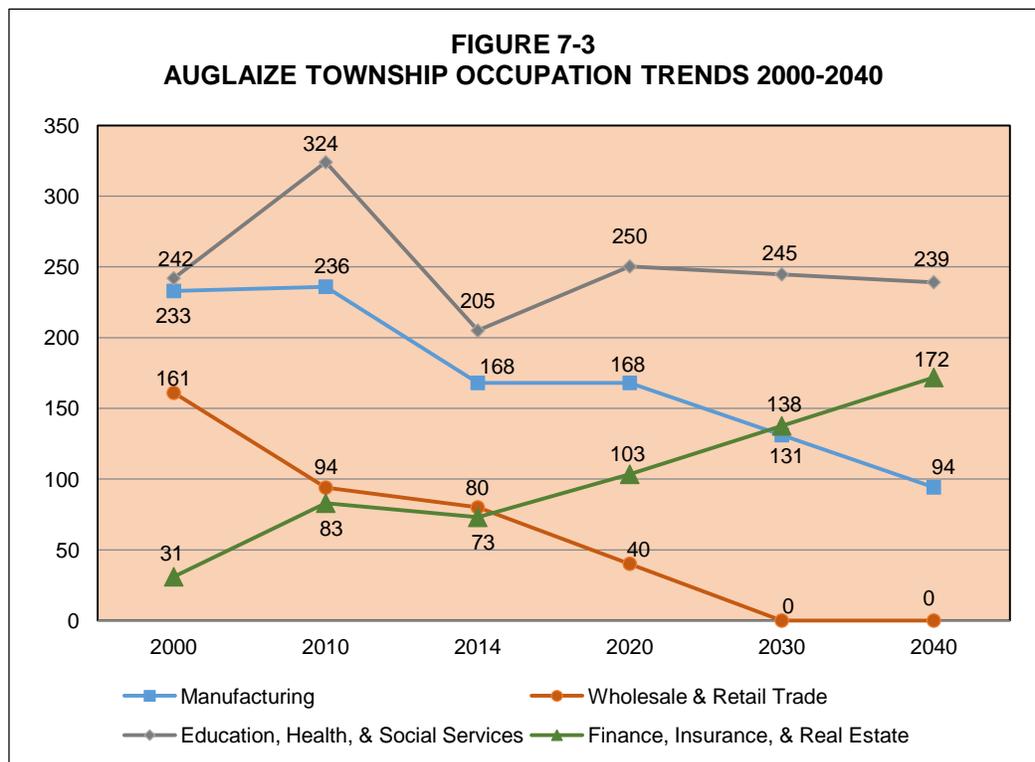
¹ http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/QTP11/0600000US3900304206

7.1.3 Employment

Employment in Auglaize Township is presented from two different perspectives in Section 6; employment available in the Township, and the type of jobs performed by residents of the Township. Section 6 indicated that the percentage of residents employed in Auglaize Township decreased 13.4 percent from 2000 to 2014. However, the number of firms reporting employment within Auglaize Township decreased by 4.2 percent. The Plan recognizes that the community's existing economic base is undergoing a transition from traditional manufacturing, to a more service oriented economy. It is also recognized that any movement in employment by the community's largest employers, growth or decline, including Ford, Procter & Gamble, and Dana, 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 more complicated 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 attainment levels, but individuals with more education and training will enjoy both higher pay and better job opportunities. This fact is supported by the 2022 Ohio Job Outlook report released by the Ohio Department of Job and Family Services (ODJFS) in 2012 that suggests occupational growth rates through 2022 will range from 5.5 percent for occupations requiring a high school diploma to 14.7 percent for occupations requiring an associate degree. Further, occupations that require at least a Master's Degree or higher are projected to grow faster than all other occupations with a growth rate of 16.8 percent. Employment projections from ODJFS were calculated through 2022.²



² http://ohiolmi.com/proj/Projections/Ohio_Job_Outlook_2012-2022.pdf

Based on State trends, the fastest growing occupational group in the economy is Healthcare Support. According to ODJFS, healthcare service industries will account for the majority of job growth, with only construction expected to add jobs out of the goods-producing sectors. Manufacturing is expected to decline 3.2 percent. Figure 7-3 identifies the occupational trend of Auglaize Township residents projected to 2040.

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 Auglaize Township over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit, as well as acreage consumed. Available Census data was augmented with the 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 Regional Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 through 2015) 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 7-1 depicts available underutilized/vacant land by type. 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.

7.2.1 Commercial Land Use

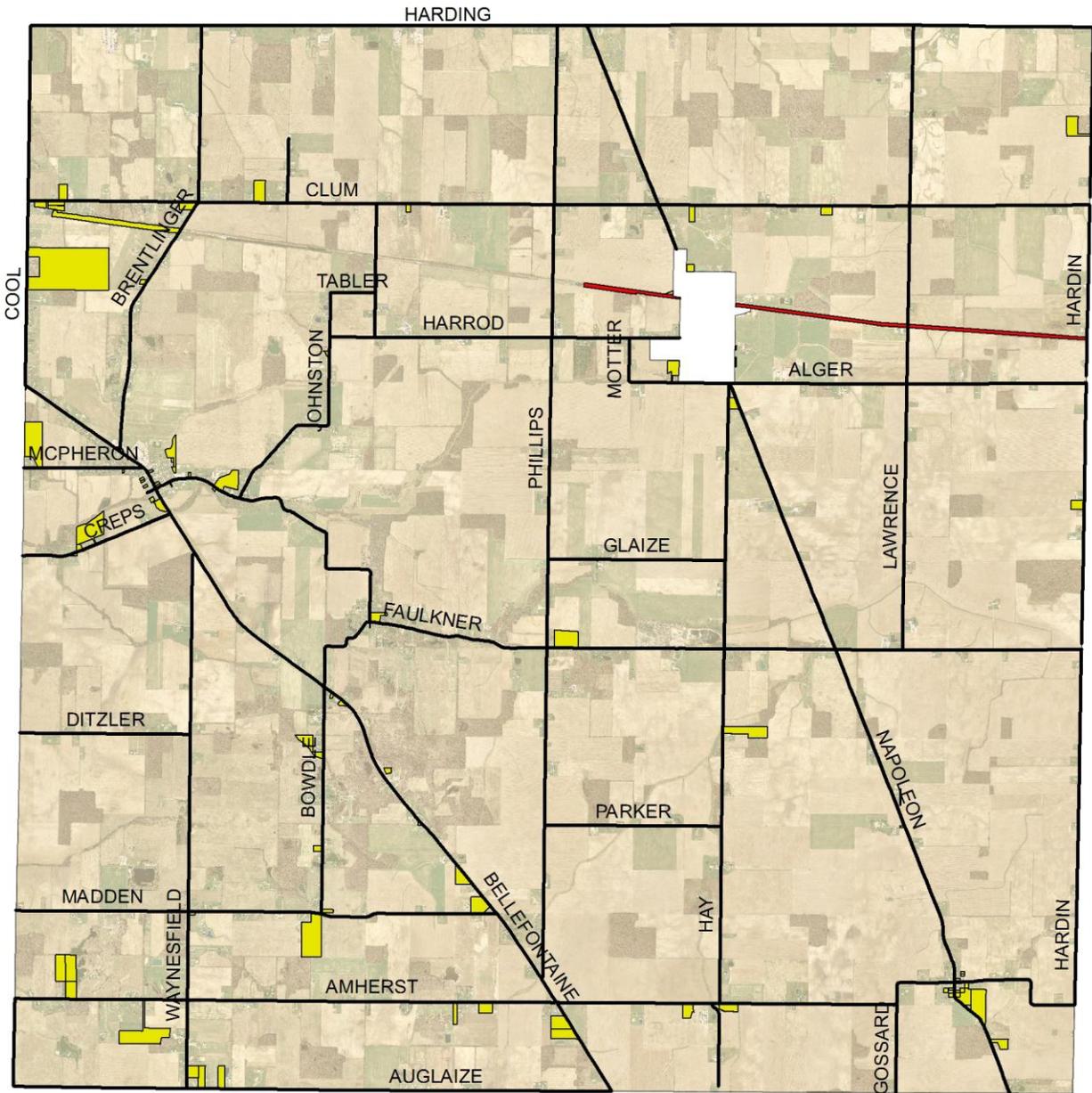
Current data suggests an existing 50,000 square feet of commercial space and 75 acres of commercial land in Auglaize Township. The ACAO identified 31.0 acres located on 3 parcels as vacant commercial space. Examining historical data, spurts of commercial development followed by periods of relative inactivity will result in a need for an additional 32,000 square feet of commercial floor space in Auglaize

TABLE 7-1 COMMERCIAL LAND USE BY YEAR		
Year	Square Feet	Acres
2015	50,085	76.7
2020	56,574	87.1
2025	63,062	97.6
2030	69,551	108.0
2035	76,040	118.4
2040	82,528	128.8
Change	32,443	52.0
% Change	+64.8%	+67.8%

Examining historical data, there will be a need for some 32,000 square feet of commercial floor space in Auglaize Township by the 2040 planning horizon, an increase of 64.8 percent.

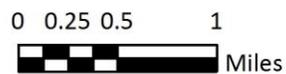
Township by the 2040 planning horizon, an increase of 64.8 percent. Even if all commercial growth is directed toward existing vacant commercial land, an additional 21 acres of commercial land will be needed by 2040. Table 7-1 references the demand for commercial space by year, square footage, and acres.

MAP 7-1 AUGLAIZE TOWNSHIP VACANT LAND



Vacant Land

- Commercial
- Residential



December, 2016

7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities. Examples include churches, educational facilities, emergency services buildings, and government facilities. Land use consumption would reflect worship/fellowship facilities, parking areas, stormwater retention areas, school buildings, day care centers, playgrounds, police, fire, EMS, administration buildings, utilities, maintenance facilities, and staging areas. These quasi-public uses

TABLE 7-2 QUASI-PUBLIC LAND USE BY YEAR		
Year	Square Feet	Acres
2015	37,456	13.4
2020	38,294	13.9
2025	39,133	14.4
2030	39,971	14.9
2035	40,809	15.4
2040	41,648	16.0
Change	4,192	2.6
% Change	+11.2%	+19.4%

Quasi-public use is expected to demand an additional 4,000 square feet of floor area and 2.6 acres of land.

totalled just under 37,000 square feet under roof in 2015 and occupied more than 13 acres. Quasi-public use is expected to demand an additional 4,000 square feet of floor area and 2.6 acres of land.

7.2.3 Industrial Land Use

Due to past economic practices, which encouraged vertical integration within industries and compatibility between manufacturing and warehousing activities, these land uses were grouped together for this analysis. Collectively, the floor space in industrial and warehouse operations within Auglaize Township currently stands at 119,009 square feet and 24.8 acres. Based on projected demand, an additional

TABLE 7-3 INDUSTRIAL LAND USE BY YEAR		
Year	Square Feet	Acres
2015	119,009	24.8
2020	128,899	25.2
2025	138,790	25.5
2030	148,680	25.8
2035	158,571	26.2
2040	168,461	26.5
Change	49,452	1.7
% Change	+41.5%	+6.9%

An additional 49,452 square feet of floor space will be needed for industry. Accepting current acreage consumption patterns, these land uses will require 1.7 acres.

49,500 square feet of floor space will be needed. Accepting current acreage consumption patterns, these land uses will require 1.7 acres. Table 7-3 references the demand for industrial space by year, square footage, and acres.

7.2.4 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, Auglaize Township has 13.5 acres of parks and recreational area. Other more active forms of recreation are available including the Colonial Golf Club on Harding Highway. Based on the limited projected population growth expected through 2040 and the more rural characteristic of the community, the existing public and commercial parklands should satisfy the demands in the Township to 2040.

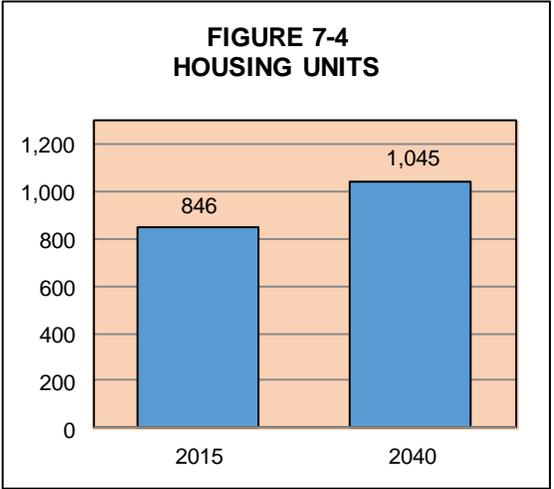
7.2.5 Residential Land Use

In 2015, Auglaize Township utilized 2,140 acres of land, or 9.3 percent of the Township’s total land area for residential purposes. Future population projections suggest a 2040 population of 2,803 residents and a household size of 2.20 individuals per household. This results in a demand for an additional 199 residential units.

Future population projections suggest a 2040 population of 2,803 residents and a resulting demand for an additional 256 residential units.

The Regional Planning Commission identified 289 acres of vacant land on 84 parcels for residential purposes. Only 34 parcels consisting of 257.8 acres is capable of supporting such development. The remaining 50 parcels do not meet the 2.5 acre minimum standard established by the Health Department for private sewage systems. Current Township zoning precludes smaller lots due to the absence of municipal water and wastewater services. Based on existing data obtained from the ACAO, current policies/regulations, and future projections, an additional 445,000 square feet or a 36.1 percent increase in floor space will be added to the existing residential inventory by 2040. Without significant policy changes, future development would reflect: (a) 199 residential units and (b) 833 acres of residential land. If all vacant residential land is used for new development, an additional 575.2 acres of agricultural land would be consumed.

TABLE 7-4 RESIDENTIAL LAND USE BY YEAR		
Year	Square Feet	Acres
2015	1,232,723	2,140.0
2020	1,360,891	2,306.5
2025	1,440,069	2,473.1
2030	1,519,248	2,639.7
2035	1,598,426	2,806.3
2040	1,677,605	2,972.9
Change	444,882	833.0
% Change	+36.1%	+38.9%



7.2.6 Agricultural Land Use

Agricultural land has been the resource upon which Auglaize Township has relied upon for economic and urban development. Auglaize Township’s agricultural land has historically been prized for its beauty and its productivity. Today, Auglaize Township’s agricultural land reflects just over 20,000 acres. Examining future development reveals the impending loss of 575 acres of a precious resource. The potential loss of such acreage would only serve to limit the existing agricultural industry and result in the expensive and unnecessary extension of public utilities and haphazard development across the entire Township.

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 (e.g. roads, water, wastewater, etc.). 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, and 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 ACAO identified 846 housing units and a vacancy rate of 4.0 percent. Data also suggested that Auglaize Township's housing costs were modest due in large measure to the large proportion of mobile homes (14.6%). Based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 273 units will be required by 2040; a 32.3 percent increase over the total number of units in 2014. 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

This Plan recognizes utility services as necessary to sustain existing economic activities as well as future development. The Plan accepts the land use limitations developed out of respect for coordinating future development, limiting sprawl, and preserving valuable agricultural lands.

Proposed service areas were developed based in part on the input of the ACSEO and supported with projections of future industrial, commercial, quasi-public, and residential growth. Representatives of the various utilities serving Auglaize Township have developed specific system service areas to address and support future growth as indicated herein. Service providers agreed in principal to collocate both public water and sanitary services in order to maximize efficiencies, minimize costs, and concentrate future development.

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

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

Allen County, through the ACSEO and the Allen County Water District, will expand both water and sanitary sewer service through the Village of Westminster and to the Village of Harrod via Harrod Road. This extension will continue from the Village of Harrod to SR 309 via Napoleon. Map 7-2 shows the areas

which would be serviced by these extensions. A total of 51,750 feet of water lines and 12,350 feet of sewer lines are estimated to be required. The proposed cost estimate for this extensions are \$5.8 million for waterlines and \$3.7 million for sewer. There are currently no other areas of Auglaize Township planned for utility service expansion.

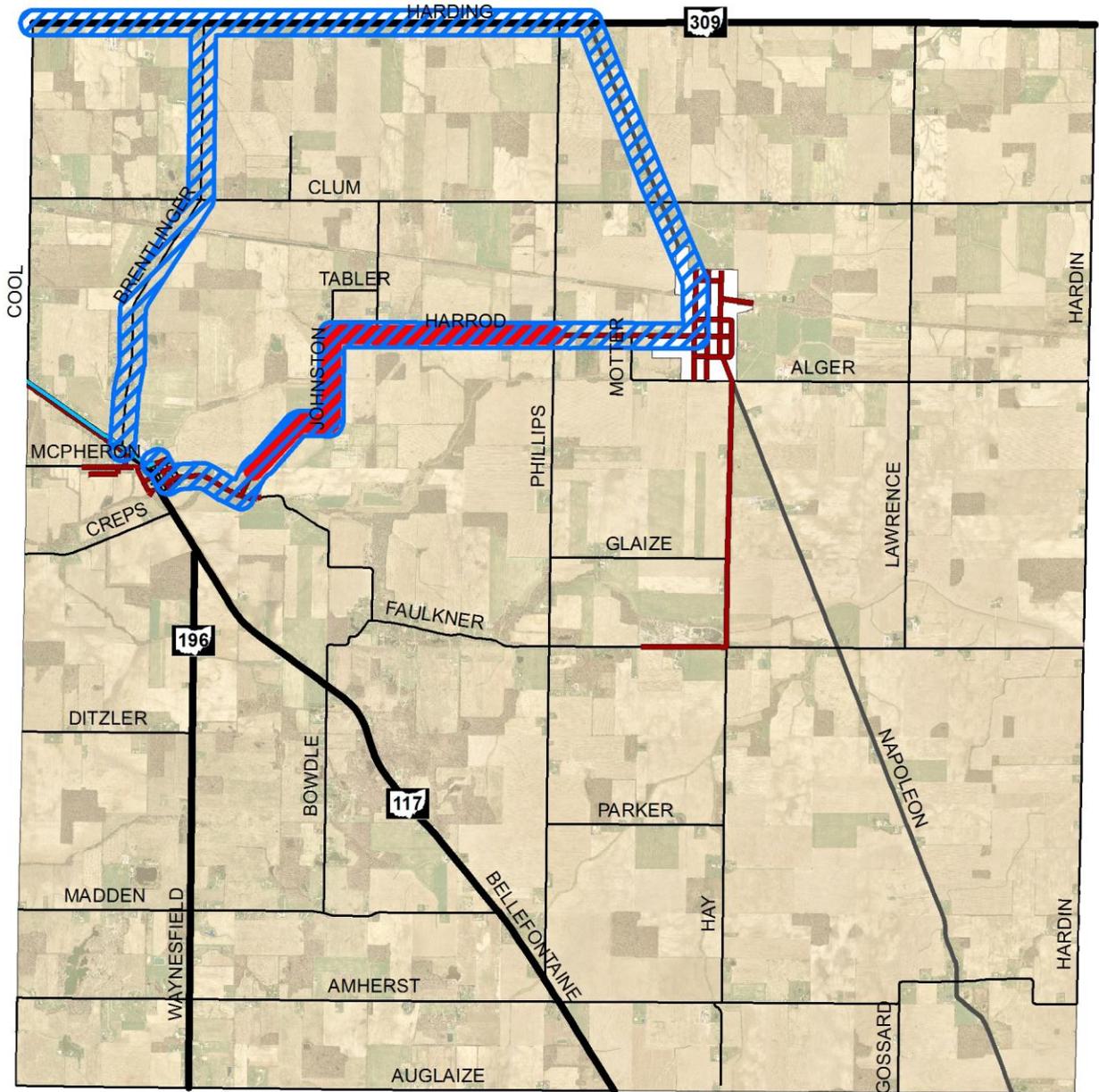
7.3.3 Transportation

As discussed in Section 4.3, Auglaize Township is currently serviced by 92.4 miles of roadways that serve approximately 84,900 VMT per day. Although other governmental units share maintenance and repair of these roadways, Auglaize Township is solely responsible for 43.2 miles of rural roadways some in need of repair. Estimates from the Allen County Engineer's Office indicate Auglaize Township needs approximately \$2.7 million to widen 33.5 miles of roadway failing to meet the federal minimum standard lane widths as espoused by the Federal Highway Administration.

Examining future growth by residential and the various other commercial classifications, Auglaize Township roadways are expected to carry more than 116,700 VMT per day by 2040, an increase of more than 37.0 percent. Such an increase brings additional maintenance and repair costs as well as concerns for highway safety as more and more vehicles traverse local highways.

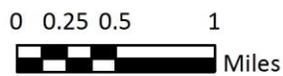
Auglaize Township roadways are expected to carry more than 116,700 vehicle miles of travel per day by 2040, an increase of more than 37.0 percent.

MAP 7-2 AUGLAIZE TOWNSHIP PROPOSED WATER & SEWER SERVICES



Water & Sewer Lines

-  Proposed Water
-  Proposed Sewer
-  Water
-  Sewer



January, 2017

The Regional Planning Commission also identified recommended projects based on current system deficiencies, alternative analyses, and results of travel demand modeling. These projects will cost \$3.4 million which will come from both local and federal sources. The recommended projects were determined to be of considerable importance to the community and the system overall. Table 7-5 identifies the projects with their current LOS and cost.

TABLE 7-5 TARGETED INTERSECTIONS & ROADWAYS IN AUGLAIZE TOWNSHIP			
Intersection	LOS 2016	Warranted Improvements	
		Action	Cost
Napoleon Road	B	Widen pavement to 8,800 linear feet for 2 – 12' lanes with shoulders and drainage improvements as warranted from SR 309 south to north Corporation Limit of Harrod.	\$1,150,000
Main Street - Harrod	C	Reconstruct 2,770 linear feet of Main Street/Business District. Full depth pavement replacement, correct drainage, install curb, sidewalk, lighting and entryway enhancements.	\$2,273,759

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, 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 the State of Ohio’s definition of agriculture, 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 Ohio Environmental Protection Agency uses an animal threshold level method to define the size and regulatory environment of farm operations. This has proved to be controversial and is an issue that the Township must be able to address and quantify if it expects to retain its rural agricultural heritage and retain agriculture 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.

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

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 Commission sought to identify the means to protect the remaining agricultural land and

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

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

The analysis quantitatively assessed all agricultural properties to determine the heart of the community's agricultural base. The analysis also identified the agricultural properties under stress and experiencing land use conflicts under continued urban encroachment. The methodology inversely identifies measures and policies to be taken to improve the economic and regulatory environment of the agricultural sector. The assessment also provides the best insights as to those properties eligible for funding from the Ohio Office of Farmland Preservation under the Clean Ohio Agricultural Easement Program. Map 7-3 graphically displays the farmland determined to be under stress pursuant to the LESA analysis as of 2009. It should be recognized that as land use changes or utility improvements are made on any of the parcels, analytical results change as well.

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

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

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

Preserving the rural character: Preserving the rural character of the community was an important goal established during the community planning process. The goal was one of the primary driving forces in developing the land use component of the Plan and its overriding importance dictated many of the recommendations herein. To define and address “rural character” within the Plan it was necessary to recognize and differentiate between the terms “rural environment” and the “rural landscape.” The rural environment was defined as 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.

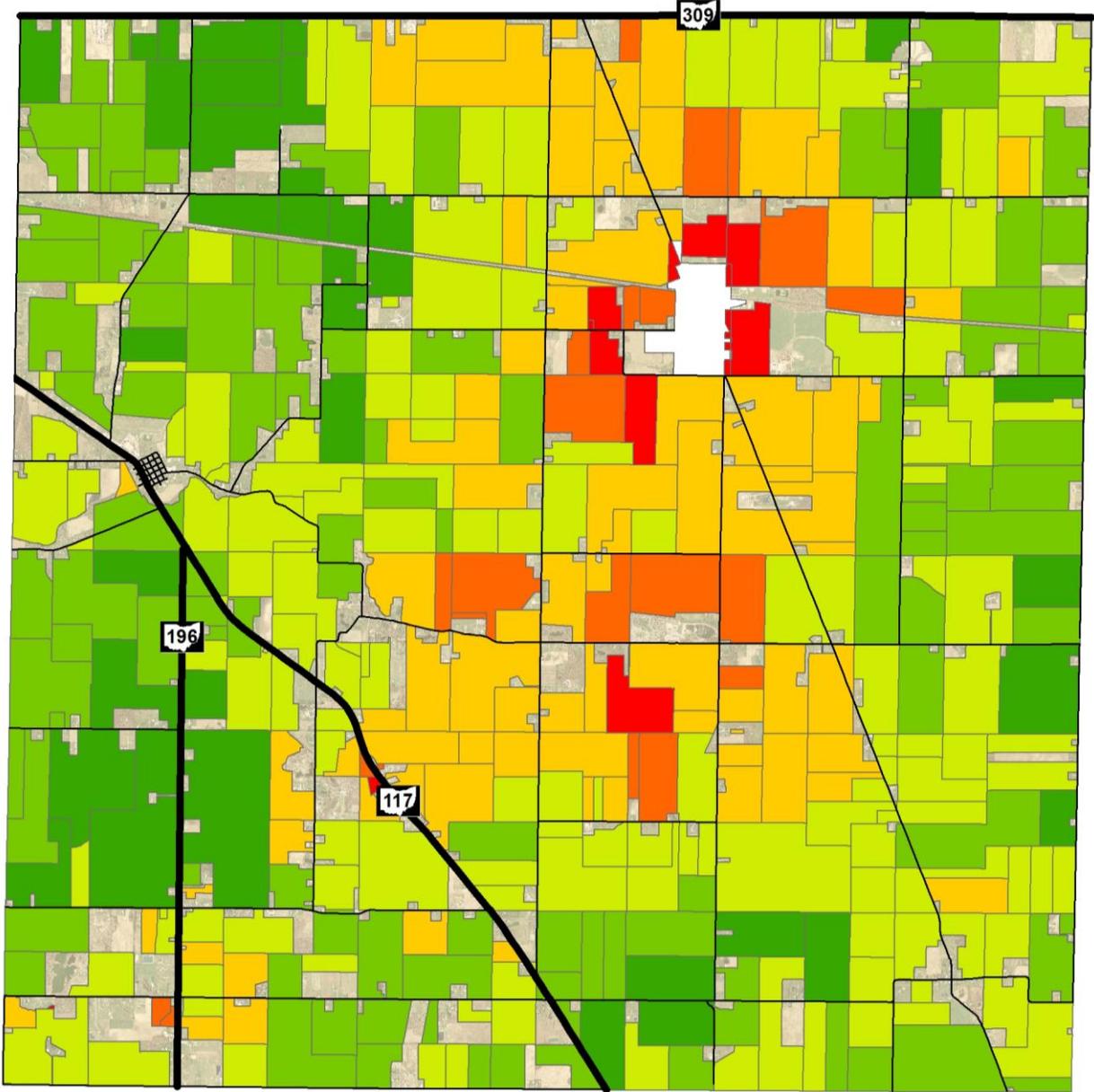
In order to protect the rural character several design elements and development standards need to be considered. To preserve the rural environment, non-agricultural uses should be avoided and urban encroachment, including utilities and dwelling units, should be limited to the maximum extent possible. At the very least, non-agricultural uses should be shielded from view. To preserve the rural landscape, local regulatory controls must address building setbacks and landscaping or buffering requirements. Increasing setbacks from road centerlines for all non-agricultural structures and requiring landscaping or appropriate screening at effective depths for the length of property would be an extremely effective measure to control sightlines. Such measures could be developed and incorporated into corridor overlay district standards.

The design of sightlines should reflect agricultural activities, fields, and rural architectural vestiges of a more peaceful period in the community’s history. Sightlines, including the woodlots and the riparian corridors could be supported with appropriate screening, including windbreaks. Indigenous trees and shrubs should be integrated within the landscape; trees and bushes suitable for windbreaks and/or fruit bearing will also support bird and animal habitats that are part of the rural landscape. Overhead utilities, including lights, should be eliminated or minimized with landscaping/screening. Driveways serving agricultural parcels or rural homesteads should be coordinated/collapsed whenever possible to minimize breaks in sightlines, as well as to increase rural roadway safety. Fencerows and existing woodlots should be inventoried and preserved in place.

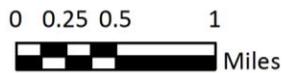
Preserving the rural environment is much more difficult to address when municipal water and sewer lines increase property values at the expense of the existing agricultural industry. The continued permitting of strip residential development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services, and drives agricultural pursuits out due to economic factors. Increased lot sizes and clustering has provided some relief to the existing rural landscape but it cannot protect the remaining agricultural lands without additional regulatory assistance. In order to preserve the rural environment, the Township should develop 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

The Township should develop Protected Agricultural Districts (PADs) in order to sustain agricultural activities.

MAP 7-3 AUGLAIZE TOWNSHIP LAND EVALUATION & SITE ASSESSMENT



LESA Score



December, 2016

**TABLE 7-6
GOAL: PRESERVE & 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 Agency.
	Establish 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 Agency.
		Promote the preservation of remaining viable farmland.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation District, 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 District, 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 a 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. This includes proximity to existing infrastructure, environmental sensitivity, soil productivity factors, existing agricultural operations, and existing agricultural costs.	Support the creation of Protected Agricultural Districts (PAD) in Township Zoning.	Implement large lot PAD 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 District, 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 a 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 the Land Evaluation and Site Assessment (LESA) System as a basis for land use change.	Develop an inventory and classification system which will facilitate conversion of agricultural ground based on need as well as propinquity to existing development, existing infrastructure and soil characteristics.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation, Soil & Water Conservation District, Farm Service Agency, Regional Planning Commission, Ohio 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 District, Regional Planning Commission, Ohio 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.						Allen Water District, Allen County Sanitary Engineer, City of Lima, and Soil & Water Conservation District.

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.

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, 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

Auglaize Township is serviced by 92.4 miles of roadways that facilitate more than 84,900 VMT on a daily basis. This traffic is estimated to increase 37.0 percent through the 2040 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. Table 7-7 lists goals to improve the roadways. Of specific interest were:

- 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 \$2.7 million. Recommended projects find roadway geometrics deficient due to increased traffic with costs estimated at \$3.4 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. Map 7-4 depicts potential areas for redevelopment. 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.

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

Improved Aesthetics: The primary transportation corridors serving the community and providing initial images of Auglaize Township need to be improved. Currently, SR 309, SR 117, Napoleon Rd, and Waynesfield Rd serve as the primary routes to and through 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 through traffic, some are serving commercial or industrial uses, while others are serving local traffic which provide access to residential and agricultural uses. All have one thing in common, delivering a first impression of Auglaize Township.

Receiving the appropriate mix of 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.

Corridor improvements should also be supported with site enhancements at key locations across the community. 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 stormwater detention, not only to improve the overall appeal, but also to improve salability and property values.

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 institutions that residents will collectively rely upon to stimulate further opportunities for future community growth, including those for employment and the necessary procurement of goods and services. The community is positioned to grow, and growth is seen as a positive indicator for most communities. However, growth can sometimes be painful and therefore it must be guided, supported, and regulated to ensure that the community maximizes its investments in infrastructure and services, and protects its remaining natural resources. This section recognizes the following specific issues and concerns important to the Plan:

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

Infrastructure Coordination: The coordination of municipal water and wastewater services to sites is critical to the future of Auglaize Township. Auglaize Township must work with representatives of the Village of Harrod, the Village of

**TABLE 7-7
GOAL: CREATE A SAFE, EFFICIENT & WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS & 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 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 Auglaize 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 analyses 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, 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.	Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment, and personnel costs.						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.	

Westminster, and the OEPA to support and maintain the establishment of coordinated utility service areas.

The utility service areas proposed for Auglaize 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.

The utility service areas proposed for Auglaize 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.

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 while 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. 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 in and around the Villages will improve the safety of area roadways. 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 village centers or new town concepts. Such development sites provide valuable employment opportunities and unique living environments, especially when adequate open space and accessibility are provided. Integrating such mixed-use developments will have various positive impacts across the community, including:

**TABLE 7-8
GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS & LAND USE IN ORDER TO PROMOTE DESIRABLE DEVELOPMENT PATTERNS,
MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS & 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 Plan's recommendations, including the 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 the Zoning Resolution to reflect shared community standards.						Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Develop and adopt summary impact studies and 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 a 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 Engineering Department, 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 LOS.						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 Engineering Department, 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 Engineering Department, Allen Water District, City of Lima Utilities Department, and Township Trustees.
		Eliminate unplanned and/or unnecessary costs of infrastructure extensions/upgrades.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Township Zoning Commission, and Township Trustees.
		Maximize cost-effectiveness of delivering utility services.						Allen County Sanitary Engineering Department, 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 Engineering Department, 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 Engineering Department, Allen Water District, City of Lima Utilities Department, Allen Economic Development Group, Regional Planning Commission, Township Zoning Commission, and Township Trustees.

- 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 windblown debris within landscaping schemes that provide for a unique sense of place and are cognizant of the community's rural orientation.

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 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 and pedestrian movement will improve the community's overall appeal and quality of life. 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.

New developments are highly dependent upon creating an active location populated with a certain density of people and uses.

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

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

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 cost of providing such services including all direct and indirect costs program wide.

If not addressed, roadway pavement conditions and drainage facilities will continue to deteriorate. Roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Also of note 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 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).

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

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

Market Segmentation & Analyses: Data suggests that the community is growing older. By 2040, 5 out of 10 residents will be comprised of those identified as empty nesters and senior citizens. The Plan also reports that just over 4 in 10 of all residential units of the Auglaize Township housing stock were built between 1960 and 1990. This housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. All of Auglaize's housing units are single-family homes. More than 390 of those exist on parcels more than 2 acres in size. With 87.5% of Auglaize's 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 2040, the empty nesters and 65+ populations will comprise 52.3 percent of the total population (2,803) in Auglaize Township. Collectively, they will need approximately 199 housing units; their household size will be 2.20 persons per household. To a large extent, the homes these populations will live in do not at this time exist in Auglaize 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 2 to 4 units per acre where public utilities are provided. The Township should adopt accessibility design criteria and consider support for mixed use, higher density developments. Proposed developments targeting housing for 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.

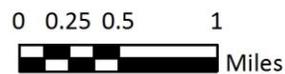
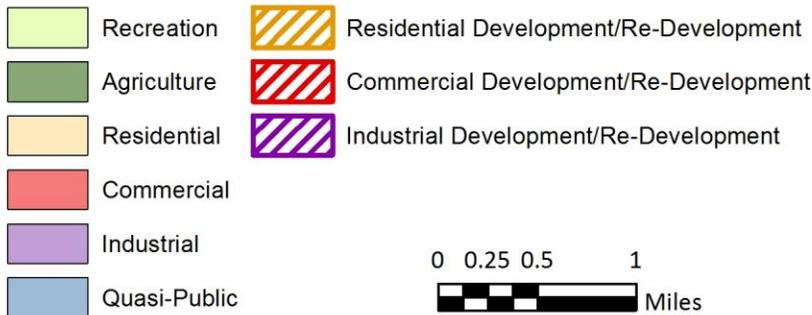
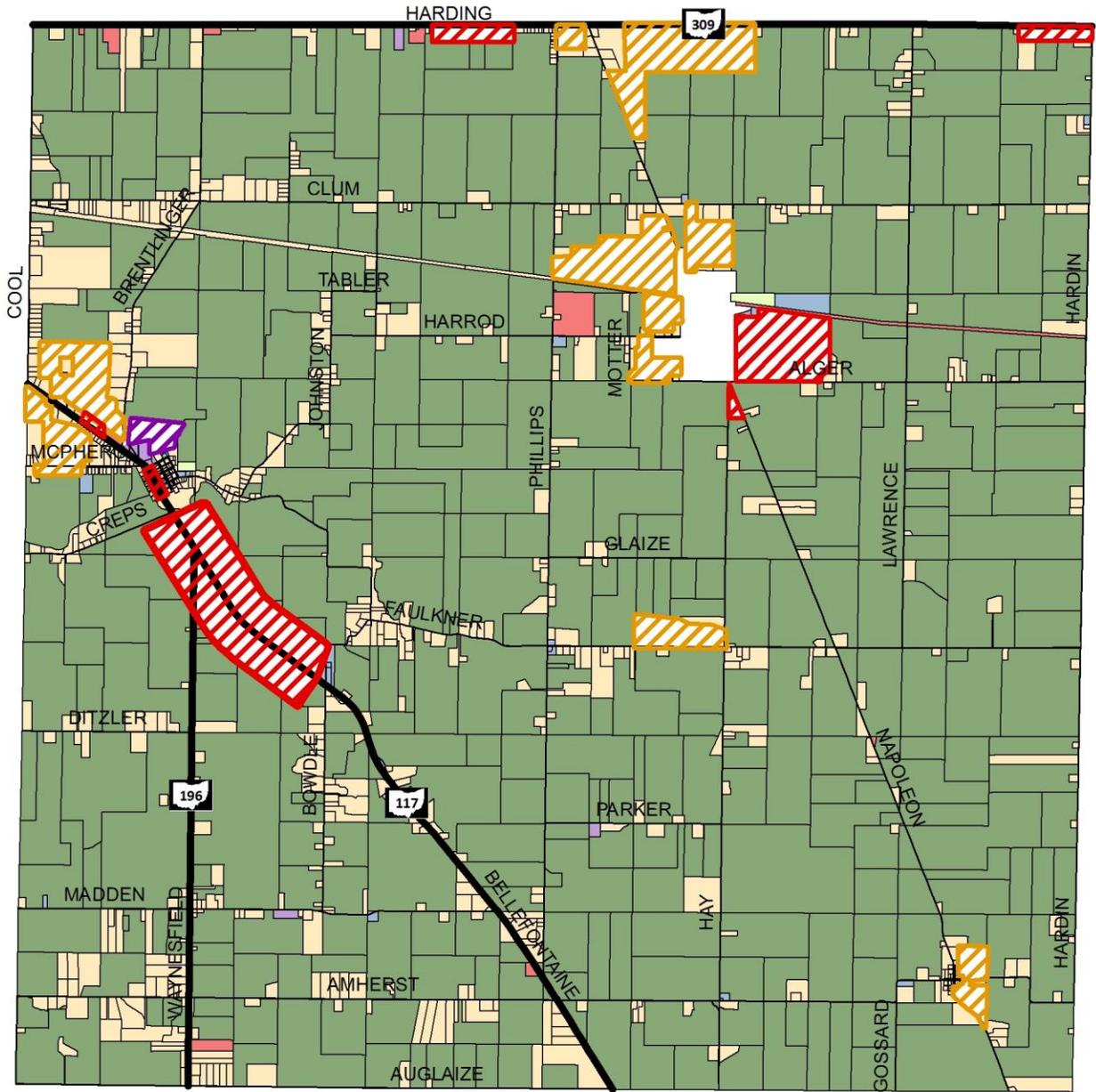
These designs allow households the ability to select the most appropriate residential setting within the community without being forced to move from family, friends and familiar neighborhoods.

Developments should be expected to integrate some specified design criteria supporting the 65 and older population, as they will account for 16.2 percent of the entire population. Current demographics note that nearly a third of all

**TABLE 7-9
GOAL: SUPPORT MIXED USE DEVELOPMENTS, VARIED ECONOMIC ACTIVITIES & 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 7-5 AUGLAIZE TOWNSHIP 2040 GENERALIZED LAND USE



March, 2017

households currently contain at least one individual 65 years of age or older, and of these households 24.9 percent live alone. The statistics and trend is not expected to change by 2040, and the Township should recognize that the vast majority of seniors:

- Own their own home (90%)
- Prefer to age at home in same neighborhood (60%)
- Will need some community-based assistance (36%)
- Would move to smaller home (27%)
- Would move to Retirement Community (27%)
- Will suffer from vision problems (66%)

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. This includes 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.

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

The Township should evaluate the feasibility of adopting an exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair, they not only negatively impact the salability and valuation of the individual property, but the adjacent properties as well. Left unattended, such sites tend to result in a pattern of disinvestment culminating in depressed areas that demand 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

**TABLE 7-10
GOAL: PROMOTE & 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 Engineering Department, 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 Engineering Department, 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.

structural elements are uniform to code and thereby helping to ensure the safety of its occupants.

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 manicured lawns. The Committee also noted poor air and water quality issues that were negatively impacting the community's overall health.

The Plan recognizes that environmentally sensitive areas of the community have hidden assets that are many times overlooked by developers and property owners who thoughtlessly destroy such resources. Such areas to be protected include the Township's floodplains, wetlands, wood lots, and perennial waterways, as well as their associated riparian zones, with a width of at least 50 ft. 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 Management & Sediment 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, ditches and riparian zones be established and monitored for flow, maintenance, water quality, vegetation cover density, and vegetation health;
- (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 and farmland preservation plan;

**TABLE 7-11
GOAL: AUGLAIZE TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE & 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 Engineering Department, 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 Plan recognizes the importance of these resources to the natural environment and suggests that the documentation and incorporation of these resources in greenway or corridor planning activities. Such planning activities could provide the necessary personal human interaction to support the future diversity of the community's plant/wildlife communities. It is with the same logic that the Township supports developing such corridors in order to provide both recreational and transportation opportunities that will positively influence economic and community development. The Plan suggests that such a component will support and augment landscaping, buffering, and sightline corridor requirements identified earlier.

7.4.6 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. However, most agree that in the realm of community development, QOL refers to those aspects of the economic, social, and physical environment that make a community a desirable place in which to live or do business.

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

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

This Plan recognizes 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-wellbeing. 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 QOL. From this perspective, the Plan could use annual QOL indicators to track community growth and community concerns within Auglaize Township based on the criteria that Auglaize Township identifies as important.

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.

When 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, including 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.

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

SECTION 8 PLANNING PROCESS, SUMMARY & RECOMMENDATIONS

This Plan has been developed to help provide the foresight and guidance necessary to preserve and 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 rural development. This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife, 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 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. The Plan's intent is to provide the insight and direction required to fulfill the collective dreams of those daring to do so.

8.1 The Planning Process

The need for the initial Plan grew in part out of frustration felt by 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 supervision and often times resulted in mounting tensions between neighbors. Moreover, Township officials recognized that development was occurring with the assistance of County, State, and regional governments, but without the insight 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.

Over the spring of 2017, the Township Trustees, its administrative staff, along with representatives of the Township Zoning Commission and the Board of Zoning Appeals, met as an Advisory Committee to discuss an update of the 2008 Comprehensive Plan. The original Plan, completed in October of 2008, took months to complete and was thought to be an exhaustive exercise. The original document established the goals and concerns of the community through several meetings and surveys completed by the Advisory Committee. The adoption process was supported by several meetings over the course of 6 months.

In 2017, after 9 years in which the Township experienced the great recession and a housing crisis, local officials decided to revisit, update, and reassess the 2008 Plan. A Plan Advisory Committee was reconvened on a monthly basis during the initial stages of the planning process to identify and assess specific areas of concern including 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 revisiting the Plan Vision, the Plan Advisory Committee established goals and objectives based on preferences. This 2017 Plan follows the same structure as the 2008 Plan, but with updated information.

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.

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 Auglaize Township will continue moderate population growth over the next 20 years. Consistent with the national trend, the Township's population is aging; the median age is 41.0 years, 2.7 years older than the State as a whole. Data suggests that simply due to the age of the population, more than a third of the population

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.

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, crime, and emergency fire and medical service. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to increase opportunity, choice, and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks and other recreational activities, and entertainment facilities are critical to attracting this population. Local decision makers must recognize and prioritize land use decisions and capital expenditures based on such information.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 133 individuals or 9.1 percent of all individuals 25 years of age or older that have not completed a high school education residing in Auglaize Township. Of note, 204 adult residents (14.0%) have completed a 4-year college degree and/or masters program. This is an important factor in community development. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the educational attainment levels of its residents in business attraction/retention activities.

8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption, household size, and suburbanization. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of changing household size and an aging population. The Township commits to more integrated, sustainable housing

development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment. The Plan supports legislative changes to existing zoning codes and recommends adoption of exterior maintenance code. 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 when utilities can support such density. The Plan recognizes mixed-use developments as desirable and suggests regulatory changes may be necessary to support same. The Plan identified an overabundance of manufactured homes in the Township and the need to support alternative housing to manufactured home parks. 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 199 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.

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.

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 575 acres of the community's agricultural base if the historical pattern of residential development is continued. 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 and identifies specific corridors. The Plan supports the adoption of more sustainable development patterns in terms of infrastructure investments, including increased density and integrated land use in order to preserve working farms and Auglaize Township's agricultural heritage.

The combination of housing, commercial, industrial, recreational, and quasi-public would consume 13.8 percent of all land in Auglaize Township by 2040, according to projections made in Section 7. Such estimates are predicated upon the community's stated interest of protecting its remaining rural character and increasing the residential density allotments per acre. The Plan acknowledges farmland preservation as a primary tenant and adopted a LESA methodology to (a) quantitatively evaluate and regulate land use change over time; and, (b) establish 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 north/south traffic flow and improve safety in order to adequately address ever-increasing traffic, especially the growing presence of

truck traffic. The Plan mandates a transportation system that operates at a satisfactory LOS and a transportation system that is efficient, predicated upon safety and access.

More specifically, the Plan calls for the standardization of roadway widths and the integration of sidewalks/trails in all commercial and residential projects. The Plan specifically recognizes Napoleon Road, SR 117, Clum Road, and Amherst Road 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 Auglaize Township as aesthetically pleasing.

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

Noting various roadway pavement widths deficient as to their compliance with Federal Highway design standards necessary improvements are estimated \$2.7 million. 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 no high crash intersection locations along county or township roadways, nor were any intersections projected to become deficient due to future traffic volume.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. The report recommends Auglaize Township to identify and implement additional funding for roadway improvements and maintenance.

8.2.5 Water & Wastewater Distribution Systems

Examining potable water, Auglaize Township relies completely on private wells, as does the Village of Harrod. The Plan challenges utility service providers to develop the necessary water and wastewater infrastructure necessary to support and maintain the community's quality of life; but, to avoid unnecessary extensions into agricultural areas.

Wastewater system facilities operated by the Village of Harrod are aging and nearing capacity. The Village does not have a history of annexation. The only history of extending these services outside the Village's corporate boundaries have been for the commercial park and the recreational park. Topography, both natural and man-made, have imposed limits to the expansion of sewer services in Auglaize Township. Human activities not serviced by the municipal sewer need to utilize private septic systems as approved by the Allen County Health Department.

The Plan recognizes further developments and mandates of the OEPA. The Plan also recognizes the development of agricultural districts and the existing minimum lot size of 2.5 acres in rural residential districts.

8.2.6 Environmental Conservation

The OEPA has designated the Auglaize community in attainment with respect to both air quality and water quality. These designations were considered during the development of this Plan in order to sustain the status of full attainment. 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. These may include rivers, 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; and, (b) landscaped buffers around commercial and industrial sites to ensure pleasant sight lines, containment of site generated litter and minimal night glaze; and, (c) mixed-use developments and integrated land uses.

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.

APPENDICES

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

TOPICAL ISSUES	RANKING
A. AGRICULTURE & FARMLAND PRESERVATION	
1. Protection of prime farmland for agricultural production	4.0
2. Continued use of farmland as an economically viable source	3.6
3. Preventing the use of prime farmland for large lot developments	3.0
4. Developing public funding for preservation	2.0
B. HOUSING AND ECONOMIC DEVELOPMENT	
1. Adequate housing for upper income residents	3.0
2. Adequate housing for retired/fixed income residents	4.0
3. Adequate housing for low/moderate income residents	3.0
4. Economically viable central business district	3.0
5. New commercial and industrial development	4.0
C. GOVERNMENT & PUBLIC SERVICES	
1. Cooperation among government jurisdictions (city, township, village, county)	4.0
2. Public services such as fire/EMS and police protection	4.0
3. Availability of public services such as central water and sewer	4.5
4. Zoning	4.5
5. Revenue sharing in annexation situations	2.0
D. PARKS, OPEN SPACE & ENVIRONMENTAL ISSUES	
1. Plans supporting open space, scenic and rural features	3.6
2. Preservation of natural or environmental resources	3.6
3. Plans supporting county-wide system of parks and greenways	4.0
4. Plans that would reward developers for preserving sensitive areas as open space	3.0
5. Plans supporting cultural resources	3.0
E. LAND USE & DEVELOPMENT	
1. Preservation of the rural character and rural open space in Auglaize Township	4.0
2. Separation of conflicting land uses	4.0
3. Managed growth of residential, commercial, and industrial development	4.0
4. Coordinated land use planning	4.0

RANKING	
Very Important	5
Important	4
Somewhat Important	3
Fairly Important	2
Not Important	1

APPENDIX II COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Analysis:

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

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

The SWOT analysis in this Plan 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 a region's control given the global marketplace and changes in the economic climate which present opportunities as well as threats.

Strengths:

- **Quality of Life:** Cost of living and commute time are very positive.
- **Relative Location:** Auglaize Township is situated south of SR 309 in southeastern Allen County.
- **Educational Facilities:** Residents are currently serviced by the Allen East School District which has just constructed a new school campus. Post-secondary education is available at the Ohio State University, Rhodes State College, Bluffton University, the University of Northwestern Ohio, Tiffin University and Mount Vernon Nazarene University.
- **Health Care:** St. Rita's Medical Center and Lima Memorial Hospital provide regional health care coverage. The recently sited Cancer Center, and the pending expansions at both hospitals suggest increased services.
- **Growing Coordination:** Partnerships between local governments will improve access to public infrastructure and land use planning.

Weaknesses:

- **Community Image and Character:** Visual appearance of the community is poor as littered and unkempt properties are pervasive.
- **Infrastructure:** Lack of utilities (sewer, water, etc.), poor condition of local roadways and lack of funding sources.
- **Declining Opportunities for Blue-Collar Industrial Employment:** Fewer jobs in manufacturing sector.

- **Housing Quality:** Lack of available codes to battle poor housing conditions. When housing is old and neglected it becomes vacant and vandalized becoming a blighting influence on the community.
- **Declining and Aging Population:** The continuous decline in population, when tied with the aging of the baby-boomer generation, will create a workforce shortfall in 20 years.

Opportunities:

- **Education:** New campus environment and integration of life long learning opportunities.
- **Development of Retail and Service Sector:** Access to interstate and state route systems provide invaluable exposure and access.
- **Revitalization of Older Core Areas and Smart Growth Initiatives:** More cost-effective development patterns, improved quality of life for residents, and potential to provide safe/affordable/appropriate housing, potential to reduce infrastructure costs.

Threats:

- **Loss of Farmland and the Natural Environment.**
- **Brain Drain:** Loss of higher educated population threatens innovative economic growth.
- **Competition:** Outsourcing of skilled work, along with offices and plants to other communities (threatens those jobs and jobs in supplier industries).

**APPENDIX III
PLAN REFERENCE MATERIALS**

Title	Plan Section	Category	Year	Author/Publisher	Description
2010 United States Census	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2011-2014 American Community Survey	Population Characteristics	Census Tabulation	2015	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2012 Census of Agriculture	Economic Overview: Employment	Agricultural Census	2012	U.S. Department of Agriculture	Statistical summations of agricultural/rural activity for farms, products and operations.
2014 American Community Survey	Population Characteristics	Census Tabulation	2015	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2022 Ohio Job Outlook Employment Projections	Economic Overview: Employment	Economic Profile	2012	Ohio Department of Job & Family Services	Employment projections and analysis for labor sectors in Ohio through year 2022.
2040 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan to address future demands in Allen County.
Access Ohio 2040: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2014	ODOT Division of Planning, Office of Statewide Planning & Research	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.
Air Quality Statistics Report - Allen County	Environmental Factors: Air Quality	Air Quality	2016	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County 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.
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
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.
Allen County Crash Summary Report 2014	Infrastructure & Services: Transportation	Traffic and Safety	2015	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2011	Allen Soil and Water District	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.

**APPENDIX III
PLAN REFERENCE MATERIALS
(Continued)**

Title	Plan Section	Category	Year	Author/Publisher	Description
Biological and Water Quality Study of the Ottawa River and Principal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
County Business Patterns 2014	Economic Overview: Employment	Economic Profile	2016	U.S. Department of Commerce	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.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2015	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
ES 202 Employment by SIC	Economic Overview: Employment	Economic Profile	2015	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month, and year average from 2010 and 2015.
Land Evaluation & Site Assessment	Land Use Action Plan	Land Use	2008	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
Ohio 2016 Integrated Water Quality Monitoring and Assessment Report	Environmental Factors: Water Quality Issues	Environmental	2016	State of Ohio Environmental Protection Agency, Division of Surface Water	Water quality attainment status.
Ohio Department of Development County Population Projections 2010-2040	Population Characteristics	Population Study	2013	Ohio Development Services Agency	Statistical summation of projected populations by political subdivision.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Development Services Agency	Bi-annual publication that provides County level economic social and vital statistic data.
Soil Survey of Allen County Ohio - Interim Report	Site & Situation	Soils	2002	United States Department of Agriculture Natural Resources Conservation Services	Data relative to the physiographic relief, drainage, mineral content and glacial morphology of area soils.
Solid Waste Management Plan Update, 2017-2031 Revised draft Plan	Environmental Factors: Solid Waste	Solid Waste Study	2016	G.T. Environmental, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.
State Highway Access Management Manual	Infrastructure & Services: Transportation	Access Management Plan	2001	Ohio Department of Transportation Access Management Committee	State procedures and design standards to protect the utility, function, capacity, and safety of the state highway system.

**APPENDIX III
PLAN REFERENCE MATERIALS
(Continued)**

Title	Plan Section	Category	Year	Author/Publisher	Description
Strategies for Defining Ohio' 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.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2013	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
The Future of Manufacturing: Building the Future through Agility and Innovation	Economic Action Plan	Economic Strategy	2015	Future IQ	Analysis of key technological trends that are impacting the global manufacturing sector.
Transportation Improvement Program FY 2016-2019	Infrastructure & Services: Transportation	Transportation Plan	2015	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Total Max Daily Loads for the Upper Auglaize River Watershed	Environmental Factors: Water Quality Issues	Environmental	2004	State of Ohio Environmental Protection Agency	Water quality attainment status.
Vital Statistics: County In, Out, Net, and Gross Migration Totals: 1980-1981 to 2008-2009	Population Migration Characteristics	Population Summary Report	2010	Ohio Department of Development	Components of population change. Migration overview.
Zoning Resolution: Auglaize Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2015	Auglaize Township	Township Zoning adopted pursuant to Section 511 of the Ohio Revised Code.

**APPENDIX IV
RESOLUTION:
AUGLAIZE TOWNSHIP ZONING COMMISSION
ADOPTION OF THE AUGLAIZE TOWNSHIP 2040 COMPREHENSIVE PLAN**

WHEREAS, the Auglaize 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,

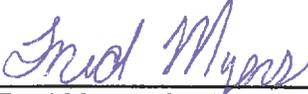
WHEREAS, the Township desired to be proactive in dealing with regional issues and protecting its resources, and planning for community and/or service needs; and,

WHEREAS, the Township 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,

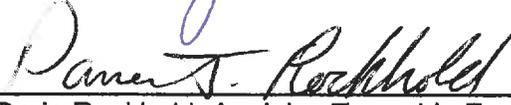
WHEREAS, the Auglaize Township 2040 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation;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

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

ADOPTED THIS 4th DAY OF May 2017



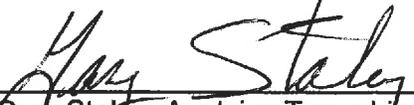
Fred Myers, Auglaize Township Zoning Commission



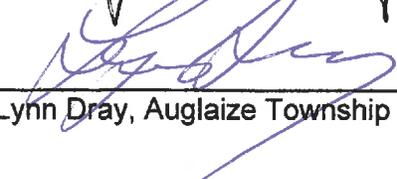
Darin Rockhold, Auglaize Township Zoning Commission



Terry Shaw, Auglaize Township Zoning Commission



Gary Staley, Auglaize Township Zoning Commission



Lynn Dray, Auglaize Township Zoning Commission

**RESOLUTION:
AUGLAIZE TOWNSHIP TRUSTEES
ADOPTION OF THE AUGLAIZE TOWNSHIP 2040 COMPREHENSIVE PLAN**

WHEREAS, Auglaize 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,

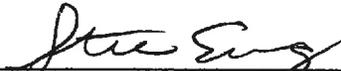
WHEREAS, the Township desired to be proactive in dealing with regional issues and protecting its resources, and planning for community and/or service needs; and,

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

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

ADOPTED THIS 19th DAY OF June 2017



Steve Ewing, Auglaize Township Trustee



Jon Parker, Auglaize Township Trustee



Michael Stout, Auglaize Township Trustee