

**2040  
PERRY TOWNSHIP  
COMPREHENSIVE PLAN**

**APRIL 2015**

Prepared by:

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## FORWARD

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

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

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

### **Township Administration:**

Norm Capps, Trustee

W. Kevin Cox, Trustee

\*Gregory Kessen, Trustee

Natalie Scott, Fiscal Officer

\*Tony B. Hayes, Zoning Inspector

### **Zoning Commission:**

Brad Butterfield

Phil Fletcher

\*Earl Johnson

\*Louie Johnson

\*Daryl Styer

### **Board of Zoning Appeals:**

\*Bob Davis

\*Bob Dershem

\*Ginger Hollar

Jack Neal

\*Mary Williamson

### **Plan Advisory Committee:**

\*Brooke Hedges, Resident

\*Bob Phillips, Perry Police

\*Jason Smedley, Perry Fire

\*Plan Advisory Committee Member

## EXECUTIVE SUMMARY

- This Plan is the result of an extensive planning process that examines population, demographics, employment, land use and housing characteristics necessary to address issues related to future development in Perry Township. The Comprehensive Plan contains: the history of the site and situation of Perry Township, a discussion of community development problems and opportunities, a discussion setting forth goals and objectives, and a plan of action, and performance measures that will be used to evaluate to what extent goals and objectives have been achieved.
- Priorities identified within the Plan target: preserve rural way of life; protect working farms; support and strengthen the agricultural foundation and economic base of the community; and, develop infrastructure necessary to support residential and commercial growth. The Plan is pro-growth but it looks to protect the natural environment and end needless sprawl. The Plan expects local officials to increase the coordination and communication between development interests and local and state officials when addressing development's impact on utility services, transportation infrastructure, the natural environment and open space.
- Population projections for Perry Township indicate a slow decline to 2040, losing an estimated 124 residents. The projected decline will impact the demand on community facilities, housing supply, land use and associated public services. Perry Township's population is expected to continue to gradually grow older. Empty nesters are expected to comprise 22.3 percent of the population by 2040. Age of residents will also impact the need for service, including education, police, fire and emergency medical service. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. Age will be a significant factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Household size is expected to continue its decline to 1.94 people per household, increasing the demand for new housing while at the same time increasing the stress upon transportation and other social services.
- Township housing is somewhat aging with new development in platted subdivisions largely absent. Over 300 (39.0%) of Perry Township's housing units were built after 1960. In Allen County, over half (52.7%) of housing was built after 1960, while in the City of Lima 36.1 percent of housing were built after 1960. Single-family dwellings comprise 79.1 percent of Perry Township housing units in 2012. Home ownership accounts for 79.4 percent of all housing units. The median home value in Perry Township (\$87,700) was significantly lower than Bath Township (\$119,000) and Allen County (\$104,400). The Plan supports more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan contends that new medium density platted subdivisions will support a pent-up demand for newer homes on smaller lots with more amenities.
- The existing highway system supplies a solid network for the movement of goods and people within and through the Township. The total roadway system in Perry Township consists of 90.9 miles of roadway, of which 12.6 miles are classified as state routes. Over 70.0 percent of the system is classified as local and the Township is responsible for the maintenance and upkeep of 51.0 miles. In 2013, Vehicle Miles of Travel per day (VMT) approaches 210,000. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs. Currently, SR 117, SR 65 and SR 309 serve as the primary routes into and through Perry Township. These routes are gateways into the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking corridor studies,

streetscape projects and integrating access management regulations will help improve the safety of area roadways and further long term community interests.

- Without significant policy changes, future residential demand reflects 241 additional residential units consuming 784 acres. In order to protect the rural character of Perry Township, design elements and development standards need to be considered. Encroachment by residential units into highly productive agricultural land must be limited to the maximum extent possible. The continued permitting of strip development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services. The Plan argues for the development of Protected Agricultural Districts and zoning amendments to protect working farms.
- Key issues of concern to future development revolve around the availability, adequacy and costs of providing adequate municipal water and wastewater services. The Plan supports the development of public water and wastewater systems in combination to foster higher density residential developments. The Plan identifies the glacial ridgeline as the extent of any future water and sewer services to protect and preserve working farms and the community's agricultural heritage to the extent possible.
- In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for urban development and redevelopment. Supported by projections, the Plan recognizes 203 acres of agricultural land needed to satisfy industrial, commercial/services and warehousing activities. In combination, housing, quasi-public, commercial and industrial uses is estimated to consume a total of 551 acres of existing farmland.
- The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glare; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates floodplains and riverine buffer zones as well as wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.
- This Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Township in its pursuit.

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## SECTION I INTRODUCTION

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

### 1.1 HISTORY OF COMMUNITY DEVELOPMENT & PLANNING

The history of community development and planning in Perry Township is fractured in terms of its nature and scope. The Allen County Engineer's Office (ACEO) has provided the professional engineering guidance to manage safety on the Township roadway system and to manage drainage across the community. Perry Township has come to rely upon the Allen Economic Development Group (AEDG) to market and guide local economic development initiatives. The Lima-Allen County Regional Planning Commission (LACRPC) has historically had a supportive role with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance to the Township with respect to developing regulatory language governing zoning and platting processes. The Allen County Sanitary Engineer's Office (ACSEO) has provided the necessary oversight, construction and maintenance of wastewater system services. The Allen County Health Department (ACHD) regulates the permitting process related



to the construction of private water wells and wastewater systems. The Ohio Environmental Protection Agency (OEPA) is responsible for the permitting of commercial and industrial wastewater systems. With the exception of the OEPA, the Board of Allen County Commissioners has supported each of the aforementioned agencies financially and politically.

Perry Township has shown concern over disjointed, haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township. As a result, starting in the fall of 2013 Perry Township officials approached the LACRPC for its technical support in developing a future vision and plan for the Township. The Township subsequently appointed an Advisory Committee to provide the ongoing public participation necessary to facilitate the process and document development. This is the first Comprehensive Plan developed by Perry Township.

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

### 1.2 PLANNING PHILOSOPHY

The preparation of this document was predicated upon the long-standing relationships that the LACRPC has forged with Perry Township and the various entities providing technical expertise

and infrastructure for community development. The strength of the LACRPC lies in the insights gained over 40 years of serving the 20 local member political subdivisions within Allen County during the planning and implementation of specific programs, projects and activities.

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



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

### 1.3 COMPREHENSIVE PLANNING PROCESS

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

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

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

#### 1.4 PLAN ORGANIZATION & MANAGEMENT

The Comprehensive Plan was prepared by staff of the LACRPC based on input and direction from the Perry Township 2040 Plan Advisory Committee. The Plan Committee was able to capitalize upon the input of other local agencies that supported Plan development including: the Allen County Auditor's office, the Allen County Engineer's office, the Allen County Sanitary Engineer's office, the Allen County Tax Map Office, the Allen Water District, and the Allen Soil and Water District. The draft document was circulated to local stakeholders prior to the final draft being approved. The Comprehensive Plan Advisory Committee reflected members of the Perry Township Zoning Commission, Perry Township Board of Zoning Appeals, the Perry Township Trustees and resident members of the community including several who were able to provide technical assistance with matters related to the law enforcement, fire safety, emergency services, and roadway maintenance amongst other issues. The Advisory Committee approved the draft Plan document and presented it to the Perry Township Zoning Commission, who then presented it to the Perry Township Trustees for review and subsequent approval.



The Advisory Committee approved the draft Plan document and presented it to the Perry Township Zoning Commission, who then presented it to the Perry Township Trustees for review and subsequent approval.

#### 1.5 CHRONOLOGY OF EVENTS

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

- **Public Participation.** An Advisory Committee was organized to identify those elements most important to the Township's character, community assets, community liabilities, utopian visions and actions to be taken.
- **Issues of Concern.** Based on prior input and data analysis completed by the LACRPC, a roster of key issues was prepared and reviewed for Advisory Committee. Discussion of such issues and concerns began in the fall and winter of 2013 and was ongoing until an Action Plan was finalized in the summer of 2014.
- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals, policies and objectives were developed for review and finalized late in the spring of 2014.
- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the summer 2014.
- **Final Perry Township Plan Adoption.** Township trustees took formal action to adopt the Plan after public hearings were completed in the summer 2014.

##### **Plan Preparation Process:**

- Obtain Informed Input
- Identify Issues/Concerns
- Set Goals & Objectives
- Prepare Action Plan
- Obtain Approvals

#### 1.6 MAJOR COMMUNITY DEVELOPMENT ISSUES

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

- The Township needs to better define agriculture as an economic activity to support the agricultural industry and preserve the rural character and heritage of the community.

- Specific roadway corridors should be targeted with public infrastructure, including municipal water, sanitary sewer and stormwater facilities, engineered and maintained to support commercial growth, higher density residential developments, a more diversified economic base, and lower tax burdens.
- An aging population and the retention and attraction of college-educated youth pose unique challenges to the community in terms of housing, transportation, government services and an available labor force. 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 to address same.
- Housing conditions need to be stabilized to support resident’s desired quality of life. Housing/building maintenance codes are absent and mechanisms to support local zoning codes are necessary to maintain property values.
- Natural resources, such as the Auglaize and Ottawa rivers need to be preserved. Wetlands and floodplains need to be more clearly defined for protection, and a mechanism for preserving natural resources needs to be put in place.

**1.7 VISION**

Residents of Perry Township will work and thrive in a friendly, tight-knit community where cleanliness and a rural character support a high quality of life based on well-educated, hard-working residents and employees who enjoy a vibrant economy supported by a variety of economic activities and where agriculture is respected and protected from urban uses; a Township where land values climb based on ready access to good roads, well-planned utilities, excellent public safety services (Police, Fire, EMS), great local schools, and an attractive and healthy environment, enjoyed by all residents.

**1.8 MISSION STATEMENT**

Perry Township will develop as a rural, family-friendly community located on the urban-rural fringe of the Lima-Urbanized Area. The Township commits to sustaining and promoting the highest quality of life for its residents irrespective of age or income. In pursuing this mission, the Township recognizes as a fundamental principal the charge of protecting the long term interests of the community and its endearing rural character – ensuring that residential and commercial development is neat, clean, well planned and developed consistent with agricultural base and character of the larger community. The Township is committed to providing reliable, effective public services to encourage and support a strong and vibrant local economy based on growth thru sustainable development initiatives. The Township recognizes the importance of sound environmental stewardship and pledges specific actions to improve the quality of the community’s air and water, to minimize litter and solid waste, to minimize needless sprawl, and to develop open space and recreational opportunities to support the quality of life its residents deserve and expect. The Plan establishes specific goals, strategies and objectives to support realization of the Plan and community vision. The Plan requires its stewards to conduct both qualitative and quantitative assessments of its progress periodically to ensure the Plan remains relevant and germane to the internal and external condition so of the larger community.



## SECTION 2 SITE & SITUATION

By assessing the site and situation of the community, its future potential can be identified. A land use plan can be developed to define current land use and determine future land use. The purpose of this assessment is to provide a way to manage future growth and guide landowners, developers, and administrators in making decisions.

This section of the Perry Township Comprehensive Plan is intended to provide a concise overview of the physical properties of the land. The information and maps in this section are provided to support land use and community development discussions and decisions.



### 2.1 LOCATION ATTRIBUTES & COMPOSITION

Perry Township is approximately 32.7 square miles and is located in the east-central portion of Allen County. The township is largely rural with the exception of the northwestern portion bordering the City of Lima. The Township is bisected by SR 117 running southeast/northwest, SR 65 running north/south, and the Indiana & Ohio (I&O) railroad running north/south. The Township form of government consists of three (3) trustees publicly elected to 4-year terms and one financial officer also elected to a 4-year term. Map 2-1 shows the location of the Township while Map 2-2 provides an aerial view.

### 2.2 CLIMATE & NATURAL FEATURES

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. This region was once a glacial lake that covered much of northwest Ohio; and, it 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. Today, the community is mostly level or gently sloping and is excellent for agriculture.

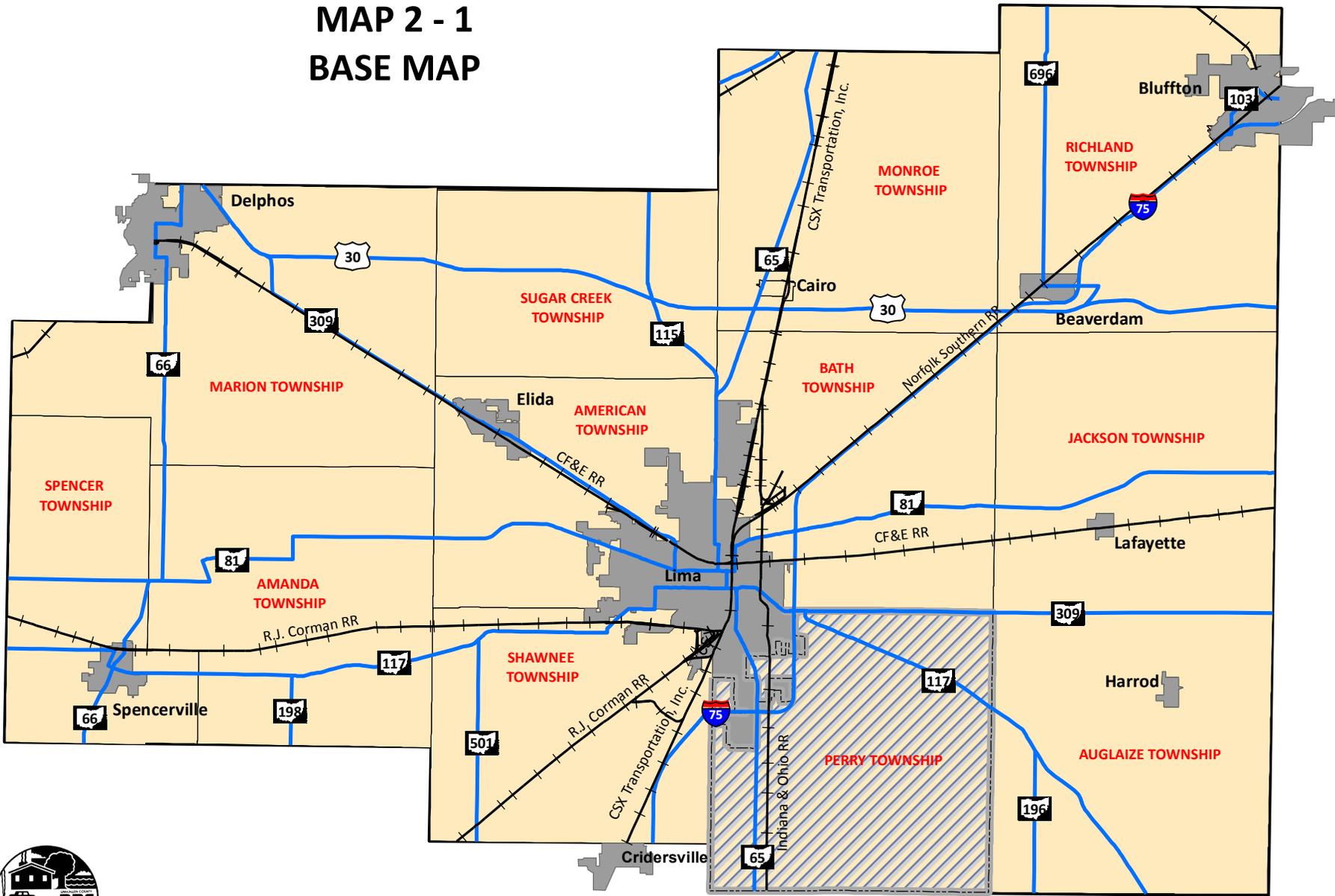
Perry Township experiences a climate of warm summers and cold winters largely because of its general location on the North American land mass. The climate is somewhat moderated because of its proximity to the Great Lakes. The community generally experiences distinct warm summers that contribute to a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

#### 2.2.1 Climate

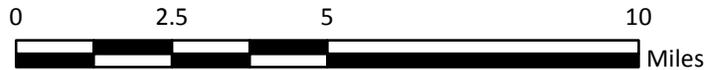
Perry Township is relatively cold in winter and hot in summer. In winter, the average temperature is 27.9 degrees Fahrenheit and the average daily minimum temperature is 19.0 degrees. The lowest temperature on record, -23 degrees Fahrenheit, occurred in January 1963. In summer, the average temperature is 72.0 degrees and the average daily maximum temperature is 82.0 degrees. The highest recorded temperature, which occurred on July 1988, is 103 degrees.

# MAP 2 - 1 BASE MAP

2 - 2

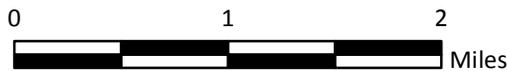
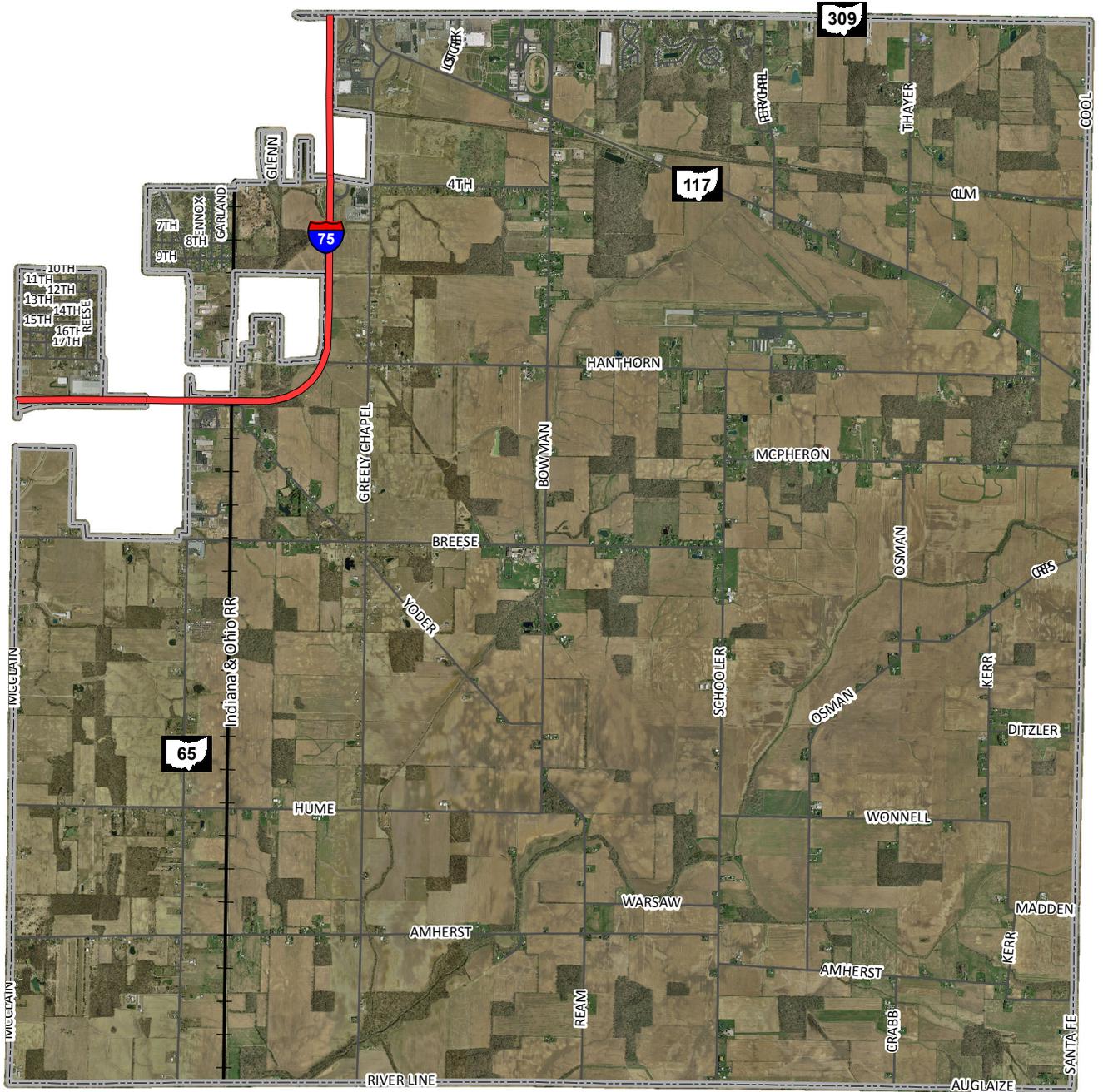


September 2013



# MAP 2 - 2

## PERRY TOWNSHIP: AERIAL VIEW



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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**

Perry Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-3, Perry Township is characterized by relatively flat to rolling topography, generally sloping downward southeast to northwest from a high of 1,002 feet above sea level to a low of 875 feet above sea level. The Township gently slopes downward from just north of the Auglaize County Line to Harding Highway (SR 309) and the City of Lima boundary in the northwestern corner.

Perry Township was once beneath a large ice sheet. As the glacier melted and retreated, a glacial moraine formed slicing across the Township from the northeast down to the southwest corner resulting in a gently sloping terrain and productive soils but with relatively poor drainage. Today, the Township is drained by both the Ottawa and Auglaize rivers. Both rivers have a general westward flow and are part of the Maumee River basin. As depicted on Map 2-4, Perry Township is served by 5 separate sub-watersheds including the Lost Creek, Auglaize River above Wrestle Creek, Auglaize River below Wrestle Creek, Wrestle Creek, and Little Ottawa River. As testament to its drainage, Perry Township is served by 23 bridges, 5 of which cross the Auglaize River.



**2.2.3 Floodplains & Wetlands**

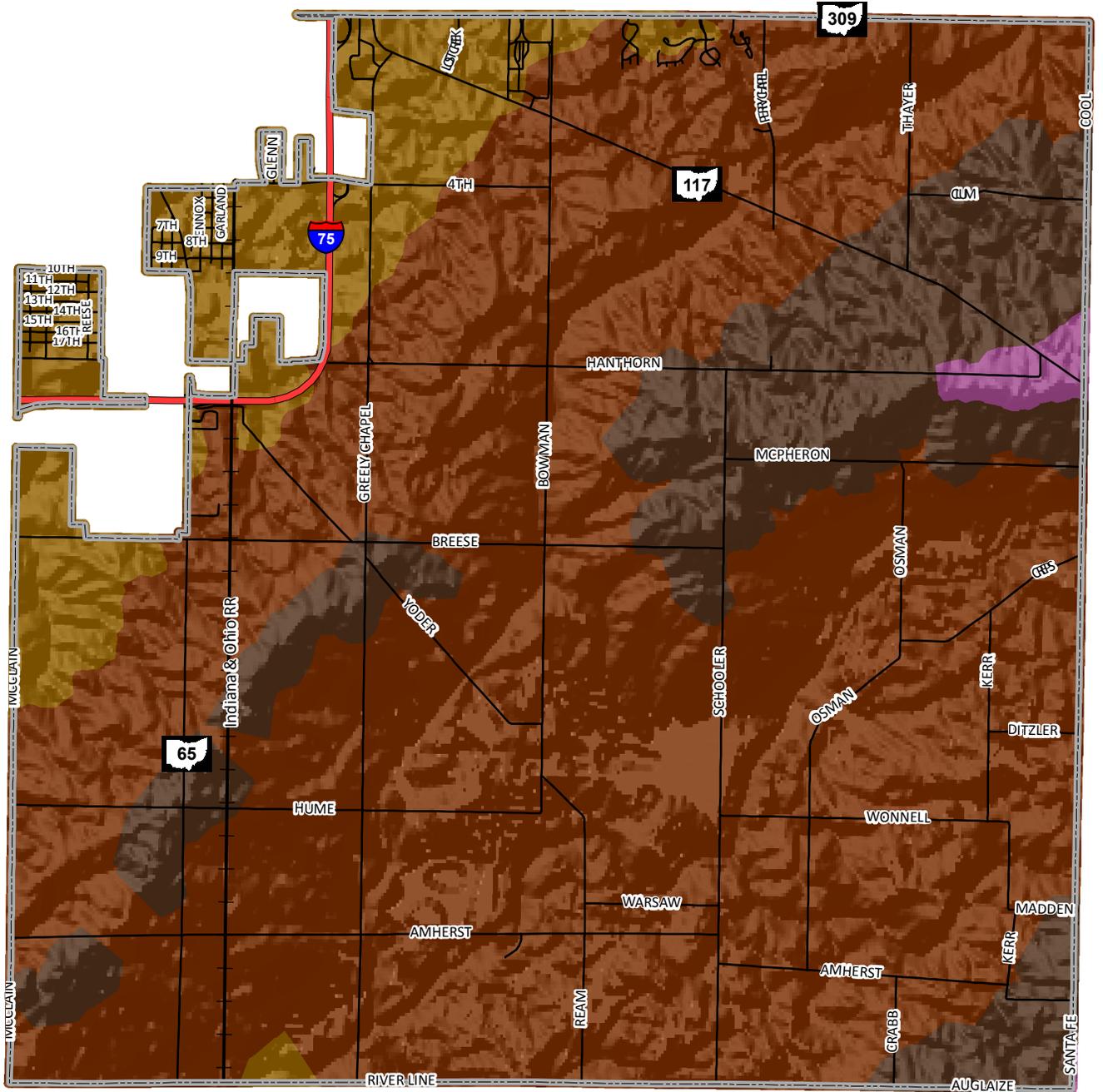
The relatively flat topography and riverine system of Perry Township coupled with the local climate and moderate precipitation result in localized flooding and seasonal ponding. Given the community’s relative position with respect to other West Central Ohio counties in the Maumee River watershed the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

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

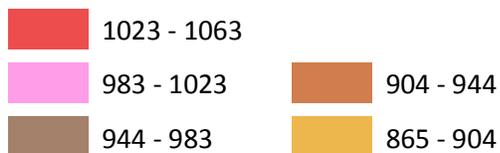
*Perry Township hosts 1,444.7 acres of high hazard flood areas.*

# MAP 2 - 3

## PERRY TOWNSHIP: TOPOGRAPHY



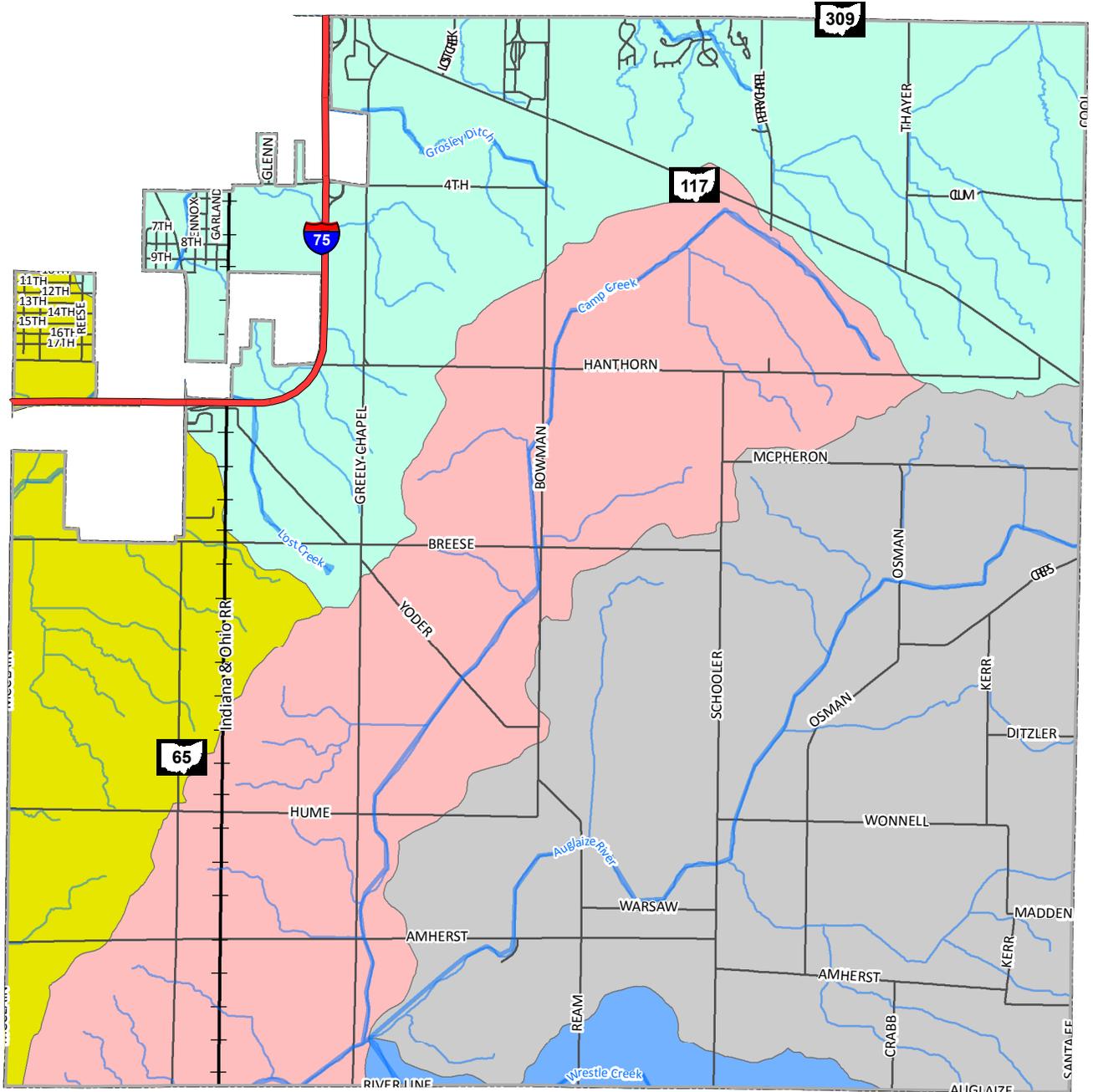
### Elevation in Feet



February 2014

# MAP 2 - 4

## PERRY TOWNSHIP: WATERSHED



### Watershed

- Auglaize River above Wrestle Cr.
- Auglaize River below Wrestle Cr.
- Little Ottawa River
- Lost Creek
- Wrestle Creek



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identified 15,724.7 acres of high hazard flood areas in Allen County, of which 1,444.7 acres or 9.2 percent are in Perry Township. Primary locations of floodplain in Perry Township are found along the Auglaize River and along the Little Ottawa River. The FEMA Flood Insurance Rate Maps (2013) reflect 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 2-5 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 299 potential wetland locations in Perry Township totaling some 158.7 acres. Map 2-6 identifies local wetlands documented by the USDI with FEMA identified floodplains.

### 2.3 MINERAL RESOURCES

The mineral resources of Perry 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 limiting any commercial use. Dolomite is the major component of bedrock in Allen County, although limestone is also present. There are no active mines currently identified in Perry Township by the Ohio Department of Natural Resources (ODNR).

*Dolomite and limestone are present in Perry Township.*

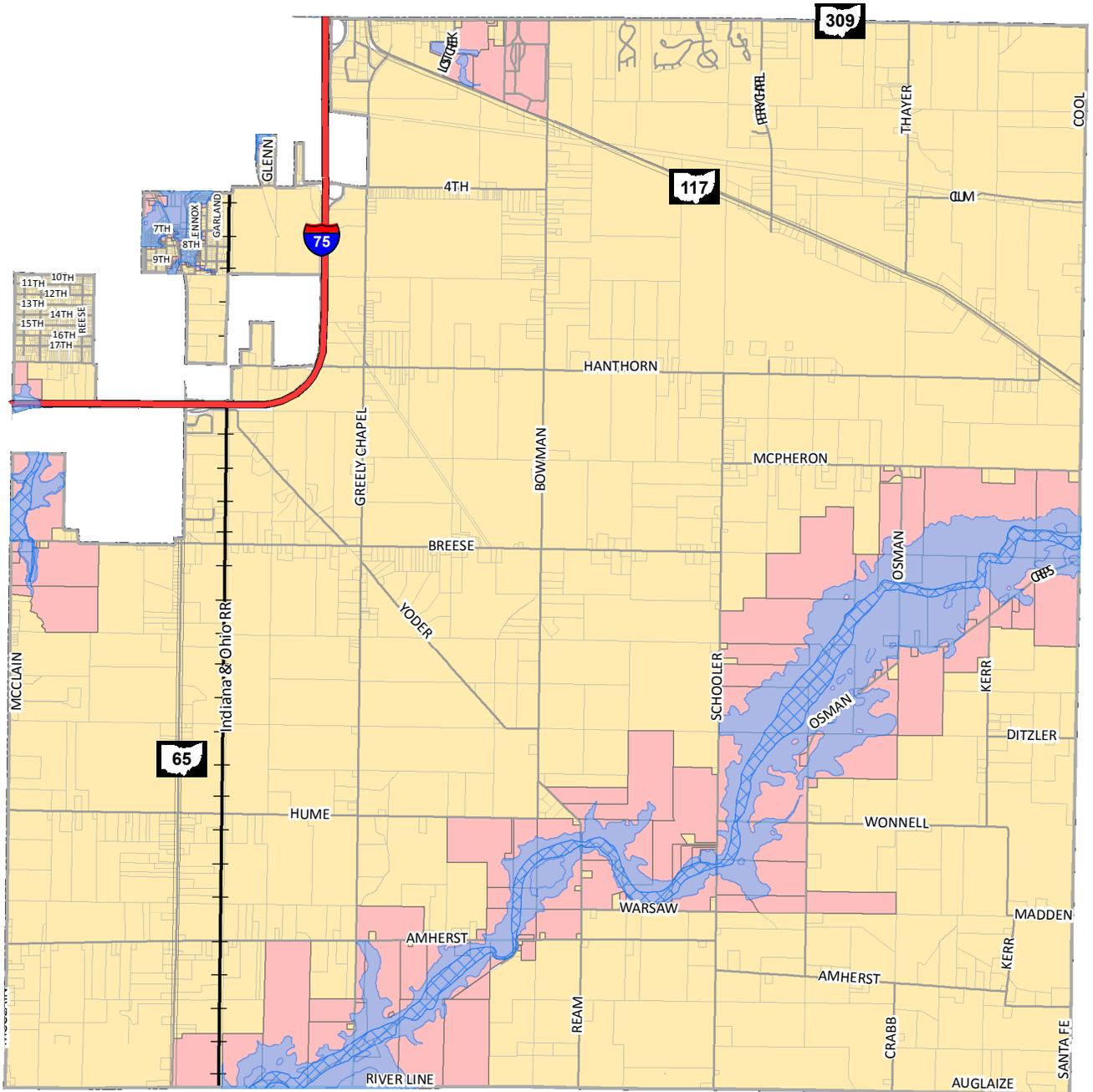
### 2.4 SOILS

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 high agricultural productivity. There are multiple major soil groups prevalent in Perry Township including Blount silt loam, Glynwood loam, and Houcktown loam and silt loam.

Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Services (NRCS), four localized soil types were classified as hydric. Hydric soils are those that formed under conditions of saturation, flooding or ponding and are a good indicator of wetlands and flood plains.

Hydric soils may meet the Environmental Protection Agency (EPA) criteria to be classified as a wetland as they can support vegetation that depends on continued high water saturation. Some

# MAP 2 - 5 PERRY TOWNSHIP FLOODPLAIN & EFFECTED PARCELS

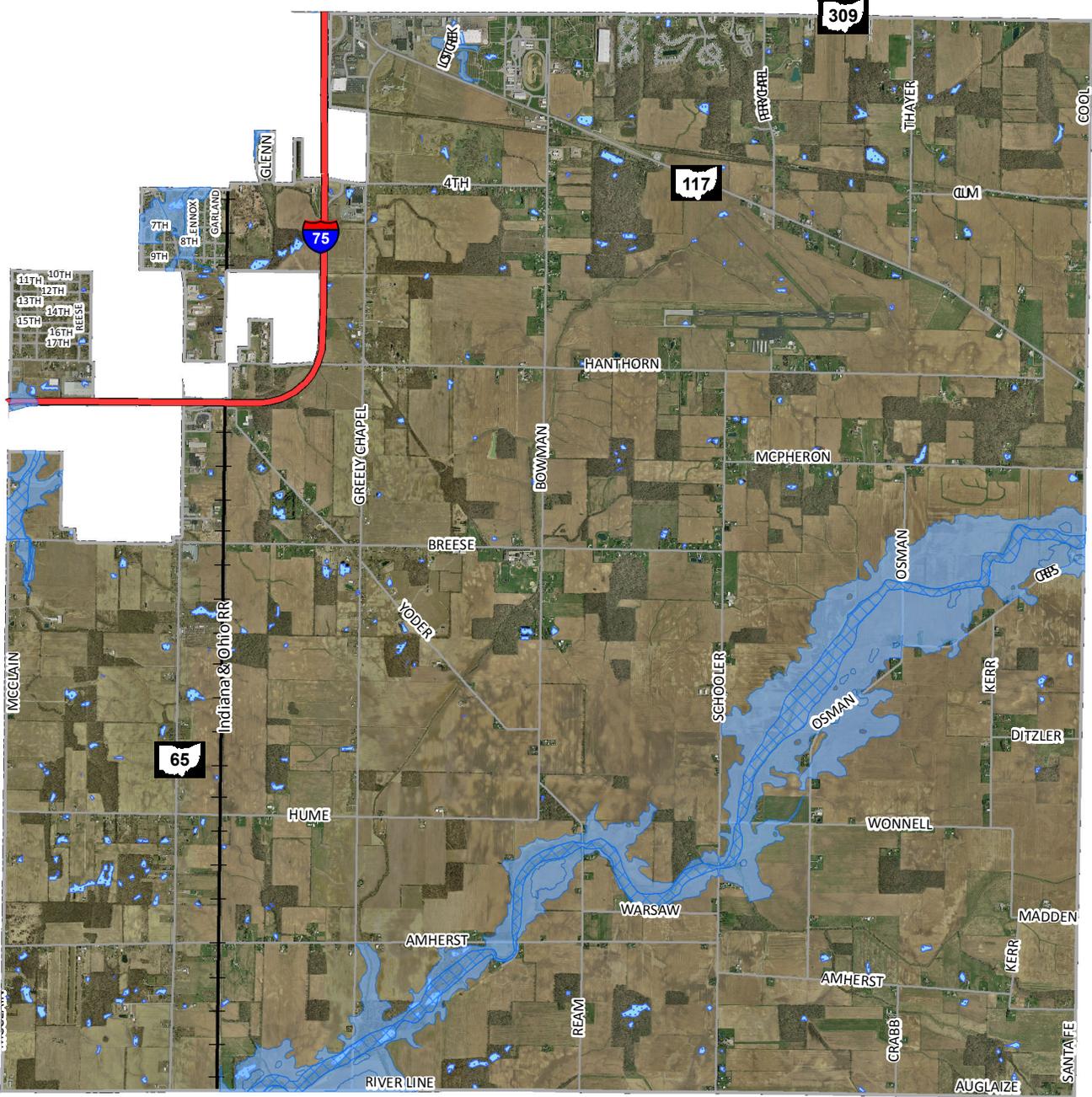


- Effected Parcels
- Floodway
- Special Flood Hazard Area

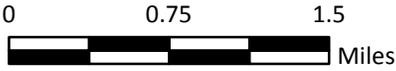


February 2014

# MAP 2 - 6 PERRY TOWNSHIP WETLANDS



-  Wetlands
-  Floodway
-  Special Flood Hazard Area



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hydric soils have periods when they are unsaturated and depend on the existing water table, flooding and ponding for survival.

Hydric soils have a number of limitations. Some of these limitations can be reduced with decisions based upon local land use planning, conservation planning, and assessment of wildlife habitats. The hydric soils in Perry Township are presented in Map 2-7.



**2.5 LAND USE PATTERNS**

The use of land is dependent upon particular qualities including size, shape, and relative location. Land use is affected by access or proximity to utilities, roadways, waterways, services and markets. Environmental attributes, such as minerals, topography, soils, and water, can also influence the use of the land.

TABLE 2-1 PERRY TOWNSHIP LAND USE BY TYPE, ACRES & PARCELS					
Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Perry Township	20,754.9	100.0	2,474	100.0	8.3
Agricultural Uses	16,268.1	78.4	378	15.3	43.0
Commercial Uses	813.8	3.9	180	7.3	4.5
Residential Uses	2,363.4	11.4	1,742	70.4	1.4
Industrial Uses	172.9	0.8	24	1.0	7.2
Quasi-Public Uses	1,101.7	5.3	143	5.8	7.7
Railroad	34.9	0.2	7	0.3	5.0

Note: Land use, acreage and parcel data is reflective of 2013 Allen County Auditor data. Such data incorporates acreage consumed by land supporting transportation activities; some overlap also exists between agricultural and residential due to residential and farming uses occurring on the same parcels.

By analyzing the manner of which land is used over time, patterns can be seen. Though the use is often scattered, general classifications of economic use include agricultural, commercial, industrial, residential, recreational, utility transportation, and public/quasi-public uses.

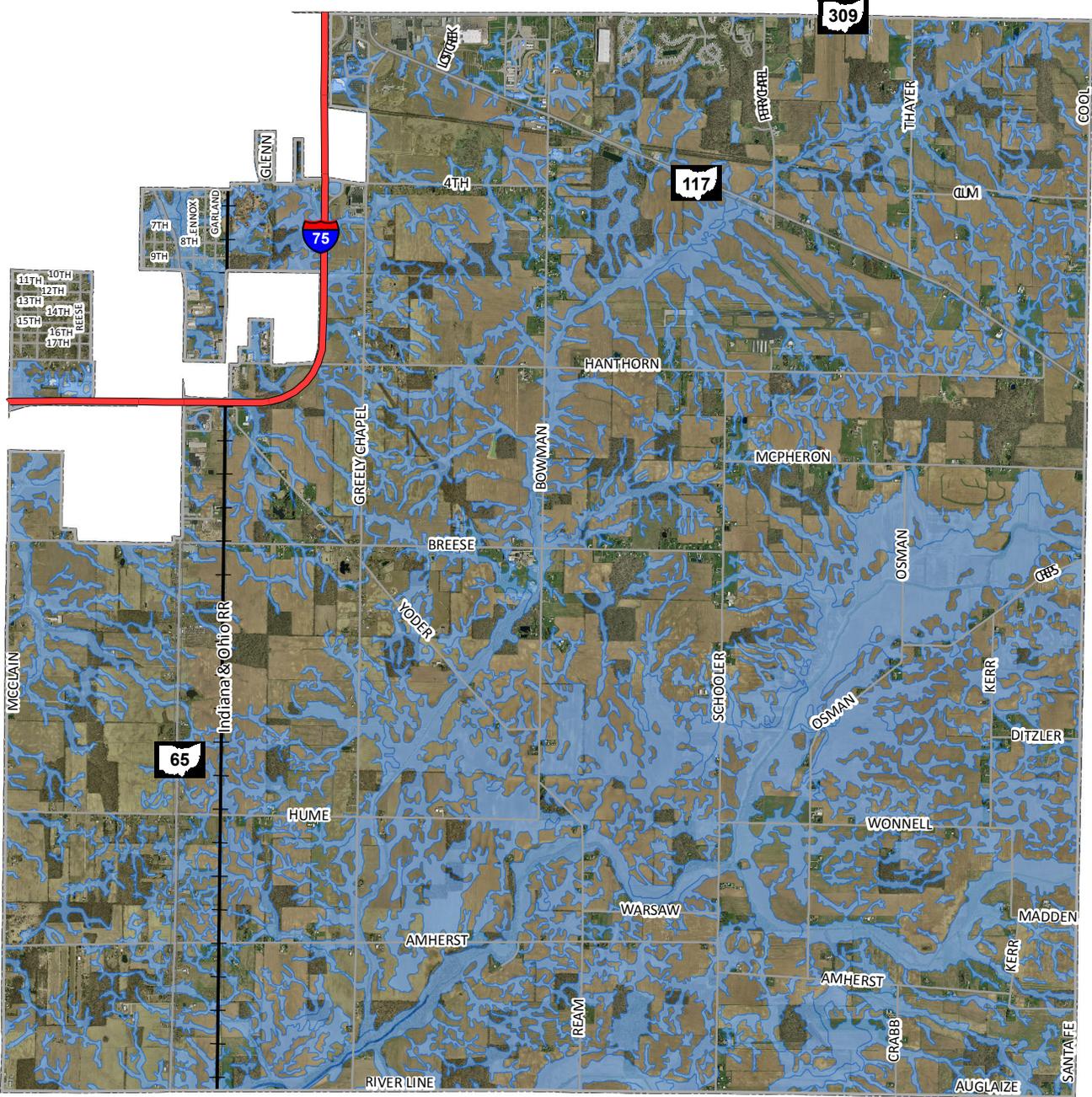
In 2013, the Allen County Auditor classified most of Perry Township as agricultural lands (78.4%) with residential property (11.4%) scattered throughout the Township. As shown in the generalized land use Map 2-8, commercial (3.9%) and industrial properties (0.8%) exist where municipal services and private utilities are more readily available near the City of Lima corporation line along the north- northwest corner of the Township.

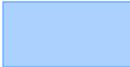
**2.6 SUMMARY**

Perry Township has some of the richest soils in Allen County. The unique natural features of the community contribute to a wide variety of economic activities; its farmland and rural character can be beautiful and because it contributes to a rich quality of life - needs to be protected.

The Auglaize and Ottawa rivers are the natural corridors for the transmission of water through Perry Township. Their streams and tributaries are identified with the location of 100 year floodplains. These corridors while providing necessary drainage can be also be hazardous to human habitation. Such corridors should be protected from human encroachment and any fill to

# MAP 2 - 7 PERRY TOWNSHIP HYDRIC SOILS



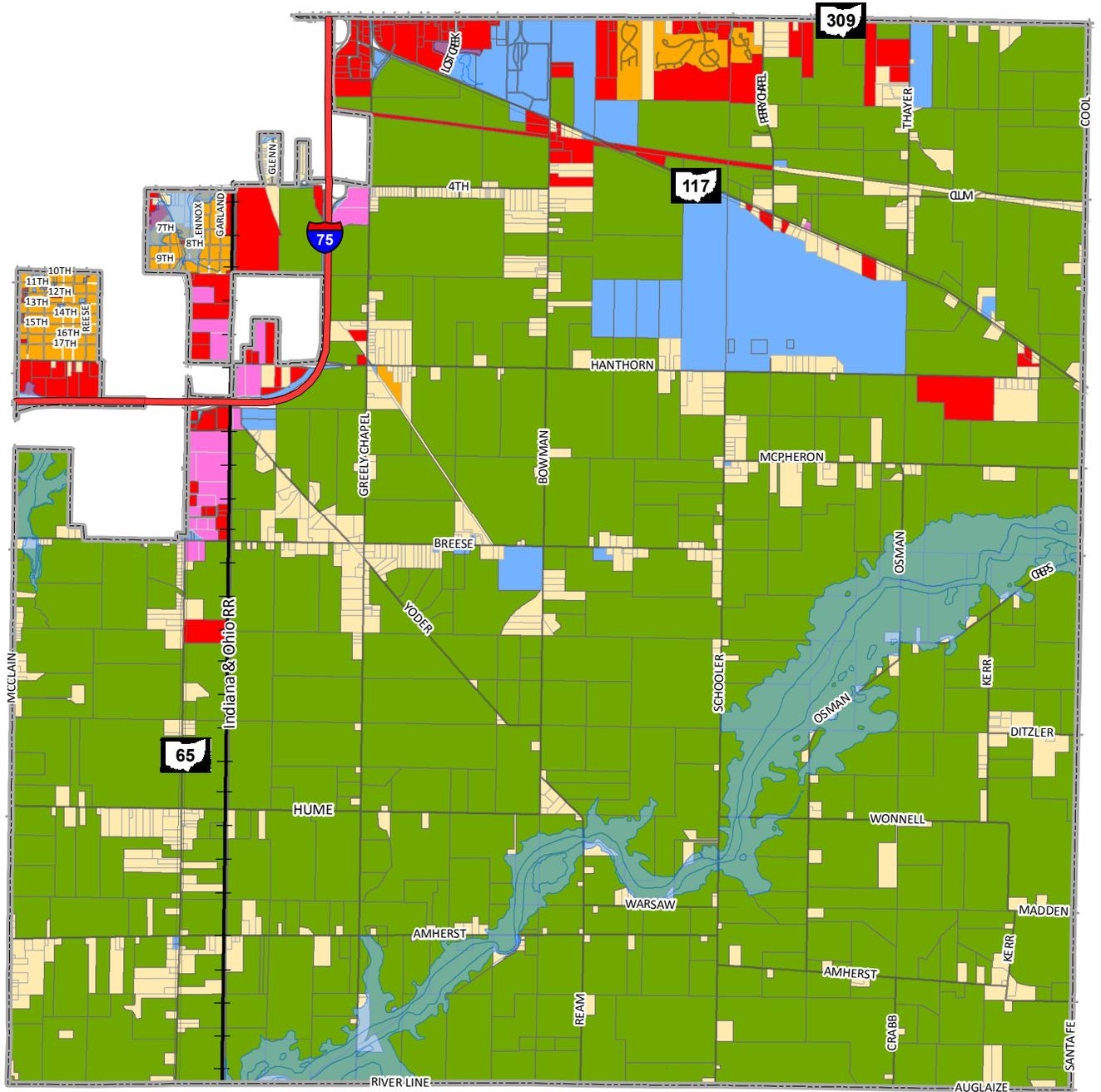
 Hydric Soils

0 0.75 1.5  
Miles



February 2014

# MAP 2 - 8 PERRY TOWNSHIP GENERALIZED LAND USE



## Land Use

- |  |  |
|--|--|
|  Agriculture              |  Industrial   |
|  Low-Density Residential  |  Quasi-Public |
|  High-Density Residential |  Utility      |
|  Commercial               |  Floodplain   |

0 0.5 1  
Miles



October 2014

preserve their unique character and environmental functions. These riverine corridors are also fragile. The floodplain locations along with significant wetlands provide the Township with unique opportunities to develop parkland as well as greenway and waterway trails. The care and management of these natural resources along with wood lots adds significantly to the rural beauty of the Township and provide wildlife natural migratory corridors. The 1,444.7 acres of identified floodplain and 158.7 acres of wetlands account for 7.7 percent of the Townships total land area, and is therefore a significant resource to be both protected and utilized. Future plans must recognize the implications of unplanned residential growth to the rural nature and environment of the community and adjacent farmers must be cognizant of their responsibilities to institute sound agricultural management practices including: nutrient management, residue and tillage management, drainage management, and animal waste management. Adoption and integration of 30 foot buffer strip policies to be maintained in permanent vegetation in areas adjacent to waterways would advance air, soil and water quality by trapping sediment and enhance filtration of nutrients and pesticides by slowing runoff entering local surface waters.

### SECTION 3 POPULATION CHARACTERISTICS

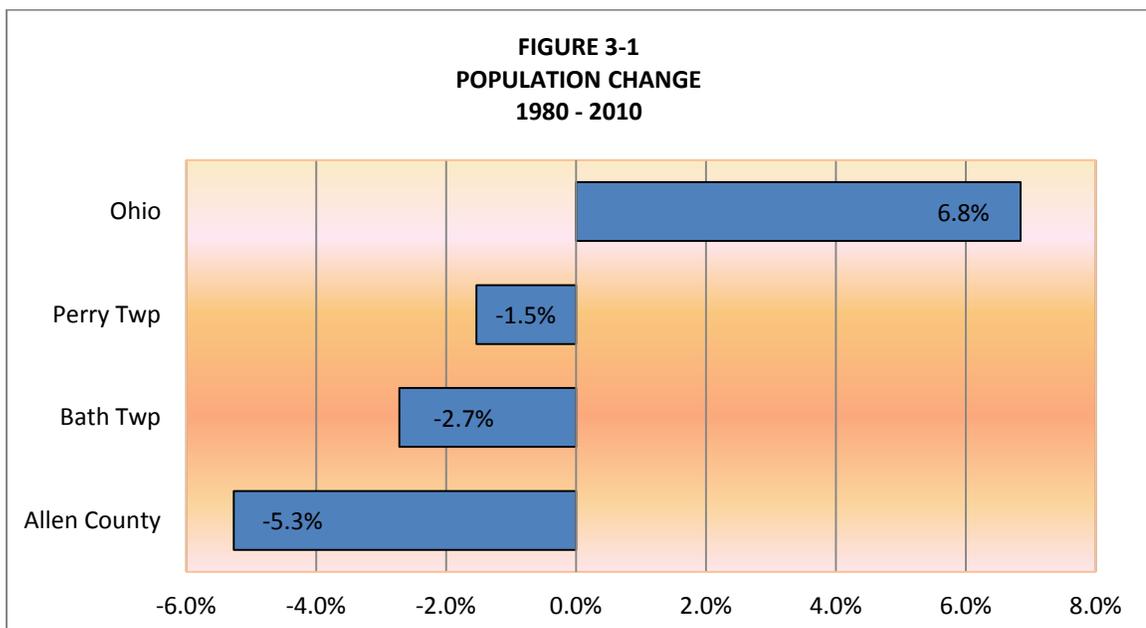
A thorough analysis of Perry Township's population requires the use of demographic constructs including gender, household size, age, race/ethnicity, educational attainment, income and employment. Assessing a community's population and its respective demographic measures is important to understanding the demand for, and consumption of infrastructure including land, roads, utilities and housing, as well as public services such as education, police, fire, and emergency medical 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 or decline and allow community's to better assess policy decisions, proposed development and the wise expenditure 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

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

*From a historical perspective, Perry Township has experienced a 30.0 percent decrease in population over the 1960-2010 period.*

Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth, while others have experienced overall growth in cyclical spurts. Table 3-1 identifies each of the various political subdivisions by population over the last several decades. Figure 3-1 illustrates change in population between 1980 and 2010 by selected jurisdiction.



According to the United States Bureau of the Census, the population of Perry Township in 2010 was 3,531 persons. Table 3-1 reveals that the Township has experienced an overall decrease in population of 30.0 percent when examining the period between 1960 and 2010. Based on the population change, between the 1980 and 2010 Census periods, the population of Perry Township decreased 1.5 percent, while Allen County experienced a 5.3 percent decline. For comparison, the State of Ohio grew by 6.8 percent over the same period.

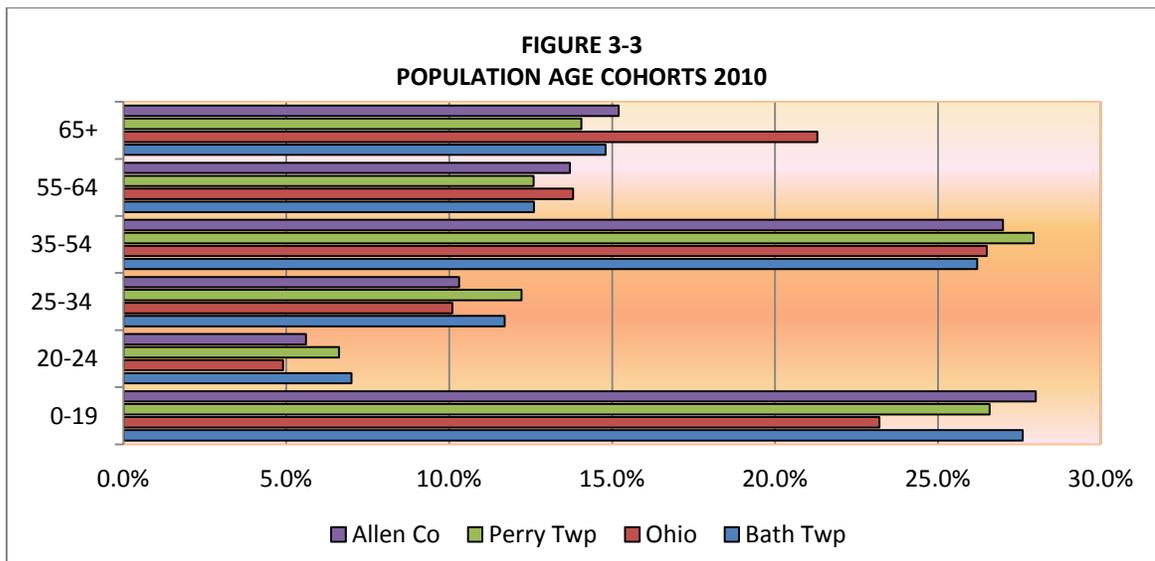
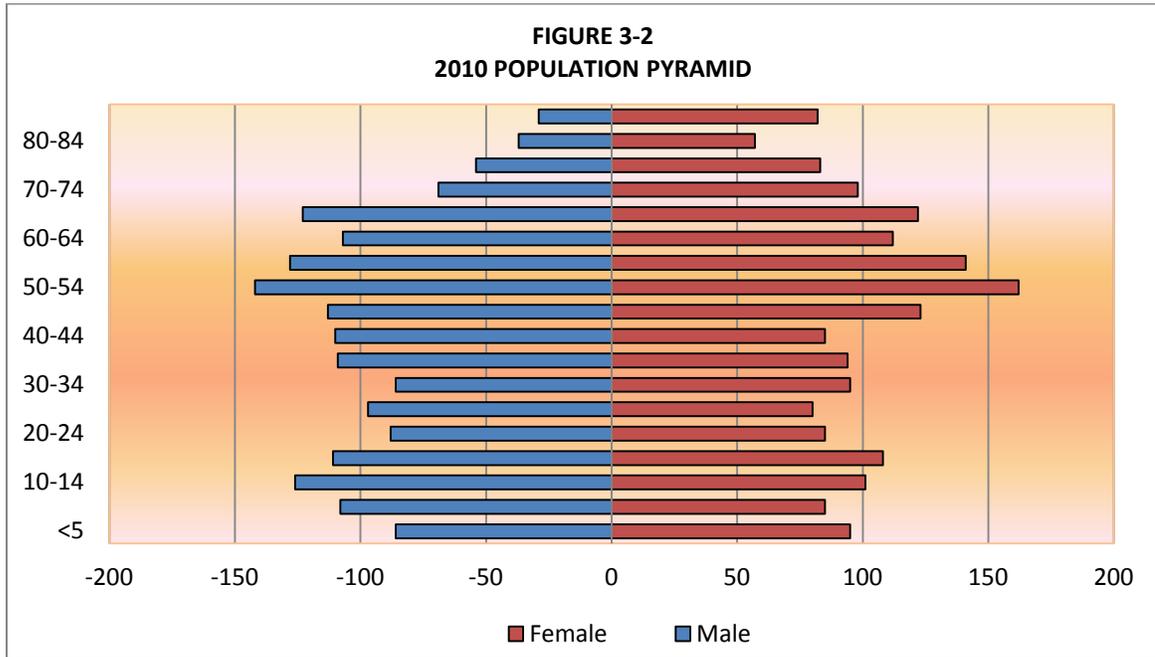
TABLE 3-1 POPULATION 1960-2010							
Political Subdivision	1960	1970	1980	1990	2000	2010	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Cairo	566	587	596	473	499	524	-7.4
Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village**	476	486	488	449	423	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township*	9,658	6,298	7,803	8,005	8,365	8,707	-9.8
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0
*As of November 2012 Fort Shawnee ceased to exist							
**Adjusted population for the year 2000							

### 3.2 AGE & GENDER

Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects demands for education, employment, housing and services. Age cohorts identify specific population groupings and are important to identify specific needs or the degree to which specific services will be required by that particular population segment. The construction of a population pyramid, as seen in Figure 3-2, furthers an analysis of age by age cohorts and gender differences. Such a construct not only provides valuable insights as to fertility and morbidity issues, but also provides data on workforce availability by age and gender.

The Township's overall demographics generally reflect state, county and other township statistics. Similar to Ohio and Allen County, there is a large discrepancy between the percentage of persons in the 0 to 19 age groups living in Perry Township and the 20 - 34 age groups (23.2% vs. 15.0%). This could be indicative of a high out migration of college bound and/or college-

educated adults. The 2010 age distribution for Perry Township, Bath Township, Allen County and the State of Ohio are presented in Figure 3-3.

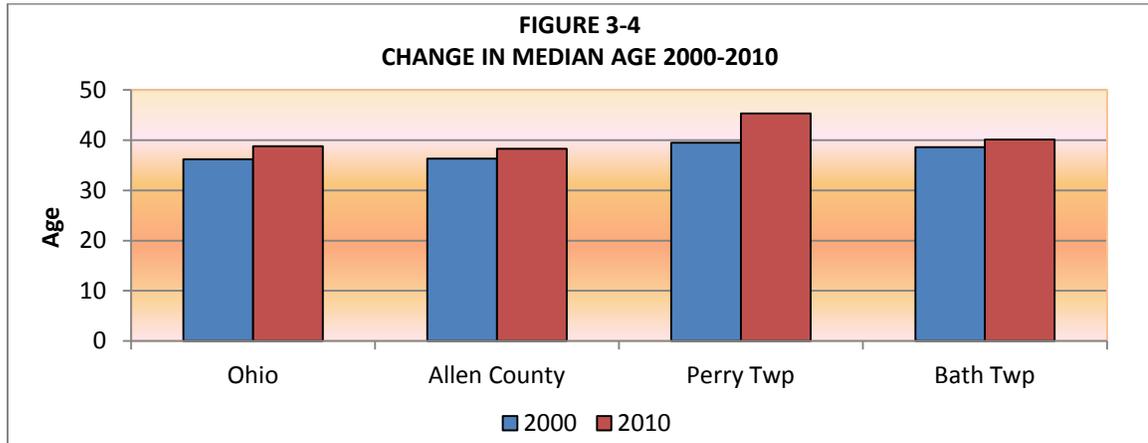


Consistent with national trends, the populations of Perry, Bath, Allen County and Ohio are aging. Following the trend of an older population, the median age for Perry Township in 2010 is 45.3 years, much higher than that of the State (38.8) and County (38.3).

Similar to recent trends by the State and County, Perry Township's median age of residents has increased between 2000 and 2010. As illustrated in Figure 3-4 the median age of Perry Township residents in 2010 was up 14.7 percent from 39.5 years of age in 2000. An examination of the community's population reveals an increasing elderly population (65+ years of age). The Township has experienced a 14.3 percent jump in elderly population since 2000. Concerns center on the availability and need for affordable housing for young families and services to accommodate post-retirement households.

Following the trend of an aging population, two in five of the Township's population (39.5%) is at an age at which it is not able to fully contribute to the economic growth and earning power of the community. One in five (17.0%) residents is under 15 years, while another 21.4 percent are 65 years and over. Data shows that an additional 13.8 percent of the population is categorized in the pre-retirement age group of 55-64 and may be readying for retirement.

*Two-fifths of the Township population is not able to fully contribute to the economic growth and earning power of the community.*



The statistics in Table 3-2 indicate an aging population within Perry Township with 66.9 percent of the population over the age of 30. Also of note is that the ratio for the population above and below the age of 30 for both sexes stays constant with the overall age of the population. This fact helps explain household income levels and the notion that Perry residents are a stationary population. The 0-19 and 25-34 population cohorts are slightly lower than those of Bath Township, Allen County and the State of Ohio.

**TABLE 3-2  
PERRY TOWNSHIP POPULATION BY AGE COHORTS & GENDER**

Cohort	Male	Percent	Female	Percent	Total	% Total
<5	86	5.0	95	5.3	181	5.1
5 to 9	108	6.3	85	4.7	193	5.5
10 to 14	126	7.3	101	5.6	227	6.4
15-19	111	6.4	108	6.0	219	6.2
20-24	88	5.1	85	4.7	173	4.9
25-29	97	5.6	80	4.4	177	5.0
30-34	86	5.0	95	5.3	181	5.1
35-39	109	6.3	94	5.2	203	5.7
40-44	110	6.4	85	4.7	195	5.5
45-49	113	6.6	123	6.8	236	6.7
50-54	142	8.2	162	9.0	304	8.6
55-59	128	7.4	141	7.8	269	7.6
60-64	107	6.2	112	6.2	219	6.2
65-69	123	7.1	122	6.7	245	6.9
70-74	69	4.0	98	5.4	167	4.7
75-79	54	3.1	83	4.6	137	3.9
80-84	37	2.1	57	3.2	94	2.7
85+	29	1.7	82	4.5	111	3.1
<b>Total</b>	<b>1,723</b>	<b>100.0</b>	<b>1,808</b>	<b>100.0</b>	<b>3,531</b>	<b>100.0</b>

### 3.3 HOUSEHOLDS & HOUSEHOLD SIZE

Households refer to any housing unit that is occupied; the total population divided by households establishes household size. Change in the total number of and the respective size of households is an important demographic measure. This measure is important since each household requires a dwelling unit, and in most cases the size of the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc. Therefore, as households change in terms of number and/or character, housing consumption changes. If the number of households increases, then the housing supply must adjust to reflect the growth. As the characteristics of the household change, new residency patterns are established.

*Between 2000 and 2010 the number of households in Perry Township increased 2.5 percent.*

TABLE 3-3 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2010						
Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Shawnee Township	4,833	2.5	4,621	2.6	4.6%	-2.3%
Bath Township	3,827	2.52	3,815	2.54	0.3%	-0.8%
City of Delphos	1,612	2.38	1,517	2.52	6.3%	-5.6%
Perry Township	1,453	2.49	1,417	2.5	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,238	2.35	15.3%	10.8%
Marion Township	1,016	2.6	1,012	2.84	0.4%	-8.5%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Auglaize Township	893	2.69	843	2.8	5.9%	-3.9%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
Amanda Township	759	2.72	684	2.76	11.0%	-1.4%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Monroe Township	634	2.7	607	2.83	4.4%	-4.6%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Beavertdam	144	2.6	140	2.54	2.9%	2.4%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

\*Adjusted housing data for the year 2000

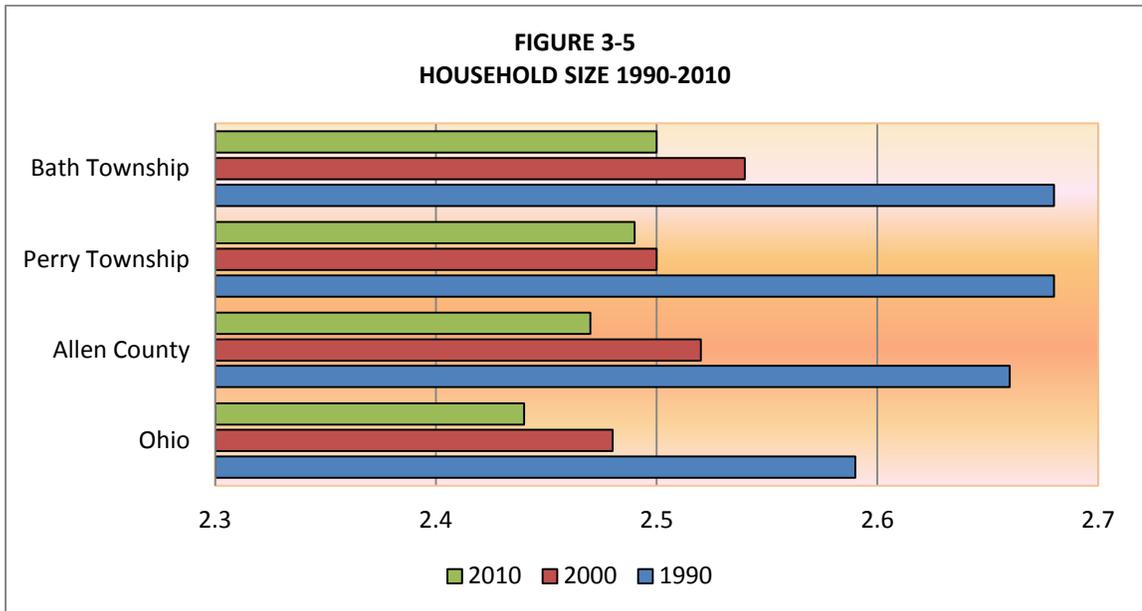
From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unmet needs result in out migration, excess housing costs, vacancy and/or unmet demands for public service.

Census data along with housing data for the year 2010 reveals the total number of households and the rate of change in the total households between 2000 and 2010. Table 3-3 indicates the total number of Perry Township households increased 2.5 percent between 2000 and 2010, for

a total of 1,453 households. In comparison, the Bath Township saw stagnant growth in households during that same time period, after housing data was corrected.

As stated earlier, 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 3-3 also presents information relative to the changing status of household size, as does Figure 3-5. In 2000, the average household size in Perry Township was 2.5 persons per household while in 2010 the household size decreased 0.4 percent over 2000 and reflected 2.49 persons.

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



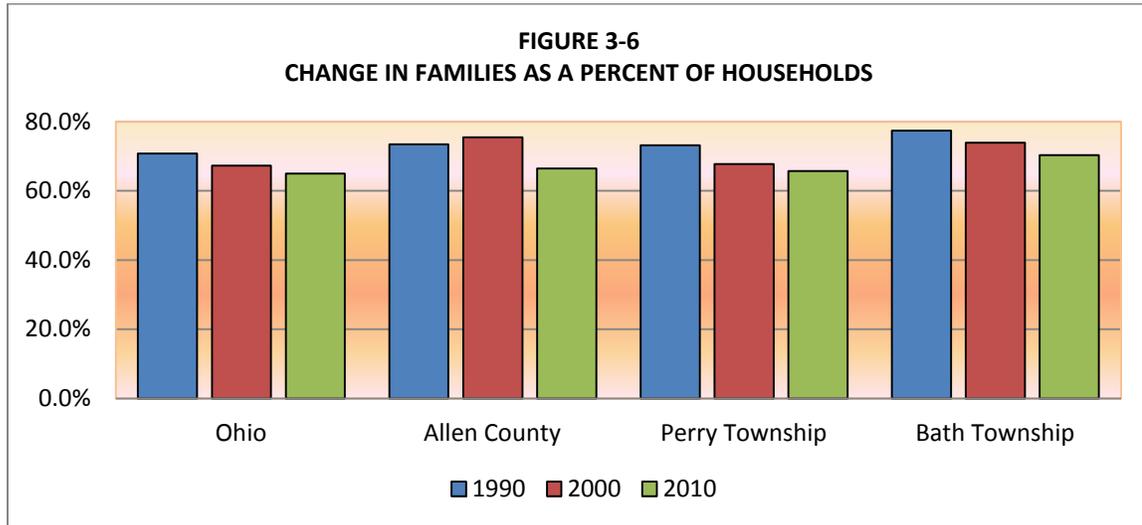
In comparison, the mean household size of Allen County in 2010 was 2.47 persons per household, representing a difference of 0.08 persons per household more than Perry Township. Notice that household size varies by political subdivision across Allen County. When comparing townships, persons per household range from a high of 2.72 in Amanda Township to a low of 2.46 in American Township.

Using regression analysis the projected household size for the year 2040 for Perry Township is estimated to be 1.94 persons per household, while Bath Township is expected to experience a household size of 2.21. This data may very well indicate that a historical trend of families with children is changing to more two-person households, single-parent households with children under the age of 18 years and households comprised of retirees. The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.



### 3.4 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 955 families resided in Perry Township in 2010. Changes in the overall number of families in Perry, Bath, Allen County and State of Ohio are indicated in Figure 3-6. Between 2000 and 2010 the number of families residing in Perry fell by 0.5 percent while both Allen County and Ohio experienced a loss of 4.4 percent and .05 percent of families respectively.



### 3.5 INCOME: HOUSEHOLD, FAMILY & PER CAPITA

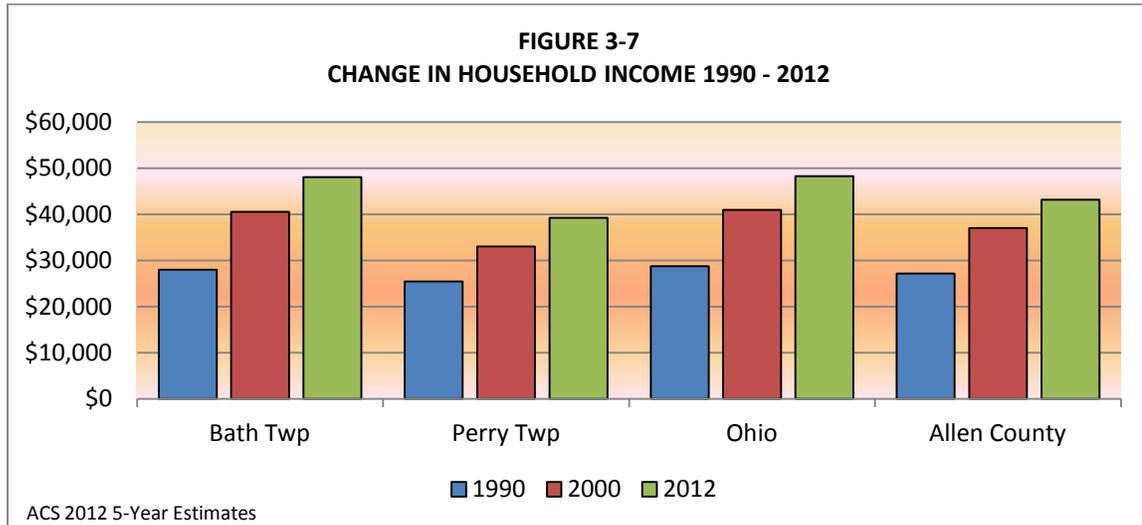
Data for the three most widely used indices of income, including per capita income, household income and family income are displayed in Table 3-4 by political subdivision and by Census period. As seen in Figure 3-7, data suggests Perry Township's household median income is well behind that of Bath Twp, Allen County and Ohio.

*Perry Township has lagged behind State & local income levels with respect to household and family income.*

<b>TABLE 3-4 PERRY TOWNSHIP COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS</b>					
Income: By Type & Year	Perry Twp	Ohio	Allen County	Perry as % of Allen County	Perry as % of Ohio
<b>*2012</b>					
Median Household	\$39,261	\$48,246	\$43,194	90.9%	81.4%
Median Family	\$53,555	\$61,163	\$55,220	97.0%	87.6%
Per capita	\$23,485	\$25,857	\$22,187	105.9%	90.8%
<b>1999</b>					
Median Household	\$33,049	\$40,956	\$37,048	89.3%	80.7%
Median Family	\$42,366	\$50,037	\$44,723	94.7%	84.7%
Per capita	\$16,201	\$21,003	\$17,511	92.5%	77.1%
<small>* ACS 2012 5-Year Estimates</small>					

As with Perry Township, the median household income within Allen County has lagged behind that of Ohio. Perry has seen an increase of just over \$6 thousand in household income since the 1999 decennial Census period. When comparing median household incomes between Perry Township and the State, the income gap has decreased from 19.3 percent in 1999 to 18.6 percent during the 2008 - 2012 period.

Examining family median income, Township median family incomes rose over the last 12 years experiencing a similar gap in family income when compared to both the State and the County. According to ACS tabulations the median family income in Perry Township was 3.0 percent lower than Allen County's median family income during the 2008 - 2012 period and 12.4 percent lower than the State's family median income. In 1999, the median family income of Perry Township was lower than that of the County (-5.3%) and State (-15.3%).



Per capita income for Perry Township between 2008-2012 was \$23,485 an increase of 45.0 percent from 1999 figures. In 1999, the Township exhibited a higher growth rate in per capita income when compared with the County (26.7%) and the State (23.1%). The Township's gap between the State's per capita income shrunk from 22.9 percent to 9.2 percent between 1999 and 2012.

*Per Capita income in Perry Township was 105.9% of Allen County's per capita income during 2008-2012 but only 92.5% of the State's per capita income.*

**TABLE 3-5  
INCOME IN 2012 BY HOUSEHOLD TYPE FOR PERRY TOWNSHIP**

Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	153	9.8	7	0.7	146	25.5
\$10,000 - \$14,999	158	10.1	55	5.6	103	18.0
\$15,000 - \$24,999	158	10.1	40	4.1	118	20.6
\$25,000 - \$34,999	214	13.7	132	13.4	112	19.5
\$35,000 - \$49,999	226	14.5	203	20.6	34	5.9
\$50,000 - \$74,999	390	25.0	308	31.3	60	10.5
\$75,000 - \$99,999	103	6.6	84	8.5	0	0.0
\$100,000 - \$149,999	87	5.6	94	9.5	0	0.0
\$150,000 - \$199,999	46	3.0	39	4.0	0	0.0
\$200,000 or more	23	1.5	23	2.3	0	0.0
<b>Total</b>	<b>1,558</b>	<b>100.0</b>	<b>985</b>	<b>100.0</b>	<b>573</b>	<b>100.0</b>

\*ACS 2012 5-Year Estimates

### 3.6 POVERTY STATUS

The American Community Survey 2012 5-Year estimates provides information regarding the number of individuals and families whose incomes fell below established poverty levels. ACS

tabulations revealed that, 453 individuals (13.1% of all individuals), and 74 families (7.5% of all families) in Perry Township were below the established poverty level based on income and household size during the 2008-2012 period.

*ACS 2012 estimates show, 13.1 percent of all individuals, and 7.5 percent of all families in Perry Township existed below the poverty level.*

Families with the female as head of the household and related children (56) were more likely to encounter poverty status as those families headed by a married couple with related children (12). In fact, of all families suffering poverty, 68 (92%) had children. For purposes of comparison, data indicates that 11.2 percent of all families and 15.4 percent of all individuals within the State of Ohio were below the established poverty level.

A comparison of income data between the 2000 census and the 2012 ACS reveals an increase in the proportion of individuals and families in poverty. In fact, 318 individuals and 29 families fell into poverty in the Township during that time; representing an increase of 42.5 percent and 64.4 percent respectively. Households in the Township receiving public assistance rose from 26 to 124 during the 2012 ACS period. Households with public assistance at the County level rose from 3.0 percent in 1999 to 15.2 percent countywide during the 2012 ACS period, an increase of 4,962 households. For comparison purposes, according to ACS 2012 estimates, the percentage of households receiving public assistance in the State of Ohio was 13.4 percent.

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

<b>TABLE 3-6 POVERTY STATUS BY FAMILY STATUS IN PERRY TOWNSHIP</b>		
<b>Family Type by Presence of Related Children</b>		
Total Families	985	100.00%
Married - Related Children	157	15.9%
Male Alone - Related Children	30	3.0%
Female Alone - Related Children	135	13.7%
Family - No Children	663	67.3%
<b>Poverty Status of Families with Related Children</b>		
Total Families	74	7.5%
Married - Related Children	12	1.2%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	56	5.7%
Family - No Children	6	0.6%
*ACS 2012 5-Year Estimates		

<b>TABLE 3-7 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS</b>								
Ratio	Ohio		Allen County		Perry Twp		Bath Twp	
Below 50% of Poverty Level	797,566	7.1%	9,023	8.9%	123	3.6%	716	7.5%
50% to 99% of Poverty Level	925,919	8.3%	10,103	9.9%	330	9.6%	667	7.0%
100% to 149% of Poverty Level	999,859	8.9%	9,258	9.1%	130	3.8%	634	6.6%
150% to 199% of Poverty Level	1,036,234	9.2%	10,318	10.1%	466	13.5%	1,170	12.2%
200% of Poverty Level or more	7,462,990	66.5%	63,052	62.0%	2,400	69.6%	6,388	66.7%
*ACS 2012 5-Year Estimates								

### 3.7 EDUCATIONAL ATTAINMENT

Table 3-8 presents data summarizing the educational attainment levels of the Perry Township population aged 25 years or more between 2008-2012. Data shows that 15.3 percent of all individuals 25 years of age or older (414) that have not completed a high school education. Comparatively, this statistic for the Township is higher than that of both the State (11.8%) and national (14.2%) attainment levels where high school diplomas fail to be earned. When looking at higher education, 23.1 percent of the identified population attended some college or acquired an Associates degree. This is does not compare favorably to the state level of 28.6 percent and the national level of 29.0 percent. However, given that there are reputable post secondary schools located in Allen County and several others readily accessible, it is surprising that only 10.4 percent of the Township's adult residents have completed a 4-year college and/or graduate degree program.

*Locally accessible post secondary schools include:*

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

TABLE 3-8 EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN PERRY TOWNSHIP						
Educational Attainment	White Population		Minority Population		Total Population	
	Persons	Percent	Person	Percent	Persons	Percent
Less than High School Diploma	330	13.5	84	32.1	414	15.3
High school graduate, GED	1,269	51.9	116	44.3	1,385	51.2
Some college or Associate's degree	585	23.9	40	15.3	625	23.1
Bachelor degree or higher	259	10.6	22	8.4	281	10.4
<b>Totals</b>	<b>2,443</b>	<b>100.0</b>	<b>262</b>	<b>100.0</b>	<b>2,705</b>	<b>100.0</b>

\* ACS 2012 5-Year Estimates

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



### 3.8 LABOR FORCE PROFILE

A perspective on the Perry Twp labor force can be gained by examining the number of employed persons by type of occupation. Table 3-9 uses ACS 2012 5-Year estimates to identify the dominant occupation sectors of the Township residents; education, health and social services, are followed by manufacturing, arts, entertainment, recreation, accommodation, food service, and retail trade. ACS estimates revealed over half (53.5%) of the Township population is employed in either manufacturing, retail, education, health or social services trades.

TABLE 3-9 RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR PERRY TOWNSHIP		
Occupation	Number	Percent
Agricultural, Forestry, Fishing, Hunting and Mining	24	1.5
Construction	121	7.4
Manufacturing	248	15.1
Wholesale Trade	109	6.6
Retail Trade	189	11.5
Transportation, Warehousing and Utilities	49	3.0
Information	12	0.7
Finance, Insurance, Real Estate, Rental and Leasing	60	3.6
Professional, Scientific, Mgmt., Administrative, Waste Mgmt.	69	4.2
Educational, Health and Social Services	443	26.9
Arts, Entertainment, Recreation, Accommodation, Food Service	236	14.3
Other Services (except Public Administration)	39	2.4
Public Administration	47	2.9
<b>Total</b>	<b>1,646</b>	<b>100.0</b>
* ACS 2012 5-Year Estimates		

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed, and includes those individuals currently members of the armed forces.

According to ACS 2012 estimates the civilian labor force in Perry Township totaled 1,811 persons, or 3.5 percent of the County's total civilian labor force. Examining employment rates, 1,646 persons or 90.9 percent of the Township labor force were employed.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has remained virtually unchanged between 2000 (60.9%) and 2012 (62.3%). This ratio is just below the rate for Ohio (64.8% and 64.2%) and that of the United States (63.9% and 64.2%).

The unemployment rates over the past 12 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. According to 2012 ACS estimates Perry Township's unemployment rate of 9.1 percent was slightly below the County rate of 11.1 percent. Table 3-10 documents unemployment over time for both Allen County and the Perry Township.

*Perry Township reflects an workforce-population ratio of 59.1 percent. This statistic has tracked below the rate for Ohio (64.2%) and that of the United States (64.2%).*

TABLE 3-10 PERRY TOWNSHIP: CIVILIAN EMPLOYED POPULATION 2000-2012								
	2000				2012*			
	Township	%	County	%	Township	%	County	%
16+ Population	2,010	100.0	83,540	100.0	3,064	100.0	83,842	100.0
Workforce	1,322	65.8	50,866	60.9	1,811	59.1	52,233	62.3
Employed	1258	95.2	47,951	94.3	1,646	90.9	46,412	88.9
Unemployed	64	4.8	2,915	5.7	165	9.1	5,821	11.1
* ACS 2012 5-Year Estimates								

### 3.9 SUMMARY

The population residing in Perry Township has experienced a slight decrease of 2.5 percent since 2000, but an overall increase of 30.0 percent since 1960.

Census data reveals the composition, size and number of households is changing. The total number of Perry Twp households in 2010 was 1,453, an increase of 2.5 percent over the 2000 figure. In 2010, the average household size in Perry was 2.49 persons, a decline of 0.4 percent in size since 2000, and a decline of 7.6 percent since 1990. The implications of smaller sized households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes and zoning regulations.



Following similar trends in the median age across many communities within Ohio and in Allen County, the median age for Perry Twp has gone up over the past 10 years. The median age of the population is 45.3 years, 7 years older than the County and 5.2 years older than Bath Township. The median age coupled with an ever increasing older population paints a problematic picture of stagnant Township growth. The data also suggests that simply due to age of the

population more than a third (38.4%) of the population is not able to fully contribute to the economic growth and earning power of the community. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations.

Racially, the Township is homogenous; whites comprise the largest percentage of the population at 89.3 percent. The largest minority group within the Township is African American comprising 5.5 percent of the total population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there were 414 individuals or 15.3 percent of all individuals 25 years of age or older that have not completed a high school education. The rate of Perry Twp adults who have not graduated from high school is behind the State and national averages of 11.8 percent and 14.2 percent respectfully. Educational attainment within the Township compares very favorably against Bath Twp, Allen County and State benchmarks in regards to high school graduation rates, but does not compare favorably to Bath Twp, County and State rates when comparing adults who have attended some college or has acquired an associate's degree. This is an important factor in community development as it tends to suggest that young men and women of the Township, upon acquiring a four year degree or higher, may not be returning.

Perry Township income has continued to fall behind Bath Twp, Allen County and the State of Ohio when comparing median household income. The median household income gap with regards to the County and State was identified in 1999 as -10.8 percent and -19.3 percent, respectively. However, the gap in household income during the 2012 ACS period between the Township and the County and State actually improved to -8.1 percent and -18.6 percent respectively. Median family income in Perry Twp was 97.0 percent of the County median family income in 2012 and 87.6 percent of the State's median family income. According to ACS 2012

estimates Perry's per capita income was 105.9 percent of that of the County and 90.8 percent of the State figure.

The ACS 2012 5-Year estimates revealed that 453 individuals (13.1%) and 74 families (7.4%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 18.8 percent of all individuals and 13.5 percent of all families within Allen County were below the established poverty level. Locally, 68 of the 74 (91.9%) families in poverty had children.

When examining the type of occupation of Perry Twp residents, education, health and social services is the predominant employment sector with 443 of the 1,646 residents (26.9%) employed. That said, in raw numbers, there has been a significant increase in the proportion of residents employed in that sector since 2000 (443 vs. 210). However, manufacturing, which serves 15.1 percent of all work performed by Township residents experienced a significant drop in employment since 2000 (-44.8%). There are an additional 11.5 percent of residents involved in retail trade, a gain of 32 residents since 2000.

## SECTION 4 INFRASTRUCTURE

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

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

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

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

### 4.1 HOUSING

Local housing characteristics reflect the number and type of units available, their age and their overall physical condition - both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides 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 Perry Township housing using Census data, American Community Survey (ACS) estimates and comparisons to other political subdivisions to provide relative measures.



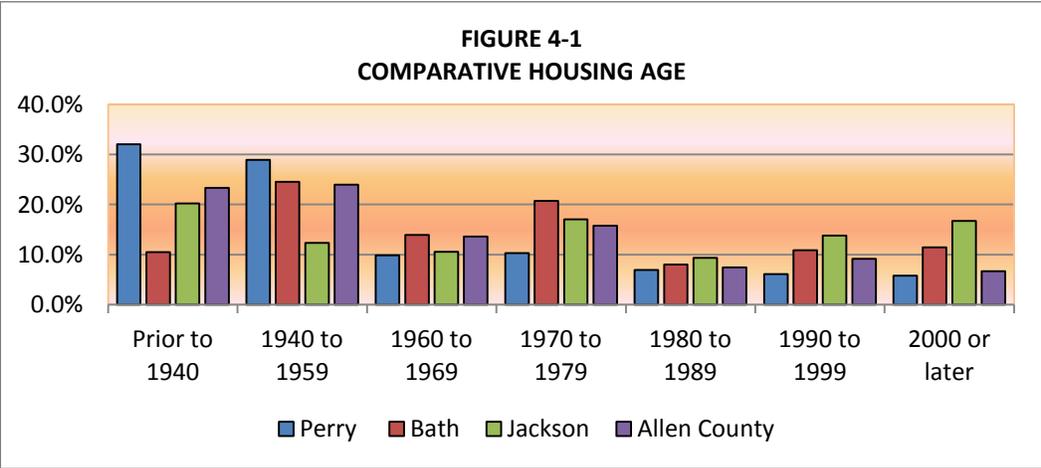
#### 4.1.1 Age of Housing Stock

Table 4-1 provides a representative sample of the 881 housing units within Perry Township. Table 4-1 reveals that 60.9 percent of the Township's housing was built prior to 1960.

Figure 4-1 shows a comparison of housing stock based on age between county and township level data sets. Locally, Perry Twp has one of the older housing stocks in Allen County. Comparatively, just over half (47.3%) of the housing in Allen County was built before 1960.

TABLE 4-1 HOUSING UNITS BY AGE IN SELECTED POLITICAL SUBDIVISIONS						
Year	Perry	Bath	Cairo	Auglaize	Jackson	Allen County
Total	881	3,274	194	661	738	45,048
Prior to 1940	32.0%	10.5%	55.7%	28.0%	20.2%	23.3%
1940 to 1959	28.9%	24.6%	20.6%	16.6%	12.3%	24.0%
1960 to 1969	9.9%	13.9%	6.2%	9.1%	10.6%	13.6%
1970 to 1979	10.3%	20.7%	8.8%	13.8%	17.1%	15.8%
1980 to 1989	6.9%	8.0%	1.5%	8.6%	9.3%	7.5%
1990 to 1999	6.1%	10.9%	2.1%	13.0%	13.8%	9.2%
2000 or later	5.8%	11.5%	5.2%	10.9%	16.7%	6.7%

\*Auditors Database



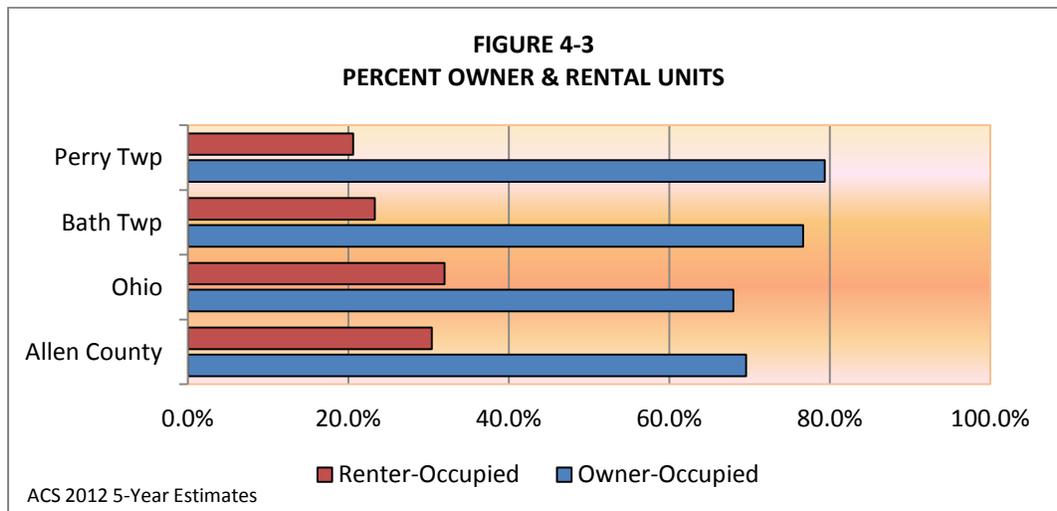
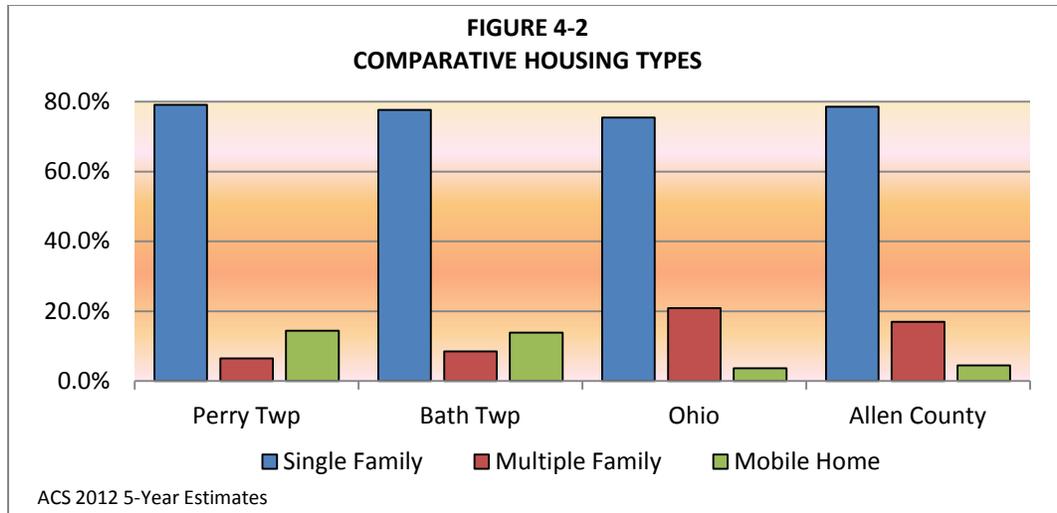
**4.1.2 Types of Housing Units**

The identification of housing units by type helps determine the housing choices available to local residents and allows issues of housing accessibility and affordability to be determined. The vast majority of homes in the Township are single-family units. Figure 4-2 reveals the over dependence on single family homes. After an in-house review of parcel data along with ACS tabulations it was revealed that Perry Twp had 79.1 percent of its housing stock as single family. Typical rates for single family homes for the area (Allen County, 78.5%; Bath Twp, 77.6%) are slightly higher than the Ohio average (75.4%).

When examining multi-family units, Perry Twp's (6.5%) does not compare favorably to either the State or the County. The proportion of multi-family units, including apartments, is less than that of Allen County (17.0%) and the State of Ohio (20.9%). The presence of manufactured/mobile homes however, has been much higher than both the State and County averages. Among all housing types in Perry Twp, mobile homes represent 14.4 percent, which is much higher than the proportion found in Allen County (4.5%) and the State of Ohio at (3.7%).

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

Perry Township has greater level of home ownership with fewer rental units when assessed against surrounding communities. As shown in Figure 4-3, Perry Twp (79.4%) has a greater home ownership rate than both the County (69.6%) and the State (68.0%).



**4.1.4 Rental Costs**

Table 4-2 reveals the cost of rental housing within Perry Township and other properties. Perry has fewer rental properties as compared to other townships. However, according to the ACS 2012 estimates Perry Twp's median rental cost of \$789 is higher than that of Bath Township (\$704), Allen County (\$635), and Ohio (\$710). Interestingly, Perry Twp has more rental properties per capita (11.8) than both Allen County (9.2) and Ohio (8.4).

**TABLE 4-2  
MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION**

Rent	Bath	Sugar Creek	Ohio	Allen County	Perry
Median	\$704	\$836	\$710	\$635	\$789
Less than \$200	0	0	44,912	560	14
\$200 to \$299	0	0	51,788	375	31
\$300 to \$499	58	0	173,900	2144	27
\$500 to \$749	374	12	498,617	4611	24
\$750 to \$999	255	11	360,880	2642	104
\$1,000 to \$1,499	51	6	200,330	959	100
\$1,500 or more	0	0	47,871	279	0

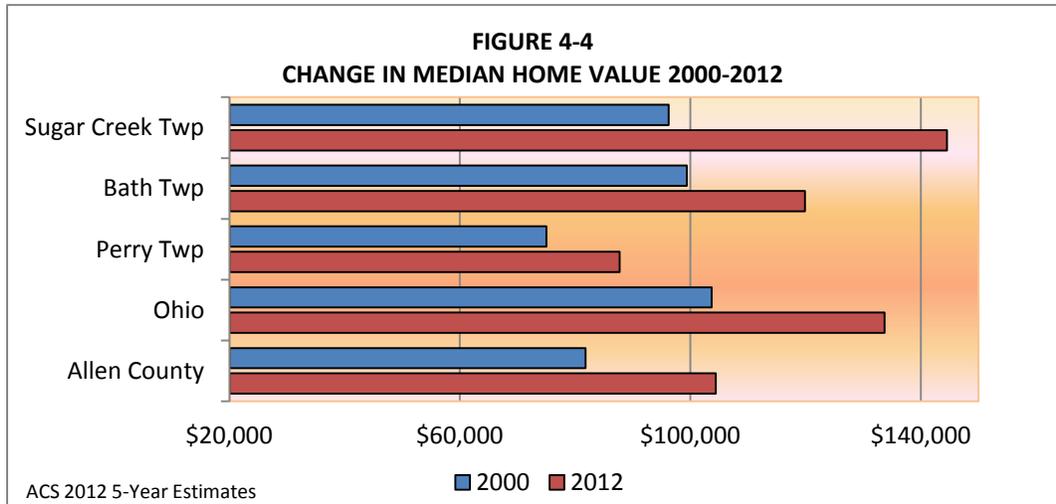
\*ACS 2012 5-Year Estimates

**4.1.5 Home Values**

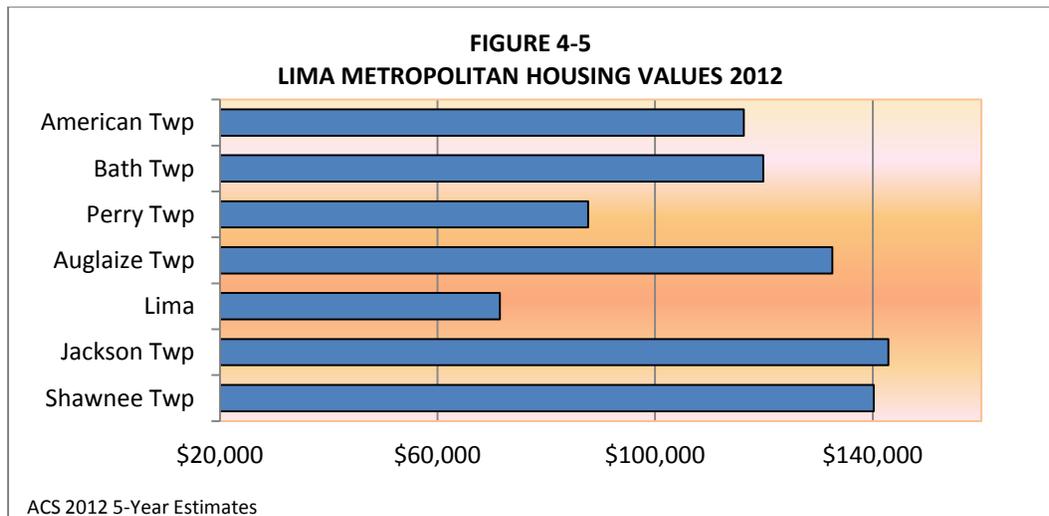
ACS 2012 estimates revealed median home value for Perry Township was \$87,700, a value that is significantly lower than Bath Twp (\$119,900), Sugar Creek (\$144,500), Allen County (\$104,400) and Ohio (\$133,700). The median home value in the Township as compared to Allen County reflects the relative age, square footage, size of the unit and lot size upon which the Township’s housing stock is situated.

Figure 4-4 reveals the change in the median value of owner-occupied units in both Perry Twp and other political subdivisions along with the County and the State between the 2000 Census and the ACS 2012 estimates. Data suggests that the increased valuation experienced in Perry (\$12,700/16.9%) over the 12-year period trailed both the State of Ohio (\$30,000/28.9%) and Allen County (\$22,600/27.6%).

*Median value of owner-occupied houses lagged behind both the County and the State between 2000 and 2012.*



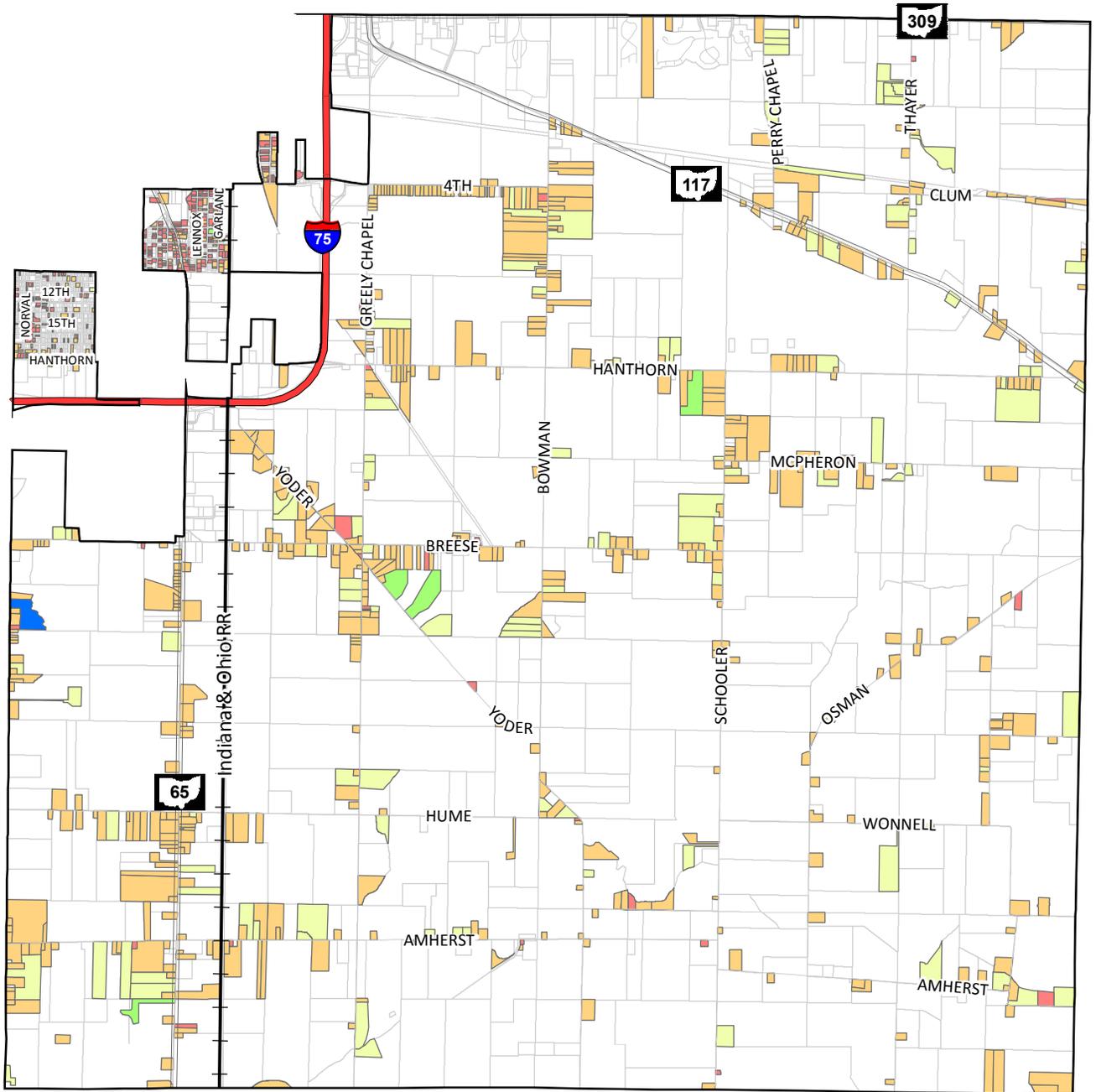
As shown in Figure 4-5, Perry Township does not compare favorably with other townships within the Lima Metropolitan Area with regards to home value. Map 4-1 identifies residential property values in Perry Township. Table 4-3 identifies home sales and new construction in Perry Township over the 2009 thru 2012 period by address and value.



# MAP 4 - 1

## PERRY TOWNSHIP

### RESIDENTIAL PROPERTY VALUATION



#### Property Value



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TABLE 4-3 HOME SALES & NEW CONSTRUCTION 2009-2013			
Address	Sale Amount	Address	Sale Amount
113 E 14TH ST	3,500	3700 E HANTHORN RD	83,300
4429 MCCLAIN RD	15,000	3780 ST JOHNS RD	85,000
2007-2013 ST JOHNS RD	15,000	2176 E 4TH ST	85,000
1714 GARLAND AVE	15,500	5400 ST JOHNS RD	86,900
1931 CLYDE AVE	20,000	3740 ST JOHNS RD	91,500
YODER RD	20,000	2426 E 4TH ST	92,000
1809 LENNOX AVE	22,500	4980 GREELY CHAPEL RD	94,700
3315 WARSAW RD	24,000	3920 ST JOHNS RD	95,000
1606 LENNOX AVE	24,273	3470 SCHOOLER RD	98,000
137 E 17TH ST	30,000	3775 E BREESE RD	98,900
1900 LENNOX AVE	30,000	1787 AMHERST RD	99,000
1802 GARLAND AVE	32,000	3942 ST JOHNS RD	100,800
1811 ZEITS AVE	35,000	3535 E HANTHORN RD	105,000
1829 KINGSTON AVE	36,500	4850 KERR RD	105,000
3700 GREELY CHAPEL RD	45,000	5600 ST JOHNS RD	110,000
850 AMHERST RD	46,500	3840 ST JOHNS RD	113,000
900 E 9TH ST	52,000	310 E HUME RD	118,000
1251 AMHERST RD	53,500	3660 SCHOOLER RD	120,000
2154 E 4TH ST	55,000	2075 E HANTHORN RD	120,000
4343 OSMAN RD	60,000	333 E HUME RD	123,200
207 W 17TH ST	64,000	4010 BOWMAN RD	125,000
1502 GARLAND AVE	65,000	5275 BELLEFONTAINE	125,500
4387 MCCLAIN RD	65,000	3069 E HANTHORN RD	126,000
112 E HANTHORN RD	70,000	3995 AMHERST RD	126,500
4949 CLUM RD	70,000	3415 E HANTHORN RD	133,500
2120 E 4TH ST	70,000	4661 MCCLAIN RD	135,000
5823 MCCLAIN RD	72,000	2367 E 4TH ST	138,000
1573 BOWMAN RD	72,900	2569 AMHERST RD	143,000
5403 BELLEFONTAINE RD	75,000	5540 CLUM RD	155,000
3014 BELLEFONTAINE RD	77,500	1564 E BREESE RD	157,000
1845 GREELY CHAPEL RD	80,000	3651 YODER RD	175,000
4747 ST JOHNS RD	81,000	5450 E HANTHORN RD	185,000
4477 MCCLAIN RD	81,500	5338 SCHOOLER RD	210,000
4267 MCCLAIN RD	83,000	3599 E HANTHORN RD	218,150
3095 AMHERST RD	83,000	2060 S COOL RD	975,000
		<b>Average</b>	<b>\$98,530</b>

\*Allen County Auditor Database

#### 4.1.6 Home Sales & Foreclosures

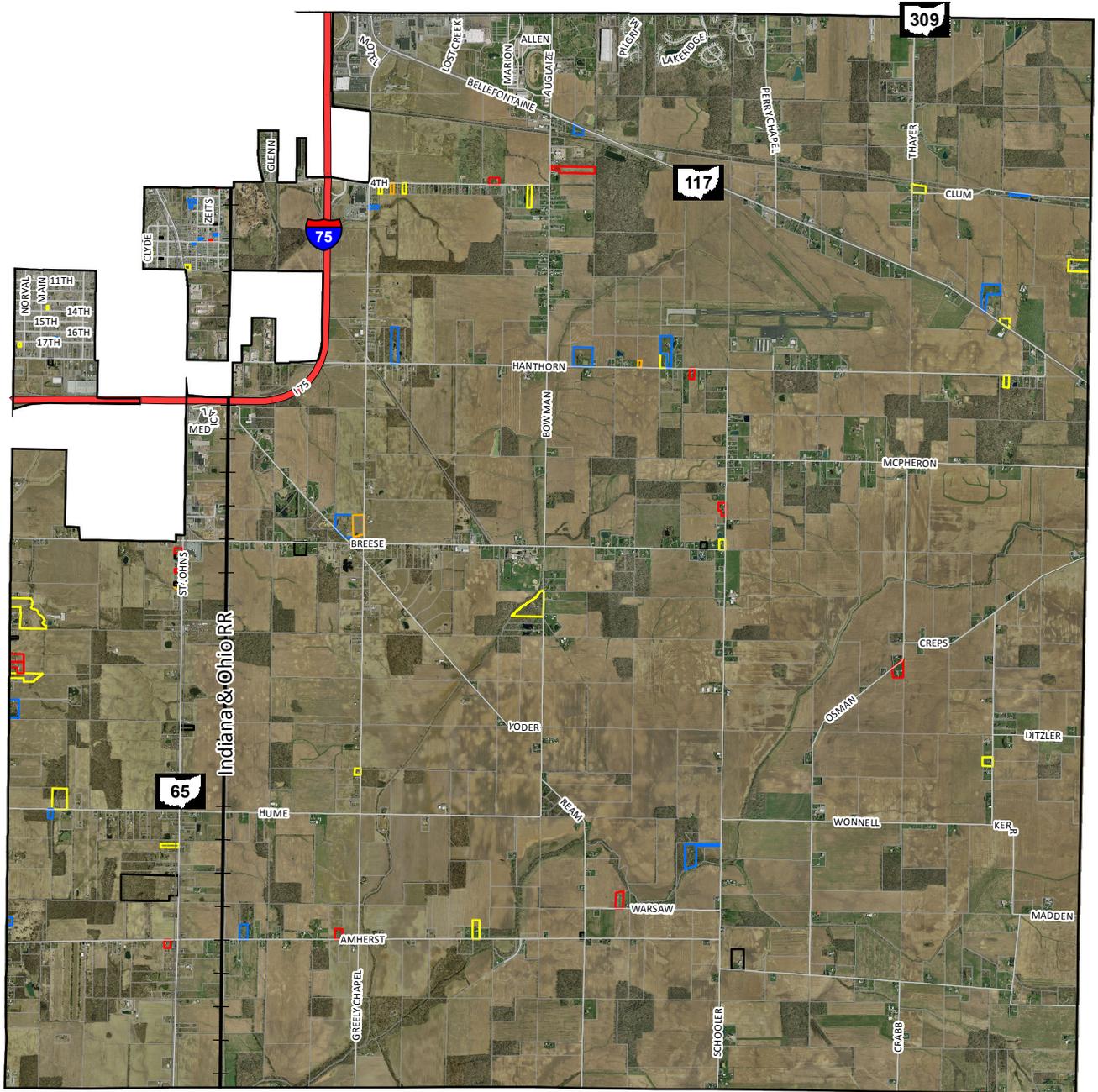
During the recent housing crisis, fewer homes have been sold or newly constructed. Between 2009 and the beginning of 2013, 70 homes were built or sold. Table 4-3 identifies those 70 units by address and value while Map 4-2 reflects those sales by location within the Township. The average value for those home sales and new construction during the 4.5 -year period was \$98,530.

Examining local foreclosure data, there were a total of 63 foreclosure filings that occurred over the 2009 - 2012 period, 17 were filed in 2009, 23 in 2010, 9 in 2011 and 14 in 2012. Map 4-3 reflects foreclosure activity by Sheriff's Auction and street address across Perry Township for the period.

# MAP 4 - 2

## PERRY TOWNSHIP

### HOME SALES BY YEAR

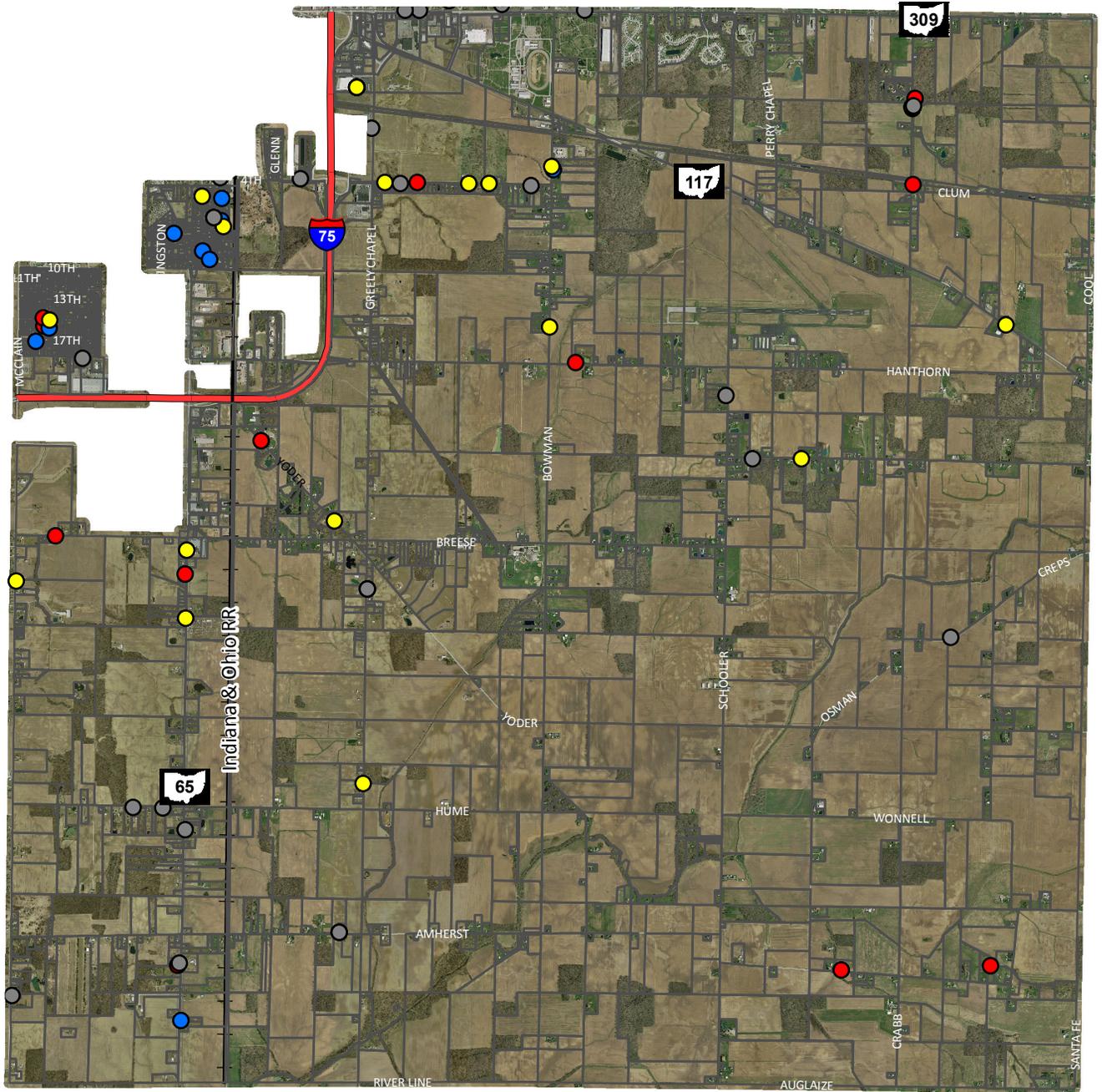


#### Sales By Year

- 2009
- 2010
- 2011
- 2012
- 2013



# MAP 4 - 3 PERRY TOWNSHIP FORECLOSURE FILINGS BY YEAR



## Foreclosure Filings By Year

- 2009
- 2010
- 2011
- 2012



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**4.1.7 Housing Vacancy**

Vacancy rates indicate the relative demand for housing in a community. Vacancy is often used as a proxy for desirability and/or the condition of the vacant units. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that are unoccupied for one reason or another. According to the 2010 Census, the State of Ohio has one of the lowest vacancy rates in the nation (10.2%). In 2010, of the total number of housing units within Perry Township (1,561) there were only 108 vacant units for a rate of 6.9 percent, which was lower than the housing unit vacancy rate of the State (10.2%). Of those housing units that were identified as vacant at the time of the 2010 Census, 31 were listed as for rent, 9 were for sale, and 42 units were shown as “other vacant.” As a percentage of total housing units available, in 2000 vacancies represented 5.0 percent of all housing units. Table 4-4 and Map 4-4 present the location of vacancies within the Township for the year 2010.

TABLE 4-4 VACANCY STATUS BY POLITICAL SUBDIVISION 2000 - 2010						
Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	3,599	8.1	4,380	6.0	781	21.7
Amanda Township	27	3.8	30	3.8	3	11.1
American Township	307	5.9	383	6.7	76	24.8
Auglaize Township	45	5.1	55	5.8	10	22.2
Bath Township	243	6.0	284	6.9	41	16.9
Jackson Township	28	2.8	66	6.2	38	135.7
Marion Township	30	2.9	33	3.1	3	10.0
Monroe Township	20	3.2	35	5.2	15	75.0
Perry Township	75	5.0	108	6.9	33	44.0
Richland Township	23	3.4	27	4.3	4	17.4
Shawnee Township	308	6.4	361	7.0	53	17.2
Spencer Township	12	3.8	18	5.2	6	50.0
Sugar Creek Township	22	4.4	40	7.5	18	81.8

**4.1.8 Housing Maintenance/Construction**

The Allen County Auditors database (2013) revealed more than 60 percent of the homes in Perry Twp were built prior to 1960 meaning maintenance is an issue that will need to be continuously addressed. By adopting and enforcing specific regulations, the Township can work toward improving the current housing stock.

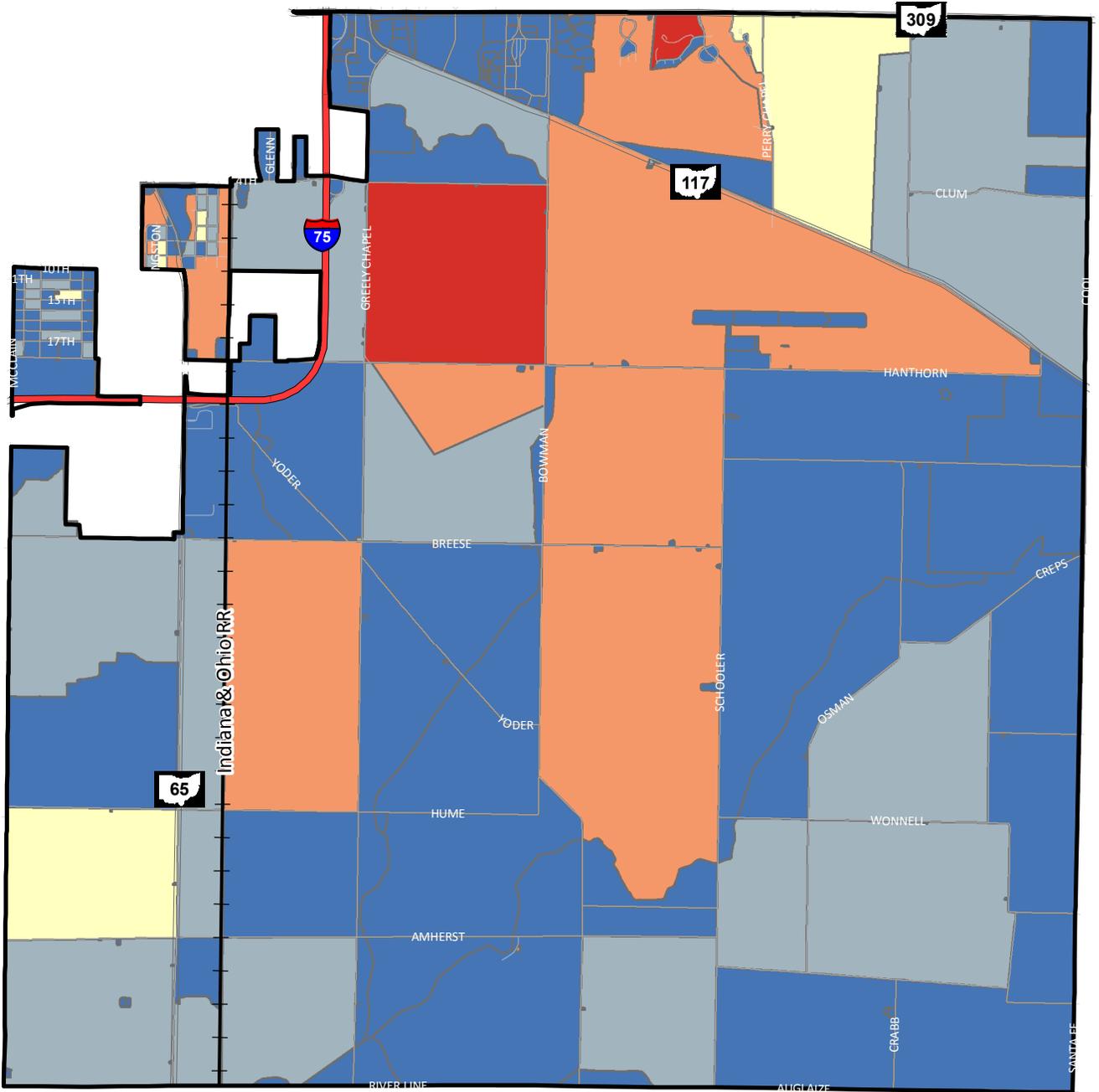
The Allen County Auditors database (2013) was also used to determine the comparative grade of the material used to build residential units in the Township (Map 4-5). The restoration or removal of those units graded D and E would improve the appeal of the housing stock across the Township. Preservation of older buildings will require continuing efforts of local area residents, businesses, and other local groups.



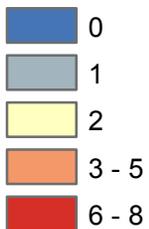
# MAP 4 - 4

## PERRY TOWNSHIP

### VACANT HOUSING UNITS BY 2010 CENSUS TRACTS



#### Vacant Housing Units



4 - 10

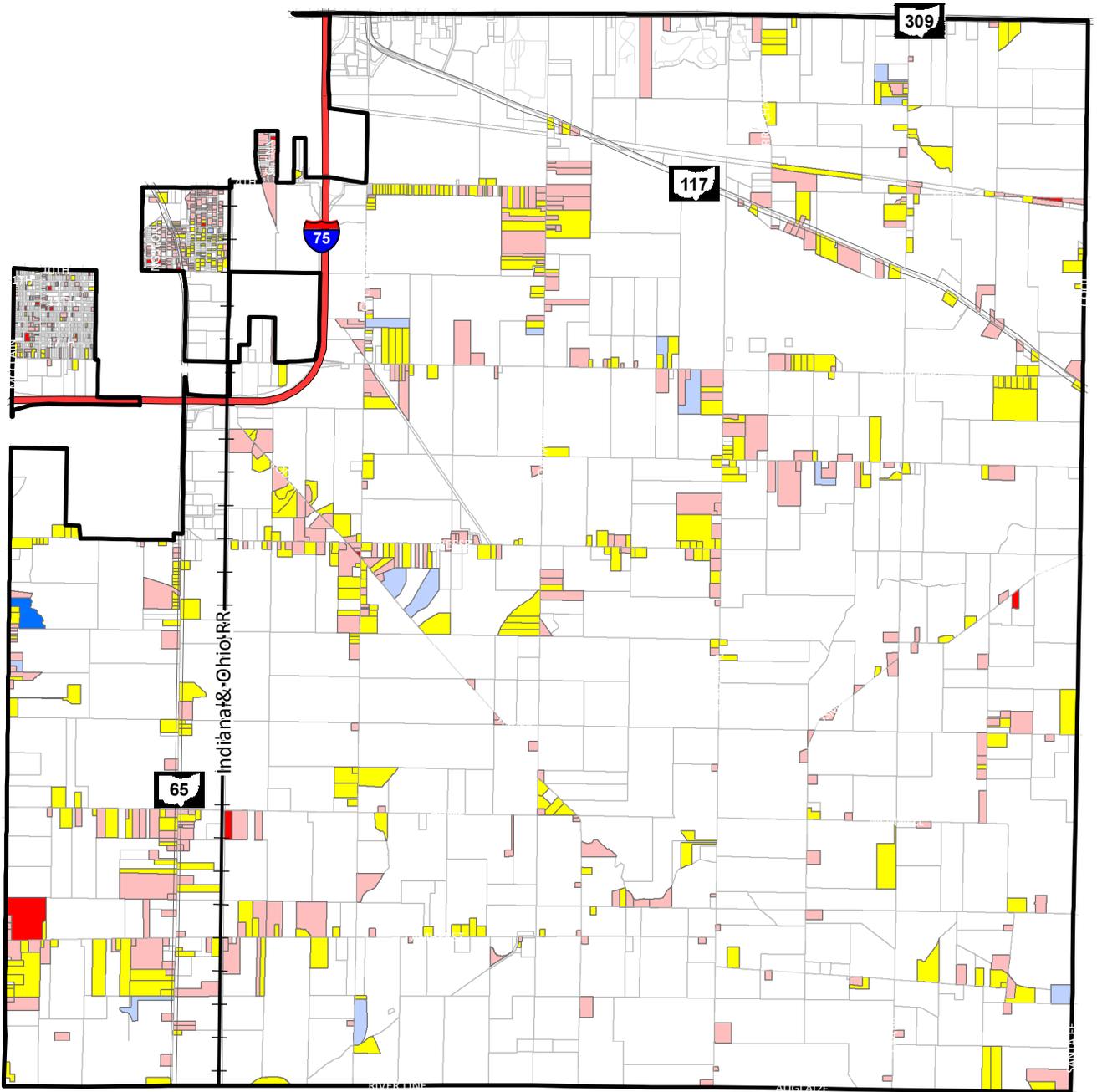


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# MAP 4 - 5

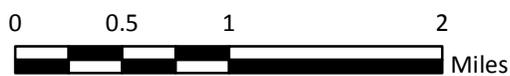
## PERRY TOWNSHIP

### RESIDENTIAL PROPERTY GRADE



#### Property Grade

- A
- B
- C
- D
- E



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## 4.2 WATER & WASTEWATER INFRASTRUCTURE

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

Public water and sanitary sewer services support existing development in Northwest Perry neighborhood, along SR 309 and SR 117, and along the northwest border between Perry Township and the City of Lima, along with Perry Local Schools. In Perry Township, development has been supported by various public water and wastewater services. The extent and quality of each system varies by geographic location. Map 4-6 depicts the existing wastewater and water infrastructure in the Township along with adjacent townships and the City of Lima.

Examining potable water, Perry Township relies primarily on the vast reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima and the Allen County Commissioner's. The existing water distribution system in Perry Township uses 296,420 linear feet of water lines. In those areas of the Township outside of the utility service areas, water wells act as the "raw" source for water.



Perry Township has wastewater collection facilities provided by Allen County with treatment provided by the City of Lima under contract with Allen County. Improvements to the sanitary sewer systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, the addition of treatment system improvements, and the construction of larger capacity improvements. Most often, such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography, both natural and man-made has imposed limits to the expansion of sewer services in Perry Township. The wastewater system in Perry Township is currently serviced by 106,518 linear feet of sewer lines. Human economic activities not serviced by the municipal sewer system need to utilize private septic systems as approved by the Allen County Health Department. Map 4-6 provides the extent to which Perry Township has both sanitary sewer and water infrastructure.

## 4.3 TRANSPORTATION & TRANSPORTATION SERVICES

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

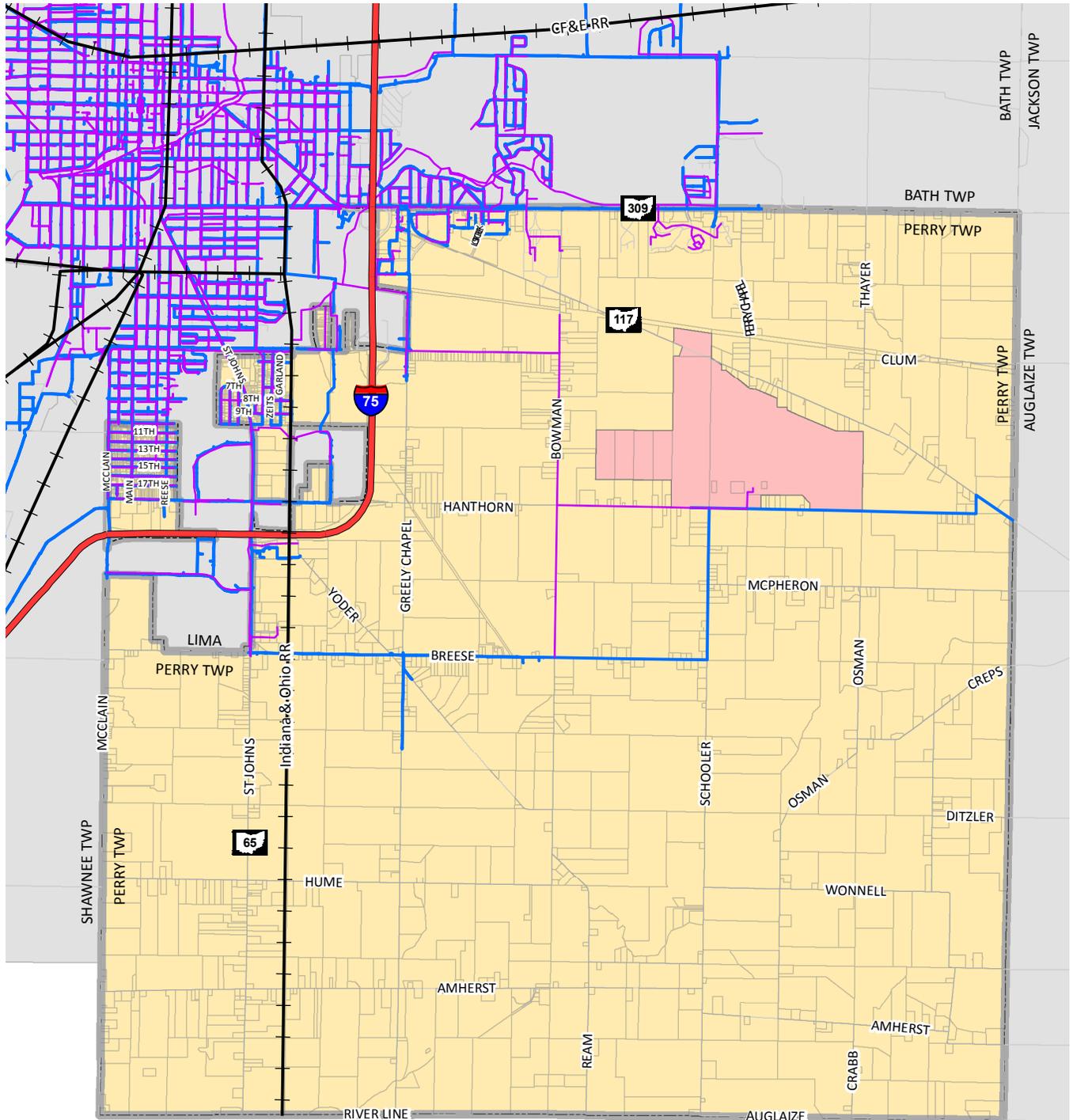
### 4.3.1 Transportation System

The highway system that services Perry Township is considered both urban and rural, consisting of the interstate, arterials, collectors and local roads. Map 4-7 depicts the federal functional classification of area roadways by type. The administration of these roads is delegated to State and local governmental units.

# MAP 4 - 6

## PERRY TOWNSHIP

### PROXIMITY TO SANITARY SEWER AND WATER SERVICES



**Utilities**

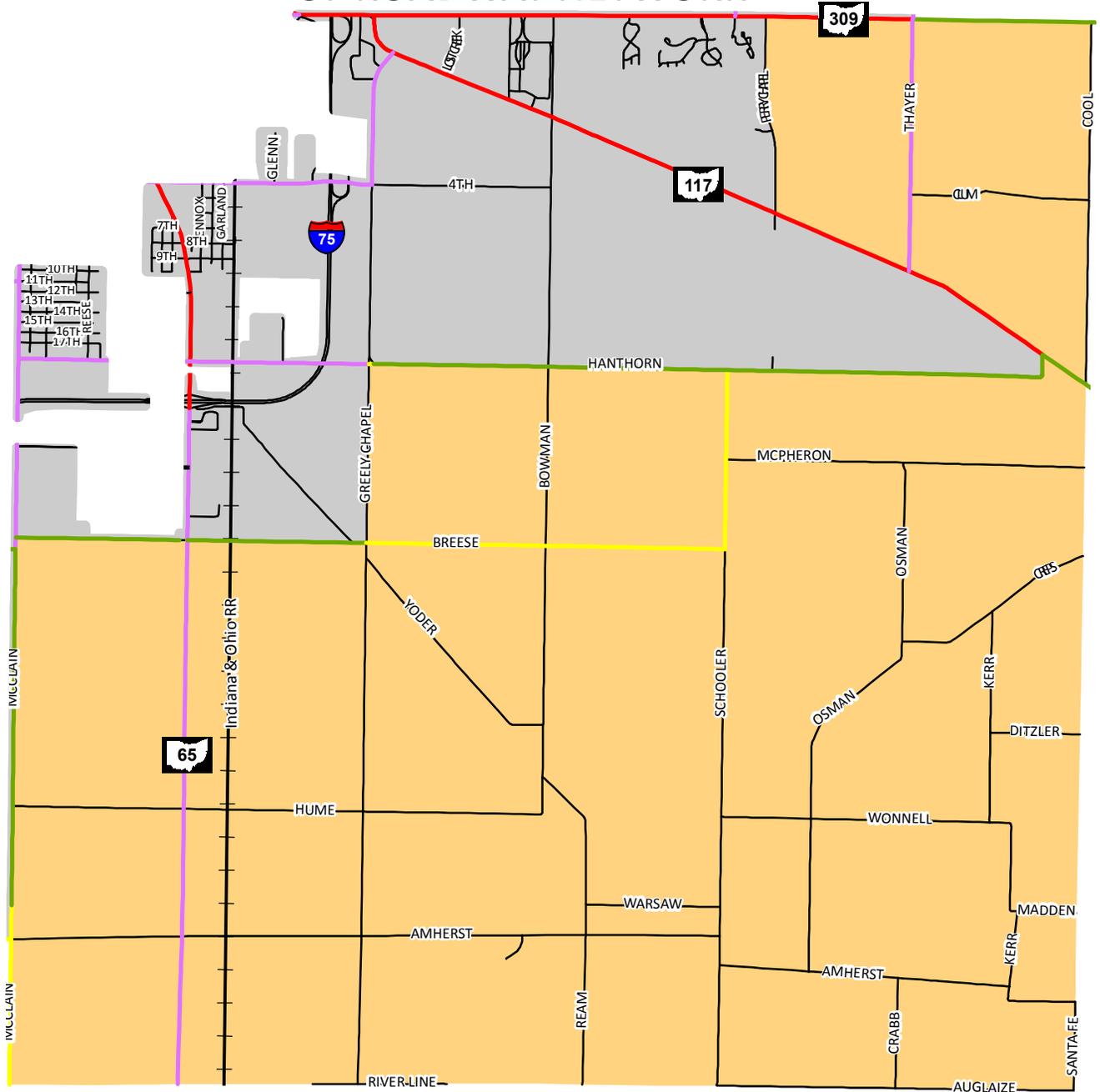
- Waterlines
- Sewer Lines
- Allen County Regional Airport



# MAP 4 - 7

## PERRY TOWNSHIP

### PROPOSED FUNCTIONAL CLASSIFICATION OF ROADWAY NETWORK



#### Functional Class

- Interstate
- Principle Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

- Rural Area
- Urbanized Area



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The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway’s jurisdictional responsibility. Perry Township is served by two primary east-west routes (SR-117 and SR-309), and two primary north-south routes (I-75 and SR-65). These primary routes are under ODOT jurisdiction.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION				
Functional Class	State Routes	County	Municipal	Total Miles
Rural Major Collector	5.1	0.0	0.0	5.1
Rural Minor Collector	0.0	7.9	0.0	7.9
Rural Local	0.0	10.9	34.0	44.9
Urban Interstate	3.0	0.0	0.0	3.0
Urban Principal Arterial	1.1	0.0	0.0	1.1
Urban Minor Arterial	3.4	0.0	1.8	5.1
Urban Collector	0.0	2.8	0.0	2.8
Urban Local	0.0	4.0	17.0	21.0
<b>Total Miles</b>	<b>12.6</b>	<b>25.5</b>	<b>52.8</b>	<b>90.9</b>

In 2013, the roadway system mileage within Perry Township entailed 90.9 miles. Collector roadways total 15.8 miles and account for 17.3 percent of total system mileage. Over 70 percent of the roadway system (65.9 miles) is classified as local in nature for which the Township is responsible for 51.0 miles, while the County is obligated to maintain 14.9 miles. According to 2012 estimates of daily vehicular miles of travel (VMT), total VMT approaches 210 thousand vehicle miles per day in Perry Township. By the year 2040, Perry Township is estimated to have more than 287 thousand vehicle miles traveled per day, an increase of 37.0 percent.

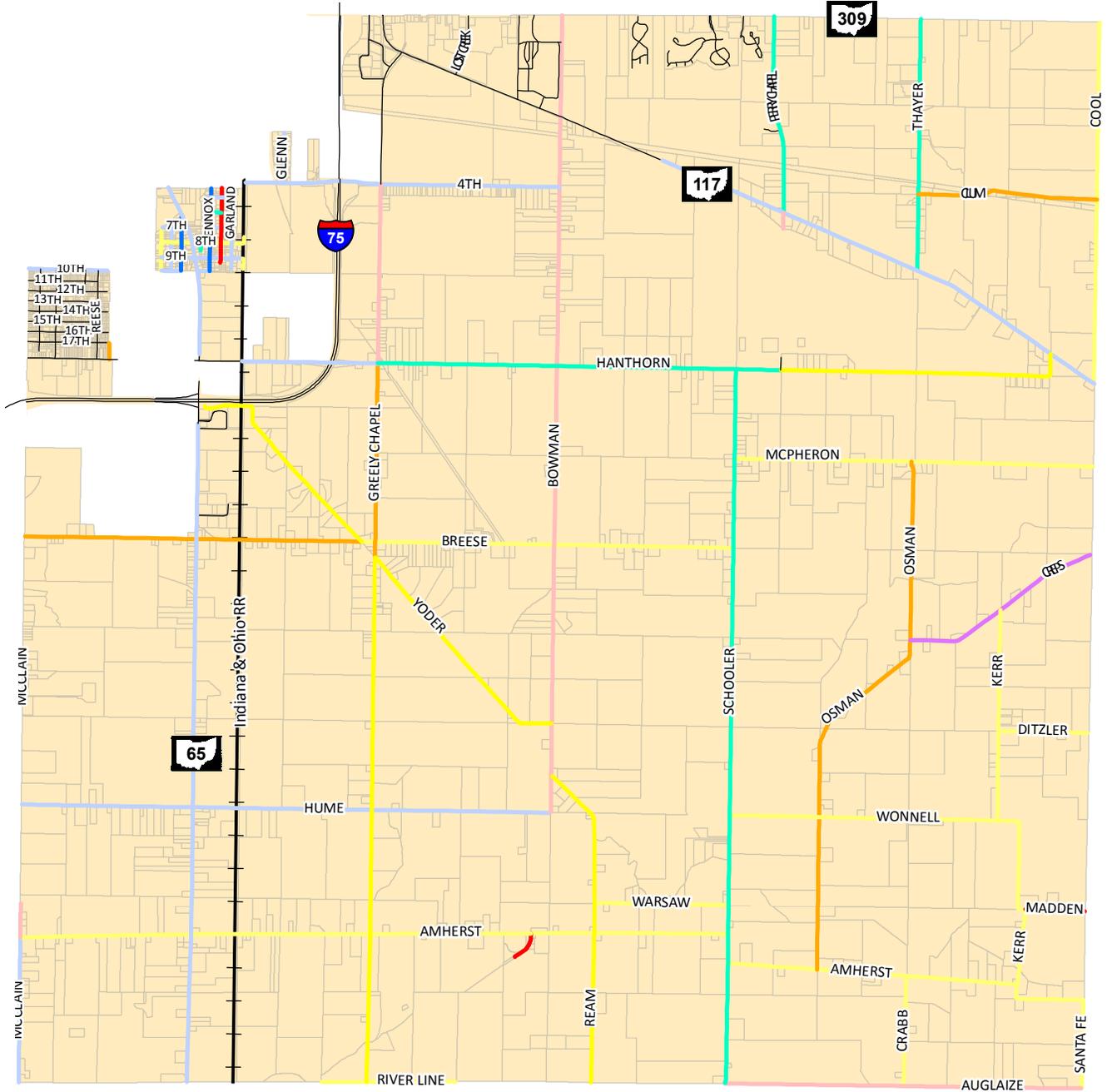
Various roadway pavement widths have been identified in Map 4-8 as to their compliance with the Ohio Department of Transportation (ODOT) design standard lane widths dependant on annual average daily traffic (AADT). Table 4-6 identifies 73.4 miles of deficient roadway widths by extent of deficient width. Projected costs to bring roadways into compliance are estimated at over \$16 million. Map 4-9 depicts those stretches of deficient roadway.



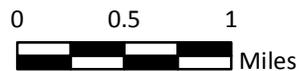
As depicted in Map 4-10 there are 28 bridges in Perry Township, of which 7 are identified as deficient (sufficiency rating less than 80). The total bridge repair on those seven bridges was estimated at \$6,074,580 in current dollars and identified in the County’s 2040 Long Range Transportation Plan. Table 4-7 identifies the bridges by road and deficient status.



# MAP 4 - 9 PERRY TOWNSHIP DEFICIENT ROADWAY WIDTH

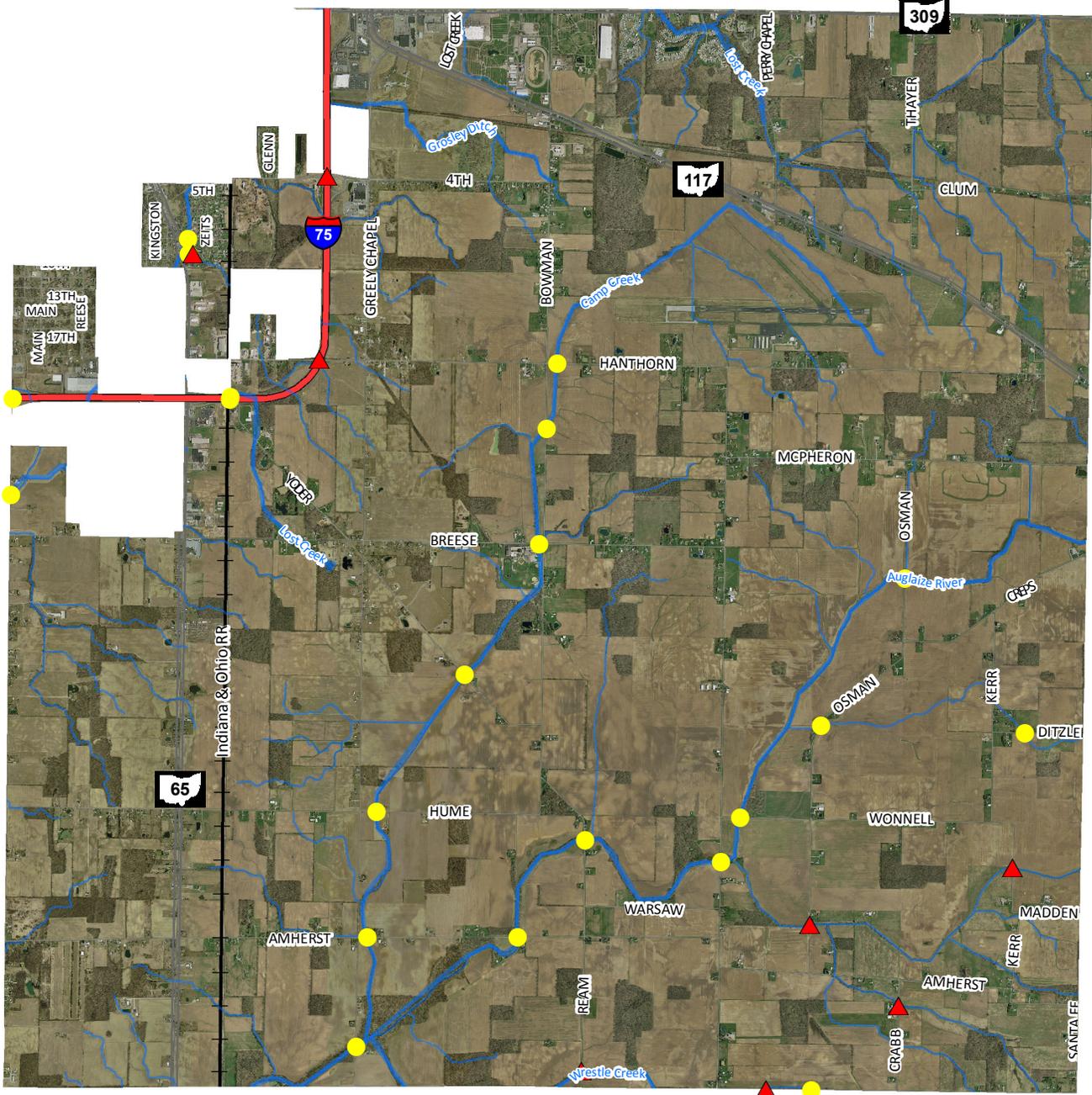


## Deficient Width (feet)

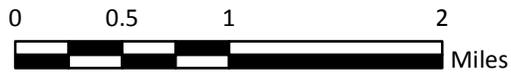


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# MAP 4 - 10 PERRY TOWNSHIP DEFICIENT BRIDGES



- ▲ Deficient Bridges
- Bridges
- Waterways



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TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN PERRY TOWNSHIP					
Deficient Pavement Width	State	County	Township	Municipal	Total Miles
8	0.0	0.3	0.6	0.0	0.9
7	0.0	0.0	1.2	0.0	1.2
6	0.0	1.1	6.1	0.0	7.2
5	0.0	3.3	4.5	0.1	7.9
4	0.0	9.1	19.9	0.0	29.0
3	0.0	6.3	2.7	0.0	8.9
2	7.4	0.8	8.8	0.3	17.3
1	0.0	0.0	0.8	0.2	1.0
<b>Total Miles</b>	<b>7.4</b>	<b>20.9</b>	<b>44.5</b>	<b>0.6</b>	<b>73.4</b>

TABLE 4-7 DEFICIENT BRIDGES OF PERRY TOWNSHIP				
Bridge Location	Bridge ID #	Jurisdiction	Feature Class	Sufficiency Rating
Auglaize Rd	PER-CO 14-0.27	County	Local	76.8
East 4th St	N/A	ODOT	Interstate	54.5
East Hanthorn Rd	N/A	ODOT	Interstate	56.5
Osman Rd	PER-TO 172-0.26	Township	Local	18.5
Wrestle Creek Ream Rd	PER-CO 166-0.08	County	Local	22.5
Kerr Rd	PER-TO 202-0.73	Township	Local	51.9
Crabb Rd	PER-TO 207-0.46	Township	Local	66.9
*Data Sources: ODOT and Allen County Engineers Office				

#### 4.3.2 Crash Data

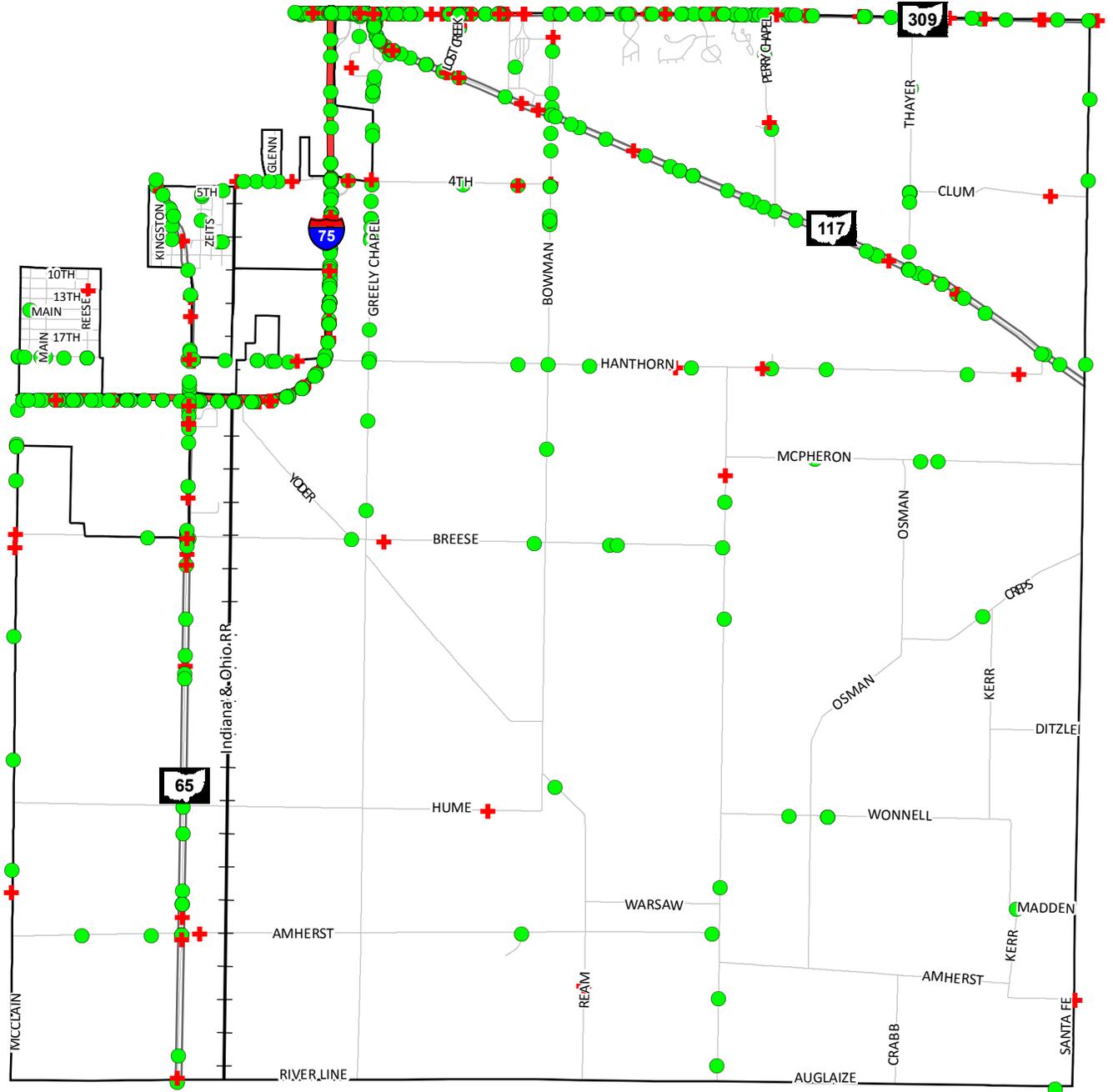
Table 4-8 summarizes crash data provided by the Ohio Department of Public Safety (ODPS) located in Perry Township. There were 700 crashes that occurred from 2010 to 2012, of which none were fatal. Three of four crashes (76.1%) involved property damage while 167 (23.9%) involved injury to one of the occupants involved in the accident. Of concern were the eight crashes that involved the suspicion of drugs or alcohol consumption. It is also worth noting that 80 of the 533 property damage crashes (15.0%) and 1 of 167 crashes (0.6%) resulting in injury involved a deer or farm animal. Table 4-8 indicates the type of crashes that occurred, while Map 4-11 shows the locations of those 177 crashes within the Township. The spike of crashes occurring in 2010 is of concern and Township officials need to follow-up with the local traffic safety advocates and representatives of area law enforcement to identify the contributing factors and behaviors.

TABLE 4-8 CRASHES BY YEAR IN PERRY TOWNSHIP				
Year	Fatal Crashes	Injury Crashes	Property Damage Crashes	Total Reportable Crashes
2010	0	60	224	284
2011	0	53	160	213
2012	0	54	149	203
<b>Total</b>	<b>0</b>	<b>167</b>	<b>533</b>	<b>700</b>

# MAP 4 - 11

## PERRY TOWNSHIP

### ROADWAY CRASHES



#### Accident Type

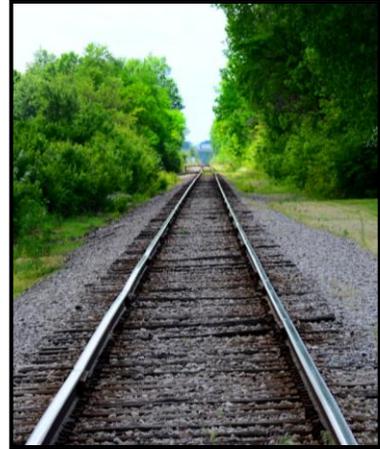
- + Injury
- Property Damage



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**4.4 RAILROAD INFRASTRUCTURE**

In 2013, the Public Utilities Commission of Ohio (PUCO) documented some 96.3 miles of rail in Allen County. Slightly more than 4.9 linear miles of the Indiana and Ohio (I&O) Railroad are located within Perry Township. The PUCO reports 42 thru trains per week. The maintenance of the line and the 6 at-grade crossings is a joint effort between the I&O RR and the Township authorities. The I&O RR is responsible for maintaining the tracks, the track crossing, the active and passive traffic controls at the tracks including the crossbucks, flashing signals, gates, stop or yield signs, bells, AFR/FRA placards, etc. The local authorities are responsible for the approaching roadway including the road conditions, advance warning signs and pavement markings and stop bars.



The 6 public at-grade rail crossings represent 4.2 percent of all at-grade rail crossings in Allen County. Of those at-grade crossings four served more than 500 vehicles per day (4th St./5,402, Hanthorn/2,436, Breese/1,145 and Amherst/576), while Hume served 165 vehicles per day, and Yoder Road. was unstudied at the time of this report.

**4.5 SUMMARY**

The 2010 Census reported a total of 1,561 housing units in Perry Township, an increase of 4.6 percent or 69 units over the previous 10-year period. 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; the availability of higher value quality homes; and, the status of available codes/programs to support the redevelopment of some of the older housing stock.

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

The key issues of concern to future development revolve around the availability, adequacy and costs of infrastructure/utility services. The community's transportation network water and wastewater capabilities and drainage system are typical infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, voice and data communications are also a part of infrastructure. In community development, infrastructure is necessary to maintain and support the health and safety of residents.



In economic development, infrastructure is concerned with the ability to move goods, services and products between community's suppliers and markets and the sustenance of labor force. Unfortunately, unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

The link between community development and transportation cannot be minimized. The community's access to the State highway system is adequate and pending improvements will only increase the community's local attractiveness. The adequate funding of the community's transportation infrastructure, including sidewalks, is also important. Once rural roadways and bridges are now experiencing higher traffic volumes and heavier loads due to unplanned residential development on the rural fringe. Such roadways do not meet minimum design

standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways has become an important issue for the Township.

Concerns regarding the lack of water and the limited wastewater systems include: service area, capacity and age of the wastewater collection systems. Capacity constraints limit service area expansion. Minimal public/municipal water system infrastructure exists; however, recent developments have water extending east to the Allen County Airport and eventually to Westminster. This will have an impact on the community's future growth the current regulatory environment.

## SECTION 5 ENVIRONMENTAL FACTORS

Although a portion of Perry Township is within the Lima Urbanized Area Perry is still 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 in areas outside of public utility service areas. But the community is changing. As residential urban development moves further out it is increasing the burden on local resources and destroying the very same rural landscape identified as so important to the residents of Perry Township. The haphazard development is resulting in environmental damage and government/citizen mandates to provide municipal water/sewer in areas where agriculture is being threatened by ever increasing land values. 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 Perry 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.

*Perry 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 among cities, villages, and 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

According to the EPA, on average, local residents generate 4.40 pounds of waste per person per day. The total population for Perry Township (3,531) would produce roughly 15,536 pounds of waste a day, or 5.6 million pounds per year. There are currently 18 different waste haulers based in Allen County. While there are numerous smaller independent haulers, the community is served by several of the larger corporate management services including Allied Waste Systems, Allen County Recyclers and Waste Management, Inc.



The closest sanitary landfill to Perry Township is the Evergreen Landfill Facility, operated by Waste Management and located in Northwood, Ohio. Outside Allen County there are 7 other landfills that accept a portion of local waste. Those facilities include Ashtabula, Cuyahoga, Gallia, Mahoning, Perry, Sandusky, and Stark counties. Both of Allen County's landfills are now closed. Allied Waste Systems arguably the largest service provider in Allen County uses the

Cherokee Run and Wyandot landfill facilities located in nearby Bellefontaine and Carey Ohio respectively. Allen County Recyclers uses a landfill operation in Wellston, Ohio; while Waste Management Inc., continues to use the Evergreen Landfill in Norwood Ohio. Meanwhile, the various independent operators tend to use the closest open land fill facilities located in Findlay and Carey.

Each county is required by the State of Ohio to maintain a current County Solid Waste Plan. The North Central Ohio Solid Waste District NCOSWD is the 6-county Consortium that Allen County belongs to. It was formed to develop an inclusive, cooperative, district approach to solid waste disposal problems. Perry Township is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD.

The North Central Ohio Solid Waste District (NCOSWD) and the Ohio Department of Natural Resources (ODNR) provide an anti-litter program to reinforce educational outreach efforts, public awareness activities, and media releases. The NCOSWD supports household hazardous waste recycling to help eliminate the dumping of illegal toxins. Such services are available at the NCOSWD facility located at 815 Shawnee Road in Lima, from mid-April thru mid-October by appointment. Allen County has recently become involved with Keep America Beautiful, Inc. to assist the local communities to develop a cleaner and, therefore, safer environment. Perry Township supports a recycling operation at the Perry Township Garage on Breese Road.

Local leaders must acknowledge that solid waste, which can be seen as litter, reaches into every aspect of the planning/regulatory process, to include: storm water management, building codes, zoning regulations, exterior maintenance codes, etc. Codes to address storm water management and zoning do exist to support solid waste management in the Township. Perry Township currently does not have exterior maintenance or building codes nor do they bid/let municipal waste contracts. However, as noted above, they do provide drop-off recycling opportunities for its residents on a regular basis. The Township also holds an annual community-wide cleanup supported by the NCOSWD and regularly conducts roadside litter clean-ups with the Allen County Sheriff's Office.

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

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

## 5.2 AIR QUALITY ISSUES

One of the most important issues of today is Air Quality. Perry Township rests within Allen County, which is located between major urban areas Fort Wayne, Indiana, Toledo, OH and Dayton, OH adjacent to Interstate 75 and US 30. The proximity to such large urban manufacturing-based communities placed Allen County in a precarious position with ever tightening

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

environmental regulations. From a historical regulatory perspective the EPA determined Allen County in ozone nonattainment in 2001; later in 2007 based on new data ,the County was reclassified in an 8-Hour Ozone Maintenance status. It was not until July 2013 that the EPA re-designated Allen County as being in full compliance with National Ambient Air Quality Standards.

While local air quality has improved, given the presence of the Husky Refinery, Ineos, Potash, BP Chemical, PCS Nitrogen, Amanda Specialty Products, General Dynamics, WHEMCO, etc., located just west of Perry Township it's little wonder that air quality remains a constant threat to the community's health and safety. In fact, according to the EPA the number of unhealthy days due to PM<sup>2.5</sup> was documented at 11 in 2010, 3 in 2011 and 3 in 2012. Over the same period, days exceeding ozone standards for sensitive populations amounted to 3 in 2010, 3 in 2011 and 3 in 2012.

Allen County industry remains a vibrant source of employment as well as point source pollutants. And, as a result one of the most important functions of the Allen County Public Health Department and the Regional Planning Commission is to monitor, document and educate the community on air quality standards associated with the Clean Air Act requirements and balance job growth with environmental and health concerns. Both agencies work with the EPA to address mobile and stationary sources of air pollution to improve the health, safety and welfare of the community.



### 5.3 WATER QUALITY ISSUES

For local, federal, and state officials water pollution is a major concern. Various water quality studies were conducted on the Ottawa and Auglaize rivers over the 2000 thru 2013 period. The latest study completed in 2013 found almost the entire Lost Creek tributary in full compliance with aquatic life standards. Most aquatic life impairments within the watershed stemmed from land disturbances related to agriculture activities and urban development with impairments caused by: siltation and sedimentation, nutrient loadings, habitat modifications, organic enrichment, and hydromodification.<sup>1,2</sup> In an earlier study of the Auglaize River tributaries in Perry Township were largely found to be in attainment, with urban uses and some agricultural pursuits resulting in siltation, habitat alteration, flow alteration, and some bacteria especially near Camp Creek.<sup>3</sup> Of note is that the Ohio Department of Health and the Ohio EPA issued a specific fish consumption advisory for both the Ottawa (2010) and the Auglaize (2012) rivers after extensive sampling.<sup>4</sup> Map 5-1 provides a visual representation of the topography of the Township illustrating the pattern of runoff into tributaries of the Ottawa and Auglaize rivers.

<sup>1</sup> Biological and Water Quality Study of the Ottawa River and Principal Tributaries - 2010. Ohio Environmental Protection Agency, Division of Surface Water, Ecological Assessment Section; April 22, 2013.

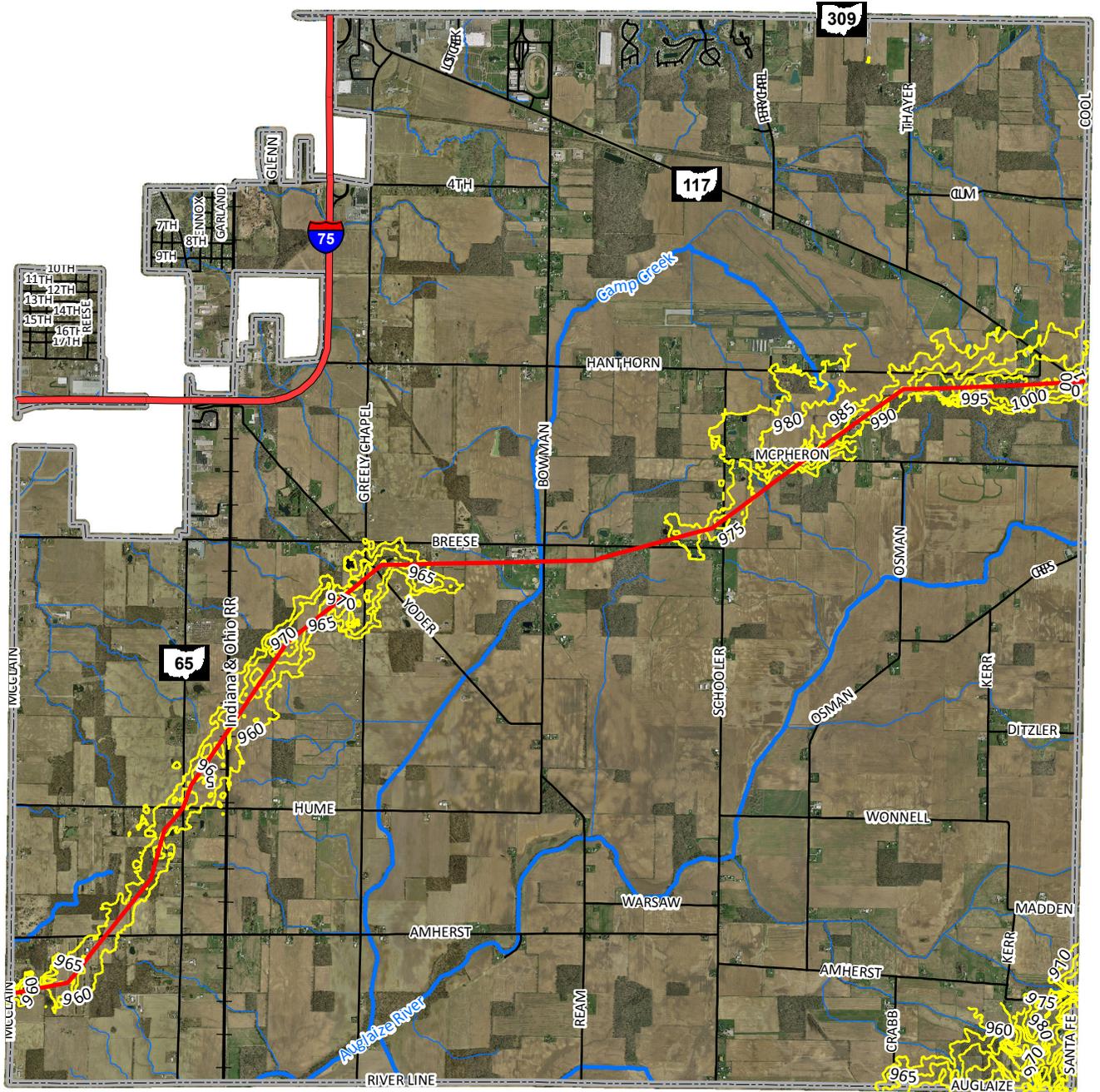
<sup>2</sup> Status of Water Quality in Ohio: The 2014 Integrated Report. Ohio Environmental Protection Agency, Division of Surface Water; February 12, 2014.

<sup>3</sup> Total Maximum Daily Loads for the Upper Auglaize River Watershed. Ohio Environmental Protection Agency, Division of Surface Water; Final Report August 16, 2004.

<sup>4</sup> <http://www.epa.ohio.gov/dsw/fishadvisory/sampledwaters.aspx#O>.

# MAP 5 - 1

## PERRY TOWNSHIP: WABASH RIDGELINE



- Contour Lines
- Wabash Ridgeline
- Primary Waterway
- Intermittent Waterway



June 2014

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

- Manage stormwater runoff to reduce sediment, nutrients, and downstream flooding.
- Prevent erosion from agricultural operations and removal of vegetation from areas in proximity to water surfaces.
- Identify and eliminate pollutant discharges from wastewater treatment plants, combined sewer overflows, package plant discharges and industrial discharges.
- In cooperation with the Allen County Emergency Management Agency and local fire departments, establish 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.

*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*

## 5.4 THE NATURAL ENVIRONMENT

The natural environment within the community has been shaped by its site and situation. The local geographic and geologic conditions provide the topography, drainage patterns and vegetative cover. The natural environment has been modified and is now obligated to carry the burden of human activities inclusive of littering, illegal dumping, roadway salts, and chemicals contamination. The natural environment plays a vital role in many of the Township's memories and the vision for the community's future. Map 5-2 provides a visual representation of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unrestricted, especially its wooded lots and natural waterways, will be the basis upon which this planning document will be judged in the future.

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

### 5.4.1 Tributaries to the Ottawa & Auglaize River

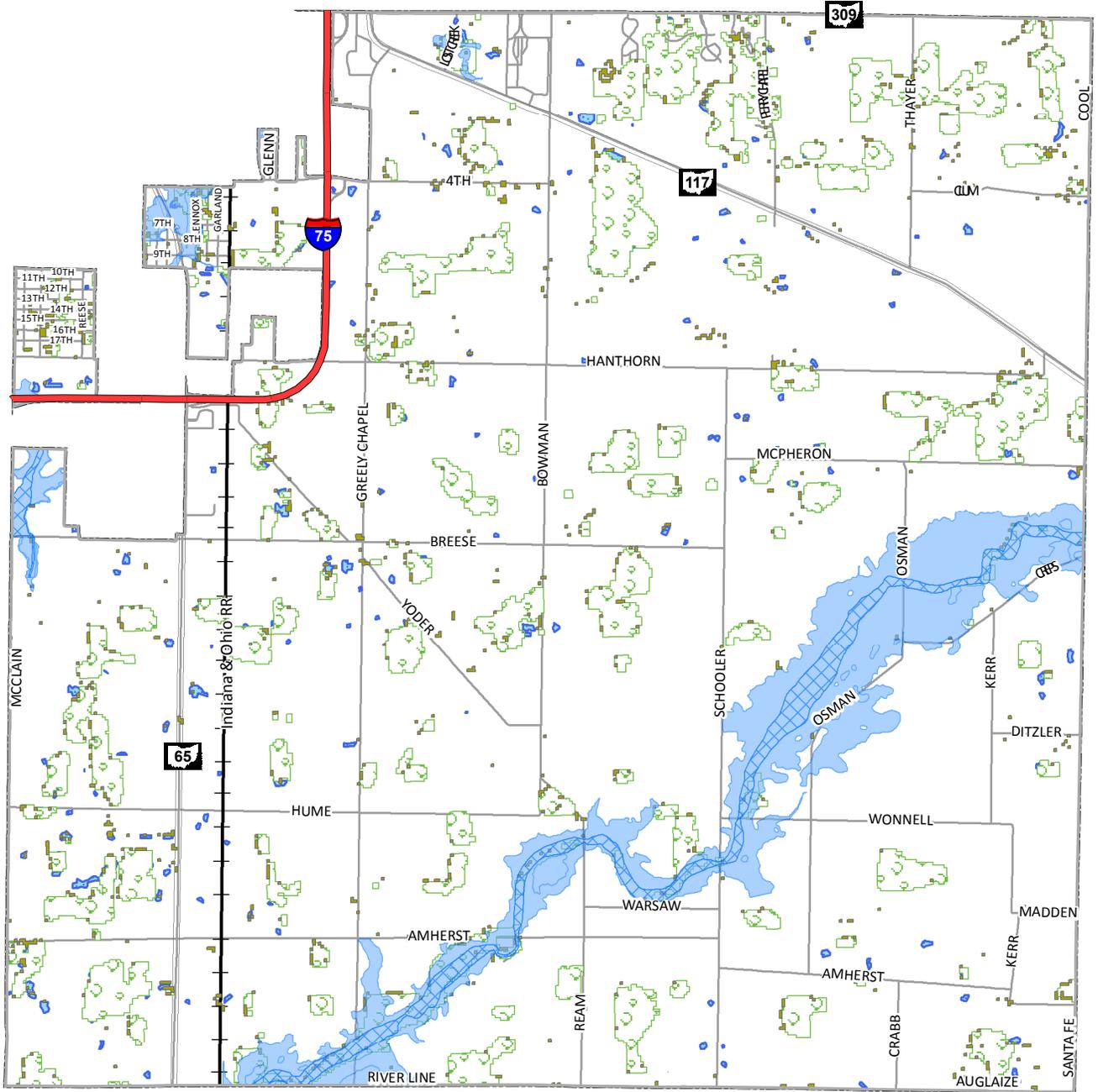
The physical and functional attributes of both the Auglaize and Ottawa River were introduced in Section 2.2.3, its water quality characteristics and its drainage watersheds were addressed in Section 5.3. However, these sections failed to provide the broad understanding necessary to appreciate the relationship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

Both the Auglaize and Ottawa River and their tributaries play an important role in the natural environment.. Parts of five sub-watersheds (Little Ottawa River, Lost Creek, Auglaize River above Wrestle Creek, Auglaize River below Wrestle Creek and Wrestle Creek) are located in Perry Township. Both the Auglaize and Ottawa River in many ways are the backbone of the community's ecosystem. Collectively, the Rivers and their various tributaries provide: the necessary drainage; the stream valleys that provide the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces which provide visual relief and recreation amenities for the community. This resource must be protected. In fact, the 10.98 linear miles of Perry Township waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations. Map 2-4 depicts these sub-watersheds.

# MAP 5 - 2

## PERRY TOWNSHIP

### NATURAL ENVIRONMENT



#### Natural Environment

-  Floodway
-  Special Flood Hazard Area
-  Scrub
-  Wooded
-  Wetlands



March 2014

### 5.4.2 Floodplains

The Federal Emergency Management Agency identified approximately 1,444.7 acres in Perry Township as Special Flood Hazard Areas.<sup>5</sup> The report was intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain management. Hydrologic and hydraulic engineering studies formed the basis of the analysis that documented both the Ottawa and Auglaize Rivers and their tributaries (Map 2-5). The resultant floodplain delineations of these waterways were documented by the Department of Housing & Urban Development (HUD) in flood insurance rate maps (FIRM) identified in the Appendices of this Plan.

*In May 2013 FEMA along with Allen County published a Flood Insurance Study that identified approximately 1,444.7 acres in Perry Township as Special Flood Hazard Areas.*

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 birds/deer, and disrupted drainage patterns and storm water retention areas for both agricultural and urban development.

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



<sup>5</sup> Flood Insurance Study - Allen County Ohio, Incorporated Areas (2013).

### 5.4.3 Wood Lots

Like the majority of northwest Ohio, the surface area of Perry Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 1,928 acres, slightly less than ten percent (9.2%), of Perry 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 reforestation of lands previously cleared.

## 5.5 HISTORICAL & ARCHAEOLOGY SITES

Currently identified by the Ohio Historical Society there are three (3) historical structures within the Township limits. These three (3) structures all located on Greely Chapel include the Dr. David B. Steiner House (1850), the Robert and Betty Nees House (1890) and the Indiana, Columbus & Eastern Traction Co. Power House (1906). Historic structures are an important part of any community and should be preserved to their original state for posterity. Map 5-3 identifies these structures along with the three (3) archaeology sites that were at one time excavated within Perry Township. The community has an active historical society that has recently undertaken renovations with great success. Future efforts may well look to preserve and repair these historic buildings. The Rehabilitation Investment Tax Credit program is a federal program available for substantial rehabilitation of qualified depreciable buildings; Ohio also offers a similar program for rehabilitation administered by the Ohio Department of Development and the Ohio Historic Preservation Office.





## 5.6 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 20 local political subdivisions, the Villages of Lafayette and Spencerville, along with Amanda, American, Auglaize, Bath, Richland, Shawnee, and Spencer townships have prepared and 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 Perry Township in preparing a future land use plan, various agencies have developed long range component plans. At the regional level, the LACRPC has prepared a 2040 Transportation Plan. And although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioner's reviewed issues related to municipal sanitary sewer services (2007) and a county-wide water distribution system (URS/2000). At the present time, minimal potable water service is available in Perry Township, concentrated along the Perry/Lima boundary; and, sanitary sewer services are restricted largely in the northwest portion of the Township. However, as depicted in Map 4-6, there are plans to extend both water and sanitary sewer services along Breese Road out to the Allen County Airport as well as stretching east to adjacent townships along SR 309 and SR 117, both major commercial corridors.

*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.*

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 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 its visual and environmental impact on the landscape employing principles of cluster development. This Plan supports the concept of integrated developments focusing on highway nodes, business centers and low density neighborhood developments. Local officials are interested in examining regulatory controls that promote growth of local businesses without compromising the environment or the potential for commercial success.

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

## SECTION 6 ECONOMIC OVERVIEW & ANALYSIS

Historically, the economic well-being of Perry Township has been founded on its agricultural sector and the farm family's relationship with the land. The Township capitalized on its central location and 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-habiting that space with residential housing units and conflicts between residents and the agricultural industry (and its necessary support services) are increasingly becoming more prevalent. Meanwhile aging infrastructure, empty storefronts and big tax retail are challenging the Township. Moreover, Perry Township is experiencing more conflicts along the urban-agricultural edge line with problems spanning economic, land use, life style, and health components. With so many people living so close to so much commercial farming, the negative impacts flow in both directions. For farmers, operating in the close proximity to urban uses often means reduced productivity and income, regulatory constraints, vandalism, and legal liability. For urban neighbors, the issues concern the dust, noise, odor, and even health effects of living adjacent to industrial-like activities that use chemicals, heavy machinery, and concentrated animal facilities.

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 declining population. Local officials are assessing the potential for some economic diversification predicated on redeveloping the commercial base along 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 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 non-agricultural business and employment patterns. Data from the 2012 ACS, as well as the County's 2010 employment database are compared and contrasted to delineate these patterns.

### 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 the category of employment. In Perry Township a half dozen general occupation categories were identified in the ACS 2012 5-Year estimates which comprised the bulk of occupations pursued by local residents including:

- Construction
- Arts, Entertainment, Recreation, Accommodation and Food Services
- Retail Trade
- Health, Education & Social Service
- Manufacturing
- Wholesale Trade

Collectively, these 6 categories represent 8 of every 10 employed Perry Township residents. Table 6-1 displays a comparative data analysis of occupations pursued by Perry residents for the years 2000 and 2012.

According to ACS 2012 5-Year estimates, 1,646 Perry Township residents were actively employed. Table 6-1 indicates that between 2000 and 2012 the Township saw an increase of 7.2 percent in residential employment. Such data lies in sharp contrast to losses experienced by the County (-3.1%) and the State (-1.9%) over the same time period.

TABLE 6-1 2000 & 2012 EMPLOYMENT BY SECTOR OF PERRY TOWNSHIP RESIDENTS						
Sector	NAICS	2000 Census	Percent Total Employment	2012 ACS	Percent Total Employment	Percent Net Change
Employed 16 and over		1,536	100.0	1,646	100.0	7.2
Agricultural, Forestry, Fishing, Hunting and Mining	11	25	1.6	24	1.5	-4.0
Construction	23	128	8.3	121	7.4	-5.5
Manufacturing	31-33	449	29.2	248	15.1	-44.8
Transportation & Warehousing	48-49	84	5.5	49	3.0	-41.7
Wholesale Trade	42	53	3.5	109	6.6	105.7
Retail Trade	44-45	157	10.2	189	11.5	20.4
Information	51	27	1.8	12	0.7	-55.6
Professional Management, etc.	54-55	82	5.3	69	4.2	-15.9
Finance, Insurance & Real Estate	52-53	54	3.5	60	3.6	11.1
Health, Education & Social Service	61-62	210	13.7	443	26.9	111.0
Entertainment, Recreation, Food & Accommodations	71-72	108	7.0	236	14.3	118.5
Other Services	81	62	4.0	39	2.4	-37.1
Public Administration	92	97	6.3	47	2.9	-51.5
*ACS 2012 5-Year Estimates						

When examining the current 2012 occupation of residents within the Township against 2000 data, a number of trends appear that will be important to the community's future. A precipitous decline occurred in the number of residents employed in the manufacturing sector (-44.8%), along with the information sector (-55.6%), the transportation & warehousing (-41.7%), public administration (-51.5%) and professional management, etc. (-15.9%). Looking at the occupations that saw an increase, health, education and social services grew considerably (111.0%), as did the



entertainment, recreation, food and accommodations sector (118.5%) and wholesale trade (105.7%). In comparison, both the County and State during the same time-period saw increases in professional management (53.4%, 11.7%), finance, insurance & real estate (FIRE) (17.6%, 1.5%) and health, education & social services (20.2%, 20.4%) respectively.

The remainder of the section looks to examine and establish the current employment characteristics of the Township. The section starts by examining the current employment status of local residents before documenting local employers. A summary follows a short overview of the Township Tax Base.

#### **6.1.1 Construction**

According to ACS estimates as of 2012 there were 121 residents living within Perry Township who were employed in the construction industry. That is a slight decrease of 5.5 percent from the 2000 Census which indicated 128 residents working in construction. When compared to County and State levels, the local construction industry fared well. Between 2000 and 2012 both the County and State experienced larger declines in construction jobs ranging from 22.7 and 13.5 percent respectively.

#### **6.1.2 Manufacturing**

In 2012 there were 248 Perry residents working in the manufacturing sector, down from 449 residents in 2000; a drop of 44.8 percent. Even with the drastic decline the manufacturing industry still employs 15.1 percent of Township residents. In comparison, both Ohio (-24.6%) and Allen County (-22.3%) saw a steep decline in manufacturing jobs between 2000 and 2012.

#### **6.1.3 Wholesale Trade**

ACS tabulations show increased employment in the wholesale trade industry among residents of Perry Township between 2000 and 2012, experiencing a bump of 105.7 percent. In 2000, 53 residents held employment within the wholesale industry or 3.5 percent of the total Township residents. In 2012 however, 109 residents or 6.6 percent of total Township employment held similar jobs. For comparison purposes, the County experienced a decline of 20.1 percent wholesale trade over the same time-period, while the State experienced a similar decrease of 23.6 percent.

#### **6.1.4 Retail Trade**

The ACS 2012 5-Year estimates identified 189 individuals employed in retail trade residing in Perry Township. Retail employment rose 20.4 percent between the 2000 to 2012 period within the Township. Retail employment within Allen County and Ohio paints a different picture in that both the County (-17.5%) and the State (-3.7%) lost retail jobs within the past 12 years. Within the Township, those working in some form of retail trade make up the fourth largest segment (11.5%) of local employment.

#### **6.1.5 Health, Education & Social Services**

ACS 2012 5-Year estimates identified 443 Perry Twp residents employed in the health, education and social service industry, an increase of 111.0 percent since 2000. More than a quarter of Perry Township residents (26.9%) are employed in health, education or social services. In comparison, the County and the State both experienced an increase of 20.2 percent and 20.4 percent respectively.

**6.1.6 Entertainment, Recreation, Food & Accommodations**

According to ACS estimates as of 2012 there were 236 residents living within Perry Township who were employed in the entertainment, recreation, food and accommodations industry, representing the largest increase within the Township at 118.5 percent from the 2000 Census. When compared to County and State levels, the local entertainment, recreation, food and accommodations industry fared well. Between 2000 and 2012 both the County and State experienced increases of 4.5 percent and 14.0 percent respectively.



**6.2 EMPLOYMENT WITHIN PERRY TOWNSHIP**

Ancillary employment data identified 126 private firms along with Perry Township and Allen County providing employment in the general categories of: construction, manufacturing, transportation, wholesale, retail trade, information, professional management, waste management, finance, insurance and real estate, health, education and social services, entertainment, recreation, food and accommodations, public administration, and other services.

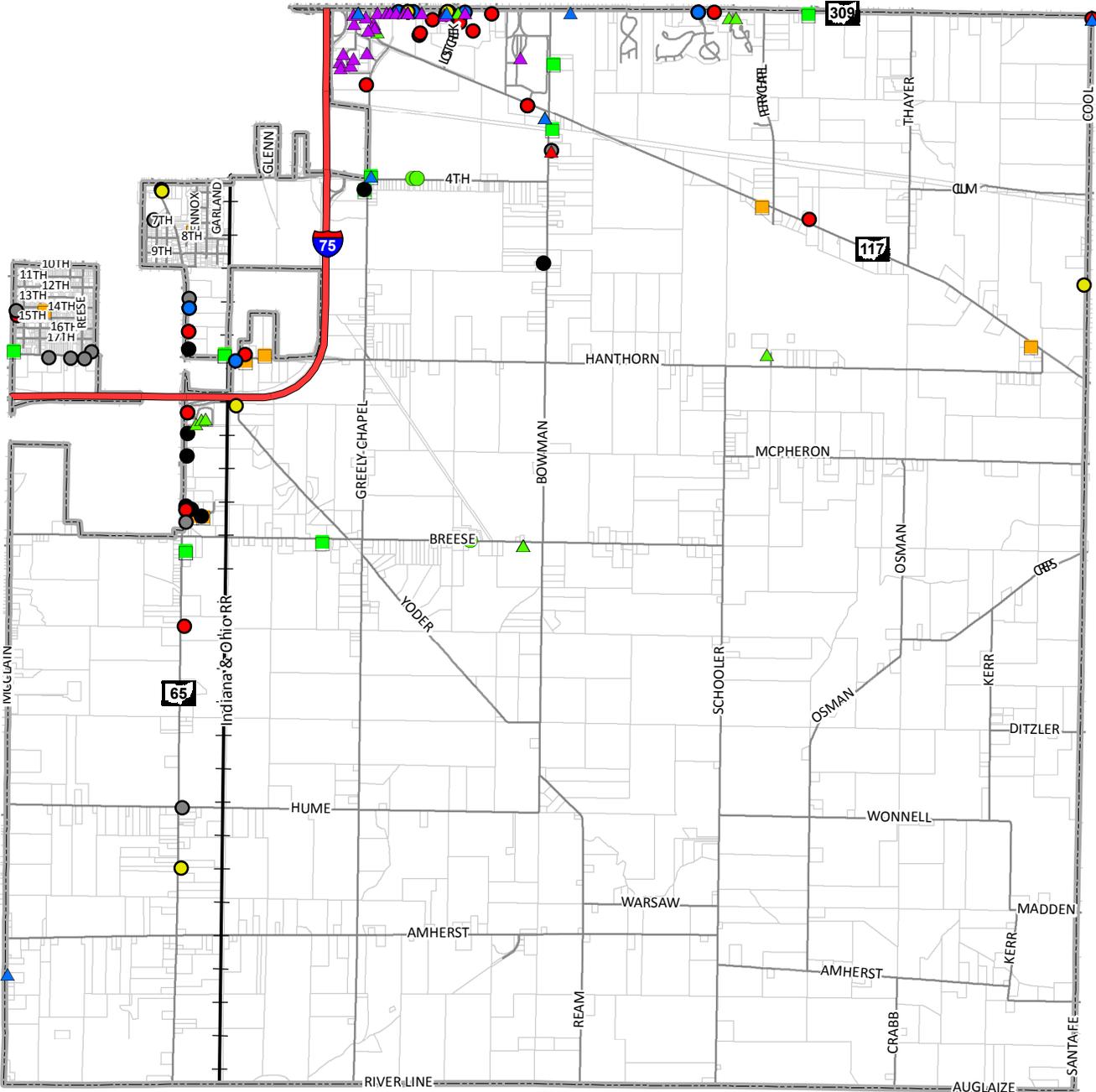
Data suggests an increase in employment occurred internally with existing employers along with new establishments since 2001. The number of businesses reporting employment in the Township was consistent over the 2010 period. Table 6-2 reflects the employers located within Perry Township in both 2001 and 2010. Map 6-1 identifies those businesses located within the Township.

TABLE 6-2 EMPLOYMENT & BUSINESS ESTABLISHMENTS IN PERRY TOWNSHIP				
Type of Business	2001		2010*	
	Workers	Firms	Workers	Firms
Agricultural, Forestry, Fishing, Hunting and Mining	0	0	20	2
Construction	173	17	278	8
Manufacturing	308	13	296	9
Transportation & Warehousing	246	13	266	9
Wholesale Trade	297	11	284	9
Retail Trade	591	34	1,149	24
Information	6	2	0	0
Professional Management, etc.	69	4	42	4
Administrative, Support and Waste Management	177	9	151	5
Finance, Insurance & Real Estate	81	14	74	9
Health, Education & Social Service	218	6	578	11
Entertainment, Recreation, Food & Accommodations	883	28	1,044	25
Other Services	55	12	67	7
Public Administration	22	2	192	4
<b>Total</b>	<b>3,126</b>	<b>165</b>	<b>4,441</b>	<b>126</b>
*County 2010				

**6.2.1 Construction**

Table 6-3 reveals that in 2010, 8 employers were located in Perry Township and accumulated 278 workers employed in the construction industry. That is an increase of 60.7 percent since 2001 when there were 173 construction jobs located within the Township. In comparison, there were a total of 3,065 construction jobs located within Allen County in 2010.

# MAP 6 - 1 PERRY TOWNSHIP EMPLOYERS



**Employers by Category**

- |                                     |                  |
|-------------------------------------|------------------|
| ▲ Other                             | ● Transportation |
| ▲ Entertainment, Rec, Food & Accom  | ● Retail         |
| ▲ Health and Education              | ● Wholesale      |
| ▲ Professional, Mgmt                | ■ Manufacturing  |
| ● Admin and Support of Waste Mgmt   | ■ Construction   |
| ● Finance, Ins, Rental, Real Estate | ● Government     |



March 2014

TABLE 6-3 PERRY TOWNSHIP: CHANGES IN CONSTRUCTION TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ADVANCED WATERPROOFING SYSTEM	23	4	0	N/A
AURORA HOMES OF LIMA	23	2	0	N/A
BASEMENT REPAIR SERVICE CO.	23	5	0	N/A
BENS CONSTRUCTION	23	7	11	54.3%
DYM INDUSTRIAL INSULATION, INC.	23	10	0	N/A
FOWLER & HADDING	23	0	17	N/A
FRANK'S ELECTRIC	23	1	0	N/A
GOLD STAR ELECTRIC	23	2	0	N/A
HENSON'S BUILDING & REMODELING	23	2	0	N/A
HUME SUPPLY	23	0	94	N/A
M & B CONSTRUCTION	23	28	0	N/A
MCCLAIN ROAD EXCAVATING	23	1	0	N/A
NEW TECH ROOFING	23	0	9	N/A
NICKLES HOME IMPROVEMENT	23	12	0	N/A
PREMIER MECHANICAL SERVICE	23	4	0	N/A
R. J. STONE GROUP, INC.	23	4	0	N/A
SPALLINGER MILLWRIGHT SERVICE CO	23	0	104	N/A
SPRINT ELECTRIC	23	25	17	-30.8%
SUPREME CONSTRUCTION CO.	23	1	0	N/A
THERMAL TECHNOLOGY	23	0	13	N/A
TOWN & COUNTRY INDUSTRIES	23	60	0	N/A
TRI STATE FLOOR & CEILING	23	5	13	159.4%
<b>Total</b>		<b>173</b>	<b>278</b>	<b>60.7%</b>

### 6.2.2 Manufacturing

According to County 2010 data there were 9 manufacturing facilities located within Perry Township employing 296 workers (See Table 6-4). That is a slight decrease of -3.8 percent since 2001 when the manufacturing industry employed 309 workers. A review of all Allen County manufacturing jobs revealed that manufacturing facilities within Perry Township employed 3.5 percent of the 8,495 manufacturing jobs in the County in 2010.



### 6.2.3 Wholesale Trade

Table 6-5 reveals 9 employers located in Perry Township with 284 workers employed in the wholesale trade industry. That is a decrease of -16.1 percent since 2001 when there were 312 wholesale jobs within the Township. In comparison, there were a total of 2,847 wholesale jobs located within Allen County in 2010.

### 6.2.4 Retail Trade

According to Table 6-6, in 2010 there were 24 retail establishments located within Perry Township employing 1,149 workers, making retail services the largest employer by industry in the Township. That is an increase of 94.4 percent since 2001 when retail employed 591 workers. A review of the total County retail employment revealed Perry Township made up 14.7 percent of the 7,809 retail jobs in 2010.

TABLE 6-4 PERRY TOWNSHIP: CHANGES IN MANUFACTURING TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ARNOLD ALLOY PRODUCTS	33	5	0	N/A
CAMERON PACKAGING	32	20	9	-54.1%
DAVIS DYNAMICS SIGNS	33	2	0	N/A
DIAMOND MACHINE MANUFACTURING	33	4	0	N/A
EARTHGRAINS BAKING CO	31	0	1	N/A
HEAT TREATING TECHNOLOGIES	33	0	17	N/A
KEYSTONE BRAND MEATS	31	26	0	N/A
LIMA SHEET METAL MACHINE & MFG	33	10	10	0.0%
MARSHALL PALLET SHOP	32	1	0	N/A
NATIONAL MEMORIAL STONE	32	1	0	N/A
PEPSI COLA GENERAL BOTTLERS OF	31	130	183	40.7%
PRECISION THERMOPLASTIC COMPONENTS	32	85	52	-38.7%
SIGNS & WONDERS	33	2	0	N/A
SPALLINGER AUTOCLAVE SYSTEMS	33	0	11	N/A
TECHNICRAFT PRODUCTS	32	0	7	N/A
VP LETTERS INTL CORP	33	21	5	-75.7%
YODER HEIGHTS WOOD SHOP	32	1	0	N/A
<b>Total</b>		<b>308</b>	<b>296</b>	<b>-3.8%</b>

TABLE 6-5 PERRY TOWNSHIP: CHANGES IN WHOLESALE TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
BENJAMIN STEEL CO	42	50	44	-12.0%
BORNELL SUPPLY CO	42	5	3	-30.6%
BUCKEYE TRUCK CENTER	42	30	31	4.2%
C & G DISTRIBUTING CO	42	75	71	-5.8%
CONCOA	42	0	1	N/A
LIMA FIRE EQUIPMENT CO	42	7	8	15.9%
NORTHWEST CONTROLS	42	4	0	N/A
NORTHWEST TOWER & ANTENNA	42	1	0	N/A
OMNISOURCE CORP.	42	35	0	N/A
PEPSIAMERICAS SALES SERVICES	42	0	3	N/A
POWELL CO	42	50	115	129.3%
THERMAL TECHNOLOGY, INC.	42	10	0	N/A
WESCO DISTRIBUTION	42	0	7	N/A
WRIGHT DISTRIBUTION CENTERS, INC.	42	30	0	N/A
<b>Total</b>		<b>297</b>	<b>284</b>	<b>-4.4%</b>

#### 6.2.5 Professional Management, Etc.

County 2010 data reveals 4 employers located within Perry Township, employing 42 workers in professional management for a decrease of -43.1 percent since 2001 (See Table 6-7). In comparison, there were a total of 1,972 professional management jobs within Allen County in 2010.

**TABLE 6-6  
PERRY TOWNSHIP: CHANGES  
IN RETAIL EMPLOYEES TRADE SECTOR (2001-2010)**

Company Name	NAICS	2001	2010	% Change	Company Name	NAICS	2001	2010	% Change
AFFORDABLE SOUND HEARING AID CENTER	44	1	0	N/A	LARRY'S LIQUOR STORE	44	4	0	N/A
ALLEN TIRE SERVICE	44	3	0	N/A	LIMA CLUTCH & JOINT, INC.	44	5	0	N/A
AMERICAN FREIGHT OF SOUTHERN OHIO	44	0	13	N/A	LIMA SEWING CENTER	45	2	0	N/A
BRUNNER NEWS AGENCY	45	0	13	N/A	LOST CREEK NURSERY	44	2	0	N/A
BUCKEYE FURNITURE	44	6	10	67.5%	MURPHY USA	44	0	9	N/A
CARTRIDGE WORLD	44	0	9	N/A	PAYLESS SHOE SOURCE	44	3	6	109.3%
CLIFF'S COLLEGE CARS	44	1	0	N/A	PERRY AUTO, INC.	44	7	0	N/A
CONTINENTAL ESTATES	45	7	0	N/A	RADIOSHACK CORP	44	4	5	25.5%
COUNTRY SUNSHINE FLOWERS & GIFTS	45	1	0	N/A	RAY'S SUPERMARKET	44	85	100	18.2%
CRAFT HOUSE	45	3	0	N/A	READMORE'S HALLMARK	45	10	0	N/A
CVS PHARMACY	44	0	21	N/A	S & G MEATS	44	12	0	N/A
DARBY BUILDING SUPPLIES	44	0	3	N/A	SAM'S CLUB	45	160	166	3.6%
DARYL & DARYL'S	44	20	0	N/A	SCHWANS HOME SERVICE	45	23	25	8.7%
DEALS-NOTHING OVER A DOLLAR	45	0	16	N/A	SCOTTIES MOTOR SALES	44	1	0	N/A
EXQUISITE AUTO SALES	44	3	0	N/A	SNEARY'S AUTOS	44	1	0	N/A
FAIR RADIO SALES CO	45	0	6	N/A	SPEEDWAY SUPERAMERICA	44	19	32	68.4%
GOODWILL INDUSTRIES OF DAYTON	45	0	14	N/A	STARRS FLOWERS & GREENHOUSES	44	2	0	N/A
GOSSARD MOTOR SALES	44	3	0	N/A	THE PHARM	45	30	0	N/A
HARBOR FREIGHT TOOLS	44	0	15	N/A	TREASURED MOMENTS	45	2	0	N/A
HERMIE'S PARTY SHOP	44	5	0	N/A	WALGREENS	44	0	28	N/A
J S PETROLEUM	44	0	1	N/A	WAL-MART	45	0	549	N/A
JO-ANN FABRICS & CRAFTS	45	12	0	N/A	WAREHOUSE FURNITURE OUTLET	44	0	6	N/A
KING BROS TRUCK CENTER	44	10	15	50.7%	WINNING EDGE	44	1	0	N/A
KMART	45	143	85	-40.3%	<b>Total</b>		<b>591</b>	<b>1,149</b>	<b>94.4%</b>
L & M TIRE	44	0	4	N/A					

TABLE 6-7 PERRY TOWNSHIP: CHANGES IN PROFESSIONAL MANAGEMENT, ETC. TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
AVCA Corp.	54	20	0	N/A
CORPORATE SUPPORT, INC.	54	30	0	N/A
H & R BLOCK	54	16	33	107.8%
KAUFMAN LAW OFFICE	54	0	2	N/A
MARTIN, DAN & ASSOCIATES	54	3	0	N/A
PCA NATIONAL	54	0	5	N/A
YRC ENTERPRISE SERVICES INC	55	0	3	N/A
<b>Total</b>		<b>69</b>	<b>42</b>	<b>-43.1%</b>

### 6.2.6 Finance, Insurance & Real Estate (FIRE)

County 2010 data revealed 9 FIRE establishments located within Perry Township employing a total of 74 workers. Table 6-8 shows a drop of 8.6 percent in FIRE employment since 2001. A review of Allen County FIRE employment, Perry Township represented 3.6 percent of all FIRE jobs (2,043) in 2010.

TABLE 6-8 PERRY TOWNSHIP: CHANGES IN THE FINANCE, INSURANCE & REAL ESTATE (FIRE) TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ACHESON REALTY	53	5	0	N/A
BENEFICIAL OHIO MORTGAGE CO.	52	5	0	N/A
CITIFINANCIAL	52	5	11	111.6%
EASTSIDE INSURANCE AGENCY	52	7	20	180.7%
EASTWOOD ESTATES MTTC	52	0	2	N/A
EDWARD D. JONES & CO.	52	2	5	126.5%
FIFTH THIRD BANK	52	6	12	101.5%
GUIDANT INSURANCE GROUP	52	3	0	N/A
KIRK NATIONALEASE ADMINISTRATIVE	53	0	14	N/A
MEDICLAIM OF WEST CENTRAL OHIO	52	1	0	N/A
MONEY CONCEPTS INTERNATIONAL	52	1	0	N/A
OHIO BANK AT RAY'S MARKETPLACE	52	7	0	N/A
RENT-A-CENTER	53	4	0	N/A
RON SPENCER REAL ESTATE, INC.	53	28	0	N/A
SELLATI BROS	53	0	2	N/A
SOUNDS EASY VIDEO	53	5	0	N/A
SPROUL, LYNN INSURANCE AGENCY	52	2	0	N/A
USAUTO INSURANCE CO	52	0	3	N/A
WOODFOREST NATIONAL BANK	52	0	8	N/A
<b>Total</b>		<b>81</b>	<b>74</b>	<b>-8.6%</b>

### 6.2.7 Transportation & Warehousing

County 2010 data revealed 9 transportation and warehousing businesses located within Perry Township employing 266 workers. Table 6-9 reveals an increase of 8.3 percent in transportation and warehouse jobs since 2001 (246). A broader look at Allen County employment reveals that Perry Township has 13.9 percent of all transportation and warehousing jobs (1,912) within the County in 2010.

TABLE 6-9 PERRY TOWNSHIP: CHANGES IN TRANSPORTATION & WAREHOUSING TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ABF FREIGHT SYSTEM	48	9	8	-15.8%
ALLEN COUNTY AVIATION CORP.	48	12	0	N/A
AMERICAN FREIGHTWAYS	48	30	0	N/A
BIG DADDYS TOWING	48	0	9	N/A
BUCKEYE CHARTER SERVICES	48	25	0	N/A
CONSOLIDATED FREIGHTWAYS	48	5	0	N/A
CONWAY CENTRAL EXPRESS	48	32	0	N/A
FEDEX	49	1	27	N/A
FEDEX FREIGHT	48	0	55	N/A
GREYHOUND	48	1	0	N/A
LOGAN EXPRESS	48	0	13	N/A
MCLELLANS TRUCKING LEASING	48	0	1	N/A
MORTS TRUCKING	48	4	0	N/A
ROADWAY EXPRESS	48	20	17	-13.4%
STEED TRUCKING CO	48	15	1	-92.8%
WANNEMACHER TRUCK LINES	48	75	135	80.5%
YELLOW FREIGHT SYSTEMS	48	17	0	N/A
<b>Total</b>		<b>246</b>	<b>266</b>	<b>8.3%</b>

### 6.2.8 Health, Education & Social Services

A look at Table 6-10 reveals that in 2010, there were 11 health, education & social service employers located within the Township employing 578 workers for an increase of 57.7 percent since 2001 (218). A review of Allen County employment revealed health, education & social service employment opportunities within the Township captured 3.2 percent of the industry jobs in the County (18,101) in 2010.

TABLE 6-10 PERRY TOWNSHIP: CHANGES IN HEALTH, EDUCATION & SOCIAL SERVICES TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ADAPTIVE MEDICAL CONCEPT	62	14	0	N/A
AFFORDABLE DENTURES LIMA JAMES A PO	62	0	4	N/A
BUCKEYE ANESTHESIA SERVICES &	62	0	4	N/A
GOODWILL INDUSTRIES	62	4	0	N/A
INSTITUTE FOR ORTHOPAEDIC SURGERY	62	0	124	N/A
JOINT APPRENTICE COMMITTEE OF THE P	61	0	24	N/A
LEARNING CASTLE CHILD CARE CENTER	62	0	11	N/A
LOST CREEK CARE CENTER	62	110	0	N/A
LUTHERAN HOUSING SERVICES # 1	62	5	5	12.0%
MANLEY SOUL FOOD COUNTRY KITCHEN	62	3	0	N/A
ORTHOPAEDIC INSTITUTE OF OHIO	62	0	115	N/A
PERRY LOCAL SCHOOLS	61	82	183	32.9%
SAK VENTURES	61	0	8	N/A
VOLUNTEERS OF AMERICA CARE	62	0	100	N/A
<b>Total</b>		<b>218</b>	<b>578</b>	<b>57.7%</b>

**6.2.9 Entertainment, Recreation, Food & Accommodations**

County 2010 data revealed 25 entertainment, etc. establishments located within Perry Township employing a total of 1,044 workers, an increase of 18.2 percent since 2001 (See Table 6-11). As of 2010, there were 5,473 entertainment, etc. industry jobs in Allen County of which Perry Township represents one in five (19.1%) entertainment, etc. jobs.



<b>TABLE 6-11 PERRY TOWNSHIP: CHANGES IN ENTERTAINMENT, RECREATION, FOOD &amp; ACCOMMODATIONS TRADE SECTOR (2001-2010)</b>				
<b>Company Name</b>	<b>NAICS</b>	<b>2001</b>	<b>2010</b>	<b>% Change</b>
ALLEN COUNTY FAIR	71	9	23	155.6%
APPLEBEES NEIGHBORHOOD GRILLE BAR	72	0	66	N/A
ARBYS ROAST BEEF	72	40	37	-7.5%
BENNETT ENTERPRISES INC	72	0	35	N/A
BIG OWLS PIZZA	72	2	0	N/A
BOB EVANS	72	37	84	127.0%
BURGER KING	72	40	41	2.5%
CAPTAINS DS SEAFOOD RESTAURANT	72	30	26	-13.3%
CHINA BUFFET	72	0	12	N/A
COURTYARD BY MARRIOTT	72	0	25	N/A
CRACKER BARREL OLD COUNTRY STORE	72	93	113	21.5%
HAMPTON INN	72	30	31	3.3%
HOLIDAY INN	72	100	0	N/A
KENCO RESTAURANTS	72	0	34	N/A
LA CHARREADA RESTAURANTE MEXICANO	72	20	0	N/A
LITTLE CAESAR'S PIZZA	72	8	0	N/A
MADALEX	72	0	9	N/A
MCDONALDS	72	60	71	18.3%
MOTEL 6	72	22	11	-50.0%
NORTHERN OHIO PIZZA CO	72	0	27	N/A
OLIVE GARDEN	72	80	96	20.0%
PIZZA HUT	72	18	0	N/A
PLAYER'S SPORTS & SPIRITS	72	6	0	N/A
PONDEROSA STEAK HOUSE	72	40	0	N/A
RALLY'S	72	22	0	N/A
RED LOBSTER	72	70	83	18.6%
RUFUS MOZAMBIQUE NITE CLUB	72	2	0	N/A
RYAN'S FAMILY STEAKHOUSE	72	60	0	N/A
SKYLINE CHILI RESTAURANT	72	1	35	3400.0%
SUBWAY	72	7	13	85.7%
TACO BELL	72	30	0	N/A
TCBY	72	6	0	N/A
TEXAS ROADHOUSE MANAGEMENT CORP	72	0	126	N/A
WENDY'S OLD FASHIONED HAMBURGERS	72	30	30	0.0%
WG GRINDERS	72	20	16	-20.0%
<b>Total</b>		<b>883</b>	<b>1,044</b>	<b>18.2%</b>

**6.2.10 Administration, Support & Waste Management**

Table 6-12 reveals 5 employers located within Perry Township employing 151 workers in waste management for a decrease of -14.6 percent since 2001. In comparison, there were a total of 3,784 waste management and support jobs within Allen County in 2010, of which Perry Township represents 4.0 percent.

TABLE 6-12 PERRY TOWNSHIP: CHANGES IN ADMINISTRATIVE, SUPPORT & WASTE MANAGEMENT TRADE SECTOR (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ACE LOCKSMITH	56	1	0	N/A
ADECCO	56	0	50	N/A
BRAVO PEST CONTROL	56	0	2	N/A
BRIGGS LANDSCAPE CONSTRUCTION	56	0	0	N/A
EASTGATE LICENSE BUREAU	56	0	6	N/A
FOWLER & HADDING LANDSCAPE	56	10	0	N/A
LIMA TREE SERVICE II, INC.	56	3	0	N/A
MANPOWER OF DAYTON	56	5	92	1743.8%
NEWFER, NORMAN REFUSE REMOVAL SERVICE	56	2	0	N/A
PROMPT CONNECTIONS	56	10	0	N/A
TIMS LANDSCAPING	56	0	0	N/A
TURF TENDERS LANDSCAPE & IRRIGATION	56	10	2	-84.9%
WASTE MANAGEMENT OF LIMA	56	135	0	N/A
WEST, SHARON CLEANING SERVICE	56	1	0	N/A
<b>Total</b>		<b>177</b>	<b>151</b>	<b>-14.6%</b>

**6.2.11 Other Services**

County 2010 data revealed 7 employers categorized as "other services" located within Perry Township employing a total of 67 workers. Table 6-13 shows an increase of 21.8 percent in "other services" employment since 2001. A review of Allen County "other services" employment revealed that Perry Township represented 2.3 percent of all "other service" jobs (2,907) in 2010.



TABLE 6-13 PERRY TOWNSHIP: CHANGES IN OTHER SERVICES (2001-2010)				
Company Name	NAICS	2001	2010	% Change
ALLEN COUNTY FARM BUREAU	81	1	0	N/A
BAYLIFF CUSTOMS	81	3	0	N/A
CALLIGRAPHY BY STEPHENS	81	1	0	N/A
CATS HAVEN	81	0	6	N/A
COST CUTTERS FAMILY HAIR CARE	81	10	0	N/A
CUT & COLOR CREW	81	0	9	N/A
D & D TRUCK & EQUIPMENT	81	0	11	N/A
IRONS LAWNMOWER REPAIR	81	2	0	N/A
ISLAND LAKE BOARDING KENNEL	81	1	0	N/A
JONES & HELMIG'S SMALL ENGINE REPAIR	81	2	0	N/A
K & K APPLIANCE SERVICE	81	1	0	N/A
LADY DYE SALON	81	13	0	N/A
LOCAL UNION 776	81	0	11	N/A
LOCAL UNION 975	81	0	12	N/A
MEMORIAL PARK CEMETERY OF LIMA	81	15	12	-20.0%
NBC STEERING & PUMPS	81	2	0	N/A
PLUMBER'S & PIPE FITTERS NO. 776	81	4	0	N/A
SMARTSTYLE	81	0	6	N/A
UNITED AUTO WORKERS LOCAL 2147	81	0	0	N/A
<b>Total</b>		<b>55</b>	<b>67</b>	<b>21.8%</b>

### 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.

Table 6-14 identifies the tax base for real property by class in 2013. The table indicates total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of \$104.5 million of land and improvements by type of land.

TABLE 6-14 PERRY TOWNSHIP: TAX BASE & RECEIPTS BY LAND USE 2013			
Land Use	Acres	Value	Gross Tax
Residential	2,776	\$32,931,580	\$280,608
Agriculture	15,684	\$12,728,780	\$108,461
Commercial/Trans/Other	1,091	\$32,308,550	\$311,843
Industrial	312	\$10,754,780	\$103,805
Quasi Public/Exempt	414	\$15,777,670	\$0
<b>Total</b>	<b>20,276</b>	<b>\$104,501,360</b>	<b>\$804,718</b>

\* Does not include railroad, recreational or unassigned parcel/acreage valuations.

Table 6-15 reveals tax valuation for real and personal property by class over the 2009 through 2013 period. As shown in Table 6-16, tax valuation for agricultural and residential units has increased 13.6 percent since 2009.

<b>TABLE 6-15 TAX VALUATION BY TYPE &amp; YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
<b>Real Property</b>					
Agricultural & Residential	\$40,206,450	\$40,379,190	\$40,632,620	\$43,591,520	\$45,660,360
Commercial & Industrial	\$44,929,010	\$44,932,460	\$44,394,130	\$43,171,700	\$43,063,330
Utilities	\$21,930	\$20,290	\$20,130	\$20,420	\$20,290
<b>Sub Total</b>	<b>\$85,157,390</b>	<b>\$85,331,940</b>	<b>\$85,046,880</b>	<b>\$86,783,640</b>	<b>\$88,743,980</b>
<b>Personal Property</b>					
Utility Personal	\$4,098,510	\$4,420,770	\$4,629,450	\$4,925,330	\$7,782,650
<b>Total</b>	<b>\$89,255,900</b>	<b>\$89,752,710</b>	<b>\$89,676,330</b>	<b>\$91,708,970</b>	<b>\$96,526,630</b>

Based on a five (5) year review (2009-2013) total tax valuation based on real property and personal property, as shown in Table 6-15, has increased from \$89,255,900 in 2009 to \$96,526,630 in 2013, an increase of 8.1 percent. Real property by itself, as shown in Table 6-16, experienced an increase of 4.2 percent during the same time period.

Table 6-16 displays a consistent decline in the commercial and industrial property tax base over the last 5 years with an overall decline -4.2 percent over the past 5 years. The tax burden shared by agricultural and residential land owners has steadily increased over the last 5 years with the exception of 2013, while the utility tax base has posted large increases during both the 2012 to 2013 time period (58.0%) and the overall 2009 to 2013 time period (89.9%). However, even with the decline in commercial and industrial property the Township has experienced an increase in its tax base over the last 5 years. Table 6-17 reflects the contribution of each land use against the overall tax base for each year between 2009 and 2013.

<b>TABLE 6-16 TAX VALUATION BY TYPE, PERCENTAGE &amp; CHANGE BY YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2009-2010</b>	<b>2010-2011</b>	<b>2011-2012</b>	<b>2012-2013</b>	<b>2009-2013</b>
<b>Real Property</b>					
Agriculture & Residential	0.4%	0.6%	7.3%	4.7%	13.6%
Commercial & Industrial	0.0%	-1.2%	-2.8%	-0.3%	-4.2%
Utilities	-7.5%	-0.8%	1.4%	-0.6%	-7.5%
<b>Sub Total</b>	<b>0.2%</b>	<b>-0.3%</b>	<b>2.0%</b>	<b>2.3%</b>	<b>4.2%</b>
<b>Personal Property</b>					
Utility Personal	7.9%	4.7%	6.4%	58.0%	89.9%
<b>Total</b>	<b>0.6%</b>	<b>-0.1%</b>	<b>2.3%</b>	<b>5.3%</b>	<b>8.1%</b>

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 Perry 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 Perry Township (e.g. Perry 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.

<b>TABLE 6-17 PERCENTAGE OF TAX CONTRIBUTED BY TYPE &amp; YEAR</b>					
<b>Type</b>	<b>Year</b>				
	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
<b>Real Property</b>					
Agricultural & Residential	45.0%	45.0%	45.3%	47.5%	47.3%
Commercial & Industrial	50.3%	50.1%	49.5%	47.1%	44.6%
Utilities	0.0%	0.0%	0.0%	0.0%	0.0%
<b>Sub Total</b>	<b>95.4%</b>	<b>95.1%</b>	<b>94.8%</b>	<b>94.6%</b>	<b>91.9%</b>
<b>Personal Property</b>					
Utility Personal	4.6%	4.9%	5.2%	5.4%	8.1%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

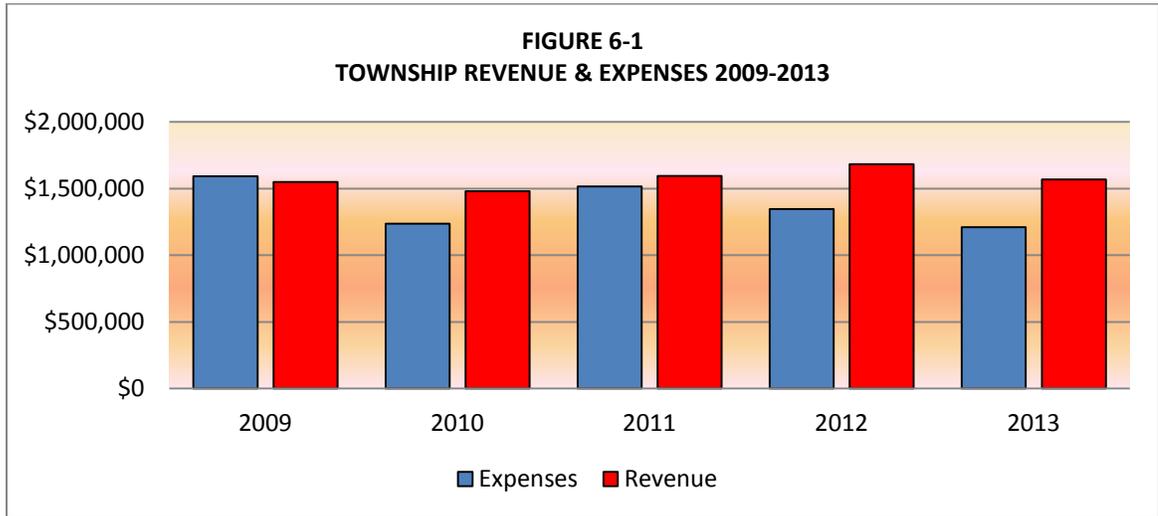
Responsibilities of Perry Township are outlined in various sections of the Ohio Revised Code which identify the Township responsible for the maintenance and repair of township roadways – keeping them reasonably safe for public travel (Section 5571): the related and incidental requirement that the Township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

There are three primary sources of revenue available to Perry Township for local project delivery that includes: general and miscellaneous funds, taxes, and fees and fines. General and miscellaneous funds are all other forms of revenue not categorized as a tax, fee or fine. Table 6-18 provides a general indication of the Township's revenue sources calculated through 2013. Figure 6-1 provides a comparison of total expenditures to total revenue in the Township between 2009 and 2013.

<b>TABLE 6-18 2009-2013 REVENUE SOURCES</b>					
<b>Source</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>
General & Miscellaneous	\$440,264	\$482,570	\$550,120	\$550,914	\$468,817
Taxes	\$1,099,088	\$993,568	\$1,039,756	\$1,128,077	\$1,093,432
Fees & Fines	\$8,687	\$4,171	\$3,337	\$3,561	\$4,767
<b>Total</b>	<b>\$1,548,039</b>	<b>\$1,480,308</b>	<b>\$1,593,214</b>	<b>\$1,682,552</b>	<b>\$1,567,016</b>

Costs associated with police, fire and emergency medical services although extremely important to a community's quality of life are not legally required services within an Ohio township. And while such services are directly related to the health, safety and welfare clause of township government's general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing road right-of-way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing building, zoning or exterior maintenance regulations. Township residents have and will likely continue to demand services at a faster pace as urban uses expand. And, it should be noted that such services are

expected in communities who expect to maintain positive growth trends and maintain an attractive community appearance.



#### 6.4 SUMMARY

Data suggests that the economy of Perry Township has and will continue to be dominated by the retail, education, health care and social assistance, and entertainment, recreation, food and accommodations industries. Examining data at the Township, County, State and National levels, it becomes apparent that patterns of employment are changing, with an emphasis on the service industries as opposed to the manufacturing sector.

The labor force in the Township reflected 1,646 persons in 2012; dominated by construction (7.4%), manufacturing (15.1%), wholesale trade (6.6%), retail (11.5%), health, education and social services (26.9%), and entertainment, recreation, food and accommodations (14.3%).

The information sector between 2000 and 2012 showed the largest decline (-55.6%) of employment for residents residing within the Township. Not far behind was the public administration sector which lost 51.5 percent of its employment within the Perry Twp. The largest increase in the employment sector during this time period was the entertainment, recreation, food and accommodations sector which jumped 118.5 percent to 236 employees, with the health, education and social service sector not far behind experiencing a 111.0 percent increase.

While market value and the respective tax valuation have increased over the 2009 through 2013 period, changes in taxation have and will continue to shift the burden being carried by owners of real property. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.



Of further concern are those commercial and industrial structures that no longer provide local services or employment opportunities and whose deteriorated conditions negatively affect adjacent property valuations and reinvestment in the community. Vacant, deteriorated and underutilized structures and land need to be identified and re-purposed to protect and enhance the existing tax base.

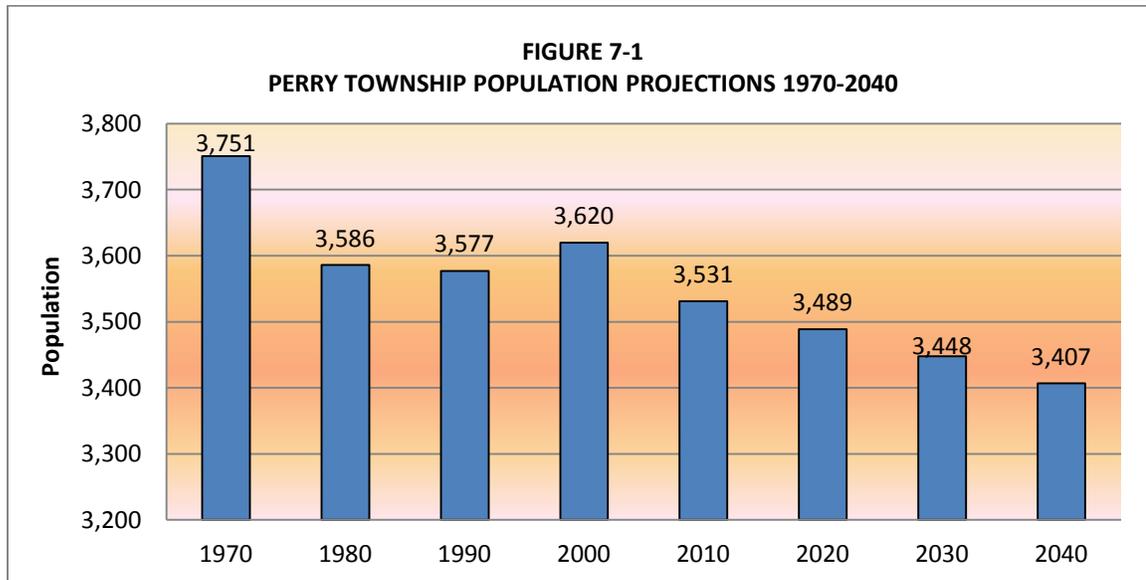
## SECTION 7 PROJECTIONS & ACTION PLAN

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

Based on current trend lines, policies and practices, Perry Township is projected to decline in population thru the year 2040. There are several factors that suggest this decrease: past trends, an aging population, smaller household size, and loss of employment opportunities. This section attempts to identify the implications of a declining population and an action plan to accommodate it over the 2040 planning horizon.

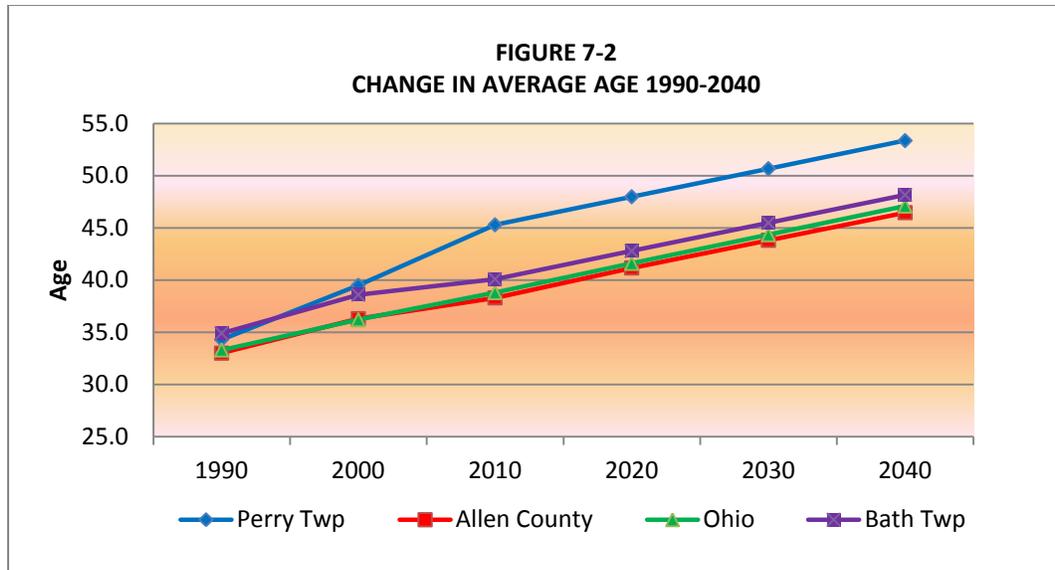
### 7.1 POPULATION PROJECTIONS

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Projections published by the LACRPC, indicate a slow and steady decline for Perry Township thru 2040. Projections were supported with  $R^2$  values of .862 and determined reasonable for predictive purposes. Figure 7-1 suggests that the Township will lose approximately 124 more residents between 2010 and 2040. The projected decline for Perry Township will impact the demand on community facilities, housing supply, and land use allocation within the Township.



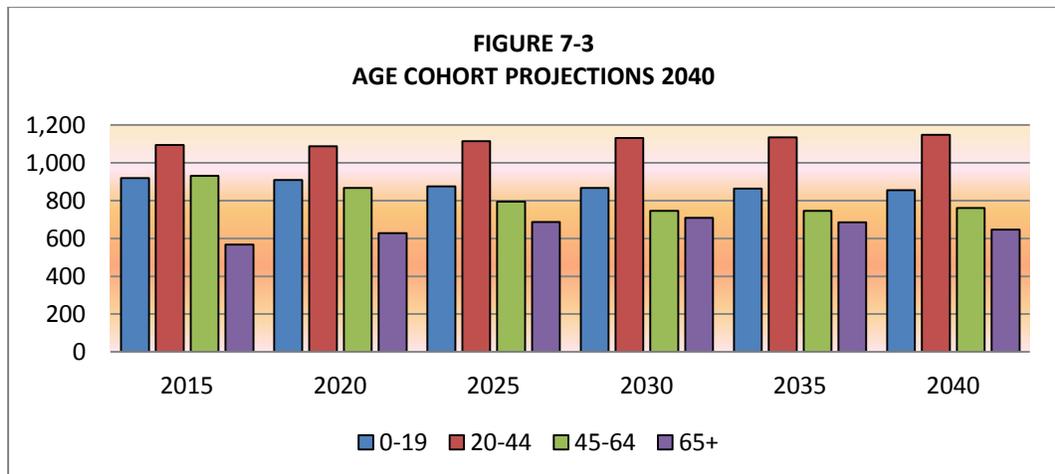
#### 7.1.1 Age Projections

Section 3.2 identified existing demographic characteristics of Perry Township and the larger community. This Plan assumes that the rate of increase in the median age for the larger Allen County population will remain the same for Perry Township through the horizon year 2040. This allows the RPC to consider the implications of an aging population within the Township. The Township's median age is expected to gradually increase over time as shown in Figure 7-2. Over the next 30 years the population within Perry Township should experience an increase in average age of 8.1 years. By the year 2040 the median age should exceed 50 years of age.



**7.1.2 Gender & Age Cohorts**

Section 3.2 identified existing demographic characteristics of Perry Township and the larger community. Based on existing data and future trends, Perry's population is expected to continue to gradually grow older and more female in orientation. Figure 7-3 shows an increase in the elderly population (65 years of age and older). The elderly population comprise 19.0 percent of the population by 2040. The significance of the elderly population is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That age group 45-64 years of age, show a slight decrease to 22.3 percent in 2040 from 26.5 percent in 2010. The significance of the decreasing population of "Empty Nesters" is the likely change in the demands placed on the community with respect to the demand for services, employment and future school enrollment.



**7.1.3 Household Size**

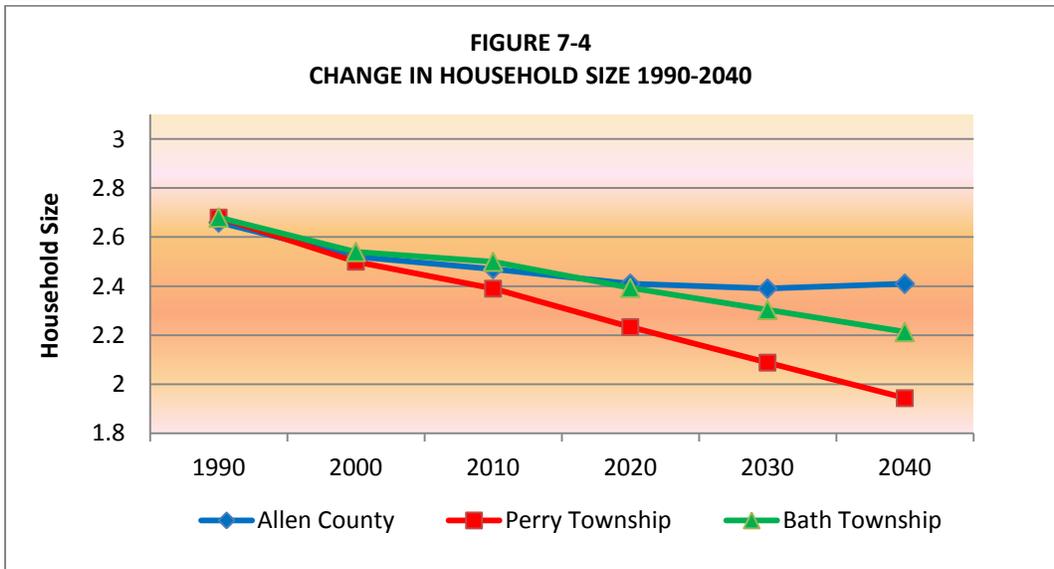
Like most communities across the United States, households in Perry Township are declining in size. The Township has experienced precipitous declines of 10.8 percent between 1990 and 2010. In comparison, Allen County (-7.1%) and Bath Township (-6.7%) both experienced a similar decline in average household size over the same time period. There are several reasons for the decline in household size. More people are

choosing to remain single rather than getting married. As of the 2010 Census, 30.0 percent of all households within the Township were single occupancy. Further, married couples are tending to have fewer children and only after they are well settled in their careers; or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.

The result of decreased household size is that more dwellings must be constructed to house the same number of people. The Township's household size has decreased from 2.68 persons per household in 1990 to 2.39 in 2010. As shown in Figure 7-4 Perry's household size is projected to dip below 2 people per household by 2040. In comparison, during that same time-period Allen County will experience a plateau in household size, leveling off at 2.41 persons per household.

According to the Census 2010 data, of the 1,453 households in Perry Township 14.2 percent had at least one individual age 65 or older. Of the 511 individuals identified as being over the age of 65, only 35.0 percent were female. In comparison, of the 3,827 households in Bath Township 1 in 4 had at least one individual age 65 or older. Of the 994 individuals identified as being over the age of 65, more than 1 in 4 (282/28.4%) were female in 2010. Recognizing the structural elements, personal demands of an aging population need to be considered by the Township in terms of housing and services to be provided by both the public and private sectors.

*Like most communities across the United States, households in Perry Township are declining in size. Perry Township's household size is projected to fall to 1.94 people.*



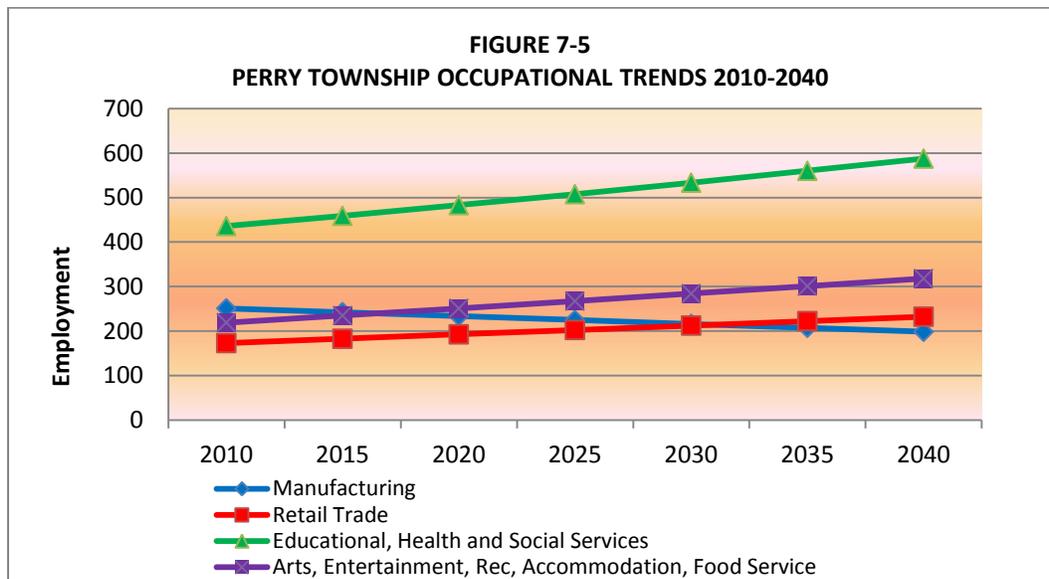
**7.1.4 Employment**

Employment in Perry Township, presented in Section 3, identified the type of employment performed by residents of the Township. The Plan recognizes the community's existing economic base is undergoing a transition from a traditional manufacturing base to a more service oriented economy with jobs in education, health care, recreation, and food services. It is also recognized that any movement in employment by the region's larger employers, including P&G, Dana Automotive Systems Group, Ford, DTR Industries, Precision Thermoplastic Components, and Pepsi, will have a dramatic impact on the local economy.

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 continues to increase. 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 Woods & Poole 2010 findings that determine occupational growth rates in Allen County thru 2040.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to Woods & Poole, service-providing industries will account for a large portion of all job growth. Perry Township residents are expected to gain an additional 34.8 percent of education and health care service jobs by 2040. Arts, entertainment, recreation, accommodation, food services (45.2%) and retail trade (34.3%) are also expected to increase in the number of jobs by 2040. On the other hand, manufacturing jobs will decrease by 21.0 percent during the same time-period. Figure 7-5 identifies the occupational trend for Perry Township residents projected to 2040.

*Service-providing industries will account for virtually all of the job growth, with arts, entertainment, recreation, accommodations and food services expected to add 45.3 percent more jobs by 2040.*



**7.2 LAND USE PROJECTION**

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 Perry Township over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit as well as square footage consumed. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database.

Projections for residential demands reflect CY 2013 data as a baseline. For future land use activities the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2013) 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 ACAO database and/or the

# MAP 7 - 1

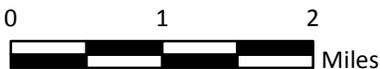
## PERRY TOWNSHIP

### NON AGRICULTURAL VACANT LAND USE



#### Vacant Land

- Residential
- Commercial
- Industrial



March 2014

2012 Perry Township Zoning Map. Map 7-1 depicts the relative absence of available vacant land by type in the Township. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: employee parking, customer parking, drainage areas, landscaping/open space requirements, etc.

**7.2.1 Commercial Land Use**

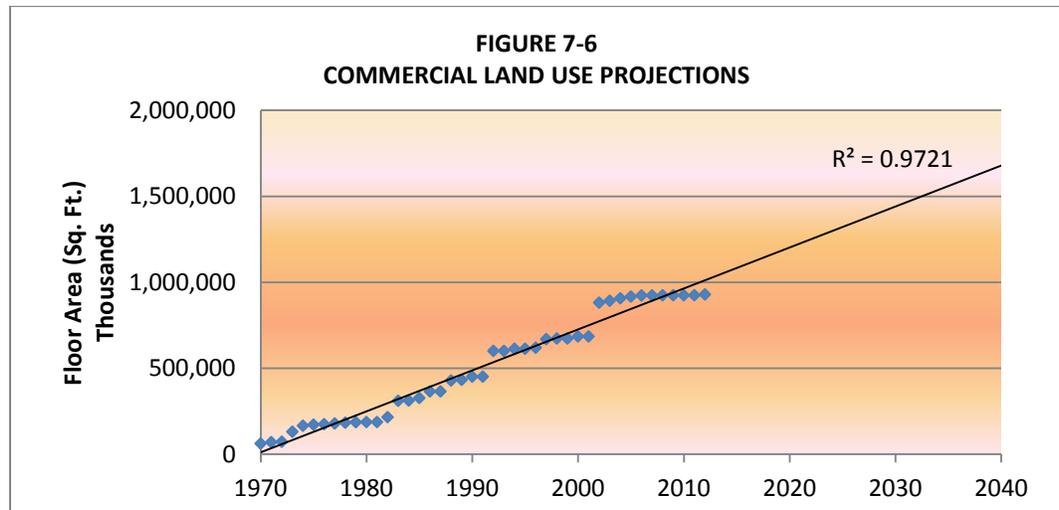
Current Allen County data (2013) suggests an existing 925,265 square feet of commercial space and 814 acres of developed commercial land in Perry Township. There are currently 3,762 acres of land zoned for commercial use. Examining historical data, spurts of commercial development were followed by periods of relative inactivity. This type of activity will result in a 81.4 percent

TABLE 7-1 COMMERCIAL LAND USE BY YEAR	
Year	Square Footage
2010	925,265
2020	1,201,986
2030	1,440,302
2040	1,678,618
Change	753,353
% Change	81.4%

increase of commercial floor space within the Township by the year 2040 (see Table 7-1). Figure 7-6 depicts the historical growth in commercial development since 1970 with

*Examining historical data, there will be a need for an additional 753,353 square feet of commercial floor space in Perry Township by the 2040 planning horizon, an increase of 81.4 percent.*

projected demand shown through 2040. Given the 753,353 sq ft increase in commercial space projected and based on the average square footage of those commercial structures (10,943 square feet), projections suggest 69 new commercial structures and an additional 318.7 acres will be added over the next 3 decades.



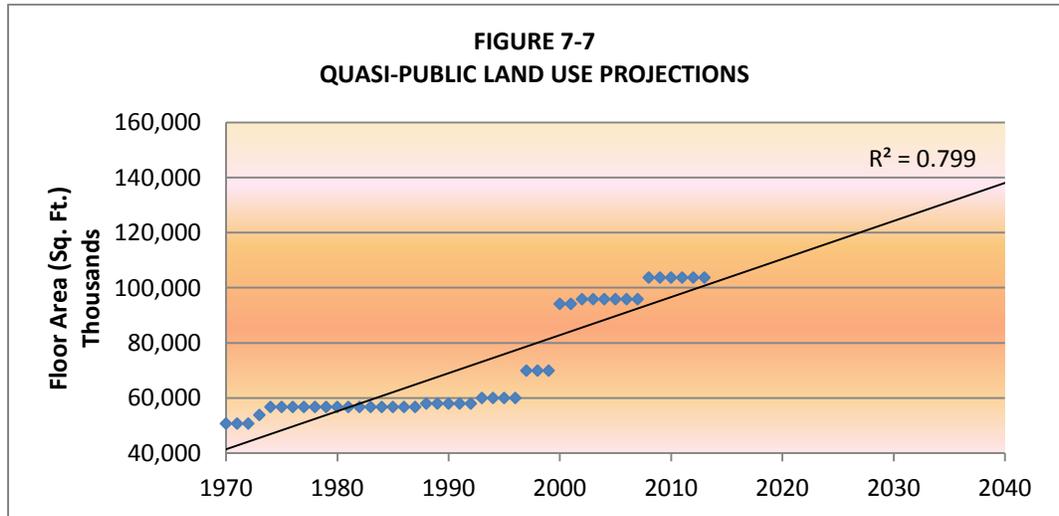
**7.2.2 Quasi-Public Land Use**

Quasi-public land use includes a mix of private and public facilities including churches, the Allen County Regional Airport, Perry Township Historical Society, educational facilities, emergency service buildings and government facilities. Land use consumption would reflect parking areas, stormwater retention/detention areas, school, Fire/EMS, administration buildings, utilities, maintenance facilities and staging areas. According to 2013 ACAO data, the floor area for quasi-public structures totaled 103,749 square feet and encompassed a land area totaling more than 1,100

*Examining historical data, there will be a need for an additional 34,273 square feet of quasi-public floor space in Perry Township by the year 2040.*

acres. Similar to commercial activity, historical data suggests spurts of quasi-public development were followed by periods of relative inactivity. This type of activity has resulted in an increase of 33.0 percent in quasi-public floor area within the Township by the year 2040 (see Table 7-2). Figure 7-7 represents the historical growth in quasi-public development since 1970 with projected demand shown through 2040. The combination of an increase in total floor area projected through 2040 (34,273 sq ft), along with the average square footage of existing quasi-public structures (4,716 sq feet), projections suggest the development of 9 new structures and an additional 108 acres of land will be added over the next 3 decades.

TABLE 7-2 QUASI-PUBLIC LAND USE BY YEAR	
Year	Square Footage
2010	103,749
2020	110,420
2030	124,221
2040	138,022
Change	34,273
% Change	33.0%



### 7.2.3 Industrial Land Use

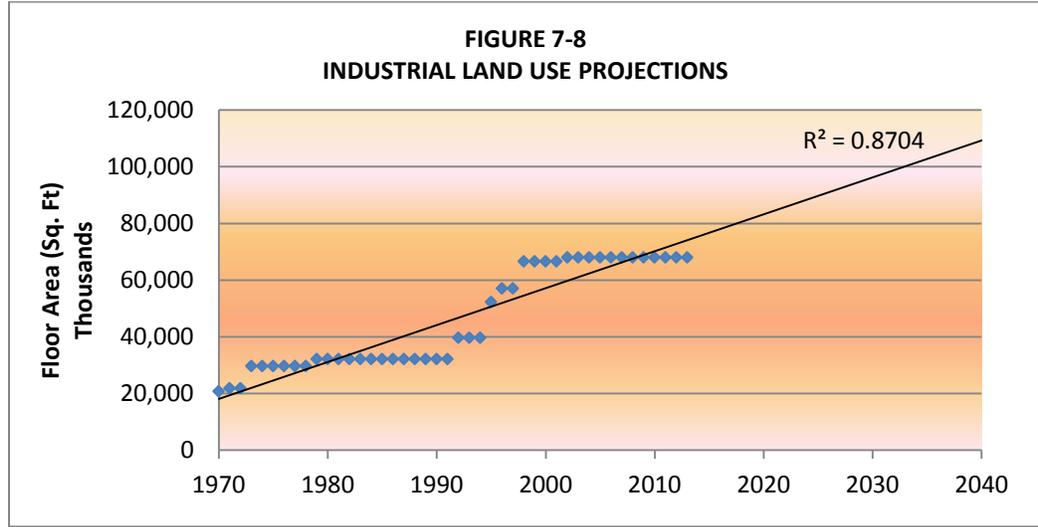
Because of past economic practices encouraging vertical integration within industries and the compatibility between manufacturing and warehousing activities such land uses were lumped together for purposes of analysis. According to 2013 Auditors' Data, the floor space in industrial and warehouse operations within Perry Township exceeded 68,000 square feet and 173 acres. Based on projected demand for additional industrial usage an increase of 68.5 percent in floor space will be needed by the year 2040 (See Table 7-3). Figure 7-8 depicts the historical growth in industrial development since 1970 with projected demand shown through 2040.

TABLE 7-3 INDUSTRIAL LAND USE BY YEAR	
Year	Square Footage
2010	68,009
2020	86,036
2030	100,311
2040	114,586
Change	46,577
% Change	68.5%

*Examining historical data, there will be a need for an additional 46,577 square feet of industrial floor space in Perry Township by the 2040 planning horizon, an increase of 68.5 percent.*

Given the projected 46,577 sq ft increase in industrial space and based on the average square footage of those industrial structures (4,933 sq feet),

projections suggest 9 new structures and 67 acres of additional land over the next 3 decades.



**7.2.4 Residential Land Use**

Residential land use includes a range of single family through multi-family dwellings. Included in this classification would be apartments, condominiums, duplexes, manufactured home parks, as well as any associated secondary uses such as parking, storage, and open space. In Perry Township residential land use encompasses 2,363 acres of land, or 11.4 percent of the total land area.

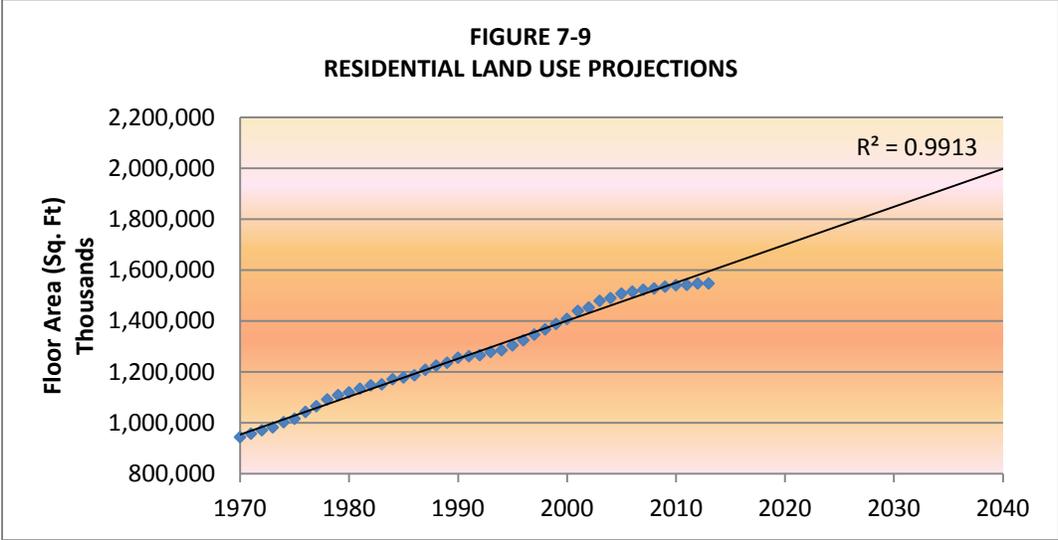
Based on ACAO data, 2040 residential land use projections were developed from existing interior square footage of residential units by date of construction and their respective lot size. Figure 7-9 depicts the historical growth in residential development since 1970 with projected demand shown through 2040. Table 7-4 suggests that an additional 457,031 square feet or a 29.7 percent increase in floor space will be added to the existing inventory by 2040. Figure 7-9 reflects regression analysis projecting total square footage based on existing data with an R<sup>2</sup> value of 0.9913 which seems reasonable for planning purposes given the size of the community and the sample.

<b>TABLE 7-4 RESIDENTIAL LAND USE BY YEAR</b>	
<b>Year</b>	<b>Square Footage</b>
2010	1,540,700
2020	1,699,577
2025	1,774,115
2030	1,848,654
2035	1,923,193
2040	1,997,731
Change	457,031
% Change	29.7%

Given the 457,031 sq ft increase in residential space projected and based on the average square footage of those housing units built since 2000 (1,893.5 sq feet), projections suggest 241 new homes will be added to the housing stock over the next 3 decades. Average residential lot sizes for new housing is estimated at 3.25 acres per unit resulting in approximately 784 acres of new residential use. A review of existing vacant residential parcels located in Perry Township suggests there are 100 acres of developable residential land located near existing central/public sewage systems. The proposal for an extension to the current sanitary sewer system brings an additional 99.1 acres of potential developable residential land. Additionally, of the 43 parcels in the

Township identified as vacant residential not adjacent to a sanitary sewer line, 27 or 62.8 percent (236.9 acres) meet the minimum standard established by the Health Department for private sewage systems. Current Township zoning precludes smaller lots due to lack of municipal water and wastewater services. Without significant policy changes, future residential development would reflect the current average of 3.25 acres per residential unit.

*Future residential projections suggest an increase of 457,031 square feet of residential floor space resulting in an additional 241 residential units by 2040.*



**7.2.5 Agricultural Land Use**

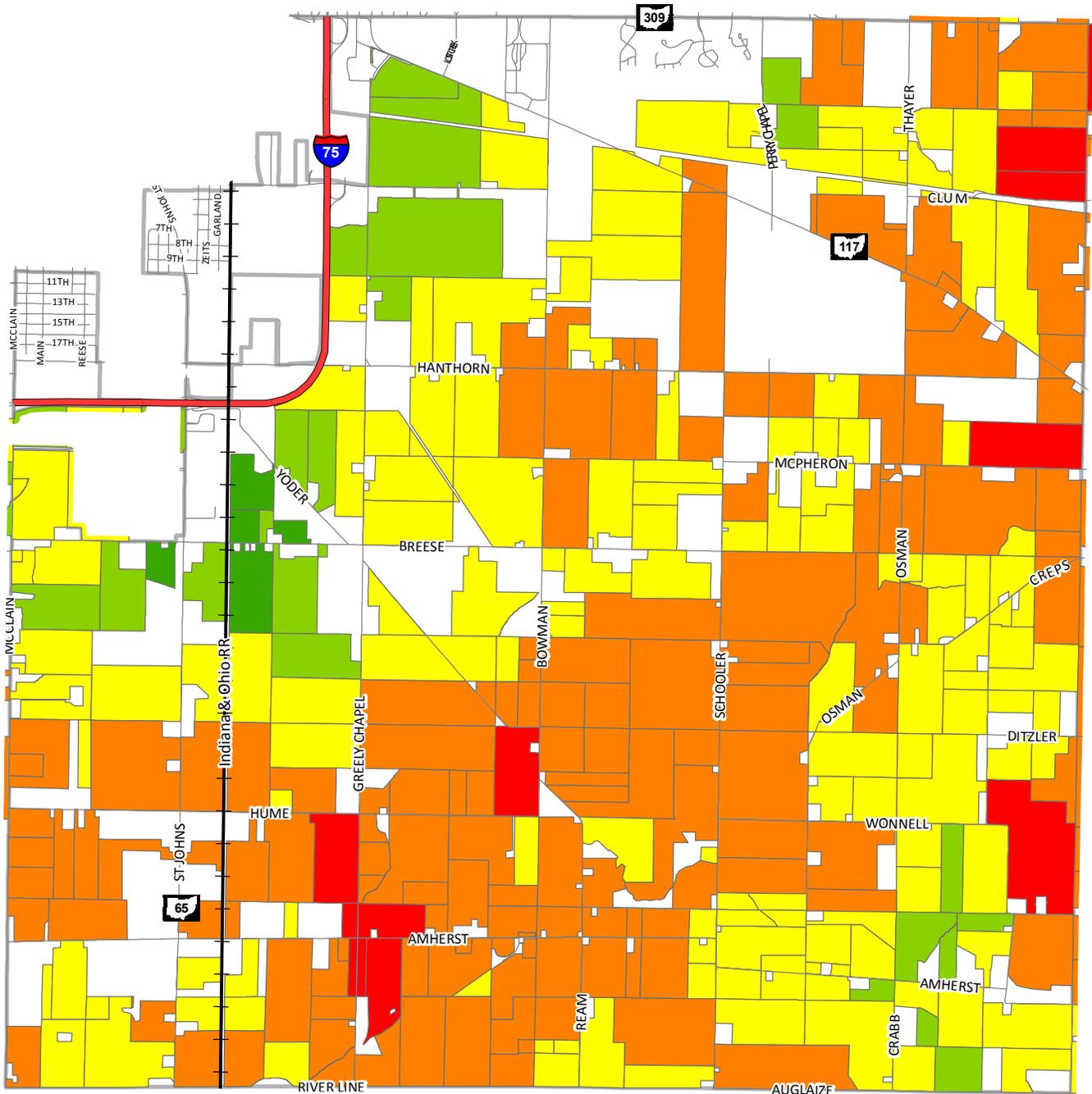
Agricultural land has been the resource upon which Perry Township has historically relied upon for economic growth and urban development. Perry Township’s agricultural land has been touted and prized for both its beauty and its productivity. Today, Perry Township’s agricultural land reflects 16,268 acres of agricultural land providing a current production of some 15,870 acres of cropland (See Map 7-2). Examining future development scenarios - based on current policy and practice - reveals the potential loss of more than 630 acres of a precious resource that will be used to satisfy built-up demands for residential, commercial, quasi-public and industrial land uses. Also of significance is a growing conflict between farming practices and more residential land use.

Cost of services studies conducted in Ohio have generally found that for every dollar agricultural properties pay in property tax that only 35 cents in public services are necessary; the same studies reveal that residential properties consume more than a dollar of services for the property taxes they pay. And as real property taxes form the basis of Township income it is important to note that low density, single-family residential developments are a net drain on a community’s fiscal resources as residential development requires costly school, road, utility, police and fire services. Recognizing farming and farmland are an integral part of Perry Township’s rural lifestyle and central to the community’s heritage is essential to balancing future urban land uses within the community.

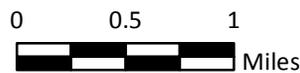
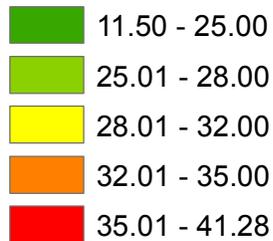
# MAP 7 - 2

## PERRY TOWNSHIP

### LAND EVALUATION SITE ANALYSIS



#### LESA Score



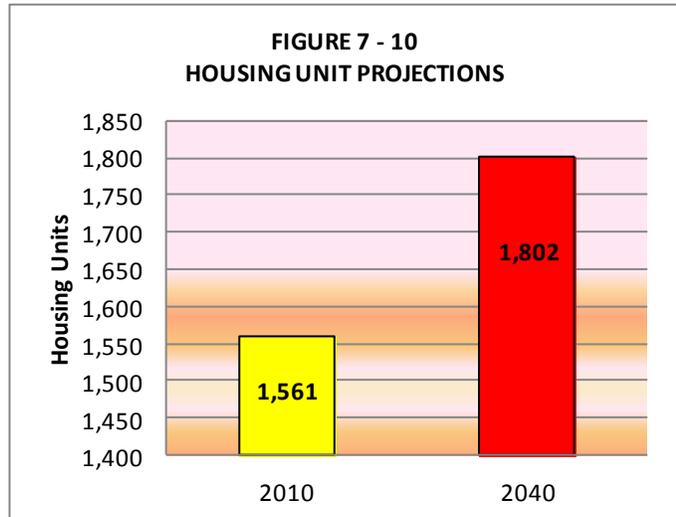
June 2014

### 7.3 INFRASTRUCTURE PROJECTIONS

In order to support the community's future residential, commercial and industrial activities infrastructure improvements will be required. Specific improvements will be necessary to support development activities located in areas previously not serviced by public infrastructure while physical improvements will also be required to support increased demands in areas with existing public infrastructure (roads, water, wastewater). In order to better serve the community, increased capacity can be expected in terms of additional roadway lanes/miles, the elimination of closed lines with looped lines, further integration of utility services.

#### 7.3.1 Housing

As identified in Sections 3.3, 4.1 and 7.2.4 housing is a necessary component of the community's infrastructure. The character and condition of housing is indicative of the quality of life. Township data from the 2010 Census identified 1,561 housing units and a vacancy rate of 6.9 percent. Based on declining household size and anticipated population loss, projections based on Allen County Auditors' data for residential use suggest an additional 241 units will be required by 2040 (see Figure 7-10). 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.



residential use suggest an additional 241 units will be required by 2040 (see Figure 7-10). 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

The 2040 Plan recognizes the limited utility services currently available and the need for improved public utility services across the Township. Section 4 revealed the extent and availability of the current municipal water and sanitary sewer service to the businesses and residents of Perry Township. The remainder of this subsection attempts to highlight existing service and issues related to future utility extensions across Perry Township.

Most of the potable water service in Perry Township has been, until very recently, restricted to those areas adjacent to the City of Lima with waterline extensions following SR 65, SR 117, SR 309, Breese Road and Greely Chapel Road. But the latest initiative underwritten by the Allen Water District and the City of Lima are now pressurizing and sanitizing a waterline providing 41,208 linear feet of water services thru the center of Perry Township. This latest line extends water service along Breese Road, easterly to Schooler Road, north to Hanthorn Road, and then east along Hanthorn Road to SR 117 in order to service manufacturing interests in the Village of Westminster. That same waterline extension has brought service to the Allen County Regional Airport. With this latest waterline extension Perry Township is witnessing increased opportunities for development. As of the summer of 2014, the available potable water service to Perry Township totals nearly 300,000 linear feet (296,420).

Wastewater service is provided by the Allen County Sanitary Engineer and the City of Lima. Currently, sanitary sewer lines in Perry Township are limited to roughly 106,500 linear feet of service. These sanitary sewer services follow economic pursuits generally located on SR 65, SR 117, SR 309, 4<sup>th</sup> Street, Bowman Road, Greely Chapel Road, and Hanthorn Road. Several of these extensions were predicated upon Finding and Orders issued by the OEPA to resolve environmental problems resulting from the use of failing private sewage treatment systems. Of note, currently, 361 homes, 1 business and 2 government offices located in Perry Township are currently served by private sewage treatment systems. Map 7-3 depicts the location of the current private sewage treatment systems. And, given the heavy clay soils that preclude percolation and the 112 home sewage treatment systems located within the Lost Creek watershed it should not be surprising that the tributary in sections 8 and 9 of Perry Township is in nonattainment and fails to meet minimum State water quality requirements due to the extent of organic enrichments in the water, The County Sanitary Engineer and the Allen County Health Department have and will continue to monitor health and environmental regulatory compliance issues to ensure the safety of local residents.

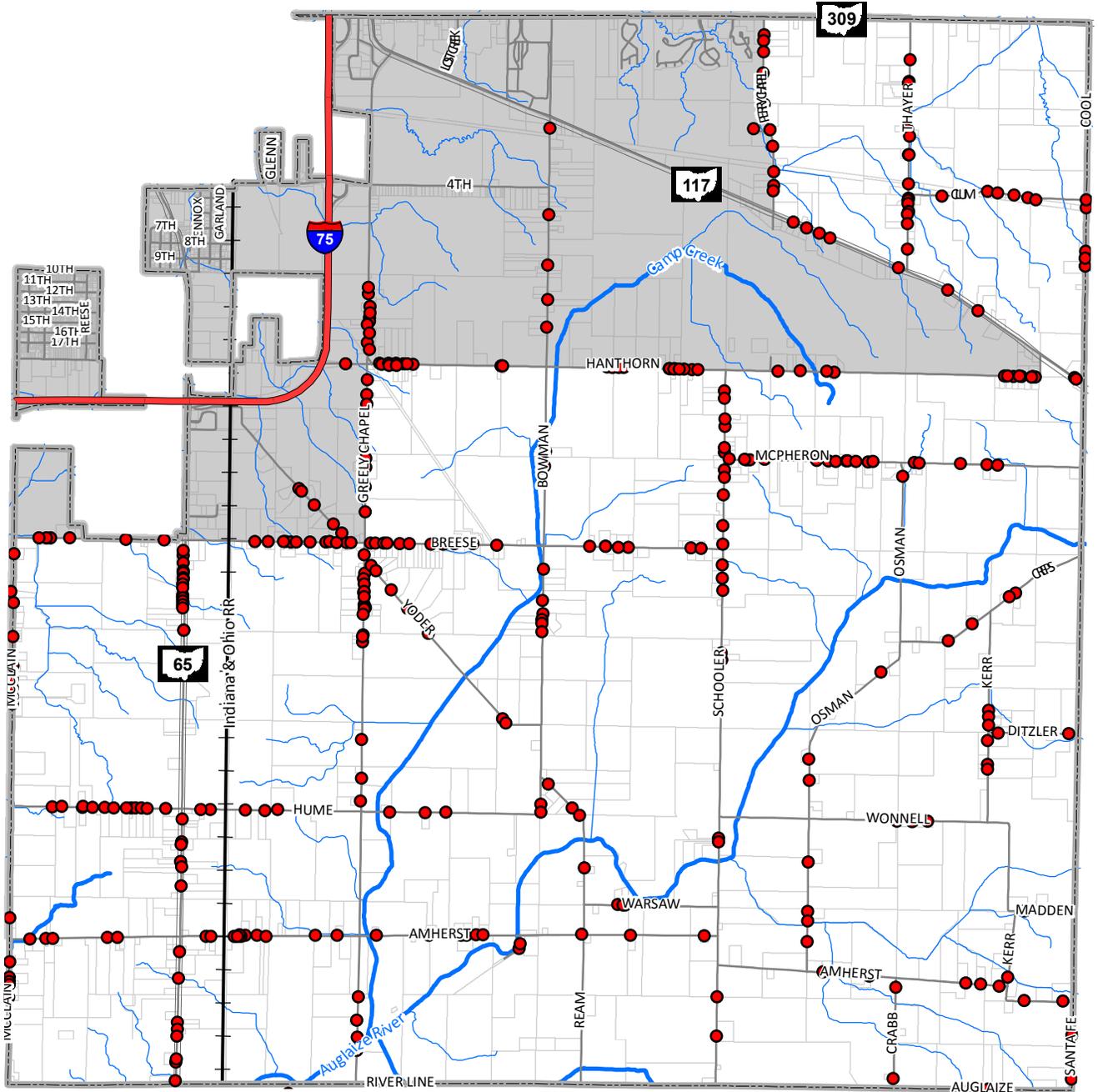
Local development officials including the Allen Water District and the Allen County Sanitary Engineer are looking at future utility infrastructure development within Perry Township based on the current assets of the area and future demands of both industry and local residents. Utility officials are familiar with the need for both water and sanitary sewer service to properly support urban development pressure; and, are aware of increased costs associated with providing services especially south of the Wabash Moraine ridgeline because of difficulties/costs associated with rising elevations. Officials are also cautious of the construction and ongoing maintenance costs of developing new infrastructure and incurring unsustainable debt without secured end users. Predicated upon the projections contained herein and optimistic possibilities of future growth north and west of the Wabash Ridgeline the 2040 Plan acknowledges 139,813 feet of possible waterline extensions based on need; and, the possibility of extending current sanitary sewer services an additional 130,910 linear feet. Maps 7-4 and 7-5 reveal existing and proposed water and sanitary sewer lines by location.

Successfully addressing water and wastewater issues in both a fiscally and socially responsible manner will likely require the community to address capital costs and land use practices. Much of the water and wastewater development is being proposed to support economic growth and community development; however, there is growing recognition that the incremental creep of current and future EPA mandates stem from ineffective residential household sewage treatment systems and poor land management practices. This last factor is important to local officials as it can be best addressed early through education and outreach by local stakeholders including the Allen County Health Department, the Ottawa River Coalition and the County Sanitary Engineer's Office. Please notice the glacial moraine's ridgeline referenced in Section 2.2.2 serves as a physical boundary to the development of municipal water and sewer services due largely to costs. Of significance to this Plan is that the Wabash Moraine Ridgeline provides a reasonable boundary for urban uses and an excellent pretext to establish protected agricultural districts beyond public utility service area. Map 7-6 depicts the proposed 2040 utility service area in Perry Township.

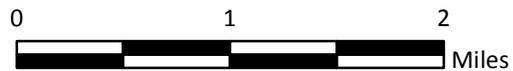
# MAP 7 - 3

## PERRY TOWNSHIP

### PRIVATE SEWAGE TREATMENT SYSTEMS



- Septic Systems
- Primary Waterway
- Intermittent Waterway
- Urbanized Area

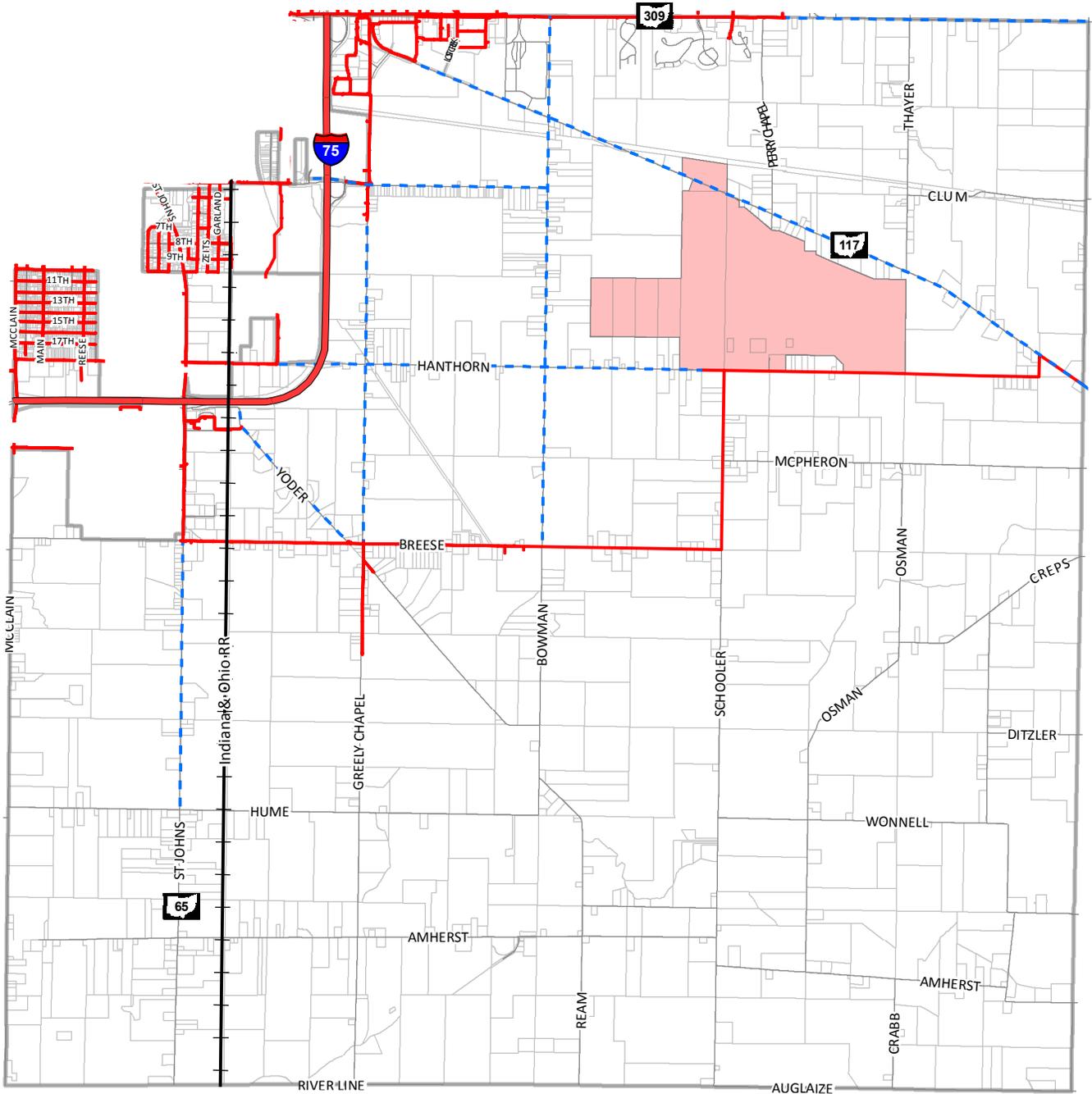


June 2014

# MAP 7 - 4

## PERRY TOWNSHIP

### CURRENT AND PROPOSED WATER SERVICES



**Utilities**

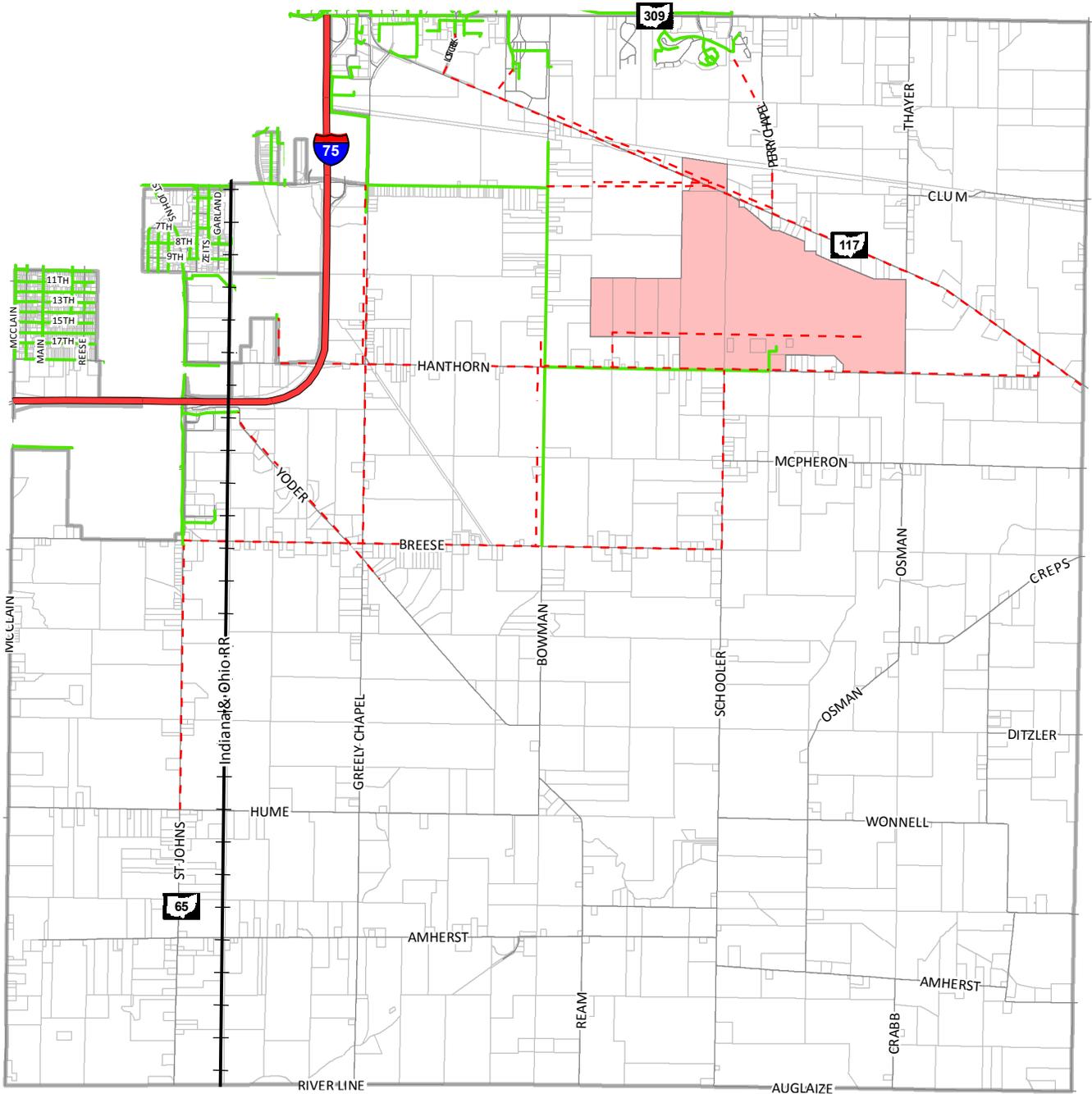
- Current Waterlines
- - - Proposed Waterlines
- Allen County Regional Airport



# MAP 7 - 5

## PERRY TOWNSHIP

### CURRENT AND PROPOSED SANITARY SEWER SERVICES



#### Utilities

- Current Sewer Lines
- - - Proposed Sewer Lines
- Allen County Regional Airport





### 7.3.3 Stormwater Management

Since passage of the Clean Water Act (CWA), both Township and local officials have been required to address state minimum water quality requirements. As parts of Perry Township are located within the Lima Urbanized Area, March 2003, the Township was required to develop, implement and enforce a stormwater management program designed to reduce the discharge of pollutants to the maximum extent practicable, to protect water quality and to satisfy the appropriate requirements of the CWA in accordance with the Phase II NPDES program. The SWMP identified Perry Township's legal authority to implement the general permit and outlined six minimum control measures that were expected to result in significant reductions in pollutants discharged into the various watersheds and tributaries of the Ottawa and Auglaize rivers. The required six minimum controls are: (1) Public Education and Outreach; (2) Public Participation and Involvement; (3) Illicit Discharge Detection/Elimination; (4) Construction Site Runoff Control; (5) Post Construction Runoff Control; and, (6) Pollution Prevention/Good Housekeeping.

Since 2003 the Township has worked with the other unincorporated areas, Allen County, the Allen Soil & Water District and Ottawa River Coalition to develop and jointly support deliverables identified in the SWMP. Perry Township and its co-permittees provide an annual appropriation to the Ottawa River Coalition for the Phase II reporting, educational programs, stormwater mapping, illicit discharge detection and sediment and erosion control inspection programs. On November 27, 2013, Ohio EPA released new draft regulations for small MS4 general permit renewal. New guidance expected from USEPA in fall 2014 will require a new SWMP plan be prepared and submitted to the OEPA. New regulations will force new programming to address and adopt new Stormwater & Sediment Control Regulations and an Illicit Discharge Elimination Plan to meet minimum controls and address the identified water quality pollutants. The 2040 Plan specifically notes that the Township has specific legal and environmental responsibilities to work collaboratively with local watershed partners and the Ottawa River Coalition to develop, approve and implement the new regulatory language/controls in a timely manner.

### 7.3.4 Transportation

Perry Township is currently serviced by 90.9 miles of roadways that provide approximately 210,000 vehicle miles of travel per day. The Township is responsible for the maintenance and upkeep of 52.8 miles of roadway within its boundaries. Estimates from the Allen County Engineer's Office indicate Perry Township roadways including bridges need approximately \$22 million to widen roadways to meet the minimum federal standard lane widths and repair deficient bridges. Examining future growth by residential and other commercial classifications, Perry Township roadways are expected to carry more than 287,000 vehicle miles of travel per day by 2040, an increase of 37.0 percent. Such an increase brings additional maintenance and repair costs as well as concerns for highway safety as more and more vehicles traverse local roadways. The Township is interested in furthering the development of roadway extensions to serve the larger community and provide new opportunities for increased transportation synergies. Road extension/improvement projects include the following: Greely Chapel Road widening from Fourth St. south to Hanthorn Road (\$2.2 million), reconstruction and widening of Thayer Road from Harding Hwy (SR 309) south to Bellefontaine Road

*Examining future growth, Perry Township roadways are expected to carry more than 287,000 vehicle miles of travel per day by 2040, an increase of more than 37.0 percent.*

(SR 117) (\$2.8 million), and a section of the St. John's Road reconstruction from Breese Road north to Pine Street (\$4 million).

A review of high crash intersections within the Township revealed six intersections with above normal crash rates over a three-year period (See Table7-5). These half-dozen intersections may be in-danger of becoming deficient by the year 2040 and should be studied in more depth.

TABLE 7-5 TARGET INTERSECTIONS IN PERRY TOWNSHIP				
Intersection	Crossing Road	Functional Class	Jurisdiction	3 Year Crash Total
Harding Hwy (SR 309) & Devonshire Dr.	Harding Hwy (SR 309)	Local	ODOT	18
Harding Hwy (SR 309)	Willard Ave	Principal Arterial	ODOT	13
Harding Hwy (SR 309)	Saratoga Ave	Principal Arterial	ODOT	11
Lost Creek Blvd	Harding Hwy (SR 309)	Local	ODOT	7
Bellefontaine Rd (SR 117)	Bowman Rd	Principal Arterial	ODOT	5
Harding Hwy (SR 309)	Thayer Rd	Principal Arterial	ODOT	5

#### 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 (7.5.1)
- Furthering Local Development & Diversification of the Tax Base (7.5.2)
- Housing: Demand, Accessibility & Stabilization (7.5.3)
- Protection of Natural Resources & Environmental Conservation (7.5.4)
- Quality of Life Issues (7.5.5)

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

##### 7.4.1 Preserving Agricultural Practices & the Rural Character of the Community

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

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

the Advisory Committee’s perspective and purpose developed over the planning process.

*Defining Agriculture:* Webster defines agriculture as “the science and art of farming, cultivating the soil, producing crops, and raising livestock, and to varying degrees 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 agriculture as an economic activity and healthy industry into the future.

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

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

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

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

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

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

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

The analysis quantitatively assessed all agricultural properties to determine the heart of the community's agricultural base. The analysis also identified the agricultural properties under stress experiencing land use conflicts under continued urban encroachment. The methodology inversely identifies measures and policies to be taken to improve the economic and regulatory environment of the agricultural sector. The assessment also provides the best insights as to those properties eligible for funding from the Ohio Farmland Preservation Office under the recently enacted Ohio Agricultural Easement Program. Map 7-4 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.

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

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

agricultural structures and opportunities to integrate open space into all rural residential clusters.

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

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

*To preserve the rural environment non-agricultural uses should be shielded from view. Local regulatory controls must address building setbacks 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 setbacks and landscaping or buffering requirements. Increasing setbacks from road centerlines for all non-agricultural structures and requiring landscaping or appropriate screening at effective depths for the length of property would be an extremely effective measure to control sightlines. Such measures could be developed and incorporated into corridor overlay district standards.

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

Preserving the rural environment is much more difficult to address when municipal water and sewer lines increase property values at the expense of the existing agricultural industry. The continued permitting of strip residential development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services and drives agricultural pursuits out due to economic factors. Increased lot sizes and clustering has provided some relief to the existing rural

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

**TABLE 7-6  
GOAL: PRESERVE AND ENHANCE AGRICULTURAL PRACTICES.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Preserve agriculture as a viable and competitive industry.	Encourage proper utilization and preservation of agricultural farmland.	Identify and support specific high value agricultural practices.						Allen County Commissioners, State Farmland Preservation Office, State Department of Agriculture, Farm Service Administration, West Central Ohio Land Conservancy and Township Zoning Commission.
	Establish / support a Land Trust.	Preserve farmland and open space for future generations.						Allen County Commissioners, Allen County Prosecutor’s Office, State Farmland Preservation Office, West Central Ohio Land Conservancy, State Department of Agriculture and Farm Service Administration.
		Promote the preservation of remaining viable farmland.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, West Central Ohio Land Conservancy, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.
		Develop public appreciation and fiscal support for farmland preservation.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, West Central Ohio Land Conservancy, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.
Support non agricultural development and the extension of public utilities based on site-specific locational considerations including proximity to existing environmental sensitivity, soil productivity factors and existing agricultural operations and costs.	Support the creation of Agricultural Protection Districts (APZ) in Township Zoning.	Implement large lot Agricultural Protection Zoning requirements to minimize urban encroachment on agricultural ground, conflicting land use activities, and nuisance lawsuits.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission, Township Trustees and the General Public.
		Review/revise existing Zoning Regulations for the ability to regulate land use conversion.						Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Determine population density along certain rural roadways and costs associated with providing required infrastructure improvements and local services to establish basis for permitting non-agricultural based development.						Allen County Health Department, Allen County Engineer, Allen County Drainage Engineer, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Review and implement Land Evaluation and Site Assessment (LESA) System as basis for land use change.	Develop an inventory and classification system which will facilitate conversion of agricultural ground based on need as well as propinquity to existing development, existing infrastructure and soil characteristics.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation, Soil & Water Conservation Service, Farm Service Administration, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.
		Identify prime agricultural land to be preserved.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation Service, Regional Planning Commission, Farm Bureau, Township Zoning Commission and Township Trustees.
	Support development proposals based on compatibility with comprehensive plans, utility plans developed by the Allen County Sanitary Engineer, Allen Water District and 2040 Transportation Plan developed by the Regional Planning Commission.	Facilitate an orderly conversion of agricultural land.						Allen County Engineer, Allen County Sanitary Engineer, Allen Water District, Allen Economic Development Group, Regional Planning Commission and Soil & Water Conservation Service.

**TABLE 7-7  
GOAL: PRESERVE FARMLAND, RETURN UNDERUTILIZED LAND TO AG PRACTICES.**

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

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 where increased lots sizes where the presence of working farms and the lack of utilities is seen as desirable for the property owners.

#### **7.4.2 Furthering Development & Diversification of the Tax Base**

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

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

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

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

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

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

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

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

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

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

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

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

**TABLE 7-8  
GOAL: PROMOTE AND FURTHER INTEGRATE THE DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Encourage the development and expansion of existing agriculturally based industries as a principal means of stabilizing the community's economic base.	Support the Allen Economic Development Group and the Lima Chamber of Commerce in their retention and expansion efforts.	Develop a commercial/industrial base to support the community's employment opportunities and tax base.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
		Work with village council and communicate with employers within the community to identify their needs and interests.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
Promote additional capacity for development in the community.	Identify and attract specific industries to complement existing mix with available sites and infrastructure.	Work with County leadership to identify market niches for potential agriculture producers.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
Protect areas best suited for industrial/commercial (re)development from housing developments.	Review Land Use Plan and Zoning Regulations for compatibility and to deter construction and encroachment of housing near sensitive sites.	Establish and maintain an inventory of all available environmentally sensitive properties to protect them from residential encroachment.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Allen County Auditor and Township Zoning Commission.
Support collaborative efforts that identify and advance transportation improvements that support and strengthen industrial and commercial development initiatives.	Support formation of a local Transportation Improvement District capable of expediting public/private transportation system improvements that will support industrial and commercial development initiatives.	Identify and advance corridor level improvements for freight.						Allen Economic Development Group, Chamber of Commerce, ODOT and Regional Planning Commission.
		Identify and advance rail improvements to existing industry/commercial sites.						Allen Economic Development Group, Chamber of Commerce, ODOT, Allen County Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Develop Transportation Improvement District.						ODOT, Regional Planning Commission, Allen County Commissioners and Township Trustees.
Encourage the redevelopment/development of existing retail/services at Eastgate Center.	Review and repurpose available buildings/land to maximize developable ground and maximize tax/employment opportunities.	Develop a higher density more sustainable mix to capture tax revenue, employment.						
		Increase and integrate pedestrian access between Eastgate Center and local hotels and neighborhoods to capitalize an evolving consumer behavior, changing demographics and rising fuel prices.						
		Redesign Eastgate Center to better support development of a mixed use center with attractive physical environment conducive to outdoor dining, window shopping and socializing.						

If not addressed roadway pavement conditions and drainage facilities will continue to deteriorate and roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Related is the existing condition of critical equipment for roadway and ditch maintenance purposes. Currently, the dedicated funding to address reinvestment in the community's infrastructure is extremely limited. The Township must develop policies to address the prioritization of currently needed improvements and a dedicated funding stream to future infrastructure upgrades. The lack of such a dedicated funding source will result in deteriorated highway safety, increased localized flooding and a declining quality of life for its residents.

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

#### **7.4.3 Housing Demand, Accessibility & Stabilization**

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

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

By 2040, the empty nesters and 65+ populations will comprise 19.0 percent of the total population (647 individuals of 3,411) in Perry Township. Collectively, the projected population will add approximately 241 housing units; their household size will be 1.94 persons per household. To a large extent, the homes these populations will live in do not at this time exist in Perry Township. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences and neighborhoods with specific accessibility designs identified for this aging population.

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

Houses should be expected to integrate design criteria supporting that population of 65 years and older as they will account for almost 19.0 percent of the entire population by 2040. Current demographics note that nearly one in two of all households currently contain at least one individual 65 years of age or older, and of these households just under half of those being female. The statistics and trend is not expected to change by 2040, and the Township should recognize that the majority of the elderly:

- Own their own home (80%)
- Prefer to age at home in same neighborhood (60%)
- Will need some community-based assistance (36%)
- Would move to smaller home (27%)
- Would move to Retirement Community (27%)
- Will suffer from vision problems (66%)

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

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

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

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

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

#### **7.4.4 Environmental Stewardship & Sustainability**

Preserving the natural environment was a component of the Plan that, at least in part, actually evolved from other goals. Advisory Committee members realized that the preservation of the community's rural character and farmland preservation involved large agricultural tracts of the natural environment including wood lots and riparian corridors as opposed to the built environment with storefronts and signage, houses and

**TABLE 7-9  
GOAL: PERRY TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.**

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

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

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

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

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

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

#### **7.4.5 Quality of Life**

Many communities claim their residents enjoy a high quality of life (QOL), while failing to really understand the term or the appropriate measures of the concept. It's not surprising given that the term means different things to different people under different

*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.*

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

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

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research, however, has indicated that certain dimensions of QOL can be measured using indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within Perry Township based on the criteria that Perry 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 and the Allen County Safe Community Coalition, should be explored and expanded to include Township representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care, and leading causes of death to measure community health concerns. Educational measures might rely upon high school dropout 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 8**  
**PLANNING PROCESS, SUMMARY & RECOMMENDATIONS**

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



**8.1 The Planning Process**

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

Concerned citizens, Township Trustees, Township administrative personnel, members of the Township Zoning Commission and Board of Zoning Appeals met as an Advisory Committee to discuss the creation of the Township's first long range Comprehensive Plan. Over the course of several months, the Regional Planning Commission and various other county agencies supported the efforts of the Advisory 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 discussed land use including agriculture, and discussed blighting influences across the community. After completing a visioning process in which preferences were established, the Committee developed goals and objectives.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas and functions important to the future of the community. Although, mutually supportive of the entire Plan, each section of the report is independent. Goals were identified from survey responses and refined during the visioning process. The policies, strategies and objectives were identified over the course of the planning process. Policies are the fundamental

assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items. The Plan was finalized and approved in the Summer of 2014. The Plan is supported with detailed appendices addressing specific priority issues within the document.

## 8.2 Plan Summary & Recommendations

Section 7 of this report included 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. This section also attempts to address the issues raised in earlier sections with summary recommendations. The respective highlights of the planning process and summary recommendations for the various components are presented below.



### 8.2.1 Population

The Plan recognizes past trends, and without taking a proactive approach acknowledges Perry Township will experience a decline in population over the next 25 years. Consistent with national trends, the Township's population is also expected to age. The median age of the population is 45.3 years, 7 years older than the County as a whole. Data suggests that simply due to age of the population, two in five of the Township's population (39.5%) will not fully contribute to the economic growth and earning power of the community by 2040. Age of residents will also impact the need for service, including education, police, fire and emergency medical service. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. In addition, age will be a significant factor in housing consumption and design. Local policies should be developed to increase opportunity, choice and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential

*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.*

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 residing in Perry Township are 414 individuals or 15.3 percent of all individuals 25 years of age or older, that have not completed a high school education. This factor needs to be addressed and remedied. Also of note, only 281 adult residents (10.4%) have completed a 4-year college degree and/or graduate program, considerably lower than state and national averages. This is an important factor in community development as higher educational attainment tends to suggest support for quality educational services and an ability to

adapt to new technologies, new situations and new employment opportunities. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the importance of resident educational attainment levels to area business attraction/retention efforts and concerns.

**8.2.2 Housing**

This Plan acknowledges the historical consequences of land consumption, household size and suburbanization. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of changing household size and an aging population. The Township commits to more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly and clean. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment. The Plan supports legislative changes to existing zoning codes and recommends adoption of an exterior maintenance code and the elimination of blighting conditions through intensive interdiction strategies in older neighborhoods. The Plan also advances the integration of themed architecture styles in new medium and high density developments that provide direct access to open space and recreational facilities in order to minimize encroachment into prime farmland.

*The Plan promotes neighborhoods that are safe, pedestrian friendly and clean. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment.*



Based on current population estimates, the Township will need an additional 241 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The Plan suggests medium density residential subdivision development to occur in the area bound by SR 117 to the south, Perry Chapel to the east, and the Lippincott Bird Sanctuary to the west. The Plan also focuses on redeveloping the Norwest Perry Neighborhood, and both the Webb and Delmar subdivisions to satisfy future residential growth while meeting the needs of a diverse community, a community supportive of all ages and physical capabilities.

**8.2.3 Land Use**

The Plan recognizes the relationship between agricultural pursuits, residential housing and employment locations on commuting patterns. Housing, as a basic need of the community, is estimated to consume 348 acres of the community’s open space and agricultural land. This estimate acknowledges the community’s stated interest of protecting its remaining rural areas. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to preserve working farms and Perry Township's agricultural heritage.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for urban

*2040 projections suggest urban uses will demand 551 acres of farmland.*

redevelopment. Supported by projections in Section 7 the Plan recognizes an additional 203 acres of agricultural land be identified for industrial, commercial/services and warehousing activities. In combination, housing, quasi-public, commercial and industrial uses would consume a total of 551 acres of existing farmland.

The Plan recognizes existing land use patterns as well as planned improvements and identifies specific corridors for redevelopment. With accessibility to both state and national highways, the Eastgate Shopping Center is a prime location for commercial redevelopment. The Plan supports a repurposing of land and infill development to maximize the potential of economic activity and employment growth. The Plan also recognizes the need for future industrial development and looks to the Indiana & Ohio Railroad and the Allen County Regional Airport as underutilized multimodal facilities capable of providing access to both regional and national markets. Map 8-1 represents the recommended future land use within Perry Township.



Such estimates are predicated upon the community’s stated interest of protecting its remaining agricultural land and rural character and accommodating future community development by increasing the residential density allotments per acre. The Plan supports the development of public water and wastewater systems in combination to foster higher density residential developments. The Plan identifies the glacial ridgeline as the extent of any future water and sewer services to protect and preserve working farms and the community’s agricultural heritage. The Plan acknowledges farmland preservation as a primary tenant and recommends a LESA methodology to (a) quantitatively evaluate and regulate land use change over time; and, (b) establish Protected Agricultural Districts (PADs) outside of the defined utility service areas to protect agricultural and economic pursuits. The Plan is intended to preserve the agricultural industry base and rural characteristics of the community while providing the area and infrastructure necessary for further community development.

**8.2.4 Transportation**

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

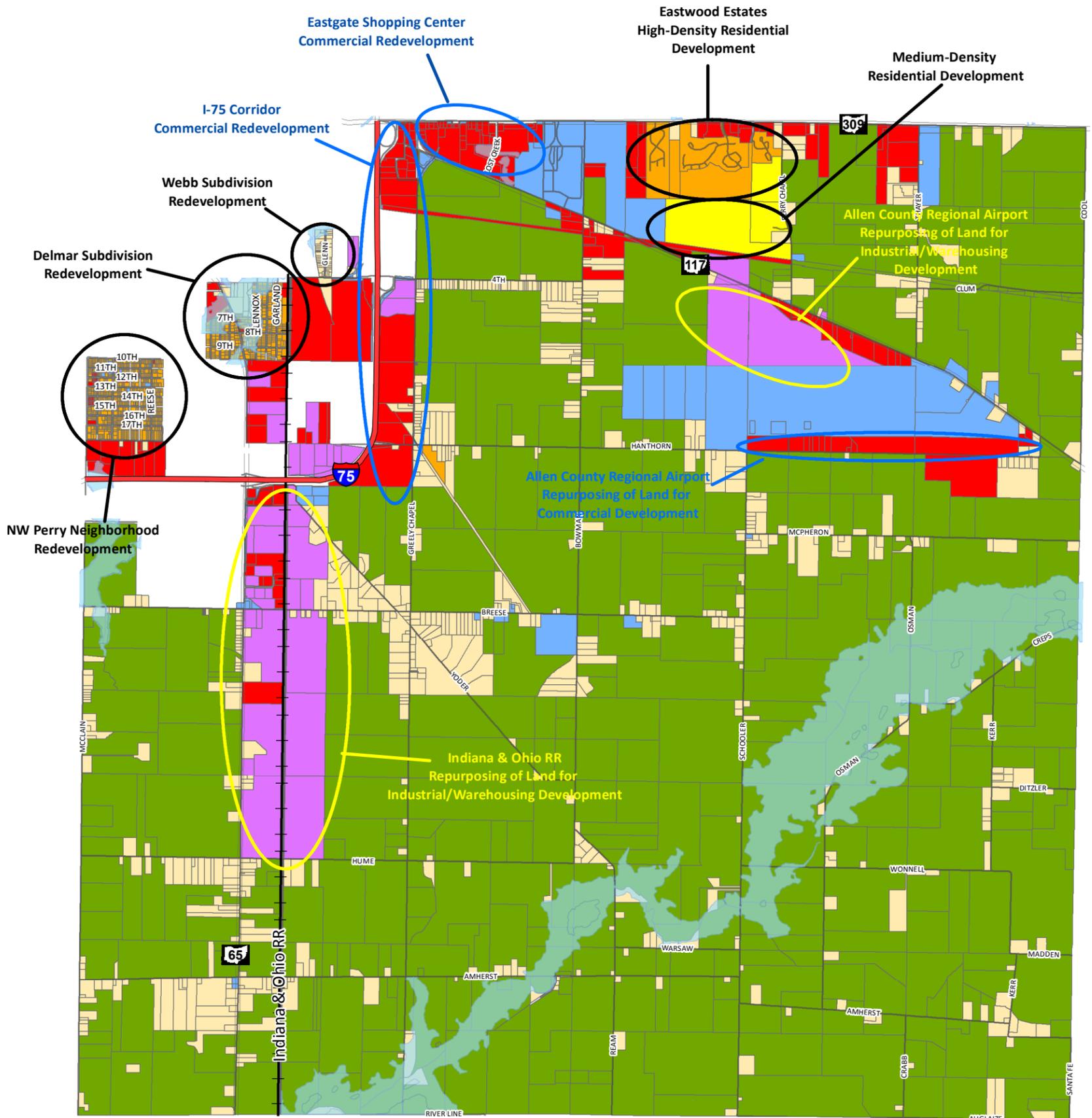
*The Plan identifies specific corridors as important to the community’s future development and calls for increased capacity and aesthetic upgrades.*

More specifically, the Plan calls for the inclusion of service roads with all major developments, the standardization of roadway widths on the state and county roads, and repair of deficient bridges. The Plan specifically recognizes the SR 117, SR 65 and SR 309 corridors as major thoroughfares serving the community and calls for improved signal coordination, overhead lighting, landscaping, and signage in areas of highly concentrated traffic.

# MAP 8 - 1

## 2040 PERRY TOWNSHIP

### GENERALIZED LAND USE



#### Land Use

- Agriculture
- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Commercial
- Industrial
- Quasi-Public
- Utility
- Floodplain

- Residential Development/Redevelopment
- Commercial Development/Redevelopment
- Industrial/Warehousing Development/Redevelopment



March 2015

Various roadway pavement widths deficient as to their compliance with Federal Highway Design Standards were estimated at \$16 million for necessary improvements. The Plan recognizes 28 bridges in Perry Township with 7 currently identified as deficient. Bridge repair was estimated at \$6 million. The Plan recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements. The Plan identified high crash intersection locations, all of which ODOT is currently addressing with access management techniques. The Township should continue to monitor such high hazard locations and work with local officials to ensure the effectiveness of such treatments.

Looking forward, the Township is interested in furthering the improvement of specific roadways to better serve the larger community and provide new opportunities for increased transportation synergies. Roadway projects include the following: Greely Chapel Road widening from Fourth St. south to Hanthorn Road (\$2.2 million), reconstruction and widening of Thayer Road from Harding Highway (SR 309) south to Bellefontaine Road (SR 117) (\$2.8 million), the reconstruction of St. John's Road from Breese Road north to Pine Street (\$4.0 million), and the realignment of Hanthorn Road with Bellefontaine Road (SR 117). The Regional Planning Commission has committed funding to these projects in the regions 2040 Transportation Plan. The Township should monitor the Plan with local officials to ensure necessary transportation enhancements are considered in design improvements.

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



### **8.2.5 Water & Wastewater Distribution Systems**

Examining potable water, Perry Township relies primarily on the vast reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima and Allen County. As of Summer 2014, the water distribution system in Perry Township uses 296,420 linear feet of water lines varying in size from 4" to 16." In those areas of Perry Township outside of the utility service areas, water wells act as the "raw" source for water. The Plan calls for the integration of an additional 139,813 feet of water lines. The Plan also recognizes the need to loop the lines in order to provide necessary pressure to support higher density uses. The Plan challenges utility services to avoid unnecessary extensions into agricultural areas.

Wastewater system facilities are provided by the City of Lima Utilities Department and the Allen County Sanitary Engineer's Office. Improvements to the sanitary sewer

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

systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, elimination of older treatment systems, and construction of new trunk lines. Most often, such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography, both natural and man-made have imposed limits to the expansion of sewer services in Perry Township.

The wastewater system in Perry Township uses 106,518 linear feet of sewer lines varying in size from 6" to 24." The Plan integrates an additional 130,910 feet of sanitary sewer lines to protect Township residents from unnecessary and expensive extensions of the sanitary sewer system. Human activities not serviced by the municipal sewer utilize private sewage treatment systems which are now estimated to number 212.

Environmental concerns stemming from private sewage treatment systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system in Perry Township. Based on projected future urban development the Plan suggests a 10,315 acre sewer service area covering the Township north of the Wabash ridgeline be implemented to protect future agricultural interests while also protecting the rural character of the Township. Maps 7-4 and 7-5 depict future utility improvements.

#### **8.2.6 Environmental Conservation**

The USEPA has designated the Perry Township community in attainment with respect to air quality. Various water quality studies were conducted on the Ottawa and Auglaize rivers over the 2000 thru 2013 period. The latest study completed in 2013 found almost the entire Lost Creek tributary in full compliance with aquatic life standards. However, Camp Creek, a tributary of the Auglaize River, was found to be suffering from siltation, habitat alteration, flow alteration, and bacteria. And the Ohio Department of Health and the Ohio EPA have issued specific fish consumption advisories for both the Ottawa and the Auglaize rivers. These designations were taken seriously and received weighted 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 in areas fully serviced with water and wastewater. The Plan also recommends the use of tree and shrub rows, riparian buffers and filter strips to protect water quality. The Plan recognizes the importance of the community's endangered riverine environments and natural areas including wetlands, floodplains, mature tree stands and parks.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates floodplains and riverine buffer zones as well as

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

wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.

### **8.2.7 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 an affordable and desirable place to live and work. 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.

## APPENDIX A

### Perry Township Comprehensive Plan Issue Identification/Prioritization Process

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

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

##### A. Citizen Involvement & Community Support

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

##### B. Community Character

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

##### C. Community Infrastructure/Facilities

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

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

**D. Economic & Business Development**

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

**E. Housing**

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

**F. Land Use**

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

**G. Environmental**

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

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

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

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

4.6 5. Limit the spread of invasive species.

**H. Others (identified by you)...**

1. Quiet, Rural, Woodlots and Plentiful Wildlife
2. Good, Families and Trustworthy Neighbors
3. Support Maintenance and Improvement of Deficient Rural Roadways & Bridges
4. Maintain Support of Quality Public Safety Services
5. Encourage Small Business Development & Entrepreneurship in Schools/Colleges

**APPENDIX B**  
**COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS**

**Analysis:**

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

The SWOT analysis was developed in partnership with the various Plan participants and local stakeholders. This collaboration is important because it defines how the region’s strengths and weaknesses affect different stakeholders. The SWOT analysis was designed to lay the groundwork for continuing efforts. It draws upon the demographic and economic data presented earlier in this document to further the strategic planning process. It is an attempt to better allocate the limited financial resources, time, and energy available. It is also important to recognize that certain factors are outside of the community’s control given the global marketplace and changes in the economic climate that presents opportunities as well as threats.

For the purpose of this analysis, SWOT has been characterized in the following terms: Strengths (Positive, Internal): Positive attributes currently presently in the Township; Weaknesses (Negative, Internal): Local issues or characteristics that limit the current or future growth opportunities for the Township; Opportunities (Positive, Internal and External): Areas where the Township can attempt to remedy its weaknesses (e.g. learning from others, global change, aggressive marketing, targeted investment, etc.); and, Threats (Negative, Internal and External): Trends that threaten the Township’s future and attractiveness to existing and new business, from local weaknesses or global threats.

A summation follows:

<p><b>Strengths</b> <b>Positive/Internal</b></p> <ul style="list-style-type: none"> <li>• Land &amp; Location</li> <li>• Infrastructure</li> <li>• Workforce &amp; Educational Attainment</li> <li>• Business Climate</li> <li>• Quality of Life</li> </ul>	<p><b>Opportunities</b> <b>Positive/Internal &amp; External</b></p> <ul style="list-style-type: none"> <li>• Location &amp; Land Availability</li> <li>• Land Availability</li> <li>• Workforce/Education</li> <li>• Business Climate</li> <li>• Quality of Life</li> </ul>
<p><b>Weaknesses</b> <b>Negative/Internal</b></p> <ul style="list-style-type: none"> <li>• Township Location &amp; Available Land</li> <li>• Infrastructure/Condition</li> <li>• Workforce &amp; Educational Facilities</li> <li>• Business Climate &amp; Entrepreneurial Spirit</li> <li>• Quality of Life</li> </ul>	<p><b>Threats</b> <b>Negative/Internal &amp; External</b></p> <ul style="list-style-type: none"> <li>• Land, Taxation &amp; Annexation</li> <li>• Infrastructure</li> <li>• Workforce</li> <li>• Business Climate &amp; Economic Development</li> <li>• Quality of Life</li> </ul>

## **STRENGTHS**

### **Location/Land:**

- Close proximity to major markets Cincinnati, Columbus, Dayton, Ft. Wayne, Toledo
- Readily available undeveloped land

### **Infrastructure:**

- Excellent access to federal routes I-75 & US 30; sound state highway system SR309, SR117, SR65
- Direct access to the Allen County Regional Airport
- Township owned buildings are well maintained

### **Workforce & Education:**

- Several technical schools and colleges are in very close proximity to the Township

### **Business Climate & Entrepreneurship:**

- AEDG is supportive of strategic initiatives targeting economic clusters
- AEDG and Chamber of Commerce facilitate communication with local business interests
- Township leadership is interested in helping residents and businesses thrive
- RPC and County agencies are identifying grant possibilities for local community projects
- Township has a good working relationship with the RPC and County agencies

### **Quality of Life:**

- Strong agricultural tradition
- Professional services are available locally – health, legal, financial, etc.
- Strong sense of community pride

## **WEAKNESSES**

### **Location/Land:**

- Lima annexation limits Township ability to attract/recruit businesses and industry
- Township controls an extremely limited amount of land to support new development
- Land that has utility services ready for commercial development is privately owned

### **Infrastructure**

- Township lacks public water and wastewater utilities, cable or broadband access
- Overall lack of sidewalks in residentially platted communities
- Limited public transit services – transportation is a problem for seniors

### **Workforce & Education:**

- Difficult to recruit/hire/keep professional managers, engineers, educators, etc.
- Difficult to find skilled trades e.g. welders
- Limited number of jobs for youth in the area

### **Business Climate & Entrepreneurship:**

- General business frustration with government administration and permitting restrictions
- Township needs to be able to provide accurate information to entrepreneurs
- Some residents are anti-development or have unrealistic expectations of development opportunities
- Agricultural sector lacks Ag suppliers, implement dealers, feed mills, veterinarians, contractors

### **Quality of Life**

- The variety, selection and range of housing is greater in adjacent communities
- There is a lack of recreational amenities

## **OPPORTUNITIES**

### **Location/Land Availability:**

- New improvements to I-75 interchanges need access to public utilities
- Land along SR309, SR117, SR65 Airport and I&O railroad needs to be suitably zoned

### **Infrastructure:**

- New water/waste water improvements must support new development at higher densities

### **Workforce & Education:**

- Need to promote the rural lifestyle available in the Township
- Work with Perry Schools to develop an agriculture training program in the high school
- Work with local industry to develop co-op programming in local schools
- Work with local industry/schools to promote/support post-secondary technical training

### **Business Climate & Entrepreneurship:**

- Township needs to develop a strategic vision to support economic development
- Develop partnerships with private property owners to ensure land is available for development
- Work with AEDG/Chamber to raise local awareness of their collective ED services
- Encourage farm-based businesses – e.g. contractors
- Examine/promote value added opportunities associated with the agriculture sector especially food processing/meatpacking/agri-related services
- Identify land to support small/medium sized manufacturing businesses; agri-related businesses linked to the local agriculture sector and auto-industry support businesses

### **Quality of Life:**

- Small town living is a very attractive notion to some families rather than living in larger urban centers/suburbs.

## **THREATS**

### **Land Availability:**

- Existing businesses could relocate elsewhere due to taxes, lack of developable land
- Residential sprawl detrimental to the local agriculture sector

### **Infrastructure:**

- Other communities offer well serviced, competitively priced sites for development
- Other municipalities offer aggressive development incentives

### **Workforce & Education:**

- Reduction in agriculture workforce due to consolidation
- Out migration of skilled workers

### **Business Climate and Entrepreneurship:**

- Lack of a publicly recognized development strategy
- Aggressive incentives provided by other municipalities
- Slow permitting represents a great disincentive to entrepreneurs and existing businesses
- The level of competition can be expected to grow in a declining market

### **Quality of Life:**

- Off-farm income increasingly required to support family farms – need new employment opportunities
- Loss of community identity

**APPENDIX C**  
**AGRICULTURALLY BASED ECONOMIC DEVELOPMENT**

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

Given the rural character of Perry Township, the lack of utilities and the existing land use, the 2040 Comprehensive Plan has adopted an agricultural-based economic development approach to compliment the Townships already sizeable retail/service sectors. The Plan suggests that the community's future prosperity is based on diversifying the Township's economic base. However, given the community's heritage, the Plan also argues the need to promote agricultural diversity to create unique economic opportunities to expand the Township's economic base. The purpose of this approach is to promote sustainable economic growth that will take advantage of the local work ethic, preserve local farmland, advance the creation of jobs for the next generation of farmers and improve the overall quality of life.

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

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

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

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

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

#### **Advance Local Forest, Timbering and Nursery Interests**

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

#### **Adopt Local Foods System Programming**

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

**Develop Agricultural Funding Mechanisms**

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

**Expand Agricultural Based Employment Opportunities**

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

**APPENDIX D  
CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO**

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
The Natural Resources Conservation Service (NRCS)	Conservation Stewardship Program (CSP)	Soil Quality, Water Quality & Plants	Agricultural Producers	CSP is a voluntary program to encourage improvement of conservation systems through improving, maintaining, & managing existing conservation activities & undertaking additional conservation activities. Program payments are based on conservation performance points based on the Conservation Measurement Tool (CMT). Contracts are for 5 yrs., may not exceed \$40,000 in any fiscal year & \$200,000 in any 5-yr. period.	NRCS Lima Field Office 1601 E. 4 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro">http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro</a> 2. <a href="http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/csp_fact_sheet-080709.pdf">http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/csp_fact_sheet-080709.pdf</a> 3. <a href="http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro">http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro</a> 4. <a href="http://www.nrcs.usda.gov/programs/new_csp/special_pdfs/Payment_Range_Estimate_081309.pdf">http://www.nrcs.usda.gov/programs/new_csp/special_pdfs/Payment_Range_Estimate_081309.pdf</a>
NRCS	Environmental Quality Incentives Program (EQIP)	Production Agriculture & Environmental Quality	Agricultural Producers	EQIP is a voluntary conservation program that was reauthorized in the 2008 Farm Bill. It supports production agriculture and environmental quality as compatible goals. Through EQIP, agricultural producers may receive financial and technical help with structural and management conservation practices on agricultural land. Timber stand improvement and block tree plantings are practices included in EQIP with plan development through the assistance of the ODNR Division of Forestry. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practice and a maximum term of ten years. Persons who are engaged in livestock or agricultural production on eligible land may participate in the EQIP program. EQIP activities are carried out according to a plan of operation developed in conjunction with the producer that identifies the appropriate conservation practice or practices to address the resource concerns. The practices are subject to NRCS technical standards adapted for local conditions. Application signup is an ongoing process and can be done online or completed at your local USDA Service Center with NRCS.	NRCS Lima Field Office 1601 E. 4 <sup>th</sup> Street, Suite B 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/eqip/index.html#intro</a> 2. <a href="http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_factsheet.pdf">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-sp</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 1601 E. 4 <sup>th</sup> Street, Suite B 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 1601 E. 4 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.dnr.state.oh.us/tabid/5290/Default.aspx">http://www.dnr.state.oh.us/tabid/5290/Default.aspx</a> 2. <a href="http://www.allencounty.oh.nacdnet.org">http://www.allencounty.oh.nacdnet.org</a>

**APPENDIX D**  
**CONSERVATION PROGRAM MATRIX FOR ALLEN COUNTY, OHIO**  
(Continued)

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
NRCS	Wetland Reserve Program (WRP)	Protect, Restore & Enhance Wetlands	Landowners	WRP is a voluntary program offering landowners the opportunity to protect, restore & enhance wetlands on their property that were previously altered to agricultural use. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competitive national score-based application program, and Allen County landowners have been unable to score high enough to compete well. But NRCS has some lofty acreage enrollment goals in 2010 which may change that limitation. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contract pays 75% cost-share only. Permanent or 30-year easements are recorded with property deed while a 10-year contract is not recorded. One eligibility restriction is ownership of the land for at least one year.	NRCS Lima Field Office 1601 E. 4 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.nrcs.usda.gov/programs/wrp/">http://www.nrcs.usda.gov/programs/wrp/</a>
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 1601 E. 4 <sup>th</sup> Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. <a href="http://www.nrcs.usda.gov/programs/whip/">http://www.nrcs.usda.gov/programs/whip/</a>
ODNR Division of Forestry in cooperation with USDA Forest Service	Forest Legacy Program (FLP)	Prevent Conversion of Forest Land to Non-Forest Use	Working Forest Lands & Landowners	The Forest Legacy Program is a national program of the USDA Forest Service in cooperation with the states and is designed to prevent the conversion of forest land to a non-forest use. The program uses perpetual working forest agreements on working forest lands to accomplish the program purposes although fee simple purchase may be used in extraordinary circumstances. Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1 Columbus, OH 43229 614-265-6694  USDA Forest Service 1400 Independence Ave. SW Washington, D.C. 20078-5500	1. <a href="http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx">http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx</a> 2. <a href="http://www.na.fs.fed.us/legacy/index.shtm">http://www.na.fs.fed.us/legacy/index.shtm</a> 3. <a href="http://www.fs.fed.us/spf/coop/programs/loa/flp.shtm">http://www.fs.fed.us/spf/coop/programs/loa/flp.shtm</a>
ODNR Division of Wildlife	Wetland Restoration Program	Reestablish Wetlands	Landowners, Corporations & Organizations	The Division of Wildlife offers technical and financial assistance to landowners, corporations, and organizations who are interested in reestablishing wetlands. Funding is available to cover 50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland Stamps and Ducks Unlimited MARSH funds.	Private Lands Biologist Local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A, Findlay, OH 45840 Jeff Burris - 419-429-8367 and Mark Witt - 419-429-8362	1. <a href="http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx">http://www.dnr.state.oh.us/Home/wild_resourcehomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx</a>
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. <a href="http://www.wcolc.org">http://www.wcolc.org</a>
Ohio Department of Agriculture (ODA)	Clean Ohio Agricultural Easement Purchase Program (AEPP)	Preserving Ohio Farmland	Landowners & Communities	The Clean Ohio AEPP provides funding to assist landowners and communities in preserving Ohio's farmland. This is a state-wide competitive process, conducted in specific application periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St., Lima, OH 45801 419-228-1836	1. <a href="http://www.lacrpc.com">http://www.lacrpc.com</a> 2. <a href="http://www.agri.ohio.gov/divs/Farmland/Farm_AEPP.aspx">http://www.agri.ohio.gov/divs/Farmland/Farm_AEPP.aspx</a>
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; in 2014, the state will support the preservation effort with some \$6M in funding. The law allows landowners to donate development rights of their land to the State of Ohio or local governments to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal requirements must be met in order for an agricultural easement to be placed on a property. Landowners may also find financial benefits in the form of tax deductions associated with easement donations. This easement will forever keep the land in agricultural production and for that reason can be a tool for landowners who wish to protect their family farm from development.	Ohio Department of Agriculture 8995 E. Main St., Reynoldsburg, OH 43068 614-728-6201 Fax: 614-728-6310	1. <a href="http://www.agri.ohio.gov/divs/farmland/Farmland.aspx">http://www.agri.ohio.gov/divs/farmland/Farmland.aspx</a> 2. <a href="http://www.agri.ohio.gov/divs/Farmland/Farm_AEPP.aspx">http://www.agri.ohio.gov/divs/Farmland/Farm_AEPP.aspx</a>

**APPENDIX E  
TRANSPORTATION FUNDING SOURCES**

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

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

**X** – Eligible

**X** – Conditions Apply

MPO – Metropolitan Planning Organization

CEAO – County Engineers Association of Ohio

ODOT – Ohio Department of Transportation

OPWC – Ohio Public Works Commission

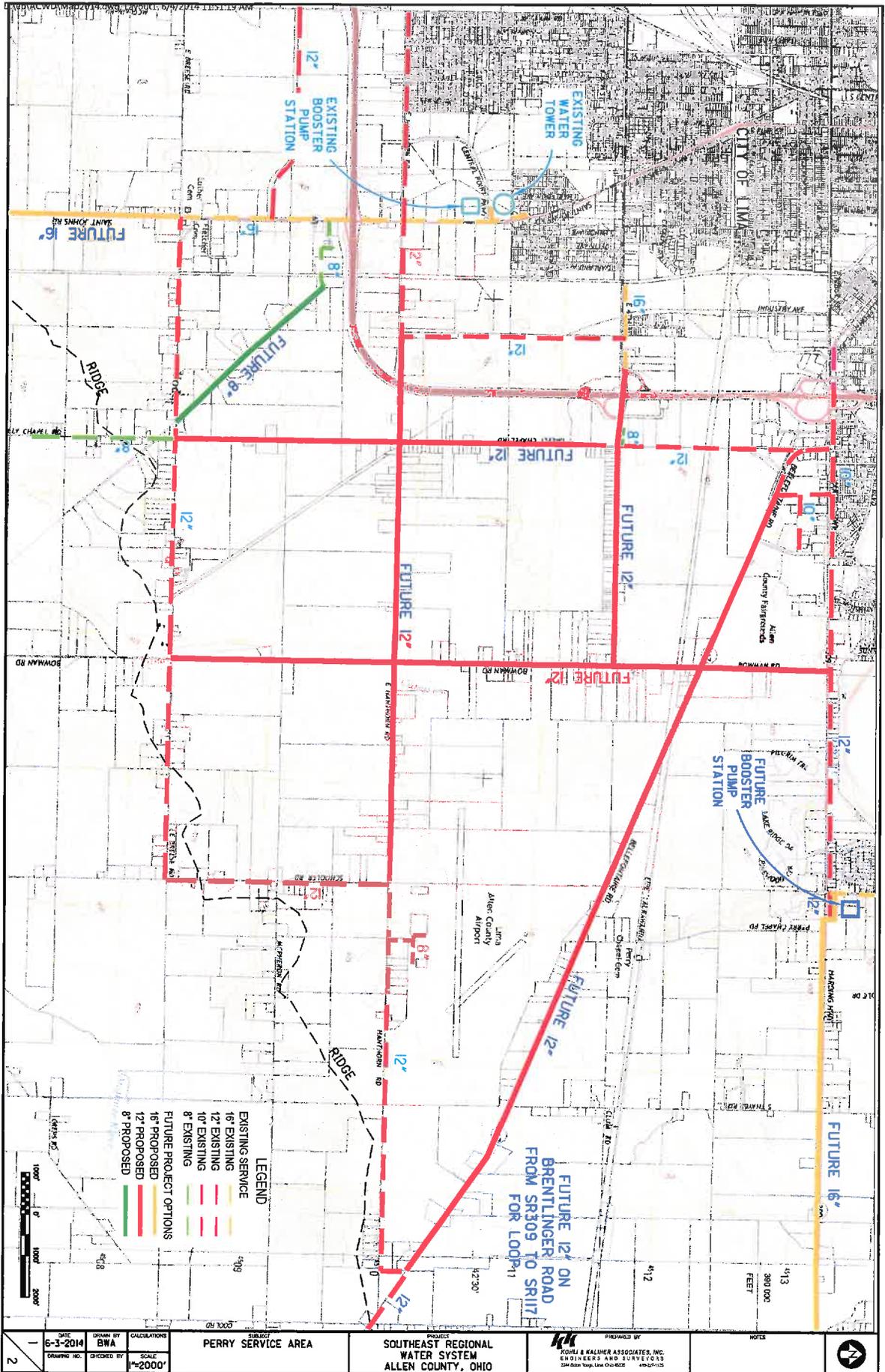
ORDC – Ohio Rail Development Commission

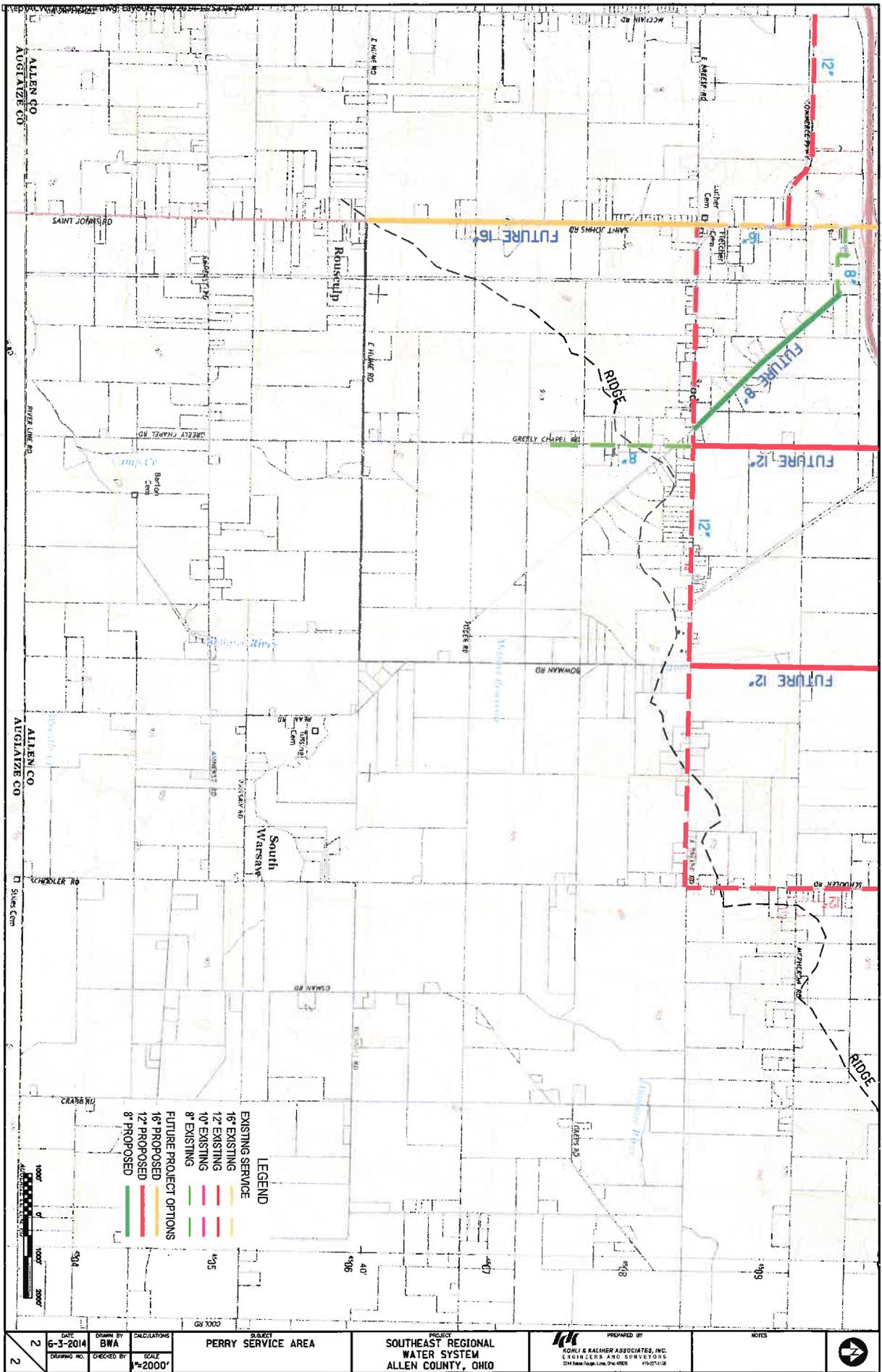
ODNR – Ohio Department of Natural Resources

ODOD – Ohio Department of Development

OPWC offers funding to local governmental entities. OPWC funds may be used on State Routes as long as the route falls within municipal limits.

# APPENDIX F WATER & SEWER UTILITIES



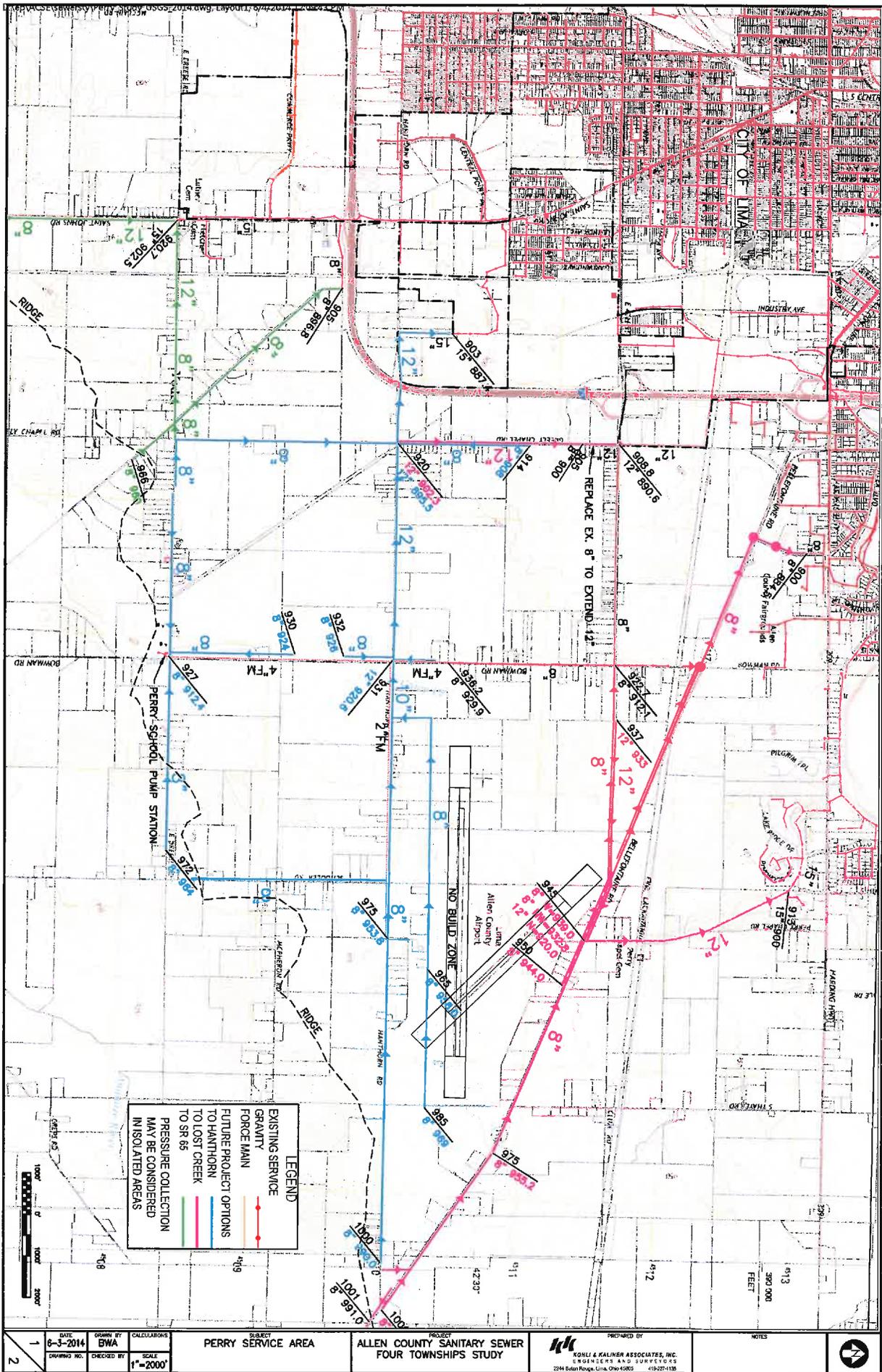


**LEGEND**

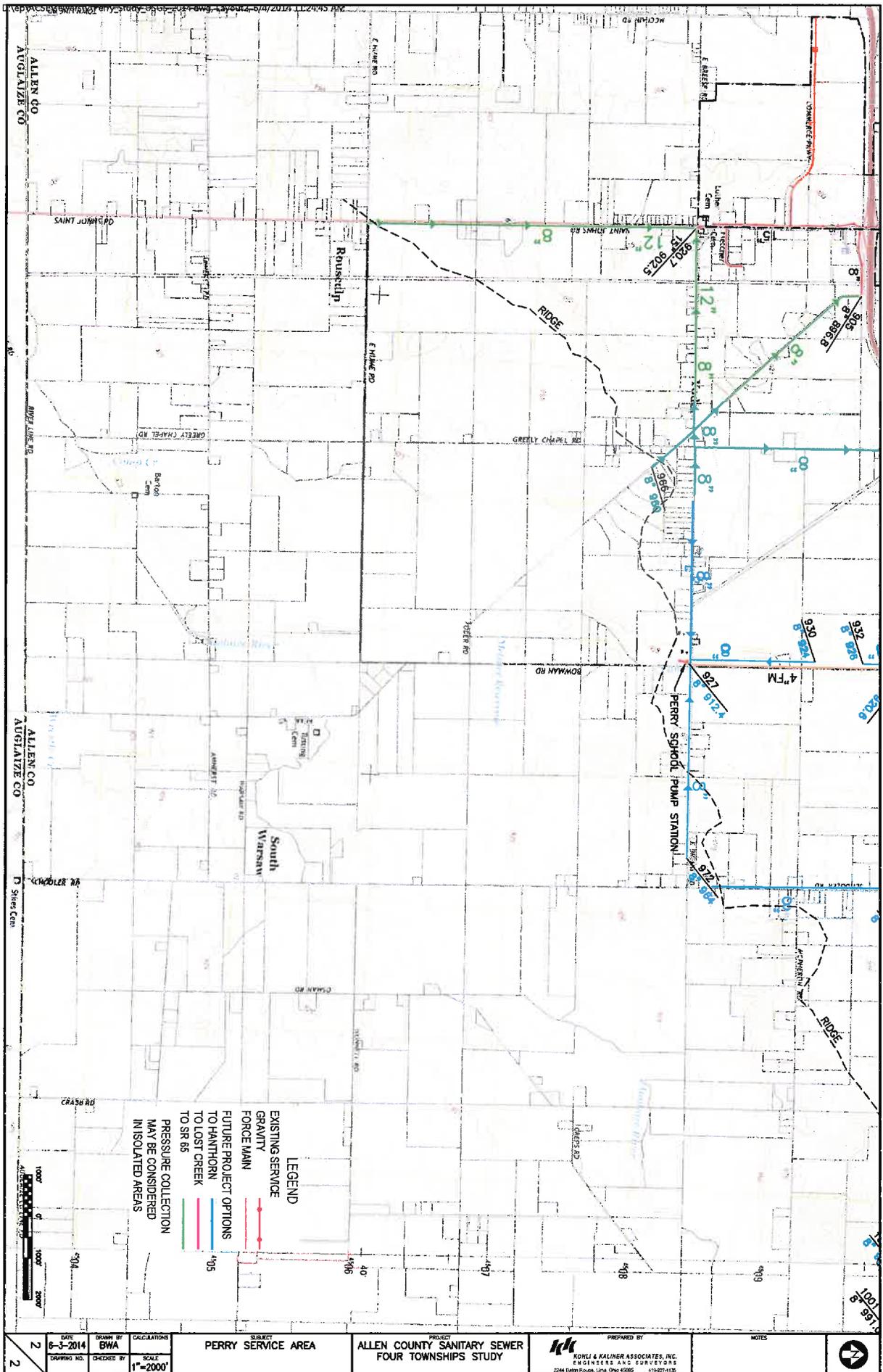
EXISTING SERVICE	
16" EXISTING	[Orange line]
12" EXISTING	[Red line]
10" EXISTING	[Yellow line]
8" EXISTING	[Green line]
FUTURE PROJECT OPTIONS	
16" PROPOSED	[Orange line]
12" PROPOSED	[Red line]
8" PROPOSED	[Green line]



2	DATE: 6-3-2014	DESIGNED BY: BWA	CALCULATED BY:	SUBJECT: PERRY SERVICE AREA	PROJECT: SOUTHEAST REGIONAL WATER SYSTEM, ALLEN COUNTY, OHIO	PREPARED BY: KOHN & KALNER ASSOCIATES, INC. 6101 N. E. R. RD., STE. 100, COLUMBUS, OH 43241 2241 BROADWAY, LIMA, OH 45223 615-327-1158	NOTES
	DRAWING NO.:	CHECKED BY:	SCALE: 1"=2000'				



1	DATE	0-3-2014	DESIGNED BY	BWA	CALCULATED BY		SUBJECT	PERRY SERVICE AREA	PROJECT	ALLEN COUNTY SANITARY SEWER FOUR TOWNSHIPS STUDY	PREPARED BY	KOHLE & KALINER ASSOCIATES, INC. ENGINEERS AND SURVEYORS 2244 Elgin Ridge, Clark, Ohio 43005 (615)271-1133	NOTES
	2	DRAWING NO.		CHECKED BY		SCALE							



2	DATE	8-3-2014	CALCULATIONS	SUBJECT	PROJECT	PREPARED BY	NOTES
	DRAWING NO.	BWA	CHECKED BY				
2	SCALE	1"=2000'		SUBJECT	PROJECT	PREPARED BY	NOTES
				PERRY SERVICE AREA	ALLEN COUNTY SANITARY SEWER FOUR TOWNSHIPS STUDY	K&K KOHLE & KALINER ASSOCIATES, INC. ENGINEERS AND SURVEYORS 2244 Dalton Road, Lima, Ohio 45805 419-227-4135	

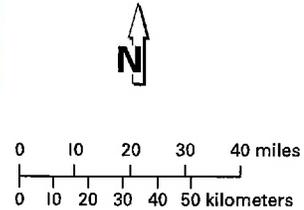
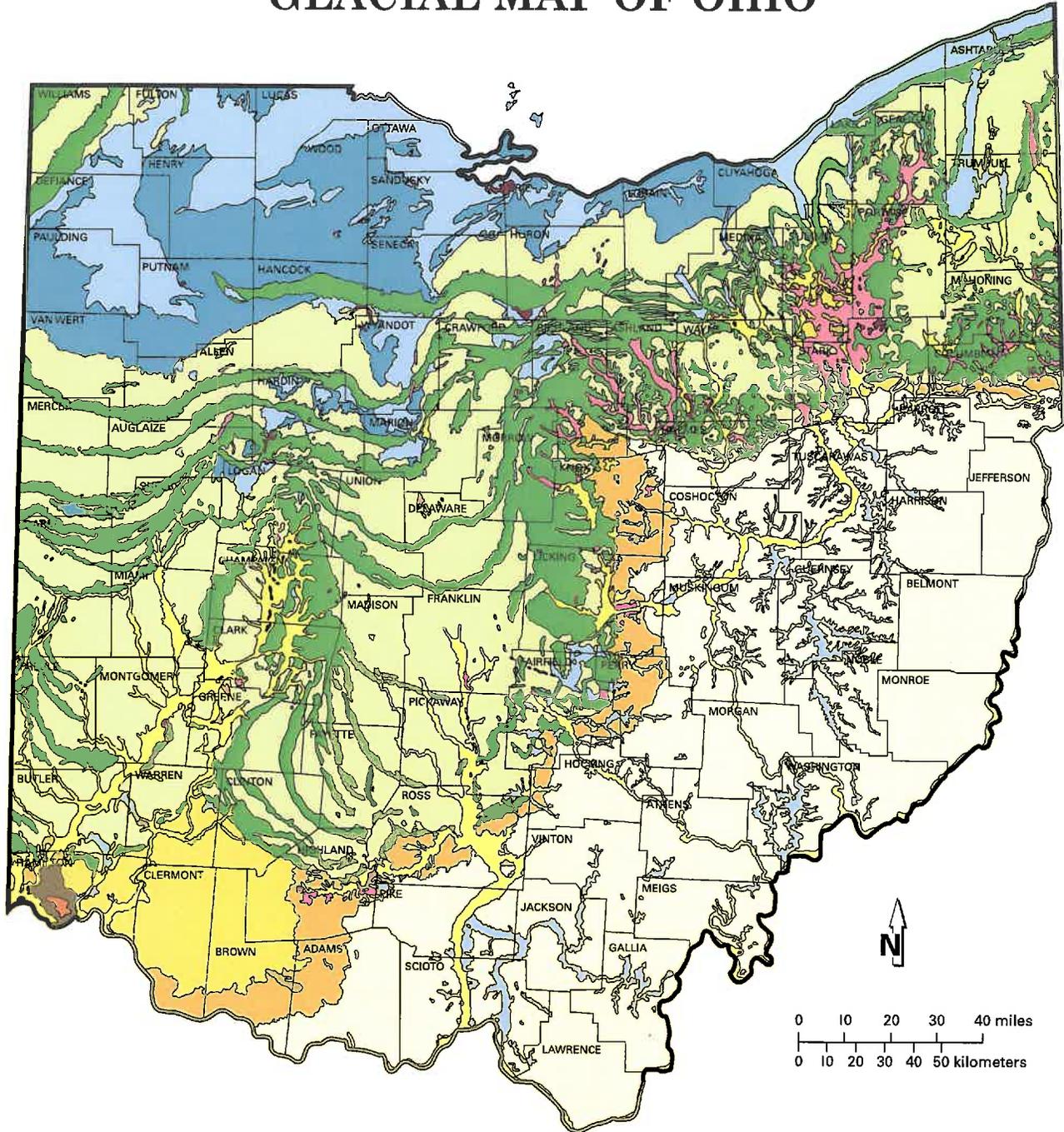
APPENDIX G

STATE OF OHIO

DEPARTMENT OF NATURAL RESOURCES

DIVISION OF GEOLOGICAL SURVEY

GLACIAL MAP OF OHIO



<b>WISCONSINAN</b> (14,000 to 24,000 years old)		<b>ILLINOIAN</b> (130,000 to 300,000 years old)		<b>PRE-ILLINOIAN</b> (older than 300,000 years)		 Kames and eskers
 Ground moraine	 Ground moraine	 Ground moraine	 Outwash	 Wave-planed ground moraine	 Dissected ground moraine	 Lake deposits
 Ridge moraine	 Hummocky moraine	 Dissected ground moraine	 Peat	 Colluvium		



Recommended citation: Ohio Division of Geological Survey, 2005, Glacial map of Ohio: Ohio Department of Natural Resources, Division of Geological Survey, page-size map with text, 2 p., scale 1:2,000,000.

# GLACIAL DEPOSITS OF OHIO

Although difficult to imagine, Ohio has at various times in the recent geologic past (within the last 1.6 million years) had three-quarters of its surface covered by vast sheets of ice perhaps as much as 1 mile thick. This period of geologic history is referred to as the Pleistocene Epoch or, more commonly, the Ice Age, although there is abundant evidence that Earth has experienced numerous other "ice ages" throughout its 4.6 billion years of existence.

Ice Age glaciers invading Ohio formed in central Canada in response to climatic conditions that allowed massive buildups of ice. Because of their great thickness, these ice masses flowed under their own weight and ultimately moved south as far as northern Kentucky. Oxygen-isotope analysis of deep-sea sediments indicates that more than a dozen glaciations occurred during the Pleistocene. Portions of Ohio were covered by the last two glaciations, known as the Wisconsinan (the most recent) and the Illinoian (older), and by an undetermined number of pre-Illinoian glaciations.

Because each major advance covered deposits left by the previous ice sheets, pre-Illinoian deposits are exposed only in extreme southwestern Ohio in the vicinity of Cincinnati. Although the Illinoian ice sheet covered the largest area of Ohio, its deposits are at the surface only in a narrow band from Cincinnati northeast to the Ohio-Pennsylvania border. Most features shown on the map of glacial deposits of Ohio are the result of the most recent or Wisconsinan-age glaciers.

The material left by the ice sheets consists of mixtures of clay, sand, gravel, and boulders in various types of deposits of different modes of origin. Rock debris carried along by the glacier was deposited in two principal fashions, either directly by the ice or by meltwater from the glacier. Some material reaching the ice front was carried away by streams of meltwater to form outwash deposits. Material deposited by water on and under the surface of the glacier itself formed features called kames and eskers, which are recognized by characteristic shapes and composition. A distinctive characteristic of glacial sediments that have been deposited by water is that the material was sorted by the water that carried it. Thus, outwash, kame, and esker deposits normally consist of sand and gravel. The large boulder-size particles were left behind and the smaller clay-size particles were carried far away, leaving the intermediate gravel- and sand-size material along the stream courses.

Material deposited directly from the ice was not sorted and ranges from clay to boulders. Some

of the debris was deposited as ridges parallel to the edge of the glacier, forming terminal or end moraines, which mark the position of the ice when it paused for a period of time, possibly a few hundred years. When the entire ice sheet receded because of melting, much of the ground-up rock material still held in the ice was deposited on the surface as ground moraine. The oldest morainic deposits in Ohio are of Illinoian and pre-Illinoian age. Erosion has significantly reduced these deposits along the glacial boundary, leaving only isolated remnants that have been mapped as dissected ground moraine and hummocky moraine.

Many glacial lakes were formed in Ohio during the Ice Age. Lake deposits are primarily fine-grained clay- and silt-size sediments. The most extensive area of lake deposits is in northern Ohio bordering Lake Erie. These deposits, and adjacent areas of wave-planed ground moraine, are the result of sedimentation and erosion by large lakes that occupied the Erie basin as Wisconsinan-age ice retreated into Canada. Other lake deposits accumulated in stream valleys whose outlets were temporarily dammed by ice or outwash. Many outwash-dammed lake deposits are present in southeastern Ohio far beyond the glacial boundary. Peat deposits are associated with many lake deposits and formed through the accumulation of partially decayed aquatic vegetation in oxygen-depleted, stagnant water.

The term glacial drift commonly is used to refer to any material deposited directly (*e.g.*, ground moraine) or indirectly (*e.g.*, outwash) by a glacier. Because the ice that invaded Ohio came from Canada, it carried in many rock types not found in Ohio. Pebbles, cobbles, and boulders of these foreign rock types are called erratics. Rock collecting in areas of glacial drift may yield granite, gneiss, trace quantities of gold, and very rarely, diamonds. Most rocks found in glacial deposits, however, are types native to Ohio.

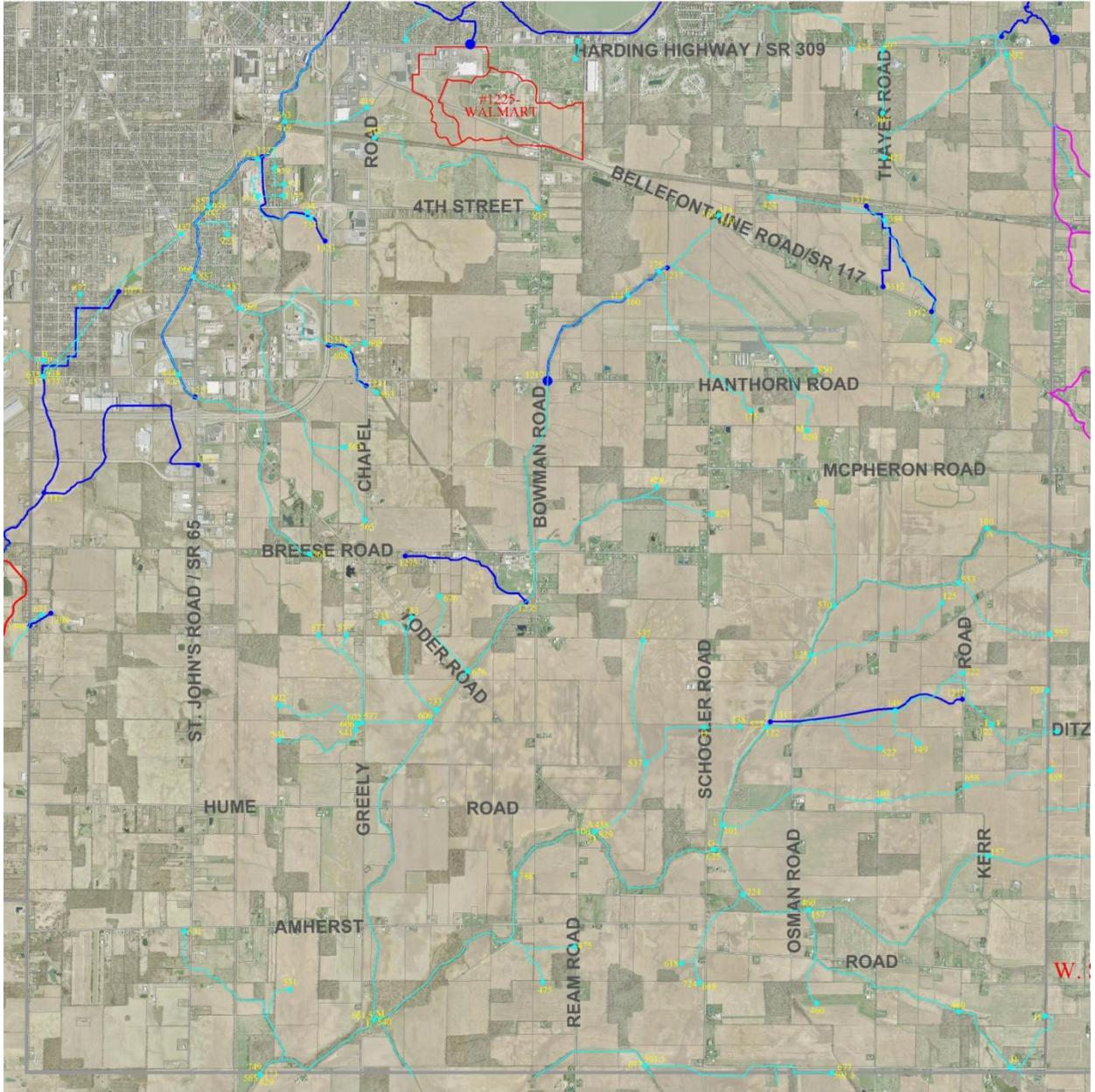
Certain deposits left behind by the ice are of economic importance, particularly sand and gravel, clay, and peat. Sand and gravel that have been sorted by meltwater generally occur as kames or eskers or as outwash along major drainageways. Sand and gravel are vital to Ohio's construction industry. Furthermore, outwash deposits are among the state's most productive sources of ground water.

Glacial clay is used in cement and for common clay products (particularly brick). The minor quantities of peat produced in the state are used mainly for mulch and soil conditioning.

**APPENDIX H  
DITCH MAINTENANCE PPROJECTS**

PERRY TOWNSHIP					
No.	Name	Year	Volume	Page	Section
A	DITZLER	1868	1	147	13, 23, 24, 26, 27
B	MECHLING	1870	1	128	18
C	LITTLE HOG CREEK	1878	2	387	18
D	SCHOOLER	1878	3	24	27
E	CAMP CREEK	1879	3	84	10, 15, 16, 21, 28, 33
F	DITZLER	1887	5	598	24, 25
G	KERR	1876	2	237	25,26,35,36
I	HEFFNER	1889	6	269	23
J	HULLINGER	1889	6	443	23,24
J1	UNION TOWNSHIP (JCD)	1927	2		36
K	DITZLER	1891	7	380	8
L	LEEDOM	1892	7	561	25, 26
M	CAMP CREEK	1893	8	293	10, 11, 14-16, 21, 28, 33
100	DITZLER	1879	3	106	27
101	HULLINGER	1879	3	118	26
122	STEVENSON	1881	3	434	23, 24
125	HEFFNER	1881	3	473	23, 24
147	WHEELER	1883	4	384	7, 18
149	HULLINGER	1883	4	412	24, 25
157	KERR	1883	4	543	25, 35, 36
160	ENGLE	1883	4	612	10, 11
173	AUGLAIZE RIVER	1885	5	396	13, 23-28, 32, 33
175	McPHERSON	1885	5	387	10, 11, 14
	KERR	1899	9	572	31
407	FETTER	1905	12	65	1
414	ENGLE	1905	12	302	10
419	KEITH	1905	12	428	5
424	ENGLE	1906	12	542	2, 11, 12
437	WHEELER	1907	13	430	7
438	FRANKLIN	1907	13	455	23, 27
444	RIDENOUR	1907	14	147	7, 8
460	THOMAS	1908	14	577	35, 36
472	MARSHALL	1909	15	220	1
475	WOLFE	1909	15	288	33
501.5	HARROD	1910	16	626	33-35
513	KEMPER	1912	17	399	5
522	JACOBS	1912	17	602	21
527	WALKER	1912	18	140	23,26
	COPLIN	1912	17	71	31
530	MADDEN	1913	18	214	14, 23
531	McDORMAN	1913	18	246	31, 32
537	SNYDER	1913	18	384	22, 27
540	ENGLE	1913	22	518	10, 11, 15, 16, 21, 28, 33
541	SCHOOLER	1913	18	600	29
553	HOLLAND	1915	19	269	24
563	RIDENOUR	1916	19	541	7, 8, 16-18, 20
565	HOLLAND	1915	20	1	13, 23, 24, 26-28, 32, 33
574	DRAKE	1916	20	189	35
577	HARR	1917	20	281	20
584		1918	20	493	12, 13
602	MARSHALL	1919	21	243	20
606	JACOBS	1920	21	280	21, 28
608	PLACE	1920	21	306	8, 9
618	FAULKNER	1920	21	437	34, 35
625	CREPS	1912	21	536	25, 26, 35, 36
635	WATT	1923	22	55	7
649	WATT	1923	22	250	7, 8, 18
658	GRAY	1924	22	411	25
666	MYERS	1924	23		5, 7, 8
	DITZLER (JCD)	1924	1		13, 22-24, 26, 27
671	NELSON	1925	34		19
676	PERRY TWP. #1	1925	24		21
677	PERRY TWP. #2	1925	24		34, 35
	HANTHORN (JCD)	1927	1		30, 31
724	KUCK	1928	28		34, 35
725	FREY	1928	28		10, 15, 16, 21, 28, 33
733	APPLE	1929	34		21
734	WERTT	1929	29		5, 8
749	GOOD (AUGLAIZE RIVER)	1929	30		13, 23, 24, 26-28, 32, 33
753	LICHTY	1930	31		7, 8
769	DODGE	1935	33		8
780	MEMORIAL PARK	1938	36		3
788	WEAVER	1938	37		13, 23-28
815	STEINER	1938	40		4, 5
828	LICHTY	1939	42		5, 7, 8
829	RUMBAUGH (JCD)	1939	42		15, 16, 21, 28, 32, 33
832	LEIDNER	1939	42		1
850	WINGET	1944	44A		10, 11
857	LONG	1944	45		28, 33
877	PERRY TOWNSHIP	1946	46		7
879	SHELLENBARGER	1946	46		28
923	BAKER	1949	50		8
938	BURKHOLDER	1954	54		7
1011	SMITH	1960			2
1073	FREED	1976	75		7, 18
1077	ALLEN CO. COMM. (LOST CREEK)	1980	71		5, 8
1112	MECHLING	1981	78		7, 18
1115	ROHRER	1982	79		5
1126	CAMP CREEK	1984	84		
1133	DAVIS	1984	85		31
1162	WRESTLE CREEK	1991	92		
1225	WALMART STORES, INC.	2004	SEE MAINT. FILE		4

**PERRY TOWNSHIP  
DITCH MAINTENANCE PROJECTS**



**APPENDIX I  
RESOLUTION:  
PERRY TOWNSHIP ZONING COMMISSION  
ADOPTION OF THE PERRY TOWNSHIP 2040 COMPREHENSIVE PLAN**

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

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

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

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

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

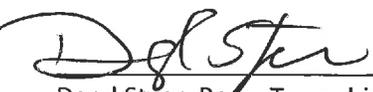
NOW, THEREFORE, BE IT RESOLVED, that the Township's Zoning Commission hereby adopts the Perry Township 2040 Comprehensive Plan as an important planning tool which identifies a wide range of issues, initiatives, projects and programs which can be undertaken by various entities over both short and long-term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

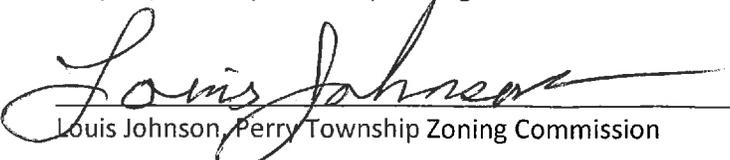
ADOPTED THIS 10 DAY OF April 2015

  
\_\_\_\_\_  
Phil Fletcher, Perry Township Zoning Commission

  
\_\_\_\_\_  
Brad Butterfield, Perry Township Zoning Commission

  
\_\_\_\_\_  
Earl Johnson, Perry Township Zoning Commission

  
\_\_\_\_\_  
Daryl Styer, Perry Township Zoning Commission

  
\_\_\_\_\_  
Louis Johnson, Perry Township Zoning Commission

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

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

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

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

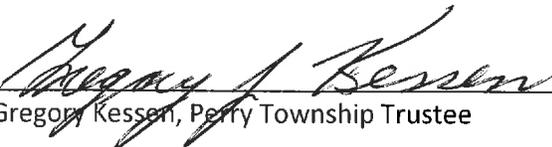
WHEREAS, the Township's Steering Committee undertook a comprehensive assessment of historic and existing conditions within the Township, developed potential options to address such conditions and identified goals, objectives and implementation strategies and presented such materials for public discourse;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

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

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

ADOPTED THIS 17TH DAY OF MARCH 2015

  
\_\_\_\_\_  
W. Kevin Cox, Perry Township Trustee

  
\_\_\_\_\_  
Gregory Kesson, Perry Township Trustee

  
\_\_\_\_\_  
Norman Capps, Perry Township Trustee

**APPENDIX J**  
**PLAN REFERENCE MATERIALS**

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2003	Lima-Allen County Regional Planning Commission	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa Rover and tributaries. Includes 5-year action plan to mediate degrading practices.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
2040 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan.
Traffic Access and Impact Studies for Site Development: A Recommended Practice	Infrastructure & Services: Transportation	Traffic	1991	Institute of Transportation Engineers	Includes need and purpose of traffic impact studies and necessary measures for the studies.
Access Ohio 2004-2030: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2004	ODOT Division of Planning, Office of Urban & Corridor Planning	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and financial plan.
Soil Survey of Allen County	Site & Situation: Soils & Limiting Factors	Soil Analysis	2002	Natural Resources Conservation Service, ODNR, et al.	Includes overview of soil type and survey procedures.
Strategies for Defining Ohio's Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Allen County Air Quality Report	Environmental Factors: Air Quality	Air Quality	2007	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County Comprehensive Water Master Plan	Infrastructure & Services: Water Systems	Water System Report	2000	URS Greiner Woodward Clyde	Includes county current and projected populations, water demands and quality, water supply, alternative systems, recommendations, and financing.

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
Glacial Map of Ohio	Infrastructure Projections: Water & Wastewater	Utility Services Area	2005	Ohio Department of Natural Resources	Glacial Deposits of Ohio
2010-2040 DRAFT Solid Waste Management Plan Update	Environmental Factors: Solid Waste	Solid Waste Study	2010	G.T. Environmental, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.
Lima/Allen County Economic Adjustment Study: Report #1 - Community Interface	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes overview of initial community interface and interaction.
Lima/Allen County Economic Adjustment Study: Report #2 - Economic Overview & Impacts	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes local economic overview and economic impact assessment of job loss due to Department of Defense downsizing.
Lima/Allen County Economic Adjustment Study: Report #3 - Target Marketing	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Includes cluster analysis, marketing strategies and actions.
Lima/Allen County Economic Adjustment Study: Report #4 - Facilities Analysis	Economic Overview: Tax Base	Economic Study	1996	The Liaison Group, Inc.	Provides overview of existing facilities including: Airfoil building compound & Sundstrand building compound. Highlights assets, liabilities, code issues, and reuse potential.
Building a Focused Community	Action Plan: Quality of Life	Community Development	2004	Ohio State University Extension Community Development	Includes overview of Community and Visioning process.
Allen County Industrial Development Action Agenda	Economic Overview: Tax Base	Industrial Base Study	1985	Woolpert Consultants	Includes Economic overview, existing industry, locational advantages, future prospects, site availability and suitability, and development strategies.
Ohio 2010 Demographic Profile: Charting The Changes	Population Characteristics	Population Summary Report	2011	Ohio Department of Development	Demographic overview.
American Community Survey 2007-2011	Population Characteristics	Population Summary Report	2011	U.S. Department of Commerce Bureau of the Census	Demographic estimations.
Zoning Resolution: Perry Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	1997	Amanda Township	Township Zoning adopted pursuant to Section 511 of the Ohio Revised Code.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2013	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
United States Census 2010	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
United States Census 2000	Population Characteristics	Census Tabulation	2000	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.

Title	Plan Section	Category	Year	Author/Publisher	Description
United States Census 1990	Population Characteristics	Census Tabulation	1990	U.S. Department of Commerce Bureau of the Census	Statistical summations of local political subdivisions.
Ohio Department of Development County Population Projections 2000-2040	Population Characteristics	Population Study	2003	Ohio Department of Development	Statistical summation of projected populations by political subdivision.
Land Evaluation & Site Assessment	Action Plan: Land Use	Land Use	1996	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
ES 202 Employment by SIC	Economic Overview: Employment	Economic Profile	2010	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month and year average from 1980 to 2002.
County Business Patterns 2001-2002	Economic Overview: Employment	Economic Profile	2004	U.S. Department of Commerce	Annual publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County trends.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Department of Development	Bi-annual publication that provides County level economic social and vital statistic data.
Traffic Crash Incident Summary Reports 2010-2012	Infrastructure & Services: Transportation	Traffic and Safety	2013	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2010	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
Transportation Improvement Program FY 2014-2017	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Biological and Water Quality Study of the Ottawa River and Principal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
Status of Water Quality in Ohio: The 2014 Integrated Report	Environmental Factors: Water Quality Issues	Environmental	2014	State of Ohio Environmental Protection Agency	Water quality attainment status.
Total Max Daily Loads for the Upper Auglaize River Watershed	Environmental Factors: Water Quality Issues	Environmental	2004	State of Ohio Environmental Protection Agency	Water quality attainment status.