## SPENCER TOWNSHIP/ VILLAGE OF SPENCERVILLE COMPREHENSIVE PLAN

2010

Prepared by:

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#### FORWARD

People need a safe and secure place to live, an economy that provides jobs, ways to get around as well as quality schools, and recreational opportunities. It is the responsibility of local government to provide those public services and facilities as well as to develop policies and adopt regulations to guide development that meets the needs of its people. The Spencer Township/Village of Spencerville Comprehensive Plan was developed to provide the foresight and guidance necessary to provide the community with a wide variety of opportunities, while preserving the community's rural character and its existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and rural residential development.

A comprehensive plan is a broad statement of community goals and policies that direct orderly and coordinated physical development into the future. It anticipates changes and provides specific guidance for the future as well as reflects the results of citizen involvement, technical analysis, and the judgment of local leaders. The Spencer Township/Village of Spencerville Comprehensive Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife habitat, and available farmland; therefore, the Plan calls for increased coordination with respect to development, transportation infrastructure, and open space. The Plan recognizes the need to effectively partner with other local, County, and State stakeholders to address and revise various regulatory controls, including: zoning, site design, exterior maintenance, and permitting processes. The Plan examines the costs of urban development and mandates that any negative consequences associated with such development be addressed prior to any further development. The Spencer Township/Village of Spencerville Comprehensive Plan is progrowth; it is offered as a vision for the future based on existing opportunities and current challenges within the community.

Local residents, business owners, and jurisdictional leaders worked together to shape the future of their community through the development of this Comprehensive Plan. The Steering Committee, charged with the responsibility of developing this Plan, was diligent, staying with the task of preparing for future development. They have devoted hundreds of hours discussing, reviewing, and arguing differing points of view. The Committee, comprised of various individuals familiar with the Township and its residents, made it possible for the Regional Planning Commission and others to bring this project to closure. Those involved in the Plan review were drawn from the larger community, including elected and appointed officials as well as long-time Township residents.

#### Chamber of Commerce:

Joel Hatfield Les Sandkuhl Todd Kill Doris Proctor

# Village of Spencerville Council:

P.J. Johnson Lance Ringwald Phillip Briggs LeeAnn Sypherd Ronald Meyer Nancy Taylor

#### Village of Spencerville:

Fire Chief Paul Lee Police Chief Daren Cook Sean Chapman Chris Hardesty

Spencer Township Zoning Commission: David Youngpeter Timothy Schwinnen

Timothy Schwinnen Lee Roy Miller Richard Fryer Todd Keller

#### Spencer Township:

Ida Kay Keller Rick Keller Timothy Schwinnen Todd Ford

Spencer Township Trustees: Ron Leffel Allen McMichael Gerald Keller

#### EXECUTIVE SUMMARY

- The Plan is multi-faceted, addressing a range of topics across two related yet diverse political subdivisions. The Plan attempts to integrate the strengths of both to prepare a symbiotic 20-year vision to sustain the community collectively. This Plan is the result of an extensive planning process that examines population, demographics, employment, land use and infrastructure characteristics necessary to address issues related to future development in Spencer Township and the Village of Spencerville. The 2030 Comprehensive Plan reflects: local history, the site and situation of the community, a discussion of community development opportunities, a discussion setting forth goals and objectives, and a plan of action and performance measures that will be used to evaluate to what extent Plan goals have been achieved.
- This Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Township and the Village in their pursuit.
- Needs identified within the Plan target: corridors and infrastructure to sustain and encourage commercial growth, the ability to retain college educated youth while facing the peculiar problems of an increasingly aging population, property maintenance issues, including restoration of the Miami-Erie Canal, preservation of the natural environment, and the impact and cost of increased traffic resulting from development and future growth.
- Spencer Township is approximately 21 square miles in total area reflecting some 14,721.4 acres located along the southwestern edge of Allen County. The Township contains the Village of Spencerville which encompasses an area approximately 0.91 square miles. The Village is located approximately 11.5 miles from the City of Lima, the Allen County seat.
- According to the United States Bureau of the Census, the population of Spencer Township in 2000 was 870 persons; while the Village of Spencerville's population reflected 2,235 persons. Census data in 2000 indicates the total number of households in both the Village and the Township totaled 1,139 units, an increase of 0.6 percent over the 1990 figure of 1,132 households. The Village remained stable over the same period between 1990 and 2000. 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, etc. In 2000, the average household size in the Township was 2.61 persons; the Village of Spencerville had a slightly lower household size at 2.53 persons.
- Population projections for Spencer Township indicate marginal growth through 2030, while Spencerville is expected to add an additional 152 persons over 1990 figures. The projected growth will impact the demand on community facilities, housing supply, infrastructure, land use and associated public services. Further pressuring the demand for additional housing is the continued decline of individuals per household, with Spencer Township declining to 2.63 persons per household and 2.13 in Spencerville. Seniors, representing 1 in 5 residents in 2030 will offer their own special challenges in terms of both housing and services.
- Nearly half (47.2%) of Spencer Township's housing units were built after 1960, while only a third (35.4%) of Spencerville's homes were built after 1960. In Allen County, less than half (49.1%) of housing was built after 1960. Over ninety percent percent (92.6%) of Spencer Township housing units are comprised of single-family dwellings, while 79.8 percent are such in Spencerville. Home ownership accounts for 93.1 percent of all housing units

Spencer Township, 77.4 percent in Spencerville. The median home value in Spencer Township (\$91,000) was significantly higher than Allen County (\$81,800). Spencerville's median home value indicated a high level of affordability at \$67,200. Spencer Township compares favorably with other townships comprising western Allen County.

- The existing highway system supplies a solid network for the movement of goods and people within and through the Township. The total roadway system within the community consists of 78.9 miles, of which 10.1 miles are classified as state routes. Over half the system is classified as local and the Township is responsible for the maintenance and upkeep of 30.1 miles. In 2008, Vehicle Miles of Travel per day (VMT) were estimated at 27,995 miles, while those in the Village were estimated at 11,671. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as roadways age and new development occurs. Currently, SR 117, SR 81 and SR 66 serve as the primary routes into and through Spencer Township. These routes are gateways into the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking 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 both residents and industry depend on individual water wells. The wastewater system is largely limited to the Village of Spencerville. Access to municipal water and wastewater services to specific sites is critical to the future of Spencer 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. Spencer Township must work with the Village of Spencerville to support and maintain the establishment of coordinated utility service areas.
- Future population projections suggest a 2030 population of 875 Township residents and 2,387 Spencerville residents with a resulting demand for an additional 340 residential units in Spencerville, and 35 in Spencer Township. Due to the absence of a wastewater infrastructure, Spencer Township can only cover the growth in population and diminished people per household at the expense of agriculture. Within Spencerville, 196 lots are identified as being vacant. Population growth along with decreased persons per household will generate the need for an additional 340 housing units by 2030. The Village will need to consider acquiring additional land to augment existing vacant lots. Coordination between the Township and the Village as to location and density will be required to maintain the integrity of the local environment.
- Key issues of concern to future development revolve around the availability, adequacy and costs of providing adequate infrastructure/services. The community must begin to recognize the capital assets already invested in, and devoted to, it's various wastewater and transportations systems and establish programs and policies to control development and those costs required to support such development.
- When examining Spencer Township's economic base, agriculture and residential land use paid 81.0 percent of all property-related taxes collected within the Township. Within the Village it was 78.9 percent. The Community can expect revenue from personal property, as a percentage of total receipts to continue to decline as overall Community expenses continue to increase.
- Classifying soil by crop productivity, Spencer Township enjoys 14,571 acres of prime or prime with conditions, of which over 13,266 acres are still farmed. Commercial land use is expected to consume 7.3 acres of additional land by 2030. Quasi-public uses are expected to demand 6.0 acres while industrial needs will require 55.0 acres.

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# SECTION I

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 Spencer Township including the Village of Spencerville. This Plan, comprehensive in nature, is related to the economic and social development of the community. The Plan is intended to be used as a tool to support and guide the future growth of both the Village and the Township. Most importantly, it is to be used as a tool to address change and the evolution of the Village and the Township over time. 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; the provision of adequate infrastructure to support future development; and, intergovernmental cooperation.

#### 1.1 History of Community Development & Planning

The history of planning and local community development is fractured in terms of its nature and scope. Civil engineering in the Township is addressed by the Allen County Engineer's Office (ACEO) which has provided the professional engineering guidance to manage safety on the Township roadway system; while the Village typically relies on private sector consultants. The ACEO works collaboratively with the Township and the Village to manage drainage across the community; however, the Village must rely on its infrastructure and means to adequately address spot flooding. The Village and the Township have come to rely upon the Allen Economic Development Group (AEDG) to market and guide local economic development initiatives; at the main level while using the local Chamber of Commerce to support more localized interests and concerns. The Lima-Allen County Regional Planning Commission (LACRPC) has historically played a supportive role with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance with respect to developing regulatory language governing zoning and platting processes. The Village of Spencerville has developed the necessary operators and maintenance of municipal wastewater 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.

Resident and local officials have 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 2009 Spencer Township and Village of Spencerville officials approached the LACRPC for its

Spencer 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.

technical support in developing a future vision and plan for the community. Local officials subsequently appointed an Advisory Committee to provide the ongoing public participation necessary to facilitate the process and document development. This is the first Comprehensive Plan developed by either the Village of Spencerville or Spencer Township.

#### 1.2 Planning Philosophy

The preparation of this document was predicated upon the long-standing relationships that the LACRPC has forged with Spencer Township, the Village of Spencerville, 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 Spencer 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. That planning philosophy respects the diversity of the community. The planning document recognizes the community's diversity in terms of population characteristics, its economic base, and its infrastructure. The community accepts this diversity and embraces it as a strength of the community. The document also recognizes that the political subdivisions possess inherent strengths and weaknesses and both aspire 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 Spencer Township and the Village of Spencerville that their respective concerns were identified and addressed. Thus, the ultimate objective of the planning process is to "assess the current conditions of the community as it relates to developing a Plan that best utilizes the local resources of both the Village and the Township for the positive development of the larger 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 local residents, area officials and the Plan's Advisory Committee. The Advisory Committee approved the draft Comprehensive Plan document and presented it to the Village of Spencerville's Planning Commission and Spencer Township's Zoning Commission, who then presented it to Village Council and the Spencer Township Trustees respectively 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 local residents, local merchants, members of the local Chamber of Commerce, Spencer Township Zoning Commission, Spencer Township Trustees, with technical assistance provided by the local Fire Chief and Village Police Chief.

#### 1.5 Chronology of Events

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

#### **Preparation Process:**

- Obtain input
- Identify issues
- Set Goals and Objectives
- Prepare Action Plan
- Obtain Approvals
- Public Participation. An Advisory Committee was organized in the Summer of 2009 to identify those elements most important to the community's character, its assets, community liabilities, utopian visions and actions to be taken.
- Issues of Concern. Based on prior input and data analysis completed by the LACRPC, a roster of key issues was prepared and reviewed for Advisory Committee discussion. Such discussion sessions began in the Summer of 2009, were finalized in Winter 2009.
- Goals and Objectives. Using Advisory Committee discussion and recommendations, goals and actions were developed for review and finalization during the Winter of 2009.
- Action Plan. The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the Winter/Spring 2010.
- **Final Adoption of the Plan.** Local officials took formal action to adopt the Plan after the mandatory public hearings in the Summer of 2010.

#### **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 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.
- Housing conditions need to be stabilized to support residents desired quality of life. Housing/building maintenance codes are lacking in the Township and mechanisms

to support existing building/maintenance codes are necessary to maintain acceptable appearance levels, property values and affordability.

- Specific roadway corridors should be targeted and infrastructure developed to improve highway safety, encourage commercial growth, diversify the economic base and keep taxes low. These corridors serve as gateways to the Village and Township and need to be improved. Truck traffic needs to be addressed to minimize negative impacts on the community.
- An aging population poses 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, including wood lots and riverine corridors 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. Efforts to restore the water quality, ecological balance, and aesthetics of the Miami-Erie Canal challenge the community to galvanize a wide cross section of commercial, recreational and historical interests.
- 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. Improving educational attainment levels and technological skill sets will further improve area employers ability to expand the local employment base within the community and resident income levels.
- The Central Business District (CBD) of the Village needs to be restored to reflect the vigor and vitality of the community and local business owners. The community needs to embrace and support the local merchants and professional service providers who ensure ready access to goods and services. The CBD needs to better incorporate a wider range of services which the larger community needs and reflect a streetscape that is safe and inviting to residents and visitors alike.

#### 1.7 Community Vision

The community remains a quiet, friendly, largely agricultural community with neighbors who know and care for each other and who stress family values and personal responsibility. The Village of Spencerville provides government services including emergency medical, fire and law enforcement as well as municipal water and sewer services. The Village post office, library, restaurants, shops and community center provide for relaxed conversations. The streetscape reflects new houses nestled among older well kept homes that brag a fresh coat of paint. These residential settings are shared with quiet little store fronts frequented by local residents, who utilize clean well lit sidewalks along tree lined streets that give way to pocket parks on either end of the town. The Village is a great place to raise children. Newer residential developments, made possible with the installation of municipal water services and upgraded sanitary sewers, are concentrated around the perimeter of the Village and offer ample room and amenities. An enhanced Broadway Street moves traffic, both vehicular and pedestrian through the Village. The Spencerville School campus, located just east of town, is the hub of academic and social affairs. Outside the confines of the Village, the rural landscape is dotted with fields, fencerows, barns, and farm houses. Pungent smells remind the residents of the community's historical heritage as tractors, grain wagons, and heavy equipment move livestock and crops from field to market.

#### SECTION II SITE & SITUATION

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

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

#### 2.1 Location Attributes & Composition

Spencer Township is approximately 21 square miles in total area reflecting some 14,721.4 acres located along the southwestern edge of Allen County. Township east/west borders include Becker Road on the west and the Miami-Erie Canal with Monfort Road in the east. Auglaize County establishes Spencer Township's Southern Border. The Township is subdivided into 21 sections. The Township form of government consists of 3 trustees publicly elected to 4-year terms and one clerk also elected to a 4-year term.

The Township contains the Village of Spencerville which encompasses an area approximately 0.91 square miles. The Village is located approximately 11.5 miles from the City of Lima, the Allen County seat. Spencerville is politically controlled by a Village Mayor and council form of government. The Village was founded circa 1840 to aid in the construction of the Miami-Erie Canal. Map 2-1 identifies the location of Spencer Township and the Village of Spencerville relative to other political subdivisions. Map 2-2 provides a regional perspective and an aerial view of Spencer Township while Map 2-3 depicts the Village of Spencerville.

#### 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.

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

**SPENCER - SPENCERVILLE BASE MAP** 10 lave Havilland Grov Hill Cloverhale Gildoa Scott Kaa. tigkille indora 224 Convoy Columbus Grove Fort Jennings Bluffton 550 30 Ban wert 224 MiddlePoin (m) 65 Deret 30} Beaverlam airo 309 EL LA Venetlocia Ohlocity 66 Lafavette 81 ElGIn 117 Spenderville Rookford Hanod 33 Mendon For Shaw Creatersville Budkand 127 Way Unicoolis **TE** b deta 29 29 ic Maryle 33 Montezuma New Kipxville Coldwater Lakeview Both Russells Point Neverenen Chickasaw Kettersville Jackson Denter State M 田 Burkatteville Fort Kocamie 10 Mile 7.5 0 3.75 15 5 Mile Miles March 2010 6



## MAP 2-2 SPENCER TOWNSHIP: AERIAL VIEW







September 2009







0 0.25 0.5

z

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

#### 2.2.1 Climate

Spencer 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 19.0 degrees. The lowest temperature on record, -23 degrees Fahrenheit, occurred January 19, 1994. In summer, the average temperature is 72.0 degrees and the average daily maximum temperature is 82.0 degrees. The highest recorded temperature, which occurred July 15, 1936, is 109 degrees.

The average total annual precipitation is about 35.79 inches. Of this, 20.32 inches or 56.8 percent usually falls in May through October. The growing season for most crops falls within this period. The heaviest 1-day rainfall during the period of record was 4.38 inches on June 14, 1981. Thunderstorms occur, on average, 39 days each year, and most occur between April and September.

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

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

#### 2.2.2 Physiography, Relief & Drainage

Spencer Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-4, Spencer Township is characterized by relatively flat to rolling topography, generally sloping downward south to north from a high of 885 feet above sea level to a low of 785 feet above sea level. The Township gently slopes downward from the south boundary to its northern boundary.

Spencer 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.

Spencer Township is drained by a series of creeks, the primary one being Fort Jennings, with all feeding the Auglaize River. The Auglaize River flows westward and is part of the Maumee River basin. As depicted on Map 2-5, Spencer Township is served by 5 separate sub-watersheds including Auglaize River Below Two Mile Creek, Auglaize River Near Spencerville, Jennings Creek Above Praire Ditch, Jennings Creek Above West Jennings Creek and St. Mary's Below Six Mile Creek sub-watersheds. As a result, Spencer and Spencerville are served by 29 bridges.

#### 2.2.3 Floodplains & Wetlands

The relatively flat topography and riverine system of Spencer Township coupled with the local climate and

MAP 2-4 SPENCER TOWNSHIP: TOPOGRAPHY









September 2009

## **MAP 2-5 SPENCER TOWNSHIP: WATERSHEDS**



Jennings Creek Above Praire Ditch

Jennings Creek Above West Jennings Creek

St Mary's Below Six Mile

Miles September 2009

4

2

11

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.

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 14,379 acres of high hazard flood areas in Allen County, of which 170 acres or 1.1 percent are in Spencer Township. The primary location of floodplain in Spencer Township is found along Jennings Creek. The FEMA Flood Insurance Rate Maps (1989) are predicated on detailed reports compiled by the United States Army Corps of Engineers (1967) and the United States Department of Agriculture's Soil Conservation Service (1979). Map 2-6 details the parameters of the floodplains by their respective waterway.

Wetlands are lands that are flooded or saturated at or near the ground surface for varying periods of time during the year. Wetland delineations are predicated upon the United States Department of the Interior (USDI) and the National Wetlands Inventory. The mapped results of the USDI Wetlands Inventory (1994) are based upon survey work conducted by the United States Fish & Wildlife Service (FWS) using remote sensing and information obtained from United States Geological Survey (USGS) quadrangle maps. The FWS consider wetlands as lands transitional between terrestrial and aquatic systems where either (a) hydrophytes exist, (b) hydric soils are located, and/or (c) non-soil substrate is saturated or covered with water at some time during the growing season. Data made available by USDI reveals some 302 potential wetland locations consisting of 60.02 acres in Spencer Township. Map 2-6 also identifies wetlands documented by the USDI with FEMA identified floodplains.

#### 2.3 Mineral Resources

The mineral resources of Spencer 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. Dolomite is the major component of

Dolomite and limestone are being mined in Spencer Township.

bedrock in Allen County, although limestone is also present. Dolomite and limestone have been mined from several locations in Spencer Township. The Suever Stone Company had quarried the north end of the Township at the intersection of Acadia and Bloomlock roads. The quarry, recently acquired by the National Lime and Stone Company, remains inactive. Map 2-7 identifies the location of the principle inactive quarry in Spencer Township.

#### 2.4 Soils

The ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation are a few of the reasons that soils are a significant factor to consider in land use planning. The purpose of considering soil type is to encourage development in areas where soil types are well suited for development, while discouraging development in areas recognized for poor drainage or their high agricultural productivity. There are 5 major soil groups prevalent in Spencer Township including Pewamo, Morley, Milton Loam, Harrod and Blount. The major soil groups reflect 97.7 percent of all soils. Map 2-8 identifies the various soils by type. In addition to soil classification, 1.9 acres of land are classified as ponds.

## MAP 2-6 SPENCER TOWNSHIP: FLOODPLAINS / WETLANDS







## MAP 2-8 SPENCER TOWNSHIP: SOIL TYPES





September 2009

#### 2.4.1 Pewamo

The second largest soil group found in Spencer Township (as well as Allen County) is the Pewamo Association, which makes up 37.7 percent of all soils found in Spencer 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.

#### 2.4.2 Pewamo-Blount

The most common classification found is the Pewamo-Blount Association, which makes up 53.9 percent of the soil in Spencer 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 Harrod Series

The fourth most common classification is the Harrod Series, which makes up 1.8 percent of the soils in Spencer Township. This classification is considered moderately well 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 2 percent. Management concerns are centered on the periodic flooding which occurs.

#### 2.4.4 Milton Loam

The third largest classification is the Milton Loam Association, which makes up 6.3 percent of the soils found in Spencer 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.

#### 2.4.5 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 6,659.3 acres of hydric soils in Spencer Township or 22.0 percent of all acreage. Hydric soils are presented in Map 2-9.

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 predicated upon soils that have permeability of both air and water but retain adequate moisture-holding capacity. Prime soils are those that are not prone to flooding or are protected from flooding. Such soils have natural fertility and an acceptable level of alkalinity or acidity. Prime soils have limited relief, typically slopes of 0 to 6 percent. Prime farmland produces the highest yields with the minimal inputs of energy and economic resources; and, farming prime farmland results in the least damage to the environment.

Classifying the soil by crop productivity capabilities and site limitations, when looking at all 14,624.3 acres, Spencer Township has 240.1 acres of Prime Soil with No Conditions and 347.3 acres of non-prime soil. The remaining 14,336.9 acres of land in Spencer Township is classified as Prime with Conditions. Map 2-10 depicts those soils identified as Prime and Prime with Conditions.

Only 2.3 percent of Spencer 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.

Although scattered, 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 December 2009 by type and acreage within the unincorporated area. Map 2-11 identifies the general patterns of land use across Spencer Township.

Table 2-1 indicates that the majority of land in Spencer Township reflects agricultural (93.23%), and residential (5.39%) land uses. Agricultural activity was the prime consumer of property in Spencer Township in 2009. Industrial land use activity is concentrated near the Village of Spencerville and the quarry operation on the north end of the Township, along Acadia Road. Commercial land use, although scattered, is found primarily within and near the Village of Spencerville.

Table 2-2 provides similar information within the Village of Spencerville. Data indicates that the 316.19 acres within the Village are primarily engaged in residential (51.29%) and public/quasi-public uses (9.32%). Map 2-12 depicts the general land use within the Village.

Over the last 30 years, land use conversion in Spencer Township has largely been confined to low-density residential/commercial developments occurring along existing rural roadways. A recent analysis of land use change in Spencer Township was conducted over the 2004 through 2009 period. Table 2-3 reveals that over the 6-year period residential uses consumed an additional 52.42 acres of land while commercial uses consumed 2.07 acres. The total acreage dedicated to industrial uses did

# MAP 2-9 SPENCER TOWNSHIP: HYDRIC SOILS





## **Soil By Condition**

- Non-Prime
- Prime Where Drained Prime Unconditional

0

0.9

1.8

Miles



September 2009

## MAP 2-11 SPENCER TOWNSHIP: GENERALIZED LAND USE





not change. The loss of farmland resulting from the various land use conversions consumed over the 6-year period total 53.90 acres.

TABLE 2-1 SPENCER TOWNSHIP LAND USE BY TYPE, ACRES & PARCELS					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Spencer	14,230.32	100	604	100	23.56
Agricultural Uses	13,266.85	93.23	270	44.70	49.14
Commercial Uses	40.27	0.28	11	1.82	3.66
Industrial Uses	71.48	0.50	5	0.83	14.29
Residential Uses	767.41	5.39	306	50.66	2.51
Public/Quasi-Public Uses	17.44	0.12	7	1.16	2.49
Recreational Uses	27.11	0.19	1	0.17	27.11
Railroad	39.76	0.28	4	0.66	9.94
Unassigned	0.00	0.00			
Note: Land use, acreage and parcel data is reflective of 2009 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming				tivities;	

uses occurring on the same parcels.

TABLE 2-2 VILLAGE OF SPENCERVILLE LAND USE BY TYPE, ACRES & PARCELS					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Spencerville	616.46	100.00	1,169	100	0.42
Agricultural Uses	13.76	2.23	2	0.17	6.88
Commercial Uses	35.35	5.73	116	9.64	0.30
Industrial Uses	40.46	6.56	15	1.28	2.70
Residential Uses	316.19	51.29	1,004	85.89	0.03
Public/Quasi Public-Uses	57.42	9.32	26	2.22	2.21
Recreational Uses	29.11	4.72	5	0.42	5.82
Railroad	0.15	0.02	1	0.09	0.15
Unassigned	5.38	1.07	NA	NA	NA
Note: Land use, acreage and parcel data is reflective of 2009 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming				ivities;	

Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.

TABLE 2-3 SPENCER TOWNSHIP LAND USE CHANGE 2004-2009					
Year	Land l	Jse by Type in Acrea	age		
leai	Residential	Commercial	Agricultural		
2004	711.90	38.79	13,320.75		
2009	764.40	40.27	13,266.85		
Net Gain/Loss	52.42	1.48	-53.90		

#### 2.5.1 Parks & Recreation

At the present time, recreation within the community is served by the public park, tennis courts, public swimming pool and baseball diamonds located in Spencerville. The Township Park is adjacent to the south-east corner of

Spencerville near the new school campus. The recent streetscaping project placed a gazebo relaxing area at the base of 3<sup>rd</sup> Street on the Miami & Erie canal.

#### 2.5.2 Agricultural Land Use

In 2009, 132,466.85 acres of Spencer Township were identified as in agricultural use by the Allen County Auditor's Office, totaling 93.23 percent of all land use. When compared to data from 2004, data suggests a loss of 53.90 acres in 5 years. This is clearly depicted on Map 2-13. What is of concern is the conflict in land use between large lot residential sprawl and the existing agricultural industry, and the long term impact this conversion has on the efficiency of agricultural operations.

#### 2.5.3 Residential Land Use

As of 2009, 767.41 acres of land in Spencer Township were consumed in residential use. This equates to 5.30 percent of all available land. The primary form of residential growth in Spencer Township has been through haphazard roadside development. Between 1970 and 2009, 183 residential lots were created which consumed 347.52 acres or 1.89 acres per lot. Between 2000 and 2009, 30 potential residential lots encompassing 136.28 acres were created each averaging 4.54 acres per lot. Since the 1970-1999 period, the growth of lot splits in the Township has slowed from approximately 5.1 lots per annum to 3.8 lots. Since 2000, 11 new residential addresses have been assigned by the County Engineer. Taken collectively lots created since 1970 represent nearly half (45.7%) of the existing residential acreage. Scattered site development within the unincorporated area can prove to be problematic as competing land use conflicts present themselves. Environmental consideration of the natural areas is critical to maintaining a rural sense of place.

#### 2.6 Summary

The Village of Spencerville has been able to support a wide variety of urban economic pursuits. Residential land use consumed more than one-half (51.29%) of the Village; public and quasi-public uses consumed an additional 9.32 percent of total area. The Village's ability to support increased future residential development has been secured with its municipal water and sewer infrastructure.

Spencer Township has some of the richest soils in Allen County. The unique natural features contribute to a wide variety of economic activities; its rural beauty contributes to a rich quality of life, and needs to be protected.

Jennings Creek, Grassy Creek, and Six Mile Creek are the natural corridors for the transmission of water through Spencer Township. The streams are also identified with the location of the 100 year floodplain. The floodplain locations along with significant wetlands provide the Township and the Village with unique opportunities to develop parkland as well as trails stops. The care and management of these natural resources along with wood lots add significantly to the rural beauty of the Township and provide wildlife natural migratory corridors. The 170 acres of identified floodplain and 60.02 acres of wetland account for 1.6 percent of the Township's total land area.



#### SECTION III POPULATION CHARACTERISTICS

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

#### 3.1 **Population & Population Change**

Historically populations change rather slowly over time when left to their own accord. Today, however, based on various competing and intervening factors, populations can now change with relative speed and catch a community off guard and unprepared. In today's economic climate and social conditions, populations are much more fluid. In order to address the

From a historical perspective, Spencer Township has experienced a 1.5 percent decrease in population over the 1960-2000 period.

community's economic well being, a better understanding of the local population was undertaken. In the context of this section of the Plan the term population refers to the number of inhabitants in a given place at the time of the 2000 Census tabulation. Herein, population datum reflects the residents of Spencer Township and the Village of Spencerville with comparisons to national, state and local populations provided.

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

According to the United States Bureau of the Census, the population of Spencer Township in 2000 was 870 persons; while the Village of Spencerville's population reflected 2,235 persons. Figure 3-1 reveals that collectively both communities experienced a population increase of 5.46 percent when examining the period between 1960 and 2000. Based on data between the 1990 and 2000 Census periods, the population of Spencer Township increased a substantial 4.56 percent; while the Village of Spencerville witnessed a loss of 2.3 percent. For purposes of comparison Allen County experienced a 1.16 percent decline while the State of Ohio grew by 4.65 percent over the same period.

Population change is the net result of the relationship between the number of births and the number of deaths in a population and the gross migration rate within the community. Data regarding the migration of residents and birth/death rates are not available at the township and village level. However, for illustrative purposes, Figure 3-2 presents the various components of population change by year between 1996 and 2008 for Allen County. County data over the period reveals that the loss of 4,116 residents, a loss of
3.75 percent from the 1990 population, which stemmed primarily from out-migration. And, while such localized data is not available at the Township level, taking deliberate measures to prevent or curb population loss is critical to the long term stability of the larger community.

TABLE 3-1 POPULATION 1960-2000						
Political Subdivision	1960	1970	1980	1990	2000	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	4.6
City of Lima	51,037	53,734	47,381	45,549	41,578	-18.5
City of Delphos	6,960	7,608	7,314	7,093	6,944	-0.3
American Twp.	9,184	8,766	11,476	10,921	12,108	31.8
Elida	1,215	1,211	1,349	1,486	1,917	57.7
Bath Twp.	8,307	9,323	10,433	10,105	9,819	18.2
Perry Twp.	4,206	3,751	3,586	3,577	3,620	-14.0
Shawnee Twp.	9,658	6,298*	7,803	8,005	8,365	-13.4
Fort Shawnee	NA	3,436	4,541	4,128	3,855	12.2
Amanda Twp.	1,217	1,498	1,769	1,773	1,913	57.2
Auglaize Twp.	1,740	1,940	2,042	2,241	2,359	35.6
Harrod	563	533	506	537	491	-12.8
Jackson Twp.***	1,999	2,247	2,702	2,737	2,936	46.9
Lafayette**	476	486	488	449	304	-36.1
Marion Twp.	2,222	2,644	2,734	2,775	2,845	28.0
Monroe Twp.	1,386	1,490	1,621	1,622	1,720	24.1
Cairo	566	587	596	473	499	-11.9
Richland Twp.	1,6530	1,515	1,628	1,821	2,015	31.7
Bluffton	2,591	2,935	3,237	3,367	3,896	50.3
Beaverdam	514	525	492	467	356	-30.8
Spencer Twp.	883	960	925	832	870	-1.5
Spencerville	2,061	2,241	2,184	2,288	2,235	8.4
Sugar Creek Twp.	1,166	1,209	1,242	1,311	1,330	14.0
*Fort Shawnee created.	** Count erro	or in 2000 ce	ensus. ***Inc	cludes Lafay	ette.	





## 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 government/social 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 2000 age distribution for Spencer Township, the Village of Spencerville, Allen County and the State of Ohio are presented in Figure 3-4. Collectively the community's overall demographics generally reflect state and county statistics. However, there is a large discrepancy in Spencerville between the percentage of persons in the 20-34 age group and the 35-54 age groups (11.5% vs. 21.8%). This could be indicative of a high out-migration of college-bound and/or college-educated adults, the loss of employment opportunities or the lack of attractive housing options.

Consistent with national trends, the Township's population is aging. The median age of the Township's population is 36.3 years; Village residents are slightly younger at 35.1 years. That compares with a median of 36.3 and 35.2 years for Allen County and the State of Ohio respectively.

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

Current age data reveals that almost one-fourth (23.4%) of the Township's population is below the age of 15 and another 14.7 percent are past the age of retirement. Data indicates Spencerville has 24.5 percent of its population under age 15 and 16.6 percent age 65 and over. Data suggests that simply due to age of the population, more than a third of the population (38.1%, 40.1% respectively) is not able to fully contribute to the economic growth and earning power of the community. Data shows that an additional 9.0 percent of the Township population and 8.9% of the Village population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.





Statistics in Table 3-2 indicate that the age groups within Spencer Township lean more heavily towards the population over 35 than under (43.9%, 56.1%), mirroring the 35+ age cohorts of other area political subdivisions. Table 3-3 indicates that Spencerville, on the other hand, is almost equally split on either side of age 35 (49.8%, 50.2%). The 0-19 population cohorts for Spencer Township and Spencerville are similar to those of Allen County and the State of Ohio, the Township's The Township's 20-34 age cohorts are significantly lower, pointing to a significant outmigration of young adults after high school. A number of factors could explain this emigration including: lack of employment opportunity, college brain drain or the lack of appropriate housing.

20-34 age cohorts are significantly lower than the 35-54 cohorts, pointing to a significant out-migration of young adults after high school. A number of factors could explain this emigration including lack of employment opportunity, college brain drain and/or a wider mix of housing styles and costs of appropriate housing. The disparity between the age

TABLE 3-2 SPENCER TOWNSHIP POPULATION BY AGE COHORTS & GENDER						
Cohort	Male	Percent	Female	Percent	Total	% Total
<5	23	5.0	16	3.7	36	4.3
5-9	46	10.0	35	8.0	81	9.0
10-14	52	11.3	32	7.3	84	9.4
15-19	30	6.5	27	6.2	57	6.4
20-24	29	6.3	39	8.9	68	7.6
25-29	18	3.9	19	4.3	37	4.1
30-34	21	4.6	21	4.8	42	4.7
35-39	40	8.7	43	9.8	83	9.3
40-44	41	8.9	43	9.8	84	9.4
45-49	32	7.0	31	7.1	63	7.0
50-54	26	5.7	27	6.2	53	5.9
55-59	20	4.4	18	4.1	38	4.2
60-64	17	3.7	23	5.3	40	4.5
65-69	24	5.2	24	5.5	48	5.4
70-74	15	3.3	16	3.7	31	3.5
75-79	17	3.7	13	3.0	30	3.3
80-84	5	1.1	5	1.1	10	1.1
85+	3	0.7	6	1.4	9	1.0
Total	459	100.0	438	100.0	897	100.0

cohorts is not as strong in the Village, which could be explained by lower housing costs, a lower than average educational attainment and an available supply of local manufacturing jobs.

TABLE 3-3 SPENCERVILLE POPULATION BY AGE COHORTS & GENDER						
Cohort	Male	Percent	Female	Percent	Total	% Total
<5	83	7.8	78	6.3	161	7.0
5-9	93	8.8	88	7.2	181	7.9
10-14	115	10.9	90	7.3	205	9.0
15-19	72	6.8	71	5.8	143	6.3
20-24	42	4.0	118	9.6	160	7.0
25-29	88	8.3	79	6.4	167	7.3
30-34	67	6.3	82	6.7	149	6.5
35-39	66	6.2	72	5.9	138	6.0
40-44	78	7.4	76	6.2	154	6.7
45-49	66	6.2	59	4.8	125	5.5
50-54	58	5.5	75	6.1	133	5.8
55-59	49	4.6	58	4.7	107	4.7
60-64	44	4.2	48	3.9	92	4.0
65-69	41	3.9	45	3.7	86	3.8
70-74	35	3.3	48	3.9	83	3.6
75-79	31	2.9	49	4.0	80	3.5
80-84	19	1.8	36	2.9	55	2.4
85+	11	1.0	57	4.6	68	3.0
Total	1,058	100.0	1,229	100.0	2,287	100.0

The median age of residents in both the Township and the Village have increased between 1980 and 2000 at the same rate as the County and State as a whole. The median age of residents in Spencer Township in 2000 was 36.3 years (up from 28.8

years in 1980) as illustrated in Figure 3-5. Spencerville's median age rose from 28.8 in 1980 to 35.1 in 2000. An examination of the community's population reveals an increasing senior population. Concerns center on the availability of a younger work force and the need for appropriate senior housing and services to accommodate pre-retirement and post-retirement households.



## 3.3 Race & Ethnicity

Additional factors to consider when documenting the community's population include race and ethnicity. Who we are, and from where we identify our lineage, are driving forces in social interaction, personal pride and community celebration. Racially, the community is predominantly Caucasian (97.7%). The percentage of Spencer Township's population identified as non-white is 2.09 percent. An additional.5 percent also identify themselves as Hispanic. The largest group consists of those individuals identified with two or more races (57.38%), followed by African-American at 24.59 percent.

The question of ethnicity is also of interest. Of those responding to the question across the community, almost half (49.33%) of the population identified their heritage as being of German origin. Interestingly, the next largest identifier was simply American (11.76%). Irish followed close behind at 10.90 percent, followed by English at 5.86 Percent. Table 3-4 reflects this population configuration.

TABLE 3-4 RACE & MINORITY STATUS IN SPENCER TOWNSHIP					
	Minority Population				
Race	Population	Percent			
Two or More	35	57.38			
African-American	15	24.59			
Other	11	18.03			
Ethnicity	Population	Percent			
German	1,254	49.33			
American	299	11.76			
Irish	277	10.90			
English	149	5.86			
Other	563	22.14			

### 3.4 Households & Household Size

Household refers to any housing unit that is occupied. The total population divided by households establishes household size. Change in the total number of and the respective size of households is an important demographic

Between 1990 and 2000 the number of households in Spencer Township increased 15 percent.

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

Both political subdivisions witnessed marginal growth in the number of households between 1990 and 2000 with the unincorporated area experiencing an increase of 1.03 percent and the Village witnessing a 0.47 percent increase. Census data contained in Table 3-5 reveals the total number of households and the rate of change in the total households between 1990 and 2000. Census data in 2000 indicates the total number of households in both the Village and the Township totaled 1,139 units, an increase of 0.6 percent over the 1990 figure of 1,132 households. The Village remained stable over the same period between 1990 and 2000. The increases in the number of households were lower than the Statewide increase of 8.73 percent and the Allen County increase of 3.1 percent.

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, etc. Table 3-5 presents information relative to the changing status of household size. In 1990, the average household size in Spencer Township was 2.68 persons per household. In 2000, the average household size in the Township fell to 2.61 persons; higher than the State mean size of 2.55 persons per household but a decrease of 5.1 percent in overall size from 1990. The Village of Spencerville has a slightly lower household size than the state at 2.53 persons in 2000. Data suggests that household size varies by political subdivision across Allen County. When comparing villages in Allen County, persons per household in owner-occupied housing units range from a high of 2.83 (Elida) to a low of 2.32 (Bluffton).

The household size, projected to 2030, for Spencer Township is 2.58 persons per household; while the Village of Spencerville is projected to drop to 2.19 persons per household. This data may very well indicate that a historical trend of families with children is changing to more two-person households, single-parent households with children under the

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

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

TABLE 3-5 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 1990-2000						
Political Subdivision	Year 2000 - Total Households	Year 2000 - Average Household Size	Year 1990 - Total Households	Year 1990 - Average Household Size	Total Households % Change	
Amanda Township	684	2.76	605	2.93	13.06%	
American Township	4,889	2.43	4,165	2.64	17.38%	
* Village of Elida	698	2.75	527	2.82	32.45%	
Auglaize Township	842	2.81	770	2.92	9.35%	
* Village of Harrod	173	2.84	182	2.95	-4.95%	
Bath Township	3,815	2.54	3,718	2.72	2.61%	
City of Lima	15,410	2.42	16,311	2.79	-5.52%	
Jackson Township	960	2.77	771	2.94	24.51%	
* Village of Lafayette	113	2.58	160	2.81	-26.25%	
Marion Township	991	2.64	885	2.84	11.98%	
* City of Delphos	2,717	2.52	2,650	2.68	2.53%	
Monroe Township	605	2.82	559	2.88	8.23%	
* Village of Cairo	181	2.76	169	2.80	7.10%	
Perry Township	1,417	2.50	1,300	2.75	9.00%	
Richland Township	694	2.56	594	2.95	16.84%	
* Village of Beaverdam	140	2.54	164	2.85	-14.63%	
* Village of Bluffton	1,329	2.32	1,173	2.87	13.30%	
Shawnee Township	3,056	2.60	2,818	2.77	8.45%	
* Village of Fort Shawnee	1,524	2.53	1,555	2.65	-1.99%	
Spencer Township	294	2.62	291	2.76	1.03%	
* Village of Spencerville	845	2.54	841	2.72	0.48%	
Sugar Creek Township	476	2.79	453	2.89	5.08%	
* Incorporated area only.						



## 3.5 Families

The U.S. Census defines a family as a group of two or more people who reside together and are related by birth, marriage or adoption. Census data suggests that in 2000 266

families resided in Spencer Township and 599 families resided within the Village of Spencerville. Changes in the overall number of families in Spencer, Spencerville, Allen County and State of Ohio are indicated in Figure 3-7. The increase in the number of families residing in Spencer Township (4.7%) is positive when compared to Allen County (-6.1%), and the State of Ohio (3.3%). The reason(s) for the increase is important to identify and assess in order to meet the needs of these families and to support future growth as families provide a sound basis for community development and stable growth.



## 3.6 Income: Household, Family & Per Capita

Data for the three most widely used indices of income, including per capita income; household income and family income are displayed in Table 3-6 by Census period for Spencer Township. Table 3-6 suggests that the Spencer Township household and family median incomes exceeded the State and Allen County median income measures in 2000. The table indicates that while the median household income within Allen County has lagged behind that of Ohio, Spencer Township's household income has surpassed the State. When comparing median household incomes between Spencer Township and the State, the spread increased from 7.7 percent in 1989 to 26.3 percent in 1999.

TABLE 3-6 SPENCER TOWNSHIP COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	Spencer Township	Ohio	Allen County	Spencer Township as % of Allen County	Spencer Township as % of Ohio
1999			-	-	
Median Household	\$51,731	\$40,956	\$37,048	139.6%	126.3%
Median Family	\$53,393	\$50,037	\$44,723	119.3%	106.7%
Per capita	\$18,579	\$21,003	\$17,511	106.1%	88.5%
1989					
Median Household	\$30,250	\$28,076	\$27,166	111.4%	107.7%
Median Family	\$31,346	\$34,351	\$32,513	96.4%	91.3%
Per capita	\$12,087	\$13,461	\$11,830	102.1%	89.8%

Examining family median income, a similar pattern exists. County median family incomes rose in relationship to the State median over the last decennial period. Spencer Township's median family income increased 70.3 percent, more than \$22,000. Median family income in Spencer Township was 19.3 percent higher than Allen County's median family income in 1999 and 6.7 percent higher than the State's family median income. In 1080, the preparties

Family income in Spencer Township was 119.3% of Allen County's median family income in 1999 and 106.7% of the State's median income.

than the State's family median income. In 1989, the proportion of Spencer's median family income to the County and State was 96.4 and 91.3 percent respectively.

Per capita income for Spencer Township in 1999 was \$18,579 a jump of 53.7 percent from 1989 figures. Spencer Township exhibited a greater growth rate when compared with the County per capita increases from 1989 of 48.02 percent while less than the State's 56.02 percent. The gap between the State and the Township's per capita income worsened slightly slipping from -10.2 percent to -11.5 percent.

Examining similar data for the Village of Spencerville, the 2000 Census suggested a median household income of \$32,619 and a median family income of \$40,625. And while the Village witnessed an increase in its median income of \$5,278 between the 1990 and 2000 Census periods. However, the increase failed to keep pace with increases experienced by the County or the State. Table 3-7 reveals that the Village median income was only 88.0 percent of Allen County's median income and 79.6

percent of the State's median income. More importantly, data suggest that this disparity occurred in just one census period as the median income in the 1990 Census reflected that the median household income was on par with both County and State averages.

Spencer Township has surpassed State & local income levels with respect to household and family income while Spencerville has failed to keep pace.

The Village of Spencerville's per capita income was \$17,140, an increase of 53.1 percent over 1989 measures. The Village of Spencerville increased per capita income from 94.5 percent of Allen County's in 1989 to 97.8 percent, while decreasing from 83.1 percent to 81.6 percent of the State's.

TABLE 3-7 SPENCERVILLE COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS					
Income: By Type & Year	Spencerville	Ohio	Allen County	Spencerville as % of Allen County	Spencerville as % of Ohio
1999					
Median Household	\$32,619	\$40,956	\$37,048	88.0%	79.6%
Median Family	\$40,625	\$50,037	\$44,723	90.8%	81.1%
Per capita	\$17,140	\$21,003	\$17,511	97.8%	81.6%
1989					
Median Household	\$27,341	\$28,076	\$27,166	100.6%	97.3%
Median Family	\$29,513	\$34,351	\$32,513	90.7%	85.9%
Per capita	\$11,189	\$13,461	\$11,830	94.5%	83.1%

Figure 3-8 reveals the various income measures increasing over the 1980 through 2000 period for both political subdivisions. The 2000 state and county median household incomes are overlaid to stress income comparisons.



Tables 3-8 and 3-9 provide a detailed breakdown of household income by type and income levels for 1999. Households with incomes less than \$15,000 in 1999 totaled 8.3 percent of all households across Spencer Township inclusive of the Village. An examination of family and non-family households provides greater detail. Data suggests that 7.7 percent of all families and 11.1 percent of all non-family households earned less than \$15,000 in 1999. Examination of income by household type in Spencer Township reveals that the largest concentration of households and family incomes were found in the \$50,000 to \$74,999 income bracket with 31.8 and 34.2 percent respectively.

TABLE 3-8 INCOME IN 1999 BY SPENCER TOWNSHIP HOUSEHOLD TYPE						
Income Range	Household		Fam	ilies	Non F Hous	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	10	3.3	5	1.9	5	11.1
\$10,000 - \$14,999	15	5.0	15	5.8	0	0.0
\$15,000 - \$24,999	15	5.0	4	1.6	11	24.4
\$25,000 - \$34,999	62	20.5	43	16.7	19	42.2
\$35,000 - \$49,999	40	13.2	41	16.0	2	4.4
\$50,000 - \$74,999	96	31.8	88	34.2	8	17.8
\$75,000 - \$99,999	40	13.2	40	15.6	0	0.0
\$100,000 - \$149,999	22	7.3	19	7.4	0	0.0
\$150,000 - \$199,999	0	0.0	0	0.0	0	0.0
\$200,000 or more	2	0.7	2	0.8	0	0.0
Total	302	100.0%	257	100.0%	45	99.9%

Within Spencerville, the largest concentrations were found in the \$50,000 to \$74,999 with 19.6 and 25.2 percent respectively. The incomes of one third (66.0%) of all non-family households were concentrated below \$25,000. Such income levels are important to address when considering issues of housing affordability.

TABLE 3-9 INCOME IN 1999 BY VILLAGE OF SPENCERVILLE HOUSEHOLD TYPE						
Income Range	House	ehold	Fam	ilies	Non Family Household	
_	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	84	9.8	60	9.9	34	13.6
\$10,000 - \$14,999	65	7.6	36	6.0	29	11.6
\$15,000 - \$24,999	147	17.2	61	10.1	82	32.8
\$25,000 - \$34,999	151	17.7	107	17.7	51	20.4
\$35,000 - \$49,999	158	18.5	125	20.7	23	9.2
\$50,000 - \$74,999	167	19.6	152	25.2	14	5.6
\$75,000 - \$99,999	48	5.6	39	6.5	7	2.8
\$100,000 - \$149,999	24	2.8	22	3.6	2	0.8
\$150,000 - \$199,999	3	0.4	2	0.3	1	0.4
\$200,000 or more	7	0.8	0	0.0	7	2.8
Total	854	100.0%	604	100.0%	250	100.0%

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

The 2000 Census provides information regarding the number of individuals and families whose incomes fell below established poverty levels. Data collected in 1999 revealed that 24 individuals (2.9% of all individuals) and 5 families (1.9% of all families) in Spencer Township existed below the established poverty level based on income and household size.

In 1999, 2.9 percent of all individuals, and 1.9 percent of all families in Spencer Township existed below the poverty level.

Among the households tallied in the Village of Spencerville, 275 individuals (13.0%) and 74 families (12.3%) existed below the established poverty level. For purposes of comparison, data indicates that 7.85 percent of all families and 10.06 percent of all individuals within the State of Ohio were below the established poverty level. Allen County data suggests that 12.1 percent of persons and 9.6 percent of families existed below the poverty level.

Families with children were more likely to encounter poverty status than those families without children in Spencerville. In fact, of all families suffering poverty, more than 3 in 4 (82.4%) had children, and one-third (33.7%) had children under the age of 5.

A comparison of income data between the 1989 and 1999 Census reports reveals a slight improvement in the proportion of individuals and families in poverty in Allen County. In fact, 868 individuals and 280 families left poverty status in Allen County between census tabulations; this represents improvements of 6.55 percent and 7.94 percent respectively.

Poverty status has increased slightly between the 1989 -1999 period.

In Spencer Township, the number of families in poverty fell from 21 to 5, and households receiving public assistance fell from 26 to 0. In Spencerville however, those individuals identified as living beneath the poverty line rose from 153 to 275, while families fell from 74 to 34 and households on public assistance fell from 34 to 26. Households with public assistance at the county level dropped from 7.78 percent in 1989 to 3.08 percent countywide over the 1989-1999 period, a decline of 1,806 households. For comparison purposes, the percentage of households receiving public assistance in the State of Ohio was 3.20 percent in 1999.

Relevant information on family characteristics and poverty status is presented in Tables 3-10 and 3-11. Table 3-12 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older. Table 3-13 examines household size and unit size to expose overcrowding, a classic proxy indicator of poverty.

	ABLE 3-10 LY STATUS IN SPENCER TOWNSHIP	
Family Type by Pr	esence of Related Children	
Total Families	257	100.0%
Married - Related Children	98	38.1%
Male Alone - Related Children	3	1.2%
Female Alone - Related Children	9	<mark>3.5%</mark>
Family - No Children	139	<mark>57.2%</mark>
Poverty Status of Fa	amilies with Related Children	
Total Families	5	100.0%
Married - Related Children	0	0.0%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	0	0.0%
Family - No Children	5	100.0%

	LE 3-11 ILY STATUS IN SPENCERVILLE	
Family Type by Pres	sence of Related Children	
Total Families	599	100.0%
Married - Related Children	198	33.1%
Male Alone - Related Children	6	1.0%
Female Alone - Related Children	81	12.5%
Family - No Children	314	52.4%
Poverty Status of Fan	nilies with Related Children	
Total Families	74	100.0%
Married - Related Children	10	13.5%
Male Alone - Related Children	6	8.1%
Female Alone - Related Children	45	60.8%
Family - No Children	13	17.5%

TABLE 3-12
RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS IN SPENCER TOWNSHIP
AND THE VILLAGE OF SPENCERVILLE

Ratio	Spencer	Township	Village of Spencerville		
Below 50% of Poverty Level	16	1.9%	113	5.3%	
50% to 99% of Poverty Level	8	1.0%	162	7.6%	
100% to 149% of Poverty Level	47	5.6%	172	8.1%	
150% to 199% of Poverty Level	46	5.5%	178	8.4%	
200% of Poverty Level or more	724	86.1%	1,496	70.5%	

TABLE 3-13 OCCUPANTS PER ROOM AS POVERTY INDICATOR BY POLITICAL SUBDIVISION										
Tenure	Spencer Township	%	Village of Spencerville	%	Allen County	%				
Owner Occupied	275	100.0%	652	100.0%	28,290	100%				
0.5 or less	200	72.7%	514	78.8%	22,736	77.6%				
0.51 to 1.00	71	25.8%	136	20.9%	6,266	2.41%				
1.01 to 1.50	4	1.5%	2	0.3%	261	0.9%				
1.51 to 2.00	0	0.0%	0	0	15	0.1%				
2.00 or more	0	0.0%	0	0	12	0.04%				
Renter Occupied	19	100.0%	195	100.0%	11,356	100%				
0.5 or less	17	89.4%	115	59.0%	7,436	65.5%				
0.51 to 1.00	2	10.6%	69	35.4%	3,614	31.8%				
1.10 to 1.50	0	0.0%	11	5.6%	242	2.1%				
1.51 to 2.00	0	0.0%	0	0	56	0.5%				
2.00 or more	0	0.0%	0	0	8	0.1%				

### 3.8 Educational Attainment

Table 3-14 presents data summarizing the educational attainment levels of the community population aged 25 years or more in 2000. Data reveals that 1,214 persons or 82.5 percent of the Village population over the age of 25 years had completed high school. And while 35.5 percent attended college, only 8.7 percent completed a bachelor's degree and 2.1 percent completed a graduate or professional degree. Data for the unincorporated area shows that there are over 200 individuals or 14.5 percent of

all individuals 25 years of age or older that have not completed a high school education. High school graduation statistics are compared to State and National attainment levels where high school diplomas fail to be earned by 17.02 and 19.60 percent of the respective populations. However, college degrees were much less likely to be earned by local residents when compared to State (21.1%) or National (24.4%) educational attainment levels.

Locally accessible post secondary schools include:

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

TABLE 3-14EDUCATIONAL ATTAINMENT FOR POPULATION25 YEARS & OVER IN SPENCER/SPENCERVILLE									
	White Po	opulation	Total Po	oulation					
Educational Attainment	Persons	Percent	Persons	Percent					
Less than 9th grade	80	4.1	92	4.5					
9th to 12th grade, no diploma	191	9.7	204	10.0					
High school graduate, GED	1,023	52.1	1,033	50.9					
Some college, no degree	388	19.7	403	19.8					
Associate degree	122	6.2	124	6.1					
Bachelor degree	118	6.0	129	6.4					
Graduate/professional degree	43	2.2	46	2.3					
Totals 1,965 100.0 2,031 100.0									
Note: Includes the population of Spe	ncer Township	and the Village	of Spencerville.						

Moreover, given that there are 6 reputable post secondary schools located in Allen County and several others readily accessible, it is surprising that only 8.7 percent of the community's adult residents have completed a 4-year college and/or master's degree program. Post secondary educational attainment levels lie significantly beneath State and National averages of 21.1 percent and 24.4 percent respectively.

Many factors affect employment and income rates among adults. None, however, may be as important as educational attainment levels. Higher levels of educational attainment have repeatedly demonstrated higher income earnings regardless of gender. In addition, positions that require higher educational attainment levels tend to offer more job satisfaction. Moreover, individuals with lower educational attainment levels, those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor degree) and less income (-60.42%) when they are employed. Therefore, it is extremely important to support local school initiatives, post secondary advancement and continuing educational programs to strengthen the skill sets of the local population and labor force.

### 3.9 Labor Force Profile

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals currently members of the armed forces. Recognizing the size, character and classification of the labor force is important to understanding the community's resources and economic base. The remainder of this section will attempt to highlight and contrast Spencer and Spencerville employment characteristics with County, State and National statistics dispersed within to serve as benchmarks for comparison purposes.

The labor force, consisting of all non-institutionalized individuals age 16+ in Allen County numbered 83,540 persons according to the 2000 Census tabulations; those not in the labor force reflected 18,686 or 22.36 percent of the total available population. The civilian labor force residing in Allen County, as documented by the 2000 Census, was 50,834 of which 47,919 or 94.26 percent were employed. The 2000 U.S. Census, utilizing the North American Industrial Classification System (NAICS), documents the community's overall dependence on the manufacturing sector, suggesting that 31.8 percent of all employment is tied to this sector. NAICS data further disaggregates employment within education, health and social services, revealing more than 7 in 10 (70.98%) are located in the health and social service industry. The retail sector accounted for another 10.1 percent of area employment.

The 2000 civilian labor force in Spencer Township totaled 404 persons, or 0.8 percent of the County's total civilian labor force. Examining employment rates, 398 persons or 98.5 percent of the 404 person labor force were employed. Examining the 2000 labor force within the Village of Spencerville we find 1,025 persons or 2.02 percent of the County's total labor force. Employment rates within the Village reached 93.95 percent, very similar to the County employment rate of 94.26 percent. Females comprised 46.06 percent of total labor force within the Village; but accounted for 54.83 percent of the unemployed.

A perspective on the community's labor force can be gained by examining the number of employed persons by type of occupation. Tables 3-15 and 3-16 use 2000 Census data to identify the dominant occupation sectors of local residents by political subdivision. Examined collectively, employment in manufacturing accounted for almost one-third (433/1,361) of all jobs in the community while educational, health and social services reflected approximately one-fifth (261/1,361). Together, these occupations accounted for more than half (51.5%) of all residents.

TABLE 3-15 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR SPENCER TOWNSHIP								
Occupation	Number	Percent						
Agricultural, Forestry, Fishing, Hunting and Mining	9	2.3						
Construction	28	7.0						
Manufacturing	75	18.8						
Wholesale Trade	8	2.0						
Retail Trade	34	8.5						
Transportation, Warehousing and Utilities	43	10.8						
Information	2	0.5						
Finance, Insurance, Real Estate, Rental and Leasing	18	4.5						
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	6	1.5						
Educational, Health and Social Services	97	24.4						
Arts, Entertainment, Recreation, Accommodation, Food Service	52	13.1						
Other Services (except Public Administration)	20	5.0						
Public Administration	6	1.5						
Total	398	100						

TABLE 3-16 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR THE VILLAGE OF SPENCERVILLE								
Occupation	Number	Percent						
Agricultural, Forestry, Fishing, Hunting and Mining	5	0.5						
Construction	54	5.6						
Manufacturing	358	37.2						
Wholesale Trade	31	3.2						
Retail Trade	103	10.7						
Transportation, Warehousing and Utilities	42	4.4						
Information	5	0.5						
Finance, Insurance, Real Estate, Rental and Leasing	37	3.8						
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	46	4.8						
Educational, Health and Social Services	171	17.8						
Arts, Entertainment, Recreation, Accommodation, Food Service	49	5.1						
Other Services (except Public Administration)	33	3.4						
Public Administration	29	3.0						
Total	963	100.0						

Table 3-17 uses Census data to provide more detailed employment information using the NAICS to further expand the identification of types of employment of both the Township and Village residents.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged over the past 10 years at 61 percent (1990, 61.4%/2000, 60.9%). Census 2000 tabulations reflect that 64.2 percent of Spencer Township's and Spencerville's available

Spencer Township reflects an employment-population ratio of 64.2percent. This proportion has stayed below the rate for Ohio (66.5% and 64.8%) and that of the United States overall (66.5% and 64.0%).

population age 16 and over is engaged in the work force. The Township's 2000 employment-population ratio is comparable to the rate for Ohio (63.5% and 64.8%) and the United States (65.3% and 64.0%) over the last 20 years.

TABLE 3-17 2000 SPENCER TOWNSHIP/SPENCERVILLE RESIDENT EMPLOYMENT BY NAICS SECTOR									
Sector	NAICS	Employees	Percent						
Agricultural, Forestry, Fishing & Hunting – Services	11	14	1.0						
Mining	21	0	0.0						
Utilities	22	19	1.4						
Construction	23	82	6.0						
Manufacturing	31-33	433	31.8						
Wholesale Trade	42	39	2.9						
Retail Trade	44-45	137	10.1						
Transportation & Warehousing	48-49	66	4.8						
Information	51	7	0.5						
Finance & Insurance	52	43	3.2						
Real Estate and Rental & Leasing	53	12	0.9						
Professional, Scientific & Technical Services	54	30	2.2						
Management of Companies/Enterprises	55	0	0.0						
Administrative Support & Waste Management Services	56	22	1.6						
Education Services	61	78	5.7						
Health Care/Social Assistance	62	190	14.0						
Arts/Entertainment /Recreation	71	31	2.3						
Accommodation & Food	72	70	5.1						
Non-Public Other Services	81	53	3.9						
Public Administration	92	35	2.6						
Total	N/A	1,361	100.0						

Unemployment rates over the past 10 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. Spencer Township's and Spencerville's 2000 unemployment rate of 1.5 percent was below the County rate of 5.5 percent in the 2000 Census. Table 3-18 documents unemployment over time and the relationship the manufacturing industry has with the labor force of Spencer Township and the County as a whole.

TABLE 3-18 SPENCER TOWNSHIP: RESIDENTS EMPLOYED IN MANUFACTURING 1990-2000											
		1990				200	0				
	Township	%	County	%	Township	%	County	%			
16+ Population	2,372	76.0	82,737	75.3	2,331	75.1	83,540	77.0			
Workforce	1,535	64.7	50,789	61.4	1,433	61.5	50,866	60.9			
Employed	1,429	93.1	46,585	91.7	1,361	95.0	47,951	94.3			
Unemployed	106	106 6.9 2,380 8.3 68 5.0 2,915 5.7									
Manufacturing	540	37.8	11,777	25.3	433	31.8	11,510	24.0			

## 3.10 Summary

Spencer Township has experienced sporadic population growth and decline since 1960. The population of Spencer Township has experienced a slight decrease of 1.4 percent since 1960, but recorded an increase of 4.6 percent between 1990 and 2000. The population of Spencerville on the other hand has experienced consistent growth since 1960, showing an overall growth of 8.4 percent.

Census data reveals the composition, size and number of households is changing. The total number of Spencer Township and Spencerville Village households in 2000 was 1,149, an increase of 1.5 percent over the 1990 figure. In 2000, the average household size in the Spencer Township was 2.86 persons, a reduction of 10.4 percent in size from 1990. The Village's average household size was 2.48, down from 2.62 in 1990. The implications of projected smaller size households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes and zoning regulations.

Consistent with national trends the Township's population is aging. The median age of the population is 36.3 years, identical with the County as a whole; the Village mean age is slightly younger at 35.1 years. Data suggests that simply due to age of the population, more than a third of the population is not able to fully contribute to the economic growth and earning power of the community. Age of residents will also impact the need for service, including education, police, fire and emergency medical service. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to address housing opportunity, choice and costs based on both physical and financial considerations.

Examining ancestry, German was identified by nearly half of all residents (49.33%). Irish and/or Scotch Irish accounted for another 11.32 percent of the population. Less than one (1) percent of the population (0.65%) was foreign born. Racially, whites comprise the largest percentage of the population at 98.0 percent. The largest minority group within the larger community is persons of two or more races, which comprises 1.1 percent of the total population. Those identified as African-American comprise less than 1 percent (0.5%) of the total community population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there are 296 individuals or 14.5 percent of all individuals 25 years of age or older that have not completed a high school education residing in Spencer Township. The rate of Spencer Township adults who have not graduated from high school is well below the state and national averages of 17.02 percent and 19.6 percent respectfully. Post high school educational attainment within the Township compares poorly against the County, State and National benchmarks. There is a disparity between the size of the age cohort between 20 and 34 and the age cohort age 35 to 54. This is an important factor in community development as it tends to suggest that young men and women of Spencer Township, if acquiring a four year degree or higher, are not returning.

Spencer Township income has continued to out pace Allen County and the State of Ohio in comparison to median household income, while Spencerville's has lagged behind. The median household income gap with regards to the County and State as identified in 1989 was +11.4 percent and +7.7 percent, respectively. Spencer Township increased its median household income almost 40 percent (139.6%) over the County by 1999; the gap with the State widened to 26.3 percent. Median family income in Spencer Township was 119.3 percent of the County median family income in 1999 and 106.7 percent of the States median income. In 1999 Spencer Township's per capita income was 106.1 percent of that of the County but only 88.5 percent of the State figure.

The 2000 Census revealed that collectively 299 individuals (10.1%) and 79 families (9.2%) were below the established poverty level based on income and household size with most concentrated in the Village of Spencerville. Parsing the data down to just the Village level, 96 of 604 families reported earning less than \$15,000. The Village of Spencerville experienced poverty rates of 13.0 percent on a per capita basis. Almost 1 in

5 (17.1%) families with children under 5 years of age resided in poverty. For purposes of comparison, data indicates that 12.1 percent of all households and 9.63 percent of all families within Allen County were below the established poverty level.

When examining the type of employment of Spencer Township residents, manufacturing is the predominant sector. That said, in raw numbers, there has been a significant decrease in the proportion of residents employed in the sector since 1990 (540 vs. 433). Manufacturing leads employment percentages with 31.8, and educational, health and social sciences is second with 19.7. An additional 10.1 percent are employed in retail trade. The general decline of manufacturing-related employment within the community and the region poses a strong challenge and merits serious attention. The manufacturing sector is important to not only local resident employment opportunities but the community tax base. Shifts within the manufacturing base reflecting a transition to "smart process manufacturing" or "smart manufacturing technologies" that support rapid product innovation, quick product transitions and performance with zero environmental impacts and predictive production dynamics are evident. Such a transition requires knowledgeenabled personnel coupled with knowledge-based skills and technologies to support and improve the manufacturing process. As local education attainment levels lag behind state and national trend lines, local employers and the local tax base are at risk of losing their footing.

#### SECTION IV INFRASTRUCTURE & SERVICES

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

To economic development, infrastructure is largely concerned with the ability to move goods, products and services as efficiently and safely as possible between suppliers and markets. In community development, infrastructure includes not only hard physical infrastructure, but the facilities and services necessary to support and sustain the local community. This softer side of

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

infrastructure includes a community's parks, schools, fire, emergency medical, and law enforcement. Housing is also a basic necessity and while not public in and of itself housing is considered an essential infrastruture component of the community.

This section is provided in an attempt to present baseline information on the community's existing infrastructure. The success of the planning process and the future development of Spencer Township and the Village of Spencerville is dependent upon examining and subsequently establishing a balance between the infrastructure now serving the community and the infrastructure needed to serve residents and business alike in the future. Parks are addressed in Section V; the remaining infrastructure/services will be addressed by others under separate cover.

## 4.1 Housing

The quality of local housing relates to the number and type of units available, their overall physical condition, both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides some insight into the history of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of housing within Spencer Township and the Village of Spencerville using Census data. Allen County Auditor's data is used to provide additional, more current insights.

#### 4.1.1 Age of Housing Stock

Table 4-1 reveals that while nearly one-half (47.2%) of Spencer Township's housing was built after 1960, Spencerville has slightly more than a third (35.4%) constructed since 1960. Figure 4-1 shows a comparison of housing stock based on age between the State of Ohio, Allen County, the Village of Spencerville and Spencer Township. Housing in Spencer Township is younger than the housing stock of the Village, County or State.

TABLE 4-1 HOUSING UNITS BY AGE BY POLITICAL SUBDIVISION									
Year	Spencer	Spencerville	Allen County	Ohio					
Total	299	911	44,245	4,783,051					
Prior to 1939	41.5%	38.9%	24.0%	22.5%					
1940 to 1959	11.4%	25.7%	26.9%	24.6%					
1960 to 1969	8.4%	11.5%	13.8%	14.3%					
1970 to 1979	21.4%	12.5%	16.9%	15.8%					
1980 to 1989	5.0%	5.9%	8.1%	9.5%					
1990 to 1994	6.0%	1.5%	4.6%	5.7%					
1995 to 2000	6.4%	4.0%	5.7%	7.6%					



#### 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 Spencer Township are single-family units, as are those in the Village of Spencerville, Allen County and the State of Ohio. Figure 4-2 reveals the over dependence on single family homes. Spencer Township's 92.6 percent compares to 71.2 percent for the State of Ohio, 76.5 percent for Allen County and 79.8 percent in the Village of Spencerville.

Looking to examine and compare the Township's availability of multi-family units was futile as there was a near absence of multi-family units in the Township (7). The proportion of multi-family units, including apartments, is in drastic difference to that of Allen County (19.4%) and the State of Ohio (24.2%). The percentage of mobile homes in the Township is 5.0 percent of the total available housing units and is below the proportion found in Allen County (5.1%) and above the State of Ohio at (4.6%). The Village of Spencerville identified one out of ten (12.3%) of its structures as multiple unit buildings; mobile homes made up 7.9 percent of all Village residential units.



## 4.1.3 Owner vs. Renter-Occupied Housing

Both the Village of Spencerville and Spencer Township have significantly higher levels of home ownership when assessed against the state and county. As shown in Figure 4-3 Spencer Township (93.1%) is significantly higher than that in Ohio (69.1%), and Allen County (72.1). Spencerville is also significantly higher (77.4%).

The percentage of owneroccupied housing units in Spencer Township (93.1%) is significantly higher than Allen County (72.1%) or Ohio (69.1%).



#### 4.1.4 Rental Costs

According to the 2000 Census, almost one-fifth (18.5%) of occupied residential units were inhabited by renters in Spencer Township and Spencerville. Table 4-2

reveals the cost of rental housing within Spencer Township and other area townships. Notice that Spencer Township (\$330) and the Village of Spencerville (\$477) compare favorably with the surrounding townships and Allen County (\$560). Rent is higher in Spencer Township than Perry Township, but ranks below the median rent in the rest of the selected political subdivisions.

TABLE 4-2 MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION											
Rent	Spencerville	Spencerville American Perry Shawnee Spencer									
Median	\$477	\$514	\$309	\$527	\$330	\$560					
< \$100	5	25	11	6	0	531					
\$100 to \$200	12	6	69	0	0	804					
\$200 to \$300	17	77	76	11	0	1,620					
\$300 to \$400	30	451	69	73	14	4,141					
\$400 to \$500	34	565	15	175	0	2,352					
\$500 to \$600	38	161	14	64	3	661					
\$600 to \$700	22	98	0	26	0	214					
\$700 to \$800	10	54	0	6	0	164					
\$800+	4	91	0	34	0	267					

#### 4.1.5 Home Values

The median home value for Spencer Township in 2000 was \$91,100 and found to be significantly higher than Allen County (\$81,800) and the Village of Spencerville (\$67,200). The Township's home values were 11.2 percent

Median value of owneroccupied houses surpassed Allen County between 1990 and 2000.

lower than Ohio's median home value (\$103,700). The median home value in the Township as compared to the Village of Spencerville 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 single-family housing construction.

Figure 4-4 reveals the change in the median value of owner-occupied units in Spencer Township between 1990 and 2000. Data suggest that the increased valuation experienced in Spencer Township over the 10-year period reflected a 47.6 percent increase (\$29,400) which was less than both the State of Ohio (\$40,200/63.3%) and Allen County (\$29,700/57.0%). Also of note, the median home value in the Village of Spencerville increased \$27,300 or 68.4 percent over 1990 figures. As shown in Figure 4-5, Spencer Township compares favorably with other comparable townships comprising western Allen County with regards to home value.

In an attempt to augment dated Census tabulations and provide more current housing insights, data from the Allen County Auditor's Property Database Babre Market Data Analysis (SMDA) was utilized. Said data allowed for analysis of data post Census and allowed for an examination of activity between 2003 and 2009 including new home construction and home sales. Table 4-3 depicts home sales by year, address and amount by political subdivision over a 7-year study period ending in 2009. Albeit a very volatile period the data provides insights as to the number of sales, mean sales and days on the market as well as foreclosures and the 2009 new property appraisal rates.

	TABLE 4-3 SALES BY YEAR, ADDRESS AND AMOUNT												
SPENCER TOWNSHIP													
2003	Amount	2004	Amount	2005	Amount	2006	Amount	2007	Amount	2008	Amount	2009	Amount
715 N Broadway	\$65,000	300 Oak	\$90,000	14101 Allentown	\$78,650	14305 Kolter	\$50,000	13501 Kolter	\$65,000	2825 Southworth	\$143,300	505 E 4th	\$31,000
710 N Broadway	\$65,000	300 Oak	\$90,000	14160 Leis	\$90,000	14305 Kolter	\$61,000	3410 Monfort	\$52,500	14395 Freund	\$125,000	13372 W Union	\$227,500
125 E Union	\$85,500	780 S Acadia	\$96,000	618 E 4th	\$79,500	3485 Sharf	\$117,500	12850 Kolter	\$149,000	14795 Freund	\$86,900	12425 Allentown	\$35,500
706 Briggs Ave	\$76,400	14393 Purdy	\$60,500	3030 Kleinoeder	\$88,500	1980 Southworth	\$144,000	13501 Kolter	\$139,900	11970 Sarka	\$86,000	14220 Leis	\$93,500
303 Oak Dr.	\$98,000	15051 Leis	\$56,000	11300 Spencerville	\$50,000	12225 Spencerville	\$125,000	14851 W Union	\$170,000	3075 Salem	\$160,000	3075 Salem	\$160,000
413 W 1st	\$51,000	14160 Leis	\$84,000	11795 Sarka	\$72,000	12225 Spencerville	\$115,000	13555 Leis	\$190,000				
477 Charles	\$84,500	12850 Kolter	\$88,000	13615 Leis	\$150,000	13875 Purdy	\$165,000						
1425 S St. Mary's	\$57,250	13233 Sarka	\$100,000	12850 Kolter	\$120,000								
1425 S St. Mary's	\$66,900	13575 Sarka	\$63,000	13555 Leis	\$185,000								
12451 Kolter	\$80,000	1930 Acadia	\$128,000										
3030 Kleinoeder	\$82,000	1401 Stummer	\$110,000										
3133 S St. Mary's	\$75,000	13581 Leis	\$161,000										
270 Acadia	\$150,000												
14220 Leis	\$112,500												
2690 Keinoeder	\$114,000												
13355 Kolter	\$154,500												
						VILLAGE OF SPEN	CERVILLE						
2003	Amount	2004	Amount	2005	Amount	2006	Amount	2007	Amount	2008	Amount	2009	Amount
707 N Broadway	\$30,000	714 N Broadway	\$35,000	220 N Mulberry	\$38,250	308 North		308 N Main	\$40,000	105 S Elizabeth	\$48,000	417 N Mulberry	\$17,000
413 W 1st	\$32,500	220 N Mulberry	\$45,000	307 N Main	\$46,000	449 Charles	\$47,500	711 Briggs	\$28,000	112 S Pearl	\$46,500	323 N Main	\$50,900
416 S Main	\$38,000	316 N Broadway	\$25,000	312 N Main	\$37,500	429 N Main	\$28,400	416 S Main	\$40,000	216 S Main	\$40,000	308 N Mulberry	\$40,000
416 S Main	\$33,500	314 N Pearl	\$30,000	219 N Canal	\$37,000	220 N Mulberry	\$28,500	301 N Broadway	\$25,000	312 S Pearl	\$42,000	328 N Main	\$76,209
436 N Main	\$42,000	210 N College	\$28,000	210 N College	\$28,000	307 N Main	\$27,500	404 N Pearl	\$34,000	307 S Mulberry	\$33,000	206 N Mulberry	\$18,200
312 N Broadway	\$26,800	116 N College		414 S Broadway	\$40,000			404 N Pearl		413 S Broadway		219 N Pearl	\$65,000
303 N Elizabeth	\$27,000	106 N Main		210 S College	\$36,000	107 S Pearl		305 N College	\$25,000			111 N Pearl	\$17,500
223 N Canal		214 W 3rd		210 S College	\$28,000	414 S Broadway		220 N Broadway	\$35,000	458 Charles		216 S Main	\$95,000
220 N Main		214 W 3rd		307 S Pearl	\$48,000	•	. ,	409 E 4th	\$26,000			215 S Elizabeth	\$32,250
108 N College	\$46,000	114 S Main	\$50,000	300 W North	\$67,250	411 E 1st		211 N Mulberry	\$37,000	410 S Mulberry	\$55,000	•	\$50,000
111 N Pearl	\$30,000	120 Reynolds	\$45,000	310 W North	\$60,000	303 S Main		112 Oakland	\$28,500	416 N Pearl	\$93,000	109 Wurster	\$71,000
224 S Main	\$32,900	120 Reynolds	\$37,500	305 N Broadway	\$69,900	404 S Canal	\$25,000			306 N Pearl	\$78,000	302 N Elizabeth	\$85,000
210 S Pearl	\$30,000			319 N Canal	\$72,500	509 S Broadway	\$30,000					524 E 5th	\$55,500
												124 Oakland	\$60,000
												219 S Broadway	\$64,000
												210 S Pearl	\$11,000
												420 S Canal	\$36,000
												502 S Broadway	\$65,000





Maps 4-1 and 4-2 reflect home sales and new construction. Data suggests 30 new residential units were added to the community's housing stock since 2000. Within the larger community we find 152 homes sold or constructed over the 7-year period (10 of which sold twice in the same year) with 61.1 percent of said units being sold in Spencerville and 38.9 percent in Spencer Township. Prices over the study period ranged from a high of \$227,500 to \$11,000. Maps 4-3 and 4-4 detail unit sale prices of the residential units by political subdivision.

Table 4-4 identifies the sales based on number of days on the market by political subdivision measured against the Lima Metropolitan Area analysis of said data. Such data is skewed based on the rampant foreclosures that occurred across West Central Ohio. Data suggests that between 2006 and 2009 there were 71 foreclosure events in the Village of Spencerville and 4 said events in Spencer. Maps 4-5 and 4-6 reveal the location of foreclosures. Of note, multiple events could have occurred at the same address. Foreclosure data suggests the mean value for a foreclosed home in Spencer Township was \$88,450 and judgments of \$86,833 or 98.2% of the value. In Spencerville the average judgment exceeded the average value by \$18,712 or 30.3%.



## **MAP 4-2** SPENCERVILLE: HOUSE, **PROPERTY SALES & NEW CONSTRUCTION** 2004 - 2009



September 2009





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Miles





September 2009





## MAP 4-5 FORECLOSURE ACTIVITY IN SPENCER TOWNSHIP 2006 - 2009





September 2009

YEAR

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2006

2007

2009

## MAP 4-6 FORECLOSURE ACTIVITY IN SPENCERVILLE 2006 - 2009





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TABLE 4-4 DAYS ON MARKET BY YEAR										
Year of	Spen	icer	Spenc	erville	Metro	Area				
Sale	Days	Units	Days	Units	Days	Units				
2006	93	17	139	24	102	897				
2007	125	14	148	28	108	853				
2008	127	9	154	17	116	698				
2009	204	9	215	20	132	637				

This snippet of data can then be compared against SMDA data which suggests a mean 2009 appraised value of \$106,796 for residential units in Spencer Township. Housing in the Village of Spencerville reflected a mean value of \$73,786. Table 4-5 reveals the current 2009 appraised value of the local housing market by range and political subdivision.

TABLE 4-52009 APPRAISED VALUATIONS										
Denne	Sper	ncer	Spenc	erville						
Range	Number	Percent	Number	Percent						
<u>&lt;</u> 25,000	23	2.93	19	6.27						
25,000 - 49,999	148	18.83	19	6.27						
50,000 - 74,999	314	39.95	59	19.47						
75,000 - 99,000	158	20.10	63	20.79						
100,000 - 124,999	75	9.54	46	15.18						
125,000 - 149,999	45	5.73	36	11.88						
150,000 - 174,999	18	2.29	20	6.60						
175,000 - 199,999	5	.64	18	5.94						
<u>&gt;</u> 200,000	0	0.00	23	7.59						

SMDA data also allowed the housing stock of the larger community to be analyzed in terms of its quality and condition. Table 4-6 provides a glimpse into the housing market by the amenities provided therein and the condition of the housing stock as appraised in 2008. Those units of Grade A would largely reflect housing stock in excellent condition with higher-end construction in terms of materials used and square footage as well as amenities which would reflect cabinetry, trim work, bathrooms and bathroom fixtures, etc. Grade C would reflect a home in average condition for its age, and appropriate mix of amenities. Grades of E and F suggest a failing structure in need of serious repair/removal. Maps 4-7 and 4-8 depict the location of the structures by grade and political subdivision. Data revealed that only 260, or 83.8 percent of the 310 homes located in Spencer Township were appraised of their condition, while only 738 or 81.0 percent of the homes in Spencerville were graded.

TABLE 4-6 HOUSING CONDITIONS								
Grade	Sper	ncer	Spencerville					
	Units	Percent	Units	Percent				
A	0	0.0	0	0.0				
В	13	5.0	1	0.6				
С	150	57.6	301	43.5				
D	95	36.5	436	51.9				











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The SIMDA data suggests that the vast majority of the housing is in an acceptable range (62%.6) within Spencer Township while housing within the Village of Spencerville needs more attention. Given the age of the housing stock it is not surprising that many of the structures are in need of repair. Policy analysts might look to exterior maintenance codes and building codes to more adequately address the various housing issues in a more comprehensive manner.

### 4.1.6 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. Vacancy rates are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that are unoccupied for one of various reasons. While the State of Ohio has one of the lowest vacancy rates in the nation (7.1%) according to the 2000 Census, in 2000, Spencer Township had an even lower vacancy rate (1.7%). The Village of Spencerville had only a slightly higher vacancy rate (7.6%). Of those housing units that were identified as vacant at the time of the 2000 Census, 37.7 percent were listed as for rent, 31.9 percent were for sale, 4.3 percent had been rented or sold but were not as of vet occupied, 8.7 percent were identified as seasonal or for occasional use and 17.4 percent were shown as "other vacant." From a historical perspective, as a percentage of total housing units available, in 1980 vacancies represented 6.0 percent of all housing units while in 2000 they represented 6.4 percent, a positive indicator suggesting the housing stock remains relatively attractive and in habitable condition. Map 4-9. Map 4-10 and Table 4-7 suggest vacancies within the community to be relatively stable and confined to mobile homes and older residential units in disrepair.

TABLE 4-7 VACANCY STATUS BY POLITICAL SUBDIVISION 1980-2000							
Political Subdivision	1980	1990	2000	Change			
	Census	Census	Census	Amount	Percent		
Allen County	2,698	3,350	3,599	901	33.40%		
Amanda Township	36	24	27	-9	-25.00%		
American Township*	243	212	326	83	34.16%		
Auglaize Township*	36	40	50	14	38.89%		
Bath Township	227	168	243	16	7.05%		
Jackson Township*	34	30	27	7	-20.6%		
Lima City	1,572	2,355	2,221	649	41.28%		
Marion Township*	79	103	152	73	92.41%		
Monroe Township*	43	38	23	-20	-46.51%		
Perry Township	51	54	75	24	47.06%		
Richland Township*	67	69	130	63	94.03%		
Shawnee Township*	230	192	224	-6	-2.61%		
Spencer Township*	63	42	70	7	11.11%		
Sugar Creek Township	17	23	22	5	29.41%		
*Includes villages.							

## 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

# **MAP 4-9 SPENCER TOWNSHIP: VACANCY BY CENSUS BLOCK**









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## MAP 4-10 SPENCERVILLE: VACANCY BY CENSUS BLOCK



Vacancies







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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, Spencer Township relies on individual wells located on residential properties and farms. The Village of Spencerville provides its own potable water. When examining wastewater treatment services, Village services are almost exclusively limited to the corporation limits. However, the recent upgrade to the existing plant will allow for utility extension in the future. Map 11 depicts the existing water infrastructure.

### 4.2.1 Water Treatment Plant

The current water treatment plant in the Village of Spencerville was originally constructed in 1929. The water treatment plant receives its' raw water supply from three wells. Two of the wells are located at the treatment facility site, while the third is located in a well approximately 1,000 feet to the Northwest of the site. The characteristics of the wells are given in Table 4-8.

TABLE 4-8 VILLAGE OF SPENCERVILLE WATER TREATMENT FACILITY							
Well	Location	Diameter (in)	Depth (ft)	Output (gpm)			
No. 1	Treatment Facility Site	12	248	400			
No. 2	Treatment Facility Site	12	252	500			
No. 3	1000' NW of Facility Site	10	225	750			

All three wells are rotated on a regular basis to provide the raw water supply to the treatment facility. The treatment facility has two clear wells that hold a maximum capacity of 310,000 gallons of finished water, along with a 400,000 gallon elevated storage tank.

The finished water meets the Ohio Environmental Protection Agency (OEPA) minimum requirements for drinking water and exceeds many secondary standards such as those regulating iron, total dissolved solids, and sulfates. The hardness of the water is in the range of 810 to 955 ppm which classifies the water as very hard. New regulations set by the U.S. EPA have introduced new guidelines for improved water treatment. One regulation set new maximum contaminant levels (MCLs), along with mandated new technologies to monitor and meet the MCL specifications. New drinking water regulations are being developed to control various drinking water components including:

- Synthetic organic contaminants, both volatile and nonvolatile
- Inorganic contaminants including corrosion products
- Microbiological contaminants
- Radionuclides
- Disinfection byproducts

Parameters of secondary standards are a water treatment concern and need to be tested in a certified laboratory.

### 4.2.2 Water Distribution System

The water treatment plant currently has an elevated water storage tank that has a capacity of 400,000 gallons of treated water. The current standards call for finished water storage capacity to be equal to the average daily consumption plus a reserve for fire protection. For the design year of 2019, the estimated average daily demand is approximately 360,000 gpd, coupled with fire protection requirements set forth by Insurance Service Office (ISO), that require 420,000 gallons. Therefore, in the design year 2019, the Village is required to have a water storage of approximately 720,000 gallons, which is currently being achieved.

The water distribution piping network maintains a good flow and pressure at normal water demand levels. However, alterations with water demand levels cause the system to operate in a less than optimal manner. Future system improvements will necessarily need to reflect water capacity and ensure adequate pressure.

### 4.2.3 Wastewater Treatment Plant

The duty of a wastewater treatment plant is to remove the solids from the contaminated water and return wastewater to its natural state. The initial solids that are removed without any treatment are defined as "sludge," and once treated the solids are known as "biosolids." Treatment helps prevent disease and contamination of soil, surface or ground waters.

The wastewater treatment plant maximum capacity of sludge is 360,300 gallons. The average daily sludge input is about 4,150 gallons; the total storage capacity is around 193 days. The treated sludge or "biosolids" produced is approximately 57 dry tons annually and may be disposed by agricultural land application. The application sites must be approved by the Ohio Environmental Protection Agency (OEPA) and must be in Allen County only. Also, contracts and agreements may be made between the treatment plant and area landowners with OEPA approval.

# 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 the community is considered largely rural, consisting of major and minor collectors and local roads. Maps 4-13 and 4-14 depict the federal functional classification of area roadways by type. The maintenance and administration of these roads is delegated to State and local governmental units as depicted on Maps 4-15 and 4-16.

The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway's jurisdictional responsibility. Table 4-9 reveals the classification of the community's roadway system. The community is served by one primary north-south road, SR 66, and two east-west roads, SR 81, and SR 117.

According to figures obtained from Ohio Department of Transportation (ODOT) total 2008 roadway system mileage within the community entailed 78.9 miles.



# MAP 4-12 SPENCERVILLE: SEWER LINES













# **MAP 4-14 SPENCERVILLE: FUNCTIONAL CLASS**



67

# **MAP 4-15 SPENCER TOWNSHIP: ROADWAY JURISDICTION**



# Jurisdiction

- County Shared
- Village
- State
  - Township





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# MAP 4-16 SPENCERVILLE: ROADWAY JURISDICTION







Rural Collector roadways total 14.2 miles and account for 17.9 percent of total system mileage. More than 3 in 4 of the Community's roadway system miles (58.7 miles) are classified as local in nature for which the Township itself is responsible for 30.1. The County maintains 19.6 miles and the State is responsible for 10.1 of the total roadway miles. According to 2008 estimates of daily vehicular miles of travel (VMT), total VMT approaches 27,995 miles per day in Spencer Township. Within Spencerville the total VMT is estimated to be 11,671.

TABLE 4-9 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION IN SPENCER TOWNSHIP & SPENCERVILLE								
Functional Class	State Routes	County	Township	Municipal	Total Miles			
Rural Minor Arterial	0.0	0.0	0.0	0.0	0.0			
Rural Major Collector	9.6	0.0	0.0	4.6	14.2			
Rural Minor Collector	0.0	5.0	0.0	1.0	6.0			
Rural Local	0.5	14.6	30.1	13.5	58.7			
Total Miles	10.1	19.6	30.1	19.1	78.9			

Various roadway pavement widths have been identified in Maps 4-17 and 4-18 as to their compliance with the Federal design standard of 12-foot lane widths. Table 4-10 identifies 10.95 miles of deficient roadway widths by functional classification and extent of deficient width. Of the deficient roadways in Spencer Township, 6.0 percent (.66 miles) are in the Village of Spencerville. 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 \$2.48 million.

TABLE 4-10 DEFICIENT PAVEMENT WIDTH IN SPENCER TOWNSHIP								
Deficient Pavement Width	Rural Major Collector	Rural Minor Collector	Rural Local	Total Miles				
5	0.00	0.00	0.55	0.55				
4	0.00	0.00	0.25	0.18				
3	0.00	0.00	3.29	3.23				
2	0.00	0.00	1.60	1.07				
1	0.00	0.00	5.26	5.26				
Total Miles	0.00	0.00	10.95	10.29				

As depicted in Maps 4-19 and 4-20 there are 27 bridges in Spencer Township and the Village of Spencerville, of which 1 is identified as deficient (sufficiency rating less than 80). Repair on two bridges was estimated at \$247,695 in current dollars and repairs were completed in 2009. Table 4-11 identifies the bridges by road and deficient status.

High crash intersection locations are defined as any intersection averaging 5 accidents a year over three years. There are no current intersections in Spencer Township or Spencerville so identified, but crash locations have been identified. Maps 4-21 and 4-22 identify those intersections identified as problematic by local officials. Tables 4-12 and 4-13 list the intersection locations by crash frequency.

# **MAP 4-17 SPENCER TOWNSHIP: DEFICIENT ROAD WIDTHS**



Width in Feet



- 5
- 4
- 3
- 2
- 1

71

# MAP 4-18 SPENCERVILLE: DEFICIENT ROAD WIDTHS

















# MAP 4-21 SPENCER TOWNSHIP: CRASH LOCATIONS 2006 - 2008



# **Crashes By Year**

- 2008
- 2007
- 2006











TABLE 4-11 BRIDGES OF SPENCER TOWNSHIP AND THE VILLAGE OF SPENCERVILLE							
Bridge Location	Bridge ID #	Jurisdiction	Sufficiency Rating				
Acadia	SPC-43-272	С	100				
West Union	SPC-28-1.49	С	100				
Leis	SPC-34-0.54	Т	100				
West Union	SPC-28-0.6	С	100				
Kill	SPC-39-1.73	С	100				
Purdy	SPC-32-1.4	Т	100				
Purdy	SPC-32-0.09	Т	100				
Hanley	SPC-30-1.29	Т	100				
Kill	SPC-39-1	С	100				
Purdy	SPC-32-0.3	Т	100				
Kill	SPC-39-261	С	100				
Kill	SPC-39-3.15	С	100				
Hoch	SPC-33-0.5	Т	89				
Acadia	SPC-43-1.7	С	83				
Bloomlock	SPC-25-1.75	С	77				
Fruend	SPC-26-0.99	Т	100				
Spencerville	SPC-2.013	М	85				
Kolter	SPC-35-1.98	С	100				

	TABLE 4-12 OVERALL CRASHES BY YEAR IN SPENCER TOWNSHIP								
Year Crashes Crashes Injury Injury Injury Damage Property Reportable Rat						EPDO Rate Index			
2006	1	8	0	2	6	19	0	28	5.47
2007	0	6	2	3	1	15	0	21	2.29
2008	0	6	0	4	2	25	0	31	1.87

	TABLE 4-13 OVERALL CRASHES BY YEAR IN THE VILLAGE OF SPENCERVILLE								
Year	Fatal Crashes	Injury Crashes	Incap. Injury Crashes	Visible Injury Crashes	Claimed Injury Crashes	Property Damage Crashes	Private Property Crashes	Total Reportable Crashes <u>30</u>	EPDO Rate Index
2006	0	3	0	1	2	27	0	30	1.45
2007	0	2	0	0	2	20	0	22	1.41
2008	0	5	1	3	1	22	0	27	1.833

### 4.3.2 Rail Infrastructure

In 2009, the Public Utilities Commission of Ohio (PUCO) documented some 99.12 miles of rail in Allen County. Slightly more than 4.3 linear miles are located within the Township/Village. The Spencerville-Elgin Railroad (SPEG RR) line, owned by the Allen County Port Authority, and operated by R.J. Corman Railroad (RJC RR), runs from Lima to Glenmore serving Elgin and Ohio City along the way. The line is primarily single track with passing sidings in Erie and Elgin. Additional trackage (.86 miles) serves as storage for local industrial sites including United Equity and Flexible Foam amongst others. About 40% of the RJC traffic on the line is interchanged with Conrail. The railroad facilitates

fertilizer shipments going east and receives various commodities from Conrail for storage in the RJC RR facility in Celina.

Of particular interest to this Plan is the history of local rail services and the connectivity of the Spencerville-Elgin Railroad (SPEG RR) with the City of Lima located to the east and the larger Class I rail providers. Collectively these railroads are able to provide the community access to regional, national and international markets. Map 4-23 depicts the rail system traversing the community. Noting the availability of rail sidings at existing sites are largely absent, additional investment is necessary to increase capacity. Future development plans would be remiss if they failed to consider future rail opportunities. The historical context of the railroad, the local weight station and development of a rails and trails component linking Spencerville to Lima within the existing railroad right-of-way should be pursued with other regional actors.

### 4.3.3 Electric, Oil & Gas Transmission Line Locations

Spencer Township is serviced by a full complement of utility providers. Residential and commercial services are readily available for electricity and gas. Service is provided by Midwest Electric as well as Columbia Gas of Ohio and Dominion Gas. Specialized industrial cylinder and bulk gas is also available through BOC Gases and AGA Gas. When examining larger

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

industrial applications it is important to recognize that Allen County is crossed by the pipelines of East Ohio as well as petrochemical companies that have established terminals and/or pipelines for transmission purposes including Marathon, Shell, BP, Buckeye, Ashland, Inland, and Mid Valley. Buckeye Pipeline has two 8 inch pipelines, an 8" product line and one idle line that traverse Spencer Township Map 4-24 identifies the approximate location of the transmission pipelines.

### 4.4 Summary

The community's population has increased slightly over the last 2 generations. Since 1960 the Village of Spencerville has seen its population increase by more than 8.0 percent numbering more than 2,200 residents in 2000. Spencer Township has seen its numbers swell to nearly a 1,000 residents before falling to 870 residents in 2000 a drop of 13.0 percent. But to sustain this population and its changing nature, more homes, more land, more infrastructure and more services are being demanded.

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 community's infrastructure/services. The community's transportation network, its water distribution system, wastewater capabilities and drainage system are typical infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, voice and data communications are also a part of infrastructure. In community development, infrastructure is necessary to maintain and support the health and safety of residents. In economic development, infrastructure is concerned with the ability to move goods, services and products between community's

suppliers and markets and the sustenance of labor force. Unfortunately, unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

The link between community development and transportation cannot be minimized. Of particular interest to this Plan is the history of local rail services and the connectivity of the SPEG RR with the City of Lima located to the east and the larger Class 1 rail providers. Collectively these railroads provide access to regional, national and international markets. 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 larger commercial vehicles and residential development on the rural fringe. Some roadways do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways and bridges will become an important issue for the Township. Transportation funding resources available from the State are identified in the appendices of the document.



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**Miles** 

+++ Railroads



80



Legend

### SECTION V ENVIRONMENTAL FACTORS

Spencer 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 Spencer 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 Spencer 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.

Spencer 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 the Village of Spencerville and neighboring townships is required for optimal balance and growth. 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 community's future land use planning process.

### 5.1 Solid Waste Issues

On average, Allen County residents generate 1.296 tons of solid waste annually. On such a per capita basis, Spencer Township, including the Village of Spencerville, generates 4,025.376 tons of waste annually. The closest sanitary landfill to Spencer 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. Spencer Township is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD. The ODNR and the NCOSWD provide anti-litter programming to reinforce educational outreach efforts, public awareness activities and media releases. The NCOSWD 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. Neither Spencer Township or the

Solid Waste Concerns:

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

Village of Spencerville currently have exterior maintenance or building codes. Spencer Township does not bid/let municipal waste contracts or provide drop-off recycling opportunities for its residents on a regular basis. The Village of Spencerville contracts with Bowersock Hauling for both waste pick-up and recycling services. Developing and implementing such standards within the planning and regulatory processes would allow both to address litter, and open the door to long-term minimization of all forms of solid waste and waste disposal.

The effects of litter are pervasive and far-reaching, not just in the Village center, 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

Air Quality is one of the most pressing issues facing the nation today. Spencer Township rests within Allen County with its unique geographic location situated between the major urban centers of Ft. Wayne, Indiana, and the cities of Toledo and Dayton both in Ohio. The United States Environmental Protection Agency (USEPA) has recently identified these urban centers as maintenance-attainment for ozone and PM<sup>2.5</sup>.

USEPA issuance of "attainment" status has eliminated additional environmental compliance regulations and any negative impact on local economic development efforts. In 2004 Allen County was identified as being in noncompliance with the National Ambient Air Quality Standards (NAAQS) for ozone. Noncompliance resulted from an extremely hot, dry summer where several days exceeded ozone limits as established by the USEPA. More recent pollutant monitoring results indicate that Allen County is now in compliance. On May 16, 2007 the USEPA published notice addressing Allen County being re-designated to attainment with respect to 8-hour ozone with an effective date of June 15, 2007.

Allen County is working with representatives of the Ohio Department of Transportation and the Ohio Environmental Protection Agency (OEPA) in interagency consultation to maintain air quality conformity pursuant to the USEPA 8-hour Non-Attainment Area Conformity Analysis required pursuant to Section 40 CFR 93.119.

### 5.3 Water Quality Issues

Water pollution is a major concern of federal, state and local officials. As testament to their commitment the Ohio EPA Division of Surface Water conducted water quality surveys in 1991 and again in 2000 on the Upper Auglaize River Watersheds which serve both Spencer Township and the Village of Spencerville. The findings of the 2000 survey were analyzed and subsequently released in a 2004 document entitled Total Maximum Daily Loads for the Upper Auglaize River Watershed.

The Ohio EPA report was a detailed assessment of the chemical, physical and biological quality of streams of the Upper Auglaize River. The report noted positive environmental improvements had occurred in the River over the 9-year span covering the 2 surveys due to in part to local changes in agricultural practices primarily conservation tillage practices and participation in conservation reserve programs.

The report found the main stem of the Upper Auglaize River, except for a small segment in Wapakoneta, in full compliance with national water standards. The report found specific problems in small segments in some of the tributaries including Six Mile Creek. The primary causes of water quality impairments in the creek were found to be habitat degradation (including flow alteration and sedimentation), organic enrichment, excessive nutrients and elevated bacteria levels. As contributing factors the report targeted: point sources (including wastewater treatment plants, combined sewer overflows, package plant discharges and industrial charges); and, non point sources reflecting agricultural practices (riparian removal, channelization, tiling), failing home sewage treatment systems, agricultural and urban runoff.

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

 Managing stormwater runoff to reduce sediment, nutrients, and downstream flooding. 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
- 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.

Noting the specific water quality problems associated with 6 Mile Creek local governments should consider embracing and codifying stormwater and sediment controls as well as prohibitions against illicit discharges to protect the Auglaize River and its tributaries long term.

### 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

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

farming and quarrying. It has also provided for residential development and both industrial and commercial ventures within the Village and along SR 117. 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. Maps 5-1 and 5-2 provide a visual cue of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unabated, especially its wetlands, wooded lots and natural waterways, 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 was introduced in Section 2.2.3, its water quality characteristics and its drainage watersheds were addressed in Section 5.3. Map 2-5 depicts these sub-watersheds. 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 37.71 linear miles of Spencer 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.. Parts of five sub-watersheds (St. Mary's below Six Mile Cr., Auglaize River below Two Mile Cr., Auglaize River from Near Spencerville, Jennings Cr. Above Praire Ditch, Jennings Cr. Below Praire Ditch) are located in Spencer Township. The Auglaize River has its source 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 37.71 linear miles of Spencer Township waterways and their riparian corridors should be preserved and protected for future generations.

### 5.4.2 Floodplains

The Federal Emergency Management Agency in a report entitled Flood Insurance Study - Allen County Ohio, Incorporated Areas (1989), identified approximately 237 acres in Spencer Township as Special Flood Hazard Areas. The report was intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain

MAP 5-1 SPENCER TOWNSHIP: NATURAL RESOURCES



# MAP 5-2 SPENCERVILLE: NATURAL RESOURCES



# Legend





management. The Auglaize River was documented using approximate analyses because the area was thought to have lower development potential. The resultant floodplain delineations of these waterways were documented by the Department of Housing & Urban Development (HUD) in flood insurance rate maps (FIRM) as identified in Community Panel Map Number 390758 0100 B; Effective Date November 15, 1989. Map 5-1 depicts the floodplain.

Historically, encroachment onto the floodplains has been minimal, the result of local resident's attempts to draw water when/where municipal services were unavailable, for transportation and commerce, and for irrigation of crops. Given the current level of technology, recent pursuit of floodplain development is based on site aesthetics and/or economics. Whether it is the natural beauty of such sites or the price for bottom-ground, it has influenced recent development decisions and subdued the common sense possessed by the community's forefathers. Many consider this intrusion into these sensitive areas illogical, unsound and/or simply foolish on a number of points, including: the threat of flood related damage, increased pre- and post development runoff, declining water quality, and the loss of natural habitats for both vegetation and wildlife. Development in, or the filling and subsequent loss of floodplains will result in a net loss to the community in terms of scenic vistas, roosting/yard areas for both agricultural and urban development.

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

### 5.4.3 Wood Lots

Like the majority of northwest Ohio, the surface area of Spencer Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 501.14 acres, less than 5 percent percent (3.5%), of Spencer 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 cleaner air. Aesthetic and economic benefits include a visually pleasing and "softer" environment, higher home values from treed lots and reduced energy bills from the natural cooling provided by shade. This sentiment was recognized during the visioning phase of the public planning process as Township residents expressed a desire to protect and increase the number and density of woodlots within the Township including the reforesting of lands previously cleared.

### 5.5 Planning for Future Growth & Development

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

To support Spencer Township and the Village in preparing a future land use plan, various agencies have developed long range component plans. At the regional level, the LACRPC has prepared a 2030 Transportation Plan. And although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioner's reviewed issues related to municipal sanitary sewer services (2007) and a county-wide water distribution system (URS/2000). At the present time, no potable water is available in Spencer Township outside of the Village; and, sewer service is restricted largely to the Village of Spencerville.

As a result of local planning exercises, local developers, residents, the Ottawa River Coalition, 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 and enhance natural resources. Of specific interest is open space

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

preservation, farmland preservation and the minimization of pre- and post development impacts/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 their visual and environmental impact on the landscape employing principles of cluster development. This Plan supports the concept of integrated developments focusing on highway nodes, 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 VI ECONOMIC OVERVIEW & ANALYSIS

Historically, the economic well being of Spencer Township has been founded on its agricultural sector and the farm family's relationship with the land. The Village capitalized its location with regards to the State Highway System and its ability to provide the larger community with the services and infrastructure necessary to support them. 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-habitating that space with residential housing units and conflicts between residents and the agricultural industry (and its necessary support services) are increasingly becoming more prevalent. Meanwhile, Spencerville has recently upgraded its existing sewage plant to face a future of growth, and to lure future manufacturing and employment. The Township is experiencing unplanned residential growth and is increasingly engaged in discussions over concerns about urban standards and agricultural-related noise, smells and water pollution.

Local elected officials are cognizant of the rising conflict. They are aware of the need to support the existing farm industry. They are also aware of the increasing demand for public services and an increasing tax burden caused in part by the increasing residential base and a growing population. Local officials are assessing the potential for some economic diversification predicated on redeveloping the commercial base within the Village and the state route system, in hopes of 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 Village and 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 economic underpinnings and begins with an overview of current Township and Village business and employment patterns. Data from the 2000 Census, as well as the state's 2000 and 2007 ES-202 database are compared and contrasted to delineate these patterns. Subsequently, data from the Farm Service Agency (FSA) and the 2005 U.S. Agricultural Census report attempts to analyze farm operations, production, the market value of agriculture commodities and the acres in agricultural production. Prior to summary statements, an overview of Spencer 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 each decennial census. Across Spencer Township a half dozen general occupation categories were identified in the 2000 Census that reflected the bulk of occupations pursued by local residents including:

- Manufacturing
- Construction Trade
- Retail Trade

- Health, Education & Social Service
- Food & Accommodations
- Wholesale Trade

Collectively, these 6 categories represent nearly 8 (7.8) of every 10 employed Township/Village residents. Table 6-1 displays a comparative data analysis of occupations pursued by local residents for the years 1990 and 2000. Of note, the overall

workforce within Spencer Township declined by approximately 4.8 percent over the 10year study period. This trend can be expected to continue because of the community's projected population aging.

TABLE 6-1 1990 & 2000 EMPLOYMENT BY SECTOR OF SPENCER TOWNSHIP RESIDENTS								
Sector	1990 Census	Percent Total Employment	2000 Census	Percent Total Employment	Percent Net Change			
Employed 16 and over	1,429	100.00	1,361	100.00	-4.8			
Agriculture, Forestry, Fishing, Hunting & Mining	54	3.8	14	1.0	-2.8			
Construction	96	6.7	82	6.0	07			
Manufacturing	600	42.0	433	31.8	-10.2			
Transportation, Warehousing & Utilities	12	0.8	85	6.2	+5.4			
Wholesale Trade	45	3.1	39	2.9	-0.2			
Retail Trade	195	13.6	137	10.1	-3.6			
Information	13	0.9	7	0.5	-0.4			
Professional Management, etc.	27	1.9	52	3.8	+1.9			
Finance, Insurance & Real Estate	41	2.9	55	4.0	+1.1			
Health, Education & Social Service	245	17.1	268	19.7	+2.6			
Entertainment, Recreation, Food & Accommodations	43	3.0	101	7.4	+4.4			
Other Services	38	2.7	53	3.9	+1.2			
Public Administration	14	1.0	35	2.6	+1.6			

When examining the current occupation of local residents against 1990 Census data, a number of trends appear that will be important to the community's future. A 10.2 percent reduction in the percent of residents overall employed found in the manufacturing sector mirrors declining trends seen in other political subdivisions, while percentage of total employment found in the service sector grew considerably, especially in the fields of food and accommodations, health and education (7.0%). The primary increases are found throughout the service sector (11.2%), a trend that is consistent with both the County (9.02%) and State (21.51%). Table 6-2 identifies the occupation, and compares employment of local residents between 1990 and 2000 by sector.

When considering Spencerville by itself, the Village seems to go against the trends established at the county level. This is somewhat reflective of the educational attainment of the Village as a whole along with close proximity of manufacturing employment opportunities. As a percentage, the largest loss of overall employment occurred in the agricultural service industry and retail trade sectors, while the largest growth occurred within transportation and warehousing.

# 6.2 Employment within Spencer Township & Spencerville

State ES 202 data identified 49 private firms, the board of Education along with its three (3) schools, with the Village of Spencerville and Spencer Township providing local employment opportunities. Examining the general categories these NAICS classifications employed, there were 1,077 persons employed by Spencer Township firms and government functions in 2007. The largest single employer is Charles River Laboratories which employed 224 in 2007. Employment within Spencer Township fell 25.3 percent between 2000 and 2007. This is considerably higher than a countywide loss of 3,074 employees (-5.6%) and a statewide increase of only 2.5 percent over the

TABLE 6-2   1990 & 2000 EMPLOYMENT BY SECTOR OF SPENCERVILLE RESIDENTS								
Sector	1990 Census	Percent Total Employment	2000 Census	Percent Total Employment	Percent Net Change			
Employed 16 and over	975	100.0	963	100.0	-1.2			
Agriculture, Forestry, Fishing, Hunting & Mining	31	3.2	5	0.5	-2.7			
Construction	59	6.1	54	5.6	-0.5			
Manufacturing	355	36.4	358	37.2	+0.8			
Transportation & Warehousing	5	0.5	42	4.4	+3.9			
Wholesale Trade	26	2.7	31	3.2	+0.5			
Retail Trade	135	13.8	103	10.7	-3.1			
Information	13	1.3	5	0.5	-0.8			
Professional Management, etc.	22	2.3	46	4.8	+2.5			
Finance, Insurance & Real Estate	27	2.8	37	3.8	+1.0			
Health, Education & Social Service	167	17.1	171	17.8	+0.7			
Entertainment, Recreation, Food & Accommodations	43	4.4	49	5.1	+0.7			
Other Services	18	1.8	33	3.4	+1.6			
Public Administration	14	1.4	29	3.0	+1.6			

same period. Table 6-3 reflects the types of occupations and the number employed within the larger community in 2007.

TABLE 6-3 EMPLOYMENT PERFORMED IN SPENCER TOWNSHIP, SPENCERVILLE & ALLEN COUNTY BY NAICS IN 2007								
Sector	NAICS	Spencer Employees	Percent	Allen County Employees	Percent			
Agricultural, Forestry, Fishing & Hunting Services	11	0	0.0	81	0.1			
Mining	21	35	3.3	76	0.1			
Utilities	22	0	0.0	188	0.3			
Construction	23	39	3.6	2,046	3.5			
Manufacturing	31-33	327	30.4	11,224	19.3			
Wholesale Trade	42	1	0.1	3,028	5.2			
Retail Trade	44-45	77	7.2	7,289	12.6			
Transportation & Warehousing	48-49	4	0.4	1,709	2.9			
Information	51	5	0.5	1,125	1.9			
Finance & Insurance	52	26	2.4	1,676	2.9			
Real Estate & Rental & Leasing	53	2	0.0	589	1.0			
Professional, Scientific & Technical Services	54	227	21.1	1,262	2.2			
Mgmt. of Companies/Enterprises	55	0	0.0	363	0.6			
Administrative Support/Waste Management Services	56	3	0.3	1,135	2.0			
Education Services	61	134	12.5	4,110	7.1			
Health Care/Social Assistance	62	132	12.3	11,322	19.5			
Arts/Entertainment/Recreation	71	1	0.1	668	1.2			
Accommodation & Food	72	25	2.3	4,579	7.9			
Non-public Other Services	81	20	1.9	2,379	4.1			
Public Administration	92	19	1.8	3,220	5.5			
Total		1,077	<b>100.0%</b>	58,069	100			

Moving from the employment of its residents to employment opportunities within Spencer Township and its environs suggests a relatively diverse economic base involving 18 separate NAICS classifications. Based upon ES 202 data, most of the job growth was relegated to the retail, construction, professional and education industries. The number of businesses reporting employment in the community decreased by 13 employers between 2000 and 2007, a 21.0 percent decrease compared to a countywide increase of 139 (6.2%) over the same period. The remainder of this section examines the 6 largest government based economic sectors of Spencer Township in an attempt to provide additional insights.

### 6.2.1 Manufacturing

The number of manufacturing firms in Spencer Township and its environs has been highly volatile. In 2000, there were eight companies identified in this sector, employing 792 individuals. In 2007, five companies were identified, reporting 424 employees.

TABLE 6-4 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN MANUFACTURING EMPLOYEES TRADE SECTOR (2000-2007)								
Company Name 2000 2007 % Change								
Flexible Foam Products	139	126	-9.4%					
Ohio Decorative Products	100	83	-17.0%					
Benchmark Precision	19	27	+42.1%					
Reliable Buffing	19	0	-100%					
Hayes Albion Corp.	339	0	-100%					
Midwest Commercial Millwork	17	0	-100%					
Macdonald's Industrial Products	155	185	+19.4%					
B B Controls	4	3	-25.0%					
Total	792	424	-46.5%					
*2007 data clarified with ES 202, The P	olk Directory	and Phonebo	ok					

# 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. In 2000 there were six identified wholesalers in Spencer Township, employing 24 people. By 2007, this number had fallen to one, employing three.

TABLE 6-5 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN WHOLESALE EMPLOYEES TRADE SECTOR (2000-2007)							
Company Name	2000	2007	% Change				
Barron Corp	2	0	-100.0%				
PBE Specialties	4	0	-100.0%				
Industrial Computer Controls	4	0	-100.0%				
John W. Devilbiss	4	0	-100.0%				
United Equity	7	0	-100.0%				
United Equity 3 3 0.0%							
Total	24	3	-87.5%				

Examining Allen County, total employment in this sector fell from 2,917 in 2000 to 2,048 in 2007 across Allen County, a drop of 29.8 percent. Within the State of Ohio the numbers working within the wholesale trade sector fell 18.67 percent.

### 6.2.3 Retail Trade

Table 6-6 reveals employment changes in those Township firms engaged in the retail trade sector between 2000 and 2007. Retail employment increased 51.7 percent over the period. When comparing the responding companies of 2000 and 2007, 4 of the 10 identified in 2000 were no longer in operation within Spencer Township and Spencerville in 2007. Overall, with new businesses opening, employment increased by thirty-one people. Within Allen County, those working in some form of retail trade (12.7%) make up the third largest segment of the employment base, following behind manufacturing (24.0%) and educational, health and social services (20.7%).

TABLE 6-6 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN RETAIL EMPLOYEES TRADE SECTOR (2000-2007)								
Company Name 2000 2007 % Change								
Harrison Carpets	4	0	-100.0%					
Spencerville Furniture	0	9	+100.0%					
Pohlman Hardware	2	1	-50.0%					
Top Hat Market	14	20	+42.9%					
Canal Stop	9	8	-11.1%					
Chuffers Drive Thru	11	18	+63.6%					
Canal Pharmacy	5	8	+60.0%					
Evan's Marathon	1	2	+100.0%					
Flowers By Colleen	1	0	-100.0%					
FPL Ohio Antique Market	1	0	-100.0%					
Jim and Paul's Manufactured Housing	12	0	-100.0%					
Spencerville Quick Stop	0	24	+100.0%					
Flowerful by Design	0	1	+100.0%					
Total	60	91	+51.7%					

# 6.2.4 Construction

Within Spencer Township and Spencerville jobs in the construction area increased from 21 in 2000 to 38 in 2007, an increase of 80.9 percent over the 7-year period. Employment in this same sector decreased by 112 jobs in Allen County between

Construction employment has increased 39.2 percent since 2000.

2000 and 2007, a decrease of 5.0 percent. This compares to a statewide increase of 5.0 percent. Construction represents 3.5 percent of jobs in Spencer Township. In Allen County employment in construction represents 5.4 percent of the local labor force, while at the state level it comprises 6.0 percent of all jobs. Table 6-7 identifies change over time in Spencer Township's Construction sector by company name.

# 6.2.5 Accommodations & Food Services

In 2000, there were 3 businesses providing food and/or accommodations located in Spencer Township; the Family Diner, Farmers Table and The Villager. In 2007, there were still 2 businesses providing food or accommodations in Spencer Township. Locally, food and accommodations experienced loss of 76.7 percent, while the sector countywide experienced growth of 31.7 percent in employment. Statewide the sector witnessed an increase of 20.4 percent. At the national level, food and accommodations has shown a 4.33 percent increase in employment since 2000. Table 6-8 reveals the food and accommodation businesses between 2000 and 2007.

TABLE 6-7 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN CONSTRUCTION TRADE SECTOR (2000-2007)								
Company Name 2000 2007 % Change								
Wilson Construction	10	3	-70.0%					
Tom Wurst Contracting	2	0	-100.0%					
Cablelite / Future Cable	1	16	+1500.0%					
Holmes Improvements	4	0	-100.0%					
Reliable Heating and Plumbing	3	2	-33.3%					
John Miller Concrete	2	0	-100.0%					
Sorrell Manufactured Home	4	2	-50.0%					
Smith Millwright Services	3	4	+33.3%					
Custom Interiors and Acoustic	0	7	100.0%					
B & D Flooring	0	1	100.0%					
Matt's Heating & Cooling	0	1	100.0%					
GL Eagy Plumbing	0	2	100.0%					
JR Concrete & Construction	0	1	100.0%					
Total	24	39	+39.2%					

TABLE 6-8 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN FOOD & ACCOMMODATIONS SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2000-2007)									
Company Name	Company Name 2000 2007 % Change								
Family Diner	12	0	-100.0%						
Farmers Table	16	0	-100.0%						
Villager	2	1	-50.0%						
My Place	0	6	-100.0%						
Total 30 7 -76.7%									

# 6.2.6 Transportation & Warehousing

The 2000 Census identified 42 residents of Spencer Township employed in the primary sector of Transportation and Warehousing. When compared to the 1990 Census, employment within this sector increased 740 percent. Employment within the Township has experienced no growth since 2000 as depicted below in Table 6-9.

TABLE 6-9 SPENCER TOWNSHIP, SPENCERVILLE: CHANGES IN TRANSPORTATION & WAREHOUSING (2000-2007)							
Company Name 2000 2007 % Change							
U. S. Postal Service 5 4 -20.0							
Russ Miller Trucking01+100.0%							
<b>Total</b> 5 5 0.0%							

### 6.2.7 Agriculture

Currently (2009), of the 13,266.85 acres participating in the Current Agricultural Use Valuation (CAUV) Program, 12,205.5 acres are identified as cropland by the

Farm Services Bureau. The total CAUV acreage decreased from 14,227.7 acres in 1999, a decrease of 14.3 percent. With 14,924.8 acres of total land in Spencer Township, 81.8 percent is dedicated to the farming industry. In Allen County, according to the 2007 Agricultural Census, 946 farms work 187,238 acres for an average size of 198 acres per farm. Data for Spencer Township reflects 53 farms averaging 230.3 acres in size.

The largest source of employment performed in Spencer Township was found to be in the manufacturing industry, with approximately 424 employed. Second largest was the agricultural industry, with 53 farms being operated according to the Farm Service Agency (FSA). Crops reported to the FSA in 2008 included 4,477 acres dedicated to corn (\$3,530,000), 5,844 acres dedicated to soybean (\$3,435,000) and 1,973 acres dedicated to wheat (\$795,000). The FSA estimates that the gross value of all farm production in Spencer Township for 2007 was \$8,101,400.

# 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 status to assess 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. Tables 6-10 and 6-11 identify the real and personal property by class and political subdivision for 2008.

TABLE 6-10 SPENCER TOWNSHIP: TAX BASE AND RECEIPTS BY LAND USE 2008							
Land Use Acres Value Gross Tax							
Residential	759.8	\$32,863,800	\$386,756				
Agriculture	13,157.8	\$42,390,500	\$178,972				
Commercial/Trans/Other	43.7	\$998,100	\$14,765				
Industrial	71.9	\$5,995,200	\$87,498				
Quasi Public	20.2	\$448,600	\$89				
Total 14,053.4* \$82,696,200 \$668,080							
* Does not include railroad, recreational or unassigned parcel/acreage valuations.							

TABLE 6-11 SPENCERVILLE: TAX BASE AND RECEIPTS BY LAND USE 2008						
Land Use Acres Value Gross Tax						
Residential	316.2	\$59,254,800	\$706,992			
Agriculture	13.8	\$57,100	\$100			
Commercial/Trans/Other	36.5	\$6,700,200	\$100,270			
Industrial	40.1	\$5,420,800	\$79,537			
Quasi Public	86.4	\$20,711,000	\$2,418			
Total	493.0	\$92,143,900	\$889,317			
* Does not include railroad, recreational or unassigned.						

Tables 6-12 and 6-13 reveal tax valuation for real and personal property by class and political subdivision over the 2004 through 2008 period. As shown in Table 6-14, tax valuation for agricultural and residential units has increased 15.4 percent since 2004, a

growth rate averaging over 3 percent per year, while in Spencerville the value has increased 15.6 percent.

An analysis of data made available by the Allen County Auditors office revealed that, while real property values have increased since 2003, the amount of personal property that can be taxed has steadily been reduced. This is do to changes in taxation introduced in Ohio by House Bill 66 (HB 66) introduced in 2005. The bill called for the elimination of general business tangible personal property tax on machinery and equipment, inventory and furniture and fixtures over a three year period beginning in 2006.

TABLE 6-12 SPENCER TOWNSHIP: TAX VALUATION BY TYPE AND YEAR					
Туре	Year				1
1960	2004	2005	2006	2007	2008
Real Property					
Agricultural & Residential	\$31,189,240	\$31,962,980	\$35,098,390	\$35,345,970	\$35,993,800
Commercial & Industrial	\$6,532,230	\$6,565,680	\$6,795,130	\$6,821,660	\$7,072,740
Utilities	\$8,270	\$10,100	\$9,950	\$10,400	\$11,210
Sub Total	\$38,197,510	\$38,538,760	\$41,903,470	\$42,178,030	\$43,077,750
Personal Property					
Utility Personal	\$1,625,400	\$1,479,200	\$1,494,920	\$1,299,700	\$1,333,810
Tangible Personal	\$4,972,574	\$4,017,638	\$2,546,623	\$468,638	\$0
Sub Total	\$6,597,974	\$5,496,838	\$4,041,543	\$1,768,338	\$1,333,810
Total	\$44,795,484	\$44,035,598	\$45,945,013	\$43,946,368	\$44,411,560

TABLE 6-13 SPENCERVILLE: TAX VALUATION BY TYPE AND YEAR					
Туре	Year				
Туре	2004	2005	2006	2007	2008
Real Property					
Agricultural & Residential	\$17,596,780	\$17,689,160	\$20,115,940	\$20,187,280	\$20,340,720
Commercial & Industrial	\$4,237,340	\$4,270,790	\$4,484,880	\$4,511,410	\$4,635,930
Utilities	\$1,590	\$1,930	\$1,910	\$1,990	\$2,150
Sub Total	\$21,835,710	\$21,961,880	\$24,602,730	\$24,701,220	\$24,978,800
Personal Property					
Utility Personal	\$807,990	\$813,320	\$826,040	\$756,160	\$783,110
Tangible Personal	\$2,402,034	\$1,876,155	\$1,011,506	\$189,108	\$0
Sub Total	\$3,210,024	\$2,689,475	\$1,837,546	\$945,268	\$783,110
Total	\$25,045,734	\$24,651,355	\$26,440,276	\$25,646,488	\$25,761,910

Based on a five (5) year review (2004-2008) total tax valuation based on real property and personal property, as shown in Tables 6-12 and 6-13, has fluctuated between 2004 and 2008, ending slightly lower at \$44,411,560 from \$44,795,484 in 2004. Real property by itself, as shown in Table 6-14, increased 12.8 percent during the same time period, while Table 6-15 reveals that Spencerville witnessed an increase of 14.4 percent.

Of concern, therefore, is the ever increasing proportion of total valuation that residential and agricultural real property will play in the tax base. Tables 6-12 and 6-13 display this
change over the last 5 years, and accentuates the problem. The year 2008 will be the last year that tangible personal property tax will be collected, and 2010 will be he last year HB 66 reimbursements will be distributed to local governments. Given the loss of valuation/revenue, the Township and Village must consider their roles and responsibilities with respect to services and the costs of providing those services to the public.

TAX VALUATION BY TYP		TABLE 6-14 AGE & CHAN	GE BY YEAR	IN SPENCER	TOWNSHIP
Turno			Year		
Туре	2004-2005	2005-2006	2006-2007	2007-2008	2004-2008

- 31	2004-2005	2005-2006	2006-2007	2007-2008	2004-2008
Real Property					
Agriculture & Residential	2.48	9.81	0.71	1.83	15.40
Commercial & Industrial	0.51	3.49	0.39	3.68	8.27
Utilities	22.13	-1.49	4.52	7.79	35.55
Sub Total	0.89	8.73	0.66	2.13	12.78
Personal Property					
Utility Personal	-8.99	1.06	-13.06	2.62	-17.94
Tangible Personal	-19.20	-26.61	-81.6	-100	-100
Sub Total	-12.69	-26.48	-56.25	-24.57	-79.78
Total	-1.7	4.34	-4.35	1.06	-0.01

TABLE 6-15 TAX VALUATION BY TYPE, PERCENTAGE & CHANGE BY YEAR IN SPENCERVILLE											
Turne		Year									
Туре	2004-2005	2005-2006	2006-2007	2007-2008	2004-2008						
Real Property											
Agriculture & Residential	0.52	13.72	0.35	0.76	15.59						
Commercial & Industrial	0.79	5.01	0.59	2.76	9.40						
Utilities	21.38	-1.04	4.19	8.04	35.22						
Sub Total	0.58	12.02	0.40	1.12	14.39						
Personal Property											
Utility Personal	0.67	1.56	-8.46	3.56	-3.07						
Tangible Personal	-21.89	-546.09	-81.30	-100	-100						
Sub Total	-16.22	-31.68	-48.66	-17.15	-85.61						
Total	-1.57	7.26	-3.00	0.45	2.85						

Tables 6-16 and 6-17 clearly show that the tax burden shared by agricultural and residential land owners has steadily increased over the last 5 years while commercial and industrial has stayed flat. Not shown is what the \$25,000 Homestead Exemption Act for the elderly will have on local revenues. This is the third year that this amount has been in effect, and its impact is currently unknown. However, the loss of personal property revenue when combined with the loss of the reimbursement and the exemption can only result in a loss of revenue available to local governments.

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 Spencer Township there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). Outside levies are those taxes generated for services provided

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

TABLE 6-16 SPENCER TOWNSHIP: PERCENTAGE OF TAX CONTRIBUTED BY TYPE AND YEAR									
Туре	Year								
	2004	2005	2006	2007	2008				
Real Property									
Agricultural & Residential	69.63	72.58	76.39	80.43	81.05				
Commercial & Industrial	14.58	14.91	14.79	15.52	15.93				
Utilities	0.02	0.02	0.02	0.02	0.03				
Sub Total	84.23	87.51	91.20	95.57	97.01				
Personal Property									
Utility Personal	3.63	3.36	3.25	2.96	3.00				
Tangible Personal	11.10	9.12	5.54	1.07	0.00				
Sub Total	14.73	12.48	8.79	4.03	3.00				
Total	100.00	100.00	100.00	100.00	100.00				

TABLE 6-17 SPENCERVILLE: PERCENTAGE OF TAX CONTRIBUTED BY TYPE AND YEAR									
Туре	Year								
	2004	2005	2006	2007	2008				
Real Property									
Agricultural & Residential	70.26	71.76	76.08	78.71	78.96				
Commercial & Industrial	16.92	17.32	16.96	17.59	18.00				
Utilities	0.01	0.01	0.01	0.01	0.01				
Sub Total	87.18	89.09	93.05	96.31	96.96				
Personal Property									
Utility Personal	3.23	3.30	3.12	2.95	3.04				
Tangible Personal	9.59	7.61	3.83	0.74	0.00				
Sub Total	12.82	10.91	6.95	3.69	3.04				
Total	100.00	100.00	100.00	100.00	100.00				

Responsibilities for the Township and Village 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 and Village maintain roadway tile and ditches to ensure adequate maintenance/safety (Section 5571): and, the maintenance and care of cemeteries (Section 517). Such costs are bore by the Township and Village's general funds.

Costs associated with fire and emergency medical services although extremely important to a community's quality of life are not mandated services. 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 tree limbs/leaves, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing building/zoning regulations. The Township and Village have 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 place additional burdens on the local community's social and physical infrastructure. Given the existing traffic upon local roadways and roadway deficiencies, 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 local government. 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 Spencer 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 increased emphasis on the service industries as opposed to a decline in the manufacturing sector.

In Spencer Township, 327 of the residents (31.8% of the workforce) depend on the manufacturing sector for their employment. The education, health and social service sector employed 19.7 percent of people living in Spencer Township; the retail sector accounted for 10.1 percent.

Data for the period between 2000 and 2007 shows that the number of employers located in Spencer Township and Spencerville decreased by 21.0 percent; those employed in Township firms decreased 25.3 percent from 1,441 to 1,077.

Manufacturing trade between 2000 and 2007 showed a decline of 36.9 percent in manufacturing employment while manufacturing employers had a net decrease of 2 firms. The largest source of employment remained manufacturing with approximately 424 persons employed in 2007.

While tax revenue has increased from \$91,300 in 2004 to \$103,625 in 2008 for the Township, changes in taxation will result in the full burden being carried by owners of real property. In 2009 the Tangible Property tax reimbursement will end; the tax generated \$9,886 in 2008. In the Village of Spencerville, tax revenues increased from \$80,260 to \$92,781. Reimbursement funds amounted to \$7,028 in 2008 and will disappear in 2009. Efforts to better balance a changing tax revenue stream with existing/future demands for service require further analysis.

### SECTION VII PROJECTIONS & ACTION PLAN

The development of an area is directly related to the dynamics of population and place over a period of time. Data in Section III provided detailed information on the current populations of both communities and explored historical trends. Studies have indicated that population is directly attributable to available infrastructure, employment opportunities, the presence of commercial/industrial activities and available levels of technology and an overall quality of life. In general, however, population growth trends, age of population and household size create the basis for the changing demands in housing infrastructure and services, both public and commercial. Spencer Township's population is expected to stay steady through 2030. The population for Spencerville is expected to grow by 4.0 percent. There are several factors accounting for this growth: easy access to SR 81 and SR 117, excellent local schools, a strong work ethic, abundant green space attractive to new development, minimal annexation and the community's overall quality of life. This section attempts to identify the implications of growth and an action plan to accommodate it over the 2030 planning horizon.

### 7.1 **Population Projections**

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Projections published by the LACRPC, indicate marginal growth for Spencer Township while Spencerville can expect slow, steady growth through 2030. Figure 7-1 suggests that Spencer Township will have 875 residents in 2030

Spencer Township and Spencerville will add respectively approximately 6 and 152 more residents between 2000 and 2030. The growth will impact the demand on community facilities, housing supply, infrastructure and associated public services. based on the results of linear regression analyses. Figure 7-2 suggests that Spencerville will add 152 additional residents over the same time period. The projected population growth for the community will approach 5.02 percent over the period and will impact the demand on community facilities, housing supply, infrastructure and associated public services, as well as land use within Spencer Township.





### 7.1.1 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of Spencer Township, Spencerville and the larger community. Based on existing data and future trends, Spencer Township's population is expected to continue to gradually grow older and more female in orientation. Figure 7-3 shows a significant increase in the "seniors," classified as those 65+ with seniors comprising 19.3 percent of the population by 2030. The

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

significance of the "seniors" group is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That group identified as "Empty Nesters" show an initial increase to 25.3 percent followed by a significant decrease. Of course, this is the path of the Baby-Boomers. The significance to the increase of the "Empty Nesters" group is that they will most likely change the type of demands that are placed on the community in regards to the demand for services, housing, employment and future school enrollment.

### 7.1.2 Household Size

Like most communities across the United States, households in Spencer Township and the Village of Spencerville are declining in size. There are several reasons for the decline in household size. More people are choosing to remain single rather

Like most communities across the United States, households in Spencer Township are declining in size. Spencer Township's household size is projected to fall to 2.63 people.

than getting married. Further, married couples are tending to have less children and only after they are well settled in their careers or are preferring not to have children at all. Divorce and increased longevity also contribute to a decreased household size.



The result of decreased household size is that more dwellings must be constructed to house the same number of people. As stated earlier, household size has decreased over the past twenty years. The Township's household size has decreased from 3.20 persons per household in 1980 to 2.86 in 2000. Spencer Township's household size is projected to fall to 2.63 people per household by 2030. Within Spencerville, the Village household size has fallen from 2.96 people per household in 1980 to 2.48 in 2000. Spencerville's household size is projected at 2.13 people per household in 2030.

Recognizing the structural elements, personal demands of an aging population need to be considered by the Township and Village in terms of services to be provided by both the public and private sectors. According to the 2000 Census, of the 1,149 households in Spencer Township and Spencerville, 305 households have at least one individual age 65 or older. Of these, 128, or 41.9 percent of the households, are identified as one individual living alone. Of the 500 individuals identified as being over the age of 65, more than half (59.8%) are female; 96 32.1%) reported living alone. In Spencerville, 219 households, or 25.9 percent, were identified as having at least one individual over 65 residing there. Of these, 110, or 50.2 percent are identified as one person living alone; of these, 83 are female.

### 7.1.3 Employment

Employment within Spencer Township and the Village of Spencerville is presented from two different perspectives. Both sections 3 and 6 identified the type of employment performed by residents of Spencer Township and Spencerville; but, Section 6 focused on identifying the employment and type of employment available within Spencer Township and Spencerville. Section 6 indicated that the percentage of those employed in Spencer Township decreased 11.7 percent from 2000 to 2007. The number of firms reporting employment within Spencer Township decreased by 21.0 percent. Spencerville decreased by 18, going from 56 to 38. The Plan recognizes the community's existing economic base is part of the transition from traditional manufacturing to a more service oriented economy. It is also recognized that any movement in employment by the region's larger employers, including P&G, Ford, DTR Industries, General

Dynamics, and/or Torque Traction Technologies (DANA), will have a negative domino affect on the local economy.

As the community population ages we can also expect some "retirees" to re-enter the labor pool at least to some degree. Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at least to some degree, as life expectancy is increasing. The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both

higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/ 2005) that suggests occupational growth rates over the next five years will range from 4.7 percent for occupations requiring moderate-term on-the-job training to 21.7 percent for occupations requiring an associate degree or more. Further, all occupations that require at least postsecondary training are projected to grow faster than the 9.7 percent average growth rate of total occupations. Employment projections were calculated through 2012.

Based on local/national trends, the largest and most rapid growth sector in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for virtually all of the job growth. Education and health care services are expected to add one of every four new jobs. Figure 7-4 identifies the occupational trend for Township residents projected to 2012.

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



# 7.2 Land Use Projections

Data made available by the Allen County Auditor's Office (ACAO) was analyzed by the Regional Planning Commission to assess existing land use activities and predict future land use consumption in Spencer Township and Spencerville over a 2030 planning horizon. Residential land use was compiled by number of units, type of residential unit as well as acreage consumed. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database, especially in Spencerville.

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

For commercial, quasi-public and industrial uses, the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2008) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the County Auditor database and/or the 2009 Spencer Township and Spencerville Zoning. Map 7-1 depicts the available vacant land by type within the Village of Spencerville. Future acreage was determined based on various factors including average square feet per acre. Projections were supported with R<sup>2</sup> values of .974 (commercial), .971 (population projection), .992 (industrial), and .981 (quasi-public) and were therefore considered reasonable for use as a predictive tool/indicator of future demands.

# 7.2.1 Commercial Land Use

Current data (2007) suggests an existing 204,904 square feet of commercial space and 43.05 acres of developed commercial land in Spencer Township and Spencerville. There are currently 35.24 acres of land zoned for

Examining historical data, there will be a need for an additional 33,465 square feet of commercial floor space in Spencer Township by the 2030 planning horizon, an increase of 16.3 percent.

Commercial use in Spencerville and 18.49 in Spencer Township for a combined total of 53.73 acres. Examining historical data, spurts of commercial development followed by periods of relative inactivity will result in a need for an additional 33,465 square feet of commercial floor space in Spencer Township by the 2030 planning horizon. As shown in Table 7-1, this will result in an increase of 16.3 percent consuming an additional 7.33 acres of land.

TABLE 7-1 SPENCER TOWNSHIP: FUTURE COMMERCIAL LAND USE								
Year	Square Footage	Acres Required						
2005	204,904	43.05						
2010	210,482	44.48						
2015	221,636	46.84						
2020	227,214	48.02						
2025	232,791	49.20						
2030	238,369	50.38						
Change	33,465	7.33						
% Change	16.3	17.0						

# 7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities including churches, educational facilities, emergency service buildings and government facilities. Land use consumption would reflect worship/fellowship areas, school buildings, day care centers, playgrounds, Fire/EMS, administration buildings, utilities, maintenance

Quasi-public use is expected to demand an additional 32,626 square feet of floor area and consume no additional acres over the planning period.

facilities and staging areas. Outside of the new Spencerville School Complex, Quasi-public added 16,820 square feet under roof from 1970 and 2007. Current quasi-public land use occupies more than 52.19 facilities, parking areas,



stormwater retention/detention acres. Quasi-public use is expected to demand an additional 10,116 square feet of floor area as shown in Table 7-2. Based on the extent of land most often associated with quasi-public use, 6.08 additional acres is expected to be needed to accommodate a projected growth of 11.6 percent.

TABLE 7-2 SPENCER TOWNSHIP: FUTURE QUASI-PUBLIC LAND USE								
Year Square Feet Acres Required								
2005	68,560	52.19						
2010	68,021	51.77						
2015	70,152	53.40						
2020	72,283	55.02						
2025	74,414	56.64						
2030	76,545	58.27						
Change	10,116	6.08						
% Change	11.6	11.6						

### 7.2.3 Industrial Land Use

Because of past practices encouraging vertical integration within industries and the compatibility between manufacturing and warehousing activities such land uses were lumped together for purposes of analysis. Collectively, the floor space in industrial and warehouse operations within Spencer Township is 76,600 square feet. Total industrial land use consumes a total of 94.41 acres. There are currently 188.46 acres zoned for industrial and manufacturing utilization. As shown in Table 7-3, square footage for the industrial and warehousing sector will increase by 47,849 square feet, requiring 55.02 acres.

TABLE 7-3 SPENCER TOWNSHIP: INDUSTRIAL LAND USE								
Year Square Feet Acres Required								
2005	76,600	94.41						
2010	86,170	103.47						
2015	95,739	114.96						
2020	105,309	126.45						
2025	114,879	137.94						
2030	124,449	149.43						
Change	47,849	55.02						
% Change	62.4	58.2						

# 7.2.4 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, the community has 28.81 acres of park and recreational area found across Spencer Township and Spencerville. Based on the limited projected population growth expected through 2030 and the more rural character of the community, the existing public parks should satisfy the demands in the community thru 2030. That being stated, the value of establishing publicly protected open space and riparian corridors should be encouraged as said places offer both human respite and environmental safeguards.

# 7.2.5 Residential Land Use

Spencer Township and the Village of Spencerville utilize 1,075.56 acres of land, or 7.2 percent of the Township's total land area

Future population projections suggest a 2030 population of 3,262 8residents and a resulting demand for an additional 375 residential units.

for residential purposes. Future population projections suggest a 2030 population of 875 Township residents and 2,387 Spencerville residents with a resulting demand for an additional 340 residential units in Spencerville, and 35 in Spencer Township. Due to the absence of a wastewater infrastructure, Spencer Township can only cover the growth in population and diminished people per household at the expense of agriculture. Within Spencerville, 196 lots are identified as being vacant. Population growth along with decreased persons per household will generate a need for an additional 340 housing units by 2030. The Village will need to consider acquiring additional land to help support the existing 192 vacant lots within the Village.

Spencerville provides a concentration of goods and services for the Township. Spencerville's recent upgrade of its sewer service system should be more than adequate for the projected future growth.

The two parcels identified as vacant residential in Spencer Township are serviceable through Spencerville's infrastructure. Current Township zoning precludes smaller lots due to the absence of municipal water and wastewater services. Without significant policy changes, future residential development would reflect the current average of 2.44 acres per residential unit. Acreage consumed by scattered residential development is further exacerbated by the diminishing number of residents served by each acre used. In 2009, 1.15 acres are required to house each resident in Spencer Township. In Spencerville, 0.10 acres was required. By 2030, 1.24 acres per person will be required in Spencer Township. Given the projected need for an additional 340 residential units in Spencerville and 30 in Spencer Township over those in 2000, Table 7-4 suggests 89.38 additional acres of land will be required, consuming .6 percent of existing farmland.

TABLE 7-4 SPENCER TOWNSHIP: FUTURE TRENDS IN LAND CONSUMPTION IN ALL RESIDENTIAL LAND USES							
Year	Population	Acres					
2005	871	788.12					
2010	882	822.5					
2015	874	835					
2020	865	850.0					
2025	870	862.5					
2030	875	877.5					
Change	4	89.38					
% Change	0.4	11.3					

### 7.2.6 Agricultural Land Use

Agricultural land has been the resource upon which Spencer Township has relied upon for economic and urban development. Spencer Township's agricultural land has historically been prized for its beauty and its productivity. Today, Spencer Township's agricultural land reflects over 13,000 acres of agricultural land providing a current production of 13,852 acres of cropland Examining future development, reveals the impending loss of more than 89.38 acres of a precious resource to residential land use. At issue is a growing conflict between farming activities and residential land use.

Some Cost of Service studies have suggested that for every dollar a farm family pays in property taxes they use only cents in public services. Residential

property owners use more than a dollar's worth of services for every dollar in property taxes paid. Single family residential developments tend to be a net drain on a community's fiscal resources unless income taxes are considered in the equation. This is because residential developments must be supported by schools, roads, utilities/police and fire protection. Farming and farmland are the integral part to Spencer Township's rural lifestyle and is the central part to Ohio's heritage.

Future identified growth locations can be found northwest on Spencerville Road, east between Spencerville and Kolter roads, and south all the way to the county line. Future land allocation for residential as well as commercial and industry must consider the extent of vacant and underutilized parcels and structures. Acknowledging the impact of growth on agriculture, Map 7-2 depicts Spencer Township's future generalized land use. Map 7-3 depicts Spencerville's future generalized land use.

# 7.3 Infrastructure Projections

Recent improvements to Spencerville's systems have greatly enhanced the Village's ability to successfully handle future growth. Plans for the expansion and improvement of the water treatment plant have been completed and are expected to receive OEPA approval in early 2011. Both of these enhancements place Spencerville in an excellent position for future development. The recently annexed Edge Brook Estates No. 5 has already been placed into the water and sewer systems.

### 7.3.1 Housing

As identified in Sections 3.3, 4.1 and 7.2.5 housing is a necessary component of the community's infrastructure. The character and condition of housing is indicative of the quality of life. Township data from the 2000 Census identified 1,219 housing units in the larger community with a vacancy rate of 1.7 percent in the Township and 6.4 percent in Spencerville. Data also suggested that Spencer Township's housing costs were lower when compared to other townships and the State. Spencerville median housing value when compared with other villages was mid range and affordable. As shown in Figure 7-5, based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 386 units will be required by 2030; a 31.6 percent increase over the total number of units in 2000. 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 & Stormwater

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 limiting sprawl and preserving valuable agricultural lands.

The Village of Spencerville has designed, financed and built a new wastewater facility, has performed upgrades to the water distribution system and is in the process of designing a new water treatment facility. All of these improvements shall serve the Community's current and future needs. This infrastructure makes it possible for the Village to provide the necessary municipal services to the community's most essential facilities including the local school district, its library, police and emergency medical services as well as local businesses and churches. Such infrastructure bears a cost to local residents and commercial end users. As system demands increase, technology progresses and stricter environmental regulations are developed; future system improvements will necessarily be required. And with such change comes certain related infrastructure costs.

A wide variety of capital improvements have been undertaken by the Village to sustain local services and ever increasing demands - of not only residents but industry and environmental regulators. To address local demands the Village recently constructed a new 400,000 gallon water tower, and upgraded or replaced numerous linear feet of waterlines. It is also important to recognize that improvements to the wastewater treatment plant have already been completed which have allowed for increased storage capacity.

Successfully addressing storm water and wastewater issues required the Village to address both legislation and capital improvements. Recently the Village has successfully delivered the Main Street Storm Water project and began replacement of problematic culverts and catch basins. Legislatively, the Village has worked to establish a Storm Water Utility to help finance future storm water and wastewater improvements and initiated conversations relative to the development of illicit discharge regulations.

Capital Improvement Plans (CIP) for the Village will necessarily reflect the ongoing maintenance of existing facilities. More specifically, and to accommodate growth a CIP will need to address: Storm Water Retention Area near Oakland Avenue, new Water Treatment Plant, replacement of deficient culverts, upgrades to the water distribution system and sanitary sewer collection system and upgrades to the storm sewer system. Near term, estimated CIP costs through 2015 approach \$6.5 million.

Future storm water management priorities will also necessarily need to reflect the condition and aesthetics of the Miami & Erie Canal. This marginalized asset of the community has been identified as a community priority by the public and local elected officials. However, the history of the Canal, its ownership and condition has defied local attempts. Recognizing and addressing illicit discharges to the Canal will help differentiate the historical significance of the Canal from the utility value which the Canal now provides. Map 7-4 depicts existing and proposed water/wastewater infrastructure.



# 7.3.3 Transportation

Spencer Township is currently serviced by 78.9 miles of roadways that provide for approximately 27,995 vehicle miles of travel (VMT) per day in the Township and 11,671 VMT within the Village. Although other governmental units share maintenance and repair of these roadways, Spencer Township is solely responsible for 30.1 miles of rural roadways that are currently in various states of disrepair. Estimates from the Allen County Engineer's Office indicate \$2.73 million is needed to widen roadways to meet the minimum federal standard lane widths and repair deficient bridges.

Examining future growth by residential and the other commercial classifications, Spencer Township roadways are expected to carry more than 33,985 vehicle miles of travel per day by 2030, an increase of 21.4 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.

Examining future growth, Spencer Township roadways are expected to carry more than 33,985 vehicle miles of travel per day by 2030, an increase of more than 20 percent.

The community has easy access to SR 117 and SR 66. Given the rising federal and state concerns over increased semi tractor traffic increasing by more than 220 percent over the next 20 years, the community's existing manufacturing base as well as access to the SPEG rail line, the community should consider the potential of facilitating the development of increased rail sidings and storage facilities. Such improvements have the capability of maximizing existing roadway capacity and minimizing transportation costs for local manufacturers while minimizing transportation costs and strengthening the community's overall attractiveness for further industrial/warehousing development.

# 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)
- Furthering Local Development & Diversification of the Tax Base (7.4.3)
- Housing: Developments & Design Criteria (7.4.4)
- Protection of Natural Resources & Environmental Conservation (7.4.5)
- Economic Development (7.4.6)
- Quality of Life Issues (7.4.7)

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

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

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

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

Agriculture as practiced today is essentially an industrial process incompatible with many residential uses. Effective controls need to be established. Agriculture as an Industry: As identified herein, the loss of agricultural land to suburban and exurban uses, primarily strip residential development and highway-oriented commercial development is increasing at a rate much faster than historically experienced. The suburbanization of the rural land sometimes generates land use-based conflicts between the established farmers and new homebuyers or new agricultural operations developed near

strip residential development. Complaints from "suburbanites" over manure odors, noise of livestock or agricultural machinery and environmental hazards posed by the regular application of herbicides, pesticides and other chemicals are common.

Local officials must recognize that agriculture as practiced today is essentially an industrial process incompatible with many residential uses. Effective controls need to be established to protect and separate residential and agricultural uses.

The use of buffers around residential subdivisions is a tool that provides some modicum of relief to both farmers and suburbanites. The size and nature of the buffers vary,

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.

however, to be an effective buffer from agricultural nuisances and offer water quality benefits and sustainable wildlife habitat a minimum of 125 feet is recommended.

**Supporting Agricultural Practices:** The Advisory Committee sought to identify the means to protect the remaining agricultural land and thereby support not only the agricultural industry but also a major component of the rural lifestyle. In an attempt to support justification of new land use policies, the Regional Planning Commission reviewed/compiled various data sets and undertook an extensive process that is referred to as a Land Evaluation/Site Assessment (LESA) analysis. Using GIS applications the Commission was able to score each parcel within the unincorporated area 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

Certain aspects of the Agricultural Easement Protection Program (AEPP) fall under the jurisdiction of the Township. Such aspects of establishing Agricultural Protection Districts (APD), adopting comprehensive plans, place minimum lot size standards for APD at 41 acres. The owners can help increase their score by establishing a funded buy-sell agreement with another individual or group, increasing the size of their match, encouraging a contiguous, neighboring farm to also apply and refusing to convey any of his farm in lot splits.

The analysis quantitatively assessed all agricultural properties to determine the heart of the community's agricultural base. The analysis also identified the agricultural properties under stress experiencing land use conflicts under continued urban encroachment. The methodology inversely identifies measures and policies to be taken to improve the economic and regulatory environment of the agricultural sector. The assessment also provides the best insights as to those properties eligible for funding from the Ohio Department of Agriculture Farmland Preservation Office under the recently enacted Clean Ohio Agricultural Easement Program. Map 7-5 graphically displays that farmland determined to be under stress (warmer the color, higher the level of stress) pursuant to the LESA analysis. It should be recognized that as land use changes or utility improvements are made on any of the parcels, analytical results change as well.

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

# MAP 7-5 SPENCER TOWNSHIP: LAND EVALUATION SITE ANALYSIS



LESA

SCORE

30.70 - 36.64

36.65 - 39.01 39.02 - 41.12

41.13 - 43.40

43.41 - 47.88

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

Agriculture can be expected to adapt to changing economics and regulatory controls. Adaptive farming practices may transition from traditional animal and grain

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.

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

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

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

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

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

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

Preserving the rural environment is much more difficult to address when municipal water and sewer lines increase property values at the expense of the existing agricultural industry. The continued permitting of strip residential development on Township and County roads only exacerbates the need for extending expensive and

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

unnecessary municipal services and drives agricultural pursuits out due to economic factors. Increased lot sizes and clustering has provided some relief to the existing rural landscape but it cannot protect the remaining agricultural lands without additional regulatory assistance. In order to preserve the rural environment the Township should develop Agricultural Protection Zones (APZs). The APZ should be established at a minimum of 40+ acres in size in order to sustain the core agricultural ground necessary to continue agricultural activities into the future. Agriculturally supportive services such as farmers markets, feed/seed dealers, market transports, grain elevators, processing facilities, etc., should be recognized as permitted and/or conditional uses in the APZ in order to sustain agriculture as 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 APZ zoning should reflect the same shared community design criteria as other zoning districts. Districts should be expected to provide the same landscaped entryways, screened sight lines and sight design standards. The Township should only consider changes when supported by a LESA analysis. The Township would be better served if the APZs were surrounded by rural residential zoning districts calling for minimum lot sizes between ten (10) and twenty (2) acres. Increased lot sizes in the presence of working farms along with the lack of utilities is seen as desirable for the property owners. Table 7-5 attempts to summarize the Plan's findings into achievable objectives.

### 7.4.2 Improving Transportation Corridors & Gateway Aesthetics

The community is serviced by approximately 80 miles of roadways that facilitate more than 39,666 vehicle miles of travel on a daily basis. This traffic is estimated to increase 21 percent through the 2030 planning horizon. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway system, public transportation services and other transport modes including pipelines, rail and cartage services. This section of the Plan attempts to highlight specific issues especially regulatory controls and policies identified during the planning process. Of specific interest was:

- Roadway Safety
- SR 117 Realignment
- Intersection Improvements
- Improved Aesthetics
- Redevelopment of the Miami & Erie Canal

# TABLE 7-5 GOAL: PRESERVE AND ENHANCE AGRICULTURAL PRACTICES.

POLICY	STRATEGY	OBJECTIVES				TATIC BY YE		
			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 Comm Department of Agric Zoning Commission
		Identify agricultural programs offering technical assistance cost-sharing and other fiscal assistance to diversify agricultural practices.						Allen County Comm Conservation Servic Commission and To
	Establish / support a Land Trust.	Preserve farmland, open space for future generations.						Allen County Comm Preservation Office, Administration.
		Promote the preservation of remaining viable farmland.						Allen County Audito Service, Regional P Commission and To
		Develop public appreciation and fiscal support for farmland preservation.						Allen County Audito Service, Regional P Commission and To
Encourage and direct development in areas contiguous to existing public	Support development of Comprehensive Plans for Water and Sewer for specified service areas.	Determine capacity and support full use of existing utility system investments.						Village of Spencervi
utilities in order to minimize encroachment upon remaining agricultural areas.		Determine where and at what density development can occur in areas adjacent to existing systems.						Village of Spencervi Planning Commissio
		Develop a capital improvement program to facilitate pro-active orderly extension of services.						Village of Spencervi
		Guide controlled residential development into areas served by municipal utilities.						Village of Spencervi
Support further urban development and the extension of public utilities based on site-specific locational considerations including proximity to	Support the creation of Agricultural Protection Districts (APZ) in Township Zoning.	Implement large lot Agricultural Protection Zoning requirements to minimize urban encroachment on agricultural ground, conflicting land use activities, and nuisance lawsuits.						Village of Spencervi Office, Natural Reso Planning Commissio Trustees and the ge
existing infrastructure, environmental sensitivity, soil productivity factors and existing agricultural operations	Review/revise existing regulations governing required utilities and improvements based on	Review/revise existing Zoning Regulations for the ability to regulate land use conversion.						Regional Planning C Commission, Village
and costs.	density and land use.	Determine population density along certain rural roadways and costs associated with providing required infrastructure improvements and local services to establish basis for impact fees.						Village of Spencervi County Engineer, A Regional Planning C Trustees.
	Review and implement Land Evaluation and Site Assessment (LESA) System as basis for land use change.	Develop an inventory and classification system which will facilitate conversion of agricultural ground based on need as well as propinquity to existing development, existing infrastructure and soil characteristics.						Allen County Audito Farm Service Admir Township Zoning Co
		Identify prime agricultural land to be preserved.						Allen County Audito Service, Regional P Commission and To
		Facilitate an orderly conversion of agricultural land.						Village of Spencerv Planning Commissio

# **COORDINATING AGENCY(IES)**

nmissioners, State Farmland Preservation Office, State griculture, Farm Service Administration and Spencer Township ion.

nmissioners, Farm Service Administration, Natural Resource rvice, OSU Extension Office, Farm Bureau, Regional Planning Township Trustees.

nmissioners, Allen County Prosecutor's Office, State Farmland ce, State Department of Agriculture and Farm Service

litor, OSU Extension Office, Natural Resource Conservation I Planning Commission, Farm Bureau, Township Zoning Township Trustees.

litor, OSU Extension Office, Natural Resource Conservation I Planning Commission, Farm Bureau, Township Zoning Township Trustees.

erville Water System.

erville Water System, Allen County Health Department, Regional ssion, Township Zoning Commission and Township Trustees.

erville Water System and Regional Planning Commission.

erville Water System and Regional Planning Commission.

erville Water System, Allen County Auditor, OSU Extension esource Conservation Service, Village of Spencerville, Regional ssion, Farm Bureau, Township Zoning Commission, Township general public.

g Commission, Village Planning Committee, Township Zoning age Council and Township Trustees.

erville Water System, Allen County Health Department, Allen , Allen County Drainage Engineer, Village of Spencerville, g Commission, Township Zoning Commission and Township

litor, OSU Extension Office, Natural Resource Conservation, ministration, Regional Planning Commission, Farm Bureau, Commission and Township Trustees.

litor, OSU Extension Office, Natural Resource Conservation Il Planning Commission, Farm Bureau, Township Zoning Township Trustees.

erville Water System, Allen County Sanitary Engineers, Regional ssion.

**Roadway Safety:** Pursuant to the Ohio Revised Code, the local governments are charged with the maintenance and repair of local roadways. Current corrective measures targeting existing deficiencies in the road network exceed \$2.4 million. Maintenance costs are not available. However, maintaining a safe

The Township must identify alternative funding streams to maintain the integrity and safety of local roadways. and efficient roadway system will require a dedicated funding source that each community must identify/develop. The Township must undertake measures to document existing conditions and implement warranted improvements. The community 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.

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.

**SR 117 Realignment:** The predominant flow of commercial through traffic is an east-west progression across SR 117 directly through the Village of Spencerville. Traffic on SR 66 must also regularly access SR 117 to complete east-west travel. The current journalization of SR 117 routes through traffic, including heavy trucks, through the Village on 4<sup>th</sup> Street, Main Street and North Street. A study to address the realignment of SR 117 along SR 66 through the Village could eliminate heavy through traffic on a residential street and improve connectivity between state routes.

**Intersection Improvements:** Village intersection improvements should target Broadway & Elizabeth streets and Broadway & North streets. In the unincorporated area attempts to improve the intersection of Allentown & Acadia roads, Kolter Road & SR 66 and SR 66 & SR 81 should be targeted. Intersections should be analyzed to eliminate/improve site distance constraints and improve geometrics to accommodate through movements regardless of vehicle type/classification.

*Improved Aesthetics:* The primary transportation corridors serving the community, and providing that all important first impression, need to be improved. The state routes including SR 117, SR 81 and SR 66 serve as primary routes to and thru the community and should receive the attention necessary to bolster the community's image and appeal. These routes act as gateways to the community and are valuable assets that need to reflect the pride and capabilities of the community.

Each of the aforementioned corridors differs in their function, access to infrastructure and land uses served. Some of the corridors are serving through traffic, some are serving commercial uses or commercial/industrial activities while others are serving local traffic simply providing access to residential and agricultural uses. All have one thing in common, delivering a first and lasting impression of Spencer Township and the Village.

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

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. Any 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. Table 7-6 summarizes overall highway objectives of the Plan.

**Redevelopment of the Miami & Erie Canal:** Depending upon one's perspective, the presence and condition of the Miami & Erie Canal is seen as both a blessing and a curse. The community's history is tied to the Canal; and, as it is perhaps the most prominent physical feature spanning the entire community, it seems it will also be critical to the community's future. Therefore, the Canal must be viewed as a physical asset. An asset currently serving as a conduit for stormwater runoff, recreational fishing and pleasurable walks; a physical asset whose hydraulics and banks are somewhat in a state of disrepair. The fiscal resources necessary to address the condition and function of the Canal is complicated further by competing interests over ownership and maintenance responsibilities between local and State governments. The Canal's future, so important to both the community and the State, is predicated upon a decisive plan of action that the State, the Township, the Village, and hikers can accept and support both politically and financially.

The history of canal development is readily understood across west central Ohio and especially in the communities across which the Miami & Erie Canal spans. What is less understood are those environmental, legal, hydraulic and political issues affecting its current condition. This Plan suggests that only after a serious discussion of the current physical conditions, legal issues and engineering constraints, will the community be able to address the Canal's future as a cornerstone of the community. This Plan stresses a coordinated effort to identify, document and resolve the issues between and amongst all of the interested parties. This Plan calls for development of a strategic plan for the restoration of the Miami & Erie Canal wherein the Canal is fully integrated within the community's infrastructure and its enhanced presence provides a foundation for economic, recreational and social opportunities. Table 7-7 summarizes the Plan's findings regarding redevelopment of the Miami & Erie Canal.

### 7.4.3 Furthering Development & Diversification of the Tax Base

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

# TABLE 7-6 GOAL: CREATE A SAFE, EFFICIENT AND WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS AND EMPLOYERS.

POLICY	STRATEGY	OBJECTIVES				TATIC BY YE		
			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 Engin Road Superintende
		Develop warranted improvements and seek necessary funding to correct LOS deficiencies including geometric deficiencies.						Allen County Engin Road Superintende
		Identify and document unsatisfactory levels of service (LOS) at roadway intersections based on established measures of delay.						Allen County Engin Road Superintende
		Develop warranted improvements and seek necessary funding to improve LOS including capacity and deficient roadway geometrics.						Allen County Engin Road Superintende
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engin Road Superintende
		Better coordinate transportation, land use policies and urban development.						Allen County Engin Road Superintende
	Reduce the number and severity of crashes on area roadways.	Systematically identify crash locations based on frequency, severity and rates.						Allen County Engin
roadway network.		Complete detailed analysis of locations, develop warranted improvements and seek necessary funding to correct safety deficiencies.						Allen County Engin County Sheriff's Of
		Enforce traffic laws to curb at-risk behaviors.						Allen County Sherif Highway Patrol.
		Promote safe driving behavior through public education/awareness.						Allen County Sherif Highway Patrol, Re
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 Engin Administrator, Tow
Develop the necessary funding to sustain roadway maintenance issues.		Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment and personnel costs.						Allen County Engin Administrator, Villa Trustees and the g
	Identify all potential funding streams to adequately address roadway maintenance issues.						Allen County Engin Administrator, Town general public.	
		Implement those actions necessary to finance warranted transportation improvements.						Allen County Engin Administrator, Tow
	Identify/monitor deficient roadway conditions and correct same as Township staffing and equipment	Maintain a prioritized list of transportation improvement projects.						Allen County Engin Administrator and T
	will allow.	Develop and maintain necessary roadway maintenance equipment.						Village Administrate

# **COORDINATING AGENCY(IES)**

gineer's Office, ODOT, Regional Planning Commission, Township dent, Township Trustees and Village Administrator.

gineer's Office, ODOT, Regional Planning Commission, Township dent, Township Trustees and Village Administrator.

gineer's Office, ODOT, Regional Planning Commission, Township dent, Township Trustees and Village Administrator.

gineer's Office, ODOT, Regional Planning Commission, Township dent, Township Trustees and Village Administrator.

gineer's Office, ODOT, Regional Planning Commission, Township dent, Township Trustees and Village Administrator.

gineer's Office, ODOT, Regional Planning Commission, Township dent and Township Trustees.

gineer's Office, ODOT and Regional Planning Commission.

gineer's Office, ODOT, Regional Planning Commission, Allen Office and Spencerville Police Department.

eriff's Office, Spencerville Police Department and Ohio State

eriff's Office, Spencerville Police Department, Ohio State Regional Planning Commission and Spencerville Schools.

gineer's Office, ODOT, Regional Planning Commission, Village with some state of the second superintendent and Township Trustees.

jineer's Office, ODOT, Regional Planning Commission, Village lage Council, Township Road Superintendent, Township general public.

gineer's Office, ODOT, Regional Planning Commission, Village winship Road Superintendent, Township Trustees and the

gineer's Office, ODOT, Regional Planning Commission, Village winship Trustees and the general public.

gineer's Office, ODOT, Regional Planning Commission, Village d Township Trustees.

ator and Township Trustees.

### TABLE 7-7

# GOAL: DEVELOP AND INTEGRATE THE MIAMI & ERIE CANAL AS PART OF THE COMMUNITIES' LOCAL INFRASTRUCTURE THAT SERVES NOT ONLY AS A HISTORICAL FOOTNOTE AND EDUCATIONAL TOOL BUT PROVIDES A FOCAL POINT AND THE FOUNDATION FROM WHICH TO SUPPORT GREATER ECONOMIC, RECREATIONAL AND SOCIAL OPPORTUNITIES.

POLICY	STRATEGY	OBJECTIVES				FATIO BY YE		
			1	2	3	4	5	
Support restoration and re- development of the Canal's structural and hydraulic integrity.	Develop local individuals, groups and organizations interested in forming a coalition to assist with hydraulic plan to assure constant water flow and improve the functions of the Canal.	Develop comprehensive plan with supporting land use & recreational component. Ensure landscaping and educational components as well as canal maintenance/ stabilization are reflected.						Miami & Erie Cana Council, Township Commerce, Johnny Planning Commiss Department of Agri
	Identify potential funding sources for structural hydraulic improvements and bank stabilization.	Dredge the canal thru the Village and Township to remove sedimentation						Village Council, To Allen County Engir
		Review/renovate hydraulic structures at locks 15, 16 and 17 to facilitate flood control.						Village Council, To Allen County Engir
		Reestablish hydraulics. Develop bank stabilization design and maintenance standards.						Village Council, To County Engineer's
Integrate the Miami & Erie Canal into a larger system of multi-use transportation corridors and public green space.	Seek additional funding for the creation and integration of multi-use transportation corridors and public use areas; identify potential revenue sources.	Improve Canal Towpath as multi-use trail where practicable; develop trail for handicap accessibility.						Village Planning Co Township Trustees District, ODOT, Re Resources.
		Identify and establish links with existing/planned multi-use trails, existing/planned public green spaces including parks, playgrounds, libraries and school grounds.						Village Planning Co Township Trustees District, ODOT, Re Resources.
Encourage growth of business along the Canal.	Create Revitalization Committee to assist with the growth and revitalization of businesses along the Canal.	Establish state canal land ownership and identification of leaseholders of state-owned land adjacent to the Canal to support orderly redevelopment.						Miami & Erie Cana District, Village Cou Resources.
		Consider public amenities and support outdoor events/venues along the Canal.						Village Planning Co Township Trustees District, ODOT, Re Resources.
	Enhance the appearance of the Canal careful to balance historic attributes with future business development.	Improve aesthetics along Canal with parking and appropriate landscaping, lighting and interpretative signage.						Village Planning Co Township Trustees District, ODOT, Re Resources and Un
		Establish minimum maintenance, landscaping and signage standards.						Village Planning Co Township Trustees District, ODOT, Re Resources and Un
	Identify resources for businesses and organizations wishing to gain federal, state and local tax abatements, fiscal incentives and grants.	Reestablish the Canal as the foundation of economic development within the community providing a wide array of services.						Miami & Erie Cana Council, Township Commerce, Johnny Planning Commiss Department of Agri
Support development of the Miami & Erie Canal over its 59-mile course.	Work collaboratively with interested stakeholders to leverage the political and economic resources necessary to realize redevelopment of the Canal.	Form partnerships with communities and organizations along corridor to leverage Canal investment public support and local usage.						Miami & Erie Cana Council, Township Commerce, Johnny Planning Commiss Department of Agri

# **COORDINATING AGENCY(IES)**

nal Corridor Association, Village Planning Commission, Village nip Zoning Commission, Township Trustees, Chamber of nny Appleseed Metropolitan Park District, ODOT, Regional ission, Ohio Department of Natural Resources and United States griculture.

Township Trustees, Ohio Department of Natural Resources and gineer's Office.

Township Trustees, Ohio Department of Natural Resources and gineer's Office.

Township Trustees, Ohio Department of Natural Resources, Allen 's Office and Johnny Appleseed Metropolitan Park District.

Commission, Village Council, Township Zoning Commission, ees, Chamber of Commerce, Johnny Appleseed Metropolitan Park Regional Planning Commission and Ohio Department of Natural

Commission, Village Council, Township Zoning Commission, ees, Chamber of Commerce, Johnny Appleseed Metropolitan Park Regional Planning Commission and Ohio Department of Natural

nal Corridor Association, Johnny Appleseed Metropolitan Park Council, Township Trustees and Ohio Department of Natural

Commission, Village Council, Township Zoning Commission, ees, Chamber of Commerce, Johnny Appleseed Metropolitan Park Regional Planning Commission and Ohio Department of Natural

Commission, Village Council, Township Zoning Commission, ees, Chamber of Commerce, Johnny Appleseed Metropolitan Park Regional Planning Commission, Ohio Department of Natural United States Department of Agriculture.

Commission, Village Council, Township Zoning Commission, ees, Chamber of Commerce, Johnny Appleseed Metropolitan Park Regional Planning Commission, Ohio Department of Natural United States Department of Agriculture.

nal Corridor Association, Village Planning Commission, Village hip Zoning Commission, Township Trustees, Chamber of nny Appleseed Metropolitan Park District, ODOT, Regional dission, Ohio Department of Natural Resources and United States griculture.

nal Corridor Association, Village Planning Commission, Village hip Zoning Commission, Township Trustees, Chamber of nny Appleseed Metropolitan Park District, ODOT, Regional ission, Ohio Department of Natural Resources and United States griculture. The community is positioned to grow and growth is seen as a positive indicator for most communities. However, growth can sometimes be painful and therefore it must be guided, supported and regulated to ensure that the community maximizes its investments in infrastructure and services and protects its remaining natural resources. This section recognizes specific issues and concerns important to the Plan including:

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

**Infrastructure Coordination:** The coordination of municipal water and wastewater services to sites is critical to the future of the community. Spencer Township must work with representatives of the Village of Spencerville and the Ohio Environmental Protection Agency to support and maintain the establishment of coordinated utility service areas.

Coordination will also prove to be cost effective as developers and properties in rural residential areas will not fear unnecessary and unplanned costly utility extensions. This has the added effect of reserving areas for agricultural operations without artificially inflating the costs of land and making agriculture pursuits economically unfeasible.

The maintenance and success of the Plan depends in large measure upon the careful and deliberate actions taken by those agencies vested with guarding the public's health safety and welfare. The future coordination of utilities should be guided by this Plan especially its land use and water & wastewater elements. This Plan should be consulted and supported by the various entities that provided supporting documentation for its release, as well as those who will be expected to take future actions on behalf of the public. Table 7-8 attempts to summarize local environmental concerns and infrastructure coordination.

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

Integrating mixed-use developments will have various positive impacts across the community including increased employment opportunities and diversification of the local tax base. Developers and landowners have increasingly been able to identify and successfully integrate various retail activities, restaurants and professional services within mixed-use retail districts and business parks. Adding quasi-public or government facilities with a mix of retail,

office and residential activities on individual tracts has effectively fostered the development of new activity centers sometimes referred to as, village centers or new town concepts. Such development sites provide valuable employment

#### **TABLE 7-8** GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS AND LAND USE IN ORDER TO PROMOTE DESIRABLE DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS AND COSTLY UTILITY EXTENSIONS/INVESTMENTS.

POLICY	STRATEGY	OBJECTIVES				TATIC BY YE		
			1	2	3	4	5	
Use the Comprehensive Plan text and maps to guide development	Use the Comprehensive Plan's recommendations, including future land use map and the associated	Create and educate public and local officials on the findings and recommendations of the Plan.						Regional Planning Township Zoning C
decisions and the extension of utilities as well as promotion of the public's health, safety and welfare.	densities, as a guide to decision making when reviewing/approving development proposals and variance requests.	Amend the Plan as conditions change.						Regional Planning Township Zoning (
		Review Zoning Resolution to reflect shared community standards.						Regional Planning Commission, Towr
		Develop and adopt summary impact studies for proposed developments.						Regional Planning Planning Commiss
	Use the findings and recommendations of the various corridor plans as guide for the development	Promote stability and an improved quality of life.						Regional Planning Commission, Villag
	and coordination of future transportation, land use and urban design issues with respect to (re)development proposals.	Create safe and aesthetically pleasing corridors to support viable commercial/industrial (re)development.						Regional Planning Sanitary Engineer's 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 Engir Commission, Villag Trustees.
	Assess and execute all transportation-related improvements with regional and local infrastructure improvement plans.	Identify, monitor and maintain appropriate levels of service.						ODOT, Regional P Council, Allen Eco Zoning Commissio
		Support existing residential/industrial/commercial development.						Regional Planning Council, Allen Cour Township Trustees
		Minimize the loss of agricultural ground.						Regional Planning Trustees.
		Maximize use of limited available financial resources.						Village Administrat 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.						Village Administrat
		Eliminate unplanned and/or unnecessary costs of infrastructure extensions/upgrades.						Village Administrat Zoning Commissio
		Maximize cost-effectiveness of delivering utility services.						Village Administrat Zoning Commissio
		Develop local recognition of feasible limits for municipal services and develop utility service district.						Village Administrat Planning Commiss
		Minimize potential for urban sprawl, loss of farmland and leap-frog development.						Village Administrat Economic Develop Commission and T

# COORDINATING AGENCY(IES)

ng Commission, Village Planning Commission, Village Council, Commission and Township Trustees.

ng Commission, Village Planning Commission, Village Council, Commission and Township Trustees.

ng Commission, Village Planning Commission, Township Zoning winship Trustees.

ng Commission, Allen County Engineer's Office, ODOT, Village ssion, Township Zoning Commission and Township Trustees.

ng Commission, Township Zoning Commission, Village Planning lage Council and Township Trustees.

ng Commission, Allen County Engineer's Office, Allen County er's Office, ODOT, Township Zoning Commission and Township

gineer, ODOT, Regional Planning Commission, Village Planning lage Council, Township Zoning Commission and Township

Planning Commission, Village Planning Commission, Village conomic Development Group, Chamber of Commerce, Township sion and Township Trustees.

ng Commission, ODOT, Village Planning Commission, Village bunty Historical Society, Township Zoning Commission and es.

ng Commission, Allen County Engineer's Office, and Township

rator, Village Council, Regional Planning Commission and es.

rator, Village Planning Commission and Township Trustees.

rator, Village Planning Commission, Village Council, Township sion and Township Trustees.

rator, Village Planning Commission, Village Council, Township sion and Township Trustees.

rator, Village Planning Commission, Village Council, Regional ssion, Township Zoning Commission and Township Trustees.

rator, Village Planning Commission, Village Council, Allen opment Group, Regional Planning Commission, Township Zoning Township Trustees.

opportunities and unique living environments especially when adequate open space and accessibility is provided. And, integrating such mixed-use developments will have various positive impacts across the community including:

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

However, these new developments should be required to incorporate complimentary building facades with parking and landscaping requirements that integrate traffic calming techniques and pedestrian safety with adequate linkage across such sites to existing/future adjacent development, including open space as necessary. Sites must also address the environmental effects of development including aspects of excessive light, storm water runoff, litter and wind blown debris within landscaping schemes that provide for a unique sense of place and are cognizant of the community's rural orientation.

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

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

infrastructure necessary to develop and provide long-term stability for such unique and enjoyable places, places that attract investment and support diversified economic pursuits therein. Developing policy that requires developments to integrate an appropriate mix of infrastructure especially transportation improvements to include and support vehicular 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. Table 7-9 identifies the goals and objectives stated above.

**Tax Base Diversification:** Tax base refers to the total wealth in terms of land, property and income that is subject to taxation. The community receives tax revenues for real and personal property to support local services; while the Village receives income tax monies, Spencer Township does not. The concept of a diversified economic base reflects risk management practices. Practices that suggest a community's dependency upon any one sector or any one company

for employment or revenue threatens the economic vitality of the community especially as an economic downturn, an environmental disaster or horrific incident might negatively impact that sector or facility and ultimately the community. From a risk management perspective a broad base of employment opportunities across a number of divergent sectors better serves the community.

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

**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

	GOAL: SUPPORT MIXED USE DEVELOPMENTS, VARIED ECON POLICY STRATEGY OBJECTIVES							LIFESTYLE CHOICES.
POLICY	POLICY STRATEGY		SCHEDULE			4	5	-
Integrate mixed land use developments to promote diversity of the community's	Recruit and promote the co-location of residential, retail, finance, entertainment, government services and/or restaurants to						Allen Economic Developm Commission, Village Plan Commission and Townshi	
economic base and choice of lifestyle.	create a vibrant activity center.	Attract and retain the young skilled, educated, entrepreneurial people necessary to support local community growth.						Allen Economic Developm Extension Office, Allen Co Council, Township Zoning
	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 Developm Commission, Village Plan Commission and Townshi
		Cluster service activities that support the arts, sports and entertainment.						Village of Spencerville Wa Commission, Village Cour
		and entertainment.Image: Constraint of the integration of public transportation services and open space into all activity centers.Image: Constraint of the integration of public transportation services and open space into all activity centers.Identify potential obstacles to mixed-use developments including land development codes including environmental and safety issues.Image: Constraint of the integration of public transportation services and open space into all activity centers.Develop corridor plans specifying necessary traffic improvements, land use controls, signage, streetscape and parking standards supported with curbs/gutters, sidewalks and lighting.Image: Constraint of the integration of public transportation of public transportation services and parking standards supported with curbs/gutters, sidewalks and lighting.						Regional Planning Commi Commission, Village Cour
	Plan for and support the integration of varied land use activities with the infrastructure necessary to accommodate	<ul> <li>including land development codes including environmental and safety issues.</li> <li>Develop corridor plans specifying necessary traffic improvements, land use controls, signage, streetscape and parking standards supported with curbs/gutters, sidewalks and lighting.</li> </ul>						Allen County Engineer's C Commission, Village Cour
	both pedestrian and vehicular traffic in those transitional areas between residential and commercial districts.							Allen County Engineer's C Commission, Village Cour
Ensure new developments have access to the necessary	Maintain satisfactory levels of service on the local roadway network.	Require Traffic Impact Analyses to assess new/proposed development projects.						Allen County Engineer's C Commission, Village Cour
infrastructure including adequate roads, transit and other needed facilities to support planned development.		Develop warranted improvements and seek necessary funding and developer guarantees to correct identified LOS deficiencies including geometric deficiencies.						Allen County Engineer's C Administrator, Village Cou
	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 C Administrator, Township R
		Develop warranted improvements and seek necessary funding to improve LOS including capacity and deficient roadway geometrics.						Allen County Engineer's C Administrator, Village Cou
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engineer's C Administrator, Village Cou
		Better coordinate transportation, land use policies and urban development.						Allen County Engineer's C Administrator, Village Plar Superintendent and Towns
	Integrate alternative means of travel with new development sites.	Require an integration of pedestrian amenities to support site development in Township Zoning.						Regional Planning Commi Village Council, Township
		Require connectivity to existing pedestrian amenities.						Regional Planning Commi Village Council, Township
	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 Commi Zoning Commission and T

# **COORDINATING AGENCY(IES)**

oment Group, Chamber of Commerce, Regional Planning anning Commission, Village Council, Township Zoning hip Trustees.

oment Group, Chamber of Commerce, Ohio State University County Commissioners, Village Planning Commission, Village ng Commission and Township Trustees.

oment Group, Chamber of Commerce, Regional Planning anning Commission, Village Council, Township Zoning hip Trustees.

Vater System, Regional Planning Commission, Village Planning uncil, Township Zoning Commission and Township Trustees.

mission, Regional Transit Authority, Village Planning uncil, Township Zoning Commission and Township Trustees.

Office, Regional Planning Commission, ODOT, Village Planning uncil, Township Zoning Commission and Township Trustees.

Office, Regional Planning Commission, ODOT, Village Planning uncil, Township Zoning Commission and Township Trustees.

Office, ODOT, Regional Planning Commission, Village Planning uncil, Township Road Superintendent and Township Trustees.

Office, ODOT, Regional Planning Commission, Village buncil, Township Road Superintendent and Township Trustees.

Office, ODOT, Regional Planning Commission, Village Road Superintendent and Township Trustees.

Office, ODOT, Regional Planning Commission, Village ouncil, Township Road Superintendent and Township Trustees.

Office, ODOT, Regional Planning Commission, Village buncil, Township Road Superintendent and Township Trustees.

Office, ODOT, Regional Planning Commission, Village anning Commission, Village Council, Township Road vnship Trustees.

mission, Village Administrator, Village Planning Commission, ip Zoning Commission and Township Trustees.

mission, Village Administrator, Village Planning Commission, ip Zoning Commission and Township Trustees.

mission, Village Planning Commission, Village Council, Township I Township Trustees. community 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 community, recoupment of costs such as those associated with calls for service including false alarms and ambulance runs should also be assessed. General administrative costs need to be assessed against the available general fund and, regulatory fees, such as zoning/driveway permits should be evaluated to reflect total costs. Policies should reflect the total cost of providing such services including all direct and indirect costs program wide.

The ability to maintain the community's streets and drainage systems are critical to the long-term viability of the community. Currently, no dedicated funding source exists to address reinvestment in the community's infrastructure. If not addressed roadway pavement conditions and drainage facilities will continue to deteriorate and roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Related is the existing condition of critical equipment for roadway and ditch maintenance purposes. Currently, 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 community 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 community should recognize the shift in state taxation programs/policies and the cumulative impact of tax abatements on local government services as well as changes in the way personal property will be taxed. The community 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 community 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 local communities 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.

Finally the Plan recognizes the need to preserve its economic base and historical reliance upon the manufacturing sector. The Plan recognizes changes but

suggests the support of existing manufacturing activities and embracing green technologies will advance the local tax base. Table 7-10 identifies key strategies of local economic development.

**Green Infrastructure:** While local economic development professionals push for spec buildings, wider roads, and utility upgrades/extensions, local community development professionals argue the need for communities to develop green infrastructure. Green infrastructure includes a community's parks, trees, shrubs, lawns and open space areas; grey refers to building, roads, utilities and parking lots. Green infrastructure is living, breathing and porous. Green infrastructure cleans the air producing oxygen and allows water to percolate down through the soils which naturally filters pollutants before entering local waterways. Grey surfaces are impervious forcing water to runoff thru unnatural channels which must be managed and cleaned before entering our creeks and rivers.

While both grey and green infrastructure are important to the community, this Plan specifically calls for wider consideration of green development. There are a number of reasons for the community to embrace the development of natural plantings and open space. Communities that foster green development wherever possible are more livable, produce fewer pollutants and are more cost effective to operate.

New technologies coupled with professional technical assistance now allow communities to quantify and establish the value and health of their green infrastructure. With the advent of geographic information system (GIS) technologies communities have been able to quantify and document the contribution of green infrastructure. Using satellite imagery the condition of tree canopies can be assessed and maintenance identified. Conducting an ecosystem analyses of a community is becoming more commonplace and while not directly addressed herein, a number of institutional actors have begun the practice supplying the technical assistance needed of to implement environmentally friendly answers to energy demands, stormwater runoff, water quality, air quality and microclimatic temperature reduction.

Undertaking a community-wide landscaping and scenic beautification program would prove beneficial to community development on an ecological, social and fiscal basis. Data suggests that developing green infrastructure will not only improve the appearance of the community, it will increase property values. Such reports suggest that the impact albeit not uniform is generally applicable to both urban and rural settings. This Plan calls for the development of green infrastructure whenever and wherever possible to improve the overall appeal and livability of the community. This Plan calls for the community to aspire to Tree City USA status.

### 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). Table 7-12 summarizes the Plan's housing goals.

# TABLE 7-10 GOAL: PROMOTE AND FURTHER INTEGRATE THE (RE)DEVELOPMENT OF INDUSTRIAL/COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.

POLICY	STRATEGY	OBJECTIVES		MPLEMENTATION CHEDULE BY YEAR				
					3	4	5	
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 Dev University Extension Commission, Villag Trustees.
		Develop an industrial council for major employers within the community to express their needs and interests.						Allen Economic De University Extensio Village Council and
Promote additional capacity for industrial development in the community.	Identify and attract specific industries to complement existing mix with available sites and infrastructure.	Work with industrial leadership to identify market niches for potential industries.	Allen Economic Dev Auditor, Ohio State Regional Planning ( Zoning Commission					
		Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.						Allen Economic Dev Auditor, Ohio State Regional Planning ( Zoning Commission
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 Dev Commission, Village 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 Dev Regional Planning
		Identify existing and future capacity constraints to existing industrial sites.						Allen Economic Dev County Engineer's Village Planning Co Trustees.
		Maximize safety and minimize congestion on truck routes.						Allen County Engin Township Trustees
		Investigate potential land assembly and rail siding improvements to the SPEG to better serve existing manufacturer's and develop an attractive industrial site to diversify the existing tax base, maximize roadway capacity and minimize shipping costs.						Allen Economic Dev Ohio Rail Developm County Commission Trustees.
		Eliminate roadway congestion and minimize operational costs.						Allen County Engine Administrator and T
		Ensure employers access to public transportation services.						Regional Planning ( and Township Trust
	Advance utility improvement projects that will support industrial developments.	Identify existing utility service and capacity by site.						Allen Economic Dev Commission, Village Trustees.
		Coordinate development of both water and sewer services to available sites.		Allen Economic Dev Commission, Villag Trustees.				
	Support the development of intermodal facilities through the integration of highway and rail	Identify a systems level analysis of freight and rail modes.						Allen Economic Dev Regional Planning (
	infrastructure.	Identify and advance corridor level improvements for freight.						Allen Economic Dev Regional Planning (

# **COORDINATING AGENCY(IES)**

Development Group, Chamber of Commerce, Ohio State sion Office, Allen County Commissioners, Village Planning age Council, Township Zoning Commission and Township

Development Group, Chamber of Commerce, Ohio State sion Office, Allen County Commissioners, Village Administrator, nd Township Trustees.

Development Group, Chamber of Commerce, Allen County ate University Extension Office, Allen County Commissioners, og Commission, Village Administrator, Village Council, Township ion and Township Trustees.

Development Group, Chamber of Commerce, Allen County te University Extension Office, Allen County Commissioners, g Commission, Village Administrator, Village Council, Township ion and Township Trustees.

Development Group, Chamber of Commerce, Regional Planning age Administrator, Allen County Auditor and Township Zoning

Development Group, Chamber of Commerce, ODOT and g Commission.

Development Group, Chamber of Commerce, ODOT, Allen 's Office, Regional Planning Commission, Village Administrator, Commission, Township Zoning Commission and Township

gineer's Office, ODOT, Regional Planning Commission and es.

Development Group, RJ Corman, Allen County Port Authority, pment Commission, Community Improvement Corporation, Allen sioners, Chamber of Commerce, Village Council and Township

gineer's Office, ODOT, Regional Planning Commission, Village d Township Trustees.

g Commission, ODOT, Regional Transit Authority, Village Council ustees.

Development Group, Village Administrator, Village Planning age Council, Township Zoning Commission and Township

Development Group, Village Administrator, Village Planning age Council, Township Zoning Commission and Township

Development Group, Allen County Engineer's Office, ODOT and g Commission.

Development Group, Allen County Engineer's Office, ODOT and g Commission.

# TABLE 7-11 GOAL: CREATE THE GREEN INFRASTRUCTURE NECESSARY TO IMPROVE THE LOCAL AIR AND WATER QUALITY AS WELL AS COMMUNITY AESTHETICS.

POLICY	STRATEGY	OBJECTIVES		MPLE CHED				CO
			1	2	3	4	5	
Increase and conserve the community's tree canopy.	Establish minimum standards by land use/districts to provide policy analysts and property owners with the information	Achieve Tree City USA designation.						OSU Extension Office, Natural Resour Resources, Farm Service Administrati Commission and Township Zoning Co
	and tools to incorporate more trees into future development.	Increase the number of healthy trees across the community.			OSU Extension Office, Natural Resor Resources, Farm Service Administra Commission and Township Zoning C			
	Establish an urban canopy goal as a sound environmental practice across the	Use trees as an essential element of the urban and rural environment.						Village Planning Commission and Villa
	community.	Consider the dollar value associated with trees when making land use decisions.						Village Planning Commission, Village Trustees.
		Implement land use planning techniques and engineering guidelines to save trees and planting new ones.						Village Planning Commission, Village Trustees.
	Reestablish vegetation and treed canopies along riparian corridors and agricultural fields.	Improve water quality, minimize soil erosion and increase wildlife habitat.						OSU Extension Office, Natural Resour Resources, Farm Service Administrati Commission and Township Zoning Co
Accommodate the community's urban and suburban growth without	Identify existing challenges in terms of energy audits, water quality assessments, air quality assessments to	Integrate only cost-effective green technologies in public spaces.						OSU Extension Office, Natural Resour Resources, Farm Service Administrati Commission and Township Zoning Co
compromising the environmental health of the community's ecosystem.	support green investments in terms of technologies and appropriate landscaping.	es and appropriate						OSU Extension Office, Natural Resour Resources, Farm Service Administrati Commission and Township Zoning Co
	Identify ecological impediments to urban and suburban growth.	Identify alternative development patterns for urban suburban and rural development.						OSU Extension Office, Natural Resou Resources, Farm Service Administrati Commission, Township Zoning Comm
		Establish minimum standards for private wastewater treatment systems and wells in terms of siting, installation and maintenance.						Allen County Health Department, OSL Ohio Department of Natural Resource Commission, Village Planning Commis Township Trustees.
		Develop baseline measures for each district using CITY green Software.						Ohio Department of Natural Resource Commission, Township Zoning Comm
		Undertake an Ecosystem Analysis of the community.						Ohio Department of Natural Resource Commission, Township Zoning Comm
Support the development of green industries.	Identify and promote the development of green industry jobs in construction, energy, horticulture, and manufacturing as well as the service sector.	Identify and publicize publicly available technical information on green industry including an inventory of available grants for education and business start-ups.						Allen Economic Development Group, S Planning Commission and Public Libra
		Work with local educational institutions to prepare students emerging from high school for green industry jobs.						Apollo Vocational School, Rhodes Sta Group.
		Support adaptive reuse of existing vacant structures.						Allen Economic Development Group, Regional Planning Commission.
Improve the aesthetics of the local built environment.	Adopt landscaping standards by land use/district.	Adopt minimum landscaping regulations for all commercial and industrial sites.						Village Planning Commission, Village Trustees.

# **OORDINATING AGENCY(IES)**

ource Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning Commission.

burce Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning Commission.

illage Council.

ge Council, Township Zoning Commission and Township

ge Council, Township Zoning Commission and Township

ource Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning Commission.

ource Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning Commission.

burce Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning Commission.

burce Conservation Service, Ohio Department of Natural ation, Regional Planning Commission, Village Planning mission, Village Administrator and Township Trustees.

SU Extension Office, Natural Resource Conservation Service, ces, Farm Service Administration, Regional Planning mission, Township Zoning Commission, Village Administrator and

ces, Regional Planning Commission, Village Planning nmission, Village Administrator and Township Trustees.

ces, Regional Planning Commission, Village Planning nmission, Village Administrator and Township Trustees.

b, Small Business Assistance, Chamber of Commerce, Regional braries.

State, OSU Extension Office and Allen Economic Development

o, Small Business Assistance, Chamber of Commerce and

ge Council, Township Zoning Commission and Township

POLICY	STRATEGY	OBJECTIVES		IMPLE CHED				coo
			1	2	3	4	5	-
Support the quality of life (QOL) in existing residential	Identify where housing conditions/ values are declining or unstable and	Identify and inventory existing code violations.						Village Administrator, Village Council,
an understanding of QOL issues by neighborhood.	develop an appropriate response to improve environment.	Identify and inventory existing safety concerns including traffic, drainage, utilities, lighting, etc.			Allen County Engineer's Office, Village Department, Regional Planning Comm 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 H Regional Planning Commission, Allen Township Zoning Commission and Tow
		Identify available resources to support revitalization efforts.						Local Banks, Board of Realtors, Fair H Commissioners, Allen County Building Zoning Commission and Township Tru
	Adopt/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, Housing Authority, Allen County Truste Planning Commission, Village Council,
Enhance the appeal and vibrancy of existing housing space.	Encourage/support neighborhood programs, events and service	Publicly recognize individuals and organizations who make a difference.						Village Council, Township Zoning Com
	projects that foster neighborhood pride.	Publicly recognize individuals for voluntarism within the community.						Village Council, Township Zoning Com
		Support clean-up days, spring flower planting, festivals/block parties and holiday lighting programs.						Village Administrator, Village Council,
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 H Metropolitan Housing Authority and To
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, Housing Authority, Village Planning Co Allen County Trustees & Clerks Associ
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.						Village Planning Commission, Village ( 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, Village Prosecutor, Township Zoning Commis
		Review subdivision and zoning regulations for impediments to PUD's.						Regional Planning Commission, Allen Township Trustees.
	Encourage clustered residential development.	Protect environmentally, culturally or topographically sensitive areas.						Regional Planning Commission, Village Engineer, Allen County Health Departr
Encourage the provision of housing to meet the needs of elderly residents and those	Establish an advisory board of special needs advocates to address and quantify the housing needs of special	Identify, support and/or develop the appropriate services/programming necessary to sustain residents in their own homes.					Allen County Council on Aging, Easter Manager, Village Planning Commission Township Trustees.	
with disabilities.	populations.	Remove impediments to housing choice.						Fair Housing Advisory Board, County C Zoning Commission and Township Tru
	Support Fair Housing legislation.	Identify and target fair housing violations.						Fair Housing Office, Village Council an

# ORDINATING AGENCY(IES)

il, Township Zoning Commission and Township Trustees.

ge Administrator, Village Council, Allen County Health mission, Township Zoning Commission and Township

Housing Advisory Board, Village Planning Commission, on County Treasurer's Office, Allen County Sheriff's Office, Township Trustees.

Housing Advisory Board, Board of Allen County ng Department, Allen Metropolitan Housing Authority, Township Trustees.

rs, Allen County Building Department, Allen Metropolitan stees & Clerks Association, Village Administrator, Village cil, Township Zoning Commission and Township Trustees.

ommission and Township Trustees.

ommission and Township Trustees.

il, Township Zoning Commission and Township Trustees.

Housing Advisory Board, Allen County Engineer, Allen Township Zoning Commission.

rs, Allen County Building Department, Allen Metropolitan Commission, Village Council, Township Zoning Commission, ociation and Township Trustees.

e Council, Township Zoning Commission and Township

age Planning Commission, Village Council, Allen County nission and Township Trustees.

n County Prosecutor, Township Zoning Commission and

age Planning Commission, Village Council, Allen County rtment, Township Zoning Commission and Township Trustees.

er Seals, Fair Housing Advisory Board, County CDBG ion, Village Council, Township Zoning Commission and

y CDBG Manager, Village Planning Commission, Township rustees.

and Township Trustees.
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 2030, 4 out of 10 residents will be comprised of those identified as empty nesters and senior citizens. The Plan also reports that approximately 5 in 10 residential units of the Spencer Township housing stock were built

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.

between 1960 and 2000. Within Spencerville, 64 percent were built prior to 1960. This housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. All but 22 of Spencer's housing units are single-family homes. More than 120 of those exist on parcels more than 2 acres in size. With 81.5 percent of the community'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.

By 2030, the empty nesters and 65+ populations will comprise 41.5 percent of the total population (1,353 individuals of 3,262) in Spencer Township and the Village of Spencerville. Collectively, the projected population will add approximately 370 housing units; their household size will be less than 2.2 persons per household in Spencerville. To a large extent, the homes these populations will live in do not at this time exist in Spencer 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 when public utilities are provided. In addition, consideration should be given to encouraging condominium development which would allow for 6 to 8 units per acre. The Township should adopt accessibility design criteria and consider support for Agricultural Protected Districts and increasing minimum lot sizes to five acres. Developments targeting housing serving intergenerational interests should be supported by the Township. Such community proposals integrate standard single family with condominium

and assisted living components. These designs allow households the ability to select the most appropriate residential setting within the community without being forced to move from family, friends and familiar neighborhoods. These developments should be supported as they promote a continuity of Community residency and neighborhood cohesion.

These designs allow households the ability to select the most appropriate residential setting within the community without being forced to move from family, friends and familiar neighborhoods. Developments should be expected to integrate some specified design criteria supporting that population of 65 years and older as they will account for almost 20 percent of the entire population. Current demographics note that one out of four of all households currently contain at least one individual 65 years of age or older, and of these households 41.9 percent live alone with eight out of ten of those being female. The statistics and trend is not expected to change by 2030, and the Community should recognize that the vast majority of seniors:

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

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

New housing developments should be able to serve the community's aging population and such proposals should be reflective of property maintenance from a structural and aesthetic perspective including landscaping, accessibility and supporting community services. Such issues should be addressed by developers at the preliminary planning stage and be supported with a market analysis to assist the local community in their decision-making processes. 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 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 community as it represents one of the largest components of its tax base in terms of valuation. As a result, the community should take steps to ensure that such properties are kept in good repair and remain a valuable asset within and for the community.

The community should evaluate the feasibility of adopting an exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but the adjacent properties as well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments. Table 7-13 indicates available federal/state programmatic assistance for low and moderate income households.

The community 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 comparisonshopping between similar units constructed by different builders ensuring that all structural elements are uniform to code and thereby helping to ensure the safety of its occupants.

#### 7.4.5 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 negatively impacting the community's overall health.

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

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

The Plan argues that these resources are too important to the overall ecology of the Township to allow development to destroy or minimize their effectiveness. The Township argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance and water quality; (2) an inventory of all environmental, social, cultural and historic sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the migration of same across the community; and, (5) the development of an open space preservation plan.

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. Table 7-14 identifies a number of forestry programs available to provide technical and financial assistance to local land owners who have an interest in preserving the community's ecological balance. See appendix for related conservation programs.

	TABLE 7-14 COMMUNITY FORESTRY PROGRAMS
Program	Description
Stewardship Incentive Program (SIP)	The Food, Agriculture, Conservation and Trade Act of 1990 authorizes the cooperative Stewardship Incentive Program (SIP) to encourage enhanced management of non-industrial private forest lands. The program uses cost-sharing for nine approved practices. The USDA Forest Service is responsible for the program.
National Tree Trust	This is a private, non-profit corporation created in 1990 and designed to mobilize volunteers, promote citizen involvement, and bring corporate and civic institutions together in support of local tree planting and preservation. The trust operates in cooperation with the USDA Forest Service in developing urban and rural tree planting initiatives.
Partners for Wildlife	The program, sponsored by the U. S. Fish and Wildlife Service, consists of restoring wildlife habitat on private land while maintaining the lands in private ownership. The goal is to restore sites that were once wetland; sites where the hydrology was changed; or riparian restoration where stream banks are eroding and bare of vegetation. The cost of the restoration is shared with the FWS, other government agencies, and public or private organizations. The landowner is not required to pay for the restoration, but must agree to keep the restoration in place for at least 10 years.
Forestry Incentives Program (FIP)	FIP is authorized by the Cooperative Forestry Assistance Act of 1978. Funding for the program is appropriated annually by Congress. FIP provides financial assistance to private landowners for tree planting and timber stand improvement. The purpose of the program is to increase the Nation's supply of timber from non-industrial private forest lands. The program is available in counties designated on the basis of a Forest Service survey of total eligible private timber acreage potentially suitable for production of timber products. FIP shares up to 75 percent of the cost of tree planting and timber stand improvement. The cost-share rate is set in a particular state and county by the NRCS. The cost-share that a person can earn annually for forestry practices under FIP cannot exceed \$10,000. Currently there is no FIP in Allen County. Contact: NRCS.
Forest Stewardship Program	The Forest Stewardship Program was authorized by Congress under the Food, Agriculture, Conservation, and Trade Act of 1990. Stewardship applies environmental and economic resource management principles to benefit current and future landowners and the public. Stewardship helps to provide the country's needs for clean waters and air, healthy populations of fish and wildlife, quality outdoor recreational experiences, and forest products. Stewardship also protects soil and depletion of soil productivity; protects wetlands; and protects forests. ODNR provides non-industrial private forest land (NIPF) owners forest management plans to assist owners fully utilize and stimulate long-term stewardship of their woodlands. Plans emphasize water quality, wildlife habitat, soil erosion, wetlands, and recreational opportunities. Technical assistance and incentives bring together USDA and ODNR to provide a wide spectrum opportunities to the NTPF owner.

Urban forestry is the planning for and management of a community's forest resources to enhance the quality of life. Street and shade trees, river corridors, old rights-of-ways, wetlands, and abandoned lands are examples of management opportunities. Stormwater management and flood prevention in urban areas are an important part of the program. Forestry can also be practiced in the rural setting along hedge rows, creeks, wetlands, and in existing woodlands. The following are identified for programmatic applicability and fiscal resource consideration.

#### 7.4.6 Economic Development

Community investments in essential public infrastructure is necessary to generate and retain private sector jobs and investments, attract private sector capital, and support a community's quality of life. Investments that expand and upgrade infrastructure are necessary to retain and attract local employers, support area businesses, and provide the foundation upon which communities are built. These investments supported by area households, businesses, and government are the big drivers of change not only within the community but across communities and across the region. Such investments set the stage for competition, and for private investments with the more competitive winning, in terms of where businesses, jobs and families locate.

This document has already focused on specific aspects of community infrastructure investments in terms of water, wastewater, transportation and housing. It has also documented a stagnant population and a decline in the number of local employers. And while the report addressed aspects of resident employment and the larger employment base, little has been presented to address those economic development initiatives that could be undertaken to broaden economic opportunities for existing and future area residents and businesses alike.

Economic development should be considered as one of the cornerstones of the Plan because it is a central factor in the community's ability to sustain itself. A strong and diverse economy provides employment and a tax base that

Economic development should be considered as one of the cornerstones of the Plan because it is a central factor in the community's ability to sustain itself.

supports public services and a more vibrant livable community. And although most economic activity is undertaken by and the result of the private sector, local governments do have a role to play - providing necessary services and actual participation in economic development. This particular subsection will attempt to address public and private sector economic development initiatives to support further local community development.

The Plan's economic development goal is "To create and retain quality jobs built on new strategies, additional partners and a strong ethic while cognizant of a highly competitive, knowledge-driven global economy". The remainder of this subsection flushes out many of the key policy and strategies considered to be effective in delivering such. Table 7-16 (page 150) provides an overview of the various strategies and objectives.

**Stakeholders in Economic Development:** Affecting change, especially positive change is sometimes difficult. To support change in terms of economic development requires stakeholder input and support of specific policies, programs, services and action.



The AEDG is a countywide economic development agency charged with fulfilling economic development. Broadly speaking, local stakeholders are those individuals, organizations, agencies and/or groups that have an investment, share, and/or interest in development of the community. Stakeholders are those who cause, support or are affected by legislation, policies, program services or projects undertaken to

affect development. In terms of this Plan, local stakeholders include local elected officials, property owners, residents, employers and their employees; and, area stakeholders - those county, regional, state agencies, organizations and or groups that are directly or indirectly impacted by changes in the local economy. For purposes of this Plan there are specific entities, both public and private, supportive and/or charged at some level of delivering legislative, technical or fiscal support for local economic development initiatives including:

- Spencerville Village Council
- Spencer Township Trustees
- Spencerville Chamber of Commerce
- Local Financial Institutions
- Allen Visitors & Convention Bureau
- Allen County Commissioners
- Local Schools & Community Colleges
- Ohio State University Extension Office
- Allen Economic Development Group

- Lima-Allen Community Action Commission
- Small Business Administration
- Small Business Development Center
- Ohio Department of Development
- Ohio Department of Job & Family Services
- Ohio Department of Transportation
- Ohio Department of Natural Resources
- Ohio Department of Agriculture
- Ohio Department of Energy

**Government Involvement in Economic Development:** Government involvement in the economy has increased tremendously over the last several decades, and its actions taken at the national, state and local levels, have largely been undertaken in support of economic development aimed at increasing competitiveness. The new global marketplace requires local governments and institutions to reassess their role with the increased competition for industries and employment.

Local government can affect some of the factors important to advancing economic development by embracing its traditional role as public service provider and regulator. In addition, and to be more proactive, government can also embrace a more entrepreneurial role as a deal-maker

Recognizing that government's role as the provider of quality basic services and regulatory efficiency is critical, government can further local development by providing additional incentives to businesses to retain and attract businesses, employment, and families.

and business recruiter. Recognizing that government's role as the provider of quality basic services and regulatory efficiency is critical, government can further local development by providing additional incentives to businesses to retain and attract businesses, employment, and families.

Legislative initiatives at the local, county, state, and federal levels have permitted government involvement in economic development to include activities grouped collectively as:

- providing amenities and infrastructure;
- promoting economic development;
- providing job training, or establishing or supporting institutions that provide job training;
- changing the tax structure to promote economic development;
- clearing and assembling adequate land for business;
- underwriting risk; and,
- modifying regulations that are seen as burdensome to business.

While many such activities have been incorporated into federal/state government functions, many require local enabling legislation to be undertaken.

**Economic Development Intervention:** Economic development is predicated upon specific goals, policies, strategies, and objectives. There are a variety of potential strategies local governments can

Economic development is predicated upon specific goals, policies, strategies, and objectives.

utilize, either alone or jointly with other stakeholders, to effect change and community improvements including: Coordination of Economic Development Programs & Support Services; Business Development; Business Attraction & Retention; Incentives & Financing; Workforce Development, Training & Education; Land Supply/Assembly; Infrastructure Investments; and, Investments in Quality of Life Factors.

**Coordination of Economic Development Programs & Support Services:** The coordination of economic development programs and support services at the very broadest level is the effort to avoid competition among communities within a region. There are various degrees of coordination. At one end of the spectrum is the establishment of a formal organization to perform the necessary planning, financing, recruitment, and retention functions across the community or region – such as that performed by the Allen Economic Development Group. At the other end is the more informal coordination provided by the local Chamber of Commerce where government and business representatives talk to each other on a regular basis or on an ad-hoc, as needed basis for specific issues. A component of intraregional coordination is the pooling of available resources to attract companies to the community or region. The motivating factor for this coordination is the recognition that job creation and retention have economic

A component of intraregional coordination is the pooling of available resources to attract companies to the community or region. effects that spill across political subdivision boundaries. If a company comes to the Lima or Delphos area, for example, residents and businesses from nearby communities can benefit through increased spending, and new business purchases within the region. Such successful coordination results in a multiplier effect positively impacting the entire region.

**Business Development Programs:** As identified earlier in Section 6, employment within the community is limited largely to the manufacturing, retail and professional service sectors; and, all local private-sector employers are classified as small businesses. Which according to the Small Business Administration (SBA) are those businesses having less than 500 employees. That may be a good thing as in the last decade small businesses were said to have generated between 60 and 80 percent of all new jobs annually. In fact, the SBA reports that small businesses employ 45 percent of all private-sector employees. Firms with fewer than 100 employees employ 36 percent, while those with fewer than 20 employees comprise 18 percent of all workers.

There are various federal, state and county agencies charged with supporting business development services and programming to established, expanding, struggling, and

There are various federal, state and county agencies charged with supporting business development services and programming to established, expanding, struggling, and fledgling businesses.

fledgling businesses. Locally, the community has access to the Small Business Development Center (SBDC) at Rhodes State College and the Walter C. Potts Entrepreneurial Center located in the Lima Chamber of Commerce. Both facilities provide needed technical support and assistance to local entrepreneurs across Allen County.

Recent case studies have shown that entrepreneurship programs can play a vital role in fostering small business growth when supported with economic development professionals and workforce development personnel. In fact, some communities have adopted entrepreneurship as their core strategy. Known as "economic gardening," this approach focuses economic development investments in home-grown start-ups and existing small business owners to create jobs and wealth in the community. While this strategy may grow jobs more slowly than incentive-induced transaction-driven strategies, it can transform the local economy by creating new types of businesses and create a range of opportunities across various skill and educational levels.

The SBDC provides small business management training, counseling, consulting, and research services, for small firms. Programs respond to the needs that individual businesses identify in the areas of technology transfer, management, financing, marketing, and workforce training. A variant on the small business center is the entrepreneurship training whereby Spencerville School District students and Rhodes State faculty establish local business education programs. Another component is the annual business start-up fair where prospective entrepreneurs meet with those who have experience launching a business or who can offer other useful support services. At a start-up fair an economic development agency places fledgling businesses in contact with low-cost or no-cost mentors (such as retired executives) who can provide advice for small businesses in the area of management, marketing, accounting, financing, and other skills.

A business incubator may offer the entrepreneurial support to assist business startups and emerging companies. A business incubator may offer the entrepreneurial support to assist business startups and emerging companies. Typical incubator services reflect counseling services, links to accounting, financial and

legal professionals, flexible space, high-speed internet access, and networking opportunities with other small businesses. Tenants benefit from the synergies of networking with dynamic new businesses in an environment of shared facilities and resources. Experienced "incubator partners" offer counseling, customer referral, access to capital, and training opportunities. Local applications may well focus on those entrepreneurs who commercialize technology, particularly in the areas of clean energy, advanced manufacturing, biosciences, agriculture and/or information technologies.

The community seems to be well served given that such local programs are already in place. Increased participation across a wider student body could certainly advance the potential for local entrepreneurship. Perhaps inclusion of the microenterprise program supported by the Lima-Allen County Community Action Commission (LACCA) would add further diversification and educational information. Increased involvement in and between area Chambers of Commerce would ensure a wider distribution of concerns and ideas across the region and ensure that political leadership was receiving consistent information. The development of a local incubator is an activity that should be approached after a feasibility study is completed to ensure the appropriate synergy and level of support can be secured to support young entrepreneurs. The continued development of a local mentoring program to help small business and the entrepreneurs start, grow and succeed should be supported by the local community.

**Business Attraction & Retention:** The Ohio Department of Development (ODOD) and other state agencies charged with community development, transportation, agriculture and tourism employ a variety of business attraction and retention techniques as a matter of course. Area governments and non-profits including the AEDG utilize such techniques to ensure personal contacts at a regional level. Locally, the various Chambers of Commerce act as the vehicles to discuss, analyze and support a business friendly environment.

Marketing to attract businesses is predicated upon specific strategies that employ targeting techniques identifying a business group the development organization wants to reach. Targeting usually focuses on sectors with growth potential, linkages to existing businesses in the area, and reasons to be attracted to the particular region or local government setting because of particular competitive factors.

The direct marketing techniques to emphasize the identified assets of the community, available land, rail, buildings and workforce employed as part of a business attraction strategy can take many forms, including:

- Brochures or pamphlets, either general in nature or targeted to a specific industrial classification, about the region's or local government's attractions to business and industry;
- Advertising in trade publications or generalized advertising supplements;
- Direct mail to specific industries or locational consultants;
- Participation in industry trade shows;
- Telemarketing of potential businesses;
- Prospecting trips to certain areas of the country (or other countries) where
  potential new businesses are located;
- Seminars for prospective businesses;
- Websites; and,
- Maintenance of a publicly accessible database of available commercial and industrial land and buildings.

Business retention is a primary importance to economic development.

Most employment gains are generated by existing businesses. Therefore, business retention is a primary importance to economic development. Business retention is predicated upon the ability to maintain an on-going honest, confidential communication with local

business and industry in an attempt to support their continued profitability and existence in the community. In some cases government can support business retention by reducing development or operation costs with financial incentives, waivers or fees or taxes, or in-kind services. Some of the common techniques used by governments and economic development organizations include:

- Surveys of local businesses to determine plans for changes or expansions and attitudes toward local governments;
- Periodic business roundtables or breakfasts;
- Regular personal visits by local government officials to businesses;
- Creation of a team of local government managers to expedite responses to problems identified by local businesses;
- Publication of newsletters to local businesses;

- Active involvement by local government officials in Chambers of Commerce and other business groups; and/or,
- Appointment of local business owners or managers on local boards and commissions, even if they are not residents.

Such activities work toward furthering communication and trust between local businesses and government. Increased information resulting from such activities can also provide the means to respond with immediacy in and under emergency situations.

Furthering communication and trust can also provide the means to respond with immediacy in and under emergency situations.

Sections 6.1 and 6.2 of the Plan documented local employers and the employment of community residents by North American Industrial Classification System (NAICS) codes to identify existing linkages and to support those involved in formulating a business attraction strategy with a starting point. The NAICS divides firms into categories broken up into market segments on the basis of products and services. The AEDG employs such statistical information to identify clusters of economic activity and support business attraction at the regional level. The AEDG works with representatives of ODOD and other stakeholders on an ongoing basis to ensure that available commercial and industrial land and buildings are published on local/state development websites and advertised through locational consultants, trade shows, and trade publications.

The AEDG also utilizes commercial software to support market analyses and conduct market segmentation. The community would be well served to undertake a needs assessment and an exhaustive inventory of local businesses to identify gaps in the supply and demand for particular services or products. This "gap" offers an opportunity for local services and retail activities to capture the demand that is not currently being met. The Appendices of this report reflect socio-economic and demographic market characteristics at differing geographic levels.

**Incentives & Financing:** State and local governments offer incentives to attract or retain businesses on the theory that the incentives will lead to business investment and therefore jobs. The resultant investments and jobs will produce an additional increase in demand for goods and services. In turn, that demand will result, through a multiplier effect, in increased demand for an additional round of services.

Economic development resulting from incentives should also increase the tax base, allowing either expanded public services or lower taxes on residents. Local governments can offer a variety of financial incentives, including loans, bonds, lowered interest rates, lowered tax rates, and tax credits, either through the state or directly.

One of the best known financial tools is tax-increment financing (TIF). The TIF method of financing redevelopment activities is directly tied to the success of the activities. One of the best known financial tools is tax-increment financing (TIF). The TIF method of financing redevelopment activities is directly tied to the success of the activities. The local government conducts a study of the need for TIF and prepares a plan for the area to be

designated as the TIF district. The local government determines property tax revenue collected in that area before redevelopment occurs and borrows money by obtaining loans or selling bonds. The borrowed funds are used in various ways to improve the development prospects of the area:

- Construction or improvement of any publicly owned building, facility, structure, landscaping, or other improvement within the project area from which the tax increment funds were collected;
- Paying for the installation of publicly owned utilities in the project area; and,
- Meeting the cost of administrative, overhead, legal, and other operating expenses of the redevelopment agency created to oversee the TIF program.

As private development occurs in the TIF defined area, tax revenue increases, and the excess above the pre-redevelopment property tax revenue in the area pays off the loans or bonds and finances further redevelopment activities. That excess is the "tax increment" in TIF.

Another incentive is the tax-exempt Private Activity Bonds also known as industrial development bonds. Such bonds finance land, buildings, or equipment to develop or expand businesses and have a lower interest rate than conventional financing because they are issued by the state.

The AEDG can assist local efforts to identify the most appropriate financial incentives available to local governments and businesses necessary to support the type and level of economic development desired. Table 7-15 provides a general overview of financing and incentives options. Any financial technique that raises money that a local government can use to contribute to

The AEDG can assist local efforts to identify the most appropriate financial incentives available to local governments and businesses necessary to support the type and level of economic development desired.

any of the multiple costs of development can have a similar effect. Ultimately, all these financial incentives offer the means to reduce the development costs for private sector development.

Locally, the AEDG, SBDC, and ODOD are able and willing to support informational requests and technical assistance regarding business development incentives and financing. In addition, the AEDG has access to the Allen County Revolving Loan Fund and the D'Arcy Loan Fund which offer a flexible source of financing for local expansion or relocation projects. The community has created a Community Improvement Corporation as a non-profit vehicle which can be used to assemble, hold and finance local projects. The community could also petition the Allen County Port Authority to access its full financial resources and bonding capabilities in order to support local development efforts.

*Workforce Development, Training & Business Education:* Federal, State, and local governments must ensure that employers have an effective workforce to provide the competitive advantage necessary to compete in the current global marketplace. Local schools must also make a commitment to meeting the workforce development needs of businesses and preparing students for employment.

Our local primary and secondary schools fostering growth for students K-12, must work to challenge and inspire students to be both imaginative and analytical in their thinking. Our post secondary institutions must thereafter promote the development of a sound moral character and produce highly-skilled graduates to ensure a reliable workforce.

# TABLE 7-15FINANCING AND INCENTIVES

#### **INCENTIVES**:

Job Creation Tax Credit (JCTC): The Job Creation Tax Credit is a refundable tax credit to companies creating at least 25 new full-time jobs (within 3 years) in Ohio. The credit may also be available for certain high-wage industries creating 10 or more new full-time jobs within 3 years. The refundable tax credit is measured as a percentage of the state income tax withholdings for all new employees hired under the program, and is applied toward the company's commercial activity tax liability. Should the amount of the credit exceed the company's CAT liability for any given year, the difference is refunded. Approved projects generally range between a 25 and 55 percent credit for a period of 5 to 7 years. The business must apply for the credit before committing to the project.

- Job Retention Tax Credit (JRTC): The Job Retention Tax Credit is a non-refundable tax credit to companies retaining at least 1,000 full-time jobs in Ohio. Companies must also commit to new fixed-asset investment of either \$100 million, if the average wages of the retained jobs exceed 400 percent of the federal minimum wage (equal to \$20.60 per hour), or \$200 million, if the average wages of the retained jobs does not exceed 400 percent of the federal minimum wage. The credit is measured as a percentage of the state income tax withholdings for all employees retained under the program. Approved projects generally range up to 75 percent for 10 years. The business must apply for the credit before committing to the project.
- Local Property Tax Exemptions & Community Reinvestment Areas: Local communities in Ohio are authorized to collect property taxes on real property (land and buildings) and tangible personal property (machinery and equipment, furniture and fixtures, and inventory). Through the Ohio Enterprise Zone and Community Reinvestment Area programs, local communities can elect to abate a portion of property taxes owed by a company. Typical abatement under the Ohio Enterprise Zone are 50 to 75 percent of taxes exempted for 10 to 15 years, on real or tangible personal property. Under the Community Reinvestment Area program, real property taxes can be abated up 100 percent for 15 years. Note that tangible personal property taxes in Ohio are being phased out through 2009.
- Rapid Outreach Grant: These grant funds are for on- or off-site infrastructure improvements, including
  water, sewer, road and rail improvements. This fund is for companies primarily engaged in
  manufacturing, R&D, high technology, corporate headquarters, and distribution. Given the demand for
  limited grant funds, qualified projects must involve substantial job creation or retention, and all other
  public and private sources of financing must be considered before the availability of Rapid Outreach
  funding is determined.

#### FINANCING:

- Allen County Revolving Loan Fund: The Allen County Revolving Loan Fund (RLF) is a flexible source
  of financing for businesses expanding or locating to Allen County. Loan amounts are subject to the
  availability of funds.
- **D'Arcy Loan Fund:** The D'Arcy Loan Fund is a local funding source for businesses expanding or locating to Allen County. The fund provides low interest loans to assist with Allen County economic development projects. Loan amounts are subject to the availability of funds.
- SBA 504 Loan Program: Proceeds from a 504 loan can be used for major fixed-asset projects such as the purchase of land, buildings, or equipment. Funds can also be put toward construction, remodeling, and infrastructure improvements.
- SBA 7(a) Loan Guaranty: SBA 7(a) loan proceeds may be used to establish a new business or to assist in the operation, acquisition, or expansion of an existing business. These may include (non-exclusive): purchase land or buildings, to cover new construction, as well as expansion or conversion of existing facilities; acquire equipment, machinery, furniture, fixtures, supplies, or materials; long-term working capital, including the payment of accounts payable and/or for the purchase of inventory; refinance existing business indebtedness, which is not already structured with reasonable terms and conditions; short-term working capital needs, including: seasonal financing, contract performance, construction financing, export production, and for financing against existing inventory and receivables under special conditions; or, purchase an existing business.
- **Regional 166 Direct Loan:** Manufacturers may use funds from a Regional 166 to finance land and building acquisition, new construction, renovation projects, or new or used equipment purchases.
- **166 Direct Loan:** Provides loans for land and building acquisition, expansion or renovation, and equipment purchase.
- **Ohio Enterprise Bond Fund:** Provides loans for land and building acquisition, construction, expansion or renovation, and equipment purchases for eligible businesses.
- Volume Cap: Provides allocations to eligible issuers the ability to issue tax exempt Private Activity Bonds up to a state limit known as "Volume Cap" that is determined annually on a per capita basis for projects consisting of multi-family housing, single-family housing, exempt facilities, manufacturing, and student loan bonds.

Maintaining a skilled workforce requires training, training and more training. There are various workforce training programs that can provide customized instruction based on a firm's requirements. Such programming can be included in a financial assistance package, where benefiting firms are obliged to give

Maintaining a skilled workforce requires training, training and more training. preference to qualified local personnel when seeking employees. Area employment programs can provide training and personal skills development programs to help especially disadvantaged populations gain employment or acquire necessary skills. On-line systems can also provide job seekers with information about potential employers and public programs for skill development. Local governments and schools must support initiatives to infuse life-long knowledge-based and skills-based training opportunities to ensure quality employment opportunities for residents and quality employees for area industry.

Maintaining a skilled educated workforce is critical to retaining jobs and attracting new industry. The Ohio Department of Jobs and Family Services, housing the District's Ohio Workforce Director, plays an important role in delivering needed

Maintaining a skilled educated workforce is critical to retaining jobs and attracting new industry. training. But other agencies play important role in derivering needed workforce training. Rhodes State College and the University of Northwestern Ohio, local businesses, nonprofit workforce training groups, and economic development agencies all need to use their resources to address community education and workforce-training issues.

Recognizing broad based competency requirements, a sound understanding of business principles would further local community development and the entrepreneurial spirit upon which America was built. Therefore a broad business curriculum should be considered for integration within the local school system to foster local business development. Ongoing adult education workshops and seminars are as important to business start-ups and the young entrepreneur as they are for area leaders; and, they are critical elements in the building of a local pro-business environment providing opportunities for informal communications and the exchange of information and ideas.

**Land Supply/Assembly:** Government land-use policies affect the availability of land for residential, commercial, and industrial use. Land use policies are intended to promote responsible and sustainable growth minimizing potential land use conflicts and protecting property values. The misallocation of land under growth management policies, zoning codes or restrictive covenants may have the unintended consequences of regulating growth too rigidly forcing land prices to artificially inflate.

In addition, if infrastructure is not properly sized, due to uncertain knowledge about the actual supply of buildable land, local residents and businesses pay more for public facilities. Imperfect information about land supply and availability multiplies the risk of private development decisions. Such risk and uncertainty make development more expensive because higher-risk projects require higher investor returns.

Land assembly refers to the public sector's ability to acquire land and buildings, either on the open market or through eminent domain, or it makes use of land already under public ownership to promote economic development. Purchase of adjacent land parcels can be used to assemble a larger parcel under single owner. Land and any buildings are then made available to public or private developers, usually through a bidding process.

Government can combine its ability to acquire property and assemble land with its ability to build infrastructure to create industrial or business parks to meet the specific needs of sought-after industries. Although the market economy normally undertakes this role, in slow economies and/or in extremely competitive situations, government has the added advantage of being able to use public land and eminent domain. Additionally, it can focus on a public purpose like job creation rather than on making a profit through the development. Community development corporations or a local Community Improvement Corporation could manage the development of such site development.

The community should work with the Regional Planning Commission and Allen County Auditor to support an accurate land inventory and focus on the availability of buildable land as well as vacant improved parcels with existing infrastructure. The community should work with the Regional Planning Commission and Allen County Auditor to support an accurate land inventory and focus on the availability of buildable land

as well as vacant improved parcels with existing infrastructure and the rate such land is being consumed to ensure an equitable balance.

**Infrastructure Investments:** Communications infrastructure, water supply, sewers, roads, sidewalks, parks, and transit services are critical components of a community's development capacity and long-term competitiveness. Businesses rely on infrastructure to conduct their work and transport their goods and services. Also, a well-maintained community makes it a more pleasant place in which to live and work. Local government is responsible for most of these infrastructure components and can therefore exert significant influence on development type and pattern. Economic development interests can spur or expand infrastructure improvements.

Capital improvement programs (CIP) typically reflect a 5-year schedule of capital improvement projects. The CIP is one of local government's most powerful tools for

The CIP is one of local government's most powerful tools for implementing a local comprehensive plan and supporting growth.

implementing a local comprehensive plan and supporting both commercial/industrial and residential growth. By carefully selecting and timing capital projects, the CIP process can ensure that a local government:

- repairs and replaces existing infrastructure;
- meets needs in mature, growing, and redeveloping areas;
- coordinates activities or various government departments; and,
- ultimately influences the pace and quality of development in a community.

The Village of Spencerville has a well developed CIP document which consists of project descriptions along with schedules and tables showing revenue sources and expenditures by year. Capital improvements include major nonrecurring expenditures for such projects as community centers, fire and police stations, parks, playgrounds, street construction or reconstruction, sewage and water treatment plants, water and sewer lines, and swimming pools. Costs associated with capital improvement projects include architectural and engineering fees, feasibility studies, land appraisal/acquisition, and construction. The Township lacks such a document.

**Quality of Life:** A community's "quality-of-life" is a fuzzy term used to describe various, sometimes intangible factors, that support a community's attractiveness as a place to live. All too often it reflects the more objective measures stressing popular cultural demands for material wealth, social status, and physical wellbeing at the expense of the more subjective feelings of comfort and satisfaction with things in general.

A quality-of-life strategy assumes government involvement in a public/private partnership is able to have a significant influence on these factors that can over time improve a community. In theory, new businesses will be attracted to communities with the most appropriate combination of factors, and existing businesses will expand for the same reason. People also use quality-of-life indicators to measure neighborhood and community desirability. Some of these factors include:

- Affordable medical care
- Clean air
- Clean water
- Close to big airport
- Close to colleges/universities
- Close to relatives
- Close to skiing area
- Diversity of local firms
- Far from nuclear reactors
- Good public transportation
- Good schools
- High civic involvement
- High marks from ecologists
- Housing appreciation
- Inexpensive living
- Local symphony orchestra
- Low crime rate
- Low housing prices
- Low income taxes

- Low property taxes
- Low risk of natural disasters
- Low risk of tax increase
- Low sales tax
- Low unemployment
- Nearby hospitals
- Nearby museums
- Near a big city
- Near amusement parks
- Near lakes or oceans
- Near natural forests and parks
- Near places of worship
- New business potential
- Plentiful doctors
- Proximity to major league sports
- Proximity to minor league sports
- Recent job growth
- Short commutes
- Sunny weather

While the importance placed on quality-of-life factors vary by age, gender, income, and educational levels, those factors associated with cleanliness, aesthetics, safety, and security seem to be uniformly important across all demographic indices.

Factors associated with cleanliness, aesthetics, safety, and security seem to be uniformly important across all demographic indices.

Of real concern however, is the changing face of the more exurban communities as young adults increasingly leave to pursue opportunities unavailable to them in their hometown. The ability to retain and attract young adults is critical to ensuring a prosperous and growing community. The ability to support and entertain the 25 through 34 age cohort is critical to providing the family base of the community, the area labor force, and leaders for tomorrow. Current local leaders need to be able to address this important cohort in their policy decisions.

**Other Economic Policy Development Avenues:** In recent years, business and private industry have had to face increasing challenges. The process of globalization has forever altered the economic status quo presenting both new economic opportunities and risks for not only local businesses but for local communities. The recent economic and financial crisis has caused unprecedented levels of unemployment and the growing concern about different environmental challenges, such as global warming, the degradation of natural resources, and the impact on the quality-of-life for present and future generations have only compounded and frustrated existing problems.

Enormous opportunities may exist in the creation of green jobs for local economies and enterprises across key sectors of the economy such as renewable energy, building and construction, transportation, agriculture, and forestry. However, with challenges come opportunities. For example, enormous opportunities may exist in the creation of green jobs for local economies and enterprises across key sectors of the economy such as renewable energy, building and construction, transportation, agriculture, and forestry. To discover these opportunities there is a need for forward-thinking policies and strategies at the national, state, and local level to facilitate and guide the process of greening businesses and economies.

The development of wind energy and solar panels are just a few of the avenues where federal and state incentives are offered. In fact, the Ohio Department of Energy has made funding available to incentivize installation of solar electric, solar hot water and/or wind energy systems for all non-residential customer classes, including agricultural, commercial, industrial, institutional, governmental, and non-profit buildings. Energy efficiency is being rewarded; and, while utility upgrades and home weatherization are being subsidized, the demand for contractors and trained employees is swelling. Training programs targeting natural resource management, LEED applications, wind technologies, solar technologies, renewable energy including wastewater and biofuels are burgeoning while the demand for trained technician and engineers is inundating web-based employment sites. This new demand presents opportunities for area entrepreneurs and challenges for workforce development specialists.

Other development opportunities may entail tourism. Tourism can generate economic impact through direct spending (businesses/industries that touch the visitor), indirect spending (businesses/industries that supply those that touch the visitor), jobs, and tax revenues. The

Tourism can generate economic impact through direct spending, indirect spending, jobs, and tax revenues.

economic impact from tourism is significantly increased when visitors stay overnight at a destination - approximately three times as much spending as day visitors. Of specific interest is agri-tourism and recreational tourism.

Agri-tourism is a style of vacation in which hospitality is offered on farms. Wherein, vacationers may choose to engage in farming tasks during the visit. Agri-tourism is widespread in the southwest and reflects farms open any time of the year. Tourists can pick fruits and vegetables, ride horses, taste honey, learn about wine, shop in gift shops, and farm stands for local and regional produce or hand-crafted gifts, and much more. Each farm generally offers a unique and memorable experience suitable for the entire family. Spencer Township contains some unique farm operations that could arguably compete for tourists. The community has numerous farms and livestock, including alpacas, llamas, and beefalos as well as domesticated sheep and cattle. With more than 90 percent of the land in Spencer Township engaged in agricultural, agri-tourism would seem a logical basis upon which the community could promote its historical foundation and tourism to achieve growth.

Emphasizing the historical context of the Canal in the development of the community in the 1880s provides a unique theme that can be emphasized and supported by shops in the historical center of Spencerville. Restoration of the Miami-Erie Canal will support recreational daytrips through the community. Given its location along the 42-mile canal corridor the community is poised to see economic opportunities. The proximity to other attractions at Deep Cut, Fort Amanda, and the City of Delphos will help draw visitors. The goal is to connect these dots in a way that will attract and guide visitors to generate economic impact. Emphasizing the

historical context of the Canal in the development of the community in the 1880s provides a unique theme that can be emphasized and supported by shops in the historical center of Spencerville. The Ohio Historical Society's Building Doctor Program could be a useful resource not only to assess the viability of existing buildings located along the Canal but also identify the required maintenance strategies necessary to restore the structures. The Ohio Department of Development (ODOD) could assist the restoration of buildings located along Broadway using its Comprehensive Downtown Revitalization Program. The siting of an interactive educational facility along the Canal could prove to be the nexus for school trips and further economic and historical collaborations with the Miami-Erie Canal Corridor Association. A canal-based museum could be supported with Transportation Enhancement monies available from the Ohio Department of Transportation (ODOT).

Additionally, the community could look to the "creative arts" as a strategy for increasing tourism. Within an hour's drive of some larger cities Spencerville could support an artist colony and more bohemian-type shops to support a daytrip destination for travelers. A variety of creative arts strategies could be pursued, from crafts, to art, to antique stores, all attracting interested tourists with disposable income. Encouraging local "theme" festivals around the arts and group tours to the region could further expand the tourism industry.

Recognizing that successful tourism destinations require investments and collaboration, the Allen County Visitors and Convention Bureau would be a logical partner to support such undertakings while the local Chamber of Commerce would work with local governments to integrate tourism into the economic development conversation and develop the infrastructure necessary to support a tourism industry.

#### 7.4.7 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

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.

that connotes an "overall sense of well-being" when applied to an individual, while the same term refers to a "supportive environment" when applied to a community. Most however agree that in the realm of community development QOL refers to those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business.

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.

#### TABLE 7-16

### GOAL: TO CREATE AND RETAIN QUALITY JOBS WITHIN THE COMMUNITY BUILT ON NEW STRATEGIES, ADDITIONAL PARTNERS AND A HISTORICALLY STRONG WORK ETHIC WHILE COGNIZANT OF A HIGHLY COMPETITIVE, KNOWLEDGE-DRIVEN GLOBAL ECONOMY.

POLICY	STRATEGY	OBJECTIVES		IMPLE CHED				coc
			1	2	3	4	5	
Promote a pro-business climate in the community	Establish a process for continuous dialogue between businesses, residents	Assist businesses by addressing their immediate issues and concerns.						Chamber of Commerce and local gove
based on establishing positive relationships among businesses, residents, and	and government sectors.	Identify community services that need improvement.						Chamber of Commerce and local gove
community leaders.		Develop a comprehensive communications plan that includes frequent opportunities to share the successes of the program with local residents and businesses.						Chamber of Commerce and local gove
		Survey residents and businesses for an analysis of the work skills, concerns, and future plans of the local labor force.						Local School District, Small Business I Office and Rhodes State.
		Increase communications between the local community and business and civic leaders across the region.						Chamber of Commerce and local gove
	Develop a thorough understanding and narration of the local economy.	Collect and analyze data about existing businesses and the local workforce to develop a better understanding of the local economy.						Allen Economic Development Group, S Commission, Chamber of Commerce a
	Implement a plan of action for the retention and expansion of existing	Identifying businesses that are planning to close, sell, move or expand.						Allen Economic Development Group, C
	businesses and the workforce.	Develop local market statistics and data for attraction and community marketing.						Allen Economic Development Group, S Commission, Chamber of Commerce a
		Complete Service Gap Analysis.						Allen Economic Development Group, S Commission, Chamber of Commerce a
	Increase the competitiveness of local businesses.	To the extent feasible promote available financing and incentives to increase local business investment.						Allen Economic Development Group, S Development, Chamber of Commerce
Support local business development.	Support local entrepreneurship as the most cost-effective economic development strategy.	Establish supportive start-up business services identifying opportunities for shared services and networking.						Small Business Development Center, School District.
		Implement business education programs in the local schools from an early age.						Local School District, Small Business E Extension Office.
		Implement life-long learning experiences to promote a pro-business environment.						Local School District, Small Business I Office, Rhodes State, University of Nor
Promote economic	Retain and enhance the community's	Protect agriculture lands; limit urban sprawl.						Local governments.
development which reaches beyond job and income	quality of life and cultural resources by improving and coordinating local	Protect environmentally sensitive lands.						Local governments.
creation to include broad quality of life factors for all community members.	planning efforts to include cultural, environmental and recreational issues.	Advance projects and program that are attractive to tech savvy young adults.						Local School District, local governmen

### OORDINATING AGENCY(IES)

vernments.

vernments.

vernments.

s Development Center, Chamber of Commerce, OSU Extension

vernments.

e, Small Business Development Center, Regional Planning e and local governments.

, Chamber of Commerce and local governments

, Small Business Development Center, Regional Planning e and local governments.

o, Small Business Development Center, Regional Planning e and local governments.

, Small Business Development Center, Ohio Department of ce and local governments.

r, Chamber of Commerce, OSU Extension Office and Local

s Development Center, Chamber of Commerce and OSU

s Development Center, Chamber of Commerce, OSU Extension Northwestern Ohio and Local Library.

ents and Chamber of Commerce.

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

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

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

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

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

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

#### 8.1 The Planning Process

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

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

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

#### 8.2 Plan Summary & Recommendations

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

#### 8.2.1 Population

The Plan recognizes that Spencer Township will continue moderate population growth over the next 25 years. Consistent with the national trend, the Township's population is aging; the median age is 36.3 years, just .1 years older than the State as a whole. Spencerville's median age is slightly younger at 35.1 Data suggests that simply due to age of the population more than a third of the population is not able to fully contribute to the economic growth and earning power of the community. Age of residents will also impact the need for service, including education, fire and emergency medical service. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the

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. 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 287 individuals or 14.2 percent of all individuals 25 years of age or older that have not completed a high school education residing in the community. Of note, 175 adult residents (8.7%) have completed a 4-year college degree and/or masters program significantly less than both State (21.1%) and National (24.4%) averages. This is an important factor in community development. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the educational attainment levels of its residents in business attraction/retention activities.

#### 8.2.2 Housing

This Plan acknowledges the historical consequences of land consumption, household size and suburbanization. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite

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.

for housing consumption based on a realization of changing household size and an aging population. The community 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 codes. 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 suggests market studies be prepared and submitted to support new residential development. Based on current population estimates, the Township will need an additional 375 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The community commits to more integrated, sustainable housing; housing that will meet the needs of a diverse community, a community of all ages and physical capabilities.

#### 8.2.3 Land Use

The Plan recognizes the relationship between residential housing and employment locations on commuting patterns and supports the integration of mixed-use developments to minimize commuting time and congestion. Housing, a basic need of the community, is estimated to consume an additional 87.5 acres of the community's agricultural base by 2030 if the historical pattern of residential development is continued. The Plan supports the adoption of more sustainable development patterns in terms of infrastructure investments, of increased density and integrated land use in order to preserve working farms and Spencer Township's agricultural heritage.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for industrial, commercial/services and warehousing activities. The Plan recognizes existing land use patterns and identifies specific corridors. The combination of housing, commercial, industrial, recreational and quasi-public uses consume 6.5 percent of all land in Spencer Township outside of Spencerville.

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

#### 8.2.4 Transportation

Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve north/south traffic flow and improve safety in order to

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

adequately address ever-increasing traffic, especially the growing presence of truck traffic. The Plan mandates a transportation system that operates at a satisfactory level of service, a transportation system that is efficient, predicated upon safety and access.

More specifically, the Plan calls for the standardization of roadway widths, the integration of sidewalks/trails in all commercial and residential projects. The Plan specifically recognizes the SR 81, SR 66 and SR 117 as major entryways into the community and calls for not only improved access management but increased attention paid to enhancements including appropriate overhead lighting, landscaping, signage and maintenance of primary gateways into the Village of Spencerville as aesthetically pleasing.

Noting various roadway pavement widths deficient as to their compliance with Federal Highway design standards necessary improvements are estimated at \$2.48 million. The Plan recognizes 28 bridges. 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. However, several intersections were reviewed with the intersection of Broadway and Elizabeth streets.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. Such infrastructure development provides for increased safety as well as economic development potential and should be considered with the County Hike/Bike Plan. The report also recommends Spencer Township identify and implement additional funding for necessary roadway improvements and maintenance with State/County stakeholders.

#### 8.2.5 Water Distribution & Wastewater Collection Systems

Examining potable water, Spencer Township relies completely on private wells. Spencerville maintains its own water and sewer systems. Both the wastewater system and water distribution system were recently upgraded and expanded. The Village is currently in the process of upgrading its water treatment facility to provide the community with high quality, softened drinking water. The Plan recognizes further developments are required to meet pending OEPA mandates and regulatory requirements. 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. The Plan recognizes further exurban 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 Economic Development

One of the final tasks to Plan development was the incorporation of guidance regarding community economic development initiatives. Guidance came in the form of both growing local policies and strategies to accommodate job creation and a diversified tax base, to some more project specific tasks to eliminate obstacles and open opportunities for future economic growth. Policies to promote a more pro-business climate and support local business development were identified. Local stakeholders were identified who agreed to assist the local business community work through the data collection and subsequent analyses required to understand the community's market area and identify business opportunities based on real market conditions. Government's role in providing services, financing and incentives were discussed. Business attraction and retention activities were identified to support the local tax base, as was workforce

development, training and business education determined necessary to support a broad based understanding of business needs. Community education was emphasized as important and life-long learning activities considered essential to maintaining an effective workforce. Threaded throughout the Plan was a concentration of infrastructure improvements, including utilities and rail upgrades, to support the movement of goods and freight, as well as, a concern for safety and the aesthetics of the community concentrating on the redevelopment of the Central Business District in the Village and the Canal using various investment strategies, partners, codes and funding sources to improve the appeal of the local community as a good place to invest and conduct business.

#### 8.2.7 Quality Of Life

The Plan recognizes the unique site and situation of the community, and embraces its history, its agricultural roots and its values as well as its future development. The Quality of Life (QOL) enjoyed in the community is targeted as an essential characteristic of place to be supported and enhanced. QOL issues can be found spread throughout many of the goals of this document working to enhance and humanize the value placed on specific aspects of community development. The Plan recognizes as a target those community development initiatives that make the community a desirable place to live. Examining such areas as the community's appearance/presentation, safety/security, health, education/employment, the Plan offers specific insights and qualifiers to enhance the community's sense of well being. The Plan identifies specific benchmarks that could be developed and used to review proposed infrastructure projects and/or community services and assess their impact on the local QOL as part of the community planning process.

#### 8.2.8 Environmental Conservation

The USEPA has reassessed Allen County with respect to Ozone and found it to be in compliance (August 2007). Since then the USEPA has set future standards for smog at higher levels threatening to adopt a .060 ppm up from the current .080 ppm. Within Spencer Township, the main stem of the Upper Auglaize Watershed is considered to be in compliance with federal Clean Water Act standards; 6 Mile Creek however, was found to contain some impediments. The health of the Auglaize River tributaries was taken seriously and into consideration during the planning process. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial and industrial uses. The Plan also identifies such uses and their proximity to endangered riverine environments and natural areas including mature tree stands and parks. Efforts to examine and expand farmland preservation and forestry programs will only enhance the local environment and improve local air and water quality.

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

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.

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.

#### RESOLUTION ADOPTION OF THE SPENCER TOWNSHIP/VILLAGE OF SPENCERVILLE **2030 COMPREHENSIVE PLAN**

WHEREAS, Spencer 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,

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Township's Board of Trustees hereby adopts the Spencer Township/Village of Spencerville 2030 Comprehensive Pan 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 over the Plan's horizon year.

ADOPTED THIS 2ND DAY OF NOVEMBER 2010

Gerald Keller, Spencer Township Trustee

Ron E. Leffel, Spence Zownship Trustee

Allen L. McMichael, Spencer Township Trustee

#### RESOLUTION SPENCER TOWNSHIP ZONING COMMISSION ADOPTION OF THE SPENCER TOWNSHIP/VILLAGE OF SPENCERVILLE 2030 COMPREHENSIVE PLAN

WHEREAS, the Spencer 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 asses such conditions against a shared community vision as well as specific initiatives to help achieve such a vision; and,

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

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

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

NOW, THEREFORE, BE IT RESOLVED, that the Township's Zoning Commission hereby endorses and adopts the Spencer Township/Village of Spencerville 2030 Comprehensive Plan as an important planning tool which identifies a wide range of issues, initiatives, projects and programs which can be undertaken by various entities over both short and long-term of the Plan's horizon year.

ED THIS  $8^{th}$  DAY OF SEPTEMBER 2010 ADOP

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David Youngpeter, Spencer **Township Zoning Commission** 

Timothy Schwinnen, Spencer Township Zoning Commission

Lee Roy Mitler, Spencer Township Zoning Commission

ord E Fryer

Richard Erver, Spencer Township Zoning Commission

Todd Keller, Spencer Township Zoning Commission

**RECORD OF ORDINANCES** 

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on Legal Blank, Inc.		Form No. 30043
Ordinance No.	Passed	. 20
RESOLUTION	#11-12 PASSED APRIL 4, 2	011
A RESOLUTION ADOPTIN SPENCERVILI	NG THE SPENCER TOWNSHIP LE 2030 COMPREHENSIVE PL	P/VILLAGE OF AN
Spencer Township officials to planning process and since has with the Spencerville Chamber	pencerville opted in August 2008 to undertake a multi-jurisdictional co s participated independently and co r of Commerce and the Lima-Allen in the preparation of a comprehen	mprehensive llaboratively county
WHEREAS, the planning pro community's population, local economic base; and,	cess reflected a detailed assessmen l environment, land use, infrastructu	t of the ure and
objectives and policies to guid	ne comprehensive plan is to establis e local, county and state agencies, j as they prepare detailed plans and p	private
historic and existing condition options to address such condit.	nittee undertook a comprehensive a s within the community, developed ions and identified goals, objective: l presented such materials for public	l potential s and
WHEREAS, the Village devo comprehensive plan and the dr adequate public review; and,	ted considerable attention to the de raft document has been submitted a	evelopment of the nd received
WHEREAS, the Lima-Allen ( reviewed and recommended the Comprehensive Plan for adopt	County Regional Planning Commis he Spencer Township/Village of Sp tion; and,	ssion has encerville 2030
WHEREAS, Spencer Townsh Spencerville 2030 Comprehen	ip has adopted the Spencer Townsl sive Plan.	hip/Village of
NOW THEREFORE, BE IT Spencerville, Allen County, O	<b>RESOLVED</b> by the Council of th hio, to-wit:	e Village of
endorses and adopts the Spenc Comprehensive Plan as an imp	ouncil of the Village of Spencervill er Township/Village of Spencervil portant planning tool which identifi- projects and programs to be underta n year.	le 2030 es a wide range
SECTION TWO: That this F force at the earliest period allo	Resolution shall become effective as wed by law.	nd be in full
APPROVED:	MMM/	
ATTEST: Dawn K. Baile	Dailey , Clerk/Treasurer is a true and exact i ed by Council on april Oan	
I certify that this	is a true and exact ,	reproduction of 1. 4, 2011

Title	Plan Section	Category	Year	Author/Publisher	Description
Resource Plan Future of the Miami and Erie Canal	Action Plan: Improving Transportation Corridors	Redevelopment Plan for Miamí-Erie Canal	2001	Miami-Erie Canal Corridor Association	Analysis of, and general redevelopment plan for, Miami-Erie Canal.
Land Evaluation & Site Assessment	Action Plan: Land Use	Land Use	1996	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2006	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
Subdivision Regulations for Village of Spencerville, Ohio	Action Plan: Land Use	Regulatory Controls	2005	Village of Spencerville	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
Zoning Resolution: Spencer Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2004	Spencer Township	Township Zoning adopted pursuant to Section 519 of the Ohio Revised Code.
Zoning Resolution: Village of Spencerville Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1999	Village of Spencerville	Zoning Resolution adopted pursuant to Section 711 of the Ohio Revised Code.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Provides overview of community development and visioning process.
Comprehensive Economic Development Strategy for Allen County, Ohio	Economic Overview	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
2002 Economic Census	Economic Overview: Employment	Economic Census	2005	U.S. Department of Commerce Bureau of the Census	Statistical summations of Spencer Township, Allen County, State of Ohio.
2002 Census of Agriculture	Economic Overview: Employment	Agricultural Census	2002	U.S. Department of Agriculture	Statistical summations of Spencer Township, Allen County, State of Ohio.
2003 Making Vision Reality	Economic Overview: Employment	Economic Development	2003	Allen Economic Development Group	Overview of commercial sector and project summaries.
County Business Patterns 2001-2002	Economic Overview: Employment	Economic Profile	2004	U.S. Department of Commerce	Annual publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County
County & City Data Book 13th Edition	Economic Overview: Employment	Economic Profile	2000	U.S. Census Bureau	Summary of statistics on the social and economic structure of the counties and cities of the United States.
ES 202 Employment by SIC	Economic Overview. Employment	Economic Profile	2008	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month and year average from 1980 to 2008.
News Release: ODJFS issues long-term job forecasts for 11 Ohio metropolitan areas	Economic Overview: Employment	Employment Forecast	2004	Ohio Department of Job & Family Services	Statewide Employment projections 2000 - 2010.
Nexus Ohio: Multimodal Opportunities For Economic Development - Final Report	Economic Overview: Employment	Economic Study	2003	Jack Faucett Associates	Reflects Economic Development, transportation infrastructure, waterway usage, and transportation improvement scenarios.

Plan Reference Materials

Title	Plan Section	Category	Year	Author/Publisher	Description
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2008	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1985	Woolpert Consultants	Provides economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Lima/Allen County Economic Adjustment Study: Report #1 - Community Interface	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Reviews overview of initial community interface and interaction.
Lima/Allen County Economic Adjustment Study: Report #2 - Economic Overview & Impacts	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Reviews economic conditions and economic impact assessment of job loss due to Department of Defense downsizing.
Lima/Allen County Economic Adjustment Study: Report #3 - Target Marketing	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Reviews cluster analysis, marketing strategies and actions.
Lima/Allen County Economic Adjustment Study: Report #4 - Facilities Analysis	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Provides overview of existing facilities including: Airfoil building compound & Sundstrand building compound. Highlights assets, liabilities, code issues, and reuse potential.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Allen County Air Quality Report	Environmental Factors: Air Quality	Air Quality	2003	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2003. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Forest Resources Plan of the Ottawa Watershed	Environmental Factors: Natural Environment	Forest Management	1996	USDA Forest Service	Assessment of conditions and opportunities to improve water quality through successful forest management.
Draft Solid Waste Management Plan Update	Environmental Factors: Solid Waste	Solid Waste Study	1999	Howard S. Weinerman, Inc.	Prepared for North Central Ohio Solid Waste District. Identifies inventories, generation and reduction, projections and strategies, and methods of solid waste management.
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Includes 5-year action plan to mediate degrading practices.
Total Maximum Daily Loads for the Upper Auglaize River Watershed	Environmental Factors: Water Quality	Water Quality Analysis of Upper Auglaize River Watershed	2004	State of Ohio Environmental Protection Agency	An analysis of contributing factors associated with water quality impairments of the Upper Auglaize River Watershed

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2004	Rural Community Assistance Action Program	Reflects local demographics, housing needs, and housing
Analysis of Impediments to Fair Housing	Infrastructure & Services: Housing	Housing Conditions	2008	Lima-Allen County Regional Planning Commission	Federally mandated analysis of resident populations, available housing stock, housing conditions, local programs and area policies affecting fair housing choice in Allen County.
2030 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2009	Lima-Allen County Regional Planning Commission	Reflects land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Access Ohio 2004-2030 Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Identifies 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
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Defines purpose for access management, administration issues, design standards, and traffic impact study requirements.
Public Transit-Human Services Transportation Coordination Plan	Infrastructure & Services: Transportation	Transportation Plan	2008	Lima-Allen County Regional Planning Commission	Study assesses the extent of available public transportation services in Allen County and offers recommendations to improve accessibility county-wide.
Railroad Improvement Study: Spencerville-Elgin Railway (SPEG) Allen County, Ohio	Infrastructure & Services: Transportation	Traffic Safety	2008	Lima-Allen County Regional Planning Commission	SPEG rail corridor at-grade safety study.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Traffic Crash Incident Summary Report 2005-2007	Infrastructure & Services: Transportation	Traffic and Safety	2008	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Transportation Improvement Program FY 2008-2011	Infrastructure & Services: Transportation	Transportation Action Plan	2007	Lima-Allen County Regional Planning Commission	Comprehensive transportation listing of federally funded projects in Allen County.
Village of Spencerville Bridge Inspection Supplemental Report	Infrastructure & Services: Transportation	Bridge Sufficiency Analysis	2008	Kohli & Kaliher Associates, Inc.	Analysis of bridges on Mulberry, Elm, Sixth, Fifth and Pearl streets in Spencerville.
Village of Spencerville Sign Compliance Reports	Infrastructure & Services: Transportation	Signage Assessment	2008	MasterMind Systems, Inc.	An assessment of Village signage as per the MUTCD.
Village of Spencerville Traffic Crash Incident Summary Report 2008	Infrastructure & Services: Transportation	Traffic Safety	2009	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analysis in Spencerville.

Title	Plan Section	Category	Year	Author/Publisher	Description
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.
General Plan for Wastewater Treatment Improvements Village of Spencerville Allen County, Ohio	Infrastructure & Services: Water & Wastewater	Wastewater Assessment	1995	Kohli & Kaliher Associates, Inc.	General Plan analyzing infiltration and inflow problems as well as NPDES permitting requirements recommending upgraded sanitary sewer collection system
Nanofiltration Pilot Study Report	Infrastructure & Services: Water & Wastewater	Water Filtration Study	2003	Floyd Browne Associates, Inc.	Final report regarding the implementation of a nanofiltration membrane to remove iron and soften water supply.
Rate Study, Meter Replacement Program and Water Project Financing Report	Infrastructure & Services: Water & Wastewater	Utility Costs Assessment	2000	Floyd Browne Associates, Inc. and Kohli & Kaliher Associates, Inc.	Study to assess costs associated with water and wastewater treatment as well as financing options.
Wastewater Treatment Plant Biosolids Management Plan	Infrastructure & Services: Water & Wastewater	Wastewater Treatment Plan	2000	Floyd Browne Associates, Inc.	Wastewater Treatment Plant policies and procedures addressing treatment and disposal of residual solids.
Water System Improvement General Plan	Infrastructure & Services: Water & Wastewater	Water Master Plan	1999	Floyd Browne Associates, Inc.	Water system plan for the Village of Spencerville using computerized model to assess adequacy and upgrades of available water supply and treatment facilities.
Ohio Department of Development County Population Projections 2000-2030	Population Characteristics	Population Study	2003	Ohio Department of Development	Statistical summation of projected populations by political subdivision.
Ohio 2000 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary Report	2001	Ohio Department of Development	Demographic overview.
United States Census 1980	Population Characteristics	Census Tabulation	1980	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characterístics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service, ODNR, et al.	Includes overview of soil type and survey procedures.

					TRAN	SPORT	ATION F		TRANSPORTATION FUNDING SOURCES	CES							
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	CMAQ	STP	1	STP	LBR	SRTS	Safety	Small City	Local Major Bridge	TE	Muni Bridge	Grants	SIB	OPWC	ORDC	ODNR	ODOD
Roads																	
Maintenance		X		X			X						X	Х			
Capacity Expansion	×	×		×			×	X					×	X			
Turn Lanes	×	×		×			×	X					×	Х			
Street Lighting		×	×			×	×			×			×	×			
Signalization	×	×		×		×	×	×					×	×	×		
Sidewalks/Curbs	×	×	×			×	×	×		×			×	×			
ROW Purchase	X	×				×	X						X	Х	Х	x	×
Utilities Installation	X	×	X	X	×		X	X	X	X	X		X	X			
Bridge Replace/Rehab		X	X	X	×	×	×		X	X	×		×	X	Х		
Environmental	X	×	X	X		×	X							Х			
Preliminary Design	×	X	X			X	×							Х	Х		
Final Design	×	×	×	×		×	×						×	Х	X		
Noise Walls		×	X										×				
Safety	×	×		×		×	×	×		×			×	X	×		
ADA Projects	×	×	×			×	×			×			×	X	×		×
Aviation		×										×	X				
Public Transportation																	
Capitol	×	×	×									×	×				
Operations	X	×										×					
Bicycle/Pedestrian Facilities	X	×	Х			X	X			×			Х			X	X
Enhancement Projects		Х	Х							X			Х				X
Water/Sewer	Х	×	X	X			X	Х					×	Х			
Rail/Rail Freight	×	×	×					×				×	X				
NOTES: This matrix is a guide; please contact the appropriate agency for	; please co	ontact the	appropris	ate agenc		cific eligibil	specific eligibility criteria.										
X – Eligible																	
X - Conditions Apply MDO Metropoliton Blonning Organization	Organizatio	ŗ															
CEAO - County Engineers Association of Ohio	sociation of	f Ohio															
ODOT – Ohio Department of Transportation	Transportat	ion															
ORDC - Ohio Rail Development Commission	othernission of Commis	sion															
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APPENDIX A

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ODNR – Ohio Department of Natural Resources ODOD – Ohio Department of Development OPWC offers funding to local governmental entities. OPWC funds may be used on State Routes as long as the route falls within municipal limits.

## APPENDIX B

# **Conservation Program Opportunities For Allen County Landowners**

Program Name	Administering Agency	Program Description	Contact Info
Conservation Stewardship Program (CSP)	(NRCS)	undertaking additional conservation activities. In Ohio, soil quality, water quality, and plants are the natural resource areas that are traditionally of specific concern. Allen County is located within the Western Lake Erie Basin CSP priority area. Program payments are made based on conservation performance payment points estimated for each agricultural operation by the Conservation Measurement Tool (CMT). Conservation performance points are unique for each agricultural operation and are based on existing and proposed conservation activities. Contracts cover the eligible land in the entire agricultural operation and are for five years. For all contracts entered into, CSP payments to a person or legal entity may not exceed \$40,000 in any fiscal year, and \$200,000 during any 5-year period. Each CSP contract will be limited to \$200,000 over the term of the initial contract period.	NRCS Lima Field Office located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223-0040 ext. 3
Environmental Quality Incentives Program (EQIP)	(NRCS)		NRCS Lima Field Office located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223-0040 ext. 3
Conservation Reserve Program (CRP)	administrative agency for the CRP program and the Natural Resources Conservation Service (NRCS) is the technical assistance	of the USDA's incentive programs. The overall purpose of the CRP program is to reduce erosion, increase wildlife habitat, improve water quality and increase forestland. Eligible practices include filter strips, riparian forest buffers, wetland restorations and windbreaks. Eligibility varies by soil type and crop history. Land is accepted into program if bid qualifies. Continuous	Allen County USDA Service Center located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223-0040 FSA phone ext. 2 NRCS phone ext. 3
(CREP)	Division of Soil and Water Conservation through the Allen Soil and Water Conservation		Allen SWCD located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223- 0040 ext. 3
Wetland Reserve Program (WRP)	(NRCS)	NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competive	NRCS Lima Field Office located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223-0040 ext. 3
Wetland Restoration Program	Divison of Wildlife	50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland Stamps and Ducks Unlimited MARSH funds.	Contact the Private Lands Biologist located at your local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A, Findlay, OH 45840 Jeff Burris - 419-429- 8367 and Mark Witt - 419-429-8362
Northwest Ohio Field Windbreak Program		reduce soil erosion, protect crops from wind damage and enhance wildlife habitat. Cost-share is provided for both the trees and planting services.	Allen SWCD located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223- 0040 ext. 3
	Division of Forestry in cooperation with the USDA Forest Service	Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1. Columbus, OH 43229 614-265-6694
Wildlife Habitat Incentives Program (WHIP)	(NRCS)		NRCS Lima Field Office located at 3900 Campus Drive, Suite A, Lima, OH 45804 419-223-0040 ext. 3
Conservation Easement Program	(WCOLC)		PO Box 503, Lima, OH 45802 567-204- 9126 www.wcolc.org
Clean Ohio Agricultural Easement Purchase Program (AEPP)		periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St., Lima, OH 45801 419-228-1836

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

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

Reference
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### APPENDIX C GAP ANALYSIS

## **RMP** Opportunity Gap - Retail Stores

	2009 Demand	2009 Supply	Opportunity
Retail Stores	(Consumer Expenditures)	(Retail Sales)	Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	31,741,852	66,456,880	(34,715,028)
Motor Vehicle and Parts Dealers-441	4,865,606	0	4,865,606
Automotive Dealers-4411	4,018,449	0	4,018,449
Other Motor Vehicle Dealers-4412	374,759	0	374,759
Automotive Parts/Accsrs, Tire Stores-4413	472,397	0	472,397
Furniture and Home Furnishings Stores-442	628,628	1,990,742	(1,362,114)
Furniture Stores-4421	330,108	1,966,165	(1,636,057)
Home Furnishing Stores-4422	298,520	24,577	273,943
Electronics and Appliance Stores-443	719,123	0	719,123
Appliances, TVs, Electronics Stores-44311	542,040	0	542,040
Household Appliances Stores-443111	137,209	0	137,209
Radio, Television, Electronics Stores-443112	404,830	0	404,830
Computer and Software Stores-44312	146,132	0	146,132
Camera and Photographic Equipment Stores-44313	30,951	0	30,951
Building Material, Garden Equip Stores -444	3,636,227	96,235	3,539,992
Building Material and Supply Dealers-4441	3,324,040	96,235	3,227,805
Home Centers-44411	1,368,008	0	1,368,008
Paint and Wallpaper Stores-44412	71,483	0	71,483
Hardware Stores-44413	287,742	96,235	191,507
Other Building Materials Dealers-44419	1,596,807	0	1,596,807
Building Materials, Lumberyards-444191	627,909	0	627,909
Lawn, Garden Equipment, Supplies Stores-4442	312,186	0	312,186
Outdoor Power Equipment Stores-44421	46,758	- 0	46,758
Nursery and Garden Centers-44422	265,428	0	265,428
Food and Beverage Stores-445	4,223,866	2,073,488	2,150,378
Grocery Stores-4451	3,886,399	2,073,488	1,812,911
Supermarkets, Grocery (Ex Conv) Stores-44511	3,682,173	2,073,488	1,608,685
Convenience Stores-44512	204,226	0	204,226
Specialty Food Stores-4452	112,284	0	112,284
Beer, Wine and Liquor Stores-4453	225,184	0	225,184
Health and Personal Care Stores-446	1,930,832	1,674,476	256,356
Pharmancies and Drug Stores-44611	1,661,186	1,674,476	(13,290)
Cosmetics, Beauty Supplies, Perfume Stores-44612	70,151	0	70,151
Optical Goods Stores-44613	75,558	0	75,558
Other Health and Personal Care Stores-44619	123,938	0	123,938

	2009 Demand	2009 Supply	Opportunity
Retail Stores	(Consumer Expenditures)	(Retail Sales)	Gap/Surplus
Gasoline Stations-447	3,956,431	60,141,941	(56,185,510)
Gasoline Stations With Conv Stores-44711	2,979,825	54,163,331	(51,183,506)
Other Gasoline Stations-44719	976,606	5,978,610	(5,002,004)
Clothing and Clothing Accessories Stores-448	1,287,282	0	1,287,282
Clothing Stores-4481	927,816	0	927,816
Men's Clothing Stores-44811	57,469	0	57,469
Women's Clothing Stores-44812	226,173	0	226,173
Childrens, Infants Clothing Stores-44813	58,475	0	58,475
Family Clothing Stores-44814	501,900	. 0	501,900
Clothing Accessories Stores-44815	21,622	0	21,622
Other Clothing Stores-44819	62,177	0	62,177
Shoe Stores-4482	186,672	0	186,672
Jewelry, Luggage, Leather Goods Stores-4483	172,794	0	172,794
Jewelry Stores-44831	156,547	0	156,547
Luggage and Leather Goods Stores-44832	16,248	0	16,248
Sporting Goods, Hobby, Book, Music Stores-451	575,686	0	575,686
Sportng Goods, Hobby, Musical Inst Stores-4511	412,992	0	412,992
Sporting Goods Stores-45111	205,074	0	205,074
Hobby, Toys and Games Stores-45112	137,195	0	137,195
Sew/Needlework/Piece Goods Stores-45113	38,280	0	38,280
Musical Instrument and Supplies Stores-45114	32,443	0	32,443
Book, Periodical and Music Stores-4512	162,694	0	162,694
Book Stores and News Dealers-45121	112,362	0	112,362
Book Stores-451211	105,365	0	105,365
News Dealers and Newsstands-451212	6,997	0	6,997
Prerecorded Tapes, CDs, Record Stores-45122	50,332	0	50,332
General Merchandise Stores-452	4,223,359	0	4,223,359
Department Stores Excl Leased Depts-4521	2,006,164	0	2,006,164
Other General Merchandise Stores-4529	2,217,195	0	2,217,195
Miscellaneous Store Retailers-453	785,350	40,137	745,213
Florists-4531	66,677	24,926	41,751
Office Supplies, Stationery, Gift Stores-4532	318,046	0	318,046
Office Supplies and Stationery Stores-45321	179,456	0	179,456
Gift, Novelty and Souvenir Stores-45322	138,590	0	138,590
Used Merchandise Stores-4533	65,027	0	65,027
Other Miscellaneous Store Retailers-4539	335,600	15,211	320,389
Non-Store Retailers-454	2,071,829	0	2,071,829
Foodservice and Drinking Places-722	2,837,634	439,860	2,397,774
Full-Service Restaurants-7221	1,248,819	439,860	808,959

Retail Stores	2009 Demand (Consumer Expenditures)	2009 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	1,237,671	0	1,237,671
Special Foodservices-7223	247,473	0	247,473
Drinking Places - Alcoholic Beverages-7224	103,671	0	103,671
GAFO *	7,752,124	1,990,742	5,761,382
General Merchandise Stores-452	4,223,359	0	4,223,359
Clothing and Clothing Accessories Stores-448	1,287,282	0	1,287,282
Furniture and Home Furnishings Stores-442	628,628	1,990,742	(1,362,114)
Electronics and Appliance Stores-443	719,123	0	719,123
Sporting Goods, Hobby, Book, Music Stores-451	575,686	0	575,686
Office Supplies, Stationery, Gift Stores-4532	318,046	0	318,046

	2009 Demand	2009 Supply	Opportunity
Retail Stores	(Consumer Expenditures)	(Retail Sales)	Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	77,492,761	91,994,012	(14,501,251)
Motor Vehicle and Parts Dealers-441	12,420,548	8,111,254	4,309,294
Automotive Dealers-4411	10,268,890	7,933,844	2,335,046
Other Motor Vehicle Dealers-4412	983,718	78,792	904,926
Automotive Parts/Accsrs, Tire Stores-4413	1,167,940	98,619	1,069,321
Furniture and Home Furnishings Stores-442	1,553,567	2,496,365	(942,798)
Furniture Stores-4421	817,767	2,374,558	(1,556,791)
Home Furnishing Stores-4422	735,800	121,807	613,993
Electronics and Appliance Stores-443	1,765,053	74,847	1,690,206
Appliances, TVs, Electronics Stores-44311	1,327,142	74,847	1,252,295
Household Appliances Stores-443111	. 335,185	9,286	325,899
Radio, Television, Electronics Stores-443112	991,957	65,561	926,396
Computer and Software Stores-44312	360,107	0	360,107
Camera and Photographic Equipment Stores-44313	77,804	0	77,804
Building Material, Garden Equip Stores -444	8,914,165	326,115	8,588,050
Building Material and Supply Dealers-4441	8,147,331	319,621	7,827,710
Home Centers-44411	3,356,191	0	3,356,191
Paint and Wallpaper Stores-44412	176,955	0	176,955
Hardware Stores-44413	707,094	112,574	594,520
Other Building Materials Dealers-44419	3,907,091	207,047	3,700,044
Building Materials, Lumberyards-444191	1,534,722	81,000	1,453,722
Lawn, Garden Equipment, Supplies Stores-4442	766,834	6,494	760,340
Outdoor Power Equipment Stores-44421	115,280	0	115,280
Nursery and Garden Centers-44422	651,555	6,494	645,061
Food and Beverage Stores-445	10,107,711	2,435,232	7,672,479
Grocery Stores-4451	9,296,728	2,435,232	6,861,496
Supermarkets, Grocery (Ex Conv) Stores-44511	8,811,593	2,425,532	6,386,061
Convenience Stores-44512	485,135	9,700	475,435
Specialty Food Stores-4452	268,962	0	268,962
Beer, Wine and Liquor Stores-4453	542,020	0	542,020
Health and Personal Care Stores-446	4,608,641	2,393,627	2,215,014
Pharmancies and Drug Stores-44611	3,960,359	2,393,627	1,566,732
Cosmetics, Beauty Supplies, Perfume Stores-44612	166,817	0	166,817
Optical Goods Stores-44613	186,670	0	186,670
Other Health and Personal Care Stores-44619	294,795	0	294,795

Retail Stores	2009 Demand (Consumer Expenditures)	2009 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	9,493,038	75,275,139	(65,782,101)
Gasoline Stations With Conv Stores-44711	7,137,156	63,359,359	(56,222,203)
Other Gasoline Stations-44719	2,355,882	11,915,780	(9,559,898)
Clothing and Clothing Accessories Stores-448	3,183,626	2,154	3,181,472
Clothing Stores-4481	2,301,260	2,154	2,299,106
Men's Clothing Stores-44811	143,774	0	143,774
Women's Clothing Stores-44812	563,886	0	563,886
Childrens, Infants Clothing Stores-44813	140,638	0	140,638
Family Clothing Stores-44814	1,244,752	0	1,244,752
Clothing Accessories Stores-44815	53,866	0	53,866
Other Clothing Stores-44819	154,344	2,154	152,190
Shoe Stores-4482	455,904	0	455,904
Jewelry, Luggage, Leather Goods Stores-4483	426,462	0	426,462
Jewelry Stores-44831	387,035	0	387,035
Luggage and Leather Goods Stores-44832	39,426	0	39,426
Sporting Goods, Hobby, Book, Music Stores-451	1,421,622	34,145	1,387,477
Sportng Goods, Hobby, Musical Inst Stores-4511	1,022,985	34,145	988,840
Sporting Goods Stores-45111	515,444	6,581	508,863
Hobby, Toys and Games Stores-45112	333,658	0	333,658
Sew/Needlework/Piece Goods Stores-45113	92,809	27,564	65,245
Musical Instrument and Supplies Stores-45114	81,074	0	81,074
Book, Periodical and Music Stores-4512	398,636	0	398,636
Book Stores and News Dealers-45121	274,159	0	274,159
Book Stores-451211	257,317	0	257,317
News Dealers and Newsstands-451212	16,842	0	16,842
Prerecorded Tapes, CDs, Record Stores-45122	124,478	0	124,478
General Merchandise Stores-452	10,259,531	0	10,259,531
Department Stores Excl Leased Depts-4521	4,902,599	0	4,902,599
Other General Merchandise Stores-4529	5,356,932	0	5,356,932
Miscellaneous Store Retailers-453	1,898,330	105,056	1,793,274
Florists-4531	163,743	51,720	112,023
Office Supplies, Stationery, Gift Stores-4532	772,648	21,774	750,874
Office Supplies and Stationery Stores-45321	436,201	10,480	425,721
Gift, Novelty and Souvenir Stores-45322	336,446	11,294	325,152
Used Merchandise Stores-4533	159,505	0	159,505
Other Miscellaneous Store Retailers-4539	802,434	31,562	770,872
	5,037,359	0	5,037,359
Non-Store Retailers-454	6,829,571	740,077	6,089,494
Foodservice and Drinking Places-722 Full-Service Restaurants-7221	3,008,537	740,077	2,268,460

Retail Stores	2009 Demand (Consumer Expenditures)	2009 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	2,972,119	0	2,972,119
Special Foodservices-7223	594,916	0	594,916
Drinking Places -Alcoholic Beverages-7224	253,999	0	253,999
GAFO *	18,956,046	2,629,286	16,326,760
General Merchandise Stores-452	10,259,531	0	10,259,531
Clothing and Clothing Accessories Stores-448	3,183,626	2,154	3,181,472
Furniture and Home Furnishings Stores-442	1,553,567	2,496,365	(942,798)
Electronics and Appliance Stores-443	1,765,053	74,847	1,690,206
Sporting Goods, Hobby, Book, Music Stores-451	1,421,622	34,145	1,387,477
Office Supplies, Stationery, Gift Stores-4532	772,648	21,774	750,874

	2009 Demand	2009 Supply	Opportunity
Retail Stores	(Consumer Expenditures)	(Retail Sales)	Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	522,475,148	313,065,409	209,409,739
Motor Vehicle and Parts Dealers-441	86,242,840	48,939,506	37,303,334
Automotive Dealers-4411	71,849,650	37,387,660	34,461,990
Other Motor Vehicle Dealers-4412	6,681,148	4,634,997	2,046,151
Automotive Parts/Accsrs, Tire Stores-4413	7,712,043	6,916,848	795,195
Furniture and Home Furnishings Stores-442	10,789,593	11,132,778	(343,185)
Furniture Stores-4421	5,702,205	8,844,197	(3,141,992)
Home Furnishing Stores-4422	5,087,389	2,288,580	2,798,809
Electronics and Appliance Stores-443	12,142,789	4,707,174	7,435,615
Appliances, TVs, Electronics Stores-44311	9,106,455	4,108,083	4,998,372
Household Appliances Stores-443111	2,285,347	3,766,730	(1,481,383)
Radio, Television, Electronics Stores-443112	6,821,108	341,353	6,479,755
Computer and Software Stores-44312	2,489,093	599,091	1,890,002
Camera and Photographic Equipment Stores-44313	547,241	0	547,241
Building Material, Garden Equip Stores -444	61,031,961	20,246,917	40,785,044
Building Material and Supply Dealers-4441	55,828,473	18,267,470	37,561,003
Home Centers-44411	23,004,576	1,415,513	21,589,063
Paint and Wallpaper Stores-44412	1,229,507	0	1,229,507
Hardware Stores-44413	4,846,665	981,173	3,865,492
Other Building Materials Dealers-44419	26,747,725	15,870,784	10,876,941
Building Materials, Lumberyards-444191	10,495,846	6,208,888	4,286,958
Lawn, Garden Equipment, Supplies Stores-4442	5,203,488	1,979,447	3,224,041
Outdoor Power Equipment Stores-44421	786,938	402,513	384,425
Nursery and Garden Centers-44422	4,416,550	1,576,934	2,839,616
Food and Beverage Stores-445	66,709,882	17,413,930	49,295,952
Grocery Stores-4451	61,246,987	17,323,573	43,923,414
Supermarkets, Grocery (Ex Conv) Stores-44511	58,089,576	14,852,443	43,237,133
Convenience Stores-44512	3,157,411	2,471,131	686,280
Specialty Food Stores-4452	1,776,243	27,737	1,748,506
Beer, Wine and Liquor Stores-4453	3,686,651	62,619	3,624,032
Health and Personal Care Stores-446	30,733,149	20,257,205	10,475,944
Pharmancies and Drug Stores-44611	26,382,007	18,163,857	8,218,150
Cosmetics, Beauty Supplies, Perfume Stores-44612	1,110,991	0	1,110,991
Optical Goods Stores-44613	1,278,785	1,584,865	(306,080)
Other Health and Personal Care Stores-44619	1,961,366	508,483	1,452,883

Retail Stores	2009 Demand (Consumer Expenditures)	2009 Supply (Retail Sales)	Opportunity Gap/Surplus
Gasoline Stations-447	61,045,666	142,497,460	(81,451,794)
Gasoline Stations 447 Gasoline Stations With Conv Stores-44711	45,854,443	119,264,679	(73,410,236)
Other Gasoline Stations 44719	15,191,223	23,232,781	(8,041,558)
Clothing and Clothing Accessories Stores-448	21,993,894	3,424,028	18,569,866
Clothing Stores-4481	15,892,803	2,353,068	13,539,735
Men's Clothing Stores-44811	991,597	167,703	823,894
Women's Clothing Stores-44812	3,931,143	1,694,481	2,236,662
Childrens, Infants Clothing Stores-44813	936,711	342,699	594,012
Family Clothing Stores-44814	8,588,113	0	8,588,113
Clothing Accessories Stores-44815	376,259	1,303	374,956
Other Clothing Stores-44819	1,068,980	146,883	922,097
Shoe Stores-4482	3,074,095	252,889	2,821,206
Jewelry, Luggage, Leather Goods Stores-4483	3,026,996	818,071	2,208,925
Jewelry Stores-44831	2,759,460	818,071	1,941,389
Luggage and Leather Goods Stores-44832	267,536	0	267,536
Sporting Goods, Hobby, Book, Music Stores-451	9,869,671	2,244,031	7,625,640
Sportng Goods, Hobby, Musical Inst Stores-4511	7,075,338	1,330,606	5,744,732
Sporting Goods Stores-45111	3,614,049	826,576	2,787,473
Hobby, Toys and Games Stores-45112	2,263,629	0	2,263,629
Sew/Needlework/Piece Goods Stores-45113	624,107	319,257	304,850
Musical Instrument and Supplies Stores-45114	573,554	184,774	388,780
Book, Periodical and Music Stores-4512	2,794,333	913,426	1,880,907
Book Stores and News Dealers-45121	1,925,294	32,155	1,893,139
Book Stores-451211	1,812,422	29,104	1,783,318
News Dealers and Newsstands-451212	112,872	3,051	109,821
Prerecorded Tapes, CDs, Record Stores-45122	869,039	881,271	(12,232)
General Merchandise Stores-452	69,080,625	18,005,947	51,074,678
Department Stores Excl Leased Depts-4521	33,327,217	0	33,327,217
Other General Merchandise Stores-4529	35,753,408	18,005,947	17,747,461
Miscellaneous Store Retailers-453	12,487,656	8,724,036	3,763,620
Florists-4531	1,119,358	411,726	707,632
Office Supplies, Stationery, Gift Stores-4532	5,251,842	2,194,983	3,056,859
Office Supplies and Stationery Stores-45321	2,968,704	551,950	2,416,754
Gift, Novelty and Souvenir Stores-45322	2,283,138	1,643,033	640,105
Used Merchandise Stores-4533	1,098,146	757,125	341,021
Other Miscellaneous Store Retailers-4539	5,018,310	5,360,202	(341,892)
Non-Store Retailers-454	34,094,435	3,397,179	30,697,256
Foodservice and Drinking Places-722	46,252,987	12,075,218	34,177,769
Full-Service Restaurants-7221	20,447,563	8,194,669	12,252,894

#### Radius 3: 116 S BROADWAY ST, SPENCERVILLE, OH 45887-1267, 0.00 - 10.00 Miles, Total

Retail Stores	2009 Demand (Consumer Expenditures)	2009 Supply (Retail Sales)	Opportunity Gap/Surplus
Limited-Service Eating Places-7222	19,976,412	3,265,889	16,710,523
Special Foodservices-7223	4,006,408	79,660	3,926,748
Drinking Places - Alcoholic Beverages-7224	1,822,604	535,001	1,287,603
GAFO *	129,128,415	41,708,942	87,419,473
General Merchandise Stores-452	69,080,625	18,005,947	51,074,678
Clothing and Clothing Accessories Stores-448	21,993,894	3,424,028	18,569,866
Furniture and Home Furnishings Stores-442	10,789,593	11,132,778	(343,185)
Electronics and Appliance Stores-443	12,142,789	4,707,174	7,435,615
Sporting Goods, Hobby, Book, Music Stores-451	9,869,671	2,244,031	7,625,640
Office Supplies, Stationery, Gift Stores-4532	5,251,842	2,194,983	3,056,859

\* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Claritas' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census.Additional data sources are incorporated to create both supply and demand estimates.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.

Business Description	Total Establishment	Total Employees	Employees Per Establishment
ndustries (All)	77	896	12
Industries (Private Sector)	54	636	12
Industries (Government and Non-Profit)*	23	260	11
Agriculture (All)	0	0	0
Aining (All)	0	0	0
Construction (All)	3	5	2
Manufacturing (All)	5	123	25
Fransportation, Communications/Public Utilities	2	27	14
Wholesale Trade (All)	3	19	6
Retail (All Retail)	17	143	8
Building Matls and Garden Supply	1	3	3
General Merchandise Stores	0	0	0
Food Stores	1	22	22
Auto Dealers and Gas Stations	3	38	13
Apparel and Accessory Stores	0	0	0
Home Furniture, Furnishings and Equipment	3	30	10
Eating and Drinking Places	5	37	7
Miscellaneous Retail Stores	4	13	3
Finance (All)	4	19	5
Bank, Savings and Lending Institutions	2	10	5
Security and Commodity Brokers	0	0	0
Insurance Carriers and Agencies	1	7	7
Real Estate	1	2	2
Trusts, Holdings and Other Investments	0	0	0

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	38	516	14
Hotel and Other Lodging	0	0	0
Personal Services	11	22	2
Business Services	1	110	110
Motion Picture and Amusement	3	8	3
Health Services	4	158	40
Legal Services		2	2
Educational Services	5	168	34
Social Services	1	7	7
Misc, Membership Orgs and Nonclassified	12	41	3
Public Administration (All)	5	44	9
CY Population	2,191		
CY Residential Pop per Business	29		
CY Households	844		
CY HHs per Businesses	11		

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Industries (All)	119	1,121	9
Industries (Private Sector)	86	832	10
Industries (Government and Non-Profit)*	33	289	9
Agriculture (All)	3	9	3
Mining (All)	0	0	0
Construction (All)	12	51	4
Manufacturing (All)	13	189	15
Fransportation, Communications/Public Utilities	5	71	14
Wholesale Trade (All)	5	29	6
Retail (All Retail)	18	144	8
Building Matls and Garden Supply	1	3	3
General Merchandise Stores	0	0	0
Food Stores		22	22
Auto Dealers and Gas Stations	3	38	13
Apparel and Accessory Stores	0	0	0
Home Furniture, Furnishings and Equipment	4	31	8
Eating and Drinking Places	5	37	7
Miscellancous Retail Stores	4	13	3
Finance (All)	5	20	4
Bank, Savings and Lending Institutions	2	10	5
Security and Commodity Brokers	0	0	0
Insurance Carriers and Agencies	2	8	4
Real Estate	1	2	2
Trusts, Holdings and Other Investments	0	0	0

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	50	556	11
Hotel and Other Lodging	0	0	0
Personal Services	12	26	2
Business Services	3	114	38
Motion Picture and Amusement	3	8	3
Health Services	6	169	28
Legal Services	STATISTICS AND IN IS	2	2
Educational Services	5	168	34
Social Services	1	7	7
Misc, Membership Orgs and Nonclassified	19	62	3
Public Administration (All)	8	52	7
CY Population	5,133		
CY Residential Pop per Business	43		
CY Households	1,948		
CY HHs per Businesses	16		

Business Description	Total Establishment	Total Employees	Employees Per Establishment	
ndustries (All)	841	8,217	10	
Industries (Private Sector)	688	6,387	9	
Industries (Government and Non-Profit)*	153	1,830	12	
Agriculture (All)	34	105	3	
Aining (All)	0	0	0	
Construction (All)	106	868	8	
Manufacturing (All)	67	1,929	29	
Fransportation, Communications/Public Utilities	32	236	7	
Wholesale Trade (All)	35	191	6	
Retail (All Retail)	150	1,442	10	
Building Matls and Garden Supply	17	117	7	
General Merchandise Stores	5	50	10	
Food Stores	8	140	18	
Auto Dealers and Gas Stations	29	288	10	
Apparel and Accessory Stores	6	32	5	
Home Furniture, Furnishings and Equipment	18	114	6	
Eating and Drinking Places	37	435	12	
Miscellaneous Retail Stores	30	266	9	
Finance (All)	60	265	4	
Bank, Savings and Lending Institutions	13	108	8	
Security and Commodity Brokers	6	16	3	
Insurance Carriers and Agencies	18	65	4	
Real Estate	22	75	3	
Trusts, Holdings and Other Investments	1	1	1	

Business Description	Total Establishment	Total Employees	Employees Per Establishment
Service (All)	314	2,820	9
Hotel and Other Lodging	2	16	8
Personal Services	88	304	4
Business Services	44	267	6
Motion Picture and Amusement	26	127	5
Health Services	34	610	18
Legal Services	7	20	3
Educational Services	24	1,028	43
Social Services	16	199	12
Misc, Membership Orgs and Nonclassified	73	249	3
Public Administration (All)	43	361	8
CY Population	32,960		
CY Residential Pop per Business	39		
CY Households	12,630		
CY HHs per Businesses	15		

### Radius 3: 116 S BROADWAY ST, SPENCERVILLE, OH 45887-1267, 0.00 - 10.00 Miles, Total

Prepared from Claritas Business-Facts which includes data from infoUSA.

\* Industries (Government & Non-Profit), or the Public Sector, includes Public Administration, Museums, Educational, and Social Services. All the rest of the Industries are the Private Sector.

## Appendix: Area Listing

Type: Radius 1	Reporting Detail: Aggregate	Reporting Level: Block Group
Radius Definition:		
116 S BROADWAY ST		Latitude/Longitude 40.707146 -84.354105
SPENCERVILLE, OH 45887-1267		Radius 0.00 - 1.00
area Name:		
Type: Radius 2	Reporting Detail: Aggregate	Reporting Level: Block Group
Radius Definition:		
116 S BROADWAY ST		Latitude/Longitude 40.707146 -84.354105
SPENCERVILLE, OH 45887-1267		Radius 0.00 - 5.00
Area Name:		
Type: Radius 3	Reporting Detail: Aggregate	Reporting Level: Block Group
Radius Definition:		-
116 S BROADWAY ST		Latitude/Longitude 40.707146 -84.354105
SPENCERVILLE, OH 45887-1267		Radius 0.00 - 10.00
Project Information:		

Site: 1

Order Number: 968711820