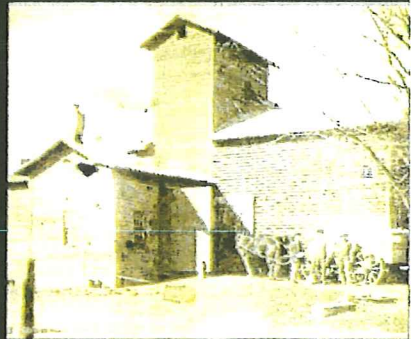


providence township



Project
Land Use Plan
Lucas County, Ohio

Date
March 2005



PROVIDENCE TOWNSHIP LAND USE PLAN

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CHAPTER 1 PLAN DEVELOPMENT

In November 2002, Poggemeyer Design Group, Inc. (PDG) was retained by Providence Township to assist with the preparation of a Land Use Plan for the Township. The result was a plan which identifies core community values, key development issues, action steps to achieve community goals, and a future land use map. The techniques used to involve community residents in the preparation of the land use plan were public meetings and a Community Attitude Survey. The public meetings were held by the Zoning Commission before, during, and upon completion of the plan. A Community Attitude Survey was provided to every resident in the Township and compiled for analysis prior to development of the plan.

While this plan effectively captures a desired vision for future physical development and defines a series of goals, it should be recognized that as local conditions change, this plan should be revisited periodically to update issues and redefine this future vision for the community.

PLANNING PROCESS

Steering Committee Composition and Role

The Providence Township Trustees established a local steering committee composed of members of the Zoning Commission, Board of Zoning Appeals, representatives from the County Planning Commission, and residents. The following individuals served on the Steering Committee and deserve recognition for their leadership:

- ***Stephen N. Kendall, Chairman, Zoning Commission***
- ***Joseph Vedra, Vice Chairman, Zoning Commission***
- ***Charles Leanart, Member, Zoning Commission***
- ***Terry Kilpatrick, Member, Zoning Commission***
- ***Lance Martin, Member, Zoning Commission***
- ***Michael Thiel, Principal Planner, Lucas Co. Planning Comm.***
- ***Tom Lemon, Principal Planner, Lucas Co. Planning Comm.***
- ***Eric Gay, Providence Township Zoning Inspector***
- ***Gail Perry, Providence Township Clerk***
- ***Gregory Ludwig, Providence Township Trustee***
- ***Steven Perry, Providence Township Trustee***

This Land Use Plan was developed by the Zoning Commission with participation by Township residents through a community attitude survey and public meetings.

The plan effectively captures a desired vision for future physical development and defines a number of Township policies and action steps that must be accomplished to meet a series of defined goals.



Work Phases

The work phases for the preparation of the land use plan were first focused on the design and implementation of a Community Attitude Survey and then on the development of the Land Use Plan.

Survey Process

The Steering Committee discussed various known issues of importance regarding land use in the Township and developed survey questions, which were approved by the Trustees and mailed to all Township residents in late April 2003. Each survey contained a cover letter signed by each of the Trustees and a business reply envelope addressed to the consultant. Periodic reports of raw data results were made available to the Steering Committee and Trustees throughout May and June as the surveys were returned by residents and tabulated. The consultant issued a final report in July containing overall survey results, cross-tab results by various areas of the Township, and summary notations for each issue addressed in the survey. The Survey final report was reviewed and approved by the Steering Committee on July 22nd and the Trustees on August 6th and was reported to the community at a public meeting held by the Zoning Commission on September 23rd. The survey final report was made available to the community through the Township Clerk and Internet download from a website especially created for the planning process by the consultant.

The Community Attitudes Survey was mailed to all Township residents and identified the core community values and ideas for development of the key development issues.

Land Use Plan Process

The Land Use Plan was prepared in three phases by the Steering Committee in meetings throughout the second half of 2003.

Phase 1. The first phase was the preparation of a Community Profile. Data assembled as part of this phase included historical characteristics, natural features, existing land use, demographics, housing, infrastructure, and economics. The Community Profile was reported to the community along with the survey results at a public meeting held by the Zoning Commission on September 23rd.

The Land Use Plan presents a Community Profile, provides background materials for Key Community Issues, and identifies and maps key development strategies to guide future zoning and other land use regulations.

Phase 2. The second phase involved Steering Committee discussions to identify and define key opportunities and projects the Township should try to complete in the next five to ten years. This process resulted in the identification of core community values, key development issues, and action steps and policies to achieve community goals.

Phase 3. The third phase was conducted in concert with and building upon phase 2 and involved the mapping of key development concepts for future land use in the Township. This phase resulted in the preparation of a Future Land Use Map to guide future zoning and other land use regulation.

Phase 4. The fourth phase will begin in Fall 2004 with a public meeting to present the draft Land Use Plan to the public for review. Based on community input, changes to the document may be considered with potential adoption of the Land Use Plan document by the Board of Township Trustees by late 2004 or the first quarter of 2005.

**CHAPTER 2
COMMUNITY INFORMATION**

GENERAL INFORMATION

Location

Providence Township is located in the southwestern corner of Lucas County covering an area of approximately 26 square miles. The area is predominately a rural agricultural and residential community and includes the unincorporated communities of Neapolis, Bailey, and Providence. The Township Building is located at 13257 Perry Road, between Manore and Jeffers Roads, in a central location in the Township. See *Attachment 1, Plate A: General Map of Providence Township.*

Relationship to Surrounding Area

The township is bordered by the Village of Grand Rapids and Wood County to the south across the Maumee River, Henry County to the west, and Fulton County to the northwest. Swanton Township and the Village of Whitehouse are to the north of Providence Township, and Waterville Township is to the east. Due to the lack of major shopping, school, post office, and employment centers in the Township, most residents conduct these activities in the surrounding municipalities of Whitehouse, Waterville, Grand Rapids, Liberty Center, or Swanton.

Providence Township is a 26 square mile area located near a major city and a growing suburban area. The Township is bordered by a major Ohio river, recreation facilities and tourism destinations, a regional airport, and a heavily used federal highway.

HISTORICAL INFORMATION

Providence Township was home to the Ottawa tribe of Indians prior to modern settlement. For several years following 1816, Peter Menard, or as more generally known, Peter Minor, and family were the only permanent white settlers in the territory now embraced in Providence Township. According to the History of the City of Toledo and Lucas County, Ohio, by Clark Waggoner (1888):

"Mr. Minor gained the good will of his Indian neighbors and was a trusted and respected character among them. He withstood alone for years the terrible hardships and privations of pioneer life, displaying all the courage and fortitude required of those early pioneers who struggled to render the wild and trackless wilderness the abode of a civilized and prosperous people. As a signal mark of the favor in which he was held by the Indians, he was adopted as a son by an Ottawa Chief named Tondaganie, and given the name of

Providence Township, Lucas County

Land Use Plan

'Sawende Bans,' or the 'Yellow Hair.' In consequence of this relationship to the Ottawas, he was in 1827 granted by the Government a section of land containing 643 acres, located about the center of the Southern part adjoining the Maumee River of the three-miles square ceded to the United States in 1807 by the treaty made at Detroit."

The area which is now Providence Township was originally part of Wood County. Lucas County was formed in 1835 from portions of Wood and Sandusky Counties. Providence Township was organized and became a part of Lucas County in 1836. The first Township election was held at the house of Peter Minor, July 30, 1836.

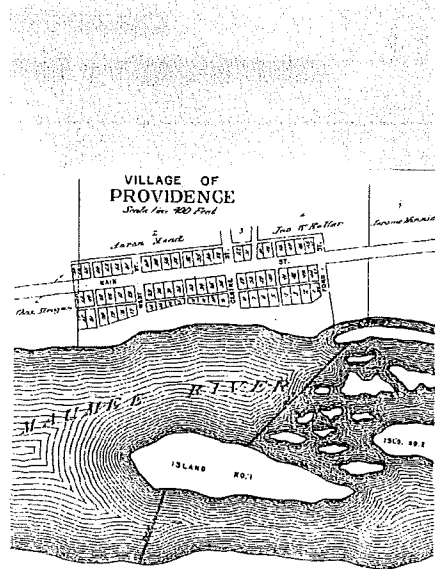
Providence Village

In 1835, a plat of 80 lots and five streets was laid out by Peter Minor north of the Maumee River canal lock and given the name of Providence. The location on the north side of the Maumee River at the foot of the rapids was considered very favorable and stores, hotels and warehouses were completed rapidly to meet the demands of new settlers. Providence Village became the stopping place for traders and travelers on their way west, and gained prosperity through the fur and timber trades. The construction of the Miami and Erie and Wabash Canals spurred additional growth, but the rapid onset of railroads quickly eliminated the importance of the entire canal network. As the trade in furs and timber declined, the life and prosperity of Providence Village began diminish quickly. Businesses left for locations with access to more modern transportation. An extensive fire in 1846 destroyed the principal business district of the Village and it was never rebuilt. In 1854, a cholera outbreak was particularly severe and a large portion of the Village population perished. Due to the combination of these unfortunate circumstances, lots were vacated, and a Village once filled with the hope of prosperity returned to rural farmland. The only remaining structure of the Village of Providence is a portion of a brick house, formerly the residence of the founding father of the Village and Township, Peter Minor.

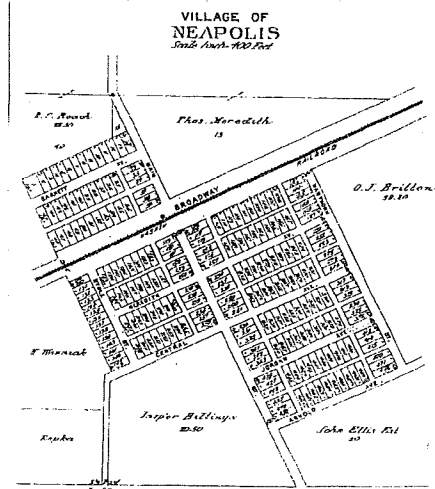
Until about 1840, no settlement in Providence Township had been established further than a mile beyond from the Maumee River. After that date settlers began to locate in the center and Northern portions of the Township.

Neapolis Village

The unincorporated area of Neapolis in the Northwestern portion of the Township was platted in 1872, the same year as the Wabash, St. Louis and Pacific Railway, which runs through Neapolis in a northeasterly direction through the Township. As of 1888, Neapolis had two stores, a post office, and a population of about 100 residents.



Providence Village Parcel Map, circa 1890



Neapolis Parcel Map, circa 1890

Providence Township, Lucas County

Land Use Plan

Bailey Village

The unincorporated area of Bailey is located along the Toledo, St. Louis and Kansas City Railroad at the intersection of Hertzfield and Vollmer Roads. Anecdotal history dating to the 1920's indicates the presence of: the Bailey train station; the Sparling grain elevator (which also sold coal); the Velch grocery store; the Fancher general store and post office (operated by Morningstar, the Indian wife of one of the owners); the Shoemaker tobacco store; a cider mill; a barber shop; and a pool hall which was also used for dances and other gatherings.

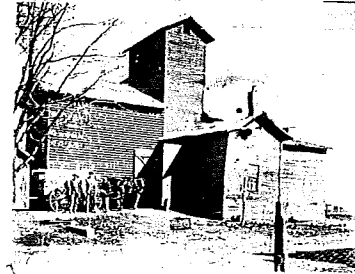
Providence Metropark

In 1930, the newly formed Metropark Board leased from the State of Ohio the abandoned Miami and Erie Canal lands, forming the backbone for today's Farnsworth, Bend View and Providence Metroparks. In 1995, the Miami and Erie Canal restoration opened at Providence Metropark as the only place in the country featuring a mid-1800s mule-drawn canal boat, working original lock, and historic water-powered saw and grist mill. The Metroparks Board also operates a quaint General Store gift shop and offers craft demonstrations at the mill as well as numerous special events. The Towpath Trail, a bicycle and pedestrian trail established on the bank between the Maumee River and the remains of the Miami & Erie Canal, connects Providence Metropark with Bend View and Farnsworth Metro parks.

Mail Facilities

Prior to 1834, the settlers residing in Providence Township primarily received their mail by carriers appointed by the Postmaster in Maumee. In 1835, a Post Office was established at Providence Village, which continued to be the postal center of the surrounding territory until it was destroyed by fire. It was then removed to a dwelling near the Canal Lock, south of the Village. The office at the Lock was discontinued in about 1868, at which time the people in the southern portion of Providence Township received their mail at Grand Rapids, across the river in Wood County. In 1872, a Post Office was located in Neapolis. A parcel map dating from the late 1800s indicates that a Post Office was also located in Bailey.

Today, Providence Township is served by six post offices. The only post office located in the Township is still located in Neapolis with a Zip Code of 43547 and serves the small area of Neapolis. The Grand Rapids Post Office still serves the southern and central-west areas of the Township with a Zip Code of 43622. The Waterville Post Office serves the central-east area with a Zip Code of 43566. The Whitehouse Post Office serves the central and north area with a Zip Code of 43571. The Swanton Post Office serves the northwest area with a Zip Code of 43558. The Liberty Center Post Office serves two small areas west and southwest of Neapolis with a Zip Code of 43532. See **Attachment 1, Plate B: Postal Districts.**



Sparling Grain Elevator
Bailey, Circa 1920
Photo supplied by Lynn Wilttenmeyer



Providence Metropark Canal Boat, Isaac Ludwig Mill, and Towpath Trail

Public Schools

The first Public School House in Providence Township was erected in 1828. Prior to the establishment of this School, traveling pedagogues visited this locality during the winter months and gave private instruction at the houses of their patrons. Additional schools were constructed as the Township population grew; however, only the first log school house has been preserved to this day.

Currently, Providence Township is located within both the Anthony Wayne and the Otsego School Districts. The northern section of the township from approximately Perry Road north is located within the Anthony Wayne School District and the remaining southern section of the Township is located within the Otsego School District. See **Attachment 1, Plate C: School District Borders Map**.

The Community Attitude Survey revealed that a majority of respondents felt that both school districts had improved over the last five years. Of those within the Anthony Wayne School District, 85 percent felt the school district had improved with nearly a third reporting "substantial improvement" had taken place. Respondents within the Otsego School District were split on the issue of whether improvement had occurred, although a slim majority identified some improvement.

The Township does not contain any school facilities and is effectively divided between the Anthony Wayne School District and the Otsego School District.

NATURAL ENVIRONMENTAL CONDITIONS

To assist with the development of an effective land use plan that recognizes and preserves natural features of the landscape, it is important to examine general data regarding the existing, natural features of the Township. Information available through the Ohio Department of Natural Resources on floodplain, soils, wetlands, watercourses, and woodland areas is presented in this section permitting a general analysis of existing natural environmental conditions.

Land and Vegetation Cover

General patterns of developed and undeveloped areas in the Township can be identified from orthophotography and satellite imagery. With certain limitations, land cover mapping has been used to generally identify canopy cover, significant wetland systems, remaining farmland resources and other land features. See **Attachment 1, Plate D: Aerial Overview and Attachment 1, Plate E: Land Cover**.

The land and vegetation cover data is classified into the general land and vegetation cover categories of:

Orthophotography and satellite imagery prepared by Lucas County and the Ohio Department of Natural Resources have been utilized as tools to identify significant land use features and resources.

- Agricultural Lands and Open Space (cropland and pasture; parks, golf courses, lawns, and similar grassy areas not obstructed from aerial view by tree cover.)
- Woodlands (deciduous and coniferous)
- Non-forested Wetlands
- Shrub/Scrub (young, sparse, woody vegetation; typically areas of scattered young tree saplings)
- Open Water
- Urban (open impervious surfaces: roads, buildings, parking lots and similar hard surface areas which are not obstructed from aerial view by tree cover.)
- Barren (strip mines, quarries, sand and gravel pits.)

Woodland Resources

The Ohio Department of Natural Resources (ODNR) provides a satellite-based inventory of areas with concentrated forest cover. The majority of these areas in Providence Township were found surrounding the limits of the Maumee State Forest in the northern portion of the Township. These areas represent the southernmost extension of the Oak Openings Bioregion. See **Attachment 1, Plate F: Tree Cover Map and Delineation of the Oak Openings Region within Providence Township.**

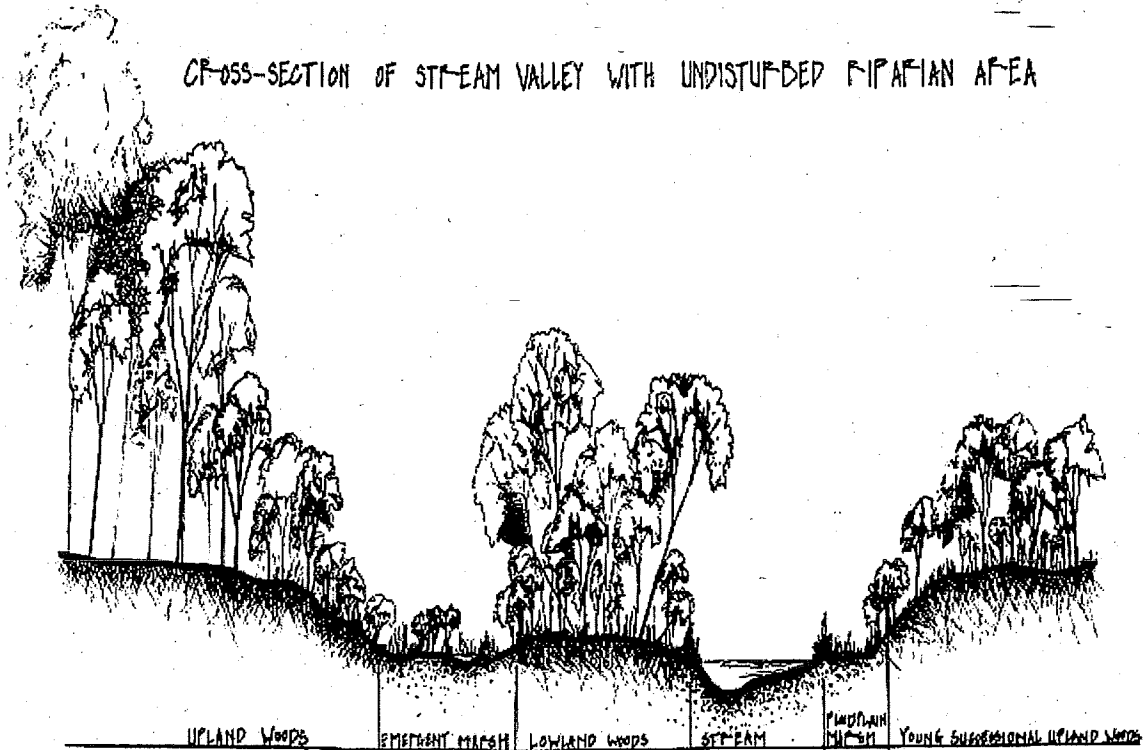
Riparian Corridors

Riparian corridors include stream banks and associated areas adjacent to a flowing waterway. Riparian woodlands are the narrow strips of trees and shrubs along the sides of rivers and streams. Important riparian corridors in Providence Township include the Maumee River, Swan Creek, and Blue Creek.

The majority of concentrated forest cover in Providence Township were found surrounding the limits of the Maumee State Forest in the northern portion of the Township.

Important riparian corridors in Providence Township include the Maumee River, Swan Creek, and Blue Creek.





Floodplains

Floodplains are areas adjacent to rivers and streams subject to periodic or regular flooding. The Federal Emergency Management Agency provides maps indicating the 100-year flood zone, an area where flooding has a 1 percent or more chance of occurrence each year. Flood insurance rates paid by property owners are based on risk levels determined by their location relative to a mapped 100-year floodplain boundary. See **Attachment 1, Plate G: Floodplain Boundary**.

There are two main areas in Providence Township that fall within the 100-year floodplain. One of these areas surrounds Blue Creek along Neapolis-Waterville Road meandering to the western Township line with a few stray fingers both north and south of the main flood plain. The second main floodplain area is located at the southern boundary of the Township along the Maumee River. Most of this area is currently an amalgam of various greenspace including Providence Metropark and St. Patrick's Cemetery.

The main areas within the 100-year floodplain include areas surrounding Blue Creek and along the Maumee River.

Wetlands

Wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration to support a prevalence of vegetation typically adapted to life in saturated soil conditions. Traditionally, wetlands were viewed as marginal areas with no value unless drained and filled. These perceptions have historically led to alteration, draining, and filling of many wetlands. Since first settlement, the State of Ohio has lost over 90% of its original wetlands. Significant amounts of wetland acreage have been lost or degraded in Northwest Ohio, including Providence Township, due to draining, dredging, filling, excavating, and other acts.

The Ohio Department of Natural Resources provides data on wetlands in its Ohio Wetlands Inventory (OWI), which is a map depicting the general locations and concentrations of wetlands based on analysis of satellite data and existence of hydric soils. Unfortunately, the OWI data cannot be relied upon to indicate a precise inventory of individual wetlands on specific properties without field testing, and wetlands that are too small to be mapped may yet be present. It provides a general approximation of wetland locations and sizes. See **Attachment 1, Plate H: Wetlands Map**.

Providence Township has a number of wetlands that may be invaluable and need preservation and protection. According to the OWI, the majority of wetland types found in Providence Township were woods on hydric soils and open water. Occurrence of these wetlands were denser north of Blue Creek and Neapolis-Waterville Road.

For preservation purposes, further analysis of the existing environmental conditions should be conducted prior to development in order to determine the delineation of such wetlands more precisely and to categorize them based on their degree of sensitivity. Unless protected, wetlands cannot continue to provide key environmental functions of flood control, erosion control, ground water recharge, water quality protection, and wildlife habitat. Numerous opportunities and options are available to communities who seek to preserve wetlands through mitigation of fluctuations in storm water flow; urban pollutants; disposal of fill or dredged materials; and other impacts of land use change.

Hydric Soils

Most of Providence Township has hydric soils. Hydric soils are formed over time under conditions of inundation and/or saturation and are generally limited to areas along larger streams and drainage ways, and generally correspond with wetlands areas. Areas of hydric soils are often more extensive than the associated wetlands because these soils will retain hydric characteristics even after draining. Drainage can be a result of land use, such as tiling and dredging of stream channels, or natural causes such as the natural down cutting of stream channels over long periods of time. Some non-hydric soils contain small wetlands and "inclusions" of associated hydric soils in depressions, along drainage ways and in other areas, that are too small for mapping on the soil survey maps.

The filling of floodplains and draining of wetlands has environmental ramifications, such as downstream flooding, erosion, loss of quality ground water recharge areas, and rural wildlife habitat.

Most of Providence Township has hydric soils which are often not suitable for septic systems. Development can be accomplished with proper grading, ditching and tiling.

Hydric soils are often not suitable for building because of stability concerns, frequent association with wetlands, permeability characteristics that preclude septic tank use, and other septic system problems. Heavy clay soils tend to swell when wet and shrink during dry periods. This can result in cracks and settling in structure foundations, concrete roads, and driveways. Hydric soils affect development by their poor drainage. These soils can be developed if proper drainage is provided, typically through proper grading, ditching and tiling. See *Attachment 1, Plate I: Hydric Soils Map*.

Glacial Geology and Groundwater Resources

Groundwater flows through surficial sediments and bedrock in materials that have interconnected pore space between particles, such as well-sorted sands and gravels of glacial outwash and certain sandstones. Geologic formations capable of yielding substantial groundwater supplies are considered aquifers. Where the groundwater is near the surface, it often interacts with surface waters, flowing through streams, wetlands, and water bodies. Groundwater often provides water to surface water resources, and may also be recharged by surface water bodies.

Groundwater represents an important source of potable water, which can become seriously contaminated from pollution sources at the ground surface. Specifically, the quality and composition of groundwater can be affected by both natural processes and human activity. Groundwater in surficial deposits, especially sand and gravel, is most susceptible to pollution. As water infiltrates the ground and moves through the aquifer systems, it picks up minerals and other natural or man-made substances that may seep from the surface and carries them in solution. Cleanup of groundwater contamination can be extremely costly and difficult.

Prime Farmland

Agriculture is the principal land use in Providence Township. There are a variety of different soil types within the Township; however, some soils are better suited for agricultural practices because of infiltration and fertility. Potential productivity is primarily dependent on the inherent quality of soils and soil management. These are often expressed in terms of land capability, suitability, and expected yield. These interpretations involve predictions about soil behavior or attributes that are based largely on a known or obtainable set of soil properties that are maintained or predicted for each kind of soil. See *Attachment 1, Plate J: Prime Farmland Map*.

According to the Lucas County Soil and Water Conservation District, approximately 38.8 percent of the soils in Providence Township are classified as prime soils. The main areas of prime agricultural soils are found in the east and central portions of the Township, the southwestern corner, and along the Maumee River at the southern border of the Township. The majority of these areas are currently being used for agricultural purposes and should be preserved for this use over lessor soil types.

Some soils are better suited for agricultural practices because of infiltration and fertility and should be preserved for this use over lessor soil types. Approximately 38% of the Township soil is classified as prime agricultural soils.

Greenspace/Open Space for Recreation

Providence Township has a variety of natural greenspace and open space features which make the area unique from other townships in Lucas County and add to the quality of life for many residents. Natural water features include the Maumee River located in the southern boundary of the Township and Blue Creek located in the northern portion of the Township. The Township is also home to various green spaces which provide recreational opportunities to local residents, including the Maumee State Forrest, Lanker State Wildlife Refuge, and Providence Metropark and Towpath Trails. In addition to these natural spaces, the abandoned Wabash Cannonball railroad right-of-way runs through the northern portion of the Township and connects four counties in Northwest Ohio: Lucas, Fulton, Henry, and Williams. Portions of the right-of-way have been improved for the Wabash Cannonball Trail, but much of the right-of-way in the Township to the County line has yet to be improved. See **Attachment 1, Plate K: Recreational Areas Map**. Conservation areas identified on **Attachment 1, Plate N: Future Land Use Map** are environmentally sensitive areas in the Township. Some areas are existing conservation easements, state forest, or parks that are already protected from development. Other indicated areas should be targeted for similar conservation strategies.

Providence Township has a variety of natural greenspace and open space features which make the area unique from other townships in Lucas County and add to the quality of life for many residents.

EXISTING LAND USE

Single family residential dwellings and farming predominate Providence Township land uses.

Concentrations of large lot (1-5 acres) single-family residences are located throughout the Township. Residential land uses are most dense in Neapolis and throughout the northwest portion of the Township. The largest concentration of these large lot residences is located south of Archbold-Whitehouse Road between Providence- Neapolis-Swanton Road and S.R. 295 (Berkey-Southern Road) and north of Neapolis-Waterville Road. Other areas of the Township with significant concentrations of large lot residences include the area within and surrounding Henry-Lucas Road, Box Road, Providence Road and Harrison Road.

Existing land use is primarily agriculture and single-family residential. Residents want to preserve the rural feel of the Township and manage the areas where development is allowed to take place.

There are still large uninterrupted tracts of farmland with prime soils in Providence Township. These tracts of land are primarily located south of Neapolis-Waterville Road in the central area of the Township. Residents taking part in the Providence Township Community Attitude Survey conducted as part of this plan overwhelmingly indicated that agriculture is important to maintain the Township's rural character (86% of respondents). Survey respondents further indicated farm fields and wooded lots were the two most important visual elements that define the Township's rural character.

Small commercial and industrial pockets exist in the Township. Several commercial uses are located in Neapolis. The intersection of S.R. 295 and Archbold-Whitehouse Road has a 23 acre parcel used for light industrial/warehousing along with a grain elevator facility. Other industrial/commercial sites are located on or near U.S. 24 and include light manufacturing, warehousing and restaurants/taverns.

Residents taking part in the Providence Township Community Attitude Survey, conducted as part of this plan, were asked to identify areas of the Township they felt were appropriate for industrial and retail uses. For the most part, preferred locations for both industrial and retail uses were the same. However, the Neapolis area was highly favored for retail uses. The following locations were the top choices of survey respondents for the location of industrial and retail uses:

Top Choices for Industrial and Retail Locations Selected by Community Attitude Survey Respondents	
LOCATION	USE
The intersection of S.R. 295 and Archbold-Whitehouse Road	Industrial and Retail
Along the U.S. 24 corridor	Industrial and Retail
The intersection of S.R. 295 and Neapolis-Waterville Road	Industrial and Retail
The intersection of Providence-Neapolis-Swanton Road and Mohler Road	Industrial and Retail
The intersection of S.R. 295 and Neowash Road	Industrial and Retail
The intersection of S.R. 295 and Box Road	Industrial
The intersection of S.R. 295 and Perry Road	Industrial
The intersection of Perry Road and Yawberg Road	Retail
The intersection of Bailey Road and Yawberg Road	Retail
Along S.R. 295 between Doran Road and Neapolis-Waterville Road	Retail



EXISTING ZONING

Less than half of Providence Township is zoned. Zoning regulations for the southeast area of the Township were adopted in 1989 and in the northeast area in 1992. Efforts to adopt zoning in the west and southern areas of the Township were not approved in 1992. In 1993 an effort to pass zoning in the northwestern area only failed by six votes. The Zoning Codes for the northeast and southeast areas were combined in 1995 and since then, the Code has been amended in 1997, 1998, 2000, and 2002.

There are seven zoning districts included in the Providence Township Zoning Resolution. However, within the zoned area of the Township there are only two mapped zoning districts, Agricultural, which permits agricultural activities and single-family residences, and Light Industrial. Most of the current land use in these areas is reflective of the existing zoning. The following is a break down of various zoning classes as of 2001, according to the Lucas County Auditor's Real Estate Information Systems (AREIS).

Zoning Classification	Approximate Acreage	
Light Industrial	31	0.1%
Agricultural	6,864	41.4%
Unzoned	9,703	58.5%
Total Acreage in the Township	16,598	100.0%

See Attachment 1, Plate L: Current Zoning Map.

Community Attitude Survey results indicate a majority of respondents (61%) are in favor of zoning regulations which are based on a land use plan representative of the community's goals. A majority of survey respondents favoring zoning regulations cited the protection of property values as the main benefit. Other noted benefits of zoning included separation of incompatible land uses, preservation of the existing character of the area, and to ensure that new development is suitably supported by adequate infrastructure and community facilities. When asked if existing zoning and planning legislation had served the Township well, 31 percent of respondents felt it had not and 40 percent indicated they did not know. Respondents who did not favor the existing Township zoning and planning legislation cited the need to have zoning and planning legislation that applies to the entire Township.

Only two-fifths of the Township is zoned. Many residents are concerned that inappropriate and incompatible development will occur and upset their quality of life. Other residents express concern that zoning will give too much control to the government and prevent them from realizing the highest and best use of their land.

Community Attitude Survey results indicate nearly two-thirds of the residents are in favor of zoning regulations which are based on a land use plan representative of the community's goals.

DEMOGRAPHIC INFORMATION

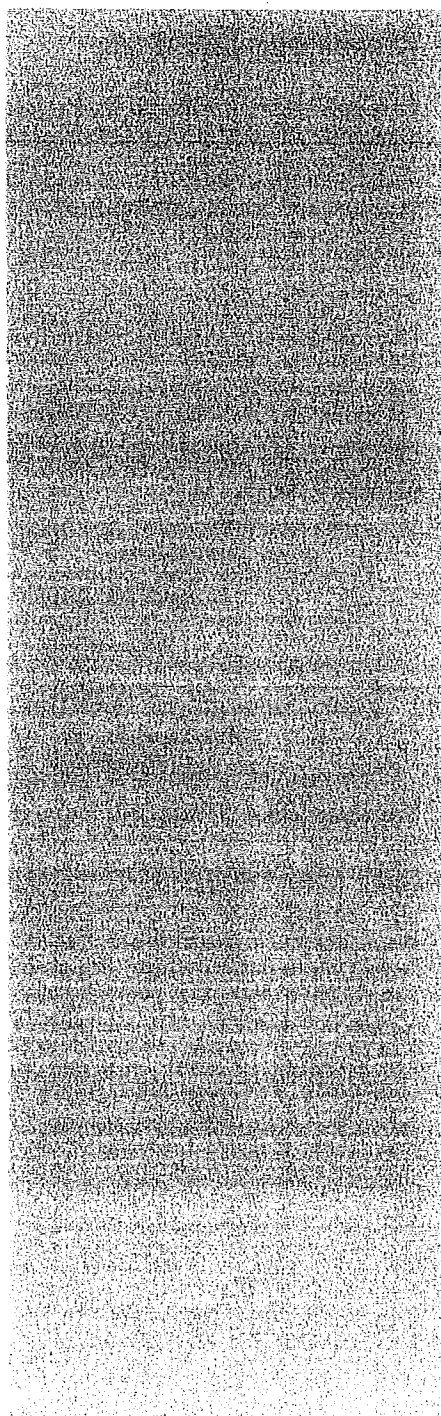
Demographic information on population characteristics and trends has been assembled using data from the 2000 U.S. Census information and census projections from Claritas, Inc. Additional Census data is contained in *Attachment 3*.

Population Characteristics

Regional Growth Trends

Regional growth trends are indicated on the following chart. The four county region around Providence Township grew by 4,177 people in the time between the 1990 and 2000 Census representing growth of 0.6 percent. Lucas County lost a population of 7,308 persons during that timespan due to job losses in the City of Toledo. Wood County to the south, gained population by an amount more than equal to the losses experienced by Lucas County. Fulton County to the northwest experienced a 3,586 person population growth. Henry County to the west only experienced a minor population growth of 102 persons.

Providence Township and its five adjacent townships nearly all experienced growth in the 1990's for an aggregate growth of 1,682 persons. Swan Creek Township to the northwest in Fulton County experienced the most growth of 762 residents and Waterville Township to the east just edged Providence Township with growth of 466 persons compared to 432 for Providence Township. Washington Township to the west in Henry County and Grand Rapids Township to the south in Wood County had slight population gains, but only Swanton Township to the immediate north lost population.



Regional Growth Trends				
Area	1990 Census	2000 Census	Change	Percent Change
Lucas and Adjacent Counties (Lucas, Wood, Henry, and Fulton Counties)	643,236	647,413	4,177	0.6%
Lucas County	462,361	455,054	(7,307)	-1.6%
Wood County	113,269	121,065	7,796	6.9%
Henry County	29,108	29,210	102	0.4%
Fulton County	38,498	42,084	3,586	9.3%
Providence and Adjacent Townships (Waterville, Swanton, Swan Creek, Washington, and Grand Rapids Townships)	26,588	28,270	1,682	6.3%
Adjacent Waterville Twp	9,003	9,469	466	5.2%
Adjacent Swanton Twp	3,508	3,354	(154)	-4.4%
Adj. Swan Creek Twp (Fulton Co)	7,699	8,461	762	9.9%
Adj. Washington Twp (Henry Co)	1,823	1,901	78	4.3%
Adj. Grand Rapids Twp (Wood Co)	1,539	1,631	92	6.0%
Providence Township	3,016	3,454	438	14.5%

Source: U.S. Census for 1990 and 2000, STF 1

Population Growth Trends in Township

Providence Township has experienced steady population growth since the 1950's. Between 1950 and 2000, the Township population more than doubled in size with peak growth occurring in the 1970's. In the 1990's, the Township continued to grow at a rate of 14.5 percent. It is interesting that projections performed by demographic prognosticators using Census data for the region estimate a large slowdown in population growth for Providence Township. The reality experienced by the Township thus far in the decade is growth at rates equal to or exceeding that of the 1990's.

Population growth in Providence Township is just trailing that of Waterville Township. However, because this growth is relatively new to Providence Township, it represents a much higher ratio of population growth.

Population Trends						
Providence Township				Lucas County		
Decade	Population	Number	Percent	Population	Number	Percent
1950	1,405			395,551		
1960	1,587	182	13.0%	456,931	61,380	15.5%
1970	1,856	269	17.0%	484,370	27,439	6.0%
1980	2,702	846	45.6%	471,741	(12,629)	-2.6%
1990	3,016	314	11.6%	462,361	(9,380)	-2.0%
2000	3,454	438	14.5%	456,054	(6,307)	-1.4%
2010	*3,509	55	1.6%	456,900	846	0.2%

Source: U.S. Census, ODOD Office of Strategic Research (County population projections)
 * Note: 2010 projections not available for Providence Township. The 2010 population projection was developed by the interpolation of a Year 2008 population projection provided by Claritas, Inc. As noted in the narrative, this projection does not appear to accurately predict population growth for the Township in the first half of this decade.

The table above indicates that for Lucas County, the overall population growth peaked at the end of the 1960s and has steadily declined since then. FY2000 Census data indicates that 64 percent of new households in Providence Township moved from other areas within Lucas County. A hypothesis to explain this data is that as people become more affluent and their ability to choose from a wider variety of housing increases, they are choosing to leave the urban areas, such as the City of Toledo, in favor of suburban/rural areas like Providence Township. According to projections by Claritas Inc., Lucas County is expected to reverse its population losses in the current decade. Some believe that if this occurs, rural areas like Providence Township will experience an even greater rate of growth.

Age of Population and Trends

The dominant age group within Providence Township are individuals between the ages of 35 to 54, accounting for 38 percent of the population. This age group is similar to the dominant age group for both Lucas County and State averages which have approximately 30 percent of the total population falling between the same age group. The median population age in Providence Township was 38 years old, slightly higher than the County (35) and State (36) median age.

The dominant age group representing one third of the Township population is between the ages of 35 to 54 years.

Race and Ethnicity

The racial composition of Providence Township is predominantly Caucasian non-Hispanic (98%) with the balance of the population primarily Asian or Black, according to the 2000 U.S. Census. The ancestral heritage of Providence Township residents is primarily German (38%), English (12%), and Irish (12%) according to the 2000 U.S. Census.

Workforce

Education

The 2000 Census indicates that over 90 percent of the population over 24 years of age had attained at least a high school level of education. This was greater than the 83 percent of County residents with a high school degree. However, only 20 percent of Providence Twp residents over 24 years of age have attained an Associates Degree or above compared to 25 percent of all Lucas County residents.

Occupations

During the 1990's, the number of Providence Township residents employed in management, professional, sales, office and service occupations increased substantially according to Census information. This increase in the number of professionals tracks with other trends such as, increasing wages and a demand for larger more expensive housing. In comparison, the number of persons engaged in full-time farming, fishing and forestry occupations decreased from 78 to 14, an 82 percent decrease.

The top five industries employing Providence Township residents are:

- Education, health and social services (23 percent)
- Manufacturing (17 percent)
- Construction (10 percent)
- Retail Trade (9 percent)
- Professional, scientific, management (7 percent)

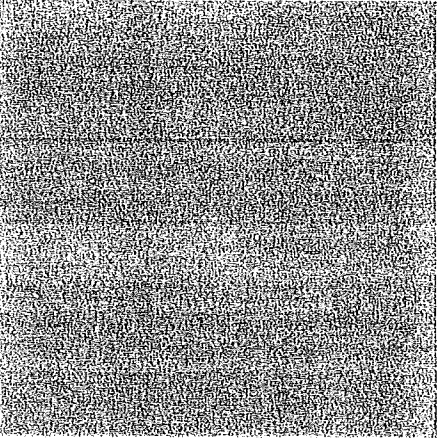
Interestingly, results from the Community Attitude Survey indicated fifty-eight respondents (17%) farm their land. Almost half have more than 100 acres dedicated to agriculture. About one-third farm between 10 to 100 acres. Fifty of the respondents expect to farm their land for the next 25 years or more. The seven responses from farmers who expect to farm for only 5 to 15 more years were scattered in various areas of the central and southern portion of the Township.

Household and Housing Stock Characteristics

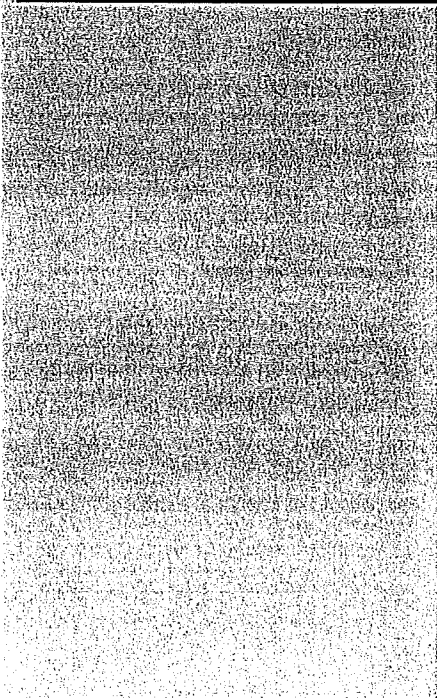
A description of the characteristics of the households and housing stock in Providence Township help to define the character of the Township and its residents, which in turn will assist to plan effectively for future growth.

Number of Households

There were 1,206 households in Providence Township in 2000 representing an increase of 202 households (20%) since 1990.



Over 90% of residents have a high school education. Occupation trends indicate a large growth of residents employed in management and professional sales, office and service occupations.



Housing Units

As of 2000, there were 1,251 housing units available in Providence Township. Between 1990 and 2000, 198 new housing units were constructed.

Most of the new units were constructed on sites created through the conventional lot split process. Since 2000, an average 13 minor lot splits per year have been approved by the Lucas County Planning Commission in the Township.

Over 85 percent of the housing units in Providence Township are classified as single-family detached housing. The remaining units consist of mobile homes (13.5%) and one-unit, attached (1.5%). The number of mobile homes and two bedroom units in the township declined between 1990 and 2000 while at the same time the number of larger homes (3, 4, and 5 bedrooms) increased significantly between 1990 and 2000.

Concentrations of large lot (1-5 acres) single-family residences are located throughout the Township. The largest concentration of these large lot residences is located south of Archbold-Whitehouse Road between Providence Neapolis-Swanton Road and S.R. 295 (Berkey-Southern Road) and north of Neapolis-Waterville Road. Other areas of the Township with significant concentrations of large lot residences include the area within and surrounding Henry-Lucas Road, Box Road, Providence Road and Harrison Road. Residential land uses are most dense in Neapolis and throughout the northwest portion of the Township.

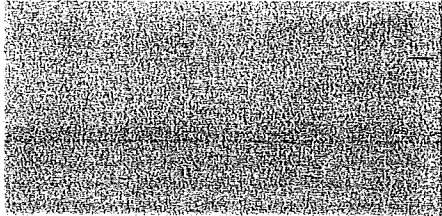
Occupancy

As of 2000, 96 percent (1,206 units) of the housing units were occupied and 3.6 percent (45 units) were vacant. Low vacancy rates typically indicate an area of high demand for housing. Of the housing units that were occupied, 91.6 percent were owner occupied and 8.4 percent were renter occupied. The low number of rental units are quite typical in rural areas.

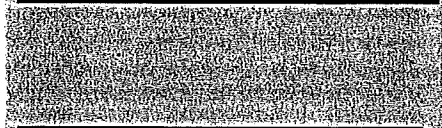
Household Income

Providence Township median household income increased significantly during the 1990's. The median household income increased 45 percent from \$36,680 to \$53,026 during the same time period the County's median income increased by 35 percent.

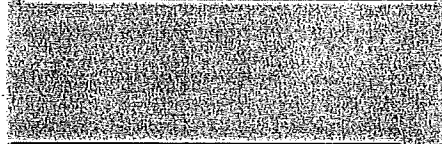
The number of individuals and families with incomes below the poverty level in Providence Township declined significantly during the 1990's according to Census 2000 data as illustrated in the following table.



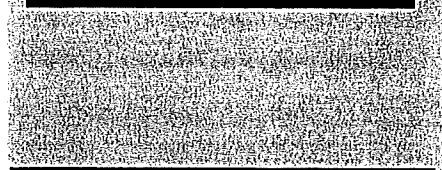
An average of 13 minor lot splits have been approved per year since 2000.



The primary housing style is large lot, single family residential.



The vacancy rate for housing in the Township was 3.5% in 2000.



The median household income increased 45% since 1990. The typical household has the potential to purchase a home with a value of over 125,000.

Families and Individuals Living in Poverty				
	Number (1990)	Number (2000)	Change (1990 - 2000)	% Change
Families	57	19	(38)	-66.7%
With related children under 18	57	13	(44)	-77.2%
With related children under 5	15	7	(8)	-53.3%
Families with female householder, no husband present	19	0	(19)	-100.0%
With related children under 18	19	0	(19)	-100.0%
With related children under 5	5	0	(5)	-100.0%
Individuals	303	83	(220)	-72.6%

Source: U.S. Census 1990 and 2000, STF 3

Value/Affordability of Existing Housing Units

Between 1990 and 2000, the median housing values in Providence Township increased 87.7 percent from \$85,100 to \$159,700. Surging housing values are a further indicator of a strong housing market in Providence Township. However, the high median housing value of \$159,700 will require mortgage payments affordable only to households earning above \$50,000 and exclude moderate and lower income homebuyers. Without efforts to construct housing for lower income households, there will continue to be a market for anyone providing low cost housing, including manufactured housing.

Over half of the owner-occupied housing units constructed between 1990 and 2000 had a value range of 150,000 to 300,000 and six (6) had a value of over \$1,000,000. A review of recent real estate listings for Providence Township indicate that property values range from \$119,900 for a two bedroom on 1.14 acres to \$429,000 for a three bedroom home on an 8 acre lot. The typical price range for a one to 3 bedroom home on a 1-5 acre parcel is \$120,000 to 182,000.

Household Size

The average household size in Providence Township was 2.86 persons in 2000. This is slightly above the County and State household size which averaged 2.4 persons per household and may indicate more family housing in the Township. Projections from Claritas, Inc. suggest that household size will continue to decline over the next few years. Nationally and locally, the trend toward smaller household sizes has helped to fuel housing unit construction in many areas. There are some indications, however, that this downward trend in average household sizes may be bottoming out, with household sizes expected to remain more stable in the future.

Without efforts to construct housing for lower income households, there will continue to be a market for anyone providing low cost housing, including manufactured housing.

Number of Bedrooms

About 76 percent of homes in Providence Township had three to four bedrooms in 2000. The number of two bedroom units declined over the last decade, but a number of 0-1 bedroom units and 5+ bedroom units have been constructed.

Number of Bedrooms Per Dwelling Unit						
Bedrooms in Unit	Number of Units (1990)	% (1990)	Number of Units (2000)	% (2000)	Change in Units	% (1990 - 2000)
No Bedrooms	0	0.0%	7	0.6%	7	700.0%
1 Bedroom	18	1.7%	22	1.8%	4	22.2%
2 Bedrooms	275	26.1%	235	18.8%	(40)	-14.5%
3 Bedrooms	602	57.2%	720	57.6%	118	19.6%
4 Bedrooms	143	13.6%	228	18.2%	85	59.4%
5 or more Bedrooms	15	1.4%	39	3.1%	24	160.0%

Source: U.S. Census STF 3 1990 and 2000

Age of Head of Households

The largest current proportion of households in Providence Township and Lucas County are within the 35 to 44 age group. As this group ages, different housing needs may be required.

Household Types

Households without Children

In 2000, the dominant household type in Providence Township was that of households without children, accounting for 57 percent of the total households or 691 households. This percentage is equivalent to 55 percent of households without children throughout Lucas County.

Households without children are composed of married/cohabitation couples and single persons. Married couples without children make up 40 percent of all households in the Township compared to 25 percent county-wide. Single persons without children make up 17 percent of the households in Providence Township compared to 30 percent in the County. Only 6 percent of all single person households without children are persons over 65 years of age. This is a lower percentage than the County which has over 10 percent.

In 2000, the dominant household type in Providence Township was that of households without children.

Singles without children make up 17 percent of the Township households. Only 6 percent of all single person households without children are persons over 65 years of age.

Households with Children

Forty-three percent of households in the Township have children under 18 years of age living in the home. Only 31 percent of households in the County have children present.

Married-couple households with children account for 35 percent of the total households. This is significantly higher than the percentages found in the County (20%), illustrating Providence Township's attraction for raising a family. Single parent households with children account for 8 percent of all households in the Township, while the County has 11 percent of households with children headed by single parents.

Female-Headed Households

Female headed households make up 4 percent of all households in the Township. Between 1990 and 2000, the number of female-head of households declined from 60 to 52 households.

Group Housing Households

There are no group housing quarters within Providence Township.

Year of Construction

A majority of the housing stock in Providence Township was built after 1970, accounting for 61.2 percent of all units. In Lucas County, on the other hand, nearly 70 percent of the housing stock was constructed prior to 1970. The newer housing stock in Providence Township is an indicator of suburban housing boom that occurred in the rural areas of Lucas County during the 1970's.

Only 31 percent of households in the County have children present.

The majority of the housing stock was built after 1970.

INFRASTRUCTURE AND PUBLIC SERVICES

Residents of Providence Township depend on wells for their main water source and septic systems for their sewage disposal. The percentage of residents dependent on these systems is not expected to change significantly within the next several years unless central water and sewer lines are introduced into a large portion of the Township.

Residents of Providence Township depend on wells for their main water source and septic systems for their sewage disposal.

Water Systems

Over ninety percent of Providence Township households in 2000 were dependent on private wells as their main source of water. However, septic system failure, high groundwater in the spring and fall, and low groundwater in the summer and winter are a continuous threat to drinking water supplies. Results of the Community Attitude Survey indicate 51 percent of respondents support the provision of public water throughout the Township. However, 65 percent of respondents do not support constructing a township water supply facility. A majority (55%) of the

A majority of the residents indicated they would favor the township joining a joint water district with neighboring communities.

respondents indicated they would favor the township joining a joint water district with neighboring communities.

Lucas County currently has extended water lines to just north of the Township on S.R. 295 (Berkey-Southern Road) and has included the Township in engineering studies for expansion of services. The City of Toledo has extended an east-west water line just north of the Township extending to the City of Delta in Fulton County.

According to a report issued by Finkbeiner, Pettis & Strout, Inc. commissioned by the Lucas County Sanitary Engineer, future water service demand estimates in Western Lucas County are 80 gallons per day (g.p.d.) domestic usage and 10 g.p.d. public usage per capita, based on 1990 TMACOG population projections for all currently unserved portions of the County, including Providence Township. The estimated average daily demand for Providence Township as well as the Village of Neapolis is:

WATER SYSTEM AVERAGE DAY DEMANDS				
	2000 Population	2000 G.P.D.	2030 Population	2030 Total G.P.D.
Providence Twp.	2,678	241,020	2,825	254,000
Neapolis	473	42,570	499	45,000

This report states that projected water distribution system requirements for Providence Township, including Neapolis, is a 16-inch trunk water main extended from the end of the 36-inch water main at State Route 295 and pressurized by the Southwest Pumping Station.

Sewage Systems

Less than 1 percent of the land within Providence Township has soils which are suitable for septic tank absorption fields or the soils have moderate limitations. See *Attachment 1, Plate M: Soils Suitable for On-site Septic Systems Map*. Yet over 90 percent of Providence Township households are dependent on septic systems as a source of sewage disposal (2000 Census). Water quality violations due to fecal coliform in Blue Creek and Aumend Ditch were documented in a 1980 Facilities Plan report prepared for Neapolis by Finkbeiner, Pettis & Strout, Inc. The Lucas County Health Department reports that the seasonally high water table in Providence Township frequently causes septic system leach fields to fail to function properly.

Providence Township is located within the Maumee River Waste Water Treatment Plant (WWTP) Facility Planning Area (FPA). The Maumee River WWTP is owned and operated by Lucas County; however, the County does not currently provide treatment services to any part of Providence Township, which is served by individual septic systems and one package plant at the Peaceful Acres trailer park.

A majority of the residents indicated they are not in favor of constructing public sewers in the township.

Families and Individuals Living in Poverty				
	Number (1990)	Number (2000)	Change (1990 - 2000)	% Change
Families	57	19	(38)	-66.7%
With related children under 18	57	13	(44)	-77.2%
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In 2000, the dominant household type in Providence Township was that of households without children.

Singles without children make up 17 percent of the Township households. Only 6 percent of all single person households without children are persons over 65 years of age.

Neapolis is not under order from the Ohio EPA to install sewers at this time. Results of the Community Attitude Survey indicate a large majority of survey respondents (71%) are not in favor of constructing public sewers within the township.

Storm Water Management

Open ditches and field tile are the main source of storm water drainage in large portion of the township. There are enclosed storm drains in Neapolis and the Woodbrier subdivision which outlet into Blue Creek and Aumend Ditch. Anecdotal reports in the Community Assessment Survey indicate that many ditches in the Township fail due to lack of regular on-going maintenance.

Electricity

Toledo Edison (First Energy) is the primary supplier of electrical service within the Township. Tri-County provides electrical service to homes located in the southwestern portion of the township. In the Community Attitude Survey, a majority of respondents (67%) indicated satisfaction with the current electrical service. Respondents who were dissatisfied with their electrical service cited cost as the main reason for this dissatisfaction.

Heating Fuel

Census data indicates that a majority of Township homes (57.6%) use bottled tank gas or LP gas as their primary source of heating fuel. Community Attitude Survey results indicate a majority of respondents (53%) are in favor of having natural gas service provided throughout the Township.

A majority of residents are in favor of having natural gas service provided throughout the Township.

TRANSPORTATION NETWORK

Northwest Ohio Offers excellent access to major east/west (I-80/90) and north/south (I-75) highways. This area also affords access to rail, water and air modes of transportation. Toledo Express Airport is located just four (4) miles to the north and provides scheduled commercial passenger, commuter, and air freight service. There are a few heavily-traveled roads (U.S. 24, S.R. 295 (Berkey-Southern Road), Archbold-Whitehouse Road, Providence-Neapolis Road, and Neowash Road) in Providence Township that accommodate heavier volumes of vehicular traffic (both vehicles and trucks). According to the Lucas County Engineer's Office, planned roadway improvements on county roads and township roads involve general maintenance (widening substandard roads to standard 2 lane widths (24') and resurfacing) over the next 5 years.

U.S. 24 and the Proposed U.S. 24 Bypass

According to the Ohio Department of Transportation (ODOT)¹, U.S. 24 is a major east-west highway that winds its way from Vail, Colorado to Detroit, Michigan passing along the way through Fort Wayne, Indiana, and Toledo, Ohio, the Fort to Port corridor. The highway links the industrial and agricultural areas of central and northern Indiana and northwest Ohio with the Interstate highway system at Toledo, connecting to I-80/90 eastward to Cleveland and the East Coast, and with I-75, providing direct access to the north to Detroit and Ontario, Canada. U.S. 24 also provides access to major rail carriers along the corridor, and with the Port of Toledo, on Lake Erie, and Toledo Express Airport, a major air freight hub. U.S. 24 is thus a very significant interconnecting link in the multi-modal transportation system of northern Indiana and northwestern Ohio.

U.S. 24 is also a part of the Hoosier Heartland Industrial Corridor, which runs from Lafayette, Indiana, through Fort Wayne, to Toledo. This corridor was identified in the 1991 Inter-modal Surface Transportation Efficiency Act (ISTEA) as one of 21 High Priority Corridors on the National Highway System. This legislation identified these high priority corridors as corridors where there was a national interest in improving inter-modal transportation efficiency, enhancing economic development, and improving user safety.

In 1993 the State of Ohio published ACCESS OHIO, a statewide long-range transportation plan. This plan featured the identification of a statewide network of macro-corridors, defined as those corridors of statewide significance upon which rests the economic vitality of Ohio. The U.S. 24 Fort-to-Port corridor was designated as one of these macro-corridors.

ODOT, in cooperation with the Indiana Department of Transportation (IDOT), conducted a feasibility study of the Fort to Port Corridor to evaluate the current deficiencies of the existing route, develop a program and schedule for the highway plan development process, develop a capital cost estimate for the necessary improvements, and summarize the impact the proposed improvements would have on the regional economy. The *1994 Feasibility Study Final Report* divided the corridor into three planning sections for further development. These three planning sections were:

- 1) Interstate 469 (in Indiana) to the west end of the Defiance, Ohio, bypass;
- 2) East end of the Defiance bypass to the west end of the Napoleon bypass; and
- 3) East end of the Napoleon bypass to Interstate 475 outside Toledo.

The U.S. 24 corridor was identified in the 1991 Inter-modal Surface Transportation Efficiency Act (ISTEA) as one of 21 High Priority Corridors on the National Highway System.

A 1993 long-range state transportation plan identified the U.S. 24 Fort-to-Port corridor as one of the macro-corridors of statewide economic significance and

¹ All ODOT data referenced in this section comes from the 1999 Preliminary Alternatives Summary Report for the U.S. 24 Napoleon to Toledo Section.

The Napoleon to Toledo section of U.S. 24 contains the section of the highway that runs through Providence Township. Through this section, U.S. 24 is a two-lane highway. The surroundings are rural in character, with the gentle bends of the Maumee River immediately to its south. The two-lane section continues until it crosses Dutch Road, just east of Waterville. The western section of U.S. 24 running through Providence Township is defined by S.R. 578 (in Henry County) to S.R. 295 (2.3 miles), while the eastern portion is defined from S.R. 295 to Neowash Road in Waterville Township (4.7 miles).

A feasibility study designated the planning section of U.S. 24 from Napoleon to Toledo as the first priority for development within the U.S. 24 corridor. The project was also placed on the *Year 2025 Regional Transportation Plan* by the Toledo Metropolitan Area Council of Governments (TMACOG). Proposed improvements by ODOT include widening the route to a four-lane divided highway with limited access to reduce conflict points with public roadways and residential driveways.

It was determined that the bottleneck of U.S. 24 through the Village of Waterville required a Bypass of the Village between the villages of Waterville and Whitehouse. ODOT then determined that the best route would require the proposed Bypass to continue through Providence Township and Washington Township in Henry County. The proposed U.S. 24 Bypass route enters Providence Township north of the existing route at Hertzfeld Road and the intersecting Bluebird Train rail line. It runs through the township in a westerly direction until crossing S.R. 295 (Berkey-Southern Road) where it continues in a southwesterly direction until it exits the Township just west of the terminus of Patton Road into Henry County. Construction is anticipated to begin in the spring of 2009, with completion of the first project by 2011.

In December 2003, ODOT held meetings with each of the three townships where the Bypass is proposed for construction to discuss the impact of the Bypass upon township roads. Providence Township officials and residents voted at the meeting for an interchange at S.R. 295 (Berkey-Southern Road) and at P-N-S Road. Another possible intersection will be at Jeffers Road although it is expected to only be an at-grade crossing.

A large majority (79%) of Community Attitude survey respondents expressed great to moderate concern regarding the proposed U.S. 24 Bypass. Most survey respondents (56%) supported only making safety improvements on U.S. 24 at its current location, although the Federal interest in the roadway almost makes the question moot. Issues related to the U.S. 24 Bypass that most concerned survey respondents were: 1) It will result in the loss of valuable natural resources (farmland, wood lands, wetlands and open space); 2) The bypass will generate unwanted development (Big Box Stores); and 3) The bypass will be located too close to existing homes.

According to ODOT, over 90% of traffic conflict points occur between S.R. 109 in Henry County and Waterville, with 70% of the accidents intersection-related. In a 3-year period between 1995 and 1997, four of six traffic fatalities on the Napoleon to Toledo stretch of U.S. 24 occurred between S.R. 578 and Neowash Road.

A large majority of residents expressed moderate to great concern regarding the proposed U.S. 24 Bypass. Providence Township officials and residents voted at a December 2003 meeting with ODOT officials interchanges on U.S. 24 at S.R. 295 (Berkey-Southern Road) and at P-N-S Road.

CHAPTER 3 COMMUNITY ISSUES

An important part of the Township planning process was the identification of key community issues. After reviewing available community information and survey results, a number of potential issues were identified by the Steering Committee as being important for consideration. Alternative strategies and background information for each issue were presented and discussed over several meetings. Following completion of this discussion, the Steering Committee prioritized the issues based on what was determined to be of fundamental importance to the future of the Township.

Each of the potential issues is listed in Part A. of this chapter by the priority assigned by the Steering Committee. The description of potential strategies and background information discussed by the Committee follows in Part B. of this chapter.

PART A. PRIORITIZATION OF POTENTIAL ISSUES

Growth Management Issues

- (8 votes) Secure Zoning Land Use Protections for Entire Township
- (7 votes) Identification of Areas for Future Commercial Development
- (7 votes) Identification of Areas for Future Industrial Development
- (6 votes) Introduction of Public Water And/or Sewer Service
- (5 votes) Identification of Areas for Future Residential Development
- (4 votes) Develop Annexation Zone Agreement with Whitehouse
- (0 votes) Creation of a Plan for Minor (Simple) Lot Split Management

Conservation of Natural Features & Environmental Asset Issues

- (7 votes) Preservation of the Most Productive Agricultural Soils
- (5 votes) Preservation of Rural Features (open space, woodlots, agriculture)
- (5 Votes) Protection for the Most Environmentally Sensitive Areas
- (3 votes) Preservation of Historical and Cultural Features
- (1 vote) Encouragement for Additional Recreation Opportunities

The greatest growth management community issue is to secure zoning land use protections for the entire Township.

The most desired conservation issue in the Township is preservation of the most productive agricultural soils.



- (0 votes) Introduction of Lighting Standards That Reduce Light Pollution
- (0 votes) Protection of the U.S. 24 Scenic Corridor

Transportation Issues

- (7 votes) Fight Relocation of the proposed U.S. 24 Bypass or Ensure it Will Have a Minimum Impact on the Township
- (7 votes) Demand Grade Separation at P-N-S and S.R. 295 on the proposed U.S. 24 Bypass
- (6 votes) Improvements to Dangerous Intersections on Existing U.S. 24
- (1 vote) Protection of Major North-South and East-West Transportation Corridors

The most important transportation issue is to ensure the proposed U.S. 24 Bypass will have a minimum impact on the Township and utilize grade separation intersections at S.R. 295 and P-N-S Roads.

PART B. ALTERNATIVE STRATEGIES AND BACKGROUND INFORMATION

Growth Management Strategies

Zoning

Township-wide zoning has not passed in prior attempts in Providence Township. The Township Trustees authorized the development of this Land Use Plan as a means to bring residents together to form a vision for future land use and to unite behind the need to protect the land from inappropriate development. The Community Attitude Survey indicated that 61 percent of the respondents would be in favor of zoning that is representative of the needs and desires of the residents of the Township. Cross-tab results indicated that 51 percent of the respondents in the west central area of the Township were opposed to this kind of zoning. However, a majority of the respondents in the remaining six cross-tab areas were in favor of this kind of zoning. It would appear essential that this Land Use Plan be shared liberally and discussed frequently and openly by the community in order to satisfy the concerns of those residents who need assurance their concerns have been addressed in the plan. Another strategy is not to encourage public utilities (which promote growth) in any unzoned area until reasonable land use regulations are put in place.

Two land control strategies of great importance are to enact zoning regulations representative of the needs and desires of residents throughout the Township and to restrict areas which receive public water and sewer infrastructure.

Commercial Development

Commercial development is desired to some degree within the Township according to the Community Attitude Survey which identified some support for the following commercial land uses: gas stations, restaurants, shopping, medical services, and entertainment. Locations for commercial development were recommended in Neapolis along P-N-S and Neapolis-Waterville Roads, along U.S. 24, and S.R. 295. Existing commercial areas have developed to some degree along U.S. 24 in the historic Providence Village area, in Neapolis, and on S.R. 295 near Whitehouse. Other areas which appear to have great potential for commercial development include the potential intersections to be created by the U.S. 24 Bypass at U.S. 295 and P-N-S Road.

Commercial development is desired in Neapolis, along U.S. 24 near historic Providence Village, and along S.R. 295 near Whitehouse and the U.S. 24 Bypass interchange.

The historic Providence Village area also appears to have additional potential for tourism-oriented commercial development. The area should be designed to enhance the historic Ludwig Mill and canal boat facilities by adopting period architectural style elements in regard to structures, historic lamppost lighting, and signage. The area should be designed to be walkable with structures clustered near the streets with ample nearby parking. Landscaping elements should enhance the desired historic design theme and include street trees, safe and interesting walkways, shrubbery and flowers, and street furniture (benches, trash receptacles, etc.). Residential living quarters and hotel rooms could be incorporated in the district.

The commercial area adjacent to Whitehouse along S.R. 295 could have a rural design theme reflective of the agrarian and pastoral Township lifestyle, possibly incorporating historic barn architecture and white horse fences in the design standard.

The proposed commercial area at the proposed U.S. 24 Bypass interchange at S.R. 295 could become the major commercial gateway to the Township. As such, this gateway district could sport built-in art/design into overpasses/walls/etc. The Township could pursue Transportation Enhancement funds for intentional roadway design features that stand out from ordinary interchanges. Creative gateway signage could announce the arrival into the Township. It may be possible for the State to design the interchanges in unique ways. Many communities have successfully had designs and logos that reflect the community incorporated in overpass abutments and roadway sound barriers. For instance, Providence Township is regionally known for its canal boat heritage and Ludwig Mill. If sound attenuation is required near the eagle nests, this possibly could be designed into the barrier wall. Township road signage could carry a logo design that celebrates this heritage.

Industrial Development

While developing and maintaining a tax base to support the school district and Township services is important to local residents, the Township has only a few suitable places for meaningful industrial development. The Community Attitude Survey indicated residents were open to the idea of identifying areas for industries to locate, but were cool to the idea of the Trustees seeking resources and infrastructure to attract and develop an office or industrial park. This doesn't necessarily mean that attitudes would not change once an industrial site was identified and land use protections in place to protect the community and adjacent incompatible land uses from blight. Existing industrial areas appear to have developed south of Neapolis Village on P-N-S Road and along S.R. 295 outside of Whitehouse. A third area that appears to have office and industrial park potential is on S.R. 295 near existing S.R. 24.

Infrastructure

The primary need for public water and sewer in the Township is the Village of Neapolis, where density is the greatest, problems associated with low water tables at various times of the year have occurred, and where the potential for surface and groundwater contamination has been documented in past engineering reports.

1. Water

There are various potential sources of public water to the Township. The Trustees have held discussions with Lucas County, Wood County, Fulton County, the City of Toledo, the villages of Whitehouse and Grand Rapids, the City of Sylvania (from Monroe County, MI), and most recently have undertaken a study to construct a Township water supply for which Lucas County has expressed interest.

The Community Attitude Survey indicated a majority of respondents supported Township-wide public water. Strategies to undertake the

Industrial development is desired south of Neapolis on P-N-S Road, along S.R. 295, near Whitehouse, and also at S.R. 295 and U.S. 24.

Strategies to undertake the provision of public water should target the Village of Neapolis and areas which are zoned for residential, commercial, and industrial development based on ongoing assessments and investigation of public input.

provision of public water should target the Village of Neapolis and areas which are zoned for residential, commercial, and industrial development based on ongoing assessments and investigation of public input. Agricultural and non-zoned areas should not be considered for public water because the presence of this infrastructure has been shown to encourage to greatly increase unplanned development.

For prioritized areas, it is likely a water line will need to be brought into Neapolis along rural stretches of roadway, passing the property of farmers and owners of unimproved land who are typically assessed a proportional cost of the infrastructure based on frontage. This frontage assessment technique is considered unfair by most farmers until the land is proposed for improvements. Funding mechanisms could be explored, such as grants and loans from the Ohio Water Development Authority, the Ohio EPA, the Ohio Water and Sewer Commission, the Ohio Public Works Commission (State Issue 2), the Ohio Department of Development Office of Local Government Services, the U.S. Department of Agriculture, and the Department of Commerce Economic Development Administration Public Works Program.

2. Sewer

Providence Township is located within the Maumee River Waste Water Treatment Plant Facility Planning Area but is not currently served by the system. Except for the package plant at the Peaceful Acres trailer park, homes and businesses within the Township rely upon septic systems.

The problems with septic systems is that they rely on the soil for treating waste. As was noted earlier, Providence Township has very little soil ideally suited for septic systems. Common limitations include a seasonal high water table, restricted permeability, poor natural drainage, the hazard of flooding, excess slope, and a shallow depth to bedrock. Soils with very slow or moderately slow permeability are rated as having severe limitations for septic system use. Restrictive layers such as bedrock are also a severe limitation. Septic systems placed on soils which have a sand or gravel substratum may result in groundwater contamination. Septic systems placed on slopes greater than 12 percent may result in erosion and seepage downslope. The high seasonal water table, common within "somewhat poorly drained," "poorly drained," and "very poorly drained" soil types prevents the proper functioning of septic disposal fields for varying time periods. Proper siting, maintenance, and operation of home sewage disposal systems are critical to ensure proper functioning. Leaks from these systems can travel through the subsurface soils and can contaminate groundwater supplies.

The Lucas County Health Department is responsible for determining the amount of land necessary to handle a septic system for an intended land use. An accurate evaluation of the depth of the soil and how quickly it will absorb water is needed to ensure that a septic system will not fail. A strategy in unsewered areas to prevent inappropriate minor lot splits or subdivisions is to base the minimum lot size requirements on typical requirements allowed by the Health Department in the Township area.

Regular inspection, maintenance, and pump-out is necessary to avoid failing septic systems, yet local governments often refrain from aggressive enforcement of these activities in privately owned systems.

Except for the package plant at package plant at the Peaceful Acres Trailer Park, homes and businesses within the Township rely upon septic systems.

Educating homeowners on the importance of regular inspection, maintenance, and pump-out is necessary to avoid failing septic systems.



Educating homeowners on the importance of these activities should be a priority. Some jurisdictions have begun charging homeowners a maintenance fee in exchange for inspection, maintenance, and education programs. Others have instituted revolving loan programs to provide low-cost loans for repairing failed systems. At a minimum, stringent siting and technology criteria should be enforced and followed by a post-installment inspection.

Results of the Community Attitude Survey indicate that nearly three-quarters of the residents are not in favor of constructing public sewers. Since the EPA has not required Neapolis to install public sewers, no current efforts are underway by the Township.

3. Natural Gas

The Community Assessment Survey also indicated that a majority of residents in the northern part of the Township support the provision of natural gas in the Township. Ohio Gas Company is currently servicing residents in some areas. A strategy is to continue to encourage natural gas providers to extend lines to residents in the Township.

Residential Development

It is anticipated that Providence Township will continue to experience increasing residential development pressure based on population and housing growth trends. Demand for homes in rural areas combined with the provision of water and/or sewer service will undoubtedly combine to produce more residential subdivision activity. A major issue facing local Township leaders concerning this future residential development is the conflict between residential development and the need to maintain the rural character and elements of the natural landscape that residents cherish. In many ways, conventional residential subdivision design converts rural landscapes to ordinary suburban environments offering little or no sense of place.

One alternative to conventional subdivision design is known as conservation or open space design. Conservation design is actually not new, but it is gaining popularity in Ohio and nationally as a way to balance growth and rural environment preservation. The key question before local leaders is whether this development approach would work for Providence Township.

The Community Attitude Survey provided some guidance on this issue as it revealed that over one-third (39%) of the respondents thought that conservation subdivisions would serve the area best. Conservation Design was the primary desired form of development by residents living near Whitehouse Village and along U.S. 24. Only five percent (5%) of the Township residents favored conventional subdivisions. These survey results provided indications that conservation design should be discussed further and may hold some promise as a response to the conflict between growth and rural character preservation. It is interesting to point out that actual examples of subdivisions constructed with conservation design principles are not readily available in Northwest Ohio. Still, the question of whether Providence Township should fully embrace conservation

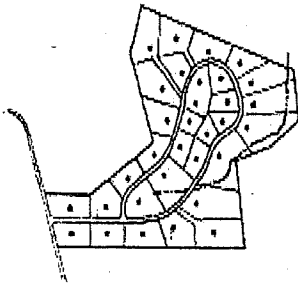
The Township should continue to encourage natural gas providers to extend lines to residents in the Township.

Over one-third of the residents think that conservation subdivisions will serve the area best, while only 5% are in favor of conventional subdivisions.

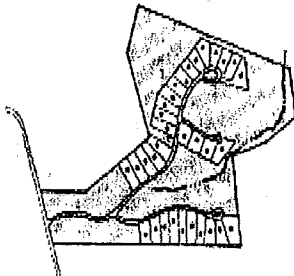


subdivision development instead of conventional subdivision development was a significant issue.

To help further illustrate development choices, the following two subdivision maps compare conventional subdivision design and conservation design. These sketches show hypothetical developments on a parcel of land. The same numbers of units are shown in both sketches, yet the conservation design scenario shows space allocated for recreation facilities and common areas.



Conventional subdivision design generally involves dividing all of the land into lots and streets. All land is paved or converted to lawns and backyards.



Conservation design is a development approach that seeks to balance development activity with desires to preserve natural and cultural resources. Generally the same number of development sites are provided, but in a more clustered fashion to leave undeveloped open spaces. These open spaces are often left for the enjoyment of residents of the development and are precluded from further development.

The Community Attitude Survey identified that the important visual elements desired for preservation in the Township include farm fields, wooded lots, and long uninterrupted views. Conservation design subdivisions are structured to place these desired elements as the priority around which a subdivision is developed. Conservation design has many other advantages, including the concept of building neighborhoods and providing the framework for creating community amenities such as bicycle trails and greenways.

Annexation

Potential annexation of land in Providence Township by the Village of Whitehouse presents a problem of shrinking tax base for the Township to continue to provide services. Rather than fighting over annexation, both a township and a municipality can benefit by creating a Joint Economic Development District (JEDD). This agreement avoids annexation, and fosters a working relationship between municipalities and townships. Often, a township will retain property tax, personal tax, and estate tax, while the municipality collects an income tax. Additionally, the

The most desired visual elements for preservation in the Township include farm fields, wooded lots, and long uninterrupted views. Conservation design subdivisions are structured to place these desired elements as the priority around which a subdivision is developed.

Rather than fighting over annexation or passively allowing it to occur, both a township and a municipality can benefit by creating an agreement to foster a win-win development relationship where revenue sharing for both areas occurs with or without the actual expansion of municipal boundaries.

municipality may provide water and sewer to the township within the JEDD. It allows revenue sharing for both areas without the actual expansion of municipal boundaries.

Alternatively, the Township may want to pursue an Annexation Agreement or a Cooperative Economic Development Agreement (CEDA) where annexation within a certain area is automatic. See Attachment 4: *Municipal-Township Agreement Options*.

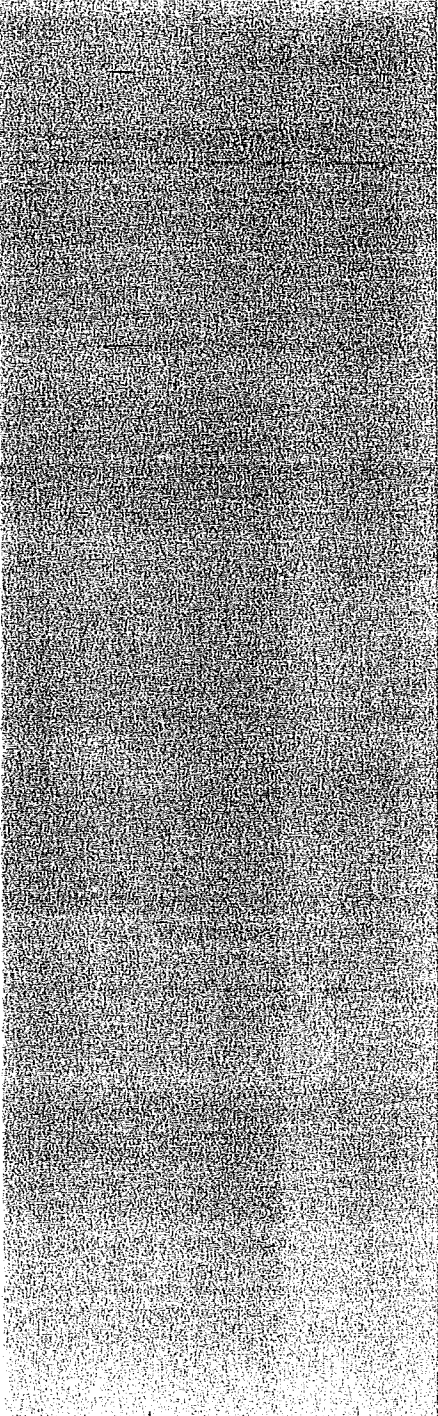
Minor Lot Splits

Ohio law permits minor lot splits, but it may be possible to reduce the waste of land, the lack of subdivision planning for the entire parcel, and the extent this subdivision technique is used in the Township by:

1. Creation of a maximum lot size for various land uses;
2. Shared driveway access requirements for two adjoining properties; or
3. Mandatory requirements to provide a plan for development of the undivided parcel at the time a minor subdivision is requested.

Schools

There are currently no schools in Providence Township. School levies for capital improvements have been hard to pass, especially in the Otsego School District, as existing structures have worn out or are overburdened with too many students. The fair share of the cost of new facilities should be borne by new development, therefore one strategy is to impose development impact fees/penalties to enable new school buildings to be built with development.



Conservation of Natural Features and Environmental Asset Issues

Farmland Preservation

Large, uninterrupted tracts of farmland with prime soils are primarily located in the central and east area of the Township. The soil in the southwest area of the Township below Patton Road and along the Maumee River (part of the Metroparks) is also rated as prime farmland. The implementation of measures to protect prime farmland are recommended by the Ohio Office of Farmland Protection and could include the following strategies:

1. Implement agricultural security districts. Designate a thousand or more acres to be used exclusively for agricultural uses for a period of ten years. During this time, no nonagricultural related development activities can take place without the approval of the Township Trustees and County Commissioners.
2. Utilize Issue 1 funds to assist in preserving farmland. Recently, the State had approved the Issue 1 program setting aside \$200 million to conservation and revitalization needs. Out of the \$200 million, \$25 million has been designated for farmland preservation based on the areas soil type, farm stewardship, and development pressures. This grant can be pursued by counties, townships, municipalities, and nonprofit organizations.
3. Exclusive agricultural zoning designates areas where farming is the primary land use and discourages other land uses in those areas. The agricultural zones are usually large and exclude all non-farm uses. Agricultural zoning serves to separate farming from potential conflicts with residential and commercial development.
4. Quarter/Quarter Zoning entitles each landowner to one developable lot per 40 acres (one quarter of a one-quarter section of land). Quarter/quarter zoning is most effective when used with tracts of land that are large and not already split.
5. Sliding Scale Zoning reduces the density of non-farm dwellings as the size of the parcel increases. For example, in a typical sliding scale district one buildable lot is permitted on the first 5 acres, an additional unit of the next 10 acres and another unit for every 30 acres above 15. Sliding scale zoning tends to be most successful in areas with a wide range of parcel sizes and where there are scattered small acreages of prime and unique farmlands. Although sliding scale zoning may be used as an agricultural/open space preservation tool, it can be unfair to farmers wanting to sell large parcels of agricultural land.

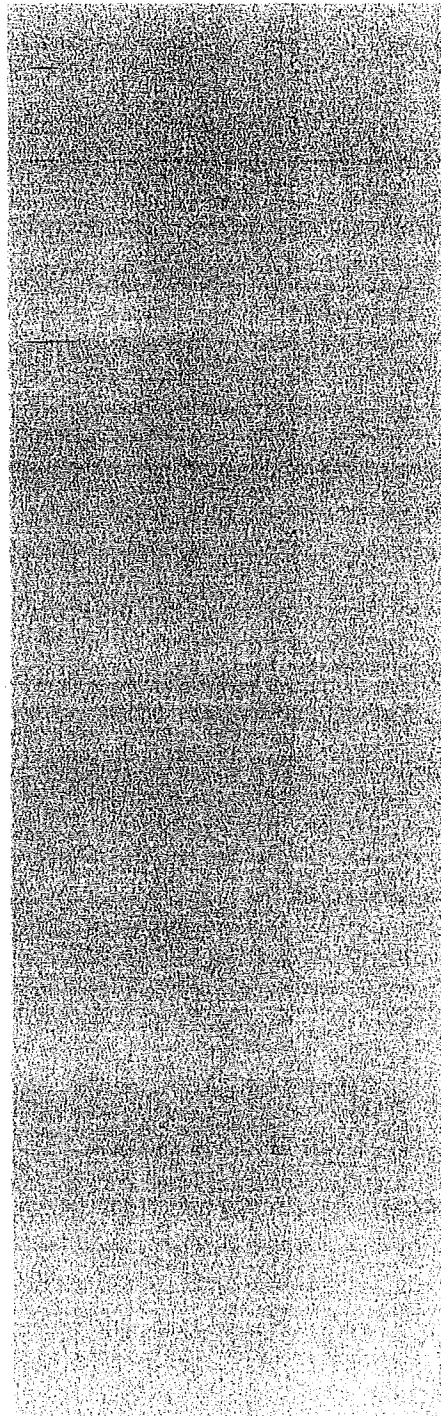
The Ohio Office of Farmland Protection recommends several measures to protect prime farmland.



6. Purchase of Development Rights (PDR) programs use public money to purchase development rights to privately owned land. PDR programs are generally seen as a more permanent approach to preserving agricultural lands and open space than traditional zoning methods. In such a program, a landowner is paid the difference between the value of the land based on its development potential and the value of the land in agriculture. Funding for PDR programs vary between jurisdictions, with many communities using bonding or tax schemes to raise money for PDR.

Under a purchase of development rights arrangement, a farmland owner voluntarily sells the development rights (also known as a conservation easement) to a government agency or private land trust and receives compensation in return for the restrictions placed on the land. The farmer retains title to the land and can sell or pass along the farm, although the use of the land is limited to farming and open space. An easement is placed on the landowner's deed and "runs with the land," either in perpetuity or for a period of time specified in the easement document. The easement typically prohibits residential development except for the owner, the owner's children, or farm labor. After granting an agricultural conservation easement, landowners retain title to their property and can still restrict public access, farm, use the land as collateral for a loan, or sell their property. Land subject to an easement remains on the local tax rolls. Landowners continue to be eligible for state and federal farm programs. Landowners can sell or donate an agricultural conservation easement to a qualified conservation organization or government body. In either case, it is important to determine the value of the easement to establish a price or to calculate tax benefits that may be available under federal and state law. In general, more restrictive agreements and intense development pressure result in higher easement values.

According to most analysts, a PDR program must be part of a land preservation strategy that includes a variety of different tools, particularly planning and zoning tools. To be successful, lands must be ranked and objectives clearly defined so that limited funds can be used to derive the greatest benefit. In light of small budgets, PDR offers a way for local governments to preserve lands in perpetuity without incurring the cost of purchasing the lands outright. PDR also has a legal advantage over other preservation tools in that most PDR programs are voluntary, and they offer compensation to a landowner placing restrictions on his/her land. Most jurisdictions with successful PDR programs around the country believe that having a supportive farm community with a desire to continue farming is crucial. It is generally recognized that a critical mass of land is needed to maintain a viable agricultural economy, or to provide a viable wildlife habitat.



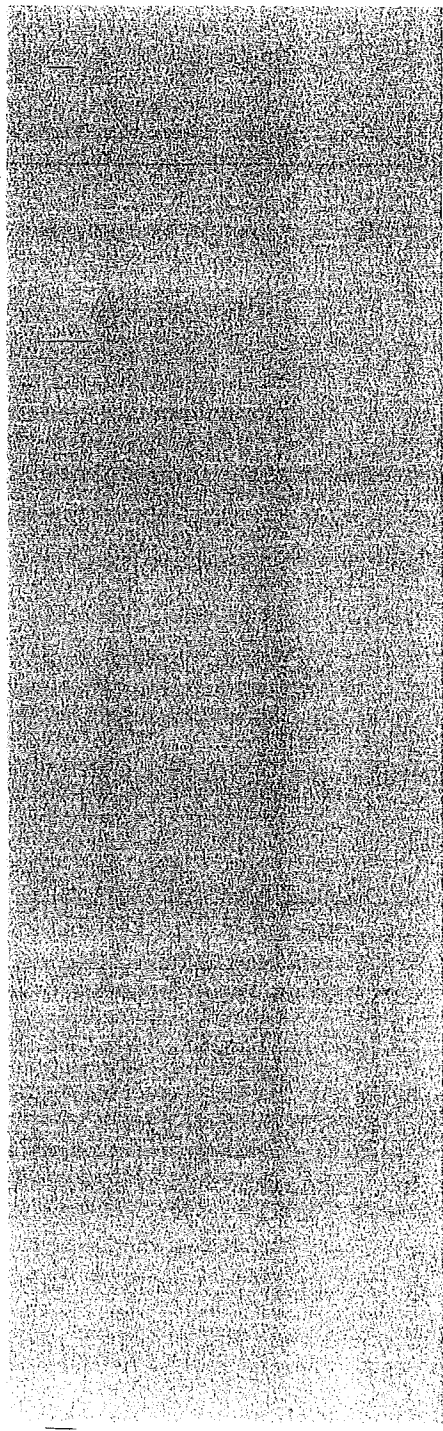
7. Encourage the transfer of development rights (TDR). Like PDR, Transfer of Development Rights (TDR) programs include protection techniques designed to compensate the landowner for the real or perceived loss of land value. Development rights (or density units) are transferred from an area where preservation is desired to a more developed area with the ability to accommodate a higher density (usually an area with existing infrastructure). Yet unlike PDR programs, which are often publicly funded, the developer pays the farmer directly for the development rights. Usually the developer profits from the higher density in the development area.

TDR is most suitable in places where large blocks of land remain in farm use. In communities with a fragmented agricultural land base, it is difficult to find a viable sending area. Jurisdictions also must be able to identify receiving areas that can accommodate the development to be transferred out of the farming area. Allocating this additional density can be difficult: the receiving areas must have the physical capacity to absorb new units, and residents of those areas must be willing to accept higher density development. Often, current residents of potential receiving areas must be persuaded that the benefits of protecting farmland outweigh the costs of living in a more compact neighborhood.

TDR programs are distinct from PDR programs because they involve the private market. Most TDR transactions are between private landowners and developers. Local governments generally do not have to raise taxes or borrow funds to implement TDR. A few jurisdictions have experimented with public purchase and "banking" of development rights. A TDR bank buys development rights with public funds and sells the rights to private landowners.

8. Volunteer agricultural districting involves owners of farmlands who voluntarily set aside areas of farmland for a fixed period of time and exclude it from non-farm related development. Owners who participate in these types of programs meet set requirements and receive financial benefits in the form of tax breaks.

Agricultural security areas can help protect blocks of agricultural land. They are initiated by landowners, require a large minimum lot size, and must be kept in agricultural use for the length of the agreement. In exchange, the community agrees to minimize the impact of adjacent development on agriculture. The security area offers landowners strengthened right-to-farm, protecting farmers from nuisance ordinances that would restrict normal farming practices within the security area. It is also a greater protection against eminent domain. The agricultural security areas have helped to stabilize the farmland base. Although a security area does not impose any land use restrictions on a farmland owner, it does provide some important protection from nuisance suits and condemnation actions by government agencies.



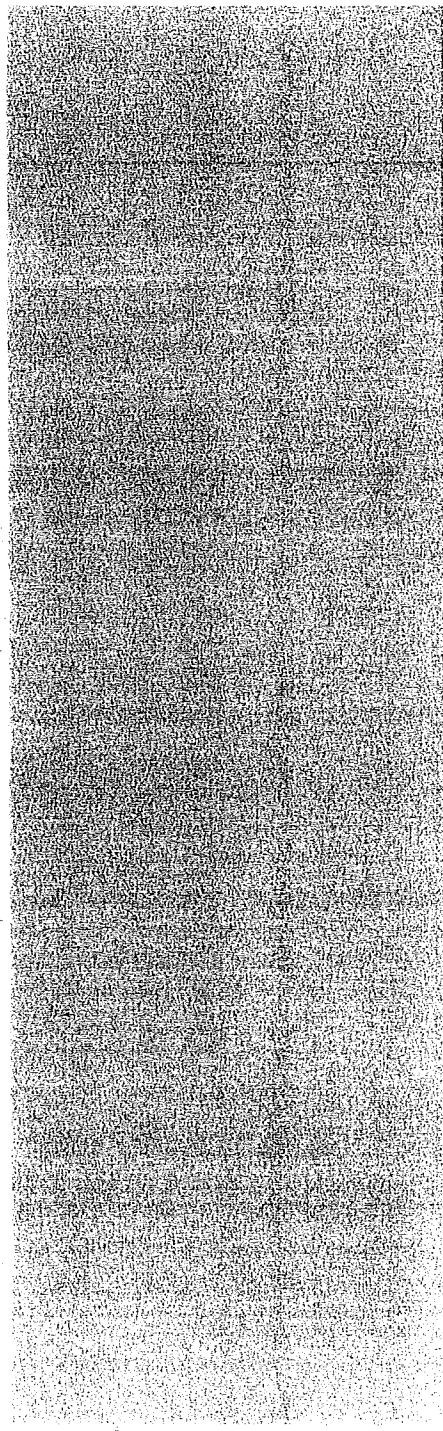
Relatively little land in security areas have been developed. The ability to sell development rights has not been the most significant part of the success of agricultural security areas, simply because of limited public funds to buy development rights. But interest in selling development rights has compelled many farmers to apply to join security areas.

9. **Voluntary Land Acquisition and Easement Program.** Many voluntary programs, such as easements and land donations, may qualify the property owner for tax incentives. Present federal tax law allows both individuals and corporations to take deductions from their taxable income for gifts of property to a tax-exempt nonprofit organization or to a government agency. Individuals may deduct the value of the gift up to a certain percentage of their income and spread a sizable deduction over several years. Property owners may also receive a tax break on their estate and property taxes for donating property or easements. Such tax incentives may encourage property owners to donate part or all of their property.

Disadvantages of these preservation programs include the relatively small amount of land acquired and the difficulties in creating large contiguous blocks of open space or natural habitat. Land acquisition and voluntary programs are effective and efficient ways of preserving land, although their use is somewhat limited in scope. This method of preservation can be an excellent tool, especially when used in combination with other preservation tools.

10. **Tax Programs.**

- a. Urban expansion in or nearby agricultural areas pushes up the market value of farmland. Since farmers need large amounts of land, the rise in land values results in tax burdens that are not supportable by agricultural production. This problem affects farmland owners both when they face their yearly property tax bills and when their heirs must pay inheritance taxes. Under current law, land values are affected by the method of capital gains taxation, the level of property tax, the returns to land, the pretax interest rate, the inflation rate, expected real growth in returns, the expected holding period, and the marginal tax rate. Tax policies- especially property and inheritance taxes- are believed to contribute significantly to farmland losses. There are a variety of tax-related programs available to farmers to help reduce the costs associated with farming enterprises.
- b. Current Agricultural Use Value (CAUV) taxation involves tax assessments based on the land's current use rather than its development potential. Although the program offers tremendous tax break to farmers who own large tracts of land, it may encourage the rezoning of lands to a higher value use to regain the tax base. In Ohio, farmers who decide that the existing tax incentive is no longer sufficient to offset substantial capital gains from a non-



farm sale must pay back a portion of the accumulated income transfer. Most analysts recognize that tax programs alone are not effective at reducing the rate at which farmland is converted to other uses. At best, tax programs often postpone the sale of a farm to developers for a few years, until the farmer retires or dies. Nevertheless, tax programs are a relatively inexpensive way for a local government to preserve land. They allow for more productive farming, equipment acquisition and building upgrades.

- c. Differential assessment and agricultural districts. Areas declared agricultural districts in Ohio have limited special assessments for municipal services such as sewer.
- d. Federal tax legislation in 1997 offered another tax opportunity for farmers to keep their land intact. Under a new provision in the Taxpayer Relief Act of 1997, landowners who commit their lands to conservation easements rather than residential or commercial development can obtain a 40 percent estate tax exemption. The bill applies only to lands within 25 miles of a federally designated metropolitan statistical area and caps tax benefits. Despite these limitations, the amendment sets an example demonstrating one of the many ways in which alternations in tax policy can help farm families avoid having to sell their land to pay inheritance taxes.
- e. Tax programs help farmers to stay in business by lowering expenses and correcting existing inequalities. However, tax programs do not ensure long-term protection of farmland. In addition, differential assessment programs often provide a subsidy to real estate speculators, who are keeping their land in agriculture pending development. Tax programs do not in themselves prevent farmland losses, however, they are important elements of any program that is designed to promote and sustain agriculture. Agricultural tax programs are most effective at protecting farmland when they are combined with other economic incentives and land use controls designed to increase the economic viability of farming.

Preservation of Rural Features

Residents taking part in the Providence Township Community Attitude Survey conducted as part of this plan overwhelmingly indicated that agriculture is important to maintain the Township's rural character (86% of respondents). Survey respondents further indicated the long, unobstructed view of farm fields and wooded lots were the most important visual elements that define the Township's rural character.

In natural settings, the most important role of woodlands is habitat for plants and animals that are dependent on the structure of the woodlands. Trees provide habitat for birds, reptiles, amphibians, and arboreal mammals.



Vegetation includes many species of trees, shrubs, herbaceous plants (including wildflowers), and other understory plants such as ferns, mosses, liverworts, and lichens. Woodlands also contribute to overall biodiversity by harboring bacteria, fungi, and many species of insects and other invertebrates.

Trees and forest resources provide an important component of a township's ecological health, environmental quality, aesthetics, and livability. Trees help stabilize soil by controlling wind and water erosion, reduce noise levels, cleanse pollutants from the air, produce oxygen and absorb carbon dioxide, provide wildlife habitat, and improve water quality by filtering soil and pollutants. Studies have shown that wooded areas also provide significant economic benefits through increased real estate values, improved settings for business activities, and reduced energy costs for heating and cooling.

The American Forestry Association has recommended that a 50% canopy cover in low-density residential areas and a 25% canopy cover in high-density residential areas is a benchmark for a community to secure the many benefits of forested land. Given the character and general land uses in Providence Township, a reasonable woodland goal is to achieve an average 40 percent canopy cover.

Given the character and general land uses in Providence Township, a reasonable woodland goal is to achieve an average 40 percent canopy cover.

One strategy for the protection of these community resources is to incorporate these features in the open space requirement of a conservation development. For instance, provide for views by placing structures out of sight in wooded lots or along tree lines and wooded field edges, so the view of open space is preserved from the right-of-way. To preserve wooded lots, the development should occur in the midst of a field or near the backdrop of woodlands.

A practical strategy for saving rural features is to develop maps and databases which identify places in the community that exhibit unique vistas or woodlands and incorporating these mapped areas into the Land Use Plan and zoning regulations. Emphasize the conservation of consolidated and contiguous, undeveloped lands wherever possible and avoid the creation of multiple open space land fragments.

Another strategy would be to use the open space to buffer sensitive adjacent lands, such as wetlands, or public parks and reserves, or agriculture.

Protect the Most Environmentally Sensitive Areas

1. Riparian Corridors

Clean water is essential to life, and watercourses are the circulatory systems of our communities. By protecting watercourses, the groundwater resources that ultimately receive a recharge from these sources are also protected. Given the dependence of nearly all Providence Township residents upon groundwater wells for drinking water, the quality of its groundwater resources has a direct impact upon public health and safety. By recognizing and incorporating the interchange between surface water and groundwater, a healthy environment will be provided to all citizens of the Township.

Protection of existing natural riparian corridors is critical to the long-term health of streams and downstream receiving waters and is also instrumental in adding aesthetic and economic well-being to the community. If a riparian area is developed or farmed to the water's edge, water quality degradation may be

occurring at that site. Flooding, erosion, sedimentation of surface waters, increased storm water runoff, loss of wetlands and riparian areas, increased pollution, and wildlife habitat losses are some of the problems that could occur if riparian corridors are not protected.

In addition to environmental importance, riparian corridors also possess significant economic value. Riparian corridors provide recreational and health benefits, cultural enhancement, increased property values, and an improved quality of life. In so contributing to human welfare, both directly and indirectly, riparian corridors represent part of the total economic value of natural resources.

2. Floodplains

Flooding is an important function of streams and water bodies, providing important habitats, groundwater recharge, and sediment deposition areas. Floodplains are very unstable; however, they form a unique ecological niche and support biotic communities that are adapted for occasional inundation. Floodplain wetlands absorb and contain large volumes of water during high flows, reducing downstream flooding. Floodplains also support a diverse assemblage of plant and animal life. In addition, they serve an important role in water quality protection, since stream bank vegetation can filter pollutants from runoff before they enter a waterway.

Riparian woodlands provide many benefits to nearby waterways through absorption and removal of pollutants from runoff, reduction in temperature extremes, and as a source of organic matter to provide carbon nutrients (the most basic link in the food chain of a river ecosystem). When these areas are biologically healthy, they provide the best option for stream or river system protection and should be protected.

Development in the floodplain or watershed may change flooding characteristics. Flooding in the middle or lower reaches of a watershed may be influenced by factors well upstream. Downstream flooding is reduced by the sufficient presence of upstream woods, wetlands, vegetative cover, and permeable soils. Flooding is increased where storm water runs directly off the land and into streams, especially where woodlands, wetlands, and vegetation have been replaced with impermeable building and parking lot surfaces.

It is wise to restrict development in floodplains to reduce the risk of flood damage and to preserve their flood-storage capacity. Communities are required to develop appropriate standards for development in floodplains and floodways, and may restrict development there, to minimize safety hazards and preserve flood storage capacity.

3. Wetlands

Perceptions that wetlands lack value are unfounded. Wetlands protect the public health and safety by: 1) Reducing peak flood flows, storing floodwaters, and maintaining stream flow patterns; 2) Minimizing streambank erosion by reducing runoff volume and velocity; 3) Protecting ground water quality by filtering pollutants from storm water runoff; 4) Recharging groundwater reserves; 5) Maintaining surface water quality by minimizing sediment pollution from streambank erosion, and trapping sediments, chemicals, salts, and other pollutants from flood waters and storm water runoff; and 6) Providing habitat for aquatic and terrestrial organisms, many of which are on Ohio's endangered

It is wise to restrict development in floodplains to reduce the risk of flood damage and to preserve their flood-storage capacity.

and/or threatened species listings. It is reported by the Audubon society that 24 threatened and endangered species native to Ohio make wetlands their home, and that 43 percent of endangered and threatened species rely directly or indirectly on wetlands for their survival.

Wetlands are delineated based on hydric soils, the presence of wetlands hydrology, and the dominance of hydrophytic vegetation. The presence of wetlands often coincides with the occurrence of hydric soils and non-hydric soils with hydric inclusions. In Ohio, there are five general classifications of wetlands which depict the predominate types of vegetation: 1) Lowland woods wetlands are wooded areas on hydric soils; 2) Scrub/shrub wetlands are designated by emergent woody vegetation in water less than three feet; 3) Marsh wetlands are determined by emergent vegetation in water less than three feet deep; 4) Wet meadow wetlands are defined as grassy vegetation in water less than 6 inches deep; and 5) Farmed wetlands are farm fields and pasture on hydric soils or open water.

Recreation Opportunities

The Trustees are considering the creation of a picnic pavilion and playground in the center of the Township. This type of facility received the highest response of all recreation needs in the Community Attitude Survey. This desire may exist because there are no schools in the Township - facilities which usually have playground and other active play areas.

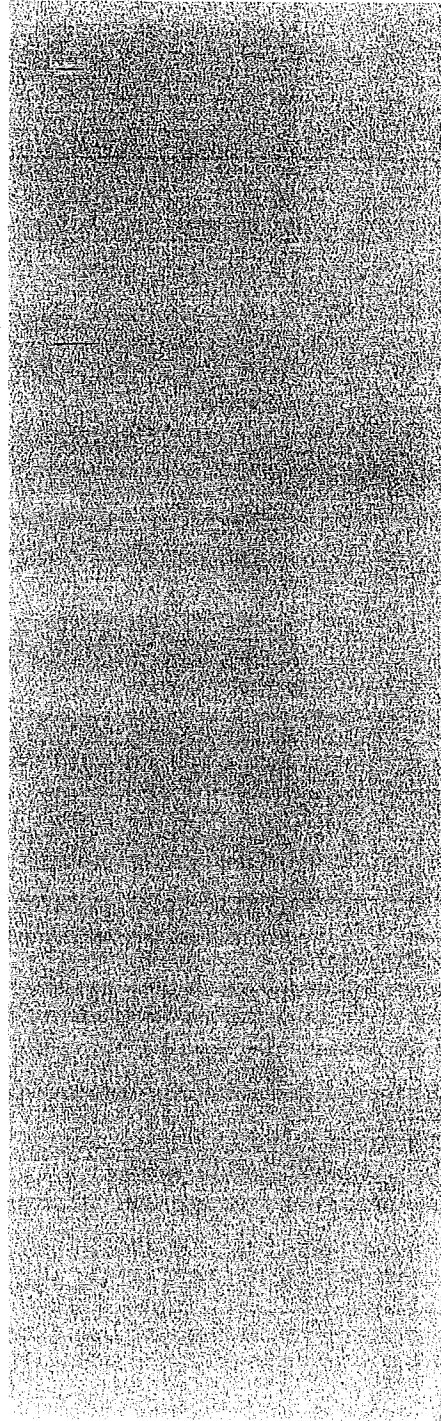
Many communities look for ways to connect recreation spaces to form an open space network. Green spaces in the community should be connected, to provide for a walkable environment. Connecting the Wabash-Cannonball Trail south to the riverside, and tying the trail into the Towpath Trails and the Providence Metropark. Potential green spaces to be connected include:

1. Wabash-Cannonball Trail and Maumee State Forest
2. Lanker State Wildlife Refuge and the Towpath Trails /Providence Metropark

Outdoor Lighting

Most communities have to recognize and deal with the problem of glare caused by outdoor lighting. Light trespass from one land use to another often cited as a public nuisance. Exterior lighting types offer five viable options including: mercury vapor, high-pressure sodium (HPS), low-pressure sodium (LPS), metal halide, and induction lighting.

- Mercury vapor lighting produces a harsh, bluish light that is aesthetically unappealing. It is cheap to purchase and install, but expensive to maintain due to inefficiency.
- HPS has become the nation's main source of exterior lighting because of its strong illumination and because its orangish-yellow light distorts color less than LPS. It is energy efficient with medium life. While law enforcement officials prefer HPS, some lighting professionals feel the safety feature has been overrated and what color distortion is produced by HPS is a hazard in itself.



- LPS is very energy efficient with minimal glare. Its orangish-yellow color may cause some safety concerns related to color distortion, much like HPS. Fixtures are slightly more expensive.
- Metal halide produces a warm white light that is akin to incandescent lighting, is aesthetically pleasing, and produces excellent color rendition. Metal halide suffers from high maintenance costs owing to a lower lamp life and high temperature burn outs. They are less efficient than HPS, LPS, and induction lighting.
- Induction lighting is energy efficient and has low maintenance costs associated with it. It has good color rendering due to its white light, but it has a relatively higher initial cost to purchase and install.

Sample techniques for controlling the light pollution from glare and light trespass include:

1. Prohibition of mercury-vapor lighting altogether and high-pressure sodium (HPS) and quartz lighting for most outdoor uses;
2. Prohibiting uplighting that is not lighting buildings, trees, shrubs, or site surfaces, while requiring these to be turned off between 11 p.m. and sunrise;
3. Require shielding only by a full cut-off shade which allows no direct light above a horizontal plane for luminaires over a certain degree of brightness;
4. Encourage commercial development to share lighting structures and limit hours of operation;
5. Establish standards so that lighting use does not unreasonably interfere with astronomical observations;
6. Encourage lighting practices and systems to conserve energy without decreasing safety, utility, security, and productivity while enhancing nighttime enjoyment of property, through the regulation of the types, kinds, construction, installation, and uses of outdoor electrically powered illuminating devices.

Scenic Corridor Overlay

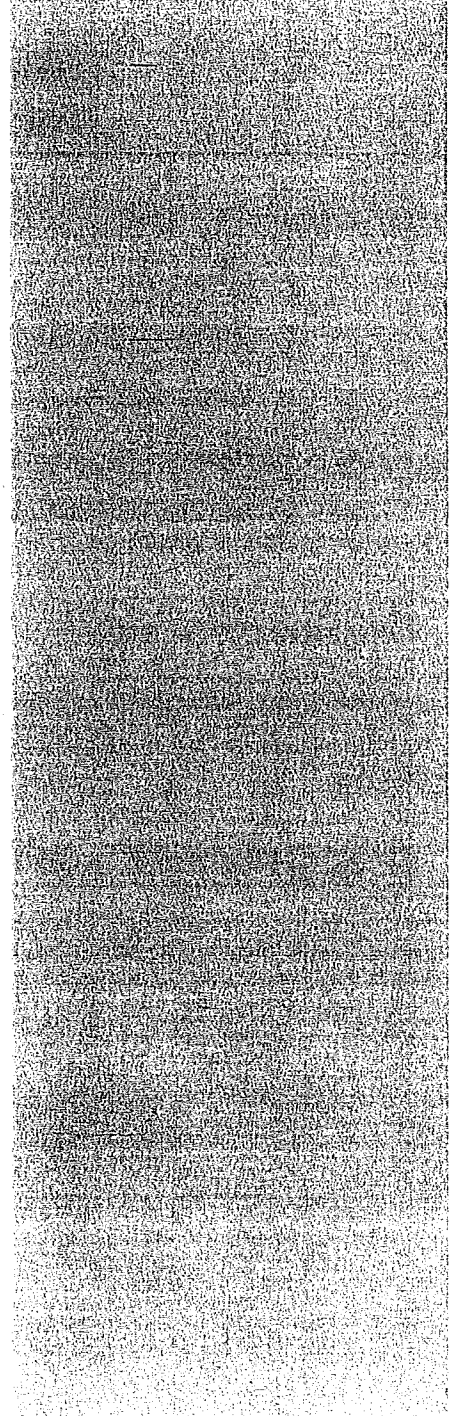
The southernmost parts of the existing U.S. 24 route in Providence Township provide some of the most impressive rural scenery in northwest Ohio. Just south of the highway are the attractive greenspaces of Providence Metropark and the Towpath trails that follow the banks of the Maumee River. To the north of U.S. 24 are some residential properties bounded by the Toledo Lake Erie and Western Railroad. This is a private rail line that runs only a few months out of the year carrying tourists from the Village of Waterville to its terminus at the Maumee River in the Ludwig Mills area of Providence Township. This is a scenic/historic rail line and should not detract from the

To help maintain the scenic qualities of the U.S. 24 corridor, development restrictions are proposed to ensure that private development does not destroy its scenic qualities.



rural vistas within this corridor. The proposed U.S. 24 Bypass will also have magnificent vistas of previously undeveloped woodlots and agricultural areas.

To help preserve and maintain these attractive corridors, development restrictions are proposed to ensure that private development does not destroy scenic qualities. Options include increased setbacks to help push development away from the roadways, limitations on the removal of trees and old growth vegetation, specific architectural design standards, and strict signage regulations. These types of requirements could easily be designed within the framework of an overlay zoning district.



CHAPTER 4 COMMUNITY VISION, GOALS, POLICIES, AND INITIATIVES

Building on the results of the Community Assessment Survey, the Steering Committee proceeded to articulate community values for future development in Providence Township. This plan has been expressed in several ways:

1. Community Vision
2. Goal Elements That Address Community Issues
3. Policies That Reflect the Development Attitude of the Township
4. Initiatives/Action Steps That Represent Action Steps to Achieve Community Goals
5. A Future Land Use Map That Illustrates Future Physical Development in Terms of Use

COMMUNITY VISION

Land development in Providence Township will be based on principles of good community planning which conserve natural and environmental features, promote economic diversity, and ensure safe and efficient transportation to preserve our rural quality of living for current and future generations.

GOALS, POLICIES, AND INITIATIVES

In order for the community vision to be realized, it must be implemented through goals, policies, and initiatives. Goals are a general target for making decisions. Policies are statements that determine a method of action. Initiatives are specific action steps the Township must take to ensure goals are met.

Goal #1: Secure zoning of the entire Township based on the desires expressed by Township residents in the Land Use Plan.

- Policy #1-1: By Fall 2004, promote the discussion and distribution of the Land Use Plan to Township residents to satisfy the widely-held opinion that any zoning efforts for the community should be based on an adopted Land Use Plan representative of the needs and desires of the community.
- Policy #1-2: Oppose the extension of public water, public sewer, or development in unzoned areas of the Township.
- Policy #1-3: Undertake an active program of implementing agreed upon goals of land use and development planning.
- Policy #1-4: Do not allow any partial zoning unless all the unzoned areas of the Township are included.



Initiative #1-1: Undertake a series of public meetings with residents in the unzoned areas of the Township to communicate the objectives of the Land Use Plan and show examples of how zoning can protect property values and quality of life.

Initiative #1-2: Upon receipt of feedback from public meetings with residents in the unzoned areas, initiate adoption of zoning in unzoned areas.

Goal #2: Promote commercial and industrial development in an appropriate manner at key Township locations, especially transportation routes proposed to intersect with the U.S. 24 Bypass, turning a negative into a positive in developing and planning the Township for the future.

Policy #2-1: Provide the Township with a sustainable tax base to relieve the tax burden on residential and agricultural property owners.

Policy #2-2: Coordinate the areas identified on the Future Land Use Map for commercial and industrial development with adjoining townships.

Policy #2-3: Zone areas identified on the Future Land Use Map that coincide with desires and needs of the residential homeowners and agricultural farmers for future commercial and industrial development in Providence Township.

Policy #2-4: Stimulate diversification, expansion and stabilization of the economic base by allowing a variety of land uses in the community.

Initiative #2-1: Add an "Office-Commercial" Zoning District to the Zoning Resolution.

Initiative #2-2: Create an appropriate commercial interchange zoning district at S.R. 295 and the proposed U.S. 24 Bypass. (Note: the commercial zoning should not extend south any further than the lots where eagle nests have been discovered, as noted on the Future Land Use Map.)

Initiative #2-3: Create an appropriate industrial development area on S.R. 295 north of existing U.S. 24.

Initiative #2-4: Create an appropriate commercial-industrial development area outside of Whitehouse at S.R. 295 and Archbold-Whitehouse Road.

Initiative #2-5: Create an appropriate industrial development area on P-N-S Road south of Neapolis to Neowash Road.

Initiative #2-6: Create an appropriate commercial zoning district for Neapolis.

Initiative #2-7: Create a joint economic development agreement (or other such agreements as presented in Attachment 4) with the Village of Whitehouse.

Initiative #2-8: Create an appropriate historic commercial zoning district for the historic Providence Village area that will permit land uses that promote tourism by featuring Township history.

Initiative #2-9: Promote the growth and use of the Metropark's historic and cultural canal boat and Ludwig Mill activities.

Goal #3: Mitigate the negative "quality of life" impacts brought on by a relocated U.S. 24 and expanded S.R. 295.

Policy #3-1: Advocate for widening, turn lane, and/or other safety enhancements to existing U.S. 24.

Policy #3-2: If the U.S. 24 Bypass is to be constructed, then advocate for an appropriate design that provides for overpasses at S.R. 295 and P-N-S Road citing safety needs of school buses, agricultural vehicles, and fire vehicles.



- Policy #3-3: Promote the development of a transportation system that is compatible with the environment, uses available resources wisely, and promotes the aesthetics of the region.
- Initiative #3-1: Improve dangerous intersections on U.S. 24, especially at Bailey Road, Box Road, and S.R. 295.
- Initiative #3-2: Seek federal mitigation funds to increase safety at intersections used by commercial vehicles entering or exiting from the U.S. 24 Bypass.
- Initiative #3-3: Work with County to implement access management controls.
- Initiative #3-4: Ensure a traffic light is installed at the U.S. 24 and S.R. 578 intersections (Bridge to Grand Rapids).
- Initiative #3-5: Consider highway corridor regulations for major north-south and east-west roads including Archbold-Whitehouse Road, Neapolis-Waterville Road, P-N-S, and S.R. 295 to preserve rights-of-way, limit access points, and prevent congestion. Extend the U.S. 24 "Scenic Corridor" Zoning Overlay District from Waterville Township along existing U.S. 24.
- Initiative #3-6: The Township should pursue Transportation Enhancement funds for intentional roadway design features that stand out from ordinary interchanges. Creative gateway signage, overpass abutments, and roadway sound barriers could announce the arrival into the Township. Pursue funds to provide greenspace, parkland, and buffer zones along the proposed U.S. 24 Bypass.

Goal #4: Work in conjunction with surrounding communities to help provide public infrastructure services as needed based upon ongoing assessments and investigation of public input.

- Policy #4-1: Limit the availability of water/sewer services to zoned areas specifically designated for residential, commercial, and industrial development as identified in the Land Use Plan recognizing that the mere general availability of public water and/or sewer services has been shown to dramatically increase the rate of development.
- Policy #4-2: Once zoned, prioritize the availability of water/sewer services to the Village of Neapolis to assist residents overcome problems associated with low water tables at various times of the year and reduce the potential for groundwater contamination.
- Policy #4-3: For prioritized areas, seek grants and other financing assistance to spare farmers and owners of unimproved land the up-front cost of the infrastructure until the land is proposed for improvements.
- Initiative #4-1: Once zoned, secure public water to Neapolis Village and the proposed commercial/industrial districts along S.R. 295 and P-N-S Road. Possible sources include Lucas County, Whitehouse Village, the City of Toledo, the City of Sylvania, Fulton County, Grand Rapids, or Wood County.
- Initiative #4-2: Once zoned, secure water from Grand Rapids or Wood County to service the proposed Providence Historic Commercial District.
- Initiative #4-3: Continue to evaluate the feasibility of creating a new water treatment facility in partnership with Lucas County.
- Initiative #4-4: Address the sewage treatment needs of Neapolis identified in the 1980 Facilities Plan prepared for Neapolis by Finkbeiner, Pettis & Strout, Inc. by coordinating discussions with Lucas County and the Lucas County Health Department. Grant and other financing opportunities exist which may apply to the recommended solution.
- Initiative #4-5: Continue to encourage natural gas providers to extend lines to residents in the Township.

Goal #5: Preserve the land in a sensible manner as defined by Township residents, allowing it to be flexibly developed for the future while maintaining the rural feel in Providence Township.

- Policy #5-1: Promote conservation development as the preferred type of residential subdivision to preserve desired land features as part of required open space. The obvious concern is to ensure that Providence Township does not become a typical cookie-cutter, suburban community.
- Policy #5-2: Design neighborhoods for a greater sense of community (walkable, smaller lots, more common area, community facilities).
- Policy #5-3: Preserve the Township's most productive agricultural soils.
- Policy #5-4: Look at ways to connect open spaces to form an open space network.
- Policy #5-5: Promote the identification and protection of environmentally sensitive areas through the use of conservation easements and wetlands banking.
- Policy #5-6: Promote lighting standards that reduce light pollution.
- Policy #5-7: Preserve scenic corridors along existing U.S. 24, an area which provides some of the most impressive rural scenery in northwest Ohio.
- Policy #5-8: Assure that development adequately considers topographical hazards, ecological factors, recreation sites, and enhances and encourages development of important open-space resources.
- Initiative #5-1: Conserve, protect, and enhance those areas of Providence Township ideally suited for agriculture, scenic or open space development, woodlots, wildlife habitats, wetlands, drainage courses, and historic preservation in all PUD or conditional land uses.
- Initiative #5-2: Zone specified areas identified on the Future Land Use Map for residential development to promote appropriate subdivision development when public water is made available.
- Initiative #5-3: Investigate options and implement regulations to minimize the negative impacts of minor lot splits, especially upon future subdivision development and roadway access management. For example, these regulations might include a limit on the number of lot splits allowed in any Township planning period, a requirement for public right-of-way easements for both interior property access and alleys, maximum lot sizes for various land uses, shared driveway access requirements, or the mandatory requirements to provide a plan for development of the undivided parcel at the time a minor subdivision is requested.
- Initiative #5-4: Take steps to ensure conservation housing developments are more easily approved than traditional subdivision developments.
- Initiative #5-5: Keep 1 acre as the minimum lot size for residential development.
- Initiative #5-6: Investigate options and implement farmland preservation techniques, including the Transfer of Development Rights (TDR), Issue 1 funds for the purchase of development rights (PDR), the designation of agricultural security districts, voluntary exclusive agricultural zoning, voluntary agricultural set aside programs, and voluntary agricultural easement programs.
- Initiative #5-7: Seek federal "mitigation" funding to buffer environmentally-sensitive land at Pollock and S.R. 295 near the proposed U.S. 24 Bypass (sites where eagle nests identified).
- Initiative #5-8: Strengthen lighting glare and trespass standards in the Township by prohibiting high-glare lighting elements, such as high pressure sodium and quartz lighting, uplighting not directed at buildings, or ornamental landscape features, and a requirement for light shielding by full cutoff shades.



Initiative #5-9: Introduce special scenic corridor zoning requirements for the existing U.S. 24 corridor which: increases front yard setbacks to help push development away from the roadway; requires nearly opaque commercial buffering from the right of way; places limitations on the removal of trees and old growth vegetation; and specifies architectural design standards and signage regulations.

Initiative #5-10: Introduce special buffering requirements for development along the proposed U.S. 24 Bypass to mitigate the impact of the development on Township residents. Buffering requirements could include architectural design features that reflect historic rural building scales and pitched roofs; building and structure setbacks from the U.S. 24 Bypass right-of-way; special vegetative and mounding landscaping requirements; water-filled borrow pits; retention of natural woodlots, meadows, or wetlands; and signage limitations.

Goal #6: Provide the Most Appropriate Supporting System of Schools, Open Spaces, Public Buildings, and Utilities for the Residents of the Township.

Initiative #6-1: Develop a picnic pavilion and playground in the center of the Township.

Initiative #6-2: Complete the paving of the Wabash-Cannonball bike trail.

Initiative #6-3: Provide N-S trail connectivity to the Towpath trail.

FUTURE LAND USE PLAN

The Future Land Use Map illustrates the recommendations made regarding existing and future land uses for Providence Township. See **Attachment 1, Plate N: Future Land Use Map**. The Future Land Use Map is a graphic summary of the previous narrative sections of his report.

It should be noted that land use plans are flexible documents. They must be reviewed and updated on a regular basis. The implementation of the Land Use Plan is accomplished through proper enforcement of zoning, subdivision, and other regulations which affect land use.

It is important that Providence Township work closely with the Village of Whitehouse, the Lucas County Plan Commission, and the Toledo Metropolitan Area Council of Governments, as the actions that these agencies take will have serious impacts on the Township. The more cooperative planning efforts are, the greater the likelihood that the result will be acceptable to Township residents.



ATTACHMENTS

ATTACHMENT 1: PLATES

ATTACHMENT 2: COMMUNITY ATTITUDE SURVEY

ATTACHMENT 3: DEMOGRAPHIC DATA

ATTACHMENT 4: MUNICIPAL-TOWNSHIP AGREEMENT OPTIONS

ATTACHMENT 1 PLATES

[Plate A: General Map of Providence Township](#)

[Plate B: Postal Districts Map](#)

[Plate C: School District Borders Map](#)

[Plate D: Aerial Overview Map](#)

[Plate E: Land Cover Map](#)

[Plate F: Tree Cover Map](#)

[Plate G: Floodplain Map](#)

[Plate H: Wetlands Map](#)

[Plate I: Hydric Soils Map](#)

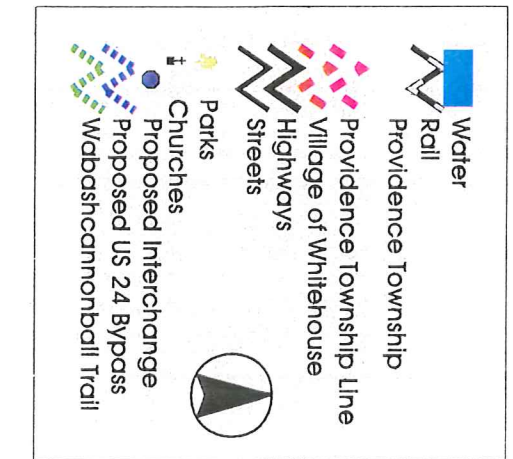
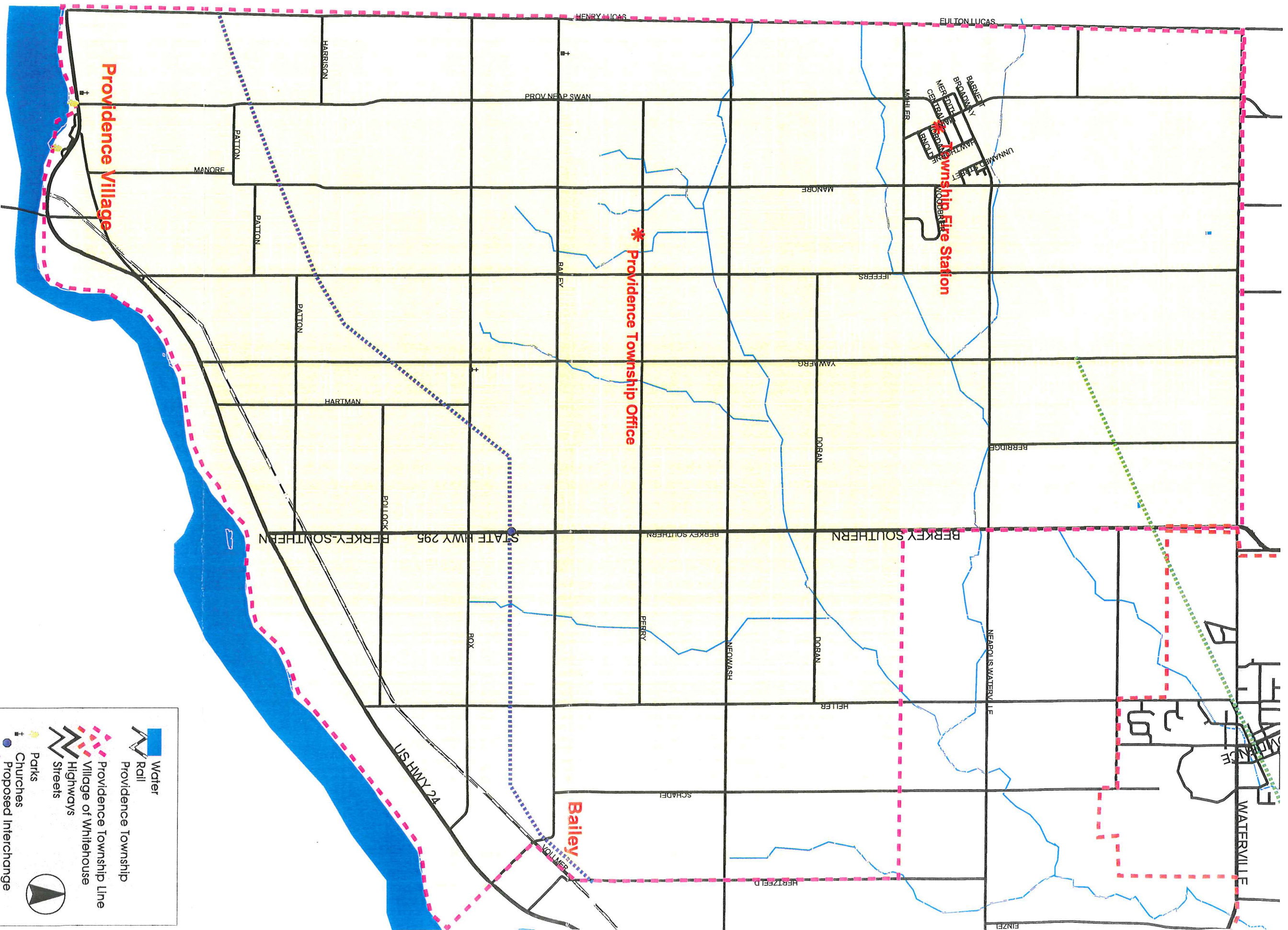
[Plate J: Prime Farmland Map](#)

[Plate K: Recreational Areas Map](#)

[Plate L: Current Zoning Map](#)

[Plate M: Soils Suitable for On-site Septic Systems Map](#)

[Plate N: Proposed Land Use Map](#)

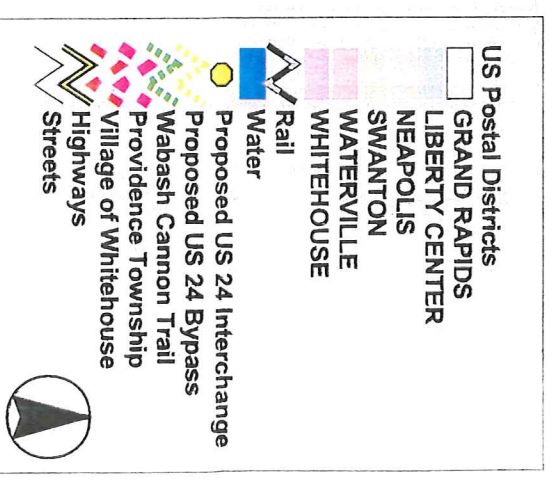
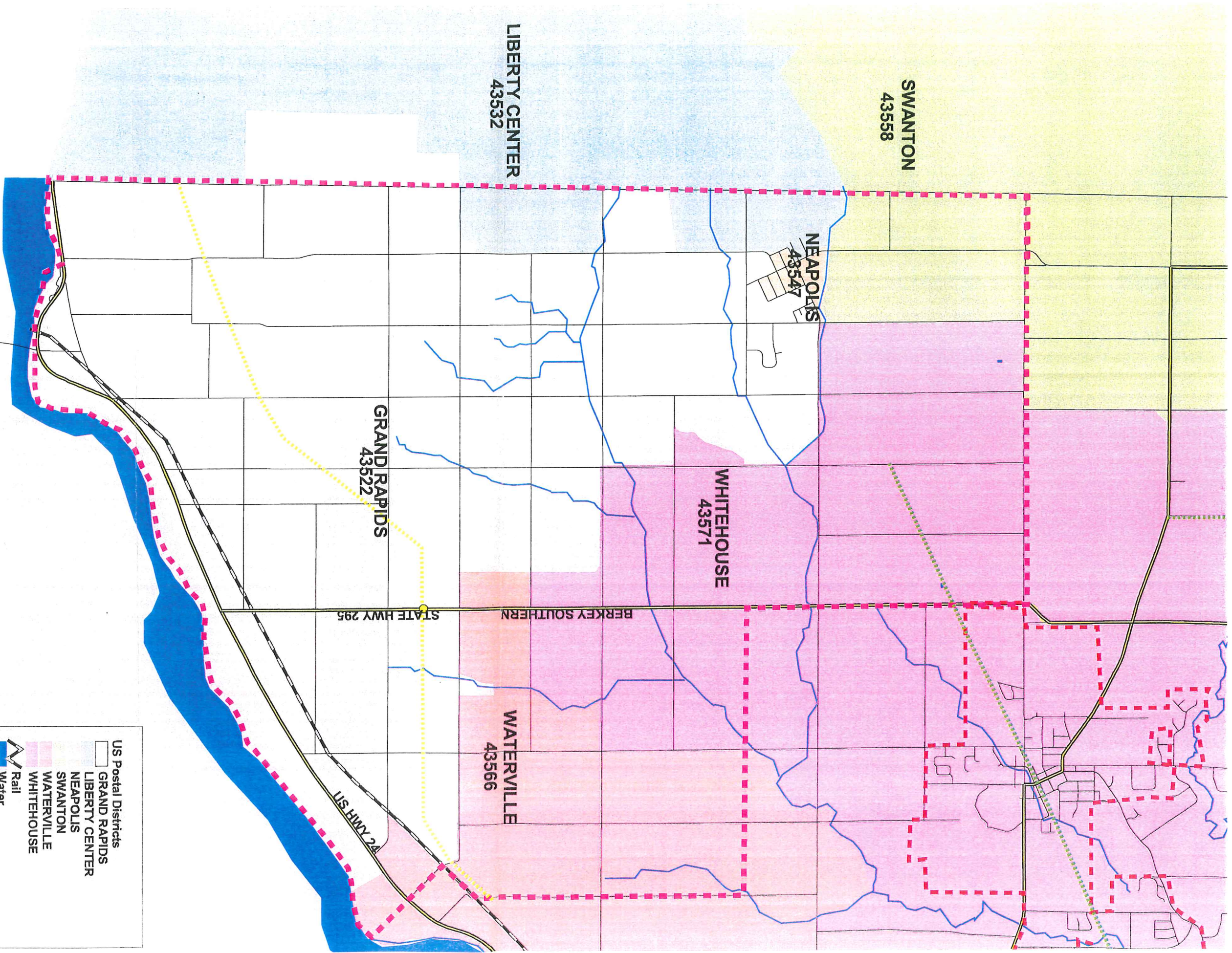


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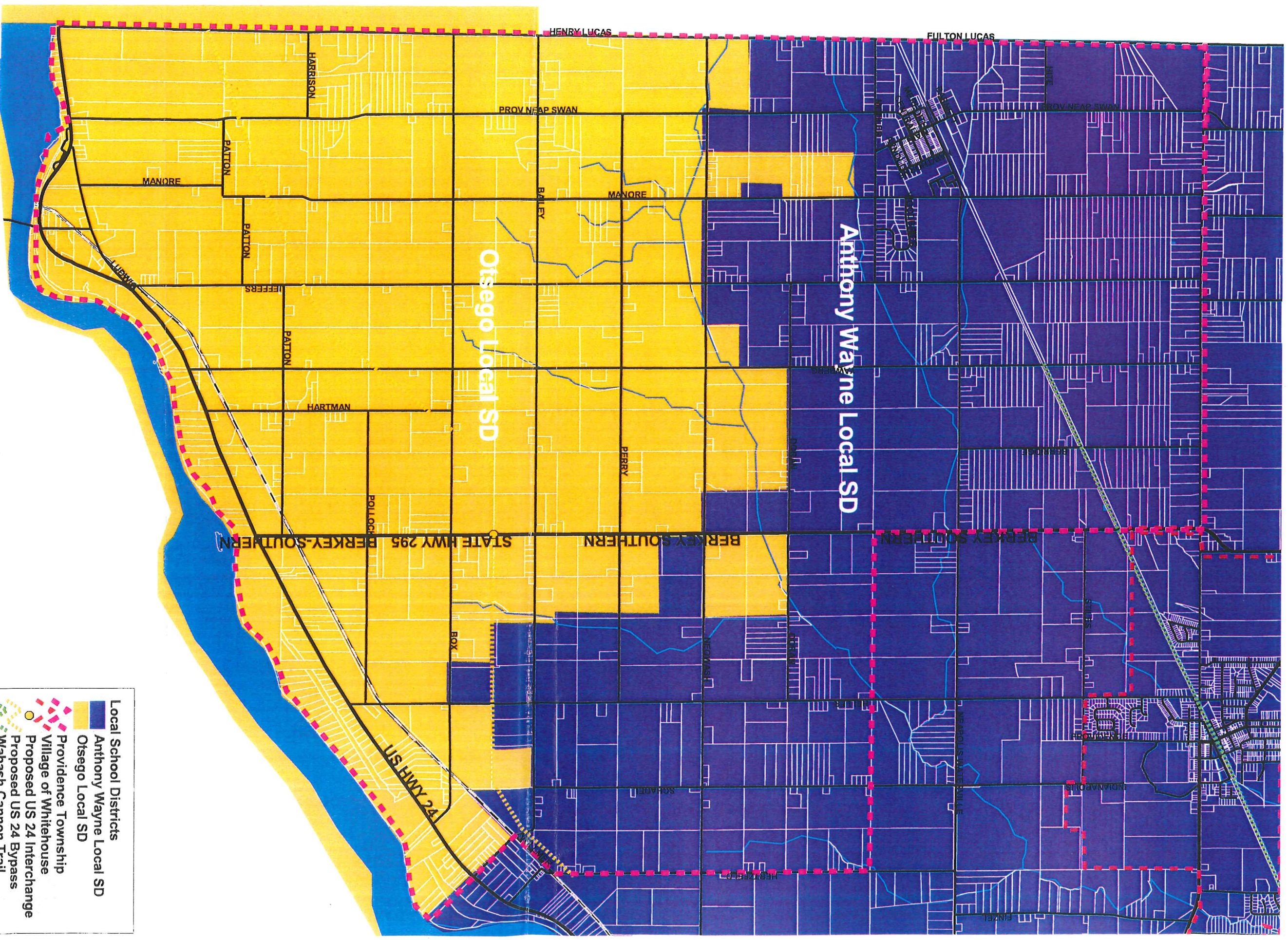
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Providence Township Land Use Plan

Plate A: General Map



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Local School Districts

- Anthony Wayne Local SD
- Otsego Local SD
- Providence Township Village of Whitehouse

Proposed US 24 Interchange

Proposed US 24 Bypass


Wabash Cannon Trail

Highways

Streets

Water

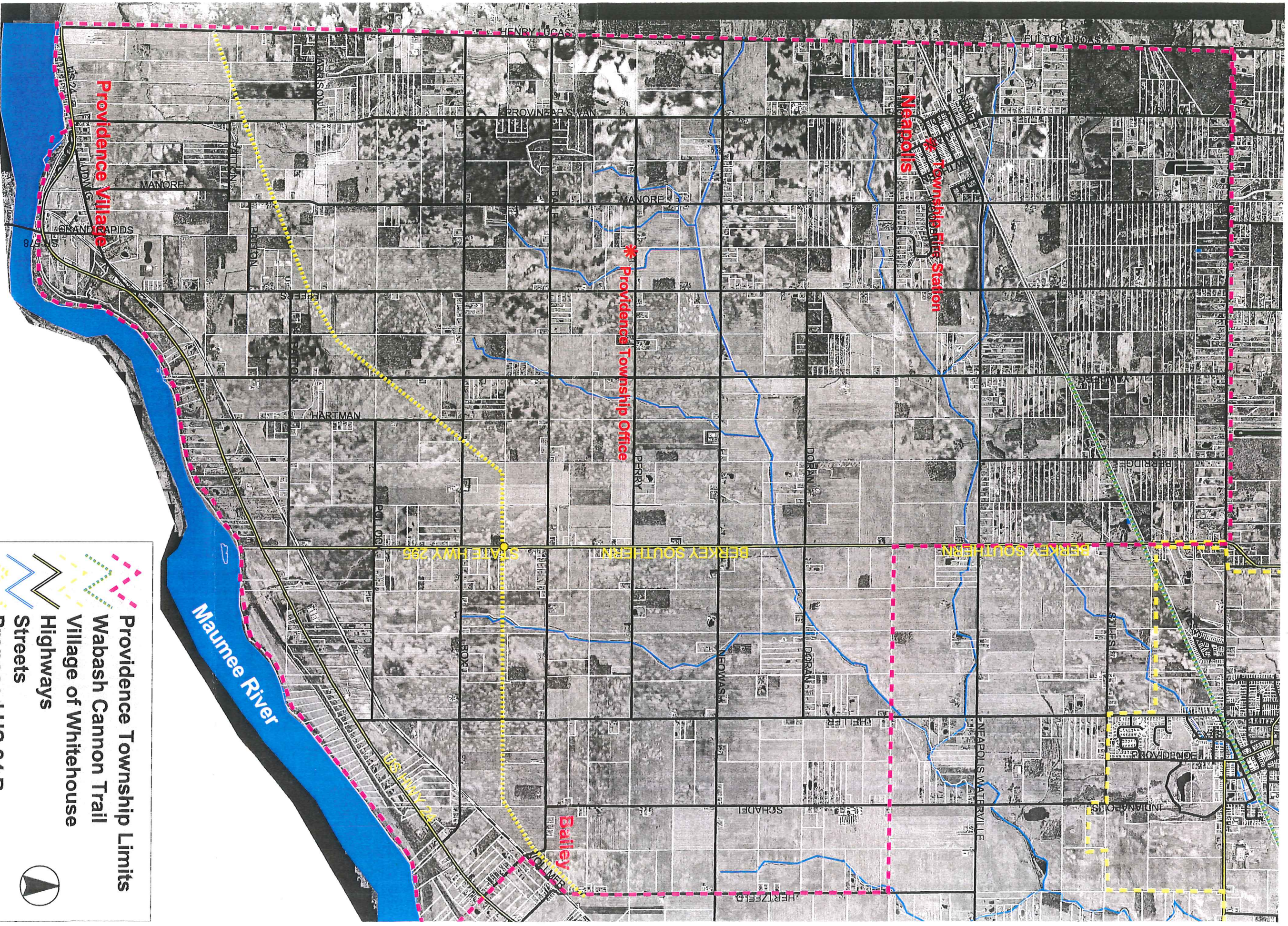
Rail




PDG PLANNING
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PDG PLANNING

Plate C: School Districts Map
Providence Township Land Use Plan



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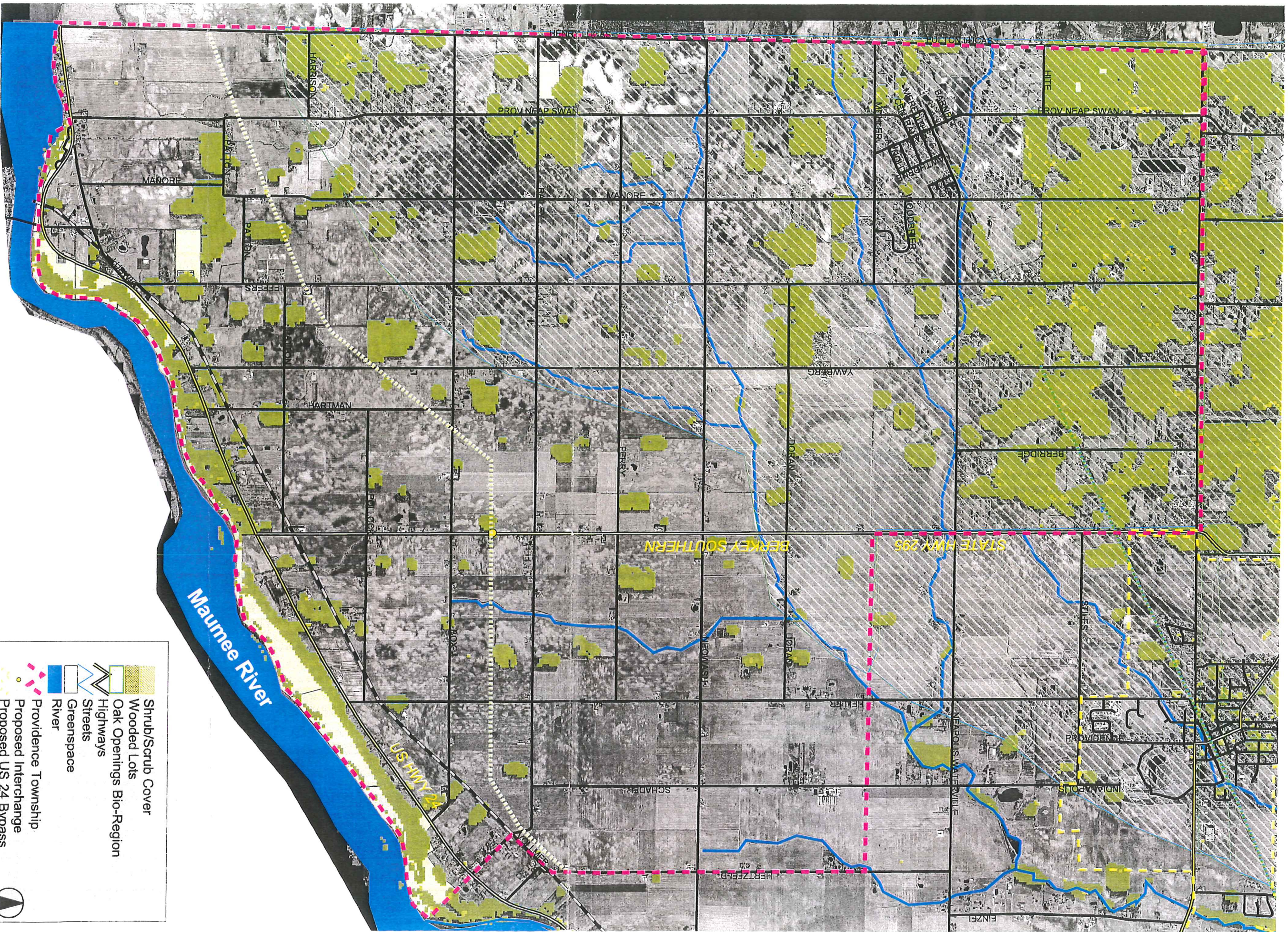
-  Providence Township Limits
-  Wabash Cannon Trail
-  Village of Whitehouse
-  Highways
-  Streets
-  Proposed US 24 Bypass
-  Proposed US 24 Interchange



Plate D: Aerial Overview Map

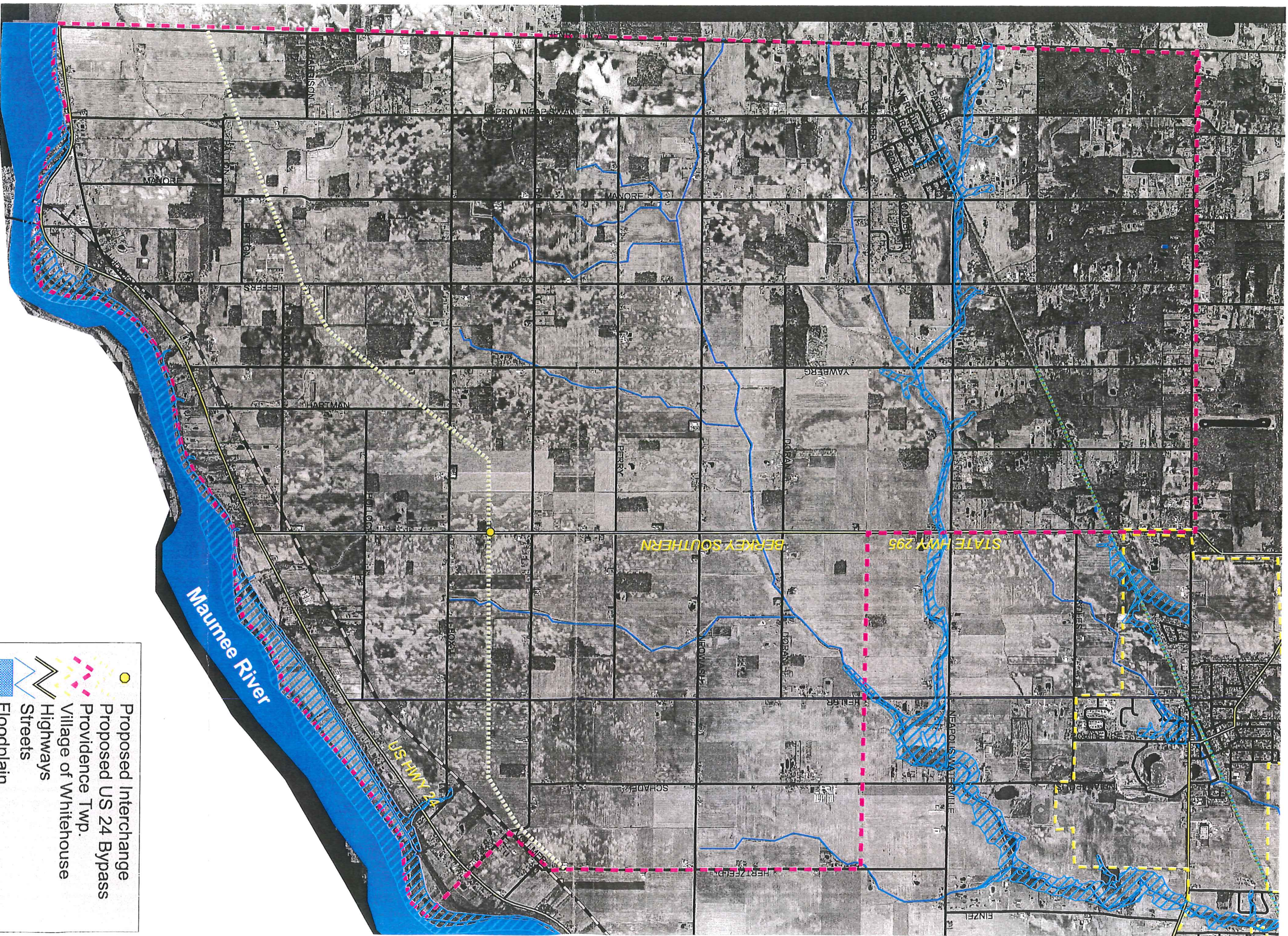
Providence Township Land Use Plan









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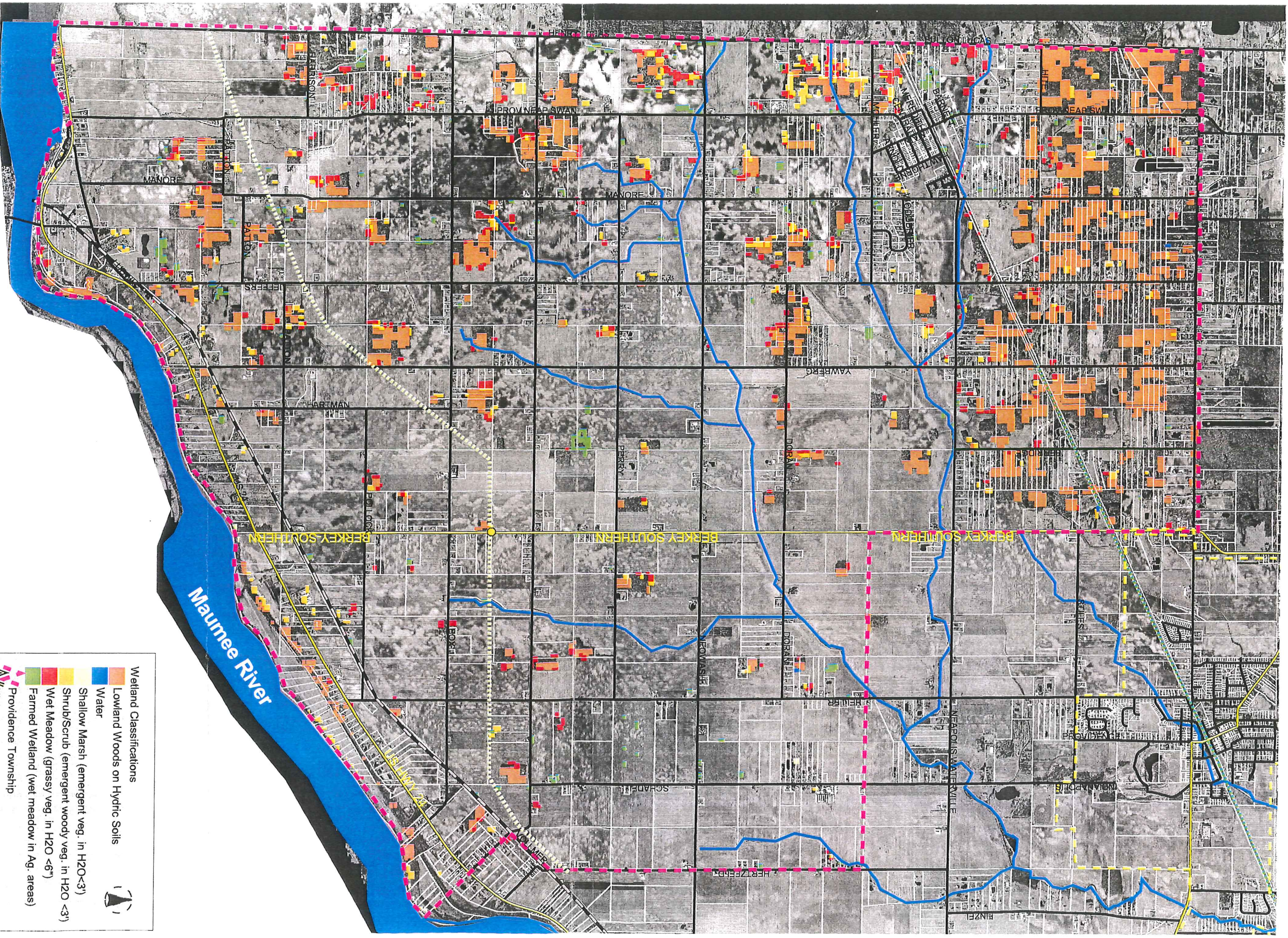
Plate F: Tree Cover Map



-  Proposed Interchange
-  Proposed US 24 Bypass
-  Providence Twp. Village of Whitehouse
-  Floodplain
-  Watercourse
-  Streets
-  Highways
-  Rail



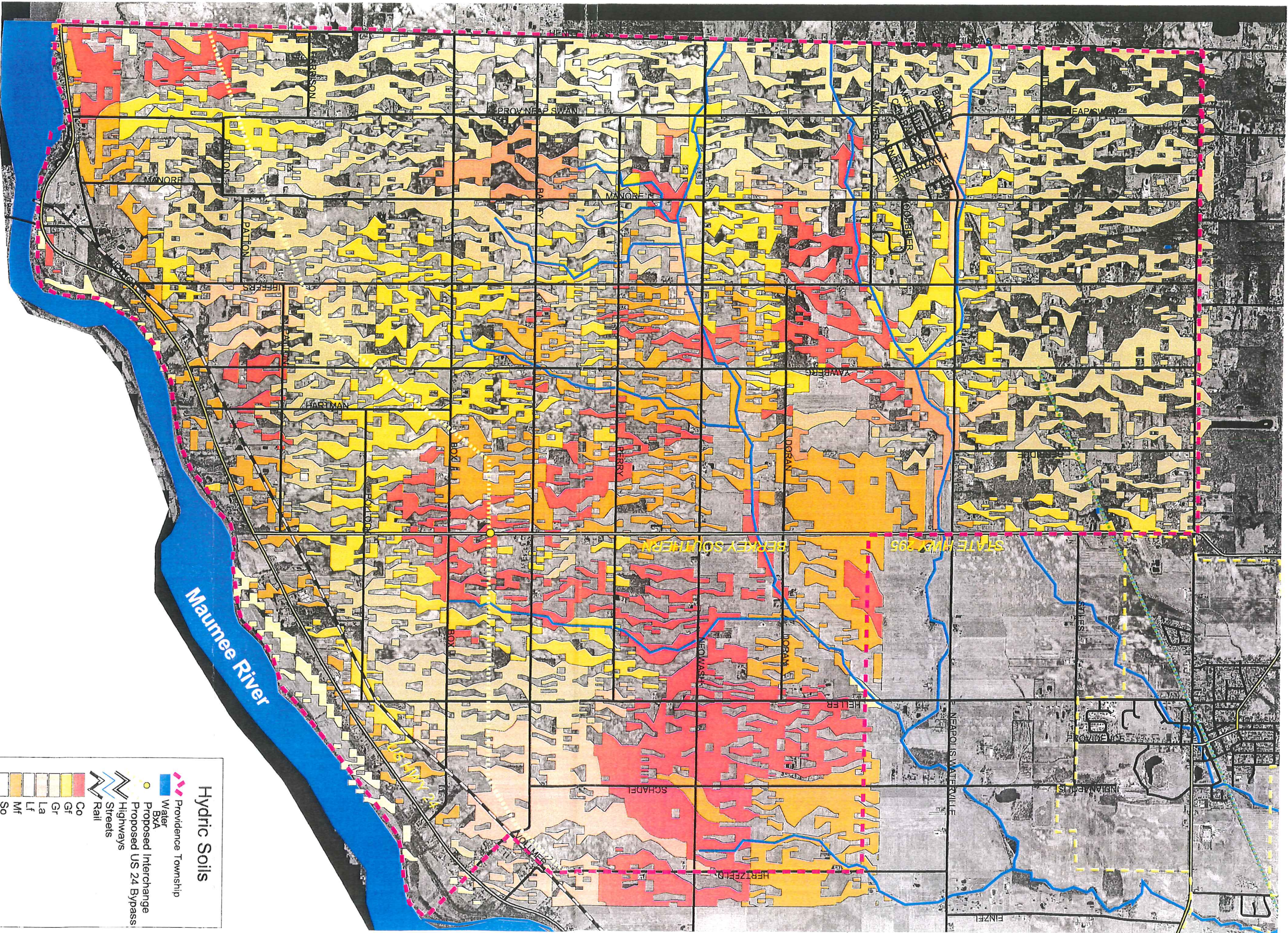
PROVIDENCE TWP.
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- Wetland Classifications**
- Lowland Woods on Hydric Soils
 - Water
 - Shallow Marsh (emergent veg. in H2O < 3')
 - Shrub/Scrub (emergent woody veg. in H2O < 3')
 - Wet Meadow (grassy veg. in H2O < 6")
 - Farmed Wetland (wet meadow in Ag. areas)
- Providence Township**
- Highways
 - Streets

Plate H: Wetlands Map





Hydric Soils

- Providence Township
- Water
- BXA Proposed Interchange
- Proposed US 24 Bypass
- Highways
- Streets
- Rail

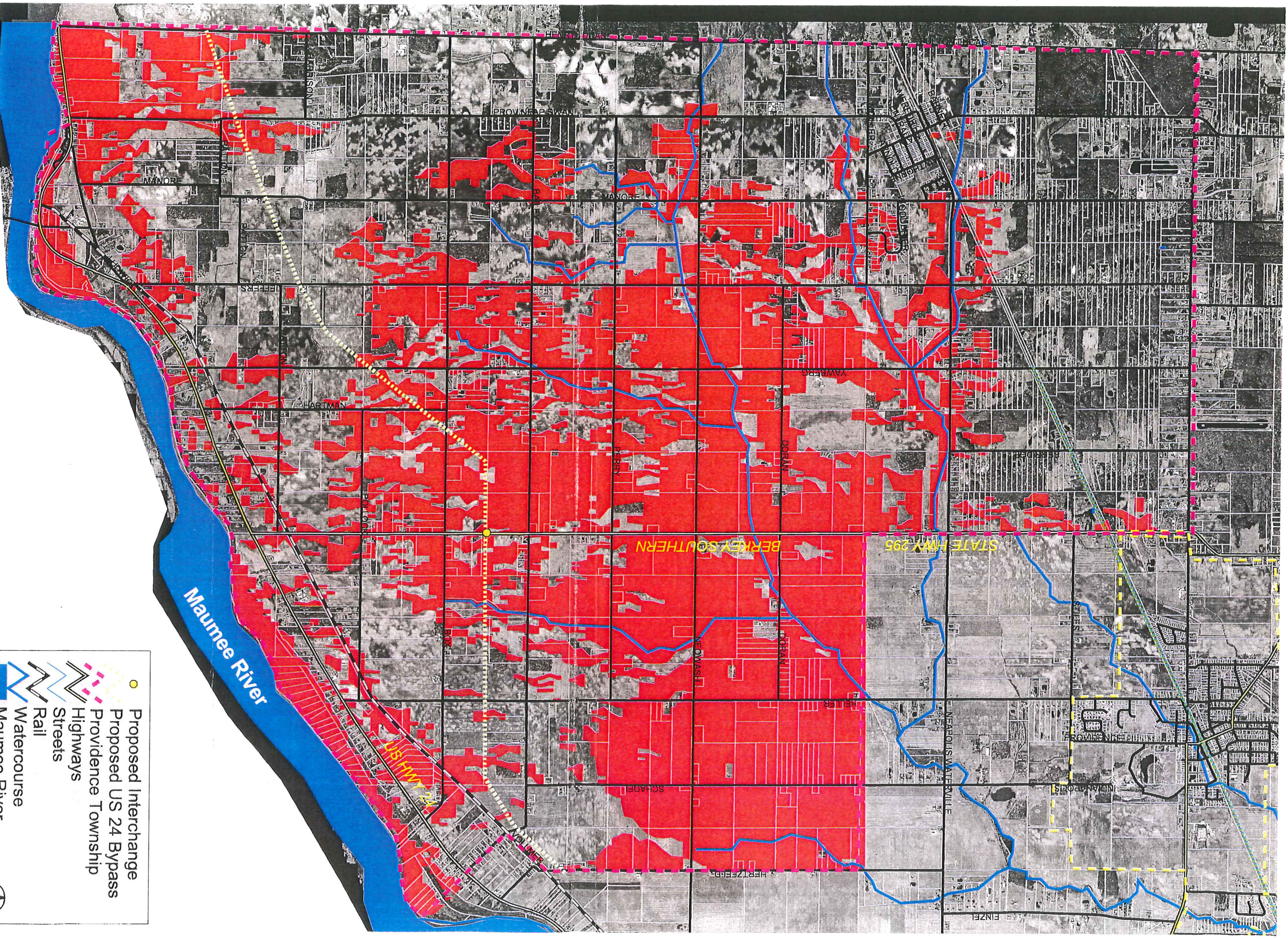
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Plate I: Hydric Soils Map



PROVIDENCE TOWNSHIP
DESIGN STUDIO



-  Proposed Interchange
-  Proposed US 24 Bypass
-  Providence Township
-  Highways
-  Streets
-  Rail
-  Watercourse
-  Maumee River
-  Prime Farmland

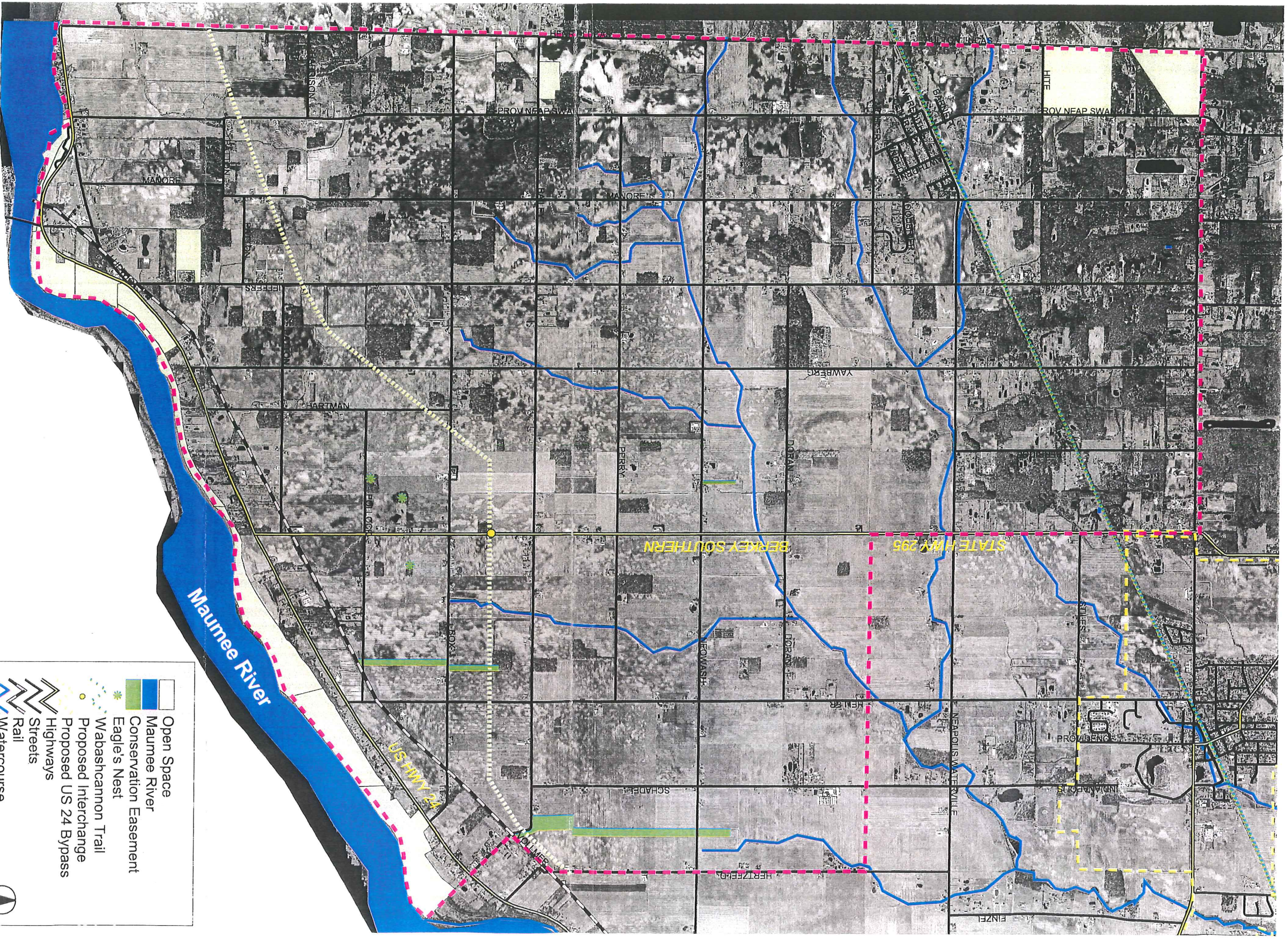















PROVIDENCE TOWNSHIP
DESIGN GROUP

PDG PLANNING

Plate J: Prime Farmland Map

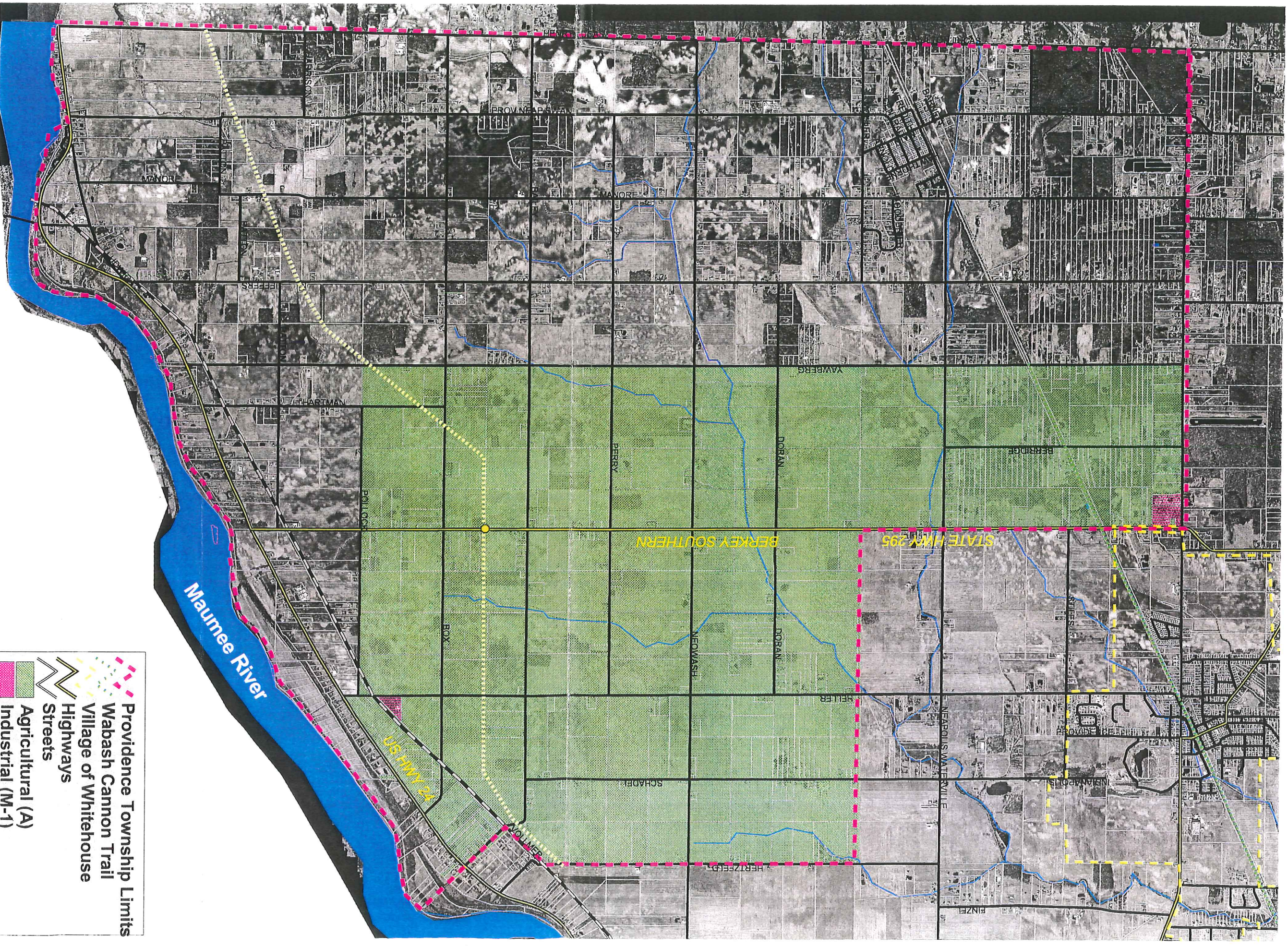
Providence Township Land Use Plan



-  Open Space
-  Maumee River
-  Conservation Easement
-  Eagle's Nest
-  Wabashcannon Trail
-  Proposed Interchange
-  Proposed US 24 Bypass
-  Highways
-  Streets
-  Rail
-  Watercourse
-  Village of Whitehouse
-  Providence Township



PROVIDENCE TOWNSHIP
DESIGN STUDIO



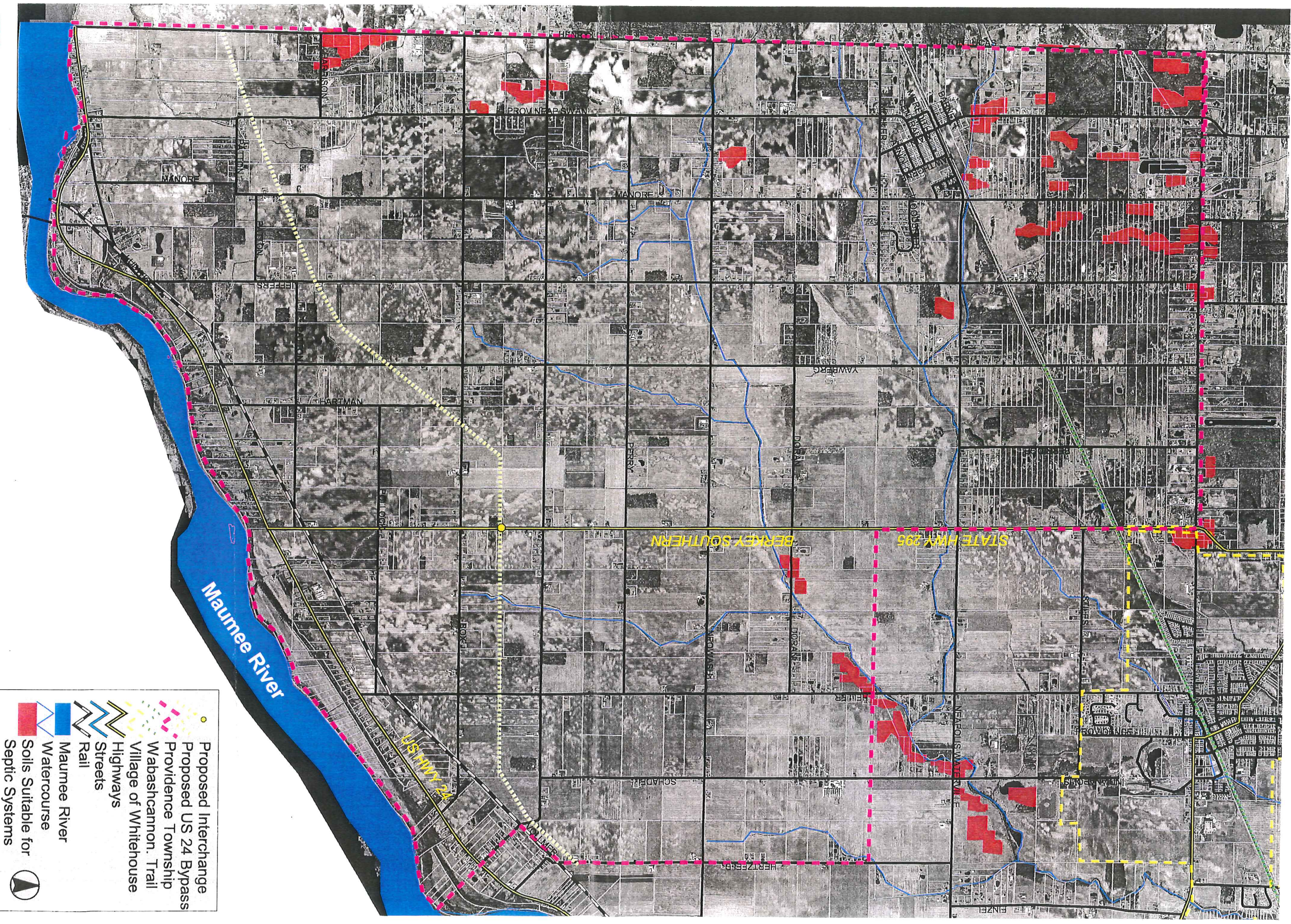
- Providence Township Limits
- Wabash Cannon Trail
- Village of Whitehouse
- Streets
- Agricultural (A)
- Industrial (M-1)
- Not Zoned
- Water












*Zoning Information Provided by Lucas County Auditor-2004

Plate L: Zoning Map



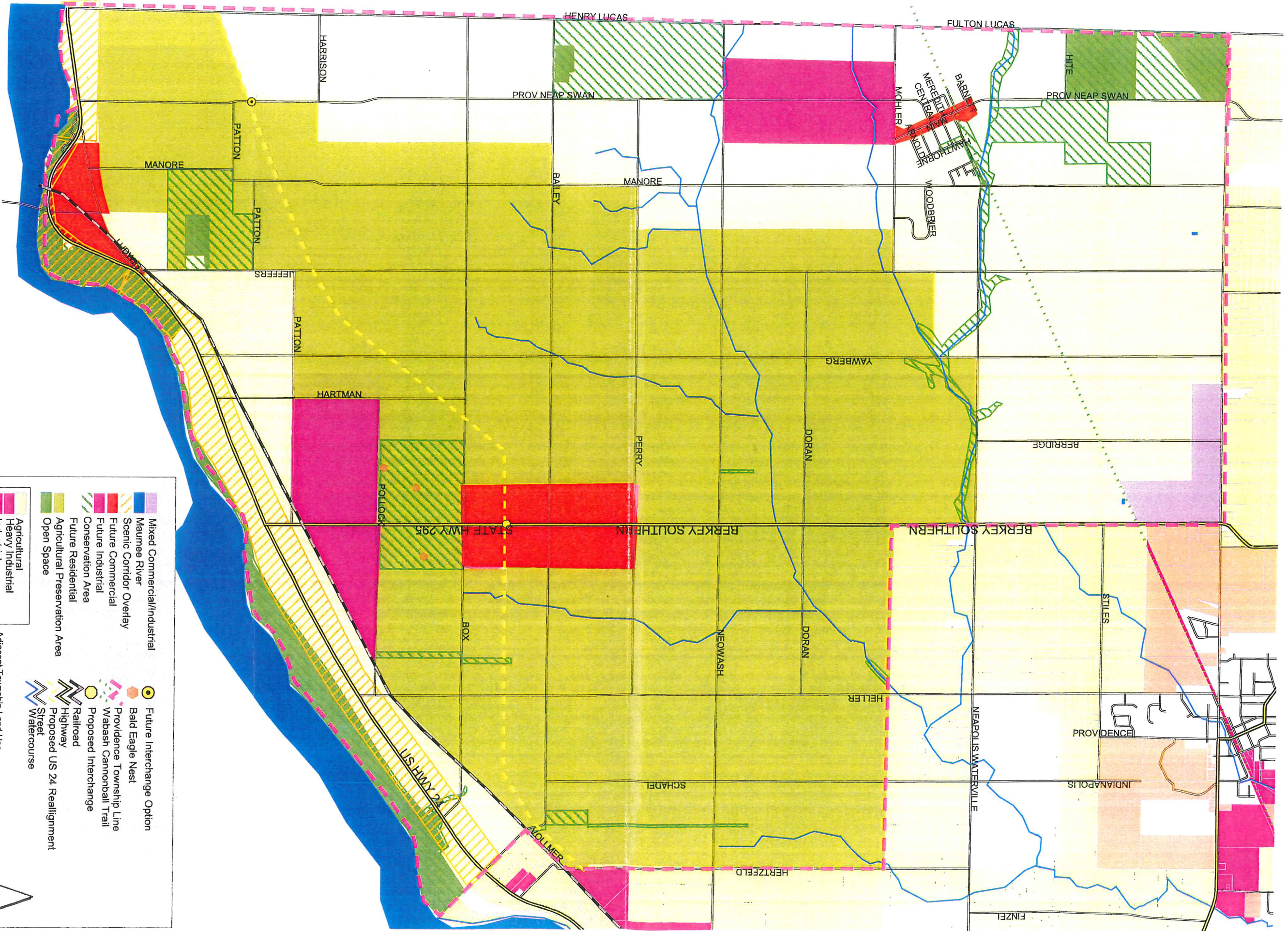
PROVIDENCE TOWNSHIP
DESIGN GROUP



-  Proposed Interchange
-  Proposed US 24 Bypass
-  Providence Township
-  Wabashcannon, Trail
-  Village of Whitehouse
-  Streets
-  Rail
-  Maume River
-  Watercourse
-  Soils Suitable for Septic Systems
- 



PDS&A, INC.
DESIGN GROUP



	Mixed Commercial/Industrial		Future Interchange Option
	Maumee River		Bald Eagle Nest
	Scenic Corridor Overlay		Providence Township Line
	Future Commercial		Wabash Cannonball Trail
	Future Industrial		Proposed Interchange
	Conservation Area		Railroad
	Future Residential		Highway
	Agricultural Preservation Area		Proposed US 24 Realignment
	Open Space		Street
	Agricultural		Watercourse
	Heavy Industrial		
	Industrial		
	Suburban Residential		



ATTACHMENT 2 COMMUNITY ATTITUDE SURVEY RESULTS

Providence Land Use Plan Community Attitude Survey Results for ALL AREAS

Final Report – August 6, 2003

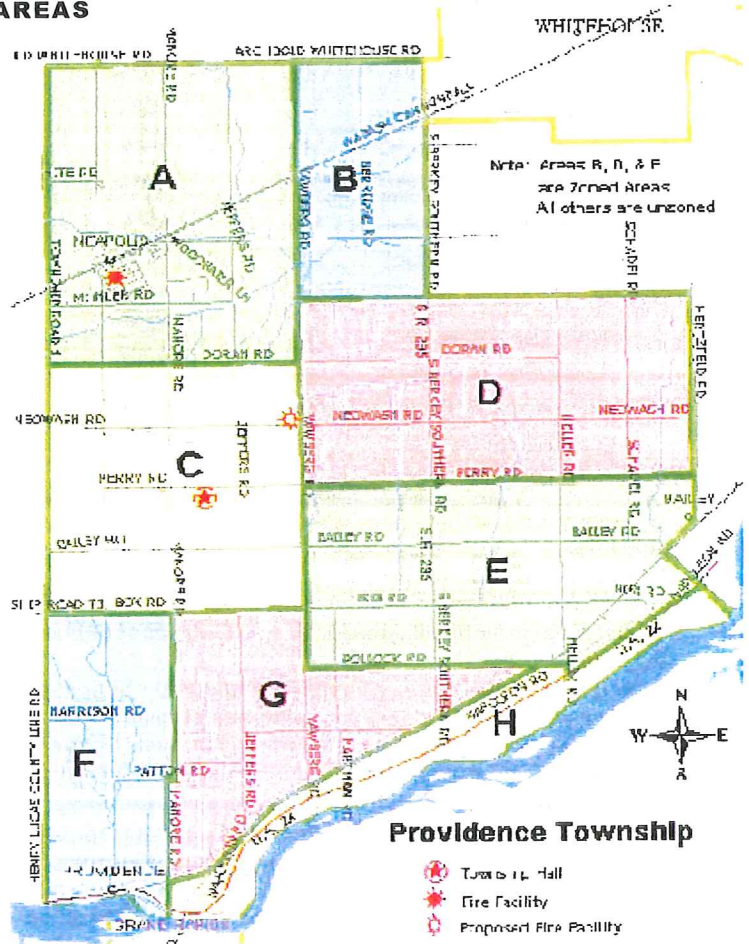
Mailed Surveys: 1,326
 Responses Received: 358 All Areas
 Response Rate: 33% All Areas

1. Where do you live in Providence Township?

Area of Township	Responses	Percentage of Total
Area A	109	32%
Area B	34	10%
Area C	42	12%
Area D	34	10%
Area E	43	13%
Area F	21	6%
Area G	30	9%
Area H	23	7%

2. What school district do you live in?

S.D.	Responses	Percentage of Total
Anthony Wayne	206	59%
Otsego	144	41%
Liberty Center	1	0%



Cross-Tab Notes:

- Areas A, B, and D are primarily within the Anthony Wayne School District.
- Areas C, E, F, G and H are primarily within the Otsego School District.

3. How has quality of life in the Township changed over the past five years?

Change over the last 5 Years	Improved Substantially	Improved Slightly	Declined Slightly	Declined Substantially	Improved Overall	Declined Overall
Local Job Opportunities	1%	34%	53%	13%	34%	66%
Local Housing Choices	15%	65%	16%	3%	81%	19%
Local Housing Affordability	3%	35%	48%	13%	39%	61%
Local Shopping Opportunities	2%	44%	45%	9%	46%	54%
Anthony Wayne Schools	30%	56%	12%	3%	85%	15%
Otsego Schools	16%	39%	35%	10%	55%	45%
Local Park Facilities	18%	69%	10%	3%	87%	13%
Local Recreation for Youth	6%	54%	33%	7%	60%	40%
Local Recreation for Adults	5%	50%	37%	8%	55%	45%
Local Recreation for Seniors	4%	45%	39%	13%	49%	51%
Local Garbage Collection	5%	56%	30%	9%	62%	38%
Local Crime Rate	5%	43%	44%	8%	48%	52%
Local Police Protection	4%	56%	28%	12%	59%	41%
Local Fire Protection	13%	72%	12%	4%	85%	15%
Emergency Medical Services	16%	74%	9%	2%	89%	11%
Local Health Services	3%	60%	29%	8%	63%	37%
Reasonableness of Local Taxes	6%	27%	45%	22%	33%	67%

Cross-tab Notes:

- Area B respondents led all other areas with 93% expressing overall improvement to local housing choices.
- A substantial majority of Area D, F, and G respondents indicated an overall decline in housing affordability, leading all other areas.
- While the majority of areas indicated that local shopping opportunities have improved, the majority of respondents in Areas A and F felt that local shopping has declined.
- Overall, 30% of those attending Anthony Wayne School District felt the school had substantially improved and 85% indicated overall improvement. Respondents in the Otsego School District were split on the issue, although the majority identified improvement.
- While local park facilities received an 87% overall improvement response, Areas E and G both had over one-fourth of respondents indicate a substantial improvement in local park facilities. Area F is the only area in which respondents did not agree (64%) that local recreation for youth had improved. Over half of the respondents in Areas A, C, and F did not agree with the majority of the Township that recreation opportunities for adults has improved. The majority of respondents in Areas B and G, and two-thirds of Area H did not agree with the 51% overall Township response that recreational opportunities for seniors has declined.
- Garbage collection has improved in all areas except Area D, where nearly two-thirds of the respondents indicated decline.
- Over two-thirds of the respondents in Areas G and H felt the crime rate has increased. A majority of respondents in Areas D and G felt police protection has declined.
- Improvements to local fire protection were indicated in the range of 69% to 97% in all areas of the Township. Improvements to EMS were indicated in the range of 81% to 100% in all areas of the Township.
- Improvements to local health services were indicated in the range of 50% to 84% in all areas except Area G, in which 59% of the respondents indicated a decline of services.
- Over two-thirds of respondents felt that local taxes were unreasonable and one-fifth to one-third of the respondents in all areas but Area C indicated they felt taxes are substantially unreasonable. (But compare to Question 38.)

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

	Responses	Percentage of Total
Yes	215	64%
No	119	36%

5. If "No," please explain why. List only the most important reason.

Responses	Percentage of Total	Reasons:
23	8%	Employment Opportunities
3	1%	Climate
19	7%	Property Values
46	17%	Unwanted Development
10	4%	Too Far Away from Urban Activity
7	3%	Distance from Schools
40	14%	Lack of Public Water
24	9%	Lack of Public Sewer
28	10%	Cost of Electric Service
18	6%	Cost of LP Service
15	5%	Too Much Regulation
2	1%	Fire Chief
6	2%	Ineffective Zoning
1	0%	Inadequate Police Protection
2	1%	School Taxes
22	8%	Taxes too High
1	0%	Lack of County Assistance
1	0%	Lack of Industrial Tax Base
1	0%	Wildlife needs to be preserved
3	1%	Need Zoning
1	0%	Need Natural Gas
1	0%	Concerned about US 24 Bypass
3	1%	Concerned about Airport Traffic

Notes from Cross-tabs: The leading reasons in each area were as follows:

- Area A: Lack of Public Water (20%)
- Area B: Lack of Public Water (17%) and Cost of LP Service (17%)
- Area C: Unwanted Development (34%)
- Area D: Unwanted Development (36%)
- Area E: Unwanted Development (19%)
- Area F: Taxes too high (28%)
- Area G: Too Much Regulation (17%)
- Area H: Unwanted Development (24%)

ANNEXATION

6. Does municipal annexation concern you?

	Responses	Percentage of Total
Very Much	100	29%
Somewhat	141	41%
Not At All	103	30%

Notes from Cross-tabs:

- All areas indicated that about two-thirds of the respondents had some level of concern.
- Over one-third of the respondents in Areas C, D, E, F and H were "very much" concerned.

7. Should Providence Township beef up administration and the provision of services to discourage annexation requests by landowners?

	Responses	Percentage of Total
Yes	160	50%
No	161	50%

Notes from Cross-tabs:

- Over 60% of the respondents in Areas D and H said "no".
- The other area responses were more split on the issue.

8. Township governance is limited under Ohio law compared to the "home rule" powers granted to municipalities. Should Providence Township investigate various options for incorporation as a municipality or merger with one or more of the neighboring municipalities and/or Townships?

	Responses	Percentage of Total
Agree	63	19%
Disagree	147	45%
Do Not Know	118	36%

Notes from Cross-tabs:

- Only Area H had a majority of respondents who indicated that the Township should investigate options for incorporation or merger.

ZONING

9. 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 Providence Township?

	Responses	Percentage of Total
Yes	207	61%
No	97	29%
Do Not Know	34	10%

Notes from Cross-tabs:

- Only Area C had a majority of respondents (51%) indicate that zoning should not be based on a land use plan.

10. What do you see as the benefits of zoning?

Responses	Percentage of Total	Benefits:
201	22%	Protects Property Values
52	6%	Create Sense of Neighborhood
130	14%	Separate Incompatible Land Uses
127	14%	Preserve existing character of area
100	11%	Ensure that government decision-making follows a community-based plan for growth and development.
45	5%	Enhance economic development opportunities.
103	11%	Establish an ideal standard for an attractive, inspiring environment.
106	12%	Ensure that new development is suitably supported with infrastructure and community facilities
4	0%	Makes owners clean property and keep things neat
36	4%	No Benefit
2	0%	Could restrict house trailers
1	0%	Limit subdivisions
1	0%	Could assist bring in public water and sewage
4	0%	Discourages unwanted business

11. What negatives do you see in zoning?

Responses	Percentage of Total	Negatives:
68	14%	Townships are limited in the area of zoning for "general welfare" purposes, including concerns for scenic areas, aesthetics, increasing tax base and property values.
59	12%	Townships may not control the subdivision of land.
29	6%	Ohio law does not provide for termination of nonconforming uses over a period of time.
135	28%	Too much government control.
38	8%	Restricts development.
126	26%	Unnecessary regulation.
1	0%	Can be abused (e.g., when used to make a list of "illegal weeds")
1	0%	Closes small businesses
1	0%	Will cause higher taxes
1	0%	Cost of permits
1	0%	Can't overcome "grandfathered" uses
1	0%	Communism
15	3%	No negatives

12. Has the zoning and planning legislation currently in place served Providence Township well?

	Responses	Percentage of Total
Yes	99	29%
No	106	31%
Do Not Know	137	40%

Notes from Cross-tabs:

- The "Do Not Know" responses exceeded all others in all but Areas D, E, F, and H where, along with Area G, the respondents felt that zoning and planning legislation is serving the Township well. This may indicate that many residents are not aware of township issues and policies.

13. If "No," please explain why. List only the most important reason.

Responses	Percentage of Total	Reasons:
23	11%	Too many land use regulations.
28	14%	We desire zoning which only provides minimal land use protections.
4	2%	Not enough land use protection.
56	28%	The entire township needs to be zoned.
24	12%	Undesired development allowed.
29	14%	Loss of rural nature of township.
11	5%	Allows "cookie-cutter" subdivisions.
16	8%	Residential uses not adequately buffered from commercial and manufacturing uses
1	0%	Too many junk cars in yards.
1	0%	It has brought division among neighbors
1	0%	Can be abused (e.g., when say wild grapevines are illegal)
1	0%	Not enforcing current zoning regulations
6	3%	Too many house trailers
2	1%	Can't get public water and sewer

Notes from Cross-tabs:

- The need to zone the entire township was the number one reason in all areas except Area C, where it came in second to "Loss of rural nature of township."
- "Only minimal land use protection" received a response of over 20% of Area H respondents.
- Area H received a response of 22% for the need to adequately buffer residential uses from commercial and manufacturing uses.

14. How important is it to maintain a rural character to the Township?

	Responses	Percentage of Total
Yes	296	86%
No	23	7%
Do Not Know	24	7%

Notes from Cross-tabs:

- The desire to maintain a rural character received above an 83% response in all areas of the Township.

15. What are the two most important visual elements that define rural character in the Township?

Responses	Percentage of Total	Visual Elements:
196	25%	Wooded lots.
227	28%	Farm fields.
58	7%	Historic structures / barns.
37	5%	Narrow, rural roadways.
101	13%	Long uninterrupted views of openness.
45	6%	Natural water features.
122	15%	Large residential lots greater than 1 acre.
1	0%	Small markets
3	0%	No subdivisions
2	0%	More undisturbed areas
2	0%	Wildlife
2	0%	Less traffic
2	0%	Freedom from regulations
1	0%	Safety

16. Historically, development in Providence Township has occurred with simple lot splits and conventional subdivisions. Providence Township has not yet had a conservation subdivision proposed or constructed. Should development continue to occur in Providence Township, which form of development serves the area best?

	Responses	Percentage of Total
Simple Lot Splits	172	56%
Conventional Subdivisions	15	5%
Conservation Subdivisions	122	39%

Notes from Cross-tabs:

- Conservation Subdivisions were the primary desired form of development in Areas B and H.
- Conventional Subdivisions did not receive more than 7% of the responses in any area.

17. Most of Providence Township is Zoned Agricultural (A-1) and does not have water and sewer. In these areas, the Zoning Code requires a minimum of a one acre lot per dwelling unit. Do you think that this existing minimum requirement is adequate?

	Responses	Percentage of Total
Yes	201	58%
No	114	33%
Do Not Know	30	9%

Notes from Cross-tabs:

- Only Area H had a majority of responses indicating the 1 acre minimum is not adequate.

18. To develop a greater sense of community identity and community image, Providence Township could encourage new development to incorporate design themes, such as certain architectural styles and landscaping. Should Providence Township incorporate design themes in new residential development?

	Responses	Percentage of Total
Yes	69	21%
No	213	63%
Do Not Know	54	16%

Notes from Cross-tabs:

- Only Area H had a majority of responses which indicate that design themes should be incorporated in new residential development.

19. Should Providence Township incorporate design themes in new commercial development?

	Responses	Percentage of Total
Yes	131	39%
No	145	43%
Do Not Know	59	18%

Notes from Cross-tabs:

- Areas B, E, F, G, and H had a majority of responses indicating that design themes should be incorporated in new commercial development.

20. Should Providence Township designate certain locations for different types of development?

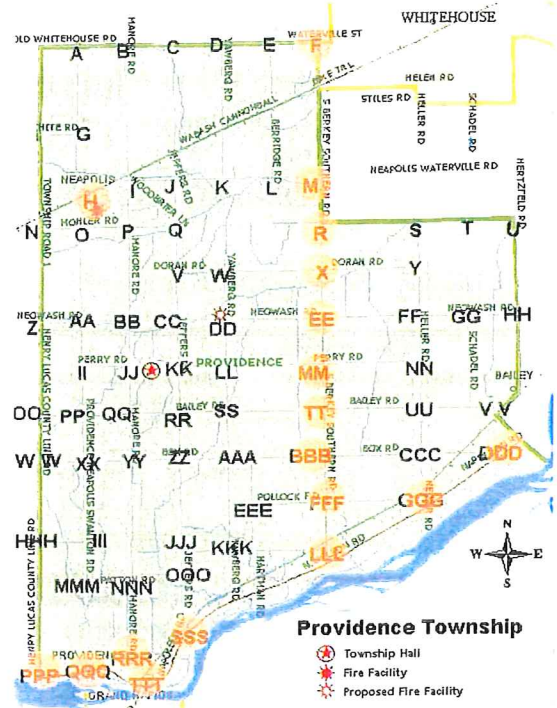
	Responses	Percentage of Total
Yes	186	58%
No	78	24%
Do Not Know	59	18%

Notes from Cross-tabs: The majority of responses in all areas agreed that the Township should designate certain locations for different types of development.

21. Use the following map to indicate roads intersections where different types of development should be located (please circle the letters corresponding to the nearest road intersections).

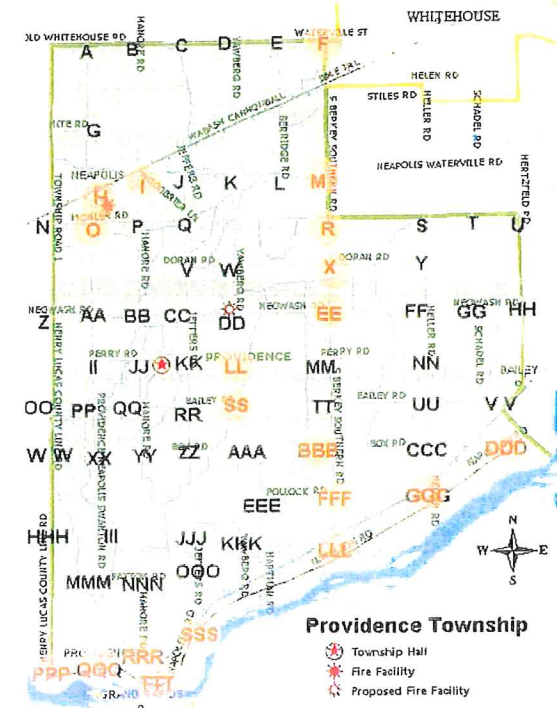
INDUSTRIAL LOCATIONS:

Intersection	Responses	Intersection	Responses	Intersection	Responses
A	6	AA	6	AAA	4
B	3	BB	3	BBB	16
C	5	CC	3	CCC	6
D	4	DD	1	DDD	23
E	5	EE	13	EEE	4
F	25	FF	3	FFF	14
G	5	GG	4	GGG	20
H	20	HH	3	HHH	2
I	6	II	1	III	4
J	3	JJ	2	JJJ	2
K	5	KK	2	KKK	4
L	5	LL	4	LLL	23
M	20	MM	13	MMM	6
N	3	NN	1	NNN	7
O	8	OO	1	OOO	9
P	4	PP	2	PPP	15
Q	3	QQ	1	QQQ	14
R	12	RR	1	RRR	14
S	4	SS	2	SSS	20
T	5	TT	11	TTT	16
U	7	UU	2		
V	3	VV	3		
W	4	WW	1		
X	12	XX	2		
Y	1	YY	1		
Z	3	ZZ	1		



RETAIL LOCATIONS:

Intersection	Responses	Intersection	Responses	Intersection	Responses
A	7	AA	1	AAA	
B	2	BB	2	BBB	10
C	1	CC	3	CCC	
D	1	DD	1	DDD	20
E	6	EE	11	EEE	
F	21	FF	1	FFF	11
G	4	GG	1	GGG	19
H	54	HH	1	HHH	1
I	12	II	5	III	
J	5	JJ	6	JJJ	
K	5	KK	3	KKK	
L	1	LL	11	LLL	19
M	18	MM	1	MMM	1
N	6	NN		NNN	
O	15	OO		OOO	
P	6	PP	1	PPP	20
Q	1	QQ		QQQ	21
R	14	RR	2	RRR	16
S	4	SS	9	SSS	26
T	4	TT		TTT	21
U	2	UU	1		
V	1	VV			
W	2	WW			
X	10	XX			
Y		YY			
Z		ZZ			



IMPACT OF GROWTH RESTRICTIONS ON EXISTING FARMERS

22. Do you consider yourself to be a farmer?

	Responses	Percentage of Total
Yes	58	17%
No	279	83%

Notes from Cross-tabs:

- Area A: Four farmers on farms less than 100 acres.
- Area B: One farmer on farms of 1000 to 1500 acres.
- Area C: Fourteen farmers. Five have farms less than 100 acres; 2 farm 100 to 200 acres; 1 farms 300 to 500 acres; and 2 farm 500 to 1000 acres.
- Area D: Ten farmers. Three reported farms less than 100 acres and 6 reported farms of 500 to 2000 acres.
- Area E: Ten farmers. Five reported farms less than 100 acres; 1 farms 300 to 500 acres; and 3 farm 500 to 1500 acres.
- Area F: Five farmers on farms less than 100 acres.
- Area G: Six farmers. One reports farming less than 100 acres; 1 reports farming 300 to 500 acres; 1 reports farming 500 to 1000 acres; and 1 reports farming 1500 to 2000 acres.
- Area H: Six farmers. Two report farming 200 to 500 acres; 3 report farming 1000 to 2000 acre farms; and 1 reports farming over 2000 acres.

23. If a farmer, how many acres do you farm?

Responses	Percentage of Total	Number of Acres:
		Farm < 1 acre
5	10%	Farm 1 - 10 acres
20	39%	Farm 10 - 100 acres
2	4%	Farm 100-200 acres
1	2%	Farm 200-300 acres
4	8%	Farm 300-500 acres
8	16%	Farm 500-1000 acres
6	12%	Farm 1000-1500 acres
4	8%	Farm 1500-2000 acres
1	2%	Farm 2000+ acres

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

Responses	Percentage of Total	Number of Years:
1	2%	5 years
		10 years
6	11%	15 years
50	88%	25 years or more

Notes from Cross-tabs:

- Area D reported the only short-term farm.
- Of the six 15 year farmers, two were in Area C and two were in Area E with single farms in Areas D and G.

25. Would you be interested in providing land for use as a Township Park for active recreation activities (e.g., ball fields)?

	Responses	Percentage of Total
Yes	18	27%
No	46	73%

Notes from Cross-tabs:

- Six of the "yes" responses were from Area H; 4 from Area D; 3 from Area G; 2 each from Areas C and E; and 1 from Area A.

26. Would you be interested in providing a conservation easement to the Township 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 land owner eligible for certain tax benefits. For more information, see ORC Sections 5301.67 to 5301.70]

	Responses	Percentage of Total
Yes	27	47%
No	31	53%

Notes from Cross-tabs:

- Nine of the "yes" responses were from Area E; 6 from Area H; 4 from Area C; 3 each from Areas D and G; and 1 each from Areas A and B.

27. Would you be interested in selling development rights ("agricultural easements") on your land? [This Ohio Department of Agriculture program compensates the farmer for the difference in price between agricultural value and development value where the value of the property for development is higher than its value for farm uses. In return, the farmer agrees to place a deed restriction on his or her land, committing to keep it available for agricultural use in perpetuity.]

	Responses	Percentage of Total
Yes	28	47%
No	32	53%

Notes from Cross-tabs:

- Nine of the "yes" responses were from Area E; 6 from Area H; 4 from Areas C and D; 3 from Area G; and 1 each from Areas A and B.

RESIDENTIAL GROWTH

28. Between 1990 and 2000, the neighboring township and villages of Waterville Township added more than 569 new housing units providing a growth increase of 19 percent. Does this level of growth concern you?

	Responses	Percentage of Total
Very Much	133	39%
Somewhat	116	34%
Not At All	88	26%

Notes from Cross-tabs: Areas C, D, E, F, G, and H responses indicate that over 40% are "very much" concerned with neighboring Township growth.

29. If concerned, why?

Responses	Percentage of Total	Reasons:
28	14%	Pressure on water supply and wells
6	3%	Don't want City problems
10	5%	Schools can't keep up with population growth
5	2%	No apparent land use planning
8	4%	Taxes will increase with needed public services
1	0%	Growth will soon spread to Providence Township
1	0%	Will increase housing density
24	12%	Loss of farm land and open space
1	0%	Development blight on pristine rural areas
2	1%	Noise
28	14%	Losing country character and becoming suburban

5	2%	Oppose development
1	0%	We do not want a village
1	0%	City slickers moving out here
9	4%	Increases in crime
21	10%	Growing too fast
1	0%	Will increase needed public services (fire, police, ambulance)
11	5%	Urban sprawl
14	7%	Traffic concerns
1	0%	More regulations
1	0%	Loss of quality of life
26	13%	Too many people
1	0%	Will bring pollution
1	0%	Loss of "dark skies"

30. Between 1990 and 2000, Providence Township added more than 198 new housing units providing a growth increase of 19 percent. Does this level of growth concern you?

	Responses	Percentage of Total
Very Much	138	42%
Somewhat	111	34%
Not At All	78	24%

Notes from Cross-tabs:

- The majority of responses in Areas D, F, G, and H indicated they are "very much" concerned with growth increases over the last decade.

31. If concerned, why?

Responses	Percentage of Total	Reasons:
28	13%	Loss of farm land
1	0%	Strain on Resources
8	4%	Growth from manufactured homes does not translate to increased property values
3	1%	Growth is not planned and is too haphazard
27	13%	Too many people
3	1%	Do not want City problems
1	0%	Do not want dense housing
2	1%	City slickers moving out here demanding more services
1	0%	Too many regulations
24	11%	Losing country character and becoming suburban
2	1%	Growth will bring too much noise
7	3%	Increase in crime
11	5%	Schools can't keep up with population growth
5	2%	Loss of rural area and open space
8	4%	Taxes will increase with needed public services
9	4%	Urban sprawl
13	6%	Growing too fast
2	1%	More regulations
14	7%	Increased traffic concerns, especially around slower moving farm machinery
1	0%	Will increase need for public services (fire, police, ambulance) and infrastructure

3	1%	Oppose development
3	1%	Loss of privacy
1	0%	Loss of quality of life
1	0%	Loss of "dark skies"
34	16%	Pressure on water supply and wells

32. Some communities are concerned that a variety of types of housing need to be available for residents as they move through various stages of life. In Providence Township, housing choices are somewhat limited for older residents and childless households. Is it important for Providence Township to encourage a greater variety of housing types?

	Responses	Percentage of Total
Yes	105	32%
No	161	49%
Do Not Know	60	18%

Notes from Cross-tabs:

- Only Areas B and G had a majority of responses encouraging a greater variety of housing types.
- Area H was split on the issue.

33. If yes, what types of residential housing are needed in the Township?

Responses	Percentage of Total	Types of Housing Needed:
60	38%	Elderly
54	34%	Family
40	25%	Starter
2	1%	Singles
2	1%	More farmers
1	1%	Quality homes
1	1%	Nice mobile homes

Notes from Cross-tabs:

- Elderly Units:
 - In Areas B and E, 57% of the responses were for Elderly units.
 - In Areas A, D, and F, nearly 40% of the responses were for Elderly units.
- Family Units:
 - Over two-thirds of the responses in Area H were for Family Units.
 - Half of the responses in Area C were for Family units.
 - 44% of the responses in Area G were for Family units.
- Starter Units:
 - In Area D, 40% of the responses were for Starter Units.

COMMERCIAL AND LIGHT INDUSTRIAL GROWTH

34. Since most light industrial and commercial development occurs in municipalities because of available infrastructure, should Providence Township secure the resources and infrastructure necessary to attract and develop an office or industrial park?

	Responses	Percentage of Total
Yes	85	26%
No	199	61%
Do Not Know	41	13%

Notes from Cross-tabs:

- Area H was split at 47% for and against on this issue.
- All other areas indicated overwhelming "no" responses to this issue.

35. What types of commercial and light industrial uses are needed in Providence Township?

Responses	Percentage of Total	Suggestions:
113	26%	Gas stations
76	18%	Restaurants
73	17%	Shopping
63	15%	Medical Services
25	6%	Entertainment
2	0%	Grocery store
69	16%	None wanted
5	1%	Manufacturing
3	1%	Technology-based

Notes from Cross-tabs:

- Areas A and G were responsible for over half of the 25 "entertainment" responses.

TOWNSHIP GOVERNMENT

36. Is Providence Township doing a good job keeping residents informed about new issues?

	Responses	Percentage of Total
Yes	188	58%
No	135	42%

Notes from Cross-tabs:

- Areas B, F, and G were split on this issue.
- Over two-thirds of the Area H responses indicated they are not well-informed by the Township.

37. If not, how can this be improved?

Responses	Percentage of Total	Suggested Methods:
35	14%	Special meetings
140	57%	Newsletter
57	23%	Website
4	2%	Put information in paper
2	1%	First I've heard from township
1	0%	Publish minutes of meetings
1	0%	Mail results fo survey to residents
4	2%	Follow through with our voting on survey issues

38. For the level of services provided, the tax levies which support Township activities and services are:

	Responses	Percentage of Total
Acceptable	253	78%
Unacceptable	70	22%

Notes from Cross-tabs:

- The majority of responses in all areas found the current level of Township tax levies to be acceptable. This may indicate that the response to the "reasonableness of local taxes" question in the quality of life section was a gut-reaction to overall taxes, rather than township taxes.

39. Should Providence Township hire professional, full-time paid staff with duties which include grant writing, attending regional meetings to represent Township interests, etc.?

	Responses	Percentage of Total
Yes	69	22%
No	249	78%

Notes from Cross-tabs:

- Majorities in all areas indicated no interest in increasing staff.

40. Citizen volunteers serving on Township committees are adequately serving the interests of the Township.

	Responses	Percentage of Total
Agree	183	55%
Disagree	37	11%
Do Not Know	110	33%

Notes from Cross-tabs:

- Majorities in all areas agreed that Committee volunteers are adequately serving the interests of the Township.

RECREATION

41. Providence Township should promote and explore partnerships to create a system of bicycle and pedestrian trails.

	Responses	Percentage of Total
Agree	182	55%
Disagree	148	45%

Notes from Cross-tabs:

- The majority of responses in Areas D and F disagreed with this issue.
- Other areas agreed with majorities ranging between 53% and 76%.

42. If you agree, priority for bicycle and pedestrian trails should be:

Responses	Percentage of Total	Suggested Trails:
94	42%	Prioritize a Link to Metropark Towpath
123	55%	Prioritize continuation of the Wabash Cannonball Trail to the County line
1	0%	Depends on how big and where located
1	0%	Improve the Canal Towpath
1	0%	Blacktop all railroad track areas.
2	1%	Prioritize better bike trails
1	0%	A loop link from Neapolis to Oak Openings

Notes from Cross-tabs:

- Responses in Areas A, B, and C were resoundingly for prioritization of the Wabash Cannonball Trail.
- Responses in Areas F and G were overwhelmingly for links to the Metropark Towpath.

43. Does Providence Township offer enough recreation facilities and opportunities?

	Responses	Percentage of Total
Yes	180	56%
No	142	44%

Notes from Cross-tabs:

- The majority of responses in Areas A, B, and D were "no."

44. If "No," what is needed?

Responses	Percentage of Total	Suggested Recreation Needs:
44	17%	Baseball/softball fields
25	10%	Soccer fields
33	13%	Basketball courts
70	27%	Playgrounds for small children
55	21%	Picnic grounds
1	0%	Senior center
3	1%	Tennis courts
4	2%	Pool
1	0%	Volleyball courts
1	0%	YMCA
2	1%	Trails for RV's
1	0%	Passive open space
9	3%	Bike and Pedestrian trails
2	1%	Open Space for kites and radio-controlled toys
1	0%	All-around park with sport fields
9	3%	Football fields

Notes from Cross-tabs:

- Playgrounds for small children received the most responses in all areas except Areas C and E. This desire for playgrounds may exist because there are no schools in the Township – facilities which usually have playground and other active play areas.
- Picnic grounds were the greatest desire in Areas C and E. In light of the proximity of two Metroparks, the Zoning Commission interpreted this to mean that respondents want a centralized facility which includes a picnic shelterhouse.

45. Would you support a property tax levy to pay for additional recreation programs and facilities?

	Responses	Percentage of Total
Yes	102	32%
No	219	68%

Notes from Cross-tabs:

- Only Area H indicated majority support for a property tax for additional recreation programs.

UTILITIES

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

	Responses	Percentage of Total
Yes	168	51%
No	162	49%

Notes from Cross-tabs:

- The majority of responses in Areas C, D, E, G, and H were opposed to the provision of public water throughout the Township.

47. Would you support Providence Township constructing its own water supply facilities?

	Responses	Percentage of Total
Yes	111	35%
No	208	65%

Notes from Cross-tabs:

- Only Area A had a majority of responses in favor of construction of a Township water supply facility.

48. Would you support Providence Township joining neighboring communities in a Joint Water District?

	Responses	Percentage of Total
Yes	176	55%
No	146	45%

Notes from Cross-tabs:

- The majority of responses in Areas D, E, G, and H were not in support of a joint water district.

49. Do you support the provision of public sewer throughout the Township?

	Responses	Percentage of Total
Yes	97	29%
No	236	71%

Notes from Cross-tabs:

- The majority of responses in each district were opposed to the provision of a public sewer throughout the township.

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

	Responses	Percentage of Total
Yes	173	53%
No	154	47%

Notes from Cross-tabs:

- The majority of responses in Areas C, E, F, G, and H were opposed to the provision of natural gas throughout the Township.

51. Who provides your electric service?

Responses	Percentage of Total	Source:
65	19%	Tri-County Electric
269	79%	Toledo Edison
4	1%	WPS
1	0%	Unspecified Other Source

Notes from Cross-tabs:

- Areas A, B, D, E, G, and H are predominantly served by Toledo Edison.
- Area F is predominantly served by Tri-County Electric.
- Both electric utilities serve portions of Area C.

52. Is your electric service satisfactory?

	Responses	Percentage of Total
Yes	225	67%
No	112	33%

Notes from Cross-tabs:

- A majority of responses in Area B indicated dissatisfaction with electric service.
- 47% of responses in Area G indicated dissatisfaction.
- Approximately one-third of the responses in Areas A, C, D, and E indicated dissatisfaction.

53. If "No," why not?

Responses	Percentage of Total	Reasons Unsatisfactory:
122	85%	Cost
7	5%	Unreliable
13	9%	Outages
1	1%	Not underground
1	1%	Would like Tri-County

Notes from Cross-tabs:

- Cost was the primary reason for dissatisfaction in all areas.

REFUSE COLLECTION

54. Do you want Providence Township to explore a Township-wide refuse collection?

	Responses	Percentage of Total
Yes	113	32%
No	237	68%

Notes from Cross-tabs:

- The majority of responses in each area were opposed to Township-wide refuse collection.

55. Do you want periodic leaf collection and limb collection to be included?

	Responses	Percentage of Total
Yes	46	13%
No	304	87%

Notes from Cross-tabs:

- The majority of responses in each area were opposed to leaf and limb collection.

56. Are you willing to support a property tax levy that would support these services?

	Responses	Percentage of Total
Yes	77	22%
No	269	78%

Notes from Cross-tabs:

- The majority of responses in each area were opposed to supporting these services with a property tax-levy.

FIRE AND EMS SERVICES

57. Providence Township currently provides fire services to the Township. Does the existing fire service and facilities/equipment meet the needs of the Township?

	Responses	Percentage of Total
Yes	277	84%
No	53	16%

Notes from Cross-tabs:

- The majority of responses in each area indicated the existing fire facilities meet the needs of the Township.

58. If "No," why not?

Responses	Percentage of Total	Reasons:
11	23%	Too small
14	30%	Not enough personnel and equipment
13	28%	Needs to be located in a centralized facility
2	4%	Incompetence and too much bickering with other departments
7	15%	Takes too long for response

59. Providence Township currently provides emergency medical services to the Township. Does the existing EMS facility and equipment meet the needs of the Township?

	Responses	Percentage of Total
Yes	294	89%
No	35	11%

Notes from Cross-tabs:

- The majority of responses in each area indicated the existing EMS facilities meet the needs of the Township.

60. If "No," why not?

Responses	Percentage of Total	Reasons:
2	6%	Whitehouse Village responds faster. Why both?
1	3%	Insufficient funding
5	16%	Outdated equipment and housing for trucks
6	19%	Needs to be located in a centralized facility
6	19%	Too small for coverage area
9	29%	Takes too long for response
1	3%	Not equipped for extreme emergencies
1	3%	They should not charge for service

61. Providence Township has placed a 2.5 mill property tax levy on the ballot to replace the expired 2.5 mil levy for Fire and EMS services. Would you support this?

	Responses	Percentage of Total
Yes	273	81%
No	65	19%

Notes from Cross-tabs:

- The majority of responses in each area was in favor of a replacement tax levy for fire and EMS services.

62. Should this levy not pass, Providence Township could not fund the existing fire and EMS services. Would you support a "subscription plan" whereby you would pay an annual fee to have access to fire and EMS services?

	Responses	Percentage of Total
Yes	129	42%
No	180	58%

Notes from Cross-tabs:

- The majority of responses in all areas except Area E were opposed to the subscription plan.
- Area E was split on the issue.

63. Providence Township has proposed an additional fire and township hall facility to meet current and future needs. Would you support this?

	Responses	Percentage of Total
Yes	164	51%
No	156	49%

Notes from Cross-tabs:

- The majority of responses in all areas except Area C and F were in favor of an additional fire and township hall facility.
- Area C was split on the issue.
- 81% of Area F responses were opposed.

POLICE SERVICES

64. Providence Township currently uses the on-request police protection of the Lucas County Sheriff's Department. Are you satisfied with this level of service?

	Responses	Percentage of Total
Yes	274	80%
No	70	20%

Notes from Cross-tabs:

- The majority of responses in each area were satisfied with this service.

65. Would you support a property tax levy to support additional police protection?

	Responses	Percentage of Total
Yes	72	21%
No	268	79%

Notes from Cross-tabs:

- The majority of responses in each area were satisfied with this service.

66. Please indicate any of the following ideas that you would consider supporting to provide full time police patrol (24 hours/day, 7 days/week).

Responses	Percentage of Total	Support:
163	53%	Contract with Sheriff's Department.
96	31%	Contract with neighboring Township to share police patrol.
44	14%	Create a Township police department.

Notes from Cross-tabs:

- The majority of responses from Areas D and H supported contracting with a neighboring township.
- All other areas support contracting with the Sheriff's Department.

67. Are there areas of Providence Township which require security lighting?

Responses	Percentage of Total	Locations:
2	5%	US24 and SR 295
17	39%	US 24 and all intersections
2	5%	SR 295 and Box Road
1	2%	SR 295 and Neowash Road
10	23%	Streets in Neapolis
1	2%	7500 Block of Jeffers, Manore, and Yawberg
1	2%	South side of fire department
2	5%	Woodbrier Acres
1	2%	Mohler Road
2	5%	Back roads
1	2%	Neowash Road between Jeffers & Manore
1	2%	All business locations and churches
1	2%	P-N-S Road between US 24 and Neapolis
1	2%	Waterville-Neapolis Road and Manore
1	2%	Barridge Road at both Archibold-Whitehouse Road and Neapolis-Waterville Road

68. Would your family be interested in participating in a neighborhood Block Watch sponsored by the police agency providing service to the Township?

	Responses	Percentage of Total
Yes	89	27%
No	98	30%
Desire More Information	143	43%

Notes from Cross-tabs:

- All areas except Areas E and F had more "yes" responses than "no" responses.
- All areas including E and F had a large number of responses indicating a desire for more information.