

SWANTON TOWNSHIP LAND USE PLAN



*Update prepared by:
Swanton Township Zoning Commissions and
Toledo-Lucas County Plan Commissions Staff*

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	1
CHAPTER 1 PROCESS	2
CHAPTER 2 GOALS AND OBJECTIVES	5
OVERVIEW	5
GENERAL AND ECONOMIC	5
INFRASTRUCTURE	6
ENVIRONMENTAL	6
AIRPORT AND TRANSPORTATION	7
REGIONAL	7
CHAPTER 3 COMMUNITY PROFILE	8
CHAPTER 4 PHYSICAL AND NATURAL FEATURES	10
DESCRIPTION	10
GEOLOGY	10
SOILS	10
TOPOGRAPHY	13
NATURAL FEATURES	14
CHAPTER 5 SERVICES AND FACILITIES	16
TRANSPORATION	16
WATER AND SEWER SERVICES	17
CHAPTER 6 CURRENT LAND USE AND ZONING	21
CURRENT LAND USE	21
LAND USE DISTRIBUTION	22
LAND USE SUMMARY	23
ZONING	25

TABLE OF CONTENTS

	<u>PAGE</u>
INTRODUCTION	1
CHAPTER 1 PROCESS	2
CHAPTER 2 GOALS AND OBJECTIVES	5
	5
	5
	6
	6
	7
	7
CHAPTER 3 COMMUNITY PROFILE	8
CHAPTER 4 PHYSICAL AND NATURAL FEATURES	10
	10
	10
	10
	13
	14
CHAPTER 5 SERVICES AND FACILITIES	16
	16
	17
CHAPTER 6 CURRENT LAND USE AND ZONING	21
	21
	22
	23
	25

CHAPTER 7	LAND USE PLAN	27
	LIMITED DEVELOPMENT	27
	RESIDENTIAL	28
	INDUSTRIAL	28
	COMMERCIAL	29
	OPEN SPACE	29
	CONCLUSION	29
CHAPTER 8	PLAN IMPLEMENTATION	31
	LAND USE POLICIES	31
	STRATEGIES AND RECOMMENDATIONS	32
	SERVICES AND FACILITIES	32
	ZONING RECOMMENDATIONS	32

TABLES

1 - LOT SPLIT APPLICATIONS	8
2 - POPULATION	9
3 - SOCIO-ECONOMIC PROFILE	9
4 - LAND USE DISTRIBUTION BY ACRES	22

MAPS

1 - GENERAL LOCATION	4
2 - SOIL ASSOCIATIONS	12
3 - NATURAL FEATURES	15
4 - TRANSPORTATION NETWORK	18
5 - POTENTIAL AIRPORT DEVELOPMENT	19
6 - PUBLIC WATER AND SEWERS	20
7 - CURRENT LAND USE	24
8 - ZONING	26
9 - LAND USE PLAN	30

INTRODUCTION

Swanton Township is parkland, forests, farms, and single-family residences. In contrast it is home to Toledo Express Airport, small businesses and industries located along St. Rt. 2 and US 20-A. It is all this and much more. Located in western Lucas County, its natural formation is one of flat to gently rolling land of sandy soils, mixed forests, and oak savannah. Development long ago altered much of the face of these formations. What remains in a near-natural state of this globally rare, unique ecosystem can be found in the Oak Openings Preserve.

The township continues to be confronted with major changes in land use. The pressure of these changes, along with the continuing westward sprawl from the City of Toledo prompted the township to review and revise its current land use plan which was originally adopted in 1997.

The purpose of this revised plan is to prepare for and guide the physical development in the township. It is intended to provide public officials with a rational basis for making land use related decisions as well as provide information to those wishing to locate or do business within the township. It serves as a tool to manage development and meet community goals. The plan will also help officials to address the impacts of development, implement land use policies that will guide development and to protect remaining farmland and unique natural areas.

The development policies recommended in this plan conform to adopted county and area-wide development policies. It's framework recognizes the responsibility of the county to adopt a general plan for the entire county and also acknowledges the zoning power of individual townships.

SWANTON TOWNSHIP LAND USE PLAN

CHAPTER 1: PROCESS

In 1979, the Board of Lucas County Commissioners adopted the "Policy Plan on Land Use and Housing for Lucas County." This plan divided the county into the following five development zones:

- Redevelopment Zone
- Revitalization Zone
- In-Fill Zone
- Expansion Zone
- Agricultural Zone

Delineation of these five development zones was based on several factors, including area needs, availability of services, projected growth, and the orderly development of land uses. The 1979 plan included the entirety of Swanton Township within the Agricultural Zone, due to the Township's predominantly rural character and the lack of services such as public water and sewer. The goal for the Agricultural Zone was to maintain low intensity, long term agricultural usage and to not provide urban infrastructure, such as public water and sewer, in this zone.

Although this plan was used as the basis for zoning and land use recommendations in the 1980's, it is out of date and is no longer used as a guide for land use decisions. However, the continued westward growth of the Toledo urban area, the extension of public utilities along Airport Highway toward Toledo Express Airport, and the increased air cargo and related economic development activity centered on the Airport have highlighted the need for an up-to-date land use plan for Swanton Township.

For the 1997 Swanton Township Land Use Plan, the Swanton Township Trustees appointed a land use planning committee to work with the Plan Commissions staff and guide the development of a land use plan for the Township. The committee included members of The Swanton Township Zoning Commission, and Board of Zoning Appeals, a citizen representative, and staff representatives from the Toledo-Lucas County Planning Commissions. Representatives from other organizations, such as the Lucas County Engineer's Office, The Nature Conservancy and other interested citizens also assisted in the plan's development.

The Swanton Township Land Use Planning Committee held its initial meeting on June 19, 1995. The completion of a revised zoning resolution, already in progress, was made the first priority. The revised zoning resolution was completed in November, 1995, and adopted by the Township Trustees in January, 1996. Amendments to the zoning resolution include the Airport Highway Overlay District in August 2003, an overlay district for the US 20-A corridor that runs between Whitehouse-Spencer Road to the east and Airport Hwy. to the west which was adopted in 2006.

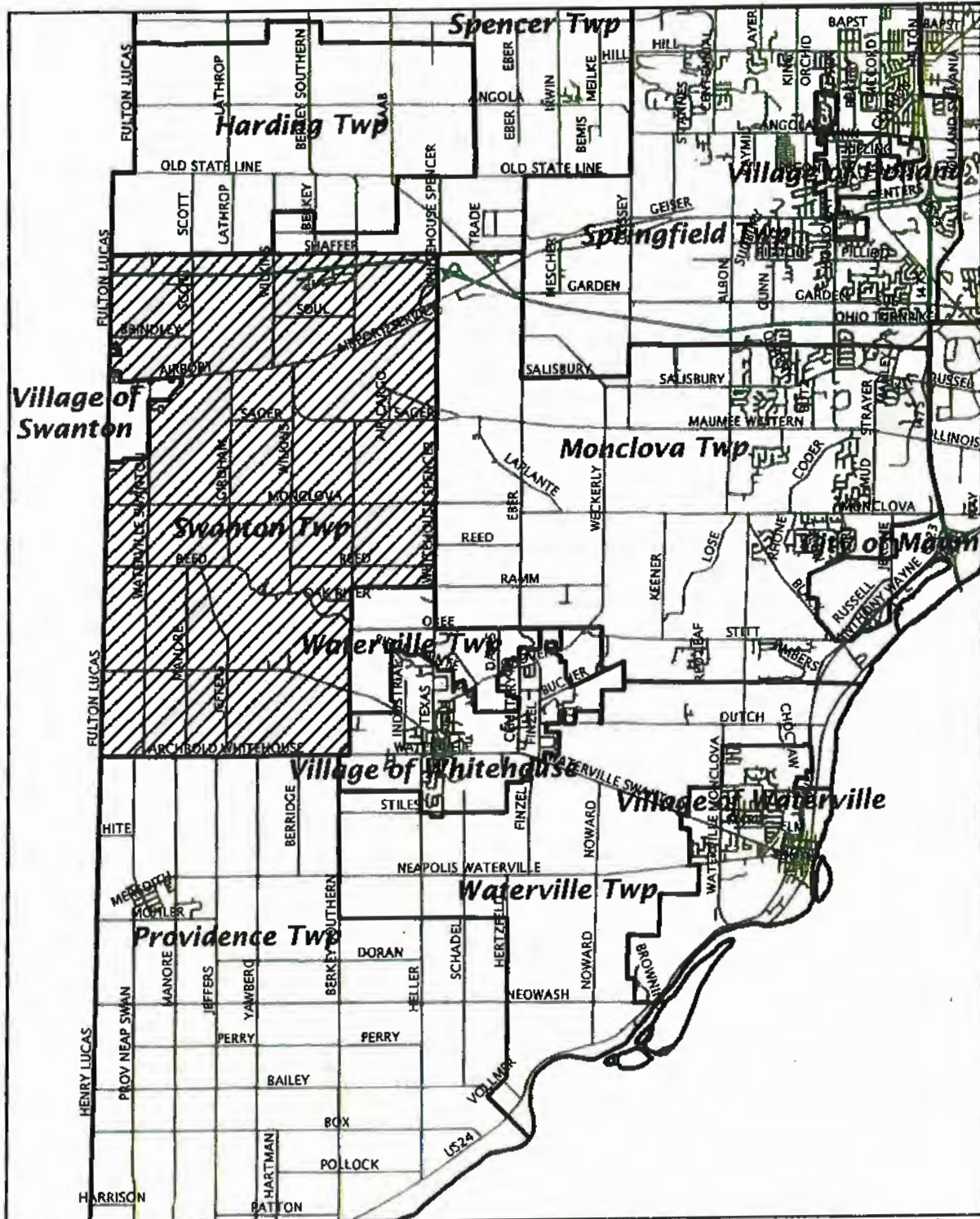
As indicated on Map 1, Swanton Township is surrounded by the following jurisdictions in Lucas County: Providence Township, the Village of Whitehouse, Waterville Township, Monclova Township, Spencer Township and Harding Township; and the following jurisdictions in Fulton County: Swan Creek Township, the Village of Swanton, and Fulton Township. The status of land use plans in the surrounding jurisdictions is summarized below:

Land Use Plans in Surrounding Jurisdictions

<u>Lucas County</u>	
Providence Township	1989
Village of Whitehouse	Adopted 2005
Waterville Township	Adopted 1981, amended 1995
Monclova Township	1998
Spencer Township	1999
Harding Township	2003
<u>Fulton County</u>	
Swan Creek Township	None
Village of Swanton	Land use plan adopted

GENERAL LOCATION

SWANTON TOWNSHIP MAP 1



Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commissions 1/26/07
*The information illustrated in this map is in no way definitive
It is for display purposes only

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 2: GOALS AND OBJECTIVES

OVERVIEW

The plan concept was more strategic than comprehensive in nature. It set overall planning direction, established development goals and objectives, policies for guiding land development and strategies for implementation. This approach lacked the specific information and detail of a comprehensive plan, but focused on the need for development of sound land use policy and proposes implementation measures through zoning, land use regulation and the provision of services.

The first step was to develop an inventory of existing land use and development activities in the Township. A land use inventory was completed in 1997 and updated in 2005. Existing conditions were evaluated, land use concerns and issues were addressed and concepts formed for future development planning. To implement the plan, goals and objectives were established and serve as the framework for plan development.

Goals are concepts or ideas, which are directed to some action or accomplishment. Goals should be few in number, general in nature, and long range. Objectives need to be specific targets, which are measurable and serve as guide posts toward accomplishing the goal. Objectives may be revised as conditions and circumstances change, but overall direction should be maintained by always focusing on the goal. To meet the objectives of the plan, land use and development policies were adopted. Policies are definite courses of action, which should be used to guide planning, direct capital expenditures and determine future development. Adherence to adopted land use policies assures that overall goals and objectives will be met for future land use and development while maintaining a quality living environment.

The following development goals and objectives are established for the Township:

GENERAL AND ECONOMIC

GOAL: Achieve economic growth and environmental quality through implementation of consistent land use policies.

OBJECTIVES

- To provide for orderly and planned development of the Township in order to minimize existing and future land use conflicts within the Township and neighboring jurisdictions

- To minimize conflict between airport-related land uses and current and future residential development
- To preserve the rural character of the Township's residential areas, especially in areas adjacent to the Oak Openings Preserve and the Maumee State Forest
- To strengthen the Township's tax base
- To support planning and development of Swanton Township in accordance with Swanton Township Land Use Plan and Lucas County Policy Plan on Land Use and Housing
- To encourage land use and development that is compatible with the natural and physical features of the "Oak Openings" land forms
- In cooperation with Toledo-Lucas County Port Authority and metro parks establish transition zones of land use and development
- Seek comments and recommendations from other affected jurisdictions in matters of zoning and land use
- To abate nuisances within the township

INFRASTRUCTURE

GOAL: To support public improvements of water, sewers, drainage, roads, etc. consistent with land use plan.

OBJECTIVES

- To plan street and utility improvements to best meet the needs of the Township's residents and businesses.
- To seek planning and coordinated management in the use of surface water and drainage.

ENVIRONMENTAL

GOAL: Maintain environmental quality by focusing on the separation of uses, and the location of public water, sewers, and highway improvements.

OBJECTIVES

- To **identify and preserve** environmentally sensitive areas, such as floodplains, wetlands, and unique natural areas such as the Oak Openings, as well as agriculturally productive areas
- To protect existing natural resources and encourage reclamation and re-use of land and water
- To identify "development corridors" and "zones", which may require specific land use policies and encourage development compatible and consistent with the Swanton Township Land Use Plan

AIRPORT AND TRANSPORTATION

GOAL: Maximize opportunities for development of land adjacent to Toledo Express Airport and land along the highway corridors leading to the Airport, by focusing on transportation access management, zoning and the provision of water and sewer services.

OBJECTIVES

- To provide for coordinated access and development along Airport Highway and other major Township roadways. To provide safe and convenient access to Toledo Express Airport along the Airport Highway and U.S. 20A corridors
- Minimize conflict among various modes of transportation while maximizing public safety and convenience

REGIONAL

GOAL: Seek implementation of land use plan through inter-jurisdictional cooperation and coordination of planning and in the provision of services.

OBJECTIVES

- To promote cooperation with neighboring jurisdictions and county government
- To coordinate Township land use and development with adopted master plans of the Metro Parks, the Toledo-Lucas County Port Authority and the Villages of Swanton and Whitehouse as well as adjoining townships

**SWANTON TOWNSHIP LAND USE PLAN
CHAPTER 3: COMMUNITY PROFILE**

Located in Western Lucas County, Swanton Township covers approximately 14,080 acres (approximately 22 square miles). While agricultural land uses characterize a significant portion of the total land area, the Township has a number of unique features that contribute to the overall character of the Township. Swanton Township encompasses the 4,767 acre Oak Openings Preserve, portions of the Maumee State Forest, and the western portion of Toledo Express Airport and related facilities. In fact, the Metro Park, State Forest and Airport combined occupy approximately one-half of the Township's land area. Although predominantly rural in nature, the Township is crossed by the Ohio Turnpike (Interstate 80/90), as well as a number of other federal and state highways. In Lucas County, it abuts the Villages of Swanton and Whitehouse as well as Harding, Spencer, Providence, Springfield and Monclova Townships, which are developing rapidly, west of the City of Toledo. In short, the Township possesses unique natural features, is home to regional transportation assets, and is in the path of the westward expansion of the Toledo urban area.

A modest but steady rate of growth has taken place within Swanton Township from 1970 to the present. The 1990 census placed the Township's population at 3,329. More recent estimates prepared by the Toledo Metropolitan Area Council of Governments (TMACOG) projected the Township's 1995 population at 3,379 and the year 2000 population at 3,428. The volume of residential lot splits within the Township over the last several years supports these estimates of slow but steady population growth.

Table 1
Lot Split Applications

<u>Year</u>	<u>Number of Lot Split Applications</u>
1998	1
1990	10
2000	6
2001	3
2002	9
2003	8
2004	8
2005	1
2006	3
Total 2000-2006	46

Table 2
Swanton Township Population

<u>Year</u>	<u>Population</u>	<u>Change</u>
1970	3,026	—
1980	3,379	+ 353
1990	3,329*	-50
1995	3,379	+ 50
2000	3,428	+ 49
2005	3,464	+ 36
2010	3,501	+ 37

*3,508 if 179 residents of portion of Swanton Township annexed by Village of Swanton are included

Sources: 1970-2000 U.S. Census
1995-2010 TMACOG Projections

In terms of socio-economic characteristics, Swanton Township's demographics compare favorably to Lucas County as a whole. The Township's median household income and median housing value exceed the County's median, while the Township's poverty rate is lower than the County's rate.

Table 3
Swanton Township Socio-Economic Profile*

	<u>Swanton Township</u>	<u>Lucas County</u>
Population	3,354	455,054
Median Age	37.0	35.0
Households	1,204	182,847
Persons Per Household	2.77	2.44
Persons 65 years and over	319	59,441
Percent 65 years and over	9.1	13.1
Percent high school graduate	75.0	82.976.2
Median Household Income	\$47,202	\$38,004
Poverty Rate	6.7%	13.9%
Median Housing Value	\$72,000	90,700
Housing Units	1,267	196,259
Percent Owner-Occupied	90.0	68.0

* These figures are for Census Tract 95, including the portion of Swanton Township annexed to the Village of Swanton.

Source: 2000 U.S. Census

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 4: PHYSICAL AND NATURAL FEATURES

DESCRIPTION

An important consideration in updating the land use plan is the understanding of the physical and natural features of the Township. It describes the visible setting of the Township, provides an understanding of how land is utilized, and provides information for setting future land use policies. It includes a discussion of the geology, soils, topography, and natural features of the Township.

GEOLOGY

Swanton Township formed geologically, as beach ridges and deep sand dunes of glacial lakes, which receded over 10,000 years ago. It formed naturally as oak savannah, wet prairie and mixed woodlands dominated by white and black oak forests. It is best known as the "Oak Openings Region". The "Oak Openings Region" in its natural form encompassed nearly 85% of the land area of the Township. Its boundary can still be seen in its underlying soil formations on Map 2, as the Granby-Ottokee-Tedrow Soils Association. Competing land uses and development has changed its natural appearance, and often masks this unique formation. The area that remains protected in its near-natural state is contained in the Oak Openings Preserve and the Maumee State Forest. It comprises approximately 30% of the Township and lies south of Airport Highway, between Waterville-Swanton Road (State Route 64), and Whitehouse-Spencer Road.

The northwest corner of the Township geologically was a glacial lake plain. It reflects a variation in soil types and is underlain with silt and fine sand. The geology of the Township is clearly visible through its natural features, development trend and land uses. The Township contains a large number of wooded tracts and land which is either undeveloped or farmland. This and rural residential development comprise nearly 50% of the land area within the Township. Agriculture and residences surround the Oak Openings Preserve, except, at the northeast corner of the Township, where Toledo Express Airport lies adjacent to the park.

SOILS

Special consideration of soil characteristics is important in overall planning and individual site design and development. The ability, or inability, of a soil type to support a foundation, to provide adequate drainage, and to hold vegetation are examples of characteristics that determine the suitability of a soil type for different kinds of development.

Soil types are uniform throughout the Township. Soils formed from the same parent material, however, developed differently because of factors such as climate, vegetation, time and topography. Soils are classified by soil type and grouped together into soil associations. Soil associations exhibit similar patterns of soil formation, relief and drainage.

There are many sub-classifications within each soil association, such as soil type, soil series, soil groups and soil phases. Associations do not identify a specific soil in a particular place. The soil on Map 2, displays an overall generalized pattern and at this scale is not suitable for site planning and management. Therefore, in planning a site, an analysis of soils should be conducted by a soil conservationist or an equally qualified professional in soil analysis.

The Township contains two (2) soil associations. They are: the Granby-Ottokee-Tedrow Association and the Colwood-Bixler Association.

The Granby-Ottokee-Tedrow Association covers most of the Township and falls within the "Oak Openings" area. It is an area dominated by level to gently sloping sandy soils formed on glacial lake beaches. These soils overlay deep sand formations. This association covers an area divided between residential, agricultural and park uses. The soil itself is characterized by highly contrasting areas of nearly level, dark colored sandy soils on flat and low areas and gently sloping, lighter colored sandy soils on beach ridges and sand dunes.

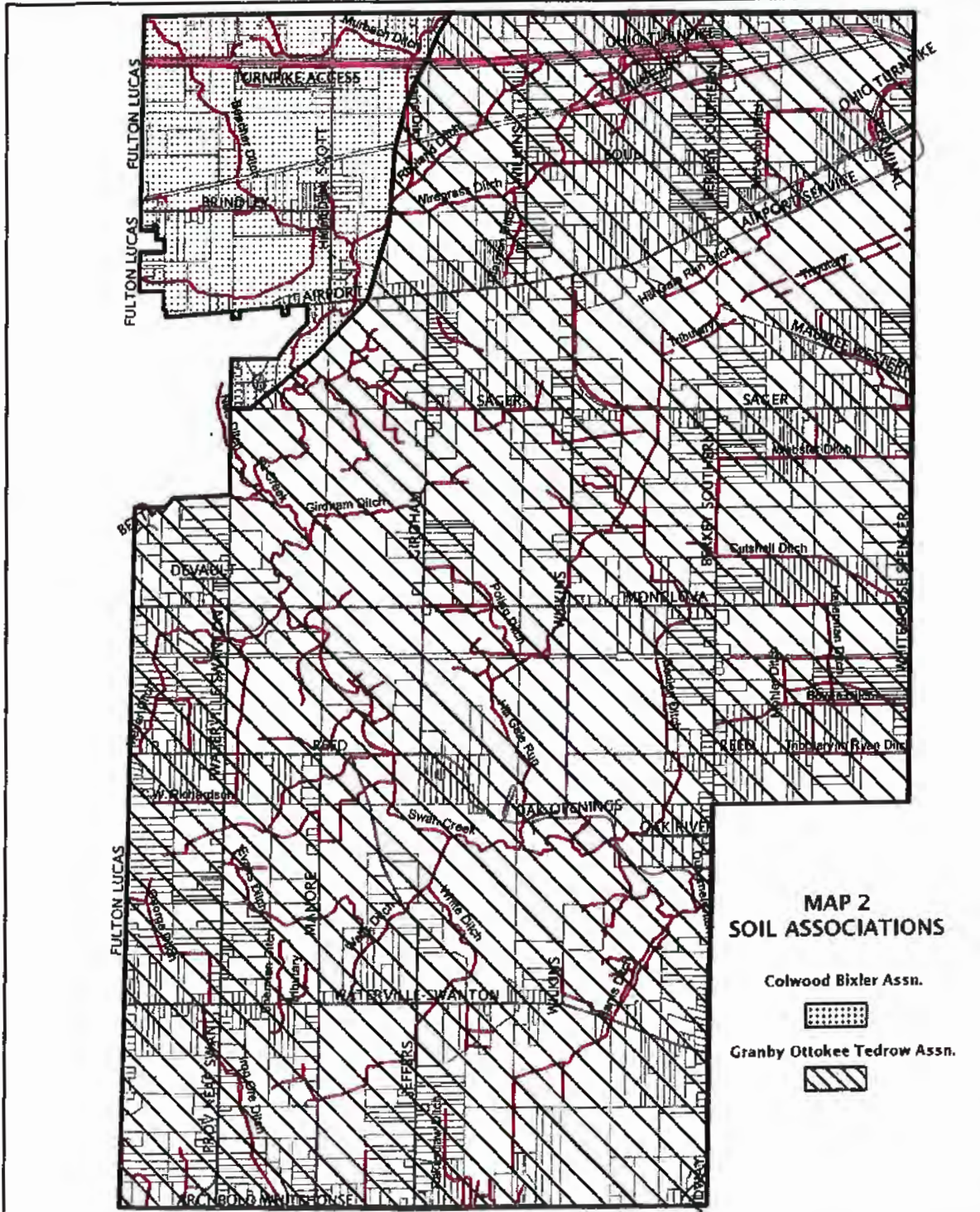
Much of the land, in this association, can be used for farming. Seasonal wetness is the major use limitation on Granby and Tedrow soils, but where adequate outlets are available these soils can be artificially drained. Wind erosion and inability to retain moisture are the major use limitations on Ottokee soils. With irrigation, the Ottokee soils are potentially suitable for specialized crops such as nursery plants. Because of better natural drainage, Ottokee soils have fewer limitations and are potentially suitable for more non-farm land uses than the wetter Granby and Tedrow soils. The sand deposits underlying this association have commercial value as aggregate and sand are sought for mineral extraction.

The Colwood-Bixler Association lies in the northwest corner of the Township. It is an area dominated by level to gently sloping loamy and sandy soils on lake plains. These soils overlay silt and fine sands formed in loamy and sandy glacial lake sediments. Level, nearly level, and gently sloping topography as well as poor drainage characterizes the association. Seasonal wetness, temporary ponding, and low structural strength represent severe limitations of these soils for non-farm uses.



Although some portions of Swanton Township along SR 2 have been developed as non-farm uses, review of the soil characteristics of the Township indicates that the soil is more capable of supporting agricultural uses than non-farm or more urban uses.

SOIL ASSOCIATIONS

SWANTON TOWNSHIP MAP 2



**MAP 2
SOIL ASSOCIATIONS**

- Colwood Bixler Assn.

- Granby Ottokee Tedrow Assn.


Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commissions 2/7/07
*The information illustrated in this map is in no way definitive
It is for display purposes only

TOPOGRAPHY

Swanton Township is characterized by relatively flat topography. The only variations exist in the central and southern portions of the Township adjacent to Cutshall Creek, Swan Creek and Gale Run Creek. A rise in elevation can best be observed when traveling north on Berkey-Southern Road (S.R. 295) and west on Waterville-Swanton Road (S.R. 64). The land gradually rises to the sand ridges of the Oak Openings Preserve, then slowly drops to Swan Creek. Swan Creek flows from the northwest to the southeast throughout the Township as it drops in elevation. Throughout most of the Township some gentle sloping of the land does occur, but no significant obstacles are presented to either agricultural or non-farm uses by these subtle variations. The lack of significant change in elevation and high seasonal water table contributes to wet conditions in many areas of the Township. Soils along ridges quickly drain and during dry periods may be subject to wind erosion. However, water often remains in swales and in flood prone areas along ditches and streams. Flood prone areas, which closely parallel a 100-year flood plain, are exhibited on Map 3. These areas are subject to flood plain regulation and often to building prohibition.

Competing land uses have often led to conflicts over drainage. What benefits one property owner may be a detriment to another. Most residential and agricultural uses rely on wells as a water source. Intensive use of land, whether for commercial, industrial or public purposes, usually requires on and off site drainage. This adjustment in the level of the water table, often affects the availability and quality of groundwater, adversely affecting abutting properties. Parkland and forest have different needs and, at times, benefit from little or no drainage. This is evident in the natural areas, wetlands and swamp of the Oak Openings Preserve. Conflicts over drainage will increase as development occurs in the Township. It is an issue, which needs to be addressed in the context of an overall drainage plan. This would serve the interest of economic development - such as the proposed Swan Creek Watershed Project and implementation of riparian and conservation resolutions as outlined in the proposed Lucas County Storm Water management plan - provide protection of residential and agricultural land and help preserve parkland and natural areas.

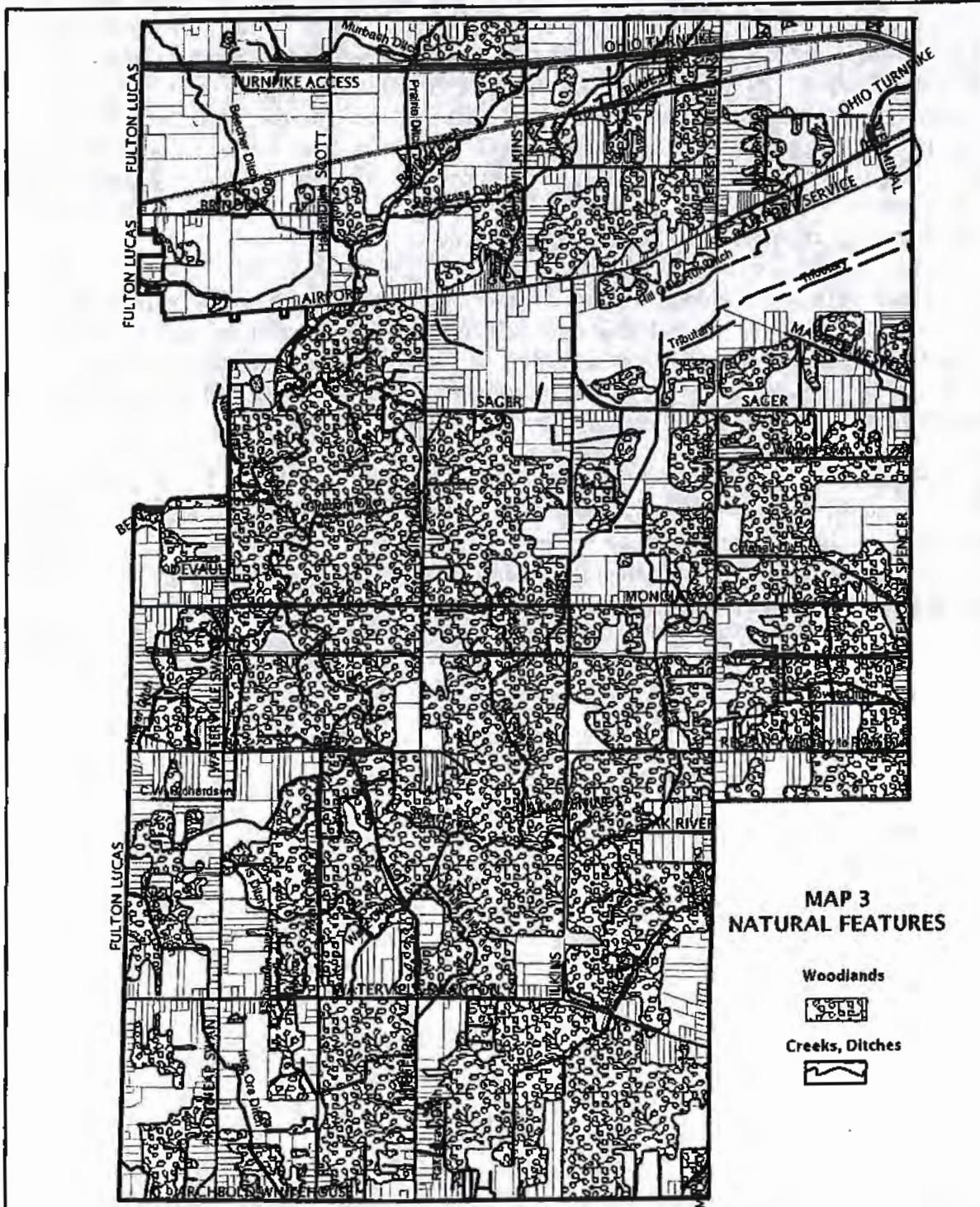
NATURAL FEATURES

The natural features of the Township can best be described by the looking to the dominant landform, "The Oak Openings Region". It is an area formed from glacial lake beaches and today is characterized by sand dunes, swamp, marsh land, wet and dry prairie, grassland and forest. It contains numerous grasses, sedges, flowers, evergreens and deciduous trees and is home to many animals and birds common to northwest Ohio. It is also the habitat of uncommon and rare species of butterflies, birds, plant and plant communities. Blue Lupine, the food source for the rare Karner blue butterfly, the endangered Lark sparrow, Prickly Pear cactus and oak savannah are but a few of such plant and animal forms found in the Oak Openings Region. People and development have changed much of the natural form of the Oak Openings Region by drainage, cultivation of land, roads, airport and rural residential development.

Forestland is the dominant natural feature of the central and southern part of the Township. The Oak Openings Preserve and State forest are found here and contain the example of original landforms, plants and animals. Swan Creek and Gale Run Creek, cross this area of the Township and represents a prominent natural feature. While the primary purpose of the streams and ditches is to provide drainage they also provide visual amenity and a corridor for maintaining wildlife and natural landscape. Swan Creek also drains north of Airport Highway forming a floodway east of Scott Road, then north as Wiregrass Ditch to where it crosses under Shaffer Road. Valleywood Golf Course lies west along Scott Road, north of Airport Highway. It serves as an open space amenity; although it is a private development, it is open to the public. Map 3 displays woodlots, creeks and ditches as the prominent natural features of the Township.

NATURAL FEATURES

SWANTON TOWNSHIP MAP 3



MAP 3
NATURAL FEATURES

Woodlands



Creeks, Ditches



Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commission 2/7/07
*The information illustrated in this map is in no way definitive.
It is for display purposes only.

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 5: SERVICES AND FACILITIES

The availability of public water and sewer services and transportation linkages are key factors to land development. Where services are located, the size of service lines and vehicles carrying capacity of a roadway and roadway/interchange access are factors which will guide development and lead to changes in land use. These factors serve as precursors to development and must be given careful consideration in overall land use policy. Because of their ability to catalyze development, these need to be examined in a long range context and at the county or regional level. If done without consideration to a land use plan it preempts the use of tools such as zoning and subdivision regulation to implement the plan.

TRANSPORTATION

Access to transportation is a fundamental element for encouraging development of commerce and industry. Swanton Township has a unique location because of its access to road, rail and air transport. The Ohio Turnpike (Interstate 80/90) crosses the northern section of the Township. Ohio Turnpike Exit 52 is located at the Township's eastern boundary with Monclova Township. State Route 2 (Airport Highway), State Route 295 (Berkey-Southern Road), State Route 64 and U.S. 20A (Maumee-Western/Sager Rd.) also serve the Township. The Norfolk Southern lines, now owned by Pennsylvania Lines LLC rail line, cuts across the northern section of the Township, parallel to Airport Highway. Toledo Express Airport and related air transport facilities are located in the Township, with gate entry to Airport Highway, U.S. 20A and S.R. 295. The transportation network is shown on Map 4.

Airport Highway and US 20-A to the east provide links between Toledo and the Airport and are two principal arterial roadways that cross Swanton Township. A principal arterial serves inter-area travel and is designed for higher speeds, greater volumes and more truck traffic than most urban or rural streets. Berkey-Southern Road provides a north-south route and is another principal arterial roadway within Swanton Township. Minor arterial roadways serving the Township include Waterville-Swanton Road, Monclova Road and Shaffer Road.

Toledo Express Airport is the focal point of transportation related issues in the Township. It lies in the northeast corner of Swanton Township and in the northwest corner of Monclova Township. Its roadway, land and air corridor requirements are evident with improvements at Airport Highway and the Ohio Turnpike Interchange. Access roads are proposed to serve the airport on the south side of the airport. Extension of water and sewer services are proposed along Airport Highway. Proposed expansion of a new parallel runway and expansion of the airport south to accommodate it is having a profound

influence on land surrounding the airport and along corridors leading to it. The area of proposed expansion is shown on Map 5.

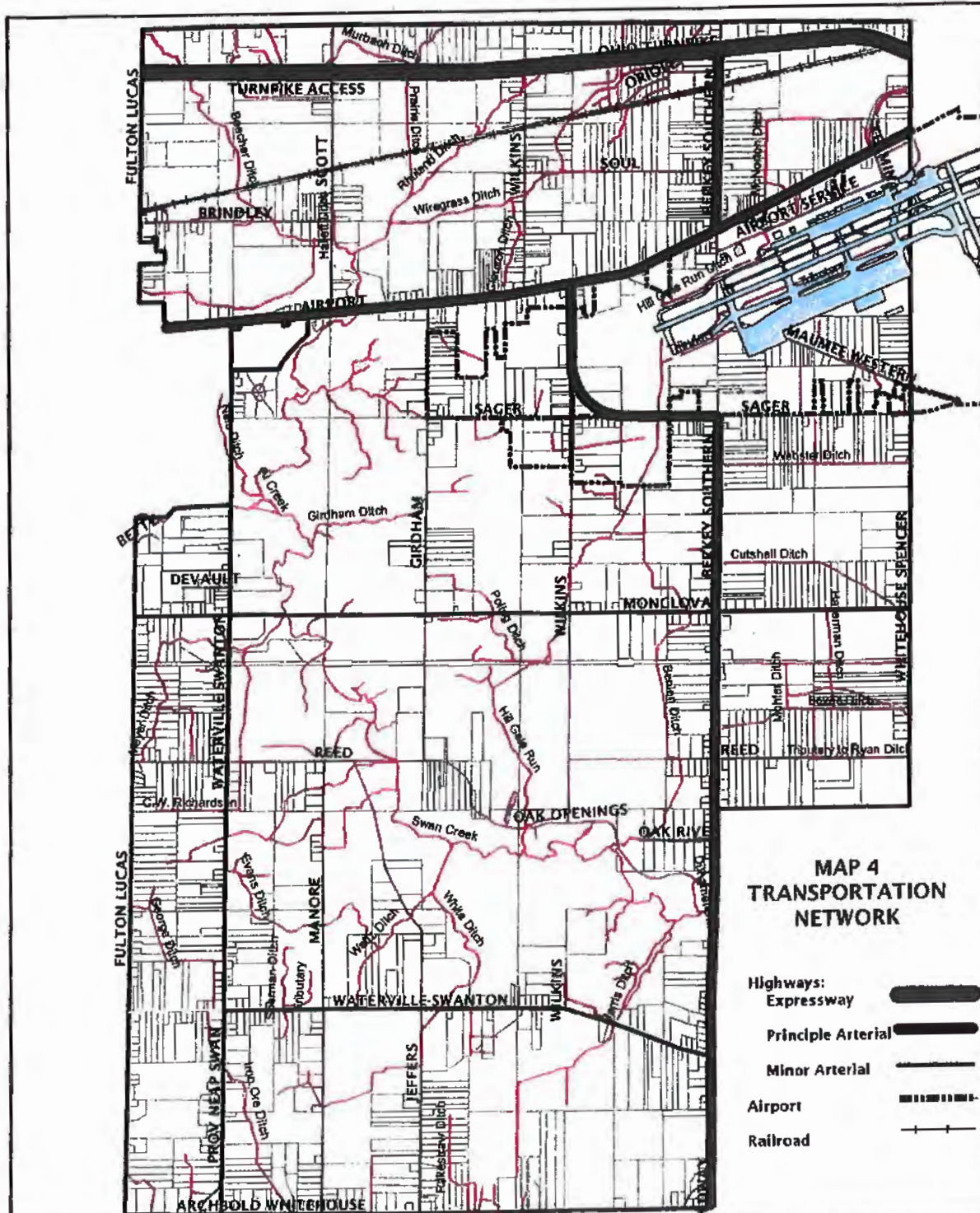
The Toledo- Lucas County Port Authority addressed noise mitigation under the Federal Aviation Regulations (F.A.R.) Part 150 Noise Compatibility Study completed in 1998 by the Port Authority. This study addresses the impacts and issues of noise caused by expansion and proposed development of the airport. Noise contours derived from the study represent the boundaries of significant noise levels. Measures, other than land purchase, includes relocation and building retrofit to mitigate aircraft noise. Zoning control and regulation of land owned by the Port Authority has been a concern of Swanton Township. A purpose of this plan is to address this concern by providing recommendations and guidance to compliment development in the form of a sound land use policy. The policies will address environmental concerns to protect parkland, meet the needs of airport expansion and allow the Township to accomplish its goals for growth and development. This can be achieved by proposing that services be directed and built on or around the Airport, while still protecting the rural character, open space and natural areas of the Township.

WATER AND SEWER SERVICES

The locations of public water and sewer services in Swanton Township are displayed on Map 6. Lucas County provides water and sewer services to Toledo Express Airport. A 16-inch water main extends across the Airport, north to Berkey-Southern Road at Airport Highway. The Village of Swanton also provides water services, along Fulton-Lucas County Road (Hallett Street-Village of Swanton), to Brindley Road, east to Scott Road, south to Airport Highway, then west closing the loop at the Village along Airport Highway at Fulton-Lucas County Road (Hallett Street-Village of Swanton). A water trunk main extends through the Township from the City of Toledo to Fulton County. This is a dedicated transmission main and cannot provide direct service to adjacent properties. Local lines may be extended from the trunk main to provide service to the area. It is located along the Wabash Cannonball Trail right of way (former Norfolk and Western Rail Corridor). It supplies water to North Star Steel at the Village of Delta. The line measures 36 inches in diameter to South Berkey-Southern Road and is reduced to 24 inches in diameter extending west to the Lucas-Fulton County line. The balance of Township residents rely on wells and on-site septic disposal.

TRANSPORTATION NETWORK

SWANTON TOWNSHIP MAP 4

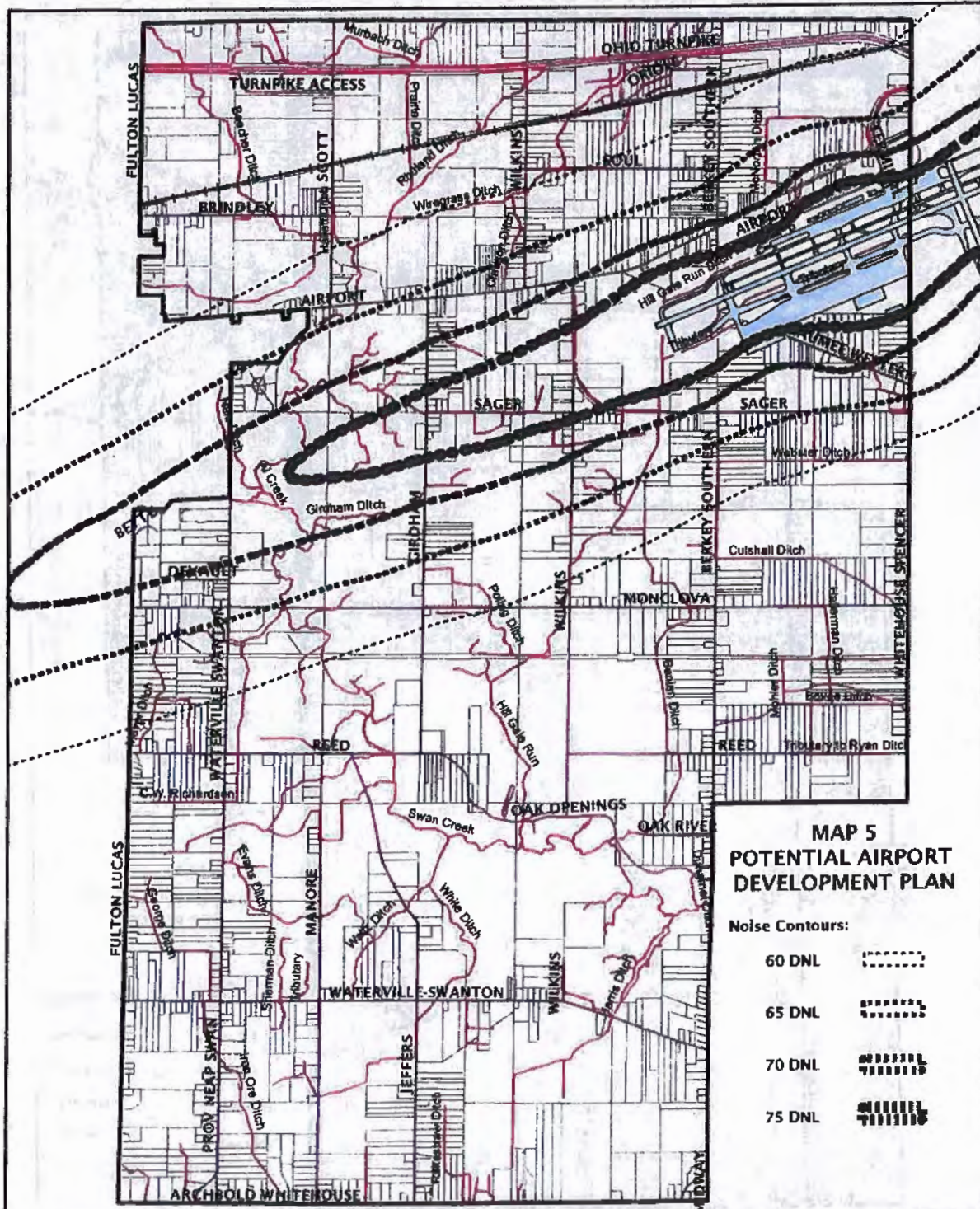


Data from Lucas County Auditor and Lucas County Engineer 1/26/07

Produced by Toledo-Lucas County Plan Commissions 2/7/07
*The information illustrated in this map is in no way definitive.
It is for display purposes only.

POTENTIAL AIRPORT DEVELOPMENT PLAN

SWANTON TOWNSHIP MAP 5

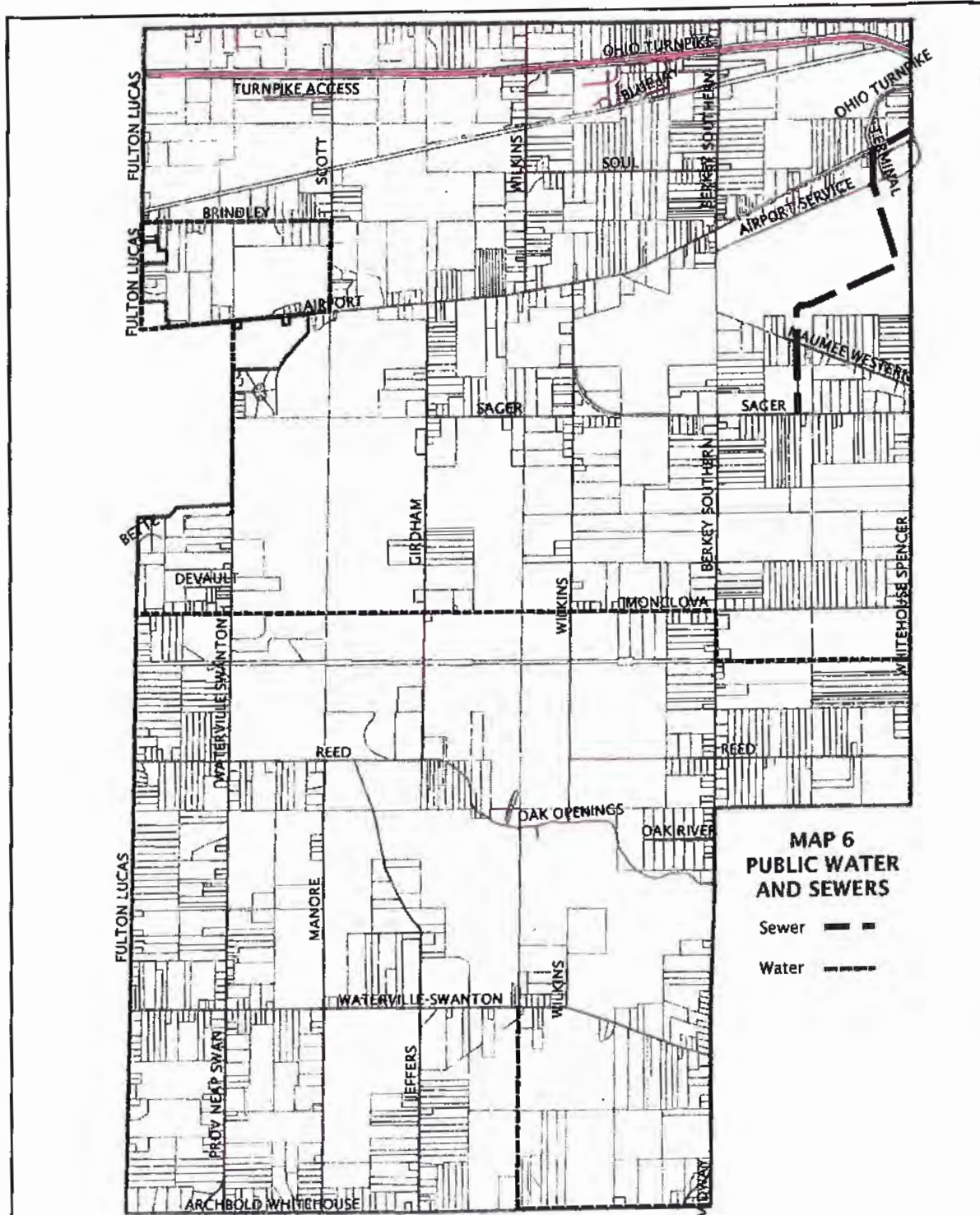


Data from Lucas County Auditor 1/26/07
and Airport Environs Plan Toledo Express Airport June 1997

Produced by Toledo-Lucas County Plan Commissions 3/14/07
*The information illustrated in this map is in no way definitive.
It is for display purposes only.

PUBLIC WATER AND SEWERS

SWANTON TOWNSHIP MAP 6



Data from Lucas County Auditor and Lucas County Sanitary Engineer 1/26/07

Produced by Toledo-Lucas County Plan Commissions 4/30/07
*The information illustrated in this map is in no way definitive.
It is for display purposes only.

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 6: CURRENT LAND USE AND ZONING

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

An inventory of land use was completed in June, 1997, and updated in 2005. It is displayed on Map 7. Zoning is used to classify uses and separate them by zoned districts. Current zoning is displayed on Map 8. It generally reflects actual land use, except where uses existed prior to adoption of zoning or where zoning was not enforced. The land use inventory attests to the accuracy of current zoning and serves as information for making future land use decisions.

CURRENT LAND USE

The survey was reviewed by tax parcel and field checked for accuracy and classification. Data was categorized and classified as follows:

- | | | |
|---------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Residential | - | Frontage development (single family houses) |
| Commercial | - | All commercial buildings |
| Industrial | - | All industrial buildings
Extractive (sand pits, quarries) |
| Institutional | - | Schools, churches, government buildings |
| Open Space | - | Public and quasi-public (township land, cemeteries, golf, private recreation, conservation clubs, etc.)
Private (wooded, semi-wooded and open space areas, vacant lands) |
| Agricultural | - | General agricultural and specialized crops (orchards, greenhouses, nurseries) |

LAND USE DISTRIBUTION

Swanton Township covers an area of approximately 80 acres. The following table lists the acreage and percentage distribution of existing land uses.

TABLE I

LAND USE DISTRIBUTION BY ACRES

	Swanton Township	
	<u>Land Area Acres</u>	<u>Percentage</u>
Residential	3,456	24.6
Commercial	396	2.8
Industrial	139	1.0
Open Space	4,767	33.9
Agricultural	3,671	26.1
Institutional	<u>1,631</u>	<u>11.6</u>
Totals	14,060	100.00

***Right-of-way included within each category**

Residential – Existing residential land occupies approximately 3,456 acres or 24.6% of the total land area within Swanton Township. As of 2000, there was 1,267 year round housing units within the Township representing an increase of 86 units since 1997.

Residential development is located throughout the Township on large acreage parcels. A manufactured home park is located just north of the Pennsylvania Lines tracks off Route 295. New residential construction is seen within the interior portions of the Township, where large vacant or farmed parcels are being subdivided and frontage sold for residential use.

Commercial – Approximately 396 acres or 2.8% of Swanton Township is developed as commercial use. The most significant commercial establishments are found along Airport Highway. A motel is located within the boundaries of the Toledo Express Airport. Several small businesses are found along major roads throughout the Township.

Industrial – 139 acres or approximately 1.0% of Swanton Township is occupied by industrial uses. Private industry, which occupies the largest land area is located in the northeast portion of the Township at the intersections of Whitehouse Spencer and Airport Highway and consists of a large sand pit operation. Auto salvage industry is located along Airport Highway and several other auto parts/junk yards are found within the Township.

Airfreight and other transportation related industries are located within Toledo Express Airport and adjacent to the airport.

Open Space – This category includes public and private recreational facilities as well as cemeteries. It is the single largest land use category. Developed open spaces account for 4,767 acres or roughly 33.9% of the land area of the Township. Currently two parks can be found within Swanton Township, they are Oak Openings Preserve in the central and southern sections of the Township and the Maumee State Forest near St. Rte. 64. Commercial/Open Space includes a golf course at Airport Highway northwest of Scott Road and four (4) privately operated recreational vehicle campgrounds. One is located on State Route 295, two (2) on State Route 64, and one (1) on Fulton-Lucas Road.

Agriculture – Agricultural land uses represent another important land use within the Township with 3,671 acres or 26.1% of the Township devoted to these uses. Agricultural lands are concentrated around the perimeter of Oak Openings and in the section of Township north of Airport Highway. Few large tracts of farmland have been retained in the Township. South of Airport Highway, much of the land has been subdivided and sold for residential use. A few large tracts of farmland remain north of Airport Highway west of S.R. 295.

Institutional – Institutional land uses account for 1,610 acres or 11.6% of the land within Swanton Township. The Toledo Express Airport represents the most significant institutional use within the Township. Bittersweet Farms and Camp Courageous, which service autistic individuals, is found in the southern part of the Township.

LAND USE SUMMARY

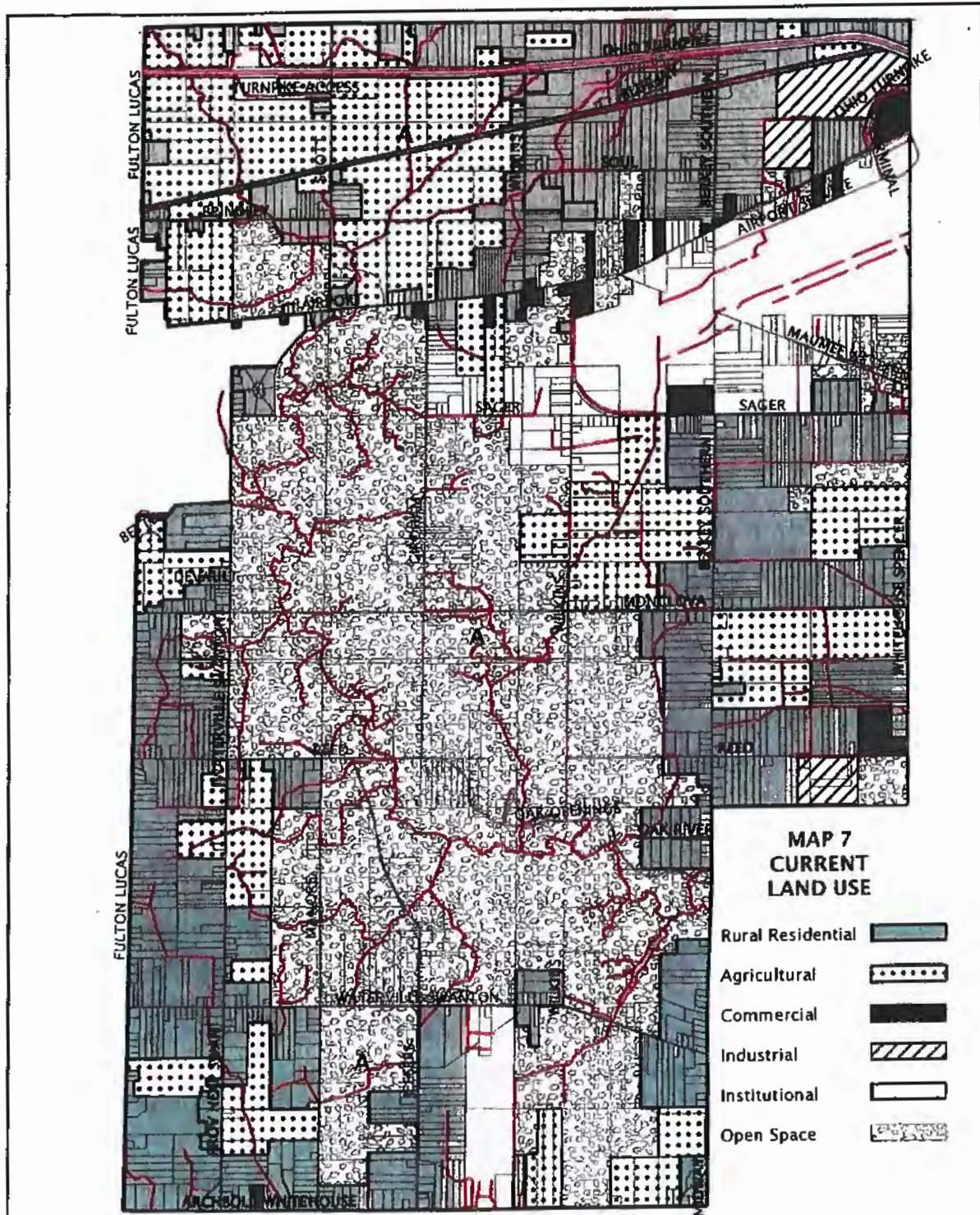
Open space is the dominant land use in the Township. Just over 33% of land within the Township is either in parkland or other open space. Residential development and agricultural uses share equally at about 25% each of the total land use.

Commercial development is located along Airport Highway with a few other commercial uses located along major roads in the Township. Limited industrial development is located in the northeast corner of the Township along Airport Highway and adjacent to Toledo Express Airport.







The actual use of land often reflects its natural and physical use capabilities and limitations. For instance, most of the Township was left in open space, developed as farmland and/or rural residential uses. The sandy soils are seasonably wet and, in contrast, drain quickly and become arid along sand ridges. The Township has remained rural and undeveloped, with a large area in public parkland with few public water and sewer services. Where roads and services were available, development occurred. The land use inventory reflects this and should serve as valuable information in helping to shape future land use.

CURRENT LAND USE

SWANTON TOWNSHIP MAP 7



MAP 7
CURRENT
LAND USE

- Rural Residential 
- Agricultural 
- Commercial 
- Industrial 
- Institutional 
- Open Space 

Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commissions 4/30/07
*The information illustrated in this map is in no way definitive
It is for display purposes only.

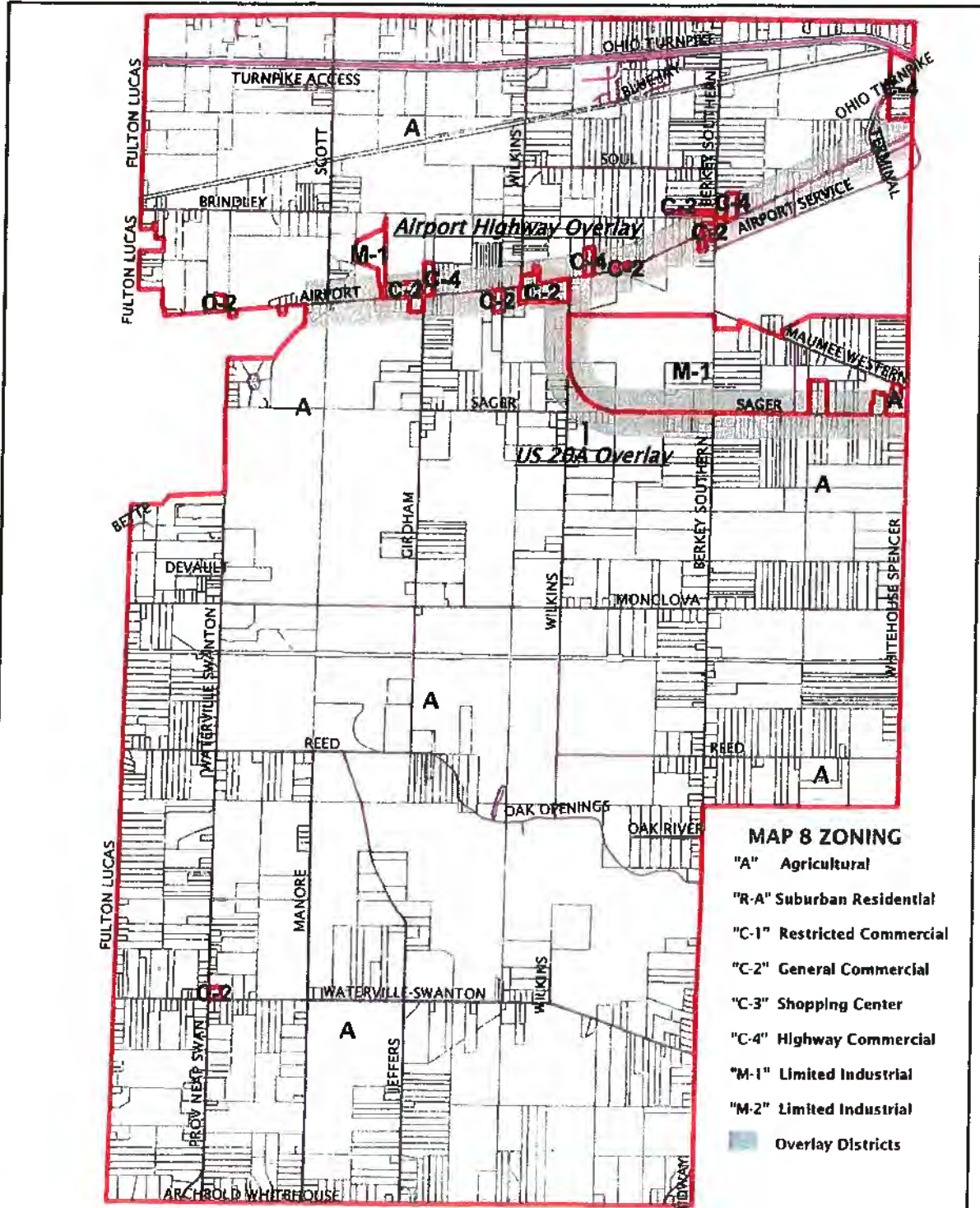
ZONING

The Township, is nearly all "A" Agriculturally zoned. This classification accommodates agriculture and rural residential uses on parcels of one (1) acre or greater in area. Such parcels are usually not served with public water or sewers. Intense residential development is discouraged. The "R-A" Suburban Residential District allows for low-medium density, compact residential development where public water and public sanitary sewers are available. The Township provides for, but does not contain an "R-A" zoned district, nor does it contain residential areas served with water and sewer. "C-2" Highway Commercial is found along Airport Highway principally at major intersections. "C-4" Highway Commercial is located across from Toledo Express Airport. Industrial uses are zoned "M-1". This consists of land west of SR 295, on the north and south side of US-20-A, the north side of Airport Highway and a parcel on the south side of Airport Hwy. east of Scott Rd.

Zoning has served as a land use plan for the Township. Zoning should be recognized for what it really is, more of a land use tool, and only part of a plan. Zoning serves a limited function in land use regulation, albeit an important one. It provides a means of how land is used, separating those uses and determining the location and placement of buildings and structures on a parcel. Zoning can aid in the implementation, along with other land use regulations, to achieve what is desired in the plan and to obtain quality development.

ZONING

SWANTON TOWNSHIP MAP 8



- MAP 8 ZONING**
- "A" Agricultural
 - "R-A" Suburban Residential
 - "C-1" Restricted Commercial
 - "C-2" General Commercial
 - "C-3" Shopping Center
 - "C-4" Highway Commercial
 - "M-1" Limited Industrial
 - "M-2" Limited Industrial
 - Overlay Districts

Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commissions 2/7/07
 *The information illustrated in this map is in no way definitive.
 It is for display purposes only.

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 7: LAND USE PLAN

The Land use Plan as shown on Map 9, represents a composite of the elements presented in the preceding sections, and takes into account the realities of current development trends, and the goals and policies of Swanton Township.

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

It should be noted that the plan as presented is intended to show generalized land use and is not intended to indicate precise site, shape or dimension. The proposals reflect future land use recommendations and do not necessarily imply short- range zoning proposals.

Because the map represents general policies, it cannot be an absolute textbook for future growth within the Township. Most lines on the map are not shown as definite boundaries, but as suggested general areas for a specific character of development. It is the daily implementation of the development process via the Township Officials and the County Planning Commission that really formulates the detail and character of the land use plan as it is made real over the next ten to twenty years.

LIMITED DEVELOPMENT

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

The preservation of prime agricultural land remains an important component of the proposed plan. Agriculture and rural residences associated with agriculture are compatible where they are identified in the northwest corner of the Township and the area south of Airport Highway, surrounding Oak Openings Preserve and Maumee State Forest. What remains in large tracts shall remain in agricultural or such limited development that serves as a buffer or transition zone, protecting parkland and existing residential uses.

In order to retain these areas in large tracts for such purposes, several policies and strategies should be considered. These policies include large lot zoning and density restrictions to effectively discourage excessive residential development along the frontages of existing roads, a limitation on sewer extensions into this agricultural district, and discouragement of zoning changes within this district that would not be compatible with parkland protection and long-term agricultural preservation.

RESIDENTIAL

Several locations within Swanton Township have been identified as being suitable for residential development. The area south of the Oak Openings Preserve and US 20-A is proposed for open space and rural residential uses. Generally the area north of Airport highway may be able to sustain a higher density of residential development such as platted subdivisions if water and sewer services are made available. This is proposed as Suburban Residential Land Use and/or Limited Development as displayed on the Proposed Land Use Map.

It is proposed that the area surrounding the Oak Openings Preserve to the west, south, and east remain in large lot rural residential or limited development. The presence of Swan Creek and numerous wooded lots suggests that this area would be more suitable for residential development and open space. This area would appear to be suitable for large lot (1 to 5 acres) residential development with on-lot septic systems. It is a continuation westward of a similar residential development identified in the Waterville Township Land Use Plan. This is proposed as Rural Residential Land Use as shown on the Proposed Land use Map.

Another residential area is projected east of the Village of Swanton. Residential growth in this area should also take the form of large lot rural residential or limited development.

A third identifiable residential district is located along the east and south sides of Oak Openings Preserve. The poor soils and woodland which are characteristic of this area are not conducive to long term agricultural production. Again, the area would be most suited for large lot rural residential or limited development on 1 to 5 acre parcels facing the existing public road frontages.

A suburban residential area is northwest of the Toledo Express Airport and reflects the existing residential development of Arrowhead Mobile Home Park, Soul Road, Wilkins Road, and S.R. 295.

INDUSTRIAL

An industrial district is proposed north of Toledo Express Airport, from the existing quarry operation, south to the proposed commercial district along Airport Highway. Air transport related industry and services are expected to be developed within and adjacent to Toledo Express Airport.

COMMERCIAL

It is proposed that commercial development be provided for along the two main corridors in the Township - Airport Highway and US 20-A. Public services such as water and sewer need to be provided and highway access management needs to be employed for this development. The sizing of utilities needs to be sufficient to accommodate this development. Depth of the commercial development should be contained to requirements set forth in the Airport Highway Overlay District and 20A Overlay District. Airport-related business may accommodate both light industrial and commercial uses in this area.

OPEN SPACE

The land use plan shows open space areas currently in parkland and state forest. It is important that these areas remain contiguous and of sufficient size to retain their viability and to protect their natural features.

The areas surrounding existing parkland should be retained with low-density development. It is proposed that when these parcels are made available for development that first consideration be given to protecting the adjacent parkland. This can be achieved by careful consideration as to location and availability of public services such as water and sewer and highway improvements and the creation of buffer zones. It is proposed that the Township consider additional zoning overlay districts in addition to the Airport Highway Overlay District and the US 20-A Overlay District and seek cooperative agreements as a means to achieve appropriate development.

CONCLUSION

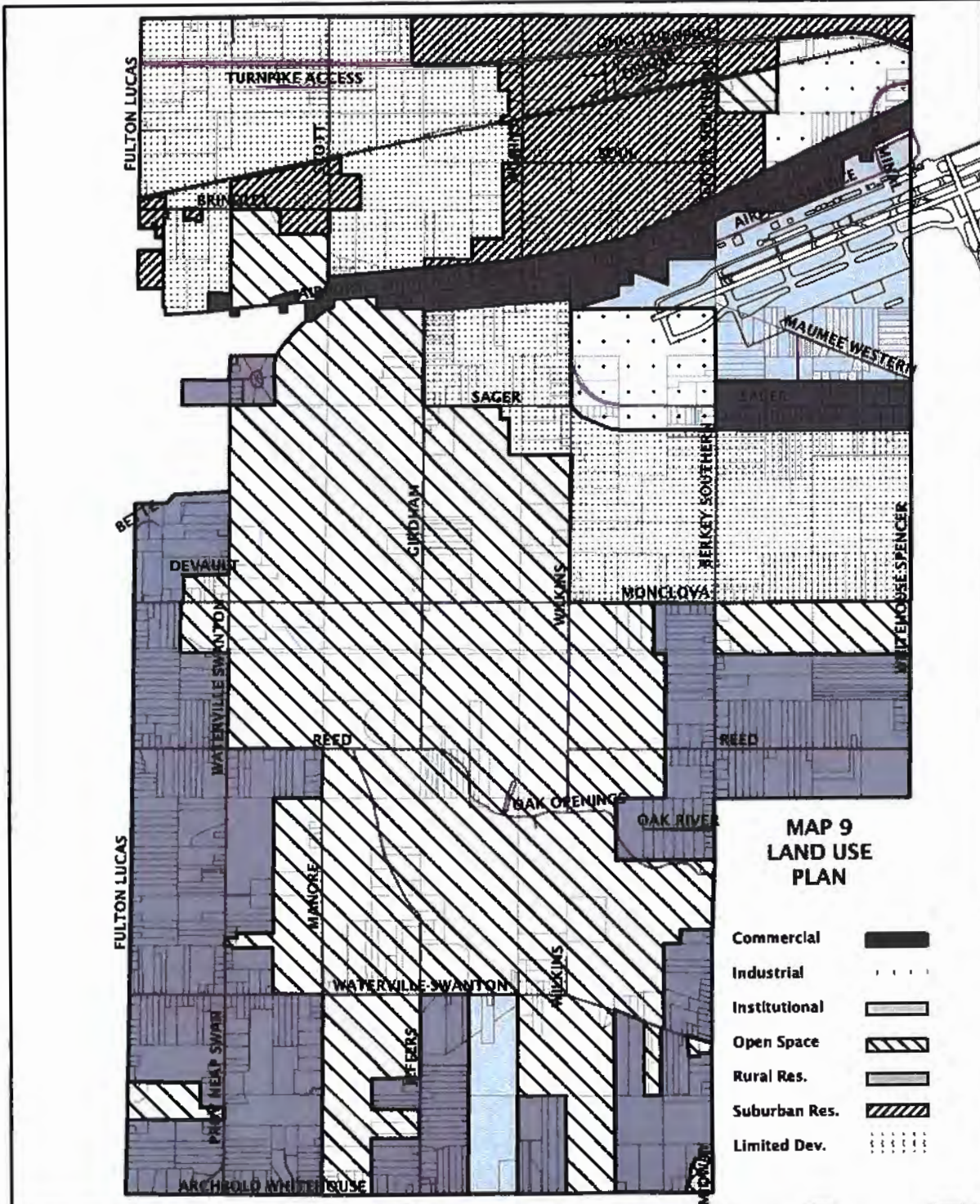
Swanton Township is characterized by a number of unique features, which offer both varied and interesting possibilities when considering long-term development plans. This attractive environment, will likely create continued pressures for residential, commercial, and parkland growth in the near future.

If allowed in a random manner, this growth will have potentially serious, detrimental implications for all Township residents. With adequate guidance and control, however, the impact of this growth can be minimized. The primary purpose of this land use plan is to identify those areas of the Township that can best accommodate future growth with a minimum of problems. A second objective of the plan is to preserve those unique features and characteristics that could be destroyed if subject to intense development pressures.

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

LAND USE PLAN

SWANTON TOWNSHIP MAP 9



**MAP 9
LAND USE
PLAN**

- Commercial
- Industrial
- Institutional
- Open Space
- Rural Res.
- Suburban Res.
- Limited Dev.

Data from Lucas County Auditor 1/26/07

Produced by Toledo-Lucas County Plan Commissions 2/7/07
*The information illustrated in this map is in no way definitive.
It is for display purposes only.

SWANTON TOWNSHIP LAND USE PLAN CHAPTER 8: PLAN IMPLEMENTATION

Plan Implementation begins by looking to the goals and objectives in Chapter 2. To accomplish established goals and objectives requires commitment in the form of land use policies. These policies serve as courses of action to guide decisions using implementation tools such as zoning and subdivision regulations. It also serves as a guide for decision making and the provision of public services and transportation improvements.

LAND USE POLICIES

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

- Zoning and subdivision regulation shall be in conformance with the Swanton Township Land Use Plan and Lucas County Policy Plan on Land Use and Housing.
- Extension of public water and sewer shall be concurrent with the subdivision of land wherein a road or street is extended from an existing public road.
- Township land use and development shall be coordinated with adopted plans of Oak Openings Preserve, the Toledo-Lucas County Port Authority and the Villages of Whitehouse and Swanton, as well as adjoining townships.
- Utilize in site design and development review criteria compatible with the "Oak Openings Landform". "Oak Openings Landform" is defined as the composite of the land and its plant and animal species native to the "Oak Openings Region" of Northwest Ohio.
- Development within the respective highway overlay districts shall conform to the adopted access management regulations.
- Support the economic base of the Township through land use, development and capital investment, while preserving the natural features and residential areas of the Township.

STRATEGIES AND RECOMMENDATIONS

Strategies and recommendations for land use and development are necessary to guide decision making in the planning for public services and facilities and the implementation of the plan through regulation. Land use, as determined in the proposed plan, can be achieved by observing the goals and objectives and adhering to adopted land use policies. However, policy implementation must be supported with standards for development and consistent regulation. The placement and the sizing of public water and sewer, transportation development, and the location of roadway interchanges play a major role in determining whether development will occur, and the kind of development that will take place. Zoning and subdivision regulation address site development, how a use may impact and operate in relationship to surrounding land use and how public services and transportation are provided.

SERVICES AND FACILITIES

Public water and sewer should accommodate development along Airport Highway and US 20-A. It should be sized to meet the needs of general highway commercial uses and light industrial uses. The area adjacent to the Airport to the south and to the west should also be provided with highway access and public utilities. A highway access management plan should be developed for the area immediately surrounding the airport and along Airport Highway and US 20-A. The Township could use this plan in conjunction with overlay district zones adopted as part of the Township zoning resolution.

Proposed highway improvements should limit access to major arterials. This would focus development and help to contain it within proximity to major arterial intersections. Parkland should be protected by limiting intrusions of major roadway improvements along its border.

Large lot rural residential development should be preserved south of Airport Highway by limiting the distribution and sizing of public water and sewer services. Suburban residential development should be maintained north of Airport Highway.

ZONING RECOMMENDATIONS

A Transition Development District should be established for the land area adjacent to and south and west of Toledo Express Airport. Development standards will serve to accommodate uses and to provide necessary considerations for traffic, provision of utilities, and environmental considerations. Standards adopted under zoning and enforced through administrative site plan review will expedite the development process and aid in plan implementation.

Review of site development plans and zoning changes requires careful consideration. To achieve consistent development, each request and amendment should be carefully considered, keeping in mind the fact that the burden of proof of the need for the change rests with the applicant. The following questions should be asked when considering zoning changes:

- a. Is there vacant land in the area already zoned to accommodate this use? If there is a considerable amount of land zoned for the requested purpose, and if little of it is being used, the need to rezone more land should be carefully analyzed. The fact that the cost of the land already zoned may be more expensive does not mean that the Township should rezone more land.
- b. What other effects might the adoption of a proposed change have on future land uses in the area? What will be the long-term effects of the proposed change?
- c. How does the proposed change relate to existing public facilities and services such as water, sewer, police and fire protection, and schools?
- d. What is the present character of the area in terms of existing land use and physical characteristics? Do the physical characteristics of the area cause problems for development?
- e. What are the factors that make this location well suited for the uses permitted in the proposed zoning district?
- f. Would all of the permitted uses in the proposed district be compatible with the existing and potential future development in the area?
- g. What effect would the rezoning have on property values?
- h. Would the rezoning cause a considerable increase in the volume of traffic? Can existing roads accommodate this traffic?
- i. Should approval of a Special Use contain conditions to protect surrounding properties from potential spillover?
- j. Should approval of a Special Use contain a reversion clause if development or use does not begin within a specified time?

If it is determined that the proposed change is sound, next consider the size and shape of the area to be rezoned and where the zoning boundaries should be located. When considering the size of the area to be rezoned, the following questions should be asked:

- a. Does the area proposed for rezoning reflect land needed for the proposed use or does it merely reflect the applicant's property lines?
- b. Is the size of the parcel adequate to meet building setback, parking and loading and open space requirements?
- c. Is there a physical feature such as a river, railroad or hill that can be used as a natural dividing line to separate a new district from adjacent properties?
- d. Will future requests for additional zoning changes be stimulated by the present request? If so, where is the logical boundary?

Plan implementation can be achieved, if the goals and objectives are kept in mind when making zoning decisions. However, zoning decisions must support and be supported with the planning and provision of infrastructure and public service.

