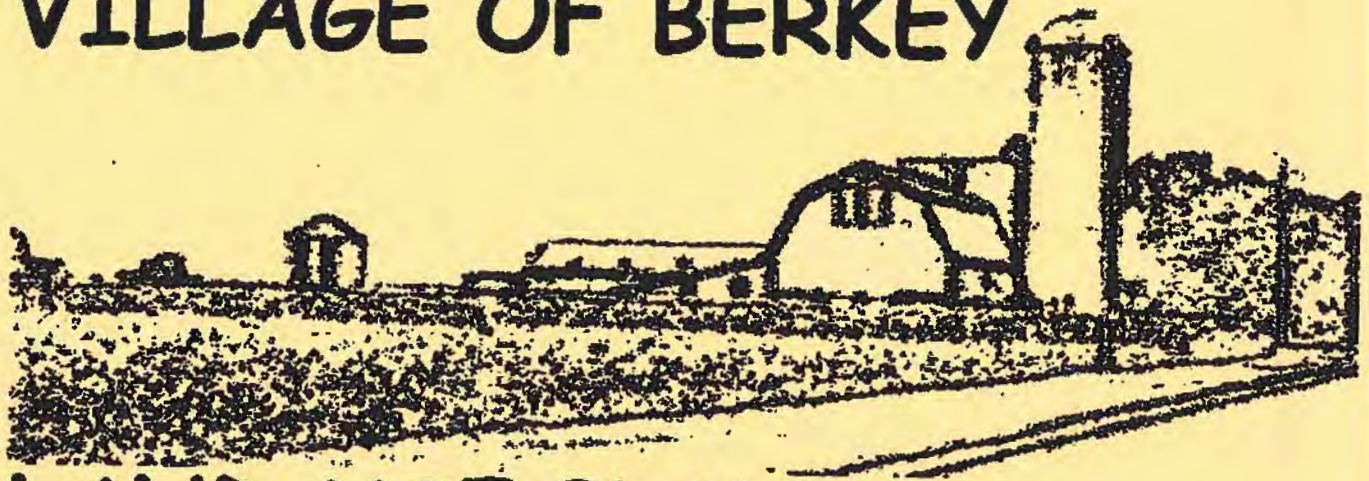


**RICHFIELD TOWNSHIP  
and  
VILLAGE OF BERKEY**



**LAND USE PLAN**

prepared  
August 1998

revised  
May 1999

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## APPENDIX

## INTRODUCTION

Development within Lucas County and the infrastructure to support it has progressed steadily into the western reaches of the county. Public water and sewer service is now available within one mile of the Richfield Township border along Bancroft Street, Central Avenue, Sylvania Avenue and Sylvania-Metamora Road. With the very real possibility of public water and sewer service being introduced into the community in the near future, Township Trustees and Village Council determined that a land use plan was necessary to ensure a balance of the community's agricultural traditions with future development opportunities.

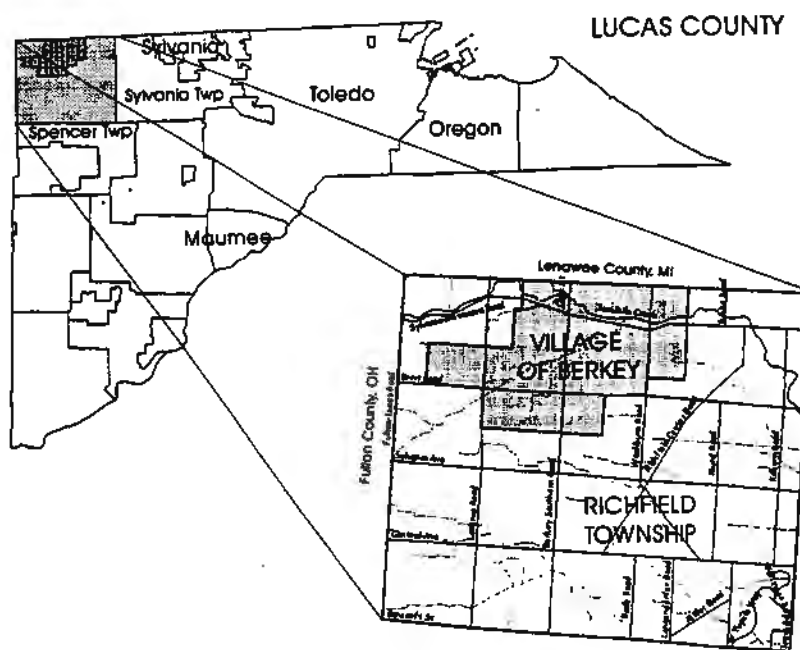
The purpose of a land use plan is to provide guidelines for decisions about future development. Four general steps were used to provide land use information for decision-makers. The community examined (1) where we've been; (2) where we are today; (3) where we want to be; and, (4) how do we get there. This document reflects community priorities for the next 20 years as determined through this public planning process. It is the foundation for subsequent development regulations and capital improvement investments within Richfield Township and the Village of Berkey.

## LOCATION

Richfield Township is located in the extreme northwest corner of Lucas County, Ohio and encompasses 22.6 square miles. Its borders in Ohio include Spencer Township to the south, Sylvania Township to the east, and Fulton County to the west. The township neighbors Lenawee County, Michigan to the north. Ten Mile Creek, a principle tributary of the Ottawa River, flows through the northern part of the community. The topography is generally flat, with a very gentle slope of about five feet per mile, increasing in a northwest direction.

The Village of Berkey, Ohio lies within Richfield Township. Berkey covers an area of 4.2 square miles and was incorporated as a village in 1915. Its corporate

boundaries border Lenawee County, Michigan to the north and are within a quarter-mile of Fulton County, Ohio to the west. The village is sixteen miles northwest of downtown Toledo, Ohio and five and one-half miles from downtown Sylvania, Ohio.



## WHERE WE'VE BEEN

### LOCAL HISTORY

Richfield Township takes its name from the rich nature of its soil, some of the richest in Lucas County. Created in December 1839, the township was formed from parts of what were then Springfield, Wing (Swanton), and Sylvania townships and included a portion of today's Spencer Township until 1845.

Pioneer farmers, whose parents fled religious persecution in Germany during the 1740's, first settled in Richfield Township in 1834. These farmers were Jacob Wolfinger, David Henderson (Hendrickson), and Pliny Lathrop. Over the next four years several other families joined them including James Farley, Issac Washburn, Joseph Smith, Lucien and Araunah Lathrop, and William R. Cole. Many of their descendants still live and farm in the community today.

Jacob Wolfinger built the first log house in what is now known as Secor Metropark. Wolfinger and Lathrop did the first clearing consisting of fifteen acres put into wheat, and Wolfinger planted the first apple and peach orchard three years later. Two of the Wolfinger children were the first white persons to be born and to perish in the township. The burial on the Wolfinger farm marks the beginning of today's Wolfinger Cemetery. Jacob Wolfinger was also elected as one of the first township trustees in April 1840.

In 1837, Pliny Lathrop and his brother Lucien settled in the northern part of the township and built the first frame house and frame barn there. A log schoolhouse was also built near the settlement (Sec. 9) at this time. Lucien Lathrop was the first postmaster at Riga (the Riga name changed to Berkey in 1865) and was succeeded by Pliny fifteen years later. Pliny also served as township clerk, trustee and justice of the peace, and was one of the organizers of the Richfield Christian Church in 1855. Araunah Lathrop was one of the first constables and supervisors of roads, and later served as trustee.

David Hendrickson settled in the central part of the township. He was elected constable and fence viewer at the first township election, and subsequently served as trustee. Issac Washburn also established a farm in the center of the township (80 acres in Sec. 15), and served several terms as trustee and treasurer. James Farley settled on 160 acres of land and was one of the organizers of "Farley's Class", the township's first religious organization in 1848 -- today's Farley United Methodist Church. Services were held in the log schoolhouse until moving to a building known as the Washburn School - near the site of today's Richfield Township Hall. The present church at Sylvania Avenue and Berkey Southern Road was dedicated in 1870, and descendants of the original founders are still members of the church and continue to serve as community leaders today.

The settlement near Berkey grew during the 1840's as the community's first doctor (Dr. Mather M. Mason), merchant (A.D. Sanderson), and blacksmith shops (Jacob B. Gillan & Charles C. Welch) arrived. In 1865, Dr. Andrew Murbach arrived from Spencer Township and settled  $\frac{1}{2}$  mile south of what is now Berkey's "Four Corners". Later, during the 1870's, the Richfield Center settlement grew with the establishment of its first store (Henry King), a post office (William H. Williams, postmaster), a blacksmith, harness and shoe shop, wagon repair and grocer (George Darton, Mr. Hoover, and John Haas), as well as another doctor (Dr. E. Thompkins). By the 1900 census, Richfield Township had a total population of 1,136 people, with 100 in Berkey and 111 in Richfield

Center. In 1915 Berkey incorporated as a village, the Richfield Center area did not. By the 1920 census, the Village of Berkey population had doubled to 201 people. This may be attributed to the fact that the Toledo & Western Electric line, part of the interurban line centering on Toledo, ran through the northern portion of the community. It connected Toledo and Pioneer (in Williams County), via Sylvania and Berkey, with a branch from Allen Junction to Adrian, Michigan.

### DEMOGRAPHICS

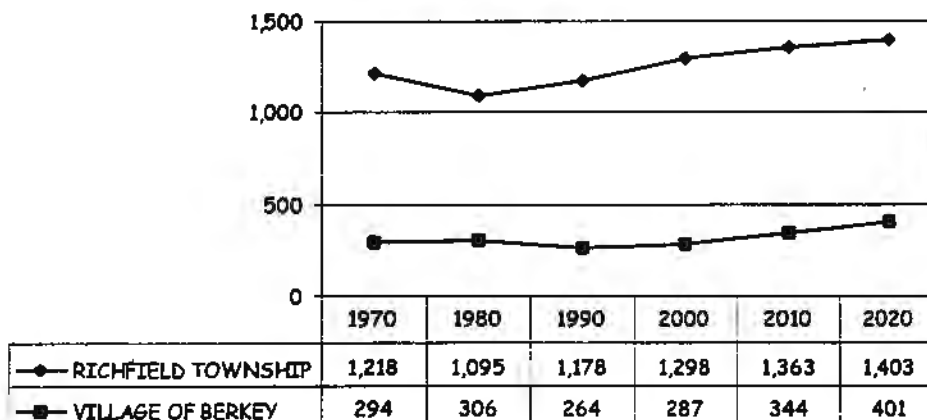
Population, housing, and employment trends in Richfield Township and the Village of Berkey over the past twenty years are similar. Within the community population declined, and the number of housing units and people employed increased. The population decrease reflects the trends occurring in both the City of Toledo and Lucas County over that time period. However, housing and employment trends are more closely aligned with the county and are indicative of the dynamics experienced by urban counties in Ohio and across the country.

Projections to the Year 2020 for the community estimate an increase in population, housing units, and people employed. These trends, projections and community highlights from the 1990 U.S. Census are summarized below and more detailed data are provided in the Appendix.

#### Population

- There is a comparable proportion of males and females within the township and the village.
- The community is made up of white, middle class, working families.
- Township students are typically enrolled in public schools, whereas village students are more likely to attend private schools.
- Nearly half of the residents are high school graduates.

POPULATION

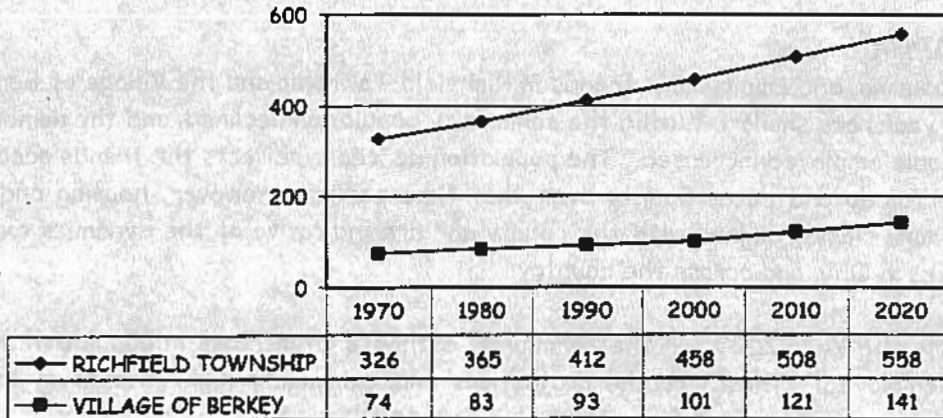


#### Housing Units

- The majority of housing is owner-occupied, single-family units with median values 25% above the Lucas County average.
- There is a similar proportion of rental units in the township and village, and few mobile homes.

- Public water and sewer is not yet available to the community.
- The majority of homes were built nearly 50 years ago, however, building activity increased during the 1970s and late 1980s.

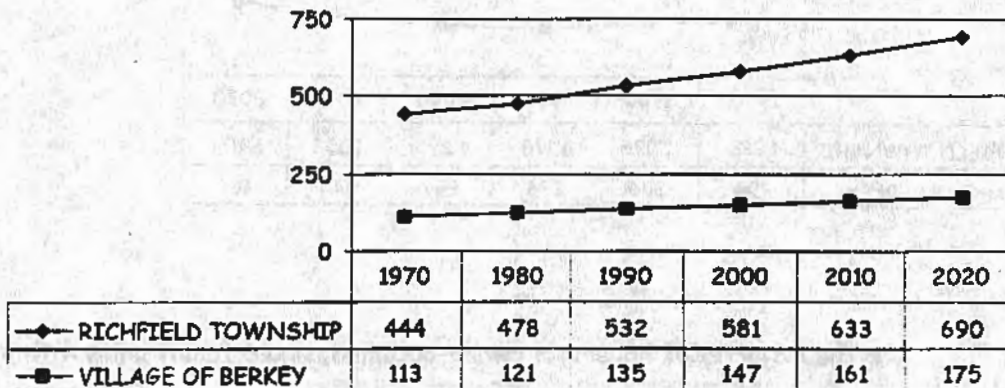
### HOUSING UNITS



### Employment

- Most of the workers in Richfield Township and the Village of Berkey are employed, and work in the services sector.
- The construction and manufacturing industries are also major employers of township and village workers.
- Most township workers have jobs in sales & administrative support, or as machine operators, assemblers & laborers.
- Village workers also hold positions in sales & administrative support, but have a greater proportion in management than township workers.

### EMPLOYMENT



## WHERE WE ARE TODAY

The current status of community features was examined. This included physical or geological characteristics such as soils, bedrock, groundwater, and flood areas; community facilities such as emergency services, schools, infrastructure, parks and open space, and churches; and existing land use and development patterns. The following summarizes these community features.

### PHYSICAL FEATURES

#### Soils

The soil in Richfield Township and Village of Berkey is predominantly (85%) prime farmland. Prime farmland is the most productive and easiest to farm (defined by USDA-NRCS as Class I or II soils). More technically, it is land that has the best combination of physical and chemical characteristics, growing seasons, and moisture supply needed to produce sustained high yields with proper management. Nearly three-quarters of the prime soil in the community is considered "hydric". Hydric soil is saturated, flooded, or ponded during the growing season -- or simply put, it is wet. An elaborate system of ditches drains these soils to enhance their production.

The distribution of soils within the community is summarized on the following table and map, and a detailed list of soils, acres and characteristics is provided in the Appendix.

CHARACTERISTIC	ACRES	PERCENT
Prime Farmland	12,333	85
Hydric	10,223	71
Statewide, Unique or Local Importance	2,131	15

## SOILS

### LEGEND

-  HYDRIC SOILS  
saturated, flooded, or ponded during the growing season - ALL ARE PRIME FARMLAND
-  PRIME FARMLAND  
US DA-NRCS Class I & II soils - high crop potential
-  STATEWIDE  
US DA-NRCS Class III soils - have statewide importance
-  UNIQUE/LOCAL  
US DA-NRCS Class IV soils - have unique or local importance
-  JURISDICTIONAL BOUNDARY
-  STREETS
-  CREEK
-  DITCHES

Date source:  
ODNR OCAP, 1987; USDA-NRCS (SCS), 1980;  
Lucas County SWCO, 1990



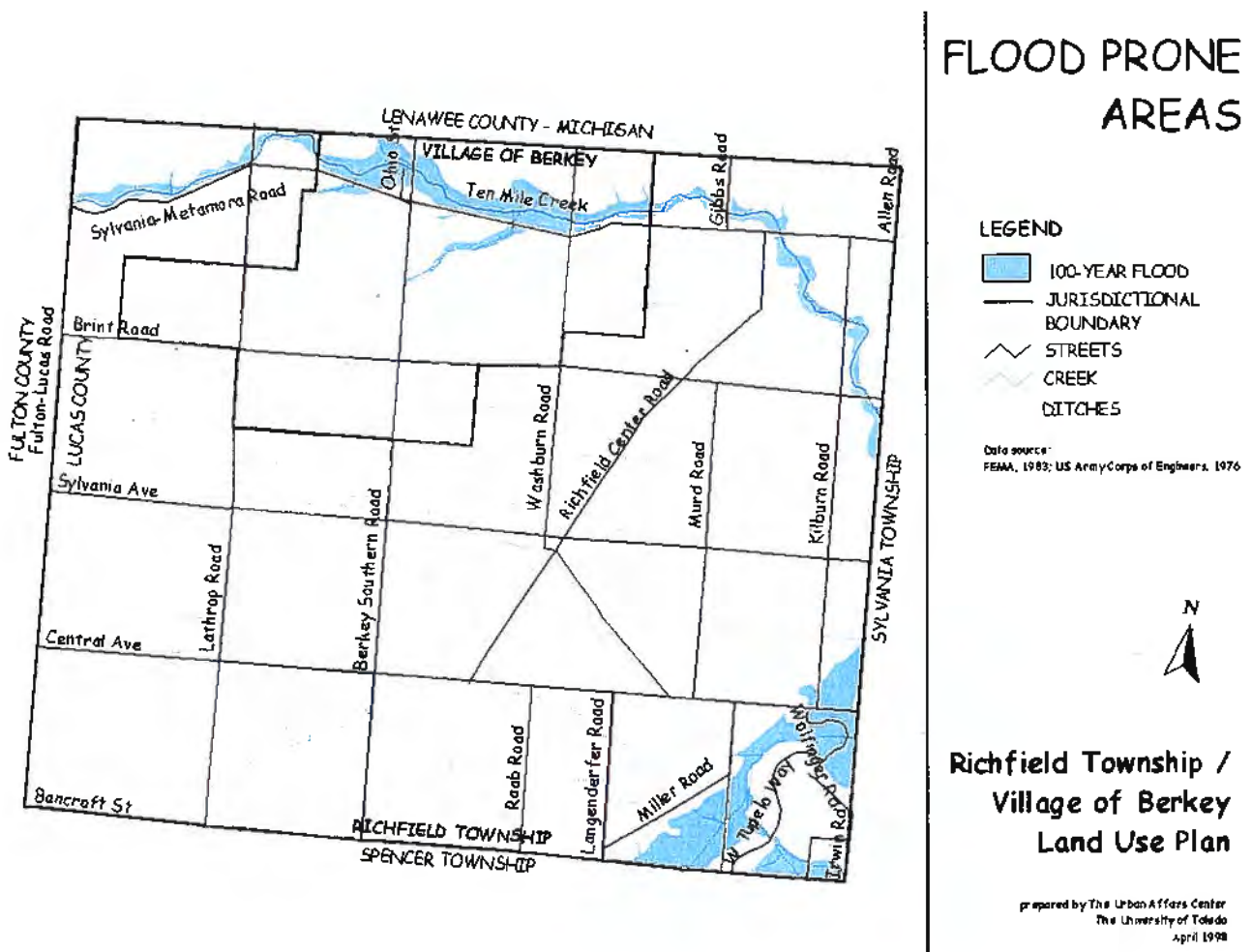
### Richfield Township / Village of Berkey Land Use Plan

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The University of Toledo  
April 1998

The data show that almost all of the soil in the community is well suited to agricultural production. The dilemma is that the very quality that makes prime farmland easy to farm, also makes it very easy to develop. However in this area the wet, clayey soil qualities also introduce other factors which need to be considered when development occurs, such as drainage and functional septic systems. If not properly managed the long term, collective impact of development upon the soil, water quality, and flooding potential will be adverse. Given the soil characteristics and the current septic/sewer problem in the village, future development in the community needs to be supported with public sewer facilities.

### Flood Areas

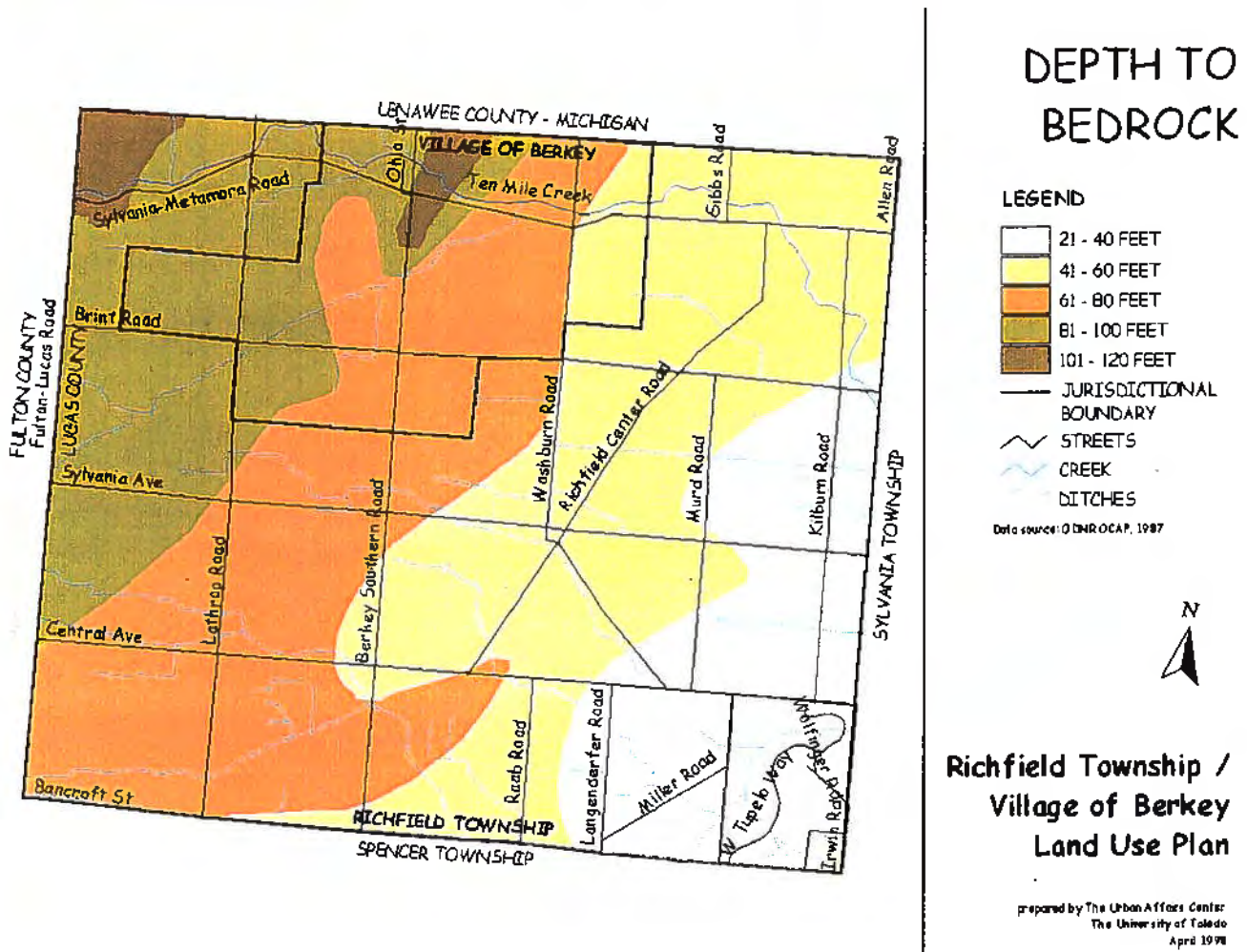
The flood prone areas within the community occur along Ten Mile Creek in the north and the Prairie/Wiregrass ditches throughout Secor Metropark in the southeast corner of the township. These areas encompass the 100-year flood boundary as designated by the Federal Emergency Management Agency (FEMA) and the U.S. Army Corps of Engineers.



Portions of this flood prone area are already developed residentially, and experienced flooding with recent (Jan-Mar 1998) heavy rains. This flooding may also be attributed, in part, to the increased development in nearby communities. Only limited recreational activity should be permitted within this flood prone area in the future.

### Bedrock and Groundwater Availability

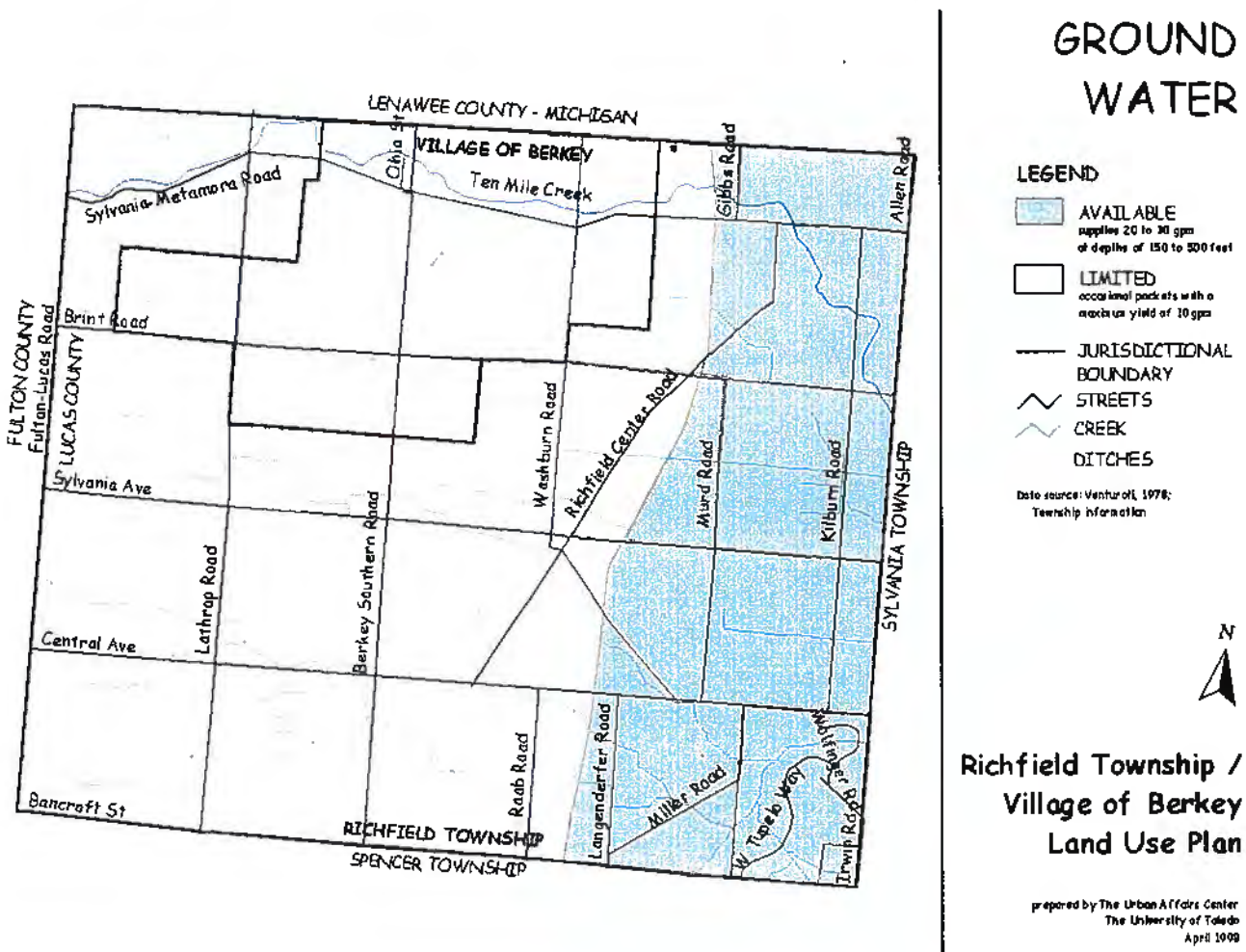
The depth to bedrock is progressively deeper from the east (21-40 feet to bedrock) to the northwest corner of the community (101-120 feet to bedrock). The community is different from the remainder of Lucas County in that a layer of Ohio shale (clay) is present over the surface bedrock, which naturally affects drainage/absorption capacity and groundwater quantity and quality.



The dense, impervious shale layer inhibits the vertical movement of water and makes only limited amounts of water available along joints and bedding planes. Additionally, the qualities of the shale create water quality problems (hard water, odor) when coming in contact with the oxygen and minerals in the groundwater. Residents in the community have experienced diminishing water pressure and quality in recent years, which also may be caused in part by the increasing development in surrounding areas.

Water is available through the surficial and deep aquifers in the eastern portion of the township. Domestic wells in this area supply water at a rate of about 20-30 gallons per minute (gpm). Limited and occasional pockets of water from the surficial aquifer are scattered in the remaining western

portion of the community with supplies of about 10 gpm. There is no deep (carbonate) aquifer in this portion of the community.



Unfortunately the area in which groundwater is most available (albeit in limited amounts) is also the area with the shallowest depth to bedrock. This makes establishing productive wells within the community especially troublesome.

These geological and physical features contribute to the difficulties additional wells within and nearby the community will have on the quantity and quality of groundwater available for domestic or commercial use. Therefore, future development within the community needs to be supported with public water infrastructure.

#### Unique plants

There are some unique plants within the southeast portion of the township according to data compiled by the Ohio Department of Natural Resources (ODNR). The ODNR capability analysis program shows the following in Secor Metropark:

<u>SCIENTIFIC NAME</u>	<u>COMMON NAME</u>
<i>Emydoidea blandingii</i>	Blanding's Turtle
<i>Actaea rubra</i>	Red Baneberry
<i>Cypripedium calceolus</i> var. <i>pubescens</i>	Large Yellow Lady's Slipper
<i>Coeloglossum viridie</i>	Long-Bracted Orchid
<i>Betula populifolia</i>	Grey Birch
<i>Geranium bicknellii</i>	Bicknell's geranium
<i>Spiranthes lucida</i>	Shining Ladies'-Tresses

According to this data, no other unique flora or fauna are present within the community.

### **COMMUNITY FACILITIES & SERVICES**

General municipal and township offices are located at 12360 Sylvania Metamora Road in Berkey and 3951 Washburn Road in Richfield Township. A township meeting hall is also located at 3915 Washburn Road. The township recently acquired land adjacent to the current township building for future expansion.

#### **Police, Fire, EMS**

Police service for the township is provided by the Lucas County Sheriff's office, while the village is protected by part-time police officers. Police facilities are located in downtown Berkey, Ohio Street. Fire and emergency services are provided by Berkey/Richfield Fire and Rescue located on Berkey Southern Road (SR 295) and 3951 Washburn Road. Current staffing and volunteer levels are expected to meet the demand for police, fire and emergency services over the next 20 years.

#### **Schools**

The community is within the Evergreen Local School District headquartered in Metamora, Fulton County. Total enrollment is 1,350 students with 72 teachers, and the elementary schools are near capacity. Approximately 14% of the current enrollment are students from Richfield Township and Village of Berkey (183 total public school students from the community). An additional 101 students from the community attend private schools, including Holy Trinity School in Assumption which also accommodates pre-school and kindergarten levels. Based on population projections, over the next twenty years there will be 80 additional students from the community attending these schools.

The defeated August 1998 school levy would have allowed a new high school to be constructed within the next two years. The current middle school in Metamora would have become an elementary school to meet increasing demands, and the current high school would have become the middle school. Other measures and resources will need to be found to address these current demands. Over the next 20 years, however, the increase in the Richfield/Berkey student population is not expected to create any additional need for improvements.

#### **Infrastructure**

There are no public water or sewer facilities currently serving the community. However, public water and sewer is available within one mile of the border along Bancroft Street, Central Avenue, Sylvania Avenue, and Sylvania Metamora Road. The village is now working to get public water and sewer service to the downtown area (Sylvania Metamora and Berkey Southern Roads), prompted by inquiries from the Ohio Environmental Protection Agency (OEPA).

There are two state roads through the community: SR 120 - Central Avenue, which runs east/west, and SR 295 - Berkey Southern Road, which runs north/south. The remainder of roads within the community are local roads maintained by the county, village, or township.

The community receives its power from Toledo Edison, is included within the Lucas County Solid Waste Management District, and has recycling collection available at the township maintenance building on Washburn Road.

#### **Parks & Open Space**

Secor Metropark is located in the southeast corner of the township and encompasses 600 acres, 436 acres of which are within the township. The park is part of the Toledo Area Metroparks system that serves a regional population. Within Secor Metropark are trails for hiking, picnic shelters, playground areas, natural areas and the Nature Discovery Center with hands-on exhibits. Pacesetter Park on Sylvania Metamora Road (Sylvania Township) and Irwin Prairie on Bancroft Street (Spencer Township) are other parks and open space areas nearby. The 15-acre Lathrop Park north of Sylvania Metamora Road on Berkey Southern Road also serves the residents of the community.

More commercially oriented recreation opportunities are available at Toledo Trap & Skeet on Berkey Southern Road and Central Avenue, a golf driving range on Central Avenue across from the metropark, and a golf course immediately outside of the township on Central Avenue (Spuyten Duyval, Sylvania Township).

The predominant feature of the community is its agriculture, which provides plentiful open space as well as food and livestock. Other natural open space occurs along Ten Mile Creek throughout the northern portion of the community. Three cemeteries are also provided in the community on Sylvania Metamora Road and Sylvania Avenue (in close proximity to the churches) and the historic Wolfinger Cemetery within Secor Metropark.

#### **Churches**

Three churches are located and play a strong role within the community: Farley United Methodist on Sylvania Avenue and Berkey Southern Road, St. Elizabeth's on Sylvania Avenue and Washburn Road, and Berkey Congregational on Sylvania Metamora Road. Churches in nearby communities also serve residents.

#### **LAND USE**

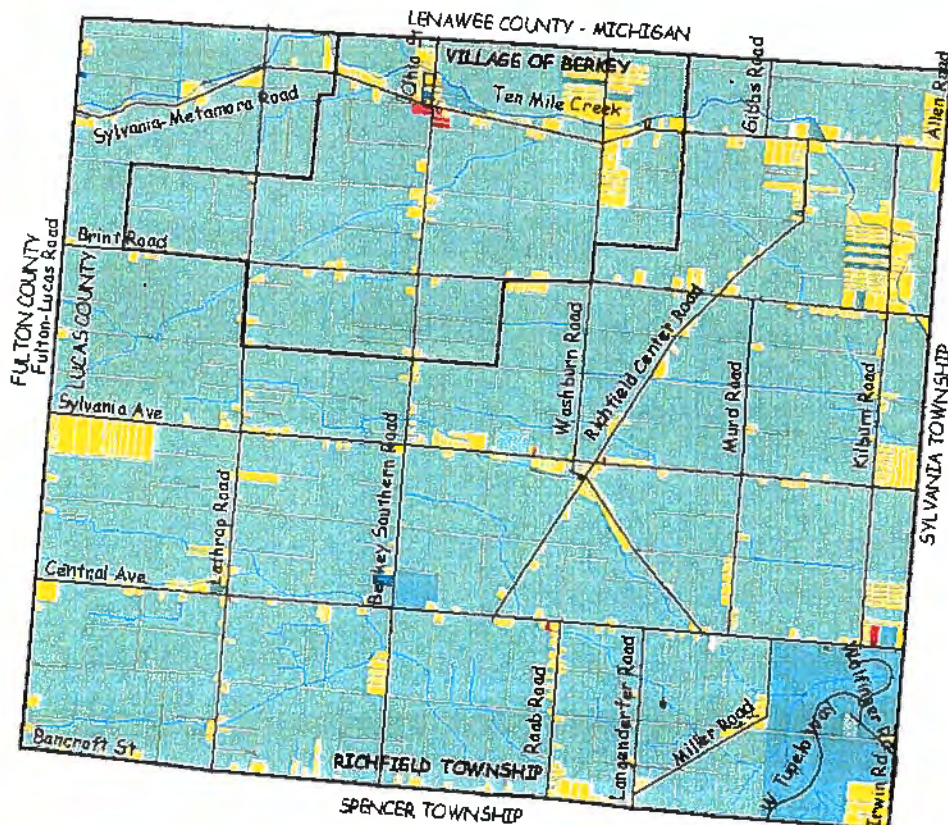
The community is primarily agricultural. Nearly 90% of the land in both the village and township is in agricultural use, with an average parcel size of 40 acres. Residential use is the next most frequent land use within the community at about 10% of the total land area and a 2-acre average parcel size.

Recent development activity has been single-family residences scattered throughout the community along Brint Road, Berkey Southern Road, Sylvania Avenue, Central Avenue, Raab Road, and Murd Road. Continuation of this residential pattern will create increased costs for the community as

demand for services increase at a rate that surpasses the tax revenue generated by such development. The following table and map illustrate the existing land use pattern.

**EXISTING LAND USE (1997)**

LAND USE	Berkey		Richfield Twp		TOTAL		PARCEL INFO		
	Acres	%	Acres	%	ACRES	%	AVG ACS	#	%
Agricultural	2,365	88.0%	10,268	87.2%	12,633	87.3%	40.5	312	32.8%
Cemetery	2	0.1%	25	0.2%	27	0.2%	8.9	3	0.3%
Church	2	0.1%	4	0.0%	5	0.0%	1.3	4	0.4%
Commercial	13	0.5%	8	0.1%	21	0.1%	1.5	14	1.5%
Open Space	19	0.7%	47	0.4%	65	0.5%	2.1	31	3.3%
Parks / Recreation	15	0.6%	486	4.1%	501	3.5%	83.5	6	0.6%
Public	5	0.2%	2	0.0%	7	0.0%	1.1	6	0.6%
Residential	268	10.0%	931	7.9%	1,199	8.3%	2.1	572	60.1%
Vacant	0	0.0%	6	0.1%	6	0.0%	1.5	4	0.4%
<b>TOTAL</b>	<b>2,688</b>	<b>100.0%</b>	<b>11,776</b>	<b>100.0%</b>	<b>14,464</b>	<b>100.0%</b>	<b>15.2</b>	<b>952</b>	<b>100.0%</b>



**EXISTING LAND USE**

- LEGEND**
- AGRICULTURAL
  - CEMETERY
  - CHURCH
  - COMMERCIAL
  - OPEN
  - PARK/RECREATION
  - PUBLIC
  - RESIDENTIAL
  - VACANT
  - JURISDICTIONAL BOUNDARY
  - STREETS
  - CREEK
  - DITCHES

Data source: 1991 parcel maps  
 updated by field survey October 1997



**Richfield Township /  
 Village of Berkey  
 Land Use Plan**

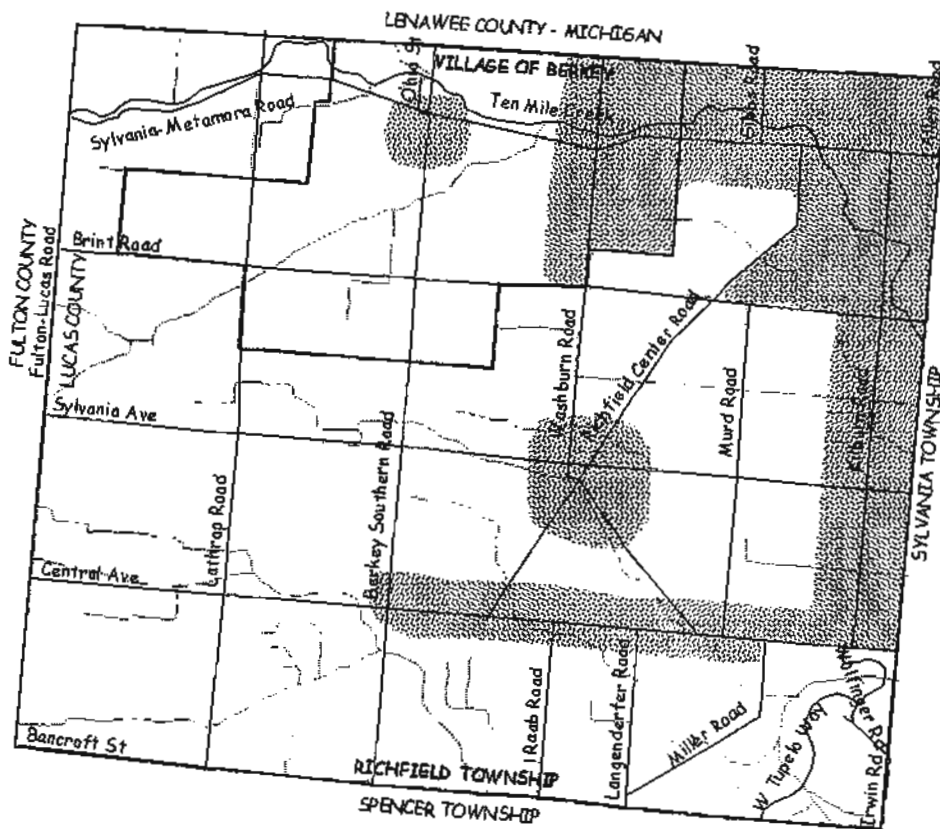
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 The University of Toledo  
 April 1998

## WHERE WE WANT TO BE GOALS & PRIORITIES FOR THE FUTURE

The overall goal of the community is to preserve the predominant agricultural function and character of the Township and Village -- to maintain the community's healthy, attractive, and pleasant living environment -- while allowing limited development to occur.

To accomplish this goal, future development needs to be directed to specific areas. Further, future development needs to be managed so that the built environment and more natural surroundings can co-exist with the minimum of conflict and adverse impact.

The community determined general areas where future growth should occur and areas that should remain agricultural (see Appendix for details of that discussion). The consensus was that limited, small-scale commercial development should be directed to the downtown Berkey area, Central Avenue, Richfield Center Road/Washburn Road/Sylvania Avenue area, and residential development be directed toward the eastern section of Berkey, northeastern corner and eastern border of Richfield Township. Please see the map below for reference.



## RURAL & GROWTH AREAS

### LEGEND

- GROWTH AREA
- RURAL AREA
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES



### Richfield Township / Village of Berkey Land Use Plan

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The University of Toledo  
April 1998

It is evident from citizen input that the current quiet, rural, know-your-neighbor atmosphere in the community is greatly valued, and the loss of farmland caused by new development, quantity and quality of water, and increasing demand for public services are concerns.

Four major goals encompass these community values and priorities for the future - environment, development, infrastructure, and community facilities - and are described below.

**Environment - Protect natural, sensitive, and areas of environmental quality.**

Farmland

- Promote the continued use of prime agricultural soil in agriculture.
- Position the community to take advantage of federal, state and local farmland preservation programs.
  - Designate "agricultural security areas", areas to remain in agricultural use over the long term.
  - Identify parcels experiencing or most at risk to experience pressure for development into non-agricultural use. Target those parcels for preservation priorities.
  - Create a locally supported (township/village) agricultural conservation program. Investigate the legal issues of setting up a farmland trust fund (in conjunction with Goal #2 - Development, timing/phasing and impact fees).
- Generate interest for property owners to participate in agricultural districts, conservation easements, and CAUV programs.
- Work with available resources and programs: Lucas Soil and Water Conservation District, Ohio Department of Natural Resources Soil and Water Division, Ohio Office of Farmland Preservation, USDA's Farm Service Agency and Natural Resource Conservation Service, and land trusts (such as the Black Swamp Conservancy, The Nature Conservancy, or American Farmland Trust).
- Create agricultural zoning for those areas designated as "rural" on the *Rural & Growth Areas* map.
- Promote compact development in designated growth areas, with net residential density no less than 1 unit per acre.

Open space/natural areas

- Support development which provides buffers between the developed site and natural, open space or agricultural land.
- Support consolidation and acquisition of open space and wooded areas (windbreaks) to provide a functional habitat for plants and animals, and limit soil erosion.

Water quality and quantity

- Improve control of runoff from farmland and other rural development to prevent soil erosion, flooding, and pollution of nearby creeks and streams.
- Seek improved maintenance of on-site septic disposal and site drainage.
- Support the extension of water and sewer services to existing development in the Village of Berkey and the community of Richfield Center.
- Be conscious of the fact that Ten Mile Creek feeds into the Ottawa River and its health (or lack of) affects neighboring communities along its course to Maumee Bay/Lake Erie.

### Flood areas

- Encourage acquisition of open space for parkland along the Ten Mile Creek border.

### Air quality

- Reduce/prevent traffic congestion.
  - Support regulations and development standards which limit the amount of driving necessary by concentrating development in residential clusters and town/village centers.

**Development** - Provide a balanced mix of agricultural, natural, residential and commercial areas.

### Location

- Require residential plats and all non-residential development to be served by public water and sewer facilities.
- Update zoning resolution/ordinance and map to include districts and requirements that will result in the preferred development pattern of growth and rural areas.

### Density

- Encourage residential development to be clustered to provide open space, preserve natural areas, control runoff, and provide a buffer between housing and agricultural land and other incompatible uses.
  - Require the open space of residential clustered developments to be maintained and costs incurred by the benefiting properties within the plat.
- Discourage strip development by limiting the depth and length of business/commercial areas.
  - Target the development of small-scale business/commercial clusters or nodes around major intersections, such as Berkey Southern Road-Sylvania Metamora Road, and Richfield Center Road-Washburn Road-Sylvania Avenue.
- Promote development of Village/Town Center(s) to concentrate development and provide for a mix of 'human scale' commercial and residential uses.
  - Identify desired small-scale service-oriented businesses and attract investors. These could include personal services (barber shop, tailoring, shoe repair), specialized retail (bakery, gift/novelty/flower shop, antiques or craft shops), or independent restaurant, or gas station.
  - Allow transitional uses like professional offices that might include insurance or travel agency, medical or dental office, and banks/financial (minus the drive-through windows).
  - Update zoning and subdivision regulations to accommodate the preferred use, style and scale of development. Work with the County to implement such regulations.
  - Develop design standards to ensure the preferred scale and style of development.

### Timing/phasing

- Require the availability of infrastructure necessary to support new development as a condition of development approval.
- Invest in capital improvements which guide orderly development in the community.

- Prepare a capital improvement program and budget priorities. Work with the County to implement.
- Seek development of a system of impact fees so that development pays for the infrastructure and open space needs it creates and compensates the community for the farmland taken out of production. Coordinate with Goal #1 - Environment, farmland issues.
  - Create and implement locally supported farmland preservation program(s).

**Infrastructure - Invest in infrastructure to maintain or improve existing services and accommodate limited future development within budget constraints.**

General

- Prepare/update a capital improvements program and budget priorities.
- Coordinate construction of infrastructure over the long term, expected "buildout" pattern.
- Prepare a circulation plan based on development and community service needs.

Water/sewer

- Require plats and all non-residential development to be served by public water and sewer infrastructure.
- Support development of targeted growth areas by providing public water and sewer.
- Provide public water where water quality and pressure from wells is poor and seek inspection and improvements of septic systems.

Transportation

- Implement access management techniques to prevent strip commercial development.
  - Provide service roads and limit curb cuts by requiring connections between existing or proposed parking lots.
  - Provide for cross-access easements between non-residential lots.
- Reduce dependence on cars by accommodating other forms of transportation, such as walking and biking.
  - Encourage cluster development to create nodes of activity that can support such ways of travelling.
  - Accommodate the development of hike/bike trails in areas that may connect/link to a regional network.
  - Require parking lots to be located behind buildings rather than in front.
- Require proposed non-residential and residential plats to provide traffic analysis or address traffic impact generated by the project.
- Require all development projects to pay for and construct all necessary safety improvements.

**Community facilities - Provide adequate public facilities to support the needs of the community.**

Fire, EMS, police

- Tie approval of new development and rezoning to the capability to provide essential fire, EMS, and police protection.

- Require circulation throughout the local roadway network to be accessible to emergency vehicles. That is, support the development of through streets rather than cul-de-sacs or dead-ends.
- Include fire, EMS and police facilities and staffing in a capital improvement program and budget.

#### Parks/recreation

- Seek acquisition of land, easements or restricted development of the Ten Mile Creek flood plain area for limited recreation and open space uses. (Note: This ties in with the plan prepared by Sylvania Township and enhances the potential function of this area.)
- Establish transition zones of land use and development on parcels adjacent to Secor Metropark to support its continued preservation and conservation efforts.

#### Village/Township land/buildings

- Invest in land/buildings (town/village hall, fire/EMS station, maintenance/recycling facilities, etc.) necessary to conduct Village and Township business in a manner responsive to the needs of the community and within budget constraints.

#### School

- Ensure access to public education for children of the community.
  - Work with the Evergreen Local School District, as necessary.

### **FUTURE DEVELOPMENT PATTERN**

Based on the projected demographics, physical features, facilities and services, and goals and priorities for the future, a land use pattern was selected from three distinct alternatives for future development. A detailed description and map of each alternative (20-year plan and potential buildout) is provided in the Appendix.

The preferred land use plan directs residential growth in clusters toward the eastern portion of the community, as shown in the Rural & Growth Areas map. Over the next 20 years this development begins along Sylvania Metamora Road, and continues eastward and southward in subsequent years. The residential clusters will provide a more efficient, compatible, and environmentally friendly use of the land, as well as provide the opportunity for a variety in dwelling unit types and styles. The clusters will provide continuous, functional open space that will also serve as a transition or buffer between the residential development and adjacent agricultural areas.

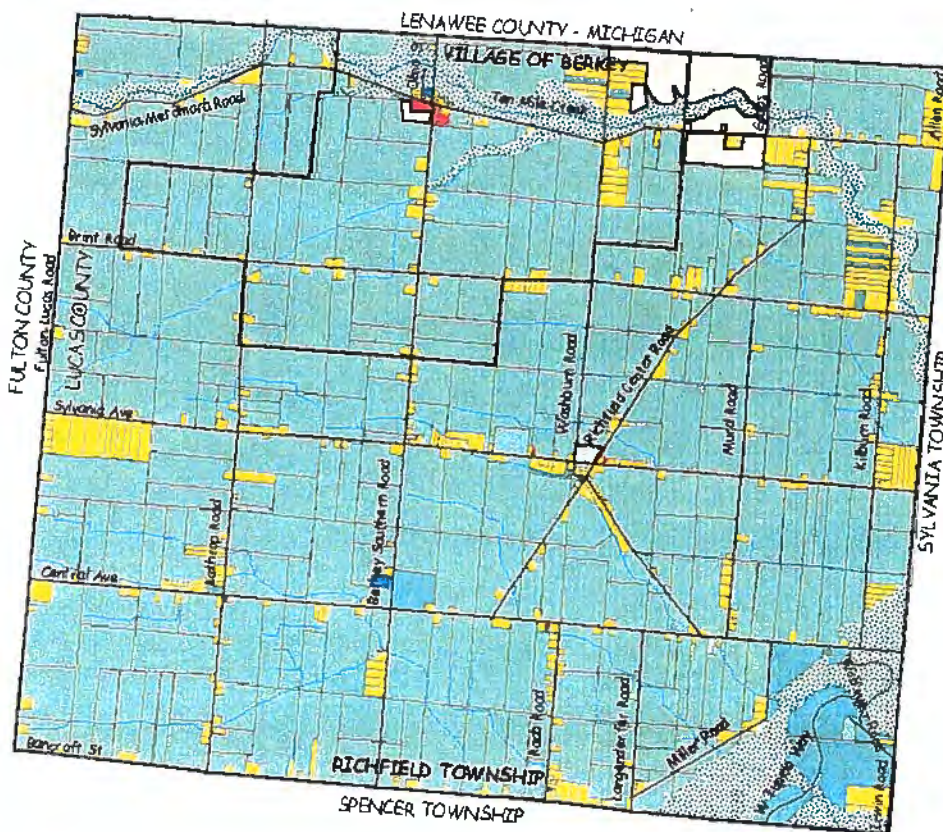
Small-scale commercial development is directed to mixed-use town/village centers located at Sylvania Metamora and Berkey Southern Roads in Berkey and Washburn Road, Richfield Center, and Sylvania Avenue in the township. The commercial development here will serve the needs of residents within the community, rather than attract customers from the surrounding area or region. The centers will be designed at a scale and style to continue and support the rural qualities of the community, while providing a mix of commercial, office and residential uses.

The remainder of the community retains its agricultural use. The following table and map illustrate the future development pattern for the next 20 years.

### YEAR 2020 LAND USE

LAND USE	Berkey		Richfield Twp		TOTAL		CHANGE IN ACS
	Acres	%	Acres	%	ACRES	%	
Agricultural	2,295	85.4%	10,108	85.8%	12,403	85.7%	-230
Cemetery	2	0.1%	25	0.2%	27	0.2%	0
Church	2	0.1%	4	0.0%	5	0.0%	0
Commercial	23	0.9%	18	0.1%	41	0.3%	20
Open Space	19	0.7%	47	0.4%	65	0.5%	0
Parks / Recreation	15	0.6%	486	4.1%	501	3.5%	0
Public	5	0.2%	2	0.0%	7	0.0%	0
Residential	328	12.2%	1,081	9.2%	1,409	9.7%	210
Vacant	0	0.0%	6	0.1%	6	0.0%	0
<b>TOTAL</b>	<b>2,688</b>	<b>100.0%</b>	<b>11,776</b>	<b>100.0%</b>	<b>14,464</b>	<b>100.0%</b>	

### YEAR 2020 LAND USE



#### LEGEND

- FUTURE RESIDENTIAL
- FUTURE COMMERCIAL
- FUTURE OPEN SPACE
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL
- VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Date source: 1991 parcel maps,  
updated by field survey October 1997



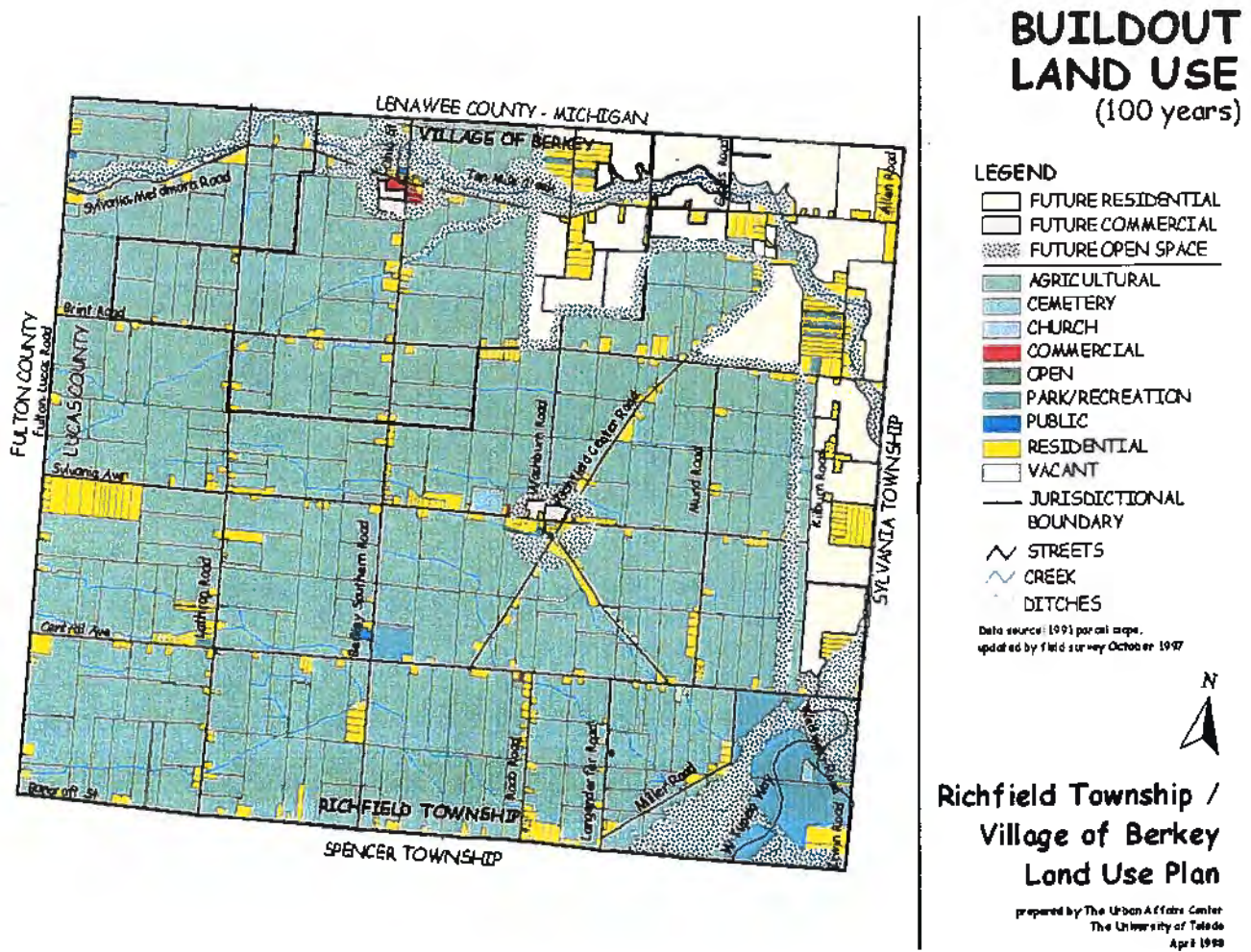
### Richfield Township / Village of Berkey Land Use Plan

prepared by The Urban Affairs Center  
The University of Toledo  
April 1998

The benefits of this development pattern include the following in support of the goals and priorities for the future:

- Growth in controlled areas; more efficient use of land and resources
- Development coordinated between the township and village
- Lower infrastructure costs; more controlled development timing/phasing over the long term
- Public water/sewer focused along Sylvania Metamora Road, resulting in less demand for infrastructure extensions in other portions of the growth area
- Better drainage/flood control, less erosion
- Farmland preserved - 85% of total land area remains in agriculture
- Open space to provide buffers and functional wildlife habitat
- Improved/balanced budget
- Improved emergency access and response
- Less traffic/congestion, better circulation

The long term 'buildout' of this plan is projected to generate the following development pattern. This scenario gives a glimpse of how the short-term, incremental development decisions based on this land use plan will 'add up' over the long-term.



**BUILDOUT LAND USE (100 years)**

LAND USE	Berkey		Richfield Twp		TOTAL		CHANGE
	Acres	%	Acres	%	ACRES	%	IN ACS
Agricultural	1,985	73.8%	9,098	77.3%	11,083	76.6%	-1,550
Cemetery	2	0.1%	25	0.2%	27	0.2%	0
Church	2	0.1%	4	0.0%	5	0.0%	0
Commercial	33	1.2%	28	0.2%	61	0.4%	40
Open Space	19	0.7%	47	0.4%	65	0.5%	0
Parks / Recreation	15	0.6%	486	4.1%	501	3.5%	0
Public	5	0.2%	2	0.0%	7	0.0%	0
Residential	628	23.4%	2,081	17.7%	2,709	18.7%	1,510
Vacant	0	0.0%	6	0.1%	6	0.0%	0
<b>TOTAL</b>	<b>2,688</b>	<b>100.0%</b>	<b>11,776</b>	<b>100.0%</b>	<b>14,464</b>	<b>100.0%</b>	

The overall goal of preserving the agricultural function and character of the community is achieved in the long run as well. More than  $\frac{3}{4}$  of the total land area still is in agricultural production at buildout, and limited residential and commercial development is provided in the targeted growth areas.

## HOW WE GET THERE

### PLAN IMPLEMENTATION

The land use plan provides policies for setting direction of development and guiding land use over the next 20 years. Richfield Township and the Village of Berkey lie within the Limited Development Zone as proposed under the Lucas County Land Use Policy Plan Update. The limited development zone includes Richfield, Spencer, Harding, Swanton, Providence, Jerusalem and Waterville Townships. The goal is to provide for low intensity uses, to preserve agriculture as an active industrial base of Lucas County's economy, and to preserve unique natural areas and open space. It is within the framework of this plan that the Richfield Township and Village of Berkey Land Use Plan is developed.

### Land Use and Development Policies

The following Land Use and Development Policies are established for the orderly development of the land and the provision of public services in Richfield Township and the Village of Berkey.

- Zoning and subdivision regulation shall be in conformance with the Richfield Township and Village of Berkey Land Use Plan and Lucas County Policy Plan on Land Use and Housing.
- Township land use and development shall be in conformance with the Lucas County Water and Sanitary Sewer Facilities Plans, Lucas County Street and Highway Plan, TMACOG 2020 Transportation Improvement Program, ODOT Transportation Improvement Plan and adopted plans of the Metro Park District of the Toledo Area.

- Support the economic base of the township and village through land use, development and capital investment, while preserving the natural features and residential areas of the township and village.
- Support agriculture as the highest and best use of land within the Limited Development Zone based on soil quality and conditions.
- Support programs to inform farmers of the benefits of issue I (Current Agricultural Use Value Tax of Ohio Farmlands, C.A.U.V.), conservation easements, purchase of development rights and other farmland preservation tools as they become available.
- Support State legislation to enact large lot (over five acres) subdivision regulations.
- Limit utility extensions unless required to meet a demonstrated health and safety need and discourage subsidy of water and sewer line extensions.
- Approve plats only where public water and sewer (storm and sanitary) is provided and where the provision of these utilities is in accordance with water and sanitary sewer master plans.
- Land use, zoning and subdivision regulations should address the following issues to support access management along state routes and along principal arterial roadways identified in the Toledo-Lucas County Major Street and Highway Plan:
  1. Building setback requirements to preserve right-of-way for future road improvements and achieve adequate sight distance.
  2. Joint easement requirements to allow internal traffic circulation and to encourage shared access between adjoining commercial frontage.
  3. Minimum frontage requirements for conforming lots to support desirable access spacing.
  4. Subdivision development along an arterial to provide access to all lots via internal road system.
  5. Regulate minor subdivisions (lot splits) to support access standards along arterial roadways:
    - a. No additional access to be provided for splitting of existing parcels under common ownership or control;
    - b. All access to newly created parcels to be provided from the existing access.

6. Development review to provide an opportunity to ensure proper access and street layout in relation to existing or planned roadways.
  7. Private road regulations and restrictions on flag lots or privately owned access easements to address substandard private roads and related land division problems.
  8. Properties which abut more than one roadway should be given access to the roadway with the lower functional classification.
  9. Local zoning and subdivision regulations along state roadways should be supportive of, and consistent with, the Ohio Department of Transportation's Access Management Program.
- Adopt environmental overlay zoning to protect critical natural areas such as Secor Park, the "Oak Openings" and encourage open space zoning where appropriate, utilizing in site design and development review, criteria compatible with the "Oak Openings Landform", defined as the composite of the land and its plant and animal species native to the "Oak Openings" Area of northwest Ohio

## **ACTION STEPS**

New regulations and standards may need to be established in order for these guidelines to be put into action. Tools which the township and village can use to implement goals, objectives and meet priorities of this plan include, but are not limited to: zoning and subdivision regulations, architectural and site design guidelines, farmland preservation program(s), a capital improvement program, adequate public facilities requirements, and access management techniques. The community needs to work with the county plan commissions and others as necessary to develop and implement these tools. A summary checklist to keep track of these steps is included in the next section.

### **Zoning**

The strongest tool that the community has to implement the land use plan is zoning. Within six months following the adoption of this plan, the township and village must review their current zoning regulations to determine if the regulations can simply be amended or need to be rewritten entirely to be consistent with the land use plan. It is recommended the following zoning provisions be considered by the township and village:

- an agricultural zone - or agricultural security area, for the "rural" area with a minimum 40-acre lot size, and permitting one non-agricultural building lot up to a maximum 2-acre size on the agricultural zone parcels;
- a residential cluster zone - for the "growth" area, with a net residential density no less than 1 unit per acre and a minimum 50% open space requirement situated to buffer neighboring farms in the agricultural zone and to provide continuous open space with adjacent residential clusters;

- a mixed use zone - for the village/town centers, which provides for a mix of human-scale, pedestrian-oriented commercial and residential uses; and
- a limited recreation zone - for the flood prone areas.

It is recommended that the zoning resolution be reviewed and revisions be considered within 12-18 months of the land use plan adoption.

#### **Architectural and site design guidelines**

Architectural and site design guidelines can be used to achieve the desired scale and style of development within the mixed-use zones, and continuity of open space and buffering among the residential clusters. The intent of these design guidelines is to encourage compatibility in building design and relationship to surrounding areas while allowing a variety in function, rather than to encourage 'sameness' in style, material, color and siting.

Some general design concepts may be incorporated into the revisions of the zoning and/or subdivision regulations. Refinements are suggested as the township and village grows and develops infrastructure to accommodate higher densities of residential and commercial development.

Some design concepts that may be considered include:

- relationship of the buildings to the street and buffer/open space areas;
- location of parking lots behind buildings, or permitting on-street parking;
- provision of combined commercial/residential structures;
- general circulation and pedestrian walkways/networks;
- scale and mass of buildings;
- design of public buildings and areas; and
- landscaping and streetscapes (trees, signage, lighting, etc.).

Design review and procedures also need to be established to implement the guidelines. A "pre-application" conference should be incorporated into the review process, for instance, to discuss design options and clustering techniques prior to the formal submittal of a preliminary site plan or request for rezoning.

#### **Subdivision**

The community needs to review, update and coordinate subdivision regulations as needed within 24 months of the adoption of the land use plan. In particular, standards for construction of streets, drainage, lot and blocks need to be reviewed to ensure that the types of development for residential and commercial areas recommended in the land use plan can be constructed legally.

Subdivision regulations also need to include access management techniques to reinforce design concepts established through the architectural and site design guidelines and, in particular, prevent strip commercial development. Access management standards should require that:

- service roads be provided;
- curb cuts be limited by requiring connections between existing and/or proposed parking lots;
- parking lots be located behind buildings; and
- driveways are combined between neighboring lots.

For the township, any changes will require working with Lucas County departments to amend the current regulations and implement the new standards.

#### **Capital Improvement Program and Budget**

The annual capital improvement program (CIP) and budget is another important tool that can be used to encourage development according to the land use plan. Public expenditures and improvements can be made strategically to promote compact development and phase development such that adequate public facilities, services and staffing are available to support expected development. Within 12 months of the adoption of this land use plan the capital improvements program and budget needs to incorporate public investments to promote the timing and location of the development pattern of the land use plan.

Development or impact fees could provide funding for public improvements (in part). The structure for such fees needs to be in place and coordinated with the CIP to ensure that adequate public facilities/staffing to support the new development is paid in appropriate proportion between new development and existing residents and businesses of the community. These impact fees should also be coordinated with the potential funding of a local farmland preservation or conservation easement program described in the following section.

#### **Farmland Preservation Program**

Because zoning is not permanent, other tools need to be implemented to ensure the long-term protection of farmland in the "rural" area. On an individual basis, estate planning is critical to an increased awareness of preservation options, financial benefits to property owners and future generations, and long-term farmland protection. Public initiatives, such as current agricultural use value (CAUV), agricultural districts, and right-to-farm laws make continued agricultural production more affordable and feasible. Community leaders need to keep property owners aware of current programs, new ones as they develop, and encourage participation in these programs.

A local preservation program, such as purchase of agricultural conservation easements (PACE), can complement zoning and provide preservation benefits to both community and property owner on a more permanent basis. Some funding for the community's preservation program may be available from the state and federal farmland protection program. As such, the community needs to work with Lucas County on the countywide PACE program currently being developed to leverage funds from this level.

However, successful PACE programs provide funding from a variety of sources. The community needs to establish a program within the next 3 years which is independent of county or state funding availability. This program could be supported locally through any one, or combination of the following:

- impact/development fees - for each acre developed or new housing unit built, a developer could pay into a fund specifically used for purchasing agricultural development rights (a local PACE fund);
- property transfer taxes - place a portion of property transfer taxes into a local PACE fund;

- tax increment finance (TIF) district - to earmark specific tax revenues from the "growth" area for purchasing development rights or establish a revenue stream to pay off a bond for the purchase; and/or
- land trust - work with an existing non-profit or establish a local land trust to administer and enforce the community's preservation program.

With each of these funding methods no additional taxes are created. Tax revenue is simply allocated differently than in the past. The community could also consider increasing property taxes to raise revenues for a local PACE program. The difference with this particular tax increase would be that the taxpayer dollars would be directly reinvested in the community, which may make it more favorable with the voters.

The community needs to identify strategic parcels as priorities for PACE participation since it is unlikely that enough funds will be generated (through any mechanisms) to buy all development rights in existence. Priorities could be for those parcels most at risk to experience pressure for development into non-agricultural use, or other criteria as determined by the community.

As a general farmland preservation policy, the community needs to work with the county and city to encourage reinvestment in urban areas or areas already served by infrastructure rather than expanding into prime farmland areas.

#### **EVALUATION & UPDATE**

Because communities continually change and are affected by a variety of influences over time, land use plans must be reviewed and updated periodically to stay current and to be effective. Similarly, the planning process is continual and dependent upon active citizen input.

Richfield Township and the Village of Berkey need to review and update this land use plan at least every 3 to 5 years so that the plan reflects the 'current reality' of the community. By necessity, this will involve the active participation of community residents. Adjustments to supporting regulations, such as zoning and subdivision, should then be made accordingly.

General questions should be asked in the process of monitoring the progress of the plan, such as:

- Are the projections for population, housing and jobs still reasonable?
- Have there been any unanticipated extensions of water and sewer lines?
- Has there been activities happening in nearby communities that affect our land use?
- Can we still adequately meet the demand for community facilities and services within budget?
- Have there been any additional requirements from EPA or other agencies that creates a need to change our land use strategy?
- Are there any additional tools available to preserve farmland?
- Have there been any major legislative changes (county, state or federal) that may change our land use strategy or its implementation?
- Do the residents still support the plan and/or decisions being made in accordance with the plan?

**CHECK LIST**

The following table is a checklist for the community to track some of the tasks necessary to achieve the goals of the land use plan. Other tasks may be added to the list as needed. The time frame shown is the maximum amount of time that should occur, as measured from the date the land use plan is adopted.

TASK	TIME FRAME (in months)	DATE COMPLETE	
		Village	Township
Zoning Regulations - Review Update	6 12 - 18		
Subdivision Regulations - Review Update / Coordination with Lucas County	12 24		
Capital Improvements Program	12		
Architectural & Site Design Guidelines	24		
Development / Impact Fee Program	18 - 24		
Farmland Preservation Program	24 - 30		
Evaluation & Update of Land Use Plan	3 - 5 years		
Other:			



## APPENDIX

### *THE PROCESS*

Public participation was a major emphasis in putting this land use plan together. Community leaders recruited 23 people from various parts of Richfield Township and Village of Berkey to serve on a Steering Committee and lead this process.

The first part of the project produced base information, data and maps of current conditions within the community. The steering committee met four times to discuss and review this information for accuracy. Related information about planning, development, state laws, other communities was also introduced and discussed at these meetings. Two general public meetings were held to present this information, and get public input into defining community likes and dislikes, perceptions, desires and preferences for the future, and overall goals for the community. The steering committee used the information from these public meetings to develop broad goals and priorities for the future. A copy of the draft goals and priorities was mailed to each person who attended the public meetings.

Two steering committee meetings were held to refine the goals and discuss development alternatives. Three distinct development alternatives were created based on the public meeting input as realistic options to future land use patterns within the community. A third public meeting was held to review the goals and priorities, discuss the pros and cons of the development alternatives, and select a preferred alternative as the long-term direction of the land use plan. Alternative #3 was selected as the development pattern of choice, receiving 59% of the vote. The next highest vote-getter received half the number of votes as Alternative #3. There was a clear distinction in choice.

A plan document was then drafted and finalized based upon the input from the public meeting, and refined based on the review, discussion, and suggestions of the steering committee.

**Richfield Township / Village of Berkey Land Use Plan**

**Public Meeting #1 - "Where Are We Today?"**

**Summary**

The first public meeting was held on Tuesday, January 13, 1998 in the Richfield Township Hall from 7 to 9 p.m. Approximately 90 people were in attendance.

Overall, people like their community the way it is and are concerned with the potential for uncontrolled development. Residents would like to be able to direct growth to designated areas to lessen possible negative impacts upon their community. The quiet, rural, know-your-neighbor atmosphere is greatly valued, while the loss of farmland caused by new development, quantity & quality of water, and demand for public services are immediate concerns.

**LARGE GROUP DISCUSSION**

*Why do you need a plan?*

- For organized growth
- No developers - for control over developers
- Better use of resources - land, water, money
- So we don't grow too fast
- Lay out plans for infrastructure (water, sewer and roads)
- Plan for trustees/council to follow
- As a common point of reference over the long term for decision-makers to follow
- Plan/designate areas for commercial, residential development
- Preserve farm land

*Why are we meeting?*

- Plan needs to come from the community
- People can hold elected officials accountable to what the plan says
- Help build pride in the community

*What do you want to achieve overall with the plan?*

- Controlled development
- To be prepared for future decisions
- To reach a balance between people and business

**SMALL GROUP EXERCISES**

***WHAT DO YOU LIKE ABOUT YOUR COMMUNITY? WHAT ARE THE STRENGTHS? WHAT MAKES YOUR COMMUNITY SPECIAL?***

**GENERAL LIST - Report out to entire group**

- |                               |                                       |                             |
|-------------------------------|---------------------------------------|-----------------------------|
| Quiet                         | Fire Dept                             | Low/limited development     |
| Rural/Openness                | Community support                     | Parks                       |
| Natural wildlife              | No city water                         | No trains                   |
| Low Crime                     | Accessible to stores, hospital & jobs | Type of people in community |
| School district               | Light traffic/good roads              | No factories                |
| Little commercial development | Neat/clean community                  | Nice night sky              |
| Knowing your neighbor         | Keep farmland                         |                             |
| Low real estate taxes         | Fresh air                             |                             |

LIST BY GROUP (Likes - cont.)

Berkey

Community spirit  
Wide open spaces  
Friendliness/neighborliness  
Mind our own business  
Quiet - little traffic  
Low crime  
Little commercial development  
No factories/smog  
Variety of animals  
Farms  
Wildlife  
Park  
Police & Fire Depts  
Good schools & churches  
Carry-out  
Good tax base/rate  
Accessible to stores, hospital & jobs  
Farm land  
No or limited development  
Low taxes (used to like)  
No city water/sewers  
Peace & quiet  
School districts  
Privacy in yard (paraphrased)  
Sounds of open/natural settings  
Isolated area for development  
Protect what we have  
Good choices of: churches, schools, neighbors  
Good roads, drainage

Low crime, so far  
Close proximity to city attractions  
Quiet - Space (room)  
Rural  
Low Crime  
Community support  
Fresh air  
Low taxes  
Block watch  
Low traffic  
Schools, churches, activities  
Friendliness  
Keep farmland  
Convenient to jobs & services  
Not busy, not congested  
Lower crime rate  
No sewer bill  
Still have natural wildlife  
Friendly neighbors  
School district  
Lower taxes  
Mixture of jobs  
Less people, same interest  
Fire Dept  
Rural & openness  
Farm  
Real estate taxes  
School  
Convenience to shopping outside area  
Not too congested

Quiet  
Neat & clean  
Low crime  
Good roads  
Fresh air  
People that live in community  
Fire dept & snow removal  
Strong community involvement  
Quiet place to live  
Farmland  
Rural area  
Knowing your neighbors  
Light traffic  
Low crime rate  
Taxes low  
School system  
Near town but not in town  
Wildlife  
Churches  
Parks  
Volunteer Fire Dept  
Clean, no trash  
Good roads  
Woods  
No trains  
Nice night sky  
Low commercial business  
Privacy  
Nice summer breeze

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**WHAT DON'T YOU LIKE ABOUT YOUR COMMUNITY? WHAT ARE THE WEAKNESSES?**

GENERAL LIST - Report out to entire group

Low quality & quantity of water  
Distribution/service of cable  
Less privacy  
Tax balance between residential & commercial  
Ponds & growth depleting water supply  
Too few gas stations  
City folks not adapting to rural life

Park takes land out of tax base  
The way lots are split off - shape  
Not enough wind block - need more trees  
Don't like 5-acre lots - want smaller lots  
Distance to school  
Roads in bad condition  
Existing survey markings sometimes disappear

Propane gas - rather have natural gas  
Strip development occurring  
No pizza places or restaurants  
Sewage problem in downtown Berkey  
Spotty development  
High electric rates  
Prospect of development (residential & commercial)

LIST BY GROUP (Don't likes - cont.)

Berkey	Utilities/service - phone, electric, cable, garbage	Water drainage
Development	Not prepared	Prospect of (residential) subdivision & commercial growth
Quality & quantity of good water	Preservation of existing survey markings	Retainment of trash
Lack of sewage disposal in downtown	Land splits & measurements	Few gas stations
Phone system - low coverage	Water (well depletion) & drainage	No cable TV
Rental houses	Less privacy	Free roaming dogs
Stormwater management	Propane gas	No pizza place
High winds - lack of woods	New development	5 acre lots - loss of farmland
Roads - bad condition	Not enough wind block	No water
City folks not adapting to rural life	Ponds	No natural gas
High electric rates	Lack of water	Speed of traffic over speed limit
No gas line	Tax balance	Spotty development
High taxes	Pay for park - not the taxpayers	Distance to school
Development may cause loss of resources	5 acre lots	Using wells to fill ponds
Urban sprawl	Ponds depleting water supply	Filling in flood plains
Poor drainage in some areas	Growth depleting water supply	No restaurants
Do not like development	Strip development	Ditch maintenance is poor
Park takes ground out of tax base		

**WHAT ARE SOME OPPORTUNITIES? THREATS? WHAT ARE SOME OPPORTUNITIES TO CHANGE THE THINGS YOU DO NOT LIKE? WHAT ARE SOME THINGS THAT MIGHT CHANGE THE THINGS YOU LIKE AND WANT TO KEEP?**

GENERAL LIST - Report out to entire group

Opportunities	Threats
*Small business potential	*Cost of waterline
*Waterline for residents that need water	*Over development & loss of farmland
*Growth in controlled areas	*Developers of Sylvania moving in
*Put farmland in reserve	*Possible rezoning of school districts to go in with Sylvania
*Take existing unused commercial land and redevelop it	*Too much growth, too fast
*Bring community together - plan	*Too congested
*Keep it the way it is	*Traffic from growth
*Smallness of school district	*More traffic - loss of privacy
*Increase tax base with commercial development	*If develop needed infrastructure, it will encourage growth & is costly
*Rural living	*If develop residential, get high taxes, loss of farmland & water
*Gain needed city water	*More residential will tax public services/demand too great to meet
	*Apartments, trailers, condos
	*Commercial growth takes farmland and creates more demand for fire dept
	*Growth takes away from area for wildlife

LIST BY GROUP (Opportunities & Threats - cont.)

Opportunities	Threats
<p><u>Berkey</u></p> <ul style="list-style-type: none"> <li>*Have time to control growth</li> <li>*Put farmland in reserve</li> <li>*Rural living</li> <li>*Zone village for controlled growth</li> </ul>	<ul style="list-style-type: none"> <li>*Developers of Sylvania moving in</li> <li>*Losing farmland</li> <li>*Infrastructure development encourages growth &amp; is costly</li> </ul>
<ul style="list-style-type: none"> <li>*Gain city water from development</li> <li>*Take existing unused commercial land and return it to use</li> </ul>	<ul style="list-style-type: none"> <li>*Development causing high taxes, loss of farmland, loss of water</li> <li>*Need better access of convenience items - gas, bread, milk, pizza, etc.</li> <li>*Possible rezoning of school district with development</li> <li>*More development = more crime</li> </ul>
<ul style="list-style-type: none"> <li>*Land use plan</li> <li>*Preserve farmland</li> <li>*Increase tax base</li> <li>*Increase public services</li> <li>*Better utilities</li> </ul>	<ul style="list-style-type: none"> <li>*Too much subdivision &amp; commercial development - and occurring too fast</li> <li>*Natural drainage</li> <li>*Lower water tables</li> <li>*Added traffic</li> <li>*Loss of wildlife</li> <li>*More growth is a threat to volunteers in public services</li> <li>*Burden on schools</li> </ul>
<ul style="list-style-type: none"> <li>*People interested in working together - planning</li> <li>*Keep it the way it is</li> <li>*Control growth</li> <li>*Move Richfield Farther west</li> <li>*Small business</li> </ul>	<ul style="list-style-type: none"> <li>*New development</li> <li>*New school in Sylvania</li> <li>*Congestion</li> <li>*Apartments, trailer parks, condos</li> </ul>
<ul style="list-style-type: none"> <li>*Waterline - residency needs being met</li> <li>*Farmland</li> <li>*Smallness of our schools</li> </ul>	<ul style="list-style-type: none"> <li>*Waterline cost - encouraging growth</li> <li>*Traffic from growth</li> <li>*Apartments burdening taxes, schools</li> <li>*Commercial growth takes farmland, taxes our infrastructure, need to upgrade fire service</li> </ul>
<ul style="list-style-type: none"> <li>*Growth in controlled areas</li> <li>*We have a chance to plan for the future</li> <li>*Increase tax base</li> </ul>	<ul style="list-style-type: none"> <li>*Over development &amp; loss of farmland</li> <li>*Loss of protected areas for wildlife &amp; proper drainage</li> <li>*Too many low income houses</li> <li>*Traffic</li> <li>*Lost privacy</li> </ul>

**SLIDE SHOW**

Slides of various development types within Lucas County were shown. Meeting participants were asked to rank a series of slides (60 of them) on a scale of 1 to 10 as to whether or not they would like that kind of development to occur in their community. The intent of this exercise was to get people thinking about what is occurring in the area and what they like and do not like about development. Please note that this was not intended to be a scientific survey or study. The ranked slides that were liked most, liked least, and had the most disagreement are attached (total possible points = 750). From these rankings it is clear that people value the agricultural nature of the area, and do not care for mobile homes, strip commercial or mall development.

## Liked Most



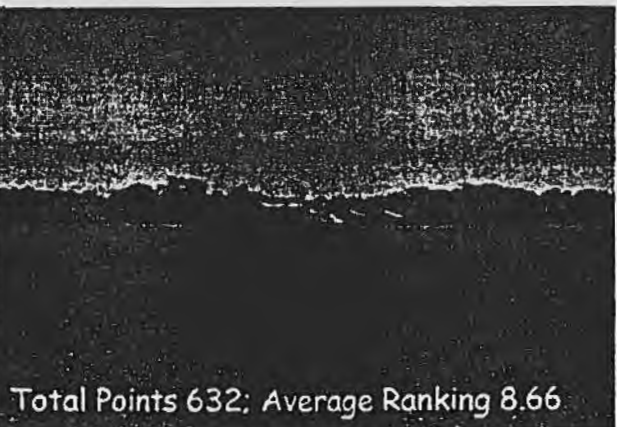
Total Points 661; Average Ranking 8.93



Total Points 638; Average Ranking 8.86



Total Points 633; Average Ranking 8.67



Total Points 632; Average Ranking 8.66

## Liked Least



Total Points 99; Average Ranking 1.36



Total Points 128; Average Ranking 1.78

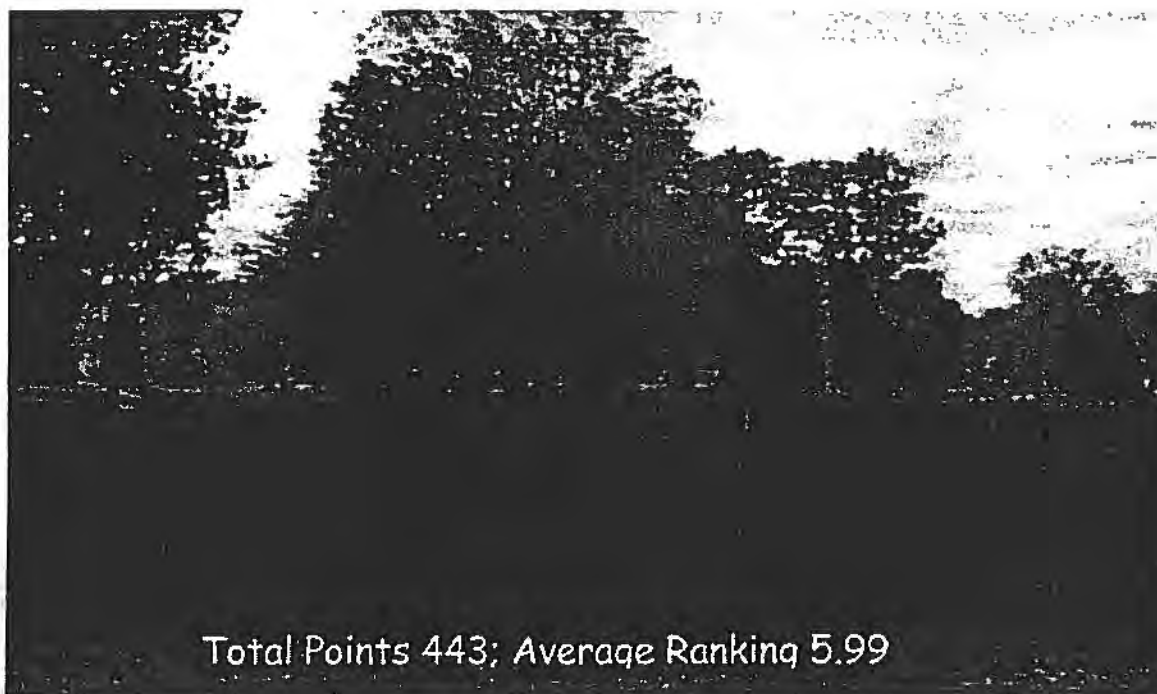


Total Points 147; Average Ranking 2.04



Total Points 150; Average Ranking 2.05

## Most Disagreement



**Richfield Township / Village of Berkey Land Use Plan  
Public Meeting #2 - "Where Do We Want To Be In 20 Years?"**

**Summary**

The second public meeting was held on Tuesday, January 20, 1998 in the Richfield Township Hall from 7 to 9 p.m. Approximately 80 people were in attendance; about 1/4 attended the previous meeting. The purpose of this meeting was to define the areas where growth should occur and the rural areas that should be retained over the next 20 years. In doing so, major issues of concern were discussed and then prioritized.

The primary concern among this meeting's participants was consistent with those of the first meeting - how to remain rural, yet provide the necessary water/services to residents. The potential for uncontrolled development created by expanding needed services to current residents dominated the discussions.

**SMALL GROUP EXERCISES**

***DEFINE THE TERMS "GROWTH" AND "RURAL"***

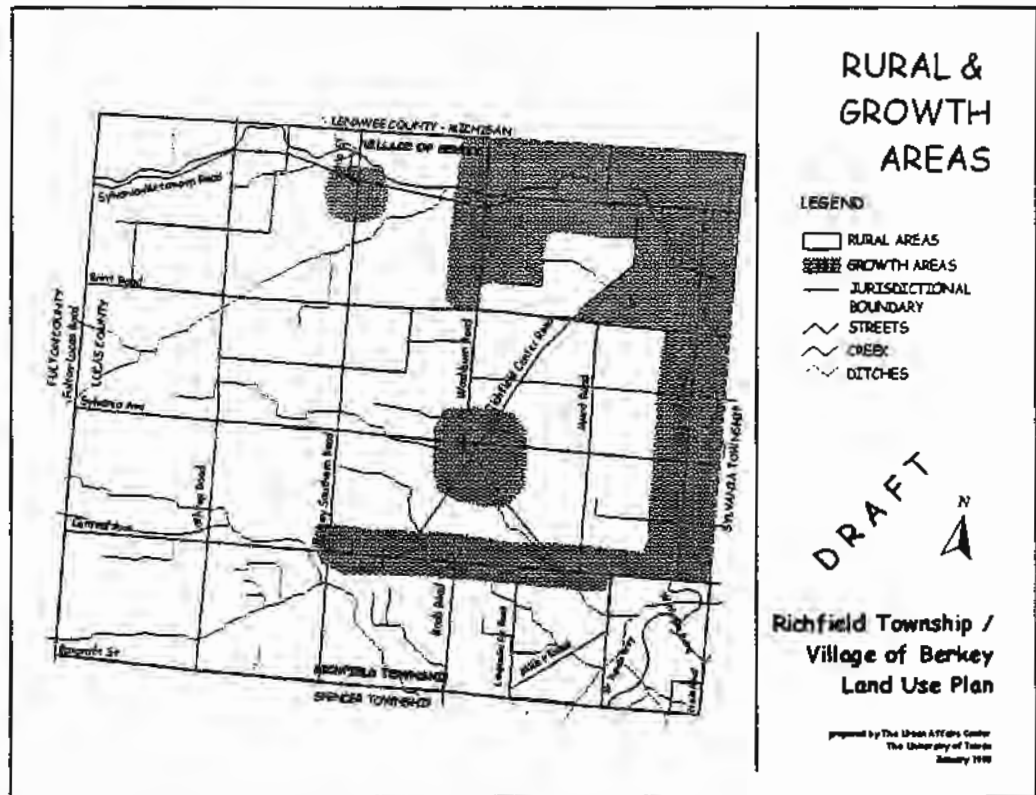
The meeting participants were divided into two groups of five tables each. The tables of one group defined the term "growth" by listing terms or phrases they associated with growth. Similarly, the other group defined the term "rural".

<b>Rural</b>	<b>Growth</b>
Farms	More building
Open space	Mobile home parks
Streams/creeks/wildlife	More traffic - congestion
Houses far apart	Less open space
Low traffic	More schools
Peace, quiet, privacy	More crime
No industries	More & less recreational opportunities
Clean air	Higher property values
Low noise pollution	More conveniences
Less crime	More utilities/infrastructure
No subdivisions	Less water/lower output from wells
Good hunting	More restrictions
Livestock	Loss of farmland
Barns	Lose track of neighbors/friendly atmosphere
More concern for your neighbors/good people	
See sunrise/sunset	
More community participation	
Growth slow - no commercial	
Volunteer fire dept	
Independent way of life	
Not as dependent on public services (water, sewer, gas)	
People making a living off the land	
Farm & agricultural businesses	
Lower taxes (for agriculture)	

The definitions were used as participants drew on maps, showing where growth would be directed and where rural areas would be retained.

**MAP GROWTH AND RURAL AREAS. WHAT DO YOU WANT TO BECOME? WHAT DO YOU WANT TO PROTECT? WHAT DO YOU WANT TO CHANGE?**

The overriding sentiment was that everything should remain rural that is rural now. Both growth and rural mapping groups were in agreement. However, general areas where growth should be directed were finally suggested. The consensus was that limited, 'small' commercial development should be directed to the downtown Berkey area, Central Avenue, Richfield Center Road/Washburn Road/Sylvania Avenue area, and residential development be directed toward the eastern section of Berkey, northeastern corner and eastern border of Richfield Township. Please see the map for reference.



**LARGE GROUP EXERCISES**

***WHAT ISSUES WERE DISCUSSED TO DETERMINE RURAL AND GROWTH AREAS? WHAT ARE THE PRIORITIES?***

Major issues that were discussed while mapping the growth and rural areas were listed. Each person was asked to vote on their priorities by placing 3 dots next to the issues of their concern.

**MAJOR ISSUES** - followed by total numbers of votes

- 1. Farmland that will stay farmland - dedicated farmers ..... 53
- 2. Potential water lines & their direction ..... 40
- 3. Keep commercial on state routes to control maintenance obligations ..... 24
- 4. Concentrate development in specific areas ..... 17
- 5. Property for sale/sold & what can be done with it ..... 15
- 6. Development momentum on Central Avenue ..... 10
- 7. Control development by using large lots to preserve agriculture ..... 8
- 8. Development completely constructed & occupied before next one can begin ..... 7
- 9. Other infrastructure brought with & needed for development ..... 0

**STEPS FROM HERE**

People who attended the public meetings will receive a summary of information in the mail for their review and feedback. Based on the input provided at the public meetings, goals, development alternatives, and implementation strategies will be discussed and drafted with the Steering Committee over the next several months. The next public meeting will be held sometime in the Spring. The plan is expected to be complete in September 1998.

# RICHFIELD TOWNSHIP / VILLAGE OF BERKEY - DEMOGRAPHICS

## Historical Trends

### POPULATION

					Projection
	1970	1980	1990	1995 (est)	2020
Berkey Village	294	306	264	259	401
Richfield Township	1,218	1,095	1,178	1,238	1,403
Lucas County	484,496	471,579	462,361	460,596	462,167
City of Toledo	383,062	354,635	332,943	325,767	307,842

### HOUSING UNITS

					Projection
	1970	1980	1990	1995 (est)	2020
Berkey Village	74	83	93	91	141
Richfield Township	326	365	412	433	558
Lucas County	159,784	184,845	191,388	190,657	188,983
City of Toledo	130,340	143,248	142,125	139,062	121,658

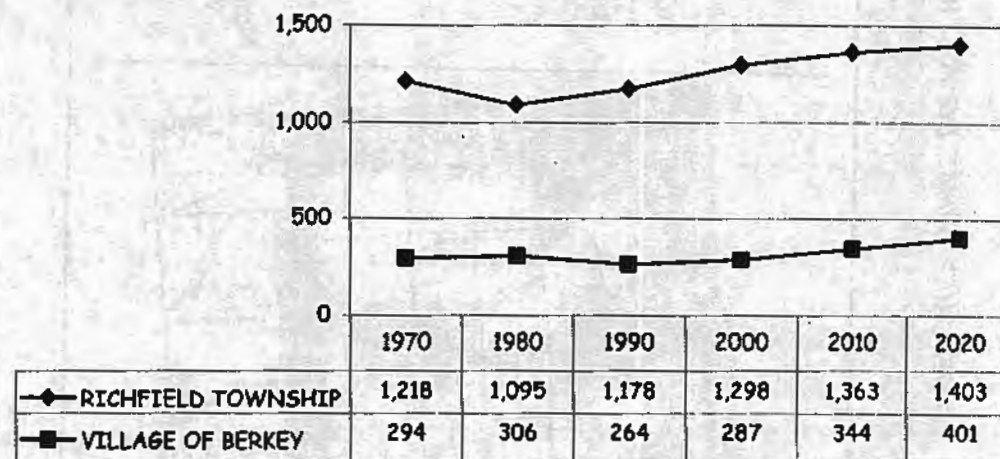
### EMPLOYED

					Projection
	1970	1980	1990	1995 (est)	2020
Berkey Village	113	121	135	141	175
Richfield Township	444	478	532	556	690
Lucas County	188,815	192,737	204,890	214,400	268,995
City of Toledo	151,217	141,698	141,298	147,400	182,098

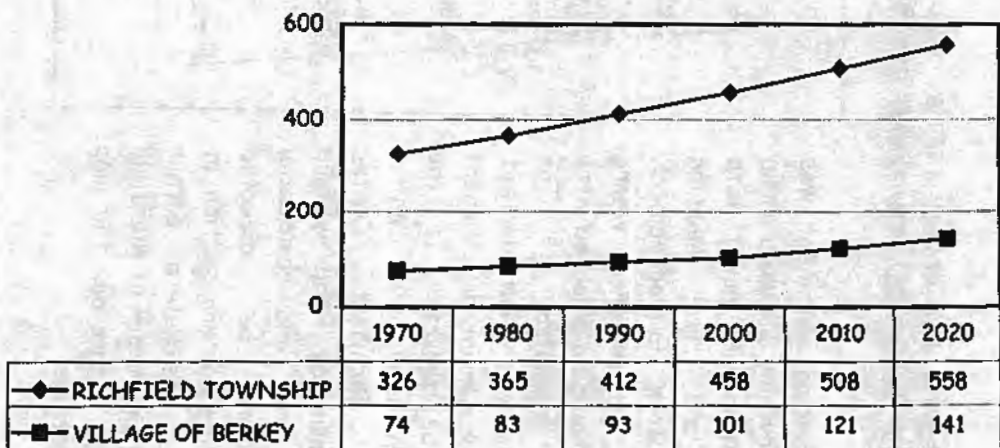
### RESIDENTS' JOBS LOCATED IN COMMUNITY

					Projection
	1970	1980	1990	1995 (est)	2020 *
Berkey Village			10		12
Richfield Township			175		200
Lucas County			228,967		287,900
City of Toledo			178,189		183,388

### POPULATION

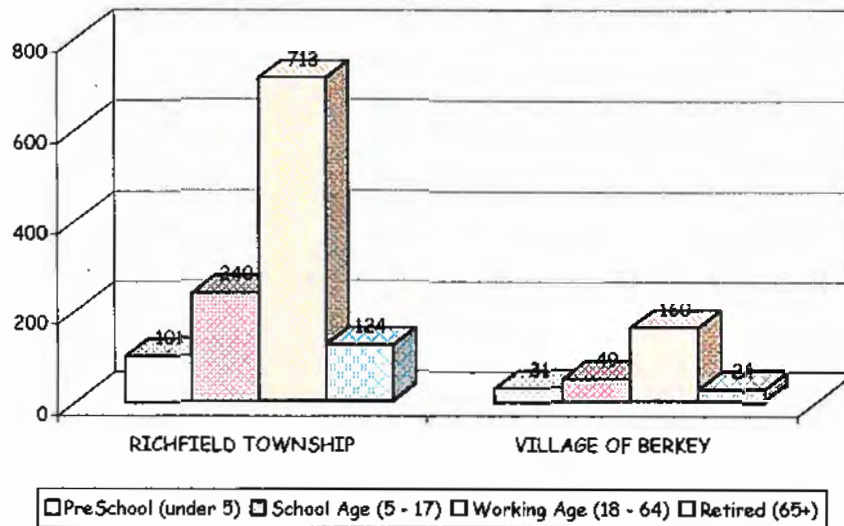


### HOUSING UNITS



\* Revised April 1998 to reflect job increases in the mixed use town & village centers.

	Richfield Township	Village of Berkey
<b>POPULATION</b>		
Total	1,178	264
<b>Gender:</b>		
Male	591 50%	127 48%
Female	587 50%	137 52%
<b>Race:</b>		
White	1,170 99%	264 100%
Black	0 0%	0 0%
Other	8 1%	0 0%
<b>Age:</b>		
PreSchool (under 5)	101 9%	31 12%
School Age (5 - 17)	240 20%	49 19%
Working Age (18 - 64)	713 61%	160 61%
Retired (65+)	124 11%	24 9%
<b>Households</b>		
Total	396	88
<b>Type:</b>		
Single person	63 16%	13 15%
Family	324 82%	74 80%
Non-Family	9 2%	1 1%
<b>Income:</b>		
Median	\$42,344	\$45,625
# with public assistance	25 6%	0 0%
# below poverty level	5 1%	13 15%
<b>Education</b>		
<b>Enrollment -</b>		
Public school	162 70%	21 41%
Private school	71 30%	30 59%
<b>Attainment -</b>		
High school grad	399 48%	79 43%
Bachelor's degree	101 12%	16 9%



\* There is an equal number of males and females in each community.

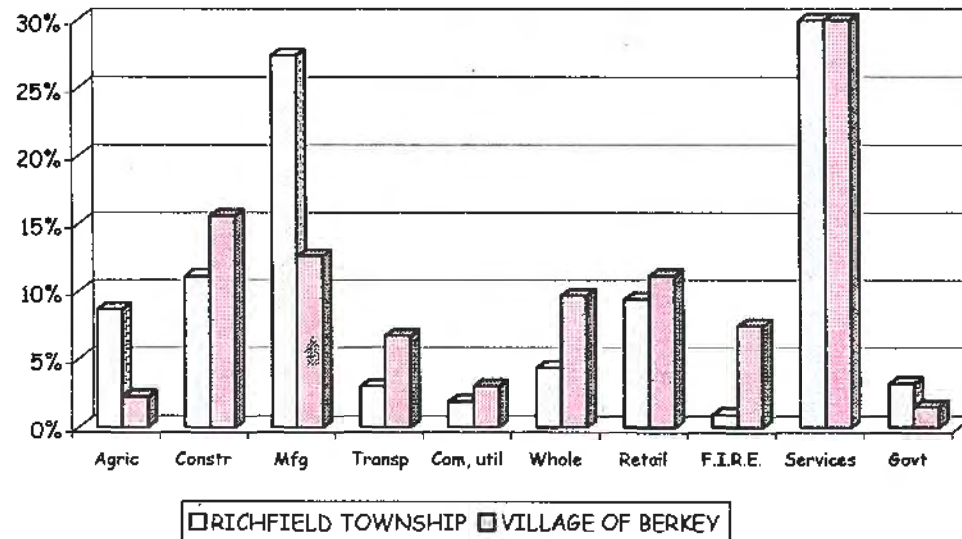
\* The communities are made up of white, middle class, working families.

\* Township students are typically enrolled in public schools, whereas Village students are more likely to be attending private schools.

\* Nearly half of the residents are high school graduates.

**Richfield Township / Village of Berkey**  
1990 Census Profile

	Richfield Township		Village of Berkey	
<b>EMPLOYMENT</b>				
Total employed	532		135	
Total unemployed	29	5%	0	0%
<b>Industry:</b>				
Agriculture, forestry, fisheries	46	9%	3	2%
Mining	0	0%	0	0%
Construction	59	11%	21	16%
Manufacturing	146	27%	17	13%
Transportation	16	3%	9	7%
Communications, utilities	10	2%	4	3%
Wholesale Trade	23	4%	13	10%
Retail Trade	50	9%	15	11%
Finance, Insurance, Real Estate	5	1%	10	7%
Services	160	30%	41	30%
Public Administration	17	3%	2	1%
<b>Occupation:</b>				
Managerial, professional	71	13%	36	27%
Technical, sales, admin support	151	28%	47	35%
Service	81	15%	6	4%
Farming, forestry, fishing	42	8%	5	4%
Precision production	79	15%	17	13%
Operators, fabricators, laborers	108	20%	24	18%
<b>Class:</b>				
Private - for profit	426	80%	92	68%
Private - non profit	34	6%	7	5%
Local Govt	28	5%	12	9%
State Govt	10	2%	7	5%
Federal Govt	5	1%	5	4%
Self employed	21	4%	12	9%
Unpaid family worker	8	2%	0	0%



\* Most of the workers in Richfield Township and the Village of Berkey are employed, and work in the services sector.

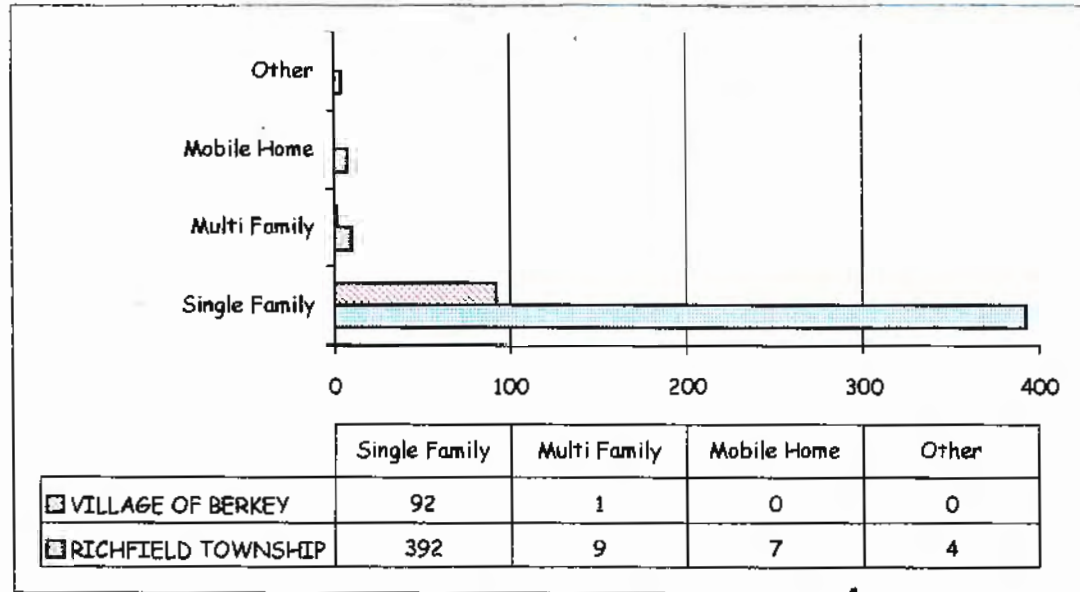
\* The construction and manufacturing industries are also major employers of Township and Village workers.

\* Most Township workers have jobs in sales & administrative support, or as machine operators, assemblers & laborers.

\* Village workers also primarily hold positions in sales & administrative support, but have a greater proportion in management.

**Richfield Township / Village of Berkey**  
1990 Census Profile

	Richfield Township	Village of Berkey
<b>HOUSING UNITS</b>		
Total	412	93
Persons per Unit	2.97	3.00
<b>Occupancy Status:</b>		
Owner	337 82%	78 84%
Renter	59 14%	10 11%
Vacant	16 4%	5 5%
<b>Type:</b>		
Single Family	392 95%	92 99%
Multi Family	9 2%	1 1%
Mobile Home	7 2%	0 0%
Other	4 1%	0 0%
Median Value	\$79,300	\$77,500
Median Rent	\$ 293	\$ 250
<b>Water Source:</b>		
Public/private company	0 0%	0 0%
Well	396 96%	90 97%
Other	16 4%	3 3%
<b>Sewage Disposal:</b>		
Public	5 1%	3 3%
Septic/cesspool	407 99%	90 97%
<b>Year Structure Built:</b>		
1989 to 1990	0 0%	2 2%
1985 to 1988	33 8%	15 16%
1980 to 1984	19 5%	2 2%
1970 to 1979	73 18%	9 10%
1960 to 1969	33 8%	12 13%
1950 to 1959	38 9%	8 9%
1940 to 1949	23 6%	0 0%
1939 or earlier	193 47%	45 48%
Median year built	1950	1951



\* The majority of housing is owner-occupied, single-family with median values 25% above the Lucas County average.

\* There is a similar proportion of rental units in each community and few, if any, mobile homes.

\* Public water and sewer is not yet available to the communities.

\* The majority of homes were built nearly 50 years ago, however, building activity increased during the 1970s and late 1980s.

RICHFIELD TOWNSHIP / VILLAGE OF BERKEY

Soils

Abbr	Name	Acres	%	Class/ Risk	Crop	Potential		Comments
						Bldg Dev	Rec/Hab	
BxA	Bixler loamy fine sand	15.6	0.1	IIw	medium	low	medium	hydric comp; seasonal high water table; frost
BxB	Bixler loamy fine sand	10.3	0.1	IIe	medium	medium	medium	hydric comp; seasonal high water table
Ce	Ceresco sandy loam	2.6	0.0	<i>IIIw</i>	<i>high</i>	<i>low</i>	<i>medium</i>	<i>occasion flooded; seasonal wetness; frost</i>
Co	Colwood loam	480.9	3.3	IIw	high	low	low	hydric; seasonal high water table; frost
DdA	Del Rey loam	14.4	0.1	IIw	high	low	low	hydric comp; seasonal high water table; frost
DgA	Digby sandy loam	28.4	0.2	IIw	high	low	medium	hydric comp; seasonal high water table; frost
DgB	Digby sandy loam	19.4	0.1	IIe	high	medium	medium	hydric comp; seasonal high water table; frost
DsA	Dixboro fine sandy loam	58.2	0.4	IIw	high	low	medium	hydric comp; seasonal high water table; frost
Ee	Eel loam	57.9	0.4	IIw	high	low	low	occasion flooded; hydric comp; seasonal high water table; frost
Gf	Gilford fine sandy loam	344.6	2.4	IIw	high	low	high	hydric; seasonal high water table; frost
HnA	Haskins loam	1,075.2	7.4	IIw	high	low	medium	hydric comp; seasonal high water table; frost
Ho	Hoytville clay loam	7,136.0	49.3	IIw	high	low	high	hydric; ponding; frost
Lf	Lenawee silty clay loam	12.1	0.1	IIw	high	low	high	hydric; seasonal high water table; frost; ponding
Mf	Mermill loam	2,088.8	14.4	IIw	high	low	high	hydric; seasonal high water; ponding
MmA	Metamora sandy loam	627.5	4.3	IIw	high	low	medium	hydric comp; seasonal high water; frost
NnA	Nappanee loam	1,754.3	12.1	<i>IIIw</i>	<i>medium</i>	<i>low</i>	<i>medium</i>	<i>hydric comp; seasonal high water; frost</i>
OtB	Ottokee fine sand	161.9	1.1	<i>IIIs</i>	<i>medium</i>	<i>medium</i>	<i>medium</i>	<i>hydric comp; seasonal high water table</i>
OuB	Ottokee-Urban land complex	15.0	0.1	<i>IIIs</i>			<i>medium</i>	<i>altered soils; wet where not drained</i>
RnA	Rimer loamy fine sand	166.0	1.1	IIw	medium	low	medium	hydric comp; seasonal high water table; frost
SdB	Seward loamy fine sand	33.5	0.2	IIe	medium	low	medium	seasonal high water table; frost
Sh	Shoals loam	63.7	0.4	IIw	high	low	medium	occasion flooded; hydric comp; seasonal high water table; frost
So	Sloan loam	129.9	0.9	<i>IIIw</i>	<i>high</i>	<i>low</i>	<i>high</i>	<i>occasion flooded; hydric; seasonal high water table; frost</i>
SuC2	St. Clair silty clay loam	63.7	0.4	<i>IIIe</i>	<i>medium</i>	<i>medium</i>	<i>medium</i>	<i>eroded</i>
SuE3	St. Clair silty clay loam	4.1	0.0	<i>VIe</i>	<i>medium</i>	<i>low</i>	<i>low</i>	<i>severely eroded; steep slopes</i>
TdA	Tedrow fine sand	69.3	0.5	IIw	medium	low	medium	hydric comp; seasonal high water table
Wt	Wauseon fine sandy loam	30.7	0.2	IIw	high	low	high	hydric; seasonal high water table
Total Acres		14,464.0						
Total Square Miles		22.6						

TYPE:

Prime Farmland	12,332.5	85%
Statewide Importance	2,127.3	15%
Unique/Local Importance	4.1	0%
Hydric Soils (all prime farmland)	10,223.0	71%

Notes:

Soil class II are prime farmland soils; non-prime are indicated by bold italic type.

Risk: w = water; e = erosion; s = shallow, droughty, or stony.

Majority of soils are either hydric or have hydric components.

Depth to bedrock is greater than 60 inches for all soil types.

Where hydric, recreation potential is low; habitat potential is high.

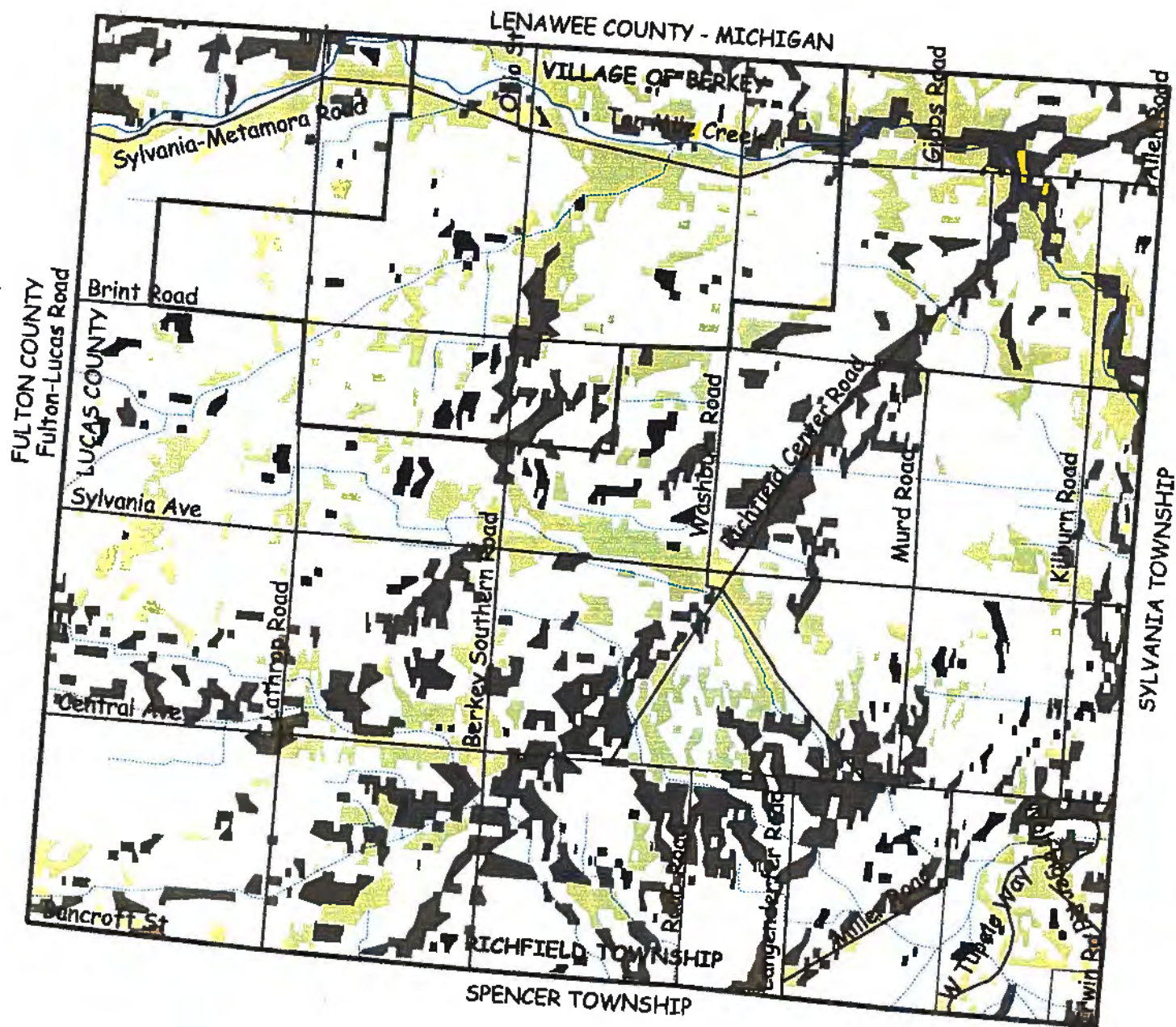
Sources:

Soil Survey of Lucas County, Ohio, USDA SCS, 1980.









Hydric Soils List - Lucas County, Ohio, Lucas Soil & Water Conservation District, 1990.

OCAP data, ODNR, 1987.

# SOILS



## LEGEND

-  **HYDRIC SOILS**  
saturated, flooded, or ponded during the growing season - ALL ARE PRIME FARMLAND
-  **PRIME FARMLAND**  
USDA-NRCS Class I & II soils or high crop potential
-  **STATEWIDE**  
USDA-NRCS Class III soils - have statewide importance
-  **UNIQUE/LOCAL**  
USDA-NRCS Class IV soils - have unique or local importance
-  **JURISDICTIONAL BOUNDARY**
-  **STREETS**
-  **CREEK**
-  **DITCHES**

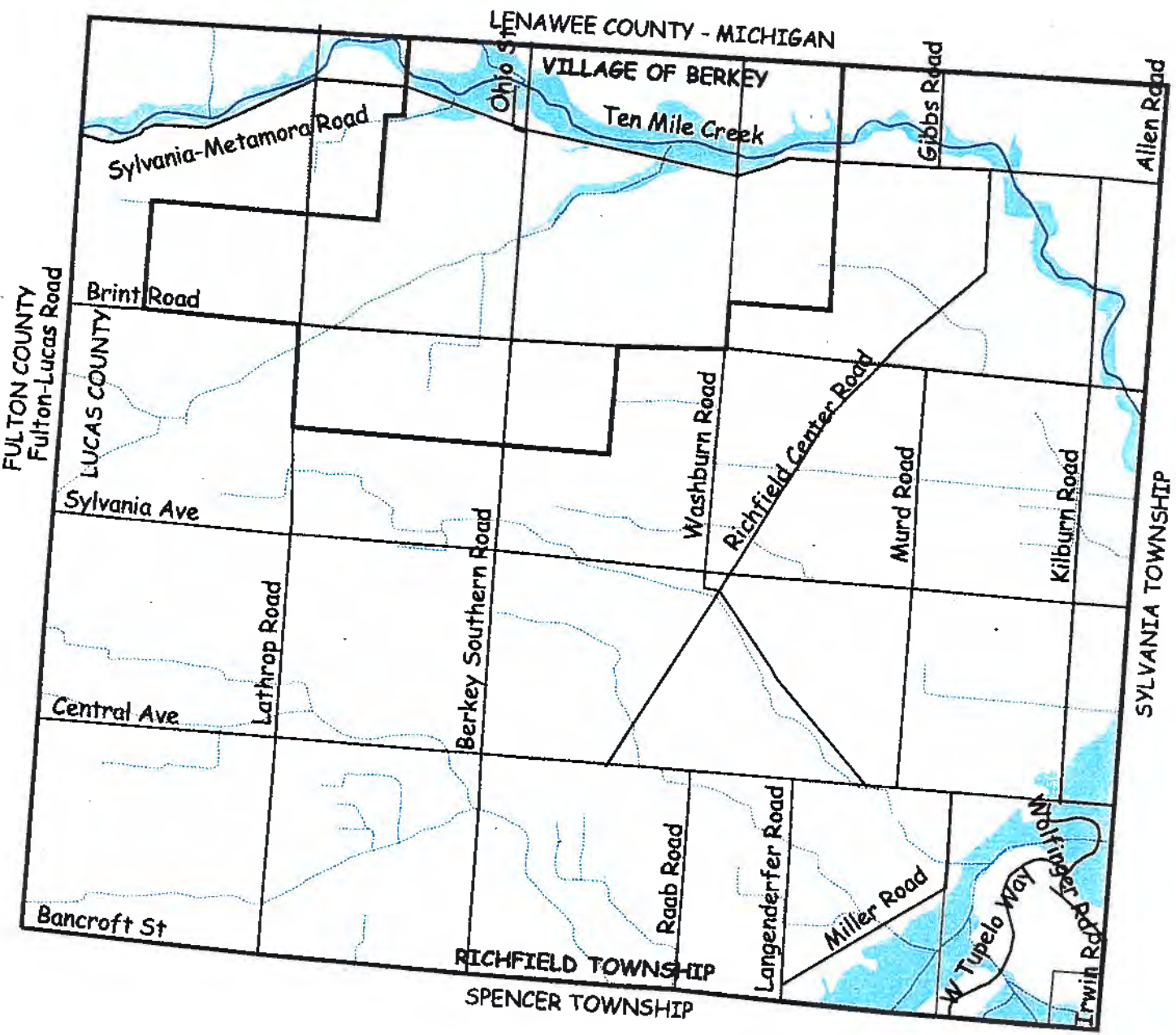
Data source:  
ODNR OCAP, 1987; USDA-NRCS (SCS), 1980;  
Lucas County SWCD, 1990



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# FLOOD PRONE AREAS



## LEGEND

- 100-YEAR FLOOD
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source:  
FEMA, 1983; US Army Corps of Engineers, 1976



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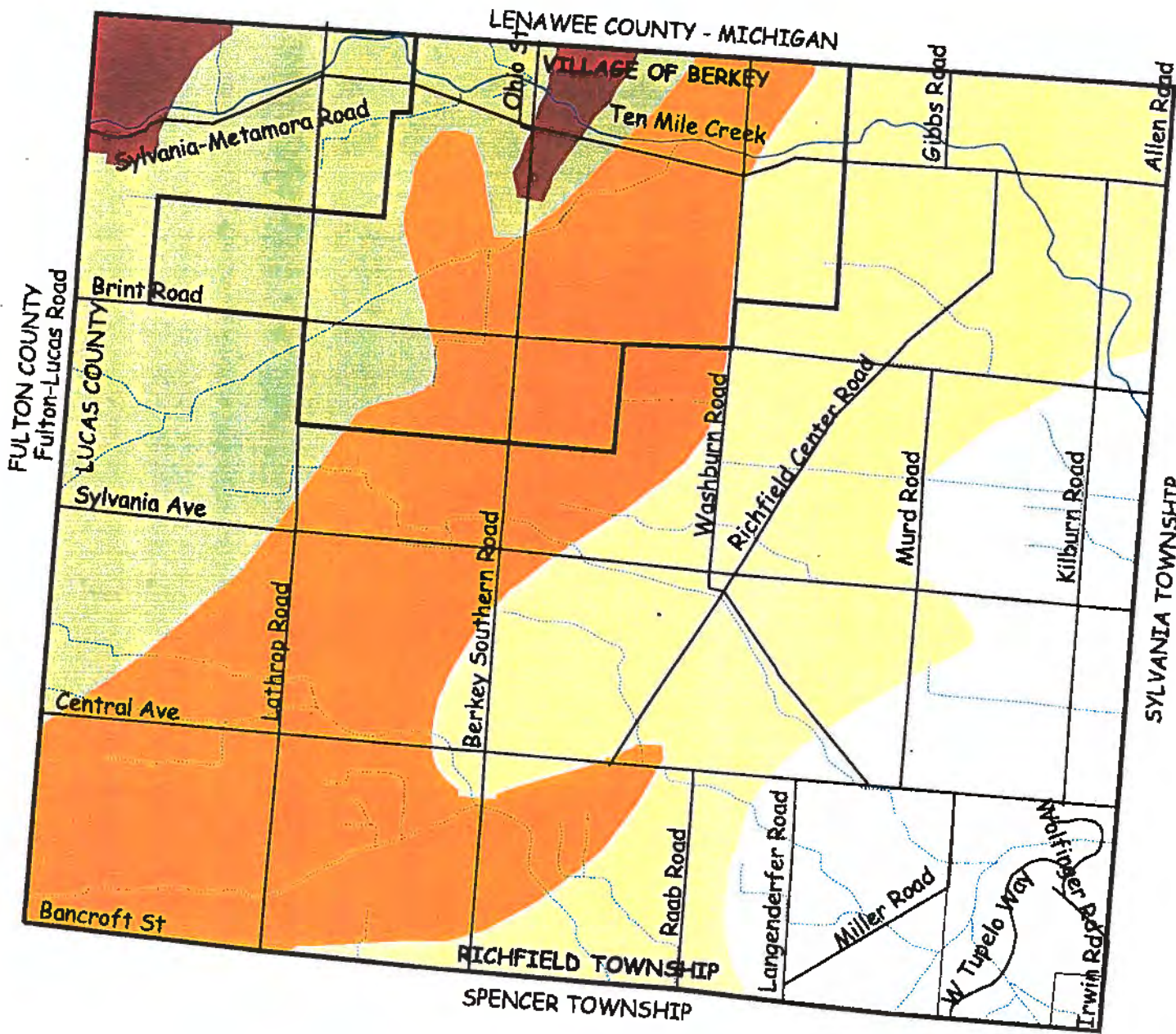
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# DEPTH TO BEDROCK



## LEGEND

- 21 - 40 FEET
- 41 - 60 FEET
- 61 - 80 FEET
- 81 - 100 FEET
- 101 - 120 FEET
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

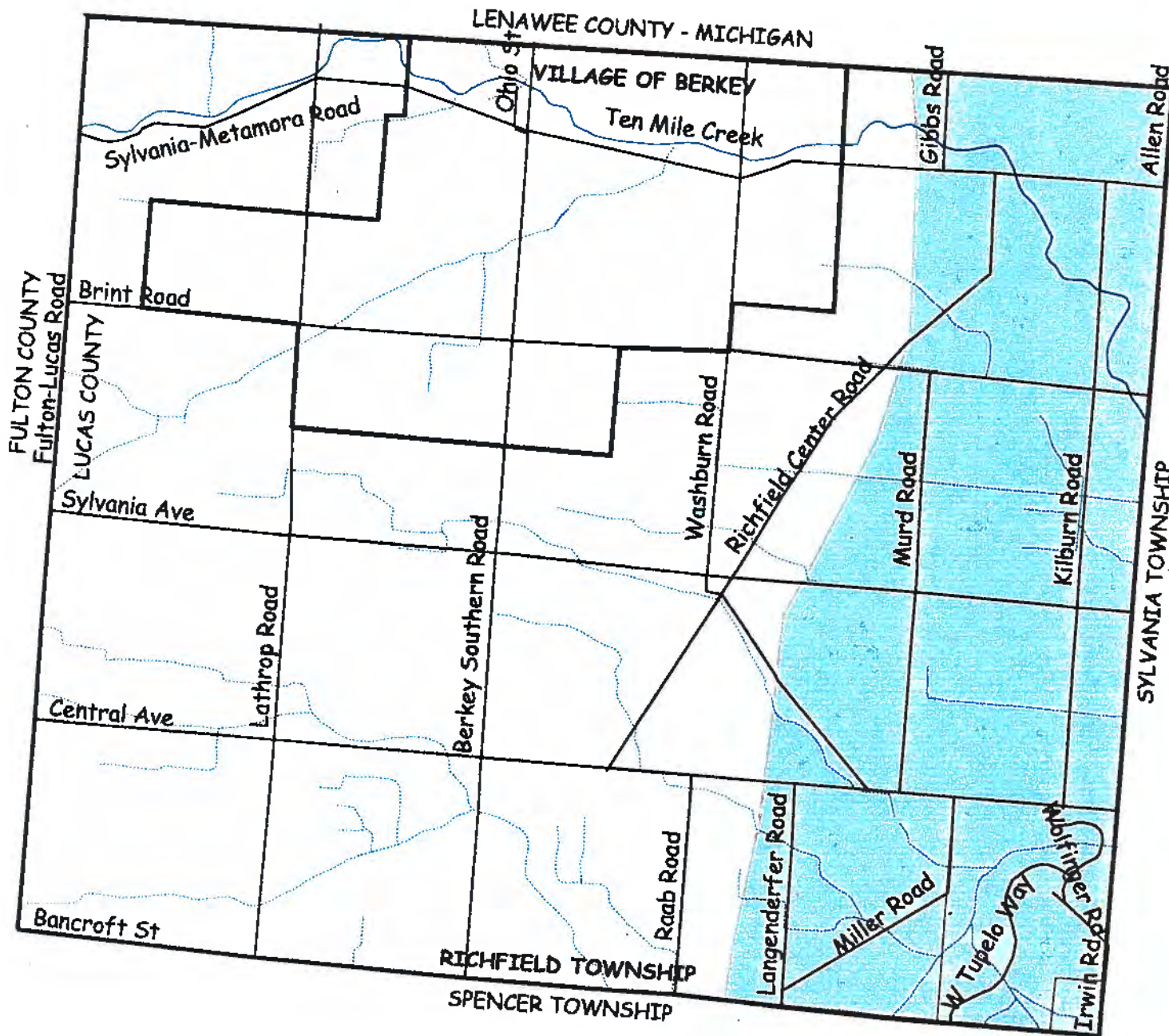
Data source: ODNR OCAP, 1987



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# GROUND WATER



## LEGEND

- AVAILABLE  
supplies 20 to 30 gpm  
at depths of 150 to 500 feet
- LIMITED  
occasional packets with a  
maximum yield of 10 gpm
- JURISDICTIONAL  
BOUNDARY
- STREETS
- CREEK
- DITCHES

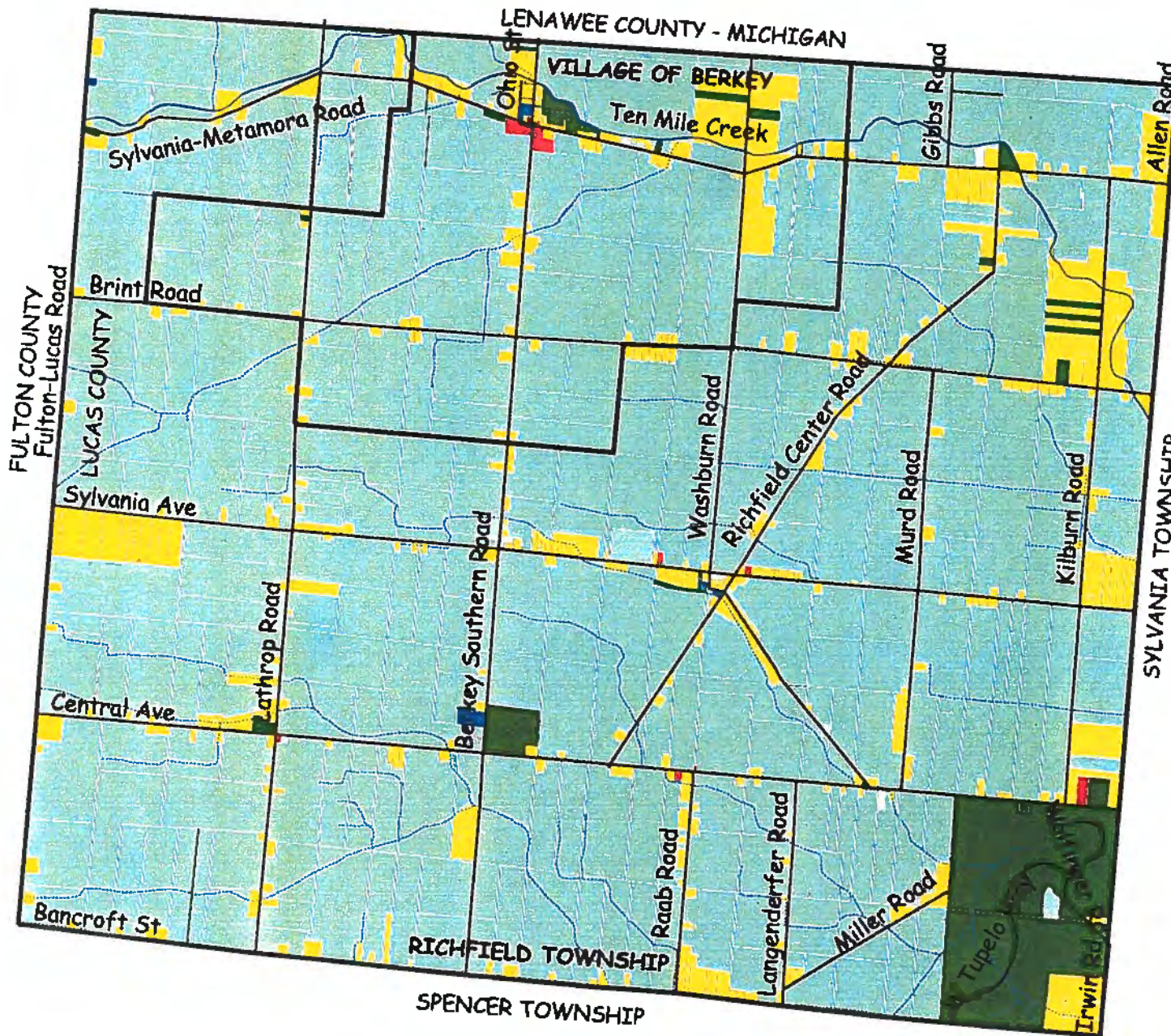
• Data source: Venturoli, 1978:  
Township information



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# EXISTING LAND USE



## LEGEND

- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL
- VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source: 1991 parcel maps,  
updated by field survey October 1997

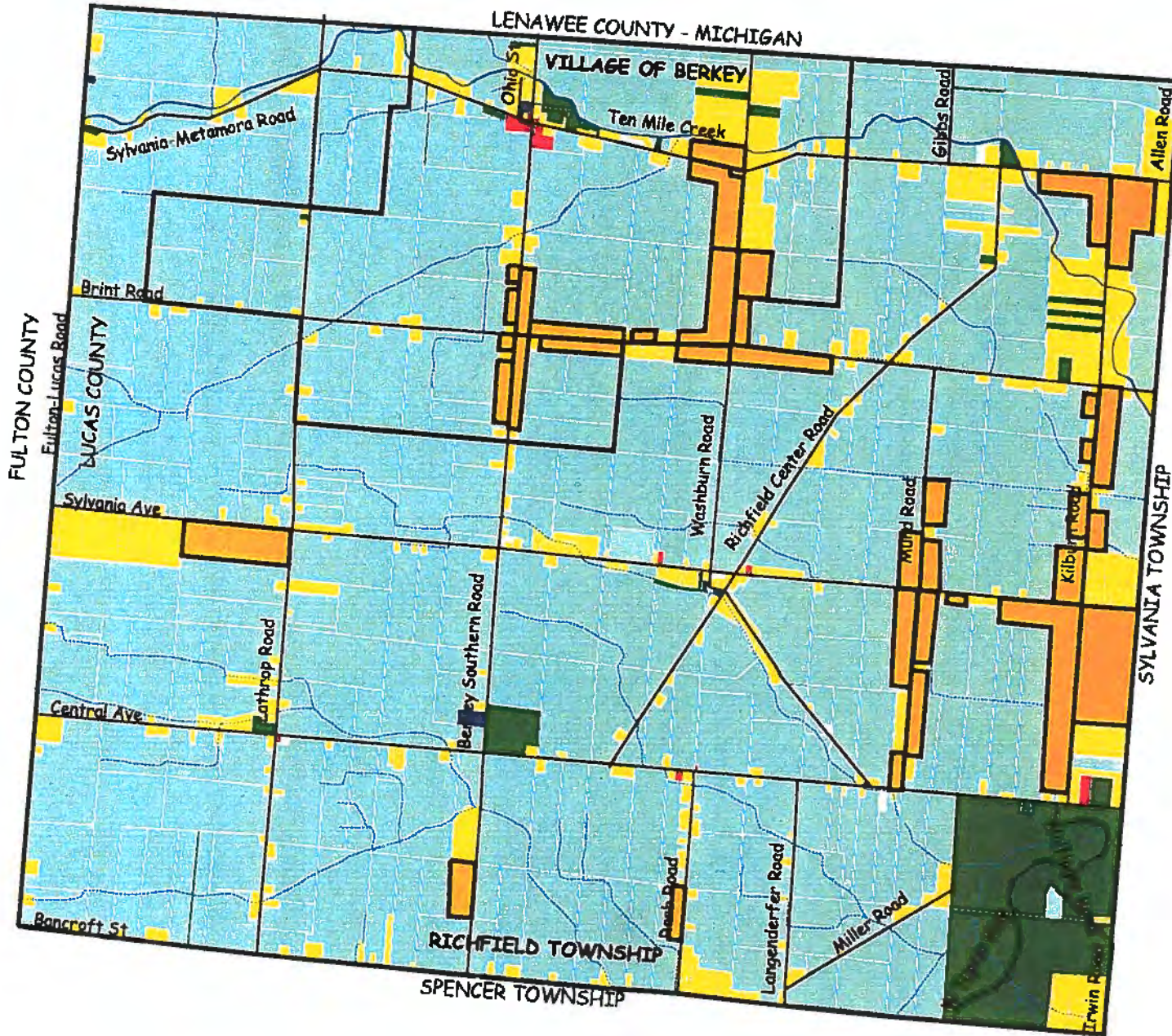


## Richfield Township / Village of Berkey Land Use Plan

prepared by The Urban Affairs Center  
The University of Toledo  
April 1998

# ALTERNATIVE #1

## 20 Year Plan



### LEGEND

- FUTURE RESIDENTIAL

---

- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL VACANT
- JURISDICTIONAL BOUNDARY
- BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source: 1991 parcel maps, updated by field survey October 1997

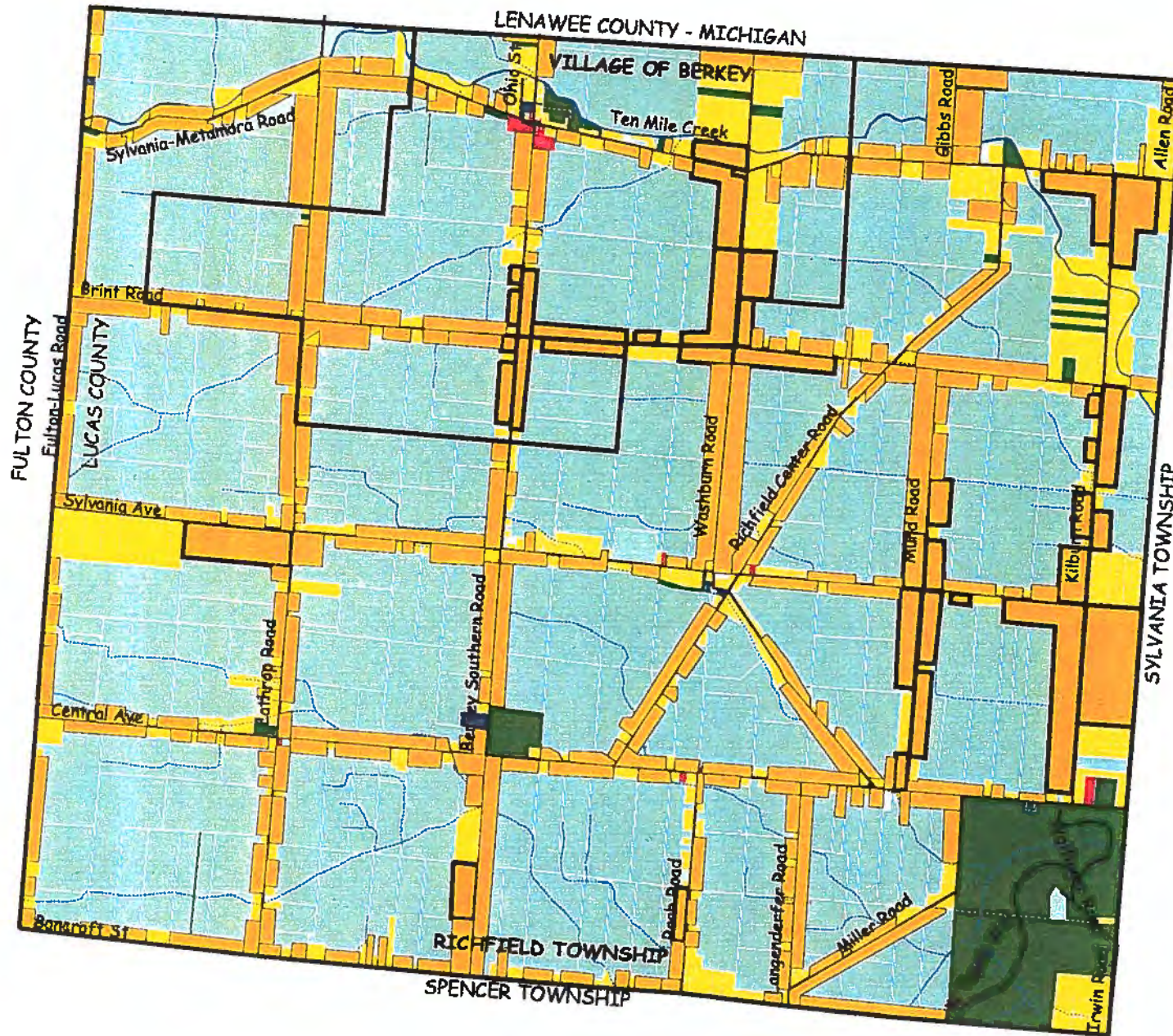


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April 1998

# ALTERNATIVE #1

## Buildout



### LEGEND

- FUTURE RESIDENTIAL
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source: 1991 parcel maps,  
updated by field survey October 1997

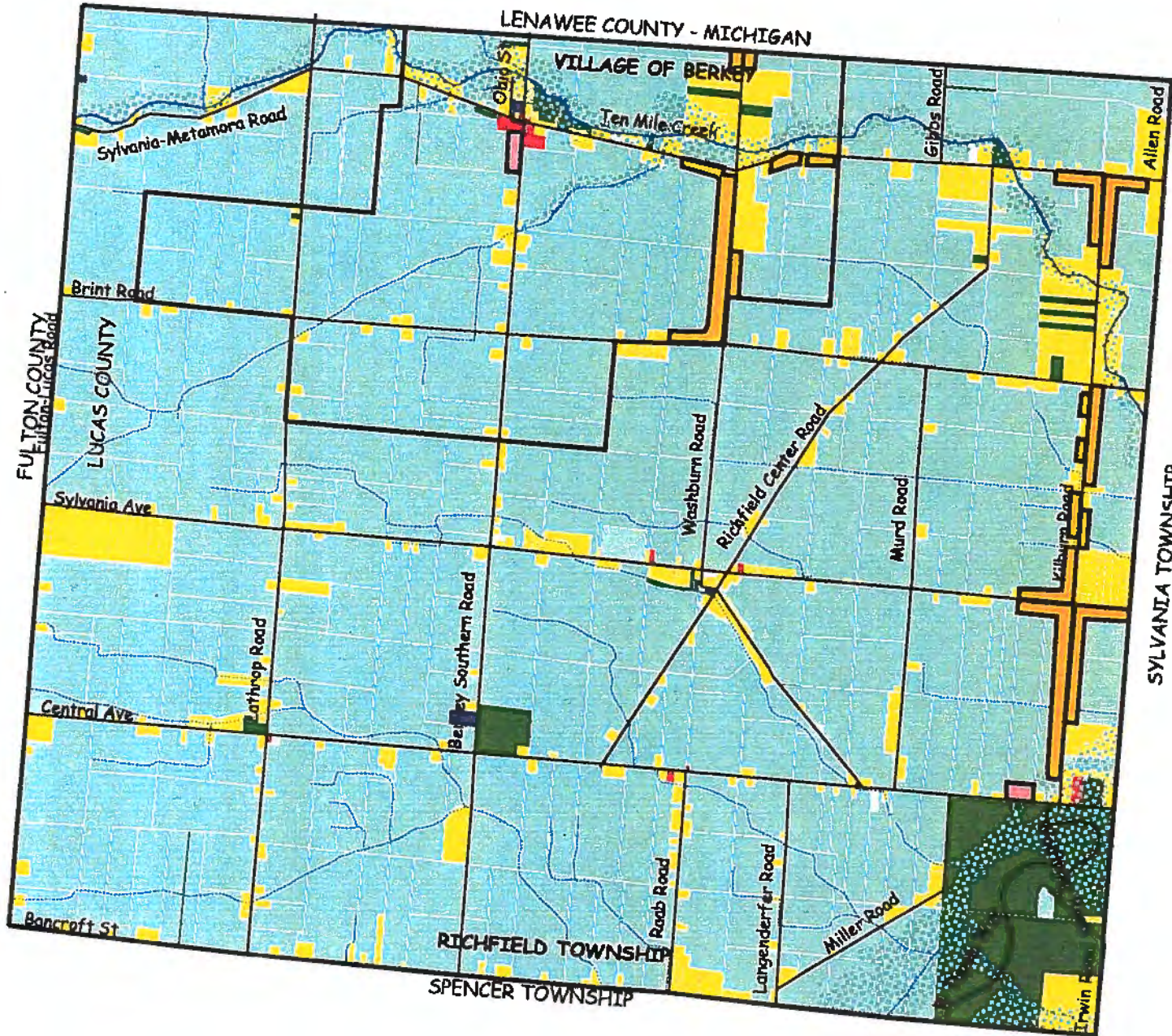


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# ALTERNATIVE #2

## 20 Year Plan



### LEGEND

- FUTURE RESIDENTIAL
- FUTURE COMMERCIAL
- FUTURE OPEN SPACE
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

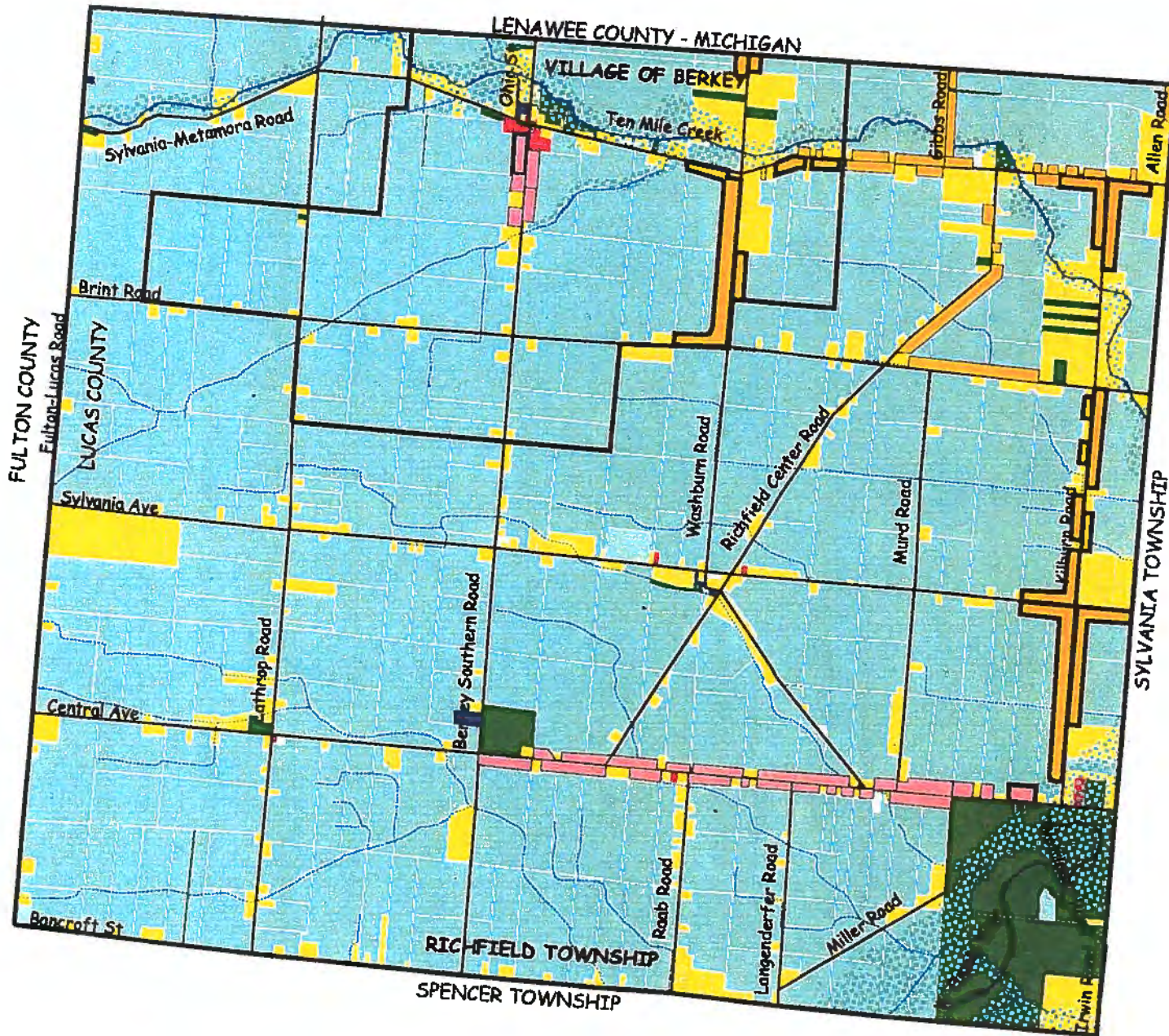
Data source: 1991 parcel maps, updated by field survey October 1997



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# ALTERNATIVE #2 Buildout



## LEGEND

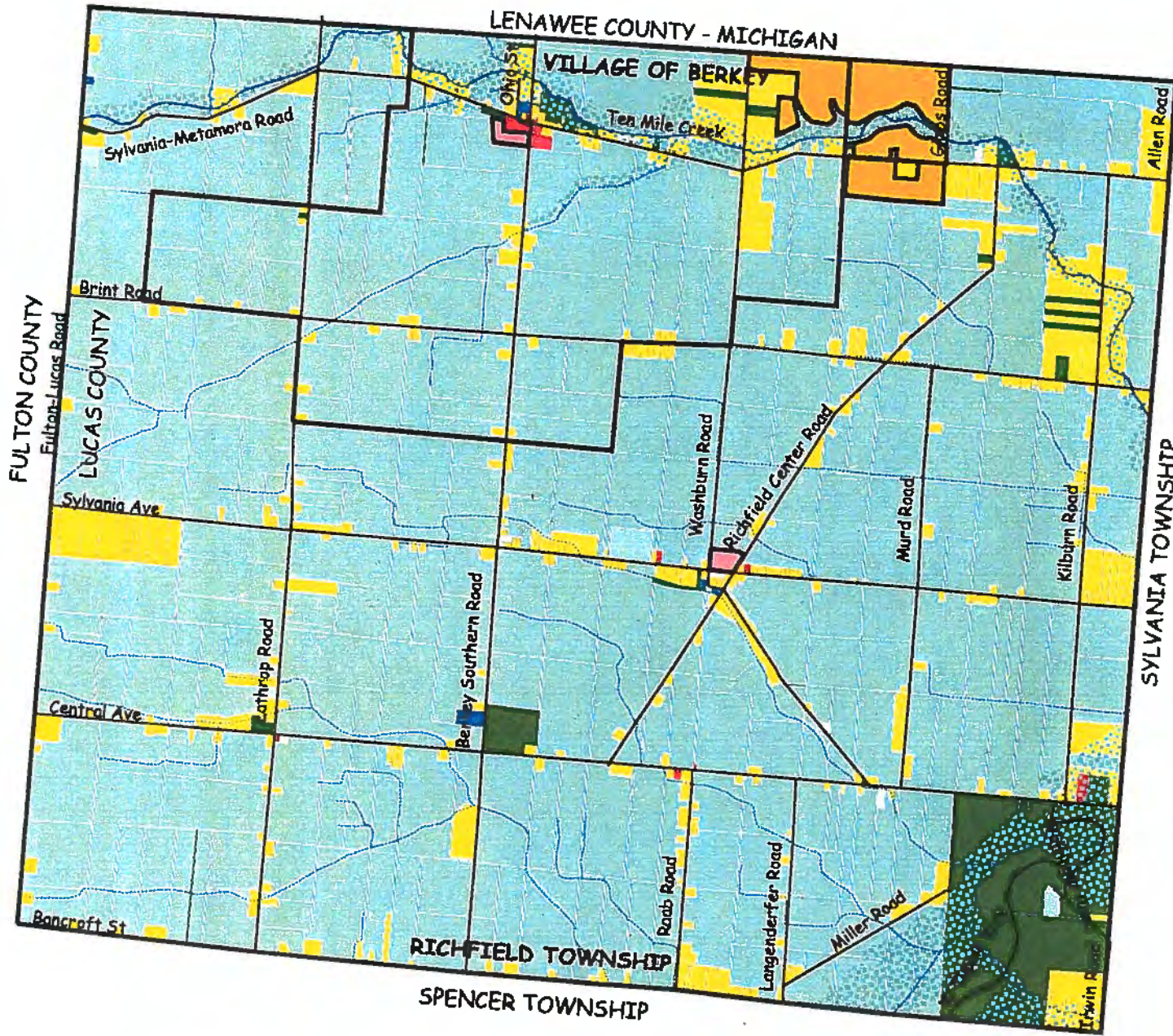
- FUTURE RESIDENTIAL
- FUTURE COMMERCIAL
- FUTURE OPEN SPACE
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source: 1991 parcel maps, updated by field survey October 1997



## Richfield Township / Village of Berkey Land Use Plan

# YEAR 2020 LAND USE



## LEGEND

- FUTURE RESIDENTIAL
- FUTURE COMMERCIAL
- FUTURE OPEN SPACE
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL
- VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

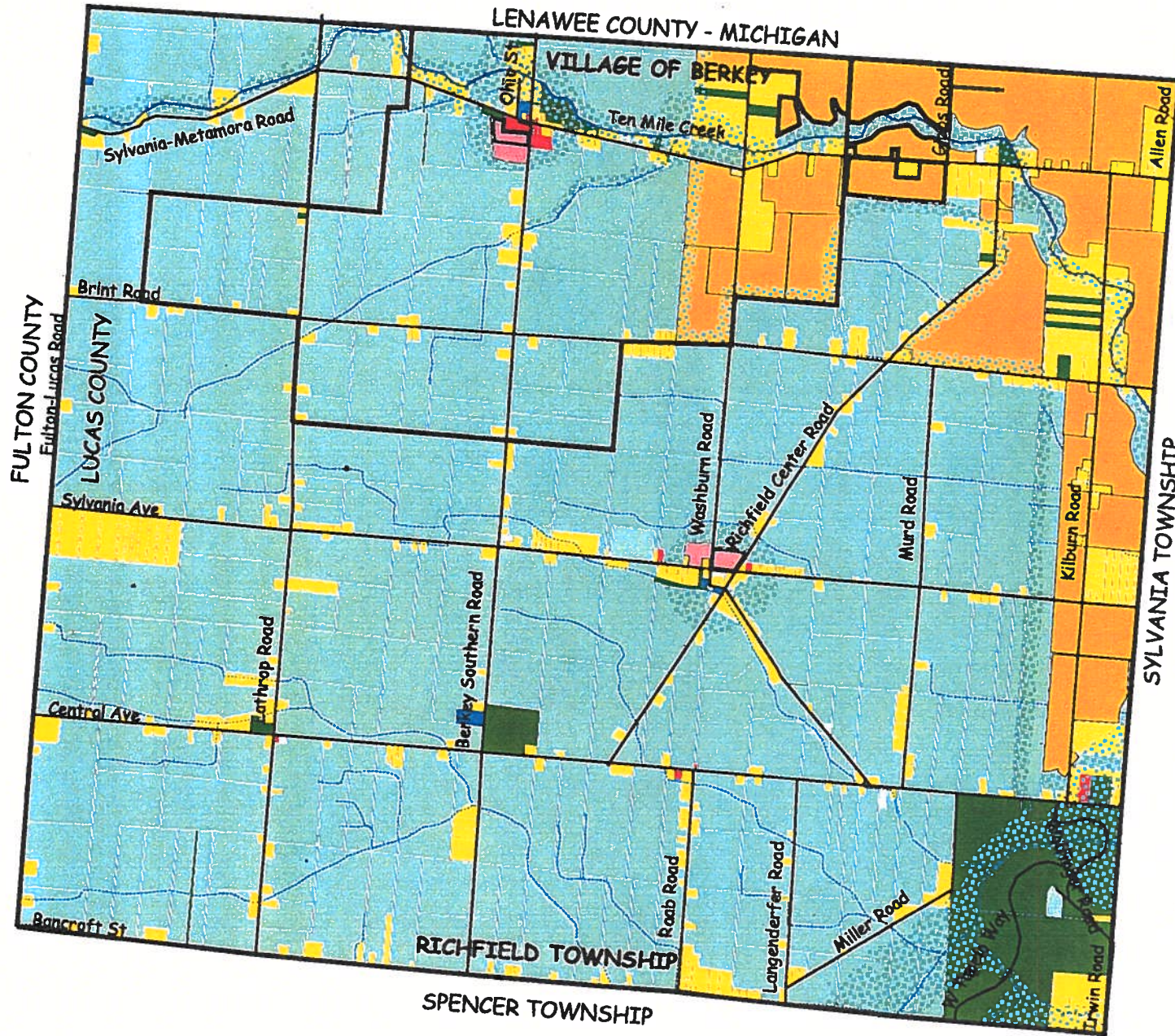
Data source: 1991 parcel maps,  
updated by field survey October 1997



## Richfield Township / Village of Berkey Land Use Plan

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# BUILDOUT LAND USE (100 years)



## LEGEND

- FUTURE RESIDENTIAL
- FUTURE COMMERCIAL
- FUTURE OPEN SPACE
- AGRICULTURAL
- CEMETERY
- CHURCH
- COMMERCIAL
- OPEN
- PARK/RECREATION
- PUBLIC
- RESIDENTIAL
- VACANT
- JURISDICTIONAL BOUNDARY
- STREETS
- CREEK
- DITCHES

Data source: 1991 parcel maps,  
updated by field survey October 1997



## Richfield Township / Village of Berkey Land Use Plan

prepared by The Urban Affairs Center  
The University of Toledo  
April 1998

## REFERENCES

### LOCAL HISTORY

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- Van Tassel, Charles Sumner, *Story of the Maumee Valley Toledo and The Sandusky Region*, Volume II, The S.J. Clarke Publishing Company, Chicago, 1929, pp. 1660-1661.
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APPROVAL OF THE RICHFIELD TOWNSHIP LAND USE PLAN

August 19, 1999

No. 99-1215

Commissioner Barlos offered the following resolution:

WHEREAS, The Lucas County Plan Commission has approved the Richfield Township Land Use Plan as it applies to Richfield Township; and

WHEREAS, The Richfield Township Trustees have requested approval of the Plan by the Lucas County Plan Commission and adoption by the Lucas County Commissioners; now, therefore, be it

RESOLVED, By the Board of County Commissioners, Lucas County, Ohio:

Section 1. That in accordance with Chapter 713 of the Revised Code adopts the Richfield Township Land Use Plan dated August 1998 and revised May 1999.

Section 2. The Clerk of the Board is hereby ordered to certify this resolution and plan to the Lucas County Plan Commission to be deposited with the County Recorder.

Section 3. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

Section 4. This resolution shall be in full force and effect from and immediately upon its adoption.

APPROVAL OF THE RICHFIELD TOWNSHIP LAND USE PLAN  
Page 2

On the foregoing: Commissioner Barlos voted aye  
Commissioner Copeland voted aye  
Commissioner Isenberg voted aye

*Nancy Poskar*  
\_\_\_\_\_  
Nancy Poskar, Clerk

I hereby certify that the foregoing is  
a true and exact copy of Resolution  
No. 79-1215 duly passed by the  
Board of County Commissioners,  
Lucas County, Ohio, at its meeting  
on August 19, 1999  
Clerk of County Commissioners

*Robert Kattly*  
Assistant Clerk

RECEIVED

AUG 24 1999

REGISTRATION

