

HARDING TOWNSHIP FUTURE LAND USE PLAN



HARDING TOWNSHIP FUTURE LAND USE PLAN

CONTRIBUTING COMMITTEE MEMBERS

Jaqueline Bettinger, Harding Township Zoning Commission
Larry Buckenmeyer, Harding Township Zoning Commission
Becky Henderly, Harding Township Zoning Commission
Greg Sting, Harding Township Resident
John Nagy, Toledo-Lucas County Plan Commissions
Michael Thiel, Toledo-Lucas County Plan Commissions

and

TOWNSHIP TRUSTEES

Doyle Drennan, Chairman
Milton Keener, Vice Chairman
William Zeiler

MAPS PREPARED BY: Clement C. Chukwu, Toledo-Lucas County Plan Commissions

TABLE OF CONTENTS

<u>Title</u>	<u>Page</u>
INTRODUCTION	1
CHAPTER 1 – LOCAL HISTORY	2
CHAPTER 2 – COMMUNITY PROFILE	4
- COMMUNITY FACILITIES AND SERVICES	5
CHAPTER 3 - PHYSICAL AND NATURAL FEATURES	7
- INTRODUCTION	7
- NATURAL FEATURES	7
- OAK OPENINGS REGION MAP	12
- OAK OPENINGS HIGH QUALITY AREAS MAP	13
- WOODLANDS MAP	14
- WETLANDS MAP	15
- PRIME AGRICULTURAL LANDS MAP	16
- SOILS MAP	17
- FLOOD PRONE AREAS MAP	18
- BEDROCK & GROUNDWATER AVAILABILITY MAP	19
CHAPTER 4 - PUBLIC INFRASTRUCTURE	20
- WATER AND SEWER SERVICE	20
- ROADS	20
- ROAD MAINTENANCE MAP	21
- AVERAGE DAILY TRAFFIC MAP	22
CHAPTER 5 – CURRENT LAND USE AND ZONING	23
- CURRENT LAND USE	23
- LAND USE DISTRIBUTION	24
- LAND USE SUMMARY	24
- ZONING	25
- EXISTING LAND USE MAP	26
- ZONING MAP	27
CHAPTER 6 – PROPOSED FUTURE LAND USE PLAN	28
- AGRICULTURAL/RESIDENTIAL	28
- COMMERCIAL/INDUSTRIAL	28
- OPEN SPACE/CONSERVATION AREAS	29
- CONCLUSION	29
- FUTURE LAND USE PLAN MAP	30
COMMUNITY SURVEY	31

HARDING TOWNSHIP FUTURE LAND USE PLAN

INTRODUCTION

Located approximately five miles west of the City of Toledo in western Lucas County, Harding Township is a 9.6 square mile community comprised primarily of agricultural and large acreage residential land uses. Over the past twenty years many of the larger farm properties have been parceled out and sold for single-family home development. Without the extension of public utilities into this area of Lucas County, specifically waterlines and sanitary sewers, all development depends upon well systems for water and leach fields for sanitary waste disposal. Information obtained from the Toledo-Lucas County Health Department indicates the failure of many of the existing well systems and the difficulty of extracting potable ground water for domestic usage.

The decision by the Harding Township elected officials to prepare and adopt a land use plan was primarily driven by their desire to persuade the City of Toledo of their need for the extension of waterlines into the Township. For good reasons, the City of Toledo is committed to allowing waterline extensions only to those communities who have adopted land use plans that discourage residential sprawl and that base their land use decisions on sound planning principles.

During the preparation of this plan, the Lucas County Planning Commission staff worked with various elected and appointed Township residents to provide assistance regarding the plan's direction. The parcels in the Township were physically inventoried by the Planning staff and checked with available data from the Lucas County Auditor's Office. A community survey was mailed to all residents of the Township and the compiled results were taken into consideration in the preparation of this plan. It is the overall intent of this plan to provide the elected officials of Harding Township with a document that provides goals and direction when making important land use decisions affecting future development.

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 1: LOCAL HISTORY

The area presently known as Harding Township was first settled when the tide of immigration was advancing towards Michigan between 1832 and 1835. Most of the land claims in the township were entered at the Monroe Land Office before the Toledo War in 1835. At that time there were more Native Americans than settlers, the nearest neighbor was three or four miles away and there were no roads, only trails through the woods. The township area, which was formerly part of Spencer Township, was set apart from Richfield and Swanton by an act of the Lucas County Commissioners in 1845.

The following is an excerpt from an article published in *THE TOLEDO BLADE* November 1977 which explains how the present Township was formed:

"In March 1920, a tornado swept through Spencer Township, indirectly creating a religious-political split in the community which led to creation of the present Harding Township. The tornado blew down a large lodge hall, which housed what was known as the Sharples Consolidated School at State Route 295 and Angola. The storm also destroyed Immaculate Conception Church at Raab Road and Dorr Street, and nearly demolished the adjacent school and parish house.

"The storm also blew down the old township hall and scattered township records. But the storm was nothing compared to the community strife which followed. J.W. (Bill) Sharples recalled.

"There was a lot of bad feelings between Catholic families who wanted to rebuild the school at Immaculate Conception and those people who wanted the township to start on a building program for public schools", he said.

"The two sides could not get together, and wrangling went on for many months. Finally, those in the southwestern part of township, who favored public schools, found that the only way to create their own school was to establish a municipality.

"This they did, later in 1920, by forming the village of Sharples, named for the pioneer family. It took out a 9.6-square mile area of the 21.5-square mile Spencer Township.

"The boundary lines follow the present day Harding Township and were drawn to insure that those families who favored the public school system were included in the village.

"Mr. Sharples served as the first village mayor, then turned over the gavel to a cousin, O.C. Sharples. He then served two terms as village clerk.

"The village, population 345, had its own six-member council, and its village hall (rebuilt on the site of the former Spencer Township Hall) was at Angola and Berkey-Southern Roads. A school was built, a small brick building, and still stands on Angola just east of Rt. 295. It is used by a farmer for storage.

"The village of Sharples lasted five years. Dissatisfaction of some residents over its operations led to a special election to dissolve it in September 1925. The move failed, but in the November election the move to surrender the village charter passed by 11 votes.

"When the village surrendered its charter, the area had to revert to township government. The remaining township was then named in honor of then President Warren G. Harding."

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 2: COMMUNITY PROFILE

Located at the western edge of Lucas County, Harding Township encompasses 6,144 acres of land or approximately 9.6 square miles. A significant portion of the total land area is characterized by agricultural land uses. The southeast portion of the Township, however, contains Oak Openings land forms not conducive to farming as well as wetlands and mature stands of trees. It is important to note that the population of the township has increased 22% between 1990 and 2000 from 593 people to 724 people. This has been a common occurrence in most of Lucas County's townships as the population base of the City of Toledo continues to migrate outward. There were 485 registered voters as of August 15, 2003.

Lot splits, which typically occur in the rural areas of the County where waterlines and sanitary sewers are not available, are representative of the type of development occurring in the Township. Lot splits approved in Harding Township over the past ten years are as follows:

<u>YEAR</u>	<u>NUMBER OF LOT SPLITS APPROVED</u>
1993	5
1994	9
1995	9
1996	9
1997	9
1998	2
1999	5
2000	6
2001	6
2002	7
<u>2003</u>	<u>5</u>
Total 1993-2003	72

According to the U.S. Census, there were 212 owner-occupied housing units in the Township with the majority of the housing stock being fairly new. The following represents the age of the homes in the Township:

Subject	Number	Percent
TENURE BY YEAR STRUCTURE BUILT		
Owner-occupied housing units	212	100.0
Built 1999 to March 2000	5	2.4
Built 1995 to 1998	25	11.8
Built 1990 to 1994	35	16.5
Built 1980 to 1989	24	11.3
Built 1970 to 1979	36	17.0
Built 1960 to 1969	22	10.4
Built 1950 to 1959	24	11.3
Built 1940 to 1949	0	0.0
Built 1939 or earlier	41	19.3
Median	1975	(X)

According to the census information, there were only 42 rental-occupied housing units in the Township with 25 of them being constructed prior to 1939.

In terms of socio-economic characteristics, Harding Township's demographics are somewhat unique compared to Lucas County as a whole. The Township's median household income is lower than the County's median, and the Township's poverty rate is actually higher than the County's rate.

Harding Township Socio-Economic Profile*

	<u>Harding Township</u>	<u>Lucas County</u>
Population	724	455,054
Median Age	38.8	35
Person per Household	2.72	2.44
Persons 65 Years and Older	78	59,441
Percent of Persons 65 Years and Older	10.8%	13.1%
Percent of High School Graduates	74.9%	82.9%
Percent Bachelor's Degree or Higher	18.3%	21.3%
Median Housing Value	\$127,000	\$90,700
Owner Occupied Housing	88.3%	65.4%
Median Household Income	\$40,973	\$48,004
Average Travel Time to Work	22.4 (minutes)	20.5 (minutes)
Families Below Poverty Rate	15%	10.7%
Percent Racial Balance:		
	White 90.7%	77.5%
	Black 7.7%	17%
	Other 1.6%	5.5%

*(Source: 2000 US Census)

COMMUNITY FACILITIES AND SERVICES

The Township meeting hall and maintenance garage is located at Angola Road and State Route 295 where Trustee meetings are held on the second Monday of the month at 7:30 p.m.

Police, Fire, EMS

Police services to the Township are provided by the Lucas County Sheriff's Office. Fire protection is provided by the Village of Swanton, Fulton County, Ohio. EMS services are provided by Lucas County Emergency Services.

Schools

The Harding Township Community is comprised of three separate school districts. The majority of the Township is served by the Swanton Local School District. All parcels east of a line running south on Degenfelder Road and extending to Old State Line Road are served by the Toledo City School District. A solitary 51+ acre parcel at the extreme northwest corner of the township is served by the Evergreen Local School District.

Churches

Several small churches are located within the community. They are Spencer Union Church at 652 S. Berkey-Southern Road, Emanuel Church of God In Christ at 693 S. Schwamberger Road and Harding Township Church of Christ at 11552 Garden Road. Churches in nearby communities also serve Township residents.

Parks and Open Space

Many recreational opportunities are available to the residents of Harding Township. Nestled in the southeast corner of the Township are 163 acres of the Nature Conservancy's 630 acre Kitty Todd Nature Preserve, one of the finest remnants of northwest Ohio's Oak Openings Region. Located to the southeast, within three miles of the Township is the 169 acre Louis W. Campbell Nature Preserve. To the northeast, within one and one half miles, are the 187 acre Irwin Prairie State Nature Preserve, a high quality remnant of what was once a 4,500 acre wet prairie, and the 600 acre Secor Metropark, home to the National Center for Nature Photography. Directly south and also within one and one half miles is the 4,000 acre Oak Openings Preserve, the area's largest metropark containing a broad network of walking, biking and horse trails that link to the Wabash Cannonball Trail.

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 3: PHYSICAL AND NATURAL FEATURES

INTRODUCTION

During the formulation of a Future Land Use Plan, one component of the planning process that is useful before planning any future changes is the identification of existing features and conditions. In addition to determining the presence of existing man made features such as water and sewer lines or main traffic arteries, a review of a Township's natural features is also important. These natural features often enhance the desirability of an area as a place to work and live. It can be difficult though, to directly quantify the monetary value of these features. However, when determining quality of life issues for area residents, natural features do provide significant added value. The long-term preservation of these natural features greatly enhances the quality of life for area residents, resulting in an increase in demand and subsequently an increase in value. Conversely, the degradation or loss of these natural features results in a decline in the quality of life for those in the surrounding area. The corresponding decrease in demand similarly impacts property values albeit in a negative fashion.

Natural features can distinguish an area from its neighbors and provide the very qualities that give a community some sense of place. In Northwest Ohio, Perrysburg and Maumee are distinctive because of their cultural history and proximity to the Maumee River. Point Place stands out because of its proximity to the waters of Maumee Bay. From a state and local perspective, Harding Township is notable because of its Oak Openings landscape and the existence of one of the finest nature preserves in the state known as the Kitty Todd Preserve. The preserve had been a vision of Mrs. Todd, a long time Northwest Ohio resident, for several years. She structured her estate to protect portions of the Oak Openings region upon her passing. These natural features are truly unique assets that could be utilized as a theme under which Township pride could be greatly enhanced. Harding Township might be known as "A natural Township, where people and nature co-exist". A community land use plan requires long term support if it is to be successful. Creating a sense of community is critical to that success.

NATURAL FEATURES

Within Harding Township, the primary natural features can be divided into two types, the woods and fields of the Oak Openings Region in the southeastern one-third of the Township and the agricultural area in the northwestern two-thirds.

Oak Openings Region

The Oak Openings Region is a 130 square mile habitat extending from Wildwood Preserve Metropark at the northerly end, to Liberty Center at the southerly end and is comprised of sandy, poorly drained soils covering Lucas, Henry and Fulton Counties of Ohio. This region is one of Ohio's most unique natural habitats and supports a greater variety of rare species than any other area in the state. According to The Nature Conservancy, the Oak Openings Region is "one of the 200 Last Great Places on Earth". The federally endangered Karner blue butterfly, prickly-pear cactus, the sundew (an insect eating plant) and numerous rare orchids such as the grass pink and the orange-fringed as well as a host of uncommon birds like the rare ground nesting lark sparrow are just a few examples of the rare species supported within this habitat.

Most of these rare species are found within two of the region's globally rare habitats, oak savanna and wet prairie. Common in the Midwest historically, these savannas and prairies are now globally rare due to extensive human use of the landscape. Although much less well known, Oak Openings habitats are just as rare and threatened as many tropical rain forests. Harding Township sustains some of the best examples of these rare habitats in the entire Oak Openings Region.

The presence of these unusual plants and animals is the result of the region's interesting geological past. Approximately 13,000 years ago most of the southeastern portion of the township was the sandy shoreline of a vast prehistoric glacial lake. Lake Warren, as it is known, was a larger and deeper predecessor of Lake Erie. Due to the melting of a glacial ice dam to the north, the water of this lake dropped and, by approximately 5,000 years ago, formed what we now refer to as Lake Erie. The extensive deposits of sand left behind by this earlier lake laid the foundation for the formation of the Oak Openings Region. The sand was deposited as a series of long low beach ridges that run through the southeastern portion of the township. Although they are difficult to perceive on the ground, one of the more prominent ridges can best be observed by traveling on Old State Line Road. The top of the ridge is just west of its intersection with Schwamberger Road. East and west of this point the land gradually drops in elevation. Scattered on the crest of this ridge are ancient sand dunes, which appear as small hills in an otherwise flat terrain. Stabilized today by vegetation, these dunes were actively moving wind blown dunes 13,000 years ago.

Described in the 1800's by early settlers as an area where one could "drive a wagon through without having to cut a path", the vegetation of the Oak Openings was dramatically different than anything the early settlers were familiar with. Instead of the dense forests common to the east, there were sunny expanses of grasses and wildflowers with park-like stands of massive oaks. Low depressions supported extensive treeless wet prairies that could be canoed in the spring and skated on in the winter. The seven mile long by one mile wide Irwin Prairie, small portions of which are preserved in the Irwin Prairie and Kitty Todd Nature Preserves, was a spectacular example of one of these extensive wet prairies. Significant sections of this prairie still exist on private lands and can be seen on the accompanying map illustrating significant natural areas. Regionally speaking, the Oak Openings is a transition area where the forest of the east and the prairies of the west met and formed different and distinct natural communities.

Settlement of the Township by Europeans in the early 1800's caused dramatic changes to the natural habitat. Savannas and prairies that were naturally kept open by wildfires and seasonally high groundwater levels became overgrown by trees and shrubs as fires were suppressed and ditches installed. Areas that were not overgrown were converted to farmland. Today most of what was a sweeping open expanse of grasses and wildflowers is now either farmland, shrubby thickets or wooded areas. Although still of great value as natural green space, the wooded areas sustain a familiar assemblage of plants and animals that are common in many areas. The sun loving plants and animals that were once common to the region are now rare and restricted to scattered open areas and cannot be found in heavily shaded woods.

Harding Township has retained especially significant examples of Oak Openings habitats for a variety of reasons. Relatively poor farming conditions discouraged extensive cultivation in the Oak Openings portion of the Township. Extensive flat wet areas resisted drainage and larger patches of prairie and savanna burned regularly enough to retard the growth of trees and shrubs. The poor drainage and sandy soils in the southeastern portion of the township, which at one time may have once been considered detrimental, can now be recognized for what they really are; as unique assets that together created an environment which supports extremely rare habitats.

Wetlands of Oak Openings

Harding Township supports some of the rarest wetlands in Ohio. Because of their unique characteristics the wetlands of the Township merit a separate review. Although some wetlands occur within the agricultural area of the township, by far the greatest concentration occurs within the Oak Openings area. Most of these wetlands are remnants of the historical 4,500-acre Irwin Prairie. With the exception of the Oak Openings Region these wet prairies are found nowhere else in Ohio. Even outside of the state these wetlands are very unusual and globally rare. Wet prairies are dependent upon seasonally high groundwater levels for their existence. Excessive drainage or lowering of the water table will result in an eventual loss of the wetland. Harding Township and neighboring Spencer Township support the only high quality examples of wet prairie left in the Oak Openings Region.

Although somewhat more common, the swamp forests of the township are also a valuable and unusual wetland resource. These forests typically have extensive pools of standing water in the spring and are dominated by Pin Oak. Historically these forests probably occurred on the margins of the wet prairies. Today, as a result of the general lowering of the region's groundwater levels, these swamp forests grow in many of the areas that were occupied by wet prairie. Continued drainage of these areas will result in even further vegetative changes and an eventual loss of the wetland.

These high quality wetlands not only sustain a variety of rare plants but also a wide range of both common and unusual animals. Attracted to the water of the wetland for breeding, feeding and drinking, wetlands are some of the most productive natural communities on Earth. Populations of birds, amphibians and reptiles are especially rich in Oak Openings wetlands. A few examples include rare birds such as the golden-winged warbler and the northern harrier, the uncommon spotted turtle and a host of rare plants such as Kalm's St. John's wort and the great lakes goldenrod.

Agricultural Area

Located in the northwestern two-thirds of the Township, the agricultural area is dramatically different from the Oak Openings Region due to its distinct soil types. While the sandy soils of the Oak Openings originated from the deposition of an ancient beach ridge, clay soils in the agricultural area formed at the bottom of the adjacent lake. When the lake level dropped, the poorly drained land that remained developed into the Great Black Swamp. This vast swamp forest was half the size of the Florida Everglades and reached from Fort Wayne, Indiana to Sandusky, Ohio. The impenetrable nature of the swamp was the primary reason that Northwest Ohio was one of the last areas of the state to be settled by Europeans. Ultimately, the installation of about 15,000 miles of ditches drained the land and permitted the establishment of Northwest Ohio's valuable farmland. No sizable remnants of the great black swamp are known to occur in Harding Township.

Soils

The soils of Harding Township can be divided into three basic groups or associations. The first group covers the northwestern portion of the Township and is the primary agricultural area. It is referred to as the Hoytville-Napanee-Mermill association. The soils in this association are in broad, flat areas where glacial till was deposited and then reworked by lake action. Hoytville and Mermill soils are on broad, level flats and in poorly defined drainageways. Napanee soils can occur on the side slopes of major drainageways. The soils in this association are limited for many uses because of their moderate to slow permeability and wetness caused by the seasonal high water table. If these soils are adequately drained, they are well suited to use as cropland. The main crops are soybeans, corn, and wheat. Specialty crops are mainly tomatoes and sugar beets. The seasonal wetness and slow permeability of these soils severely limit many engineering uses.

The second group is the Mermill-Metamora-Haskins association. These soils are primarily confined to a narrow band running northeast to southwest. They are very poorly drained loamy to clayey soils formed by the reworking of glacial till. Mermill soils form broad very poorly drained level flats and poorly defined drainageways. Metamora and Haskins soils are somewhat poorly drained and are on irregular ridges and convex knolls. The soils in this association have dark surface layers, but Metamora soils are darker and have more sand than Haskins.

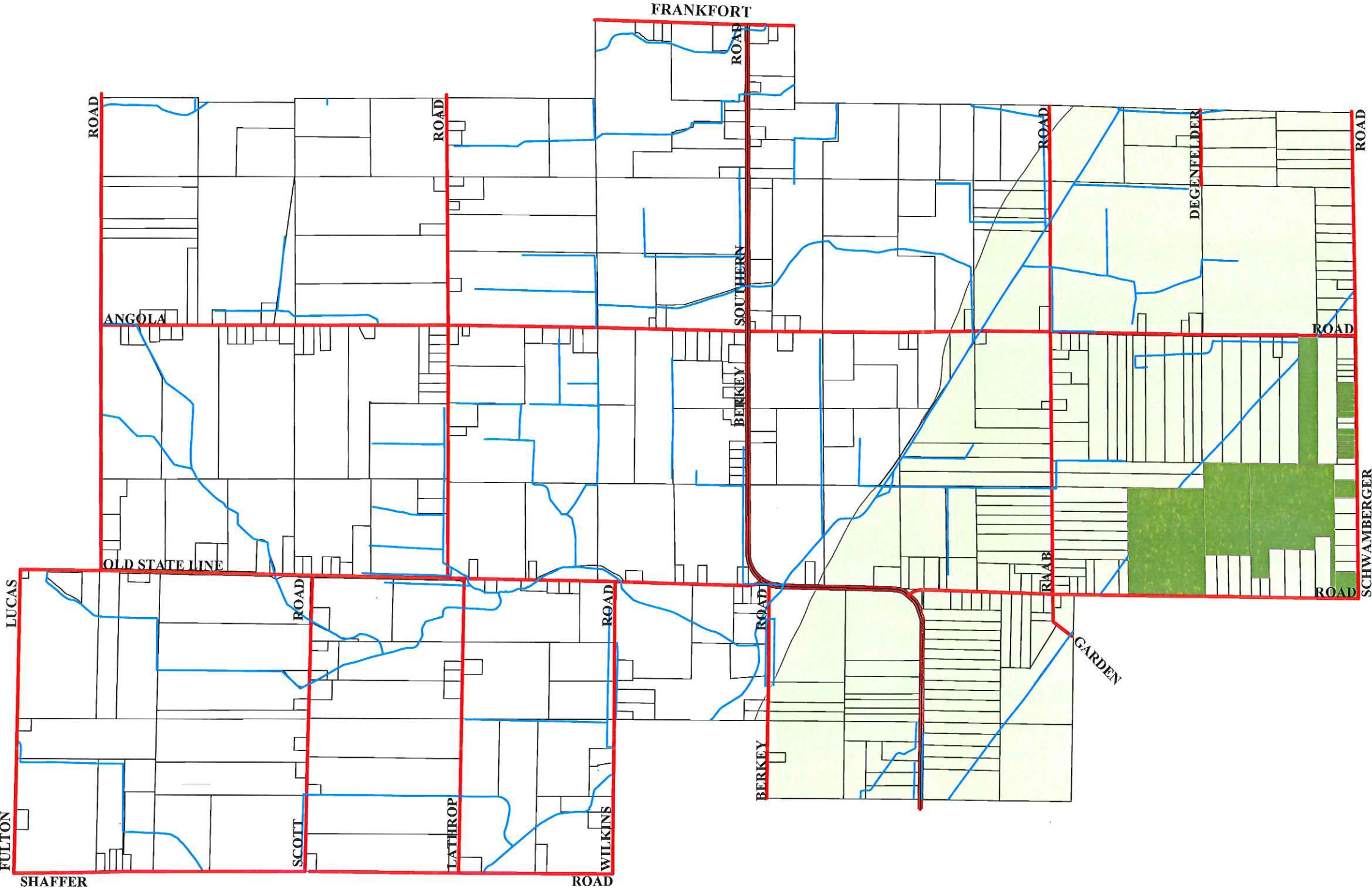
The third group of soils in the Township are the Granby-Ottokee-Tedrow association. These soils are the primary components of the Oak Openings Region. The soils in this association are sandy and are in broad rolling areas to nearly level. They include higher sandy ridges and low broad flats of very poorly drained sandy soils. Granby soils are very poorly drained and are on broad irregular flats and in poorly defined drainageways. These are the soils that support the wet prairies and swamp forests. Ottokee soils are moderately well drained and are on narrow ridges and convex knolls. Tedrow soils are somewhat poorly drained and are on low rises and knolls. The soils in this association have rapid permeability. Granby and Tedrow soils have a seasonally high water table at or near the surface. Ottokee soils have a seasonal water table at a depth of 1.5 to 3 feet below the surface. The water table is held high by the somewhat flat topography and the layer of clay glacial till below the surface. Both Granby and Tedrow soils are limited for many uses by excessive wetness caused by the seasonal high water table. Ottokee soils are limited for many uses by both wetness, and droughtiness during extended dry periods. When dry and without sufficient vegetative cover, Ottokee soils are subject to wind erosion. Oak savannas are found on the Ottokee and Tedrow soils.

Groundwater

Wetlands and adjacent uplands play an important role in helping to filter and recharge the groundwater, the primary source of drinking water for the Township. Within the Oak Openings Region, most Township residents utilize shallow point wells that draw groundwater from a perched water table at a depth of about twenty feet. This is the same source of water that sustains most of the Township's wetlands. At such shallow depths this groundwater is potentially subjected to contamination from a variety of sources such as parking lot runoff and improperly operating septic systems. Wetlands store runoff and rainfall permitting it to slowly seep into the ground, recharging and cleansing the groundwater as it filters through the soil. When wetlands are filled or drained, the groundwater is not as effectively recharged or cleansed, but is generally encouraged to rapidly flow off site and out of the Township. The effect of filling or draining one wetland area is difficult to perceive. It is the compounding effect of modifying many wetland areas that has long term negative impacts on the groundwater and the wetland itself.

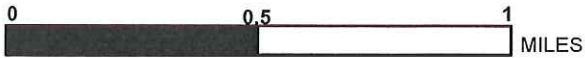
The importance of these areas for groundwater recharge becomes evident when potential conflicts between development and private residential drinking water are considered. Increased sub-surface drainage from ditch cleaning and deepening projects, pumping for pond and sand excavation, increased residential and commercial development and subsequent impacts from sub-surface sump pumps, and lawn irrigation can lower ground water levels and affect water quality. The various consequences of urbanization can result in the failure of otherwise adequate point wells. These wetland areas should be buffered from urbanization and maintained as natural areas to protect them from further fragmentation in an effort to keep them functioning as high quality wetlands to protect local and regional water quality and quantity.

OAK OPENINGS REGION



Oak Openings

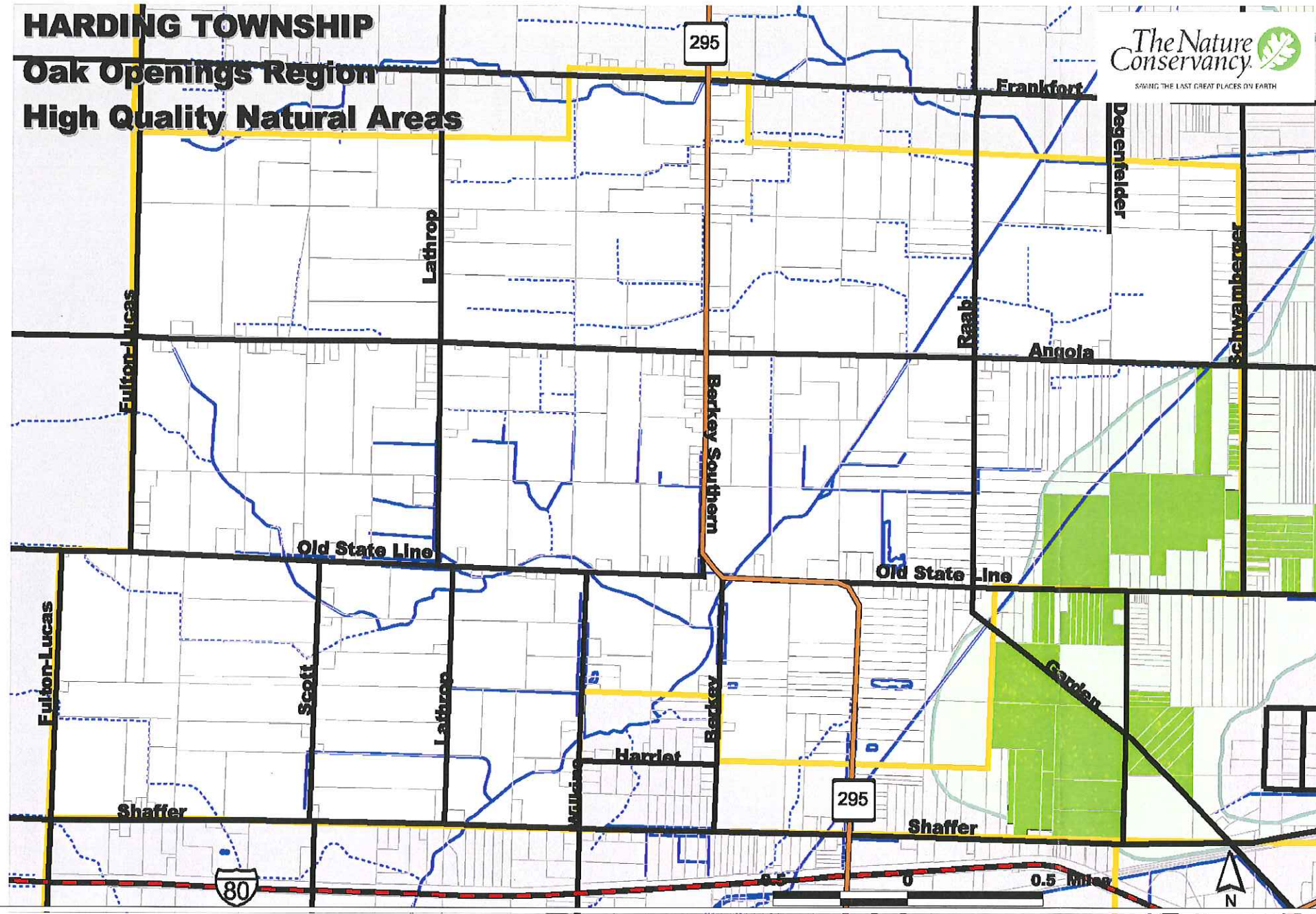
- Oak Openings Region
- The Nature Conservancy Kitty Todd Preserve
- Streams
- Streets
- Highway



2.6 Inches Equals 1 Mile

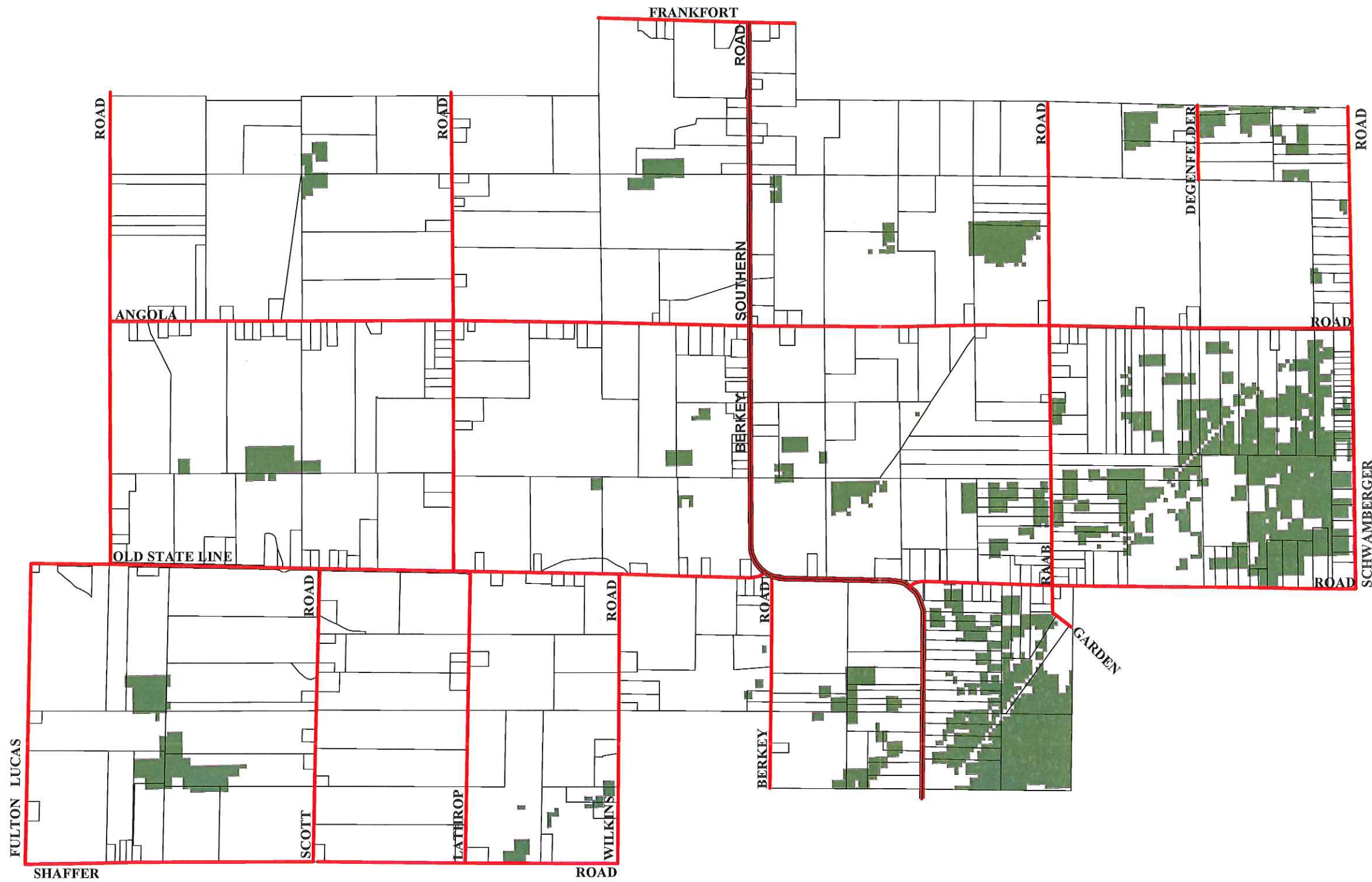
Harding Township
Oak Openings
 Data Source: The Nature Conservancy,
 Ohio Chapter
 Prepared by the Toledo- Lucas County Plan Commissions
 March 2004

HARDING TOWNSHIP
Oak Openings Region
High Quality Natural Areas



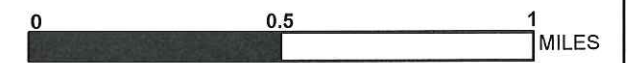
- | | | | |
|--|--|---|--|
|  The Nature Conservancy
Kitty Todd Preserve |  Township Boundary |  Perennial Stream |  State Route |
|  Oak Openings Region
High Quality Natural Area |  Lucas County Parcels |  Intermittent Stream |  Interstate |
| | | |  County / Twp. Road |

Woodlands



Woodland Areas

 woodlands



2.6 Inches Equals 1 Mile

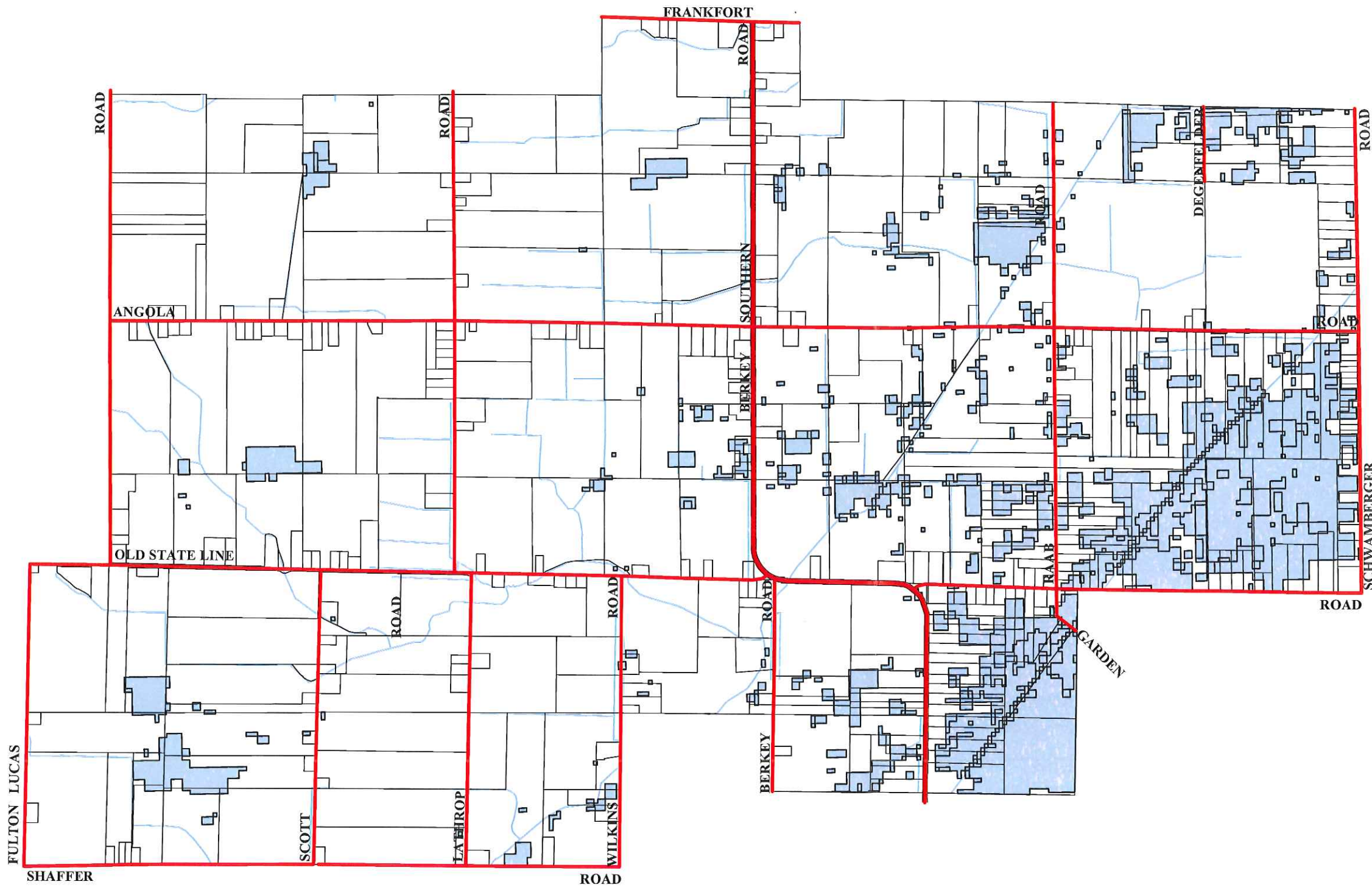
Harding Township

Woodland Areas





Data Source: Natural Resources Conservation Service &
Ohio Dept. of Natural Resources

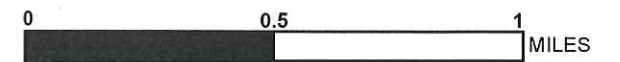
Prepared by the Toledo- Lucas County Plan Commissions
March 2004

WETLANDS



Wetlands

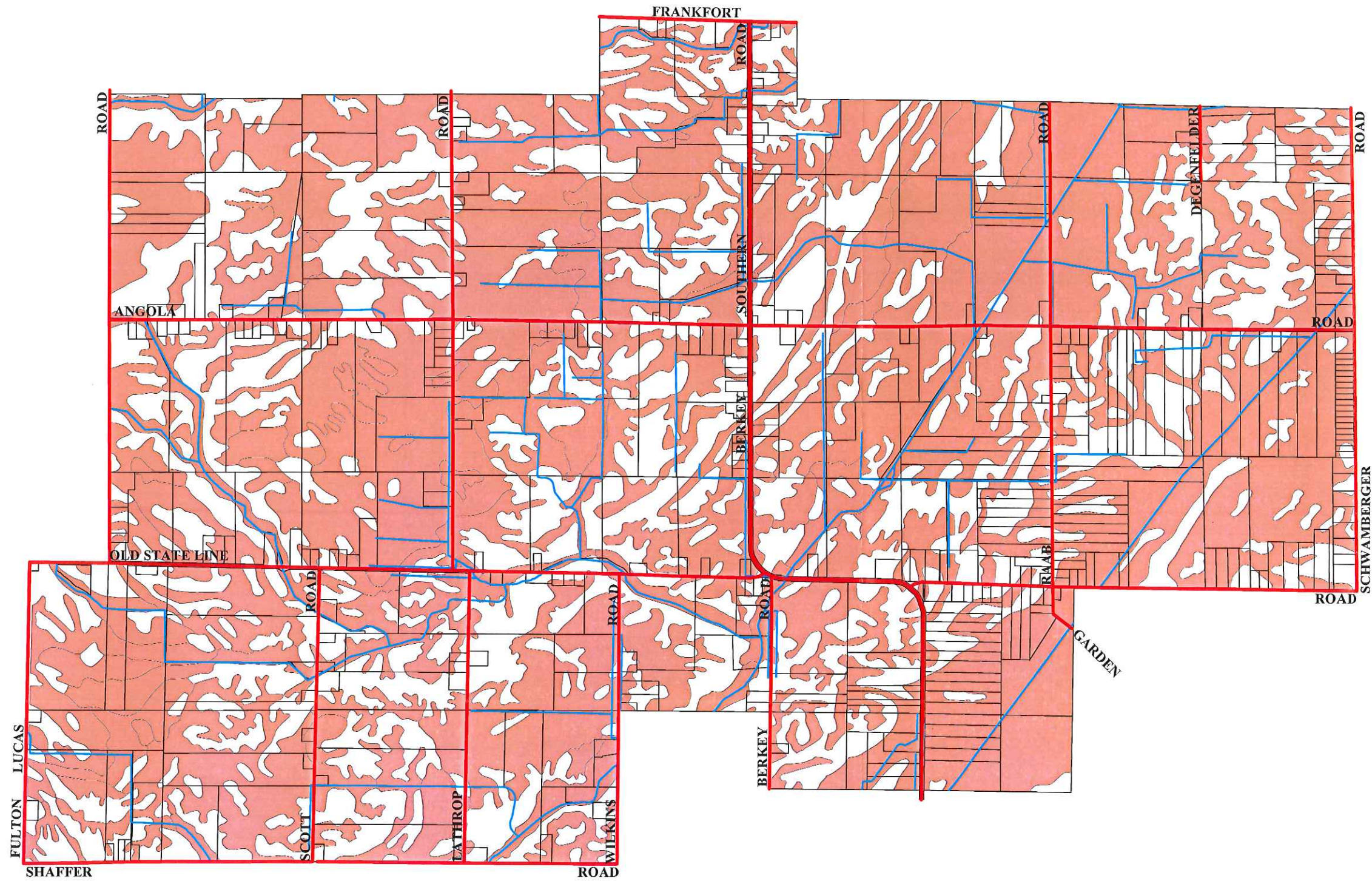
-  Streets
-  Highway
-  Streams
-  Wetland




2.6 Inches Equals 1 Mile

Harding Township
Wetlands
 Data Source: Lucas County Soil & Water
 Conservation District
 Prepared by the Toledo- Lucas County Plan Commissions
 March 2004

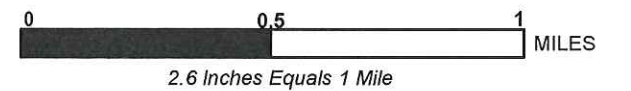
SOILS



Soils

 Hydric Soils

Soils saturated in water for a prolonged period of time. These soils are important because they provide suitable environment for wetland formation.



Harding Township

Hydric Soils

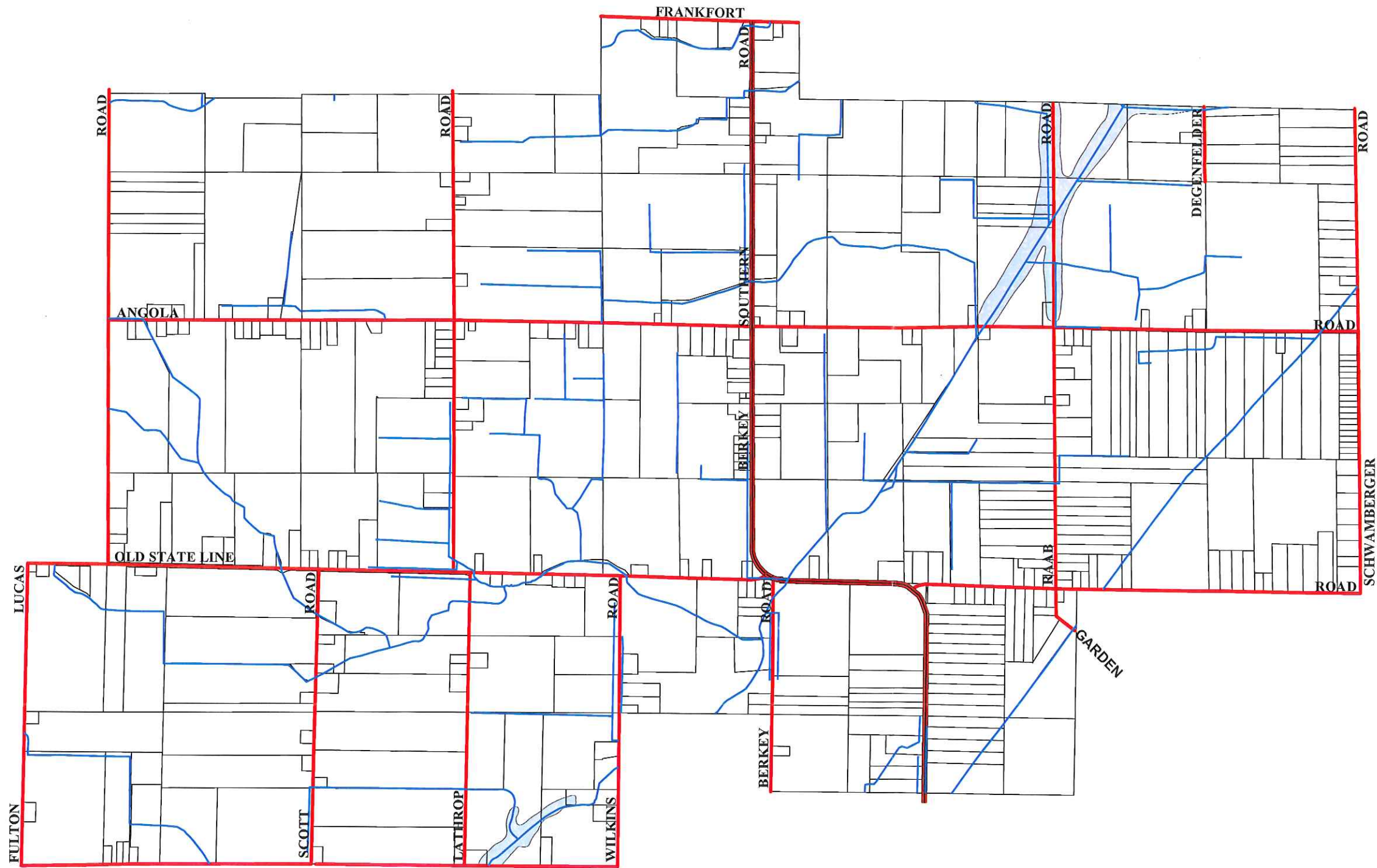
Data Source: Lucas County Soil & Water Conservation

District

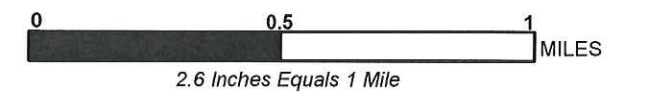
Prepared by the Toledo- Lucas County Plan Commissions

March 2004

Flood Prone Areas



Flood Zone



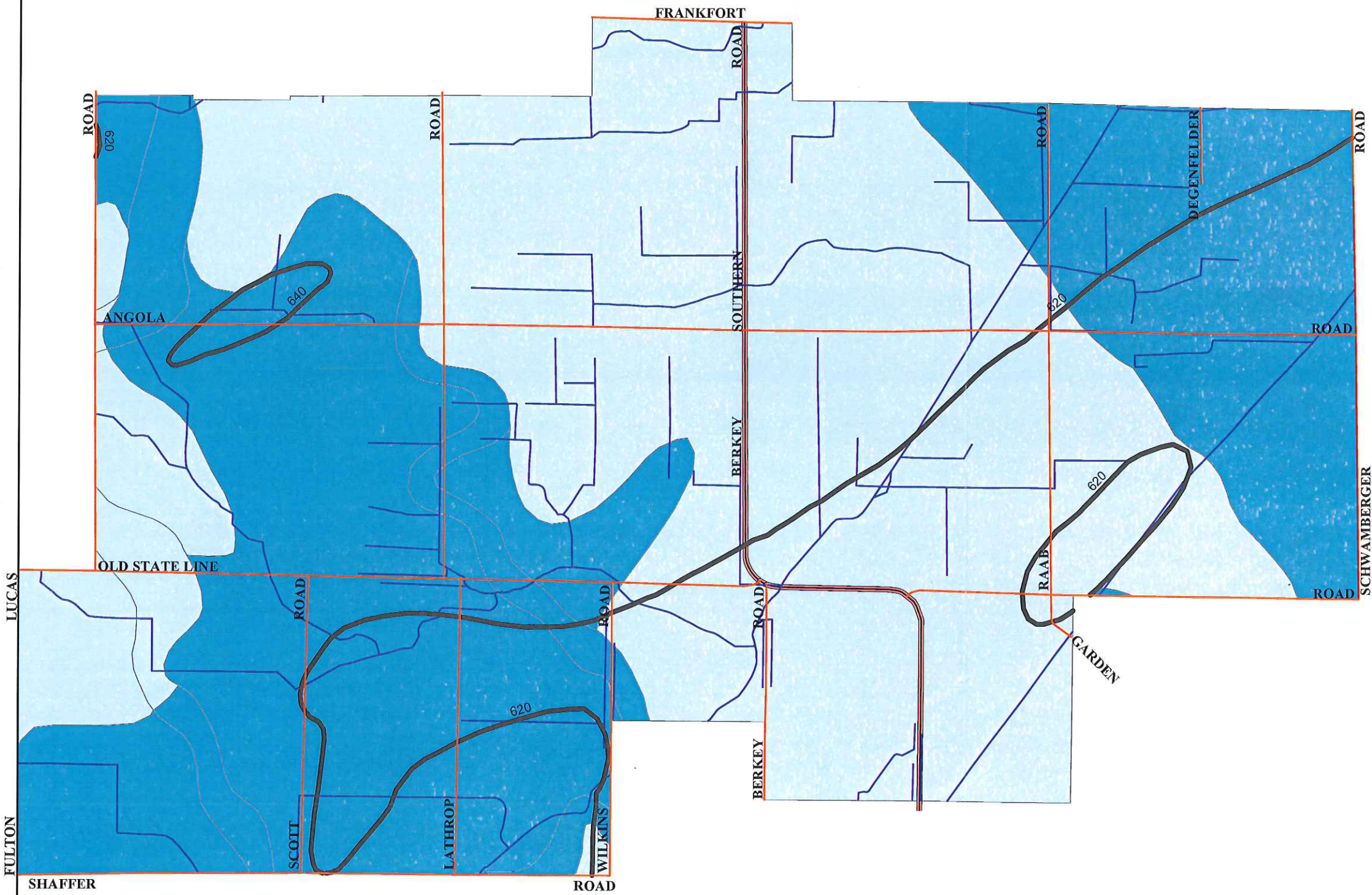
Harding Township

Flood Zone

Data Source: Natural Resources Conservation Service
& Ohio Dept. of Natural Resources

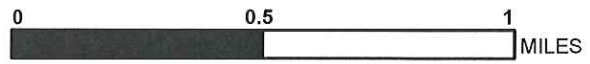
Prepared by the Toledo- Lucas County Plan Commissions
March 2004

BEDROCK AND GROUNDWATER AVAILABILITY



Groundwater Availability

- 15 - 100 Feet
- > 100 Feet
- Bedrock Elevation
- Streams
- Streets
- Highway



2.6 Inches Equals 1 Mile

Harding Township
Depth to Bedrock
 Groundwater Availability
 Data Source: Ohio Dept. of Natural Resources
 Prepared by the Toledo-Lucas County Plan Commissions
 March 2004

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 4: PUBLIC INFRASTRUCTURE – WATER AND SEWER SERVICES – ROADS

WATER AND SEWER SERVICE

The availability of public water lines and sanitary sewer service is a driving force to land development in the outlying reaches of Lucas County. Their existing locations and the future construction/assessment policies of the Lucas County Board of Commissioners and the Lucas County Sanitary Engineer have a dramatic influence on how land in Harding Township will be developed. At the present time, there are no water lines located in the Township. The future extension of water lines has been discussed by elected officials and will be based in part on the desire of the impacted residents. Sanitary sewer lines are also non-existent. Future gravity sewer line extensions which would connect to the County's interceptor along McCord Road in Springfield Township are not feasible now or in the next decade due to the incredible expense and minimal benefit to the community.

Given the lack of physical infrastructure in Harding Township coupled with a lack of potable ground water in most areas, suburban densities are not encouraged. The Toledo-Lucas County Health Department has raised concerns about wells being utilized in Harding Township and the lack of water they produce.

The Lucas County Sanitary Engineer has stated that his office, along with the Lucas County Board of Commissioners have no long range plans to extend sanitary sewer or water lines into Harding Township unless mandated to do so by the Ohio Environmental Protection Agency. Based on these comments along with the Lucas County Land Use Policy Plan which discourages development without sewer and water service, residential subdivisions should not be located in Harding Township now or in the near future. Ground water testing is advisable for all other development.

ROADS

Harding Township's transportation system consists of 20.23 total road miles. There is no means of public transportation available in the Township. The following is a list of total road miles by jurisdiction:

<u>Township Roads</u>	<u>County Roads</u>	<u>State Roads</u>
6.07 miles	11.09 miles	3.07 miles

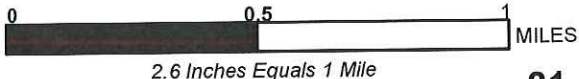
The grid roadways are essentially extensions from adjacent townships and do not function to serve any major centers. The majority of the roads are classified on the Toledo-Lucas County Major Street and Highway Plan as being major collector streets having a future right-of-way width of 90 feet with the exception of Berkey Southern (SR 295), which is classified as a Principal Arterial with a future right-of-way width of 150 feet. There has been no new roadway construction in Harding Township for several decades, but with State, County and Township funds there is an on-going maintenance and repair program.

ROAD MAINTENANCE RESPONSIBILITY



Road Maintenance

- Harding Township
- Lucas County
- Responsibility Shared Between Countys
- Responsibility Shared Between Townships
- Ohio Dept. of Transportation



Harding Township
Maintenance Responsibility
 Data Source: Lucas County Engineers and the
 Toledo Metropolitan Area Council of Governments
 Prepared by the Toledo- Lucas County Plan Commissions
 March 2004

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 5: CURRENT LAND USE AND ZONING

Harding Township's land use analysis must recognize the existence of current uses and development, and the physical features which affect how land is used and developed. For example, the land may be ideal for farming or open space, but if housing or non-residential uses are already there, the ideal uses may no longer be practical. The purpose of a land use inventory and analysis is to bridge this gap and show how good land use policy can help to support the existing and proposed land uses.

An inventory of land use was completed in November 2003. It is displayed on a map in this chapter. Zoning is used to classify uses and separate them by zoned districts. Current zoning is also displayed on a map in this chapter. It generally reflects actual land use, except where uses existed prior to adoption of zoning or where zoning was not enforced. The land use inventory attests to the accuracy of current zoning and serves as information for making future land use decisions.

CURRENT LAND USE

The land use inventory survey was by tax parcel and was physically checked for accuracy. Data was categorized and classified as follows:

Agricultural	-	General agricultural and farming uses
Residential	-	Frontage development (single-family dwellings)
Commercial	-	All commercial uses
Industrial	-	All industrial uses
Institutional	-	Schools, churches, cemeteries, government buildings
Recreation/Open Space	-	Public and quasi-public (conservation organizations, public recreation, etc.)
Vacant	-	Private wooded and semi-wooded open space areas

LAND USE DISTRIBUTION

Harding Township covers an area of approximately 6,144 acres. The following table lists the acreage, number of parcels and percentage distribution of existing land uses.

HARDING TOWNSHIP – LAND USE DISTRIBUTION BY ACRES*

<u>Type of Use</u>	<u>Land Area Acres</u>	<u># of Parcels</u>	<u>Percentage</u>
Residential	899.90	400	14.65
Commercial/Industrial	63.21	12	1.03
Protected Open Space/Tax Exempt	63.02	21	1.02
Agricultural	5,063.80	198	82.42
Road Right-of-way	<u>54.07</u>	<u>17</u>	<u>.88</u>
TOTALS	6,144.00	648	100.00 %

*Source: Lucas County Auditor

Residential – Existing residential land occupies approximately 900 acres or nearly 15% of the total land area within Harding Township. As of 2000, there were 254 year-round housing units within the Township. Residential single family development is located throughout the Township predominantly on acreage parcels.

Commercial/Industrial – Approximately 63 acres or 1.03% of Harding Township is developed with commercial uses. The few businesses that exist are non-conforming uses that were established prior to the enactment of Township zoning.

Protected Open Space/Tax-Exempt – Includes protected natural areas, most of which is owned by the Nature Conservancy. The Kitty Todd Nature Preserve is owned by the Nature Conservancy and is located along Old State Line Road. The land covered by this category is protected from development activity. This category also includes land owned by Harding Township.

Agriculture – Agricultural land uses represent the single largest land use in the Township at 83% or nearly 5,064 acres. Agricultural land is prevalent throughout the Township with the exception of the southeastern portion.

LAND USE SUMMARY

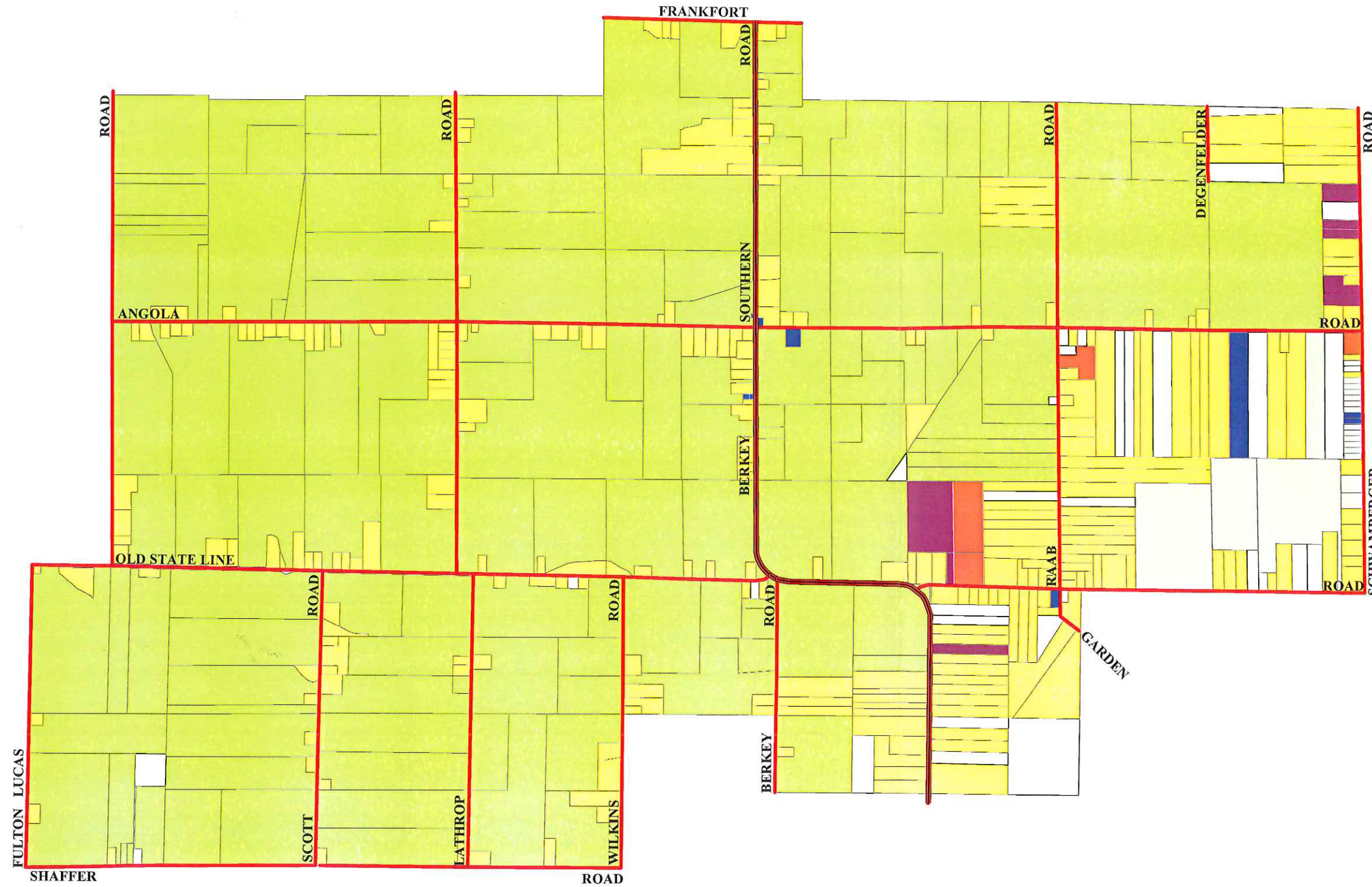
Agricultural land is the predominant land use in Harding Township. Nearly 83% of the land within the Township is used for farming. Reflected in that percentage is a combination of numerous small farms of under 150 acres and larger commercial farming operations, the largest of which is over 500 acres. Many of the smaller farms have been passed down through generations of families thereby sustaining a long-time resident status among many Harding Township residents. Residential development is the second largest land use at just under 15%. The balance, which is located mainly in the eastern portion of the Township is a small fraction of total land use at about 3% and is comprised of commercial and industrial uses as well as undeveloped, non-agricultural land.

The nature of development in Harding Township supports the notion that natural and physical features influence how land is used and developed. The fact that the majority of this township is being utilized for farming is due to the availability of prime agricultural soils throughout. What little development that has occurred, has been strictly limited to those portions of the township lying at its eastern edge within the Oak Openings Region. Topography and poor soil conditions make this area impractical for productive farming. Residential development has occurred along road frontages through the lot split process. The lack of water has prevented the development of suburban style subdivisions. Preservation of the Oak Opening Region continues to progress through the sole efforts of the Kitty Todd Nature Preserve. These current land uses reflected in the land use inventory provides valuable information in the development of the Future Land Use Plan.

ZONING

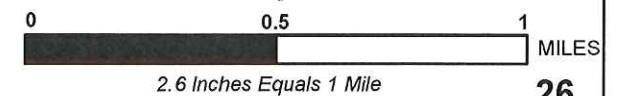
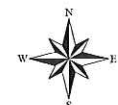
Although the land use inventory details a variety of uses within the Township, the Township in its entirety, is zoned "A" Agricultural. Since 1961, Harding Township has relied on zoning as a substitute for planning practices. It must be recognized though, that correctly used, zoning is one of the tools available to be utilized in the implementation of a land use plan. Zoning's true function generally deals with locational factors such as regulating where and how a particular private structure or use may be established. This provides a means by which land use can be controlled thereby maintaining a separation of uses while also delineating the location and placement of buildings and structures on a parcel. Zoning is simply an aid, along with other land use regulations, in the implementation of the desires expressed within the land use plan by which quality development for the Township can be achieved.

Harding Township Land Use



Existing Land Use

- Agricultural
- Residential
- Commercial
- Industrial/Junk yard
- Institutional
- Recreation/Open Space
- Vacant (Undeveloped)



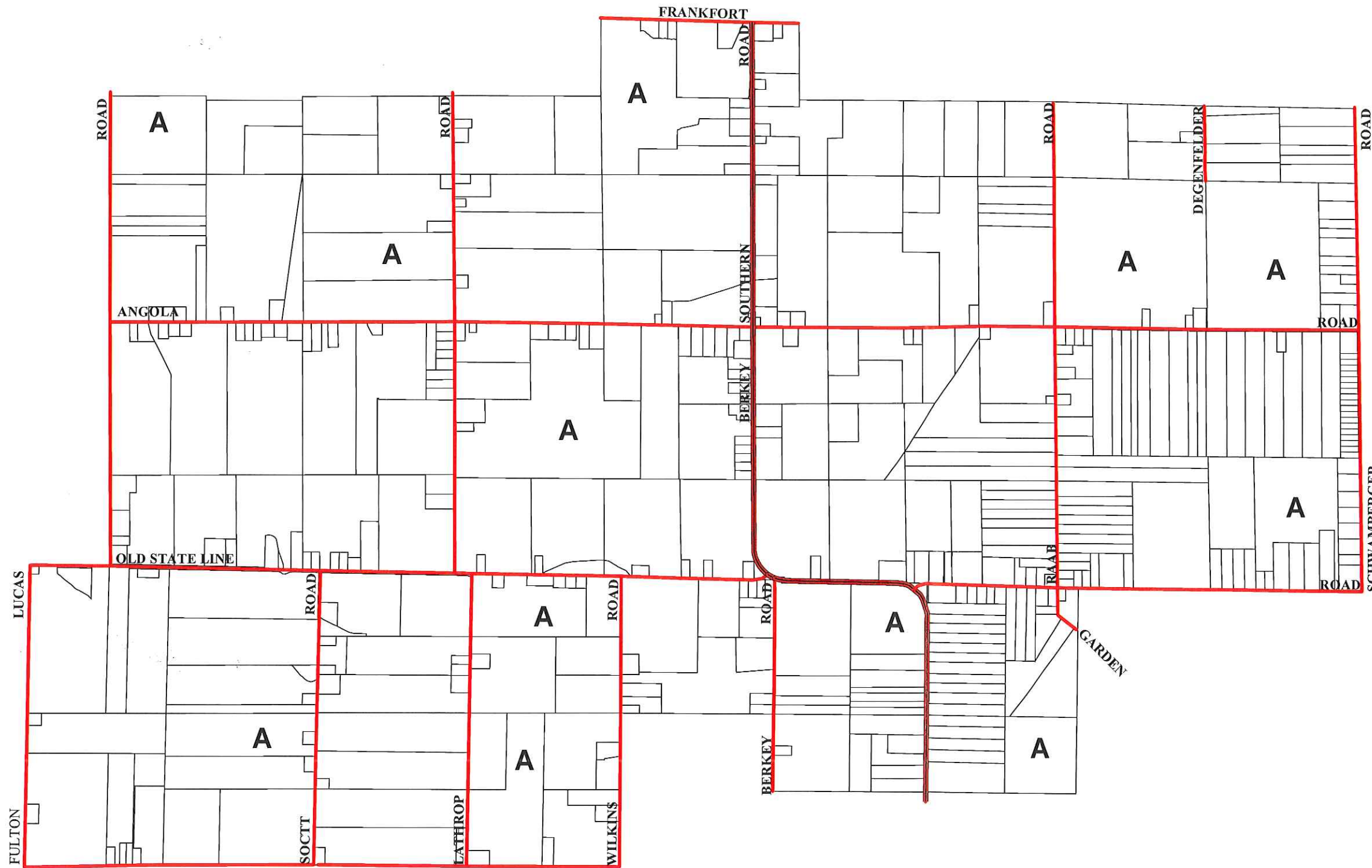
Harding Township

Existing Land Use

Data Source : Lucas County Plan Commission Staff
& the Lucas County Auditor

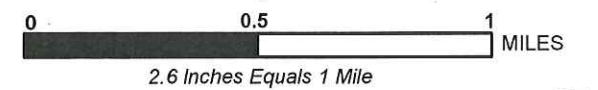
Prepared by the Toledo- Lucas County Plan Commissions
March 2004

Current Zoning



Existing Zoning Districts

- A** Agricultural
- C-1** Restricted Commercial
- C-2** General Commercial
- M-1** Limited Industrial
- M-2** Heavy Industrial



Harding Township

Existing Zoning Districts

Data Source: Lucas County Plan Commission

Prepared by the Toledo- Lucas County Plan Commissions
March 2004

HARDING TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 6: PROPOSED FUTURE LAND USE PLAN

The Future Land Use Plan as shown in this chapter represents a composite of the elements presented in the preceding sections, and takes into account the realities of current development trends and the goals and policies of Harding Township.

The plan represents what is thought to be the best future use of land based upon today's knowledge and trends. The plan is by no means rigid or unchangeable. It should be reassessed periodically and adjusted to meet new trends and allow flexibility in situations where an alternative use may be as desirable as the one initially proposed.

The plan as presented is intended to show generalized future land use and is not intended to indicate specific parcels or exact dimensions. The Future Land Use Plan reflects future land use recommendations and does not necessarily imply short range zoning proposals. The Future Land Use Plan should be consulted, however, when a change in zoning is requested.

Because the map represents general policies, it is not an absolute plan for future growth within the Township. Most lines on the map are not shown as definite boundaries, but as suggested general areas for a specific character of development. It is the daily implementation of the development process by the Township Officials and the Lucas County Planning Commission staff that formulates the detail and character of the land use plan as it is made a reality in the future.

AGRICULTURAL/RESIDENTIAL

Lucas County has some of the most productive farmlands in the State of Ohio, but agricultural acreage is on the decline. These losses are due mainly to incremental conversion of agricultural areas along rural roadways to residential use.

The preservation of prime agricultural land is an important component of the plan, although agricultural and rural residential uses can be compatible, the existing large tracts should continue to be utilized as agricultural uses given the availability of specific soil types that are conducive to farming and in light of the lack of ground water available for residential use.

In order to retain this prime farmland for long term agricultural production, several policies and strategies should be considered. These policies include large lot zoning and density restrictions to effectively discourage smaller lot residential development along the frontages of existing roads. Zoning changes within this district that would not be compatible with long term agricultural preservation should be discouraged. Given the lack of water and sanitary sewer lines in the Township, no residential subdivision development should be permitted.

COMMERCIAL/INDUSTRIAL

Due to a limited demand for commercial and industrial services in Harding Township as well as a sufficient amount of retail in nearby neighboring communities, land designated for future commercial/industrial development is somewhat restricted. The primary area to be targeted for smaller community-oriented services is in the proximity of the intersection of Old State Line and Berkey-Southern Roads.

OPEN SPACE/CONSERVATION AREAS

As indicated on the Future Land Use Plan, some portions of the Township are planned to remain in a low-density and natural condition. As mentioned in previous chapters of this plan, Harding Township has many significant land forms and native vegetation that should be maintained and preserved. Township Officials, with the assistance of agencies such as the Nature Conservancy, the Ohio Department of Natural Resources and the Toledo Area Metroparks, are encouraged to pursue funds to obtain properties of significance so that they might be preserved for future generations to enjoy.

In those instances where residential development occurs within this area, design standards should be created that allow a harmonious coexistence between the land and the dwelling. Large lot zoning requirements should be implemented, thereby ensuring low-density uses.

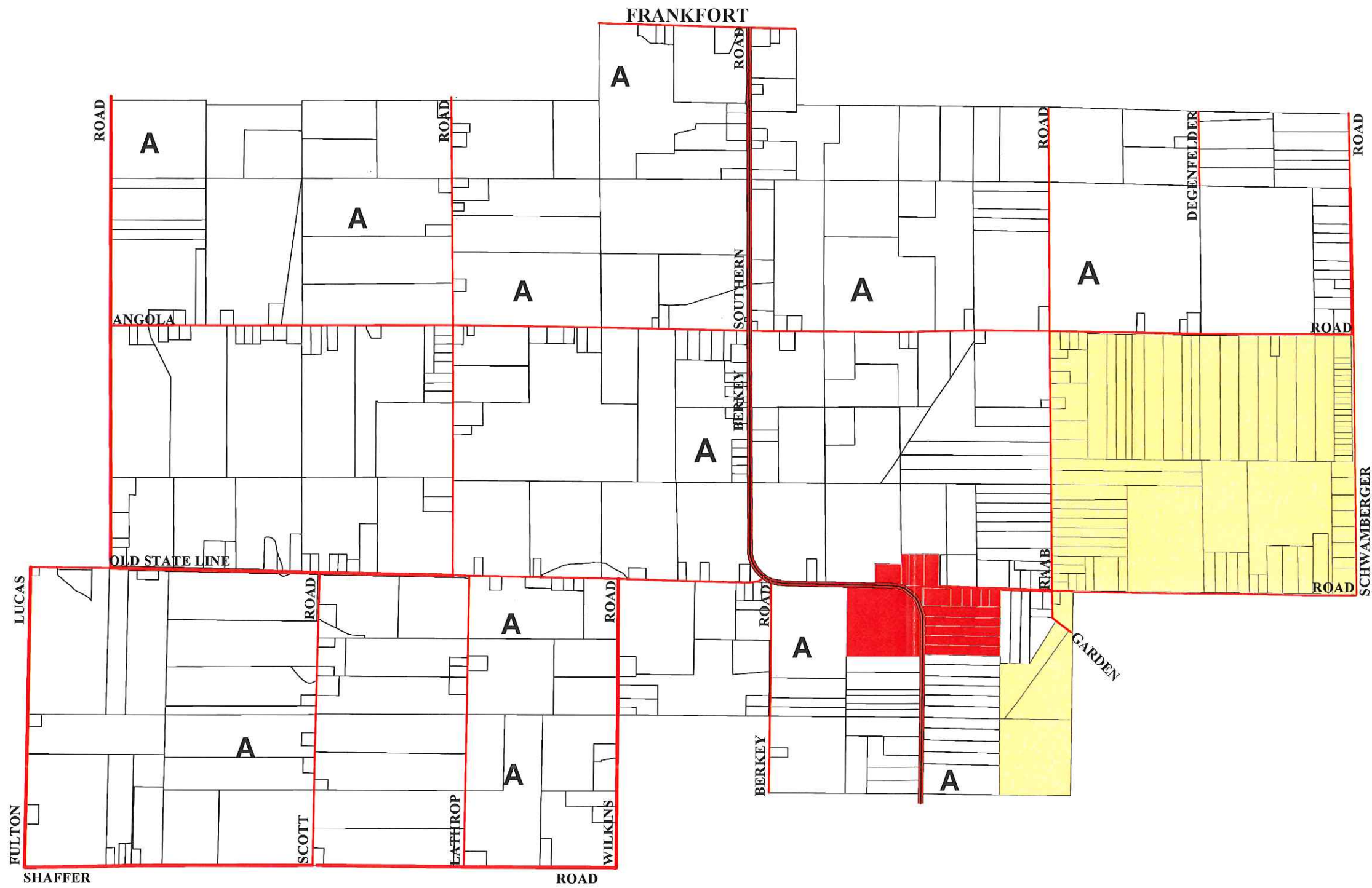
CONCLUSION

Harding Township is characterized by a number of unique features offering both varied and interesting possibilities when long term development plans are considered. This attractive environment will likely result in conservation and residential growth in the near future.


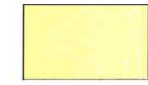

If allowed to occur in a random manner, this growth will have implications for existing and future Township residents. With adequate guidance and control, however, the impact of this growth can be positive. The primary objective of this Land Use Plan is to identify those areas of the Township that can accommodate moderate future growth with a minimum of problems. A second objective of the plan is to preserve those unique features and characteristics that could be destroyed if subjected to development.

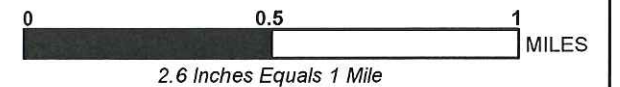
By identifying both future growth areas and preservation districts, this plan can serve as both a framework and a tool for Township policy makers when important decisions regarding future land uses within the Township are made.

FUTURE LAND USE



Future Land Use

-  Proposed Low Density Residential District
-  Conservation/ Proposed Low Density Residential District
-  Proposed Commercial District



Harding Township
Future Land Use

Data Source: Lucas County Plan Commission

Prepared by the Toledo- Lucas County Plan Commissions
 March 2004

COMMUNITY SURVEY RESULTS

Surveys sent: 308; Returned: 103; Rate of Return: 33.44%

NOTE: STATISTICS FOR EACH QUESTION ARE BASED ON THE NUMBER OF PEOPLE WHO ACTUALLY ANSWERED THE QUESTION. SOME QUESTIONS WERE NOT ANSWERED BY ALL RESPONDENTS.

GENERAL QUESTIONS

1. How long have you lived in Harding Township? Avg. 26 years Range: 3 mos. To 92 yrs.

<u>YEARS IN TWP.</u>	<u>RESPONSES</u>	<u>PERCENT</u>
Less than 6	18	18.75%
6-10	11	11.46%
11-19	19	19.79%
20-30	16	16.67%
31-40	12	12.50%
41-50	7	7.29%
51-60	1	1.04%
61-70	8	8.33%
71-80	3	3.13%
81+ up	<u>1</u>	<u>1.04%</u>
TOTAL	96	100.00%

2. How far do you travel to get to work? Average 19 miles

<u>MILES TO WORK</u>	<u>RESPONSES</u>	<u>PERCENT</u>
Less than 1	1	1.02%
1 – 5	7	7.14%
6 – 10	10	10.20%
11 – 15	17	17.35%
16 – 20	9	9.18%
21 – 25	11	11.23%
More than 25	13	13.27%
Varies	7	7.14%
No work/retired or Work @ home	<u>23</u>	<u>23.47%</u>
TOTAL	98	100.00%

3. Do you feel that there are adequate places nearby to shop for household goods?

YES	85	84%
NO	<u>16</u>	<u>16%</u>
	101	100%

QUALITY OF LIFE

4. Regarding the following areas, how has the quality of life in Harding Township changed over the past five years? (Please check the box that most closely reflects your thoughts on each.)

CHANGE OVER THE LAST 5 YEARS	Improved Substantially	Improved Slightly	Declined Slightly	Declined Substantially
Overall Quality of Life	12%	58%	25%	5%
Local Job Opportunities	4%	34%	46%	11%
Local Housing Choices	17%	69%	11%	3%
Local Housing Affordability	6%	46%	34%	14%
Local Shopping Opportunities	22%	55%	20%	3%
Evergreen Schools	11%	67%	14%	8%
Swanton Schools	15%	39%	31%	15%
Toledo Public Schools	2%	37%	32%	29%
Local Park Facilities	19%	73%	7%	1%
Local Recreation for Youth	10%	59%	26%	5%
Local Recreation for Adults	2%	60%	33%	5%
Local Recreation for Seniors	6%	54%	36%	4%
Local Garbage Collection	5%	51%	27%	17%
Local Crime Rate	9%	40%	44%	7%
Local Sheriff Protection	8%	63%	23%	6%
Local Fire Protection	9%	64%	24%	3%
Emergency Medical Services	16%	69%	13%	2%
Local Health Services	15%	67%	15%	3%
Reasonableness of Local Taxes	4%	13%	36%	47%

5. From a "sound investment" and "quality of life" perspective, would you encourage your children or friends to buy or build a house in Harding Township?

YES	48	48%
NO	32	32%
MAYBE	20	20%
	100	100%

6. If "No", please explain why. (List only the most important reason.) **Several respondents listed more than one reason**

Reasons: Employment Opportunities	5	7.0%
Property Values	8	11.0%
Unwanted Development	18	25.0%
Lack of Public Water	20	28.0%
Lack of Public Sewer	8	11.0%
Taxes	4	5.4%
Garbage Pickup	1	1.4%
Lack of Well Water	1	1.4%
Lack of Development Controls	1	1.4%
Airport Noise	1	1.4%
Swanton School System Poor	1	1.4%
Lack of Police Protection	1	1.4%
Lack of Community Involvement	1	1.4%
Poor Leadership	1	1.4%
Farming & Residential Development Don't Mix	1	1.4%
TOTAL	72	100.0%

ZONING

7. Are you in favor of zoning which is based on a land use plan that is representative of the needs and desires of the residents of Harding Township?

YES	66	71%
NO	5	5%
DON'T KNOW	<u>22</u>	<u>24%</u>
	93	100%

8. How important is it to maintain the rural character of Harding Township?

IMPORTANT	89	90%
NOT IMPORTANT	8	8%
DON'T KNOW	<u>2</u>	<u>2%</u>
	99	100%

9. What are the two most important visual elements that define the rural character of Harding Township?

Visual Elements:

Wooded lots	39	19.4%
Farm fields	69	34.3%
Historic structures/barns	15	7.5%
Narrow, rural roadways	4	2.0%
Long, uninterrupted views of openness	37	18.4%
Natural water features	6	3.0%
Large residential lots greater than 1 acre	28	13.9%
Other The absence of commercial uses	2	1.0%
Other Mini Farms	<u>1</u>	<u>.5%</u>
	201	100.0%

10. All of Harding Township is zoned Agricultural (A) and does not have water and sewer. The Zoning Code requires minimum of a one acre lot per dwelling unit. Do you think that this existing minimum requirement is adequate?

YES	49	51%
NO	39	41%
DON'T KNOW	<u>8</u>	<u>8%</u>
	96	100%

11. Should Harding Township designate certain locations for different types of development?

YES	52	56%
NO	34	37%
DON'T KNOW	<u>7</u>	<u>7%</u>
	93	100%

12. Should commercial business be encouraged in Harding Township?

YES	17	18%
NO	70	74%
DON'T KNOW	<u>7</u>	<u>8%</u>
	94	100%

13. At what intersections in Harding Township should commercial/retail uses be located?

None	39	63.1%
295 & Old State Line	6	9.7%
Along 295	3	4.8%
Central & 295	3	4.8%
East of 295	2	3.2%
Angola & 295	1	1.6%
Angola & Crissey	1	1.6%
County Line & Shaffer	1	1.6%
In Spencer Township	1	1.6%
Sylvania & 295	1	1.6%
Central & Lathrop	1	1.6%
Only Where Currently Exists	1	1.6%
To be determined by Planners	1	1.6%
All	<u>1</u>	<u>1.6%</u>
	62	100.0%

IMPACT OF GROWTH RESTRICTION ON EXISTING FARMERS

14. Do you consider yourself to be a farmer?

YES	27	29%
NO	<u>67</u>	<u>71%</u>
	94	100%

15. If a farmer, how many acres do you farm? **Average 153 acres Range: 1 to 1,200**

<u># OF ACRES</u>	<u># OF FARMS</u>	<u>PERCENT</u>
Under 40	4	16%
40 – 150	17	68%
151 – 500	3	12%
Over 500	<u>1</u>	<u>4%</u>
TOTAL	25	100%

16. If a farmer, how many years do you expect this land to be farmed?

5 years	3	11.5%
10 years	4	15.4%
15 years	2	7.7%
25 years or more	<u>17</u>	<u>65.4%</u>
	26	100%

17. Would you encourage the preservation of agricultural land and uses in Harding Township?

Yes	81	89%
No	<u>10</u>	<u>11%</u>
	91	100%

18. Would you be interested in providing a conservation easement to a governmental entity or a private conservation organization (such as a land trust) to permanently limit the use of your land in order to protect various aspects of its natural, rural, or scenic values? (In most cases, donating a conservation easement makes the landowner eligible for certain tax benefits. For more information, see Ohio Revised Code Section 5301.67 to 5301.70)

Yes	23	32%
No	<u>48</u>	<u>68%</u>
	71	100%

RESIDENTIAL GROWTH

19. Between 1990 and 2000, Harding Township added more than 71 new housing units providing a growth increase of 34 percent. Does this level of growth concern you?

Very Much	42	43%
Somewhat	40	40%
Not at all	<u>17</u>	<u>17%</u>
	99	100%

20. If concerned, list the reasons why.

Impact on exiting wells	24	27.58%
Loss of/Impact on Farmland	18	20.69%
Density	13	14.94%
Loss of Rural Character	9	10.34%
Increase in Property Taxes	4	4.60%
Attitude of New Residents Toward Farming	4	4.60%
Traffic	4	4.60%
Lack of Growth Controls/Too Rapid	4	4.60%
Higher Crime Rates	3	3.45%
Urban Sprawl	2	2.30%
Trespassing	1	1.15%
Wear & Tear on Infrastructure	<u>1</u>	<u>1.15%</u>
	87	100.00%

21. Would you like to see Harding Township: (check one response)

62	65%	Remain as is with large acreage farms and some low density, large lot (1 – 5 acres) residential development with on lot septic systems?
8	8%	Develop as a community of lower density large lot (1 – 5 acres) residential development with on lot septic systems?
4	4%	Develop as a community of medium to high density residential subdivisions if water and sewer services are made available?
10	11%	Develop as a combination of medium to high density and low density residential lots with either water and sewer or on lot septic?
3	3%	Low density large lots with public water and sewer.
3	3%	Remain farmland with lots only for farm families.
3	3%	Large acreage and low density lots with public water.
<u>3</u>	<u>3%</u>	Low to medium density lots with public water.
96	100%	

TOWNSHIP GOVERNMENT

22. Is Harding Township doing a good job keeping residents informed about new issues?

YES	40	43%
NO	<u>53</u>	<u>57%</u>
	93	100%

23. If not, how can this be improved?		
Newsletter	17	37.0%
Mailings/Flyers	13	28.3%
Local Paper	7	15.2 %
Publish Meeting Minutes	3	6.5%
Meetings (Be more receptive to Attendance by residents)	3	6.5%
Erect Bulletin Board at Hall	2	4.3%
Website	<u>1</u>	<u>.2%</u>
	46	100.0%

UTILITIES

24. Do you support the provision of public water throughout Harding Township?

YES	50	49.5%
NO	<u>51</u>	<u>50.5%</u>
	101	100.0%

25. Would you support Harding Township joining neighborhood communities in a Joint Water District?

YES	48	52%
NO	<u>45</u>	<u>48%</u>
	93	100%

26. Do you support the provision of natural gas throughout Harding Township?

YES	63	66%
NO	<u>33</u>	<u>34%</u>
	96	100%

REFUSE COLLECTION

27. Do you want Harding Township to explore township-wide refuse collection?

YES	56	61%
NO	<u>36</u>	<u>39%</u>
	92	100%

ROADWAYS

28. Do any Township roads or intersections need to be modified or require additional traffic controls?

YES	19	22%
NO	<u>67</u>	<u>78%</u>
	86	100%

FINAL QUESTION

29. Imagine yourself ten years from now, looking back at what Harding Township has accomplished since you provided input to this survey. What do you see to be the most important thing that the Township has done?

ANTICIPATED ACCOMPLISHMENTS	RESPONSES	PERCENT
Preserved rural character/Open spaces	27	17.42%
Preserved farmland	18	11.61%
Controlled growth/Urban sprawl	14	9.03%
Eliminated small acreage lot splits permitting only large acreage lots	7	4.52%
No subdivisions	6	3.87%
Provided public water	23	14.84%
Provided public water & sewer	6	3.87%
Provided natural gas	5	3.22%
Provided refuse collection	3	1.94%
Provided recycling program	1	0.65%
Maintained/improved roads	2	1.28%
Improved schools	3	1.94%
Maintained/improved quality of life	2	1.28%
Improved police protection	1	0.65%
Improved fire protection	2	1.28%
Enforced current zoning	2	1.28%
Made areas available for commercial/retail uses	4	2.58%
Designed and implemented a master plan	1	0.65%
Allowed balanced development between Agriculture, Residential & Commercial	2	1.28%
Allowed development of small lots/subdivisions, but separate from farmland	1	0.65%
Merged with Spencer Township/larger township	2	1.28%
Caused increase in property tax by allowing more homes to be built	1	0.65%
Kept out Commercial and Industrial uses	4	2.58%
Kept out public utilities	1	0.65%
Solved water problem without bringing in public water	1	0.65%
Cleaned up blighted areas (junk yards/abandoned buildings)	3	1.94%
Lowered taxes allowing residents to be able to stay on their farms	1	0.65%
Allowed influx of new people thereby displacing longtime residents	1	0.65%
Allowed too many new homes	1	0.65%
Allowed loss of rural character	1	0.65%
Allowed taxes to skyrocket	1	0.65%
Nothing	2	1.28%
Residents kept informed of township plans allowing decisions to be made with public input and participation	2	1.28%
Limited lot sizes to maximum of one acre while restricting the number of permitted lot splits	1	0.65%
More stop signs erected	1	0.65%
Through traffic restricted to State Routes	1	0.65%
No mega farms	1	0.65%
TOTAL	155	100%

