



Lima/Allen County
REGIONAL PLANNING
COMMISSION

AMANDA TOWNSHIP COMPREHENSIVE PLAN 2045

Prepared by:
Lima-Allen County Regional Planning Commission

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SECTION I INTRODUCTION

Amanda Township initiated an update to its Comprehensive Plan with the assistance of the Lima-Allen County Regional Planning Commission in 2023. As a living document, a comprehensive plan is meant to be a guiding tool for the leadership and citizenry to focus attention on regional development in a manner consistent with the local population's views on growth. The report must look at a variety of current area demographic and economic indicators, trending patterns for future demographic projections, and the local "wants" that the population would like to develop to benefit the township in growth and atmosphere. The Regional Planning Commission prepared the Comprehensive Plan to address compatibility issues between various land uses; the management and preservation of natural resources; the identification and preservation of historically significant lands and structures; and the provision of adequate infrastructure to support future development.

1.1 History of Community Development & Planning

The history of community development and planning in Amanda Township is fractured in terms of its nature and scope. The Allen County Engineer's Office (ACEO) has provided professional engineering guidance to manage safety on the Township roadway system and to manage drainage across the community. Amanda Township has come to rely upon the Allen Economic Development Group (AEDG) to market and guide local economic development initiatives. The Lima-Allen County Regional Planning Commission (LACRPC) has historically had a supportive role concerning demographic, transportation, and land use analyses. The LACRPC has also provided technical assistance to the Township for developing regulatory language governing zoning and platting processes. The Allen County Sanitary Engineer's Office (ACSEO) and the Village of Harrod have provided the necessary oversight, construction, and maintenance of wastewater system services. The Allen County Health Department (ACHD) regulates the permitting process related to the construction of private water wells and wastewater systems. The Ohio Environmental Protection Agency (OEPA) is responsible for the permitting of commercial and industrial wastewater systems. Except for the OEPA, the Board of Allen County Commissioners has supported each of the aforementioned agencies financially and politically.

In the 2010s, Amanda Township was concerned over disjointed, haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township. As a result, in the fall of 2011, Amanda Township officials approached the LACRPC for its technical support in developing a future vision and plan for the Township.

This is an update of the first Comprehensive Plan developed in 2012. Amanda Township trustees approached the Regional Planning Commission regarding an update in the spring of 2023. The Township subsequently appointed an Advisory Committee to provide the ongoing public participation necessary to facilitate the process and document development.

1.2 Planning Philosophy

The preparation of this document was predicated upon the long-standing relationships that the LACRPC has forged with Amanda Township and the various entities providing technical expertise and infrastructure for community development. The strength of the LACRPC lies in the insights gained over several decades serving

Amanda Township and the other member political subdivisions within Allen County during the planning and implementation of specific programs, projects, and activities.

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

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

1.3 Comprehensive Planning Process

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

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

1.4 Plan Organization & Management

The Comprehensive Plan was prepared by the staff of the LACRPC based on input from Amanda Township residents and the Amanda Township Advisory Committee. The Advisory Committee approved the draft Comprehensive Plan document and presented it to the Amanda Township Zoning Commission, who then presented it to the Amanda Township Trustees for review and subsequent approval. The draft document was circulated to local stakeholders before the final draft was approved. The Comprehensive Plan Advisory Committee reflected members of the Amanda

Township Zoning Commission, Amanda Township Board of Zoning Appeals, and the Amanda Township Trustees, with technical assistance provided by the Township Road Superintendent, and Zoning Inspector.

1.5 Chronology of Events

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

Preparation Process:

- Obtain Input
- Identify Issues
- Set Goals and Objectives
- Prepare Action Plan
- Obtain Approvals

- **Public Participation.** An Advisory Committee was organized to identify those elements most important to the Township's character, community assets, community liabilities, utopian visions and actions to be taken.
- **Issues of Concern.** Based on prior input and data analysis completed by the LACRPC, a roster of key issues was prepared and reviewed for Advisory Committee discussion. Such discussion sessions began in the Summer of 2024 and were ongoing and finalized in the Autumn of 2024. The 2024 update was based on those discussions in conjunction with topics uncovered in public participation for the update.
- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals and actions were developed for review and finalization during the Winter of 2011 and amended for the update in 2024.
- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the Winter 2011/Spring 2012 and amended for the update in 2024.
- **Final Amanda Township Adoption.** Township trustees took formal action to adopt the updated Plan after the 2024 public hearings.

1.6 Major Community Development Issues

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

- The Township needs to better define agriculture as an economic activity to support the agricultural industry and preserve the rural character and heritage of the community.
- Specific roadway corridors should be targeted with infrastructure maintained to support commercial growth, diversify the economic base and keep taxes low.
- An aging population and the retention and attraction of college-educated youth pose a unique challenge to the community in terms of housing, transportation, government services and an available labor force.
- Natural resources, such as the Auglaize and Ottawa rivers need to be preserved. Wetlands and floodplains need to be more clearly defined for protection, and a mechanism for preserving natural resources needs to be put in place.
- Public infrastructure, including municipal water, sanitary sewer and stormwater facilities are absent and are working against a planned community.

- There is a need to capitalize on the quality of area schools, including The Ohio State University, Rhodes State Community College, Bluffton University and the University of Northwestern Ohio.

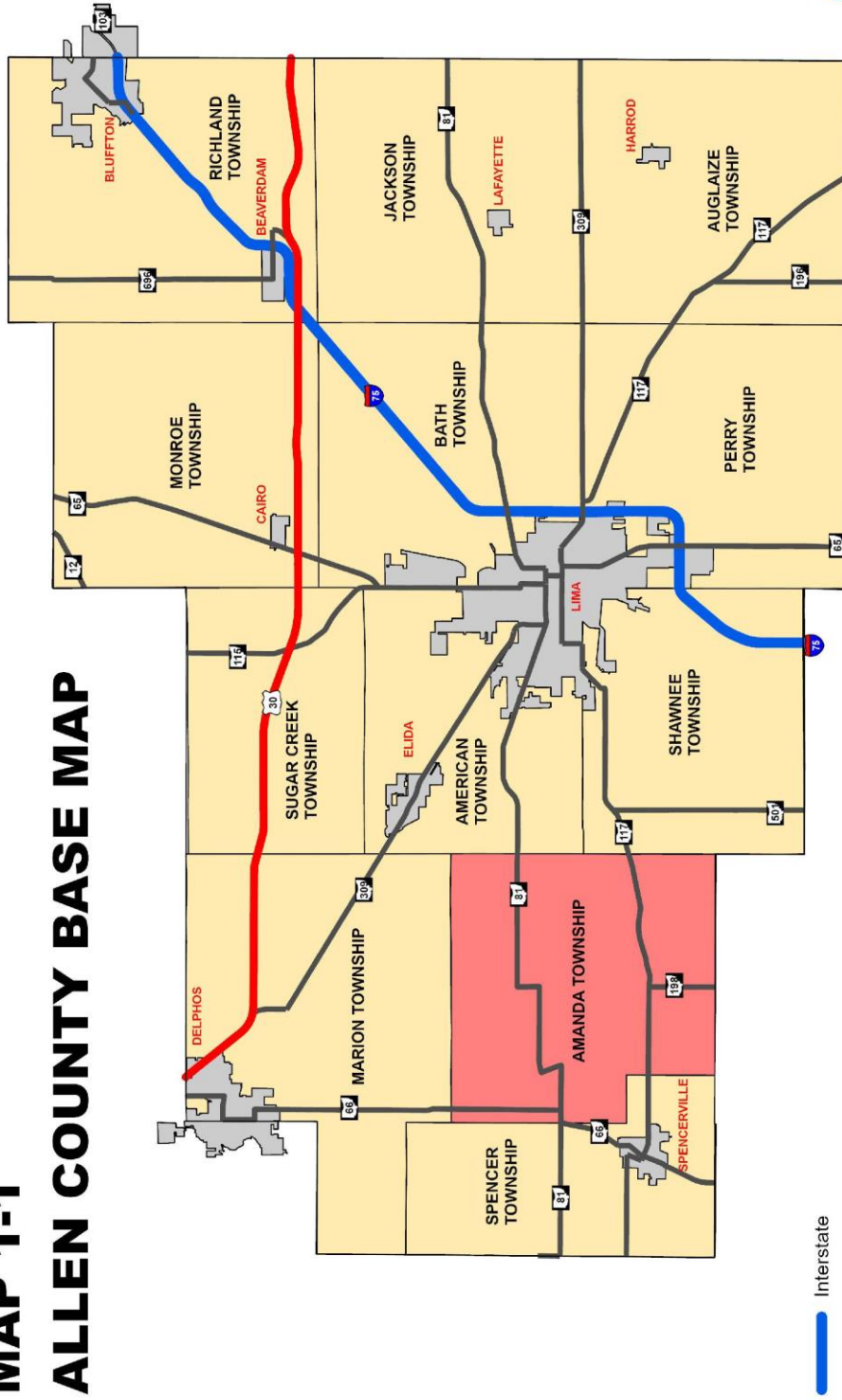
1.7 Vision Statement

Residents of Amanda Township will work and thrive in a bucolic, friendly community where cleanliness and a rural character support a high quality of life based on well-educated, hard-working residents and employees who enjoy a vibrant economy where land values climb based on agricultural productivity, good public services, a clean healthy environment, and great schools.

1.8 Mission Statement

Amanda Township is a very family-friendly, rural community, heavily dependent upon its agricultural heritage that commits to sustaining and promoting the highest quality of life for all its residents irrespective of age or income. In pursuing this mission, the Township recognizes as a fundamental principle, the charge of protecting the long-term interests of the community and its agricultural character, ensuring that residential and commercial site development is well planned and developed in conjunction with the character of the larger community. The Township is committed to providing effective, fiscally responsible government services to support a strong and vibrant local agriculturally based economy through sustainable development initiatives. The Township recognizes the importance of sound environmental stewardship and pledges specific action and continued efforts to improve the quality of its farm ground, air, and water to minimize litter and solid waste; to minimize needless sprawl; and to develop open space and recreational opportunities to support the quality of life its residents expect and deserve.

MAP 1-1 ALLEN COUNTY BASE MAP



June 2024

SECTION II SITE & SITUATION

For a community to understand its future potential, an assessment of its current site and situation is required. A land use plan defines the characteristics of, and areas for, future land use. Its objective is to ensure that future growth is managed in a manner consistent with the public interest. A plan should provide clear guidance to landowners, developers, legislative and administrative bodies as they make significant land use decisions. The land use plan should have, at its base, a clear understanding of the nature of the physical attributes found within the Township as well as the nature of existing land use and recent trends.

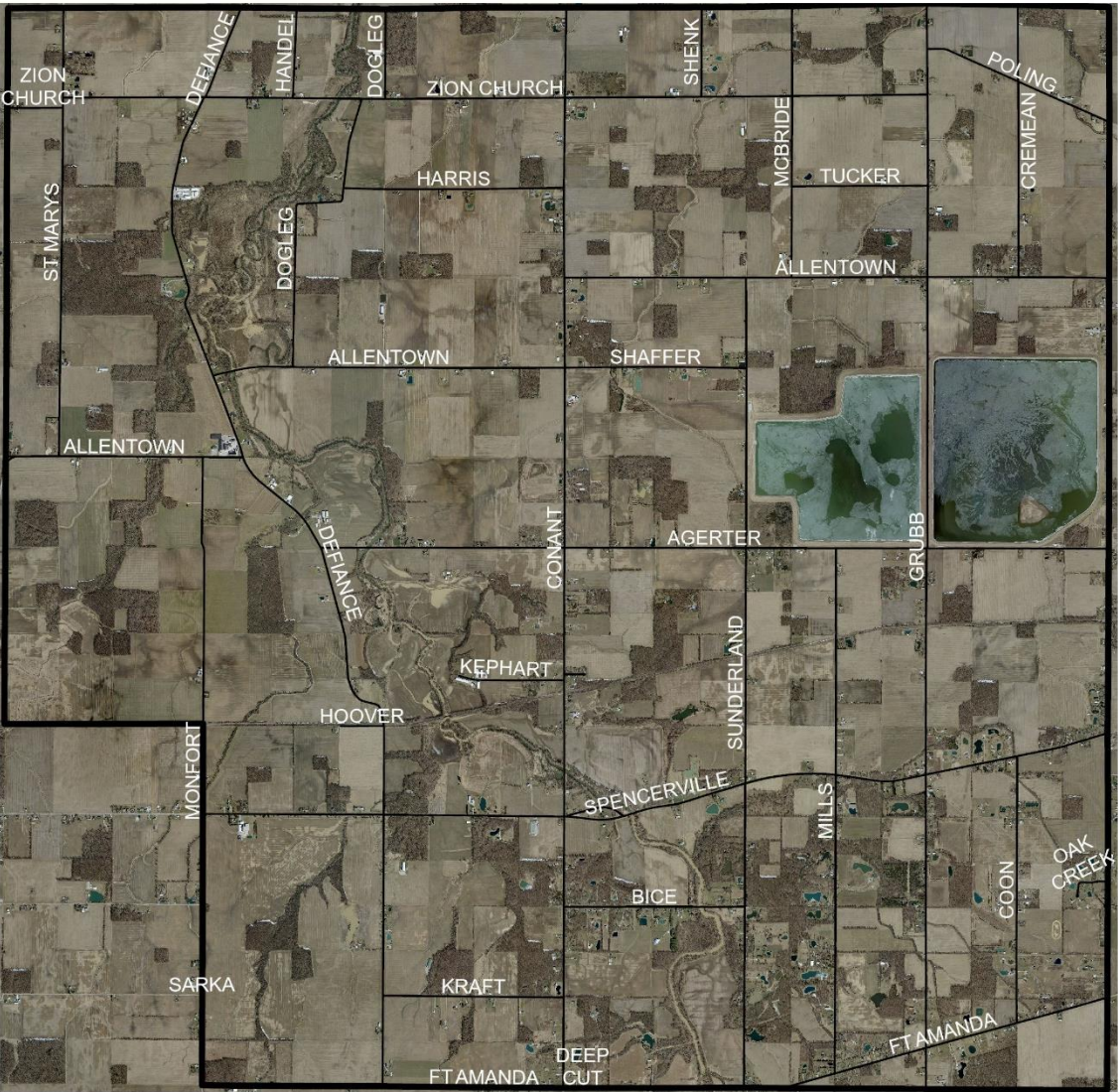
This section attempts to provide a succinct overview of Amanda Township's physical properties and the economic activities etched across its landscape. The section provides valuable information and insightful maps relative to the natural landscape before reviewing land use patterns and culminating with the discussion of several community development issues stemming from urban pressures and the changing of the land.

2.1 Location Attributes & Composition

Amanda Township is an area of approximately 34.4 square miles located in West Central Ohio in the southwestern quarter of Allen County and encompasses around 22,025 acres. The Township is largely rural and lacks an incorporated area or municipal center. It is approximately 3.25 miles from the western corporation limits of the City of Lima, the largest city in Allen County, Ohio. The Amanda community is bisected by SR 117 and SR 81 which both run east/west; and SR 198 and SR 66 both of which run north to south. The Township serves two hamlets at Conant and Kemp and is subdivided into 34 sections. The local form of government consists of 3 trustees publicly elected to 4-year terms and one financial officer elected to a 4-year term. Map 2-1 provides an aerial view of Amanda Township.

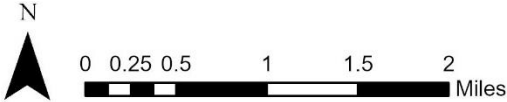
MAP 2-1

AMANDA TOWNSHIP: AERIAL VIEW



Legend

-  Amanda Township
-  Road 2018



June 2024

2.2 Climate & Natural Features

The Township is mostly level or gently sloping and is excellent for agriculture. Historically, the most significant geographical feature of Amanda Township is its rich soils due in part to its location within the Great Black Swamp. The Great Black Swamp encompassed almost 7,000 square miles of prime timber and flooded prairies. Once covering much of northwest Ohio, this land now encompassing Amanda Township harbored immense tracts of maple, hickory, birch, oak and ash trees. But until the swamp was drained, little could be done to timber the stands of trees or utilize the incredibly rich soils.

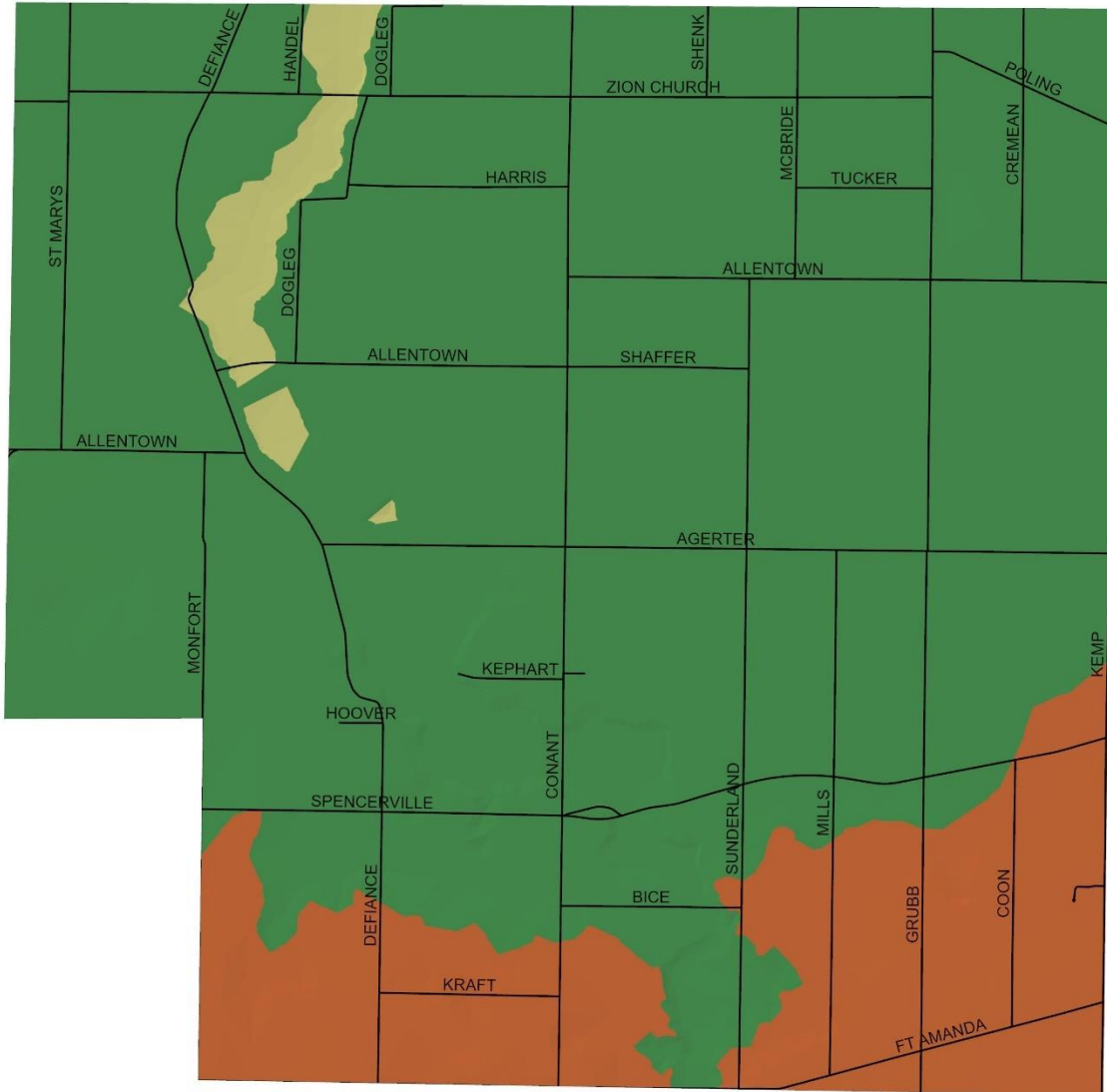
Amanda Township's global location results in a moist mid-latitude climate with relatively cold winters and exhibits the characteristics of Dfa climates. Amanda Township experiences this climate of warm summers and cold winters largely because of its general location on the North American land mass. The climate is somewhat moderated because of its proximity to the Great Lakes. The community generally experiences distinct warm summers that contribute to a growing season that ranges from 5 to 6 months long. Summers are complete with humid evenings and thunderstorms. Winters are relatively cold with blustery winds and snowfall, sometimes with severe blizzards.

2.2.1 Physiography, Relief & Drainage

Amanda Township lies in Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-2, Amanda Township is characterized by relatively flat to rolling topography, generally sloping south to north from a high of 865 feet above sea level to a low of 765 feet above sea level. The Township gently slopes from south of Ft. Amanda Road to its northwestern corner.

Amanda Township was once beneath a large ice sheet. As the glacier melted and retreated, a large lake formed and covered much of northwest Ohio. Over time the geological processes resulted in a gently sloping terrain and productive soils but with relatively poor drainage. Amanda Township is drained by the Auglaize River and to a lesser extent the Ottawa River. Both rivers flow northward and are part of the Maumee River basin. As depicted on Map 2-3, Amanda Township is served by 7 separate sub-watersheds. The Auglaize River watershed reflects several tributaries including Two-Mile Creek and Jennings Creek. The Honey Run and Little Ottawa River watersheds located in the eastern and northeastern quadrants of the Township flow northward to the Ottawa River. To negotiate these various waterways, Amanda Township is served by 24 bridges, 7 crossing the Auglaize River.

MAP 2-2 AMANDA TOWNSHIP: TOPOGRAPHY

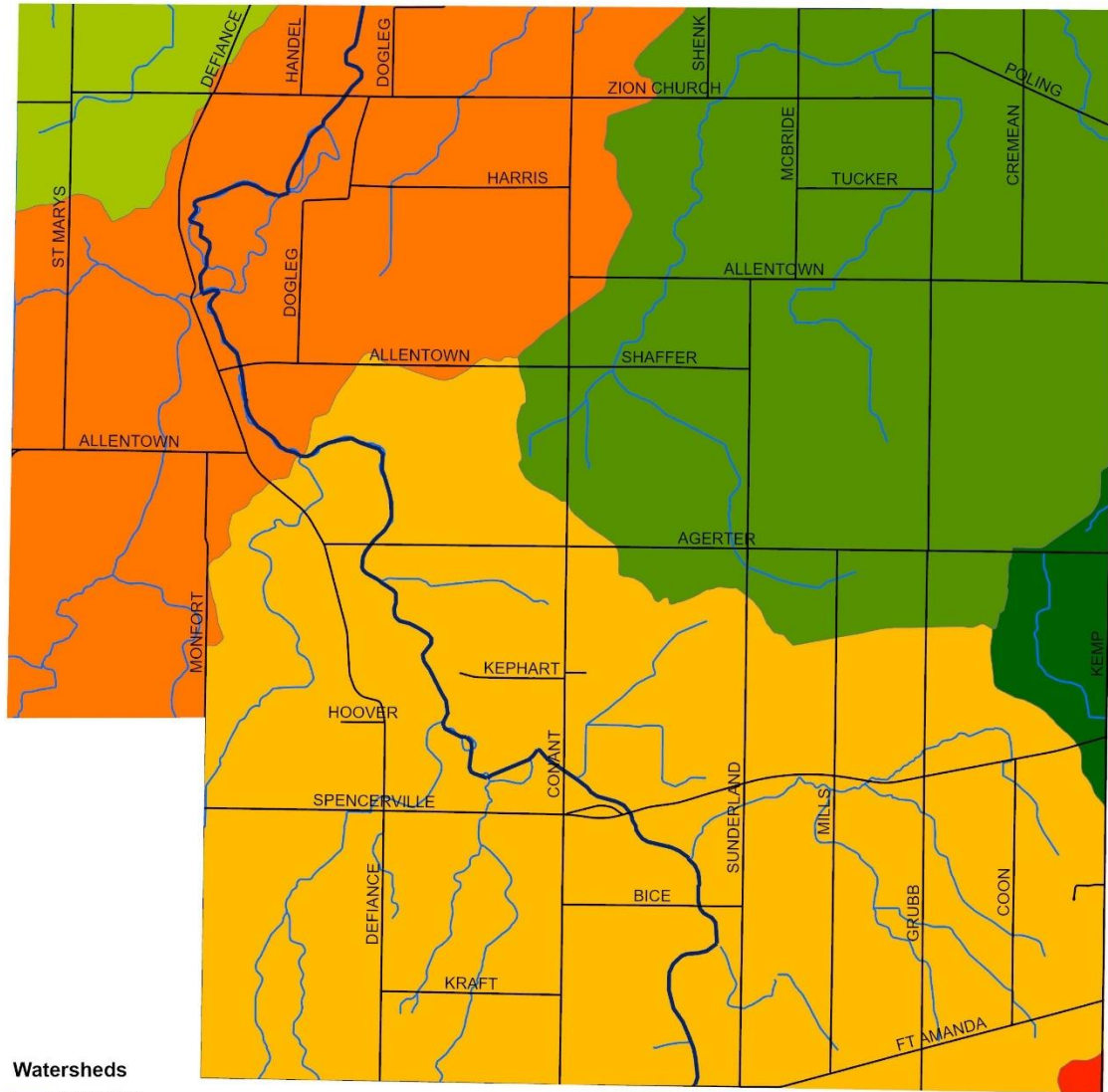


Elevation in Feet



June 2024

MAP 2-3 AMANDA TOWNSHIP: WATERSHEDS



Watersheds

-  Auglaize River
-  Waterways
-  Dug Run-Ottawa River
-  Honey Run
-  Lower Jennings Creek
-  Prairie Creek-Saint Marys River
-  Sims Run-Auglaize River
-  Six Mile Creek-Auglaize River
-  Two Mile Creek



June 2024

2.3 Mineral Resources

The mineral resources of Amanda Township are limited to bedrock, sand and gravel. Most of these resources are of minor importance because of the relatively thin deposits of any high-quality materials for wide commercial use. Dolomite is the major component of bedrock in Allen County, although limestone is also present.

Dolomite and limestone have been mined from several locations in Amanda Township.

Dolomite and limestone have been mined from several locations in Amanda Township. There is one active mine currently identified in Amanda Township by the Ohio Department of Natural Resources (ODNR). Most of the quarried stone is used for agricultural and/or industrial uses or for use in the transportation industry. Map 2-4 identifies the general location of dolomite and aggregate resources in Amanda Township.

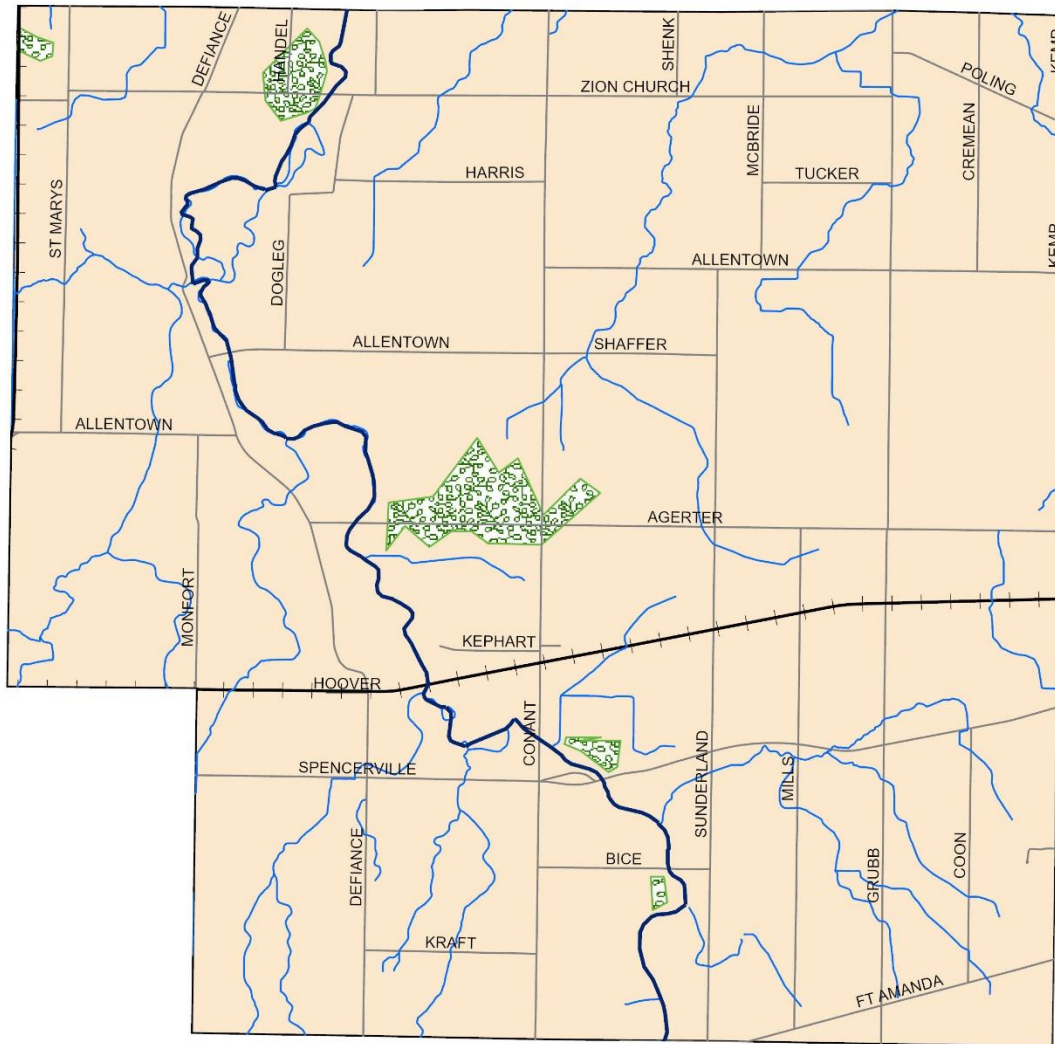
2.4 Soils

The ability or inability of soil to support a foundation, handle on-site sewage disposal, or nurture vegetation are a few of the reasons that soils are a significant factor to consider in land use planning. The purpose of considering soil type is to encourage development in areas where soil types are well suited for development, while discouraging development in areas recognized for poor drainage or their high agricultural productivity. There are 3 major soil series prevalent in Amanda Township including Blount, Pewamo, and Morley. The major soil groups reflect 89.5 percent of all soils in Amanda Township. Map 2-5 identifies the various soils by type.

2.4.1 Blount Series

The predominant group found is the Blount Series, which makes up 50 percent of all soils found in Amanda Township. This classification, consisting of 5 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and its major uses are found in cropland, pasture and woodlands.

MAP 2-4 AMANDA TOWNSHIP: DOLOMITE & AGGREGATE RESOURCES

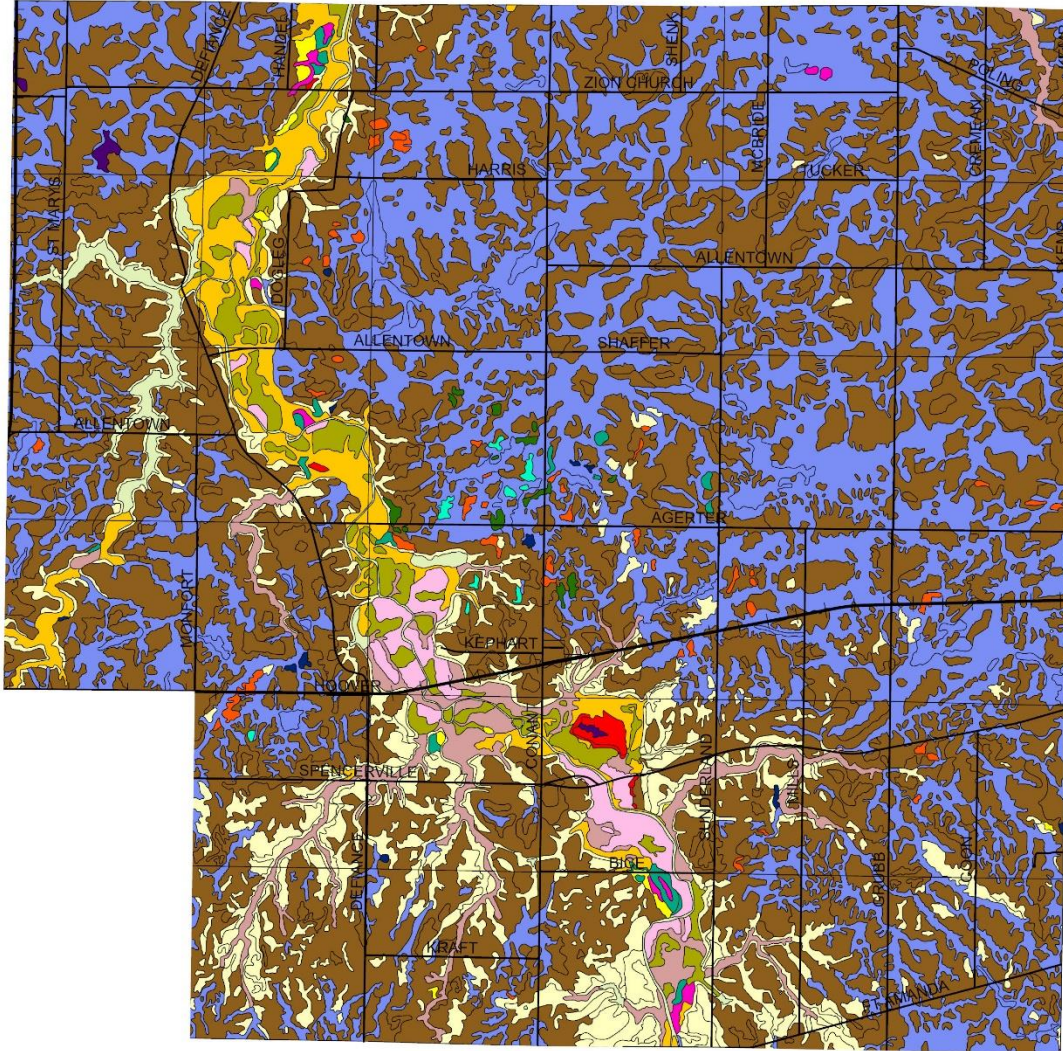


 Amanda Dolomite



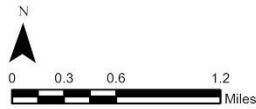
July 2024

MAP 2-5 AMANDA TOWNSHIP: SOIL TYPES



Soil Types

 Blot Series	 Genesee Series	 Sloan Series	 Digby Series
 Pewano Series	 Haney Series	 Rawson Series	 Millgrove Series
 Morley Series	 Haskins Series	 Rimer Series	 Montgomery Series
 Eel Series	 shoals Series	 Seward Series	 Belmore Series



Its depth class runs about 38 inches deep and topography can be seen as flats, gentle rises, and knolls. Slope normally runs anywhere from 0 to 2 degrees. Management concerns with this soil stem from its poor drainage and can result in erosion, compaction, and ponding.

2.4.2 Pewamo Series

The second most common classification found is the Pewamo Series, which makes up 31 percent of the soil in Amanda Township. This classification, consisting of 3 minor subdivisions, ranges from somewhat poorly drained to very poorly drained, and its major uses are found in cropland, pasture, and woodlands. Its depth class runs about 66 inches deep and topography can be seen as level to gently rolling, along with depressions and drainage-ways. Slope runs 0 to 1 degree. Management concerns with this soil stem from its poor drainage, and can result in erosion, compaction and ponding.

2.4.3 Morley Series

The third largest classification is the Morley Series, which makes up 8.5 percent of the soils found in Amanda Township. This classification, consisting of 9 minor subdivisions, and is moderately well drained. These soils are used mainly for cultivation crops; however, to obtain maximum yields. Slope runs 2 to 6 percent and in some extreme conditions, slopes could range 12 to 35 percent. Management concerns with this soil is the lack of minerals and erosion.

2.4.4 Hydric Soils

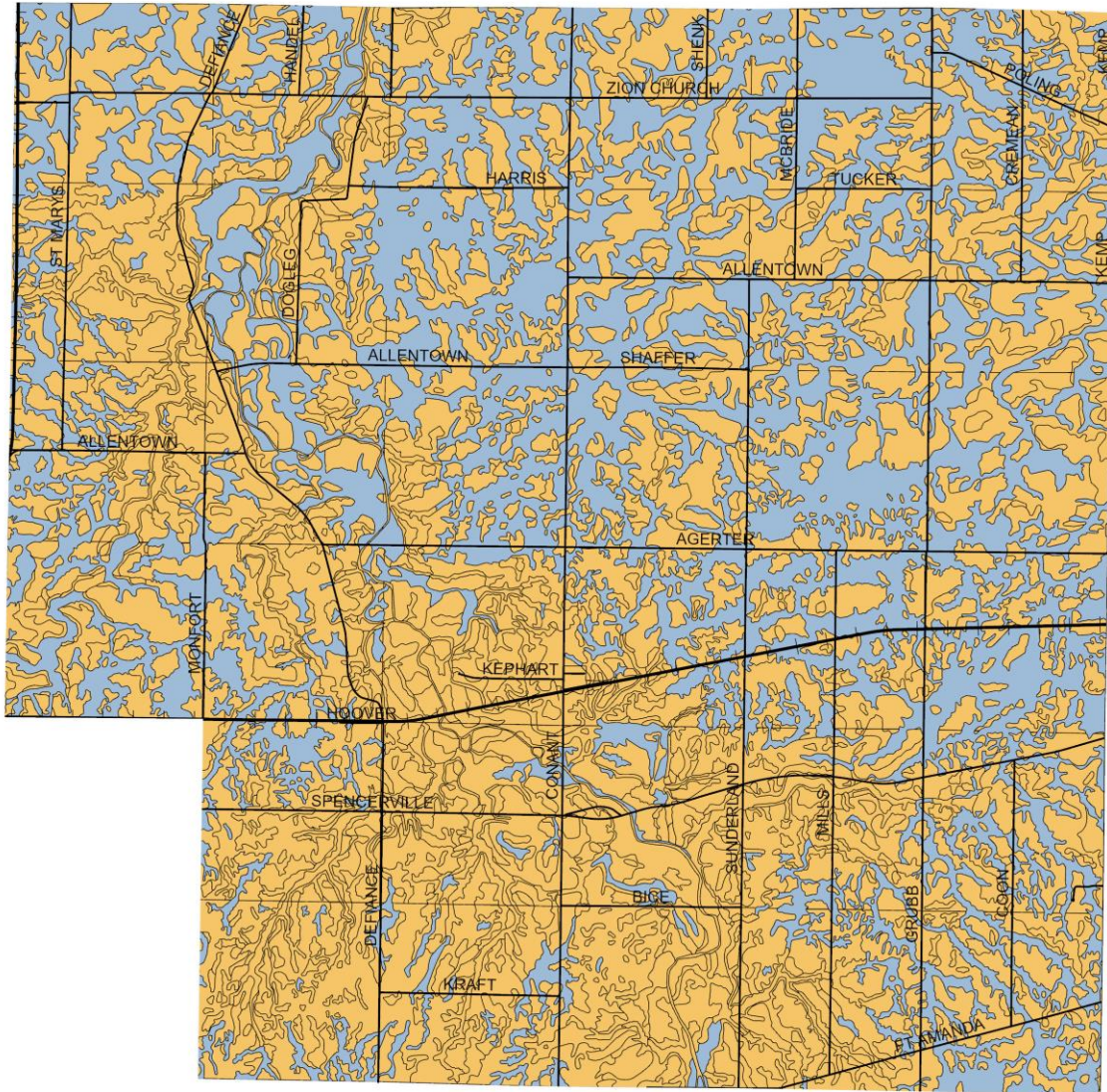
Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS), 4 soil types were classified as hydric soils. Hydric soils are soils that formed under conditions of saturation, flooding or ponding. Such soils tend to support the growth and regeneration of vegetation that depends on continued high water saturation. Some hydric soil types encounter periods when they are not saturated and depend on the existing water table, flooding, and ponding for survival. The presence of hydric soils is an indicator of wetlands and floodplain areas. However, hydric soil criteria must also meet Environmental Protection Agency (EPA) criteria in order for it to be classified as a wetland.



Hydric soils have a number of agricultural and nonagricultural limitations. Such limitations can be minimized with sound policy decisions predicated upon local land-use planning, conservation planning, and assessment of potential wildlife habitats. Data suggests that there are 7,453.75 acres of hydric soils in Amanda Township or 33.8 percent of all acreage. Hydric soils are presented in Map 2-6.

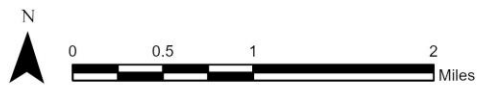
2.4.5 Prime Farmland

The USDA has defined prime agricultural land as the land best suited for the production of food, feed, forage, fiber, and oilseed crops. Prime farmland is defined as areas of land that possess the ideal combination of physical and chemical properties necessary for crop production. Prime farmland is predicated upon soils that have permeability of both air and water but retain adequate moisture-holding capacity. Prime soils are those that are not prone to flooding or are protected from flooding. Such soils have natural fertility and an acceptable level of alkalinity or acidity. Prime soils have limited relief, typically slopes of 0 to 6 percent. Prime farmland produces the highest yields

MAP 2-6 AMANDA TOWNSHIP: HYDRIC SOILS



 Hydric Soils
 Non - Hydric Soils



with the minimal inputs of energy and economic resources; and, farming prime farmland results in the least damage to the environment.

Classifying the soil by crop productivity capabilities and site limitations, when looking at all 22,025 acres, Amanda Township has 1,784.60 acres of non-prime soil. The remaining 20,231 acres or 92 percent of land in Amanda Township is classified as prime soils. Map 2-7 depicts those soils identified as prime and non-prime in Amanda Township.

2.5 Land Use Patterns

The use of land is dependent upon, or the result of, particular attributes including its size, shape, and relative location. The use of land is affected by a parcel's access or proximity to utilities, roadways, waterways, services and markets. Environmental attributes and constraints, such as the presence of minerals, topography, scenic attributes, flooding, poor soils, etc., can also influence the use of land.

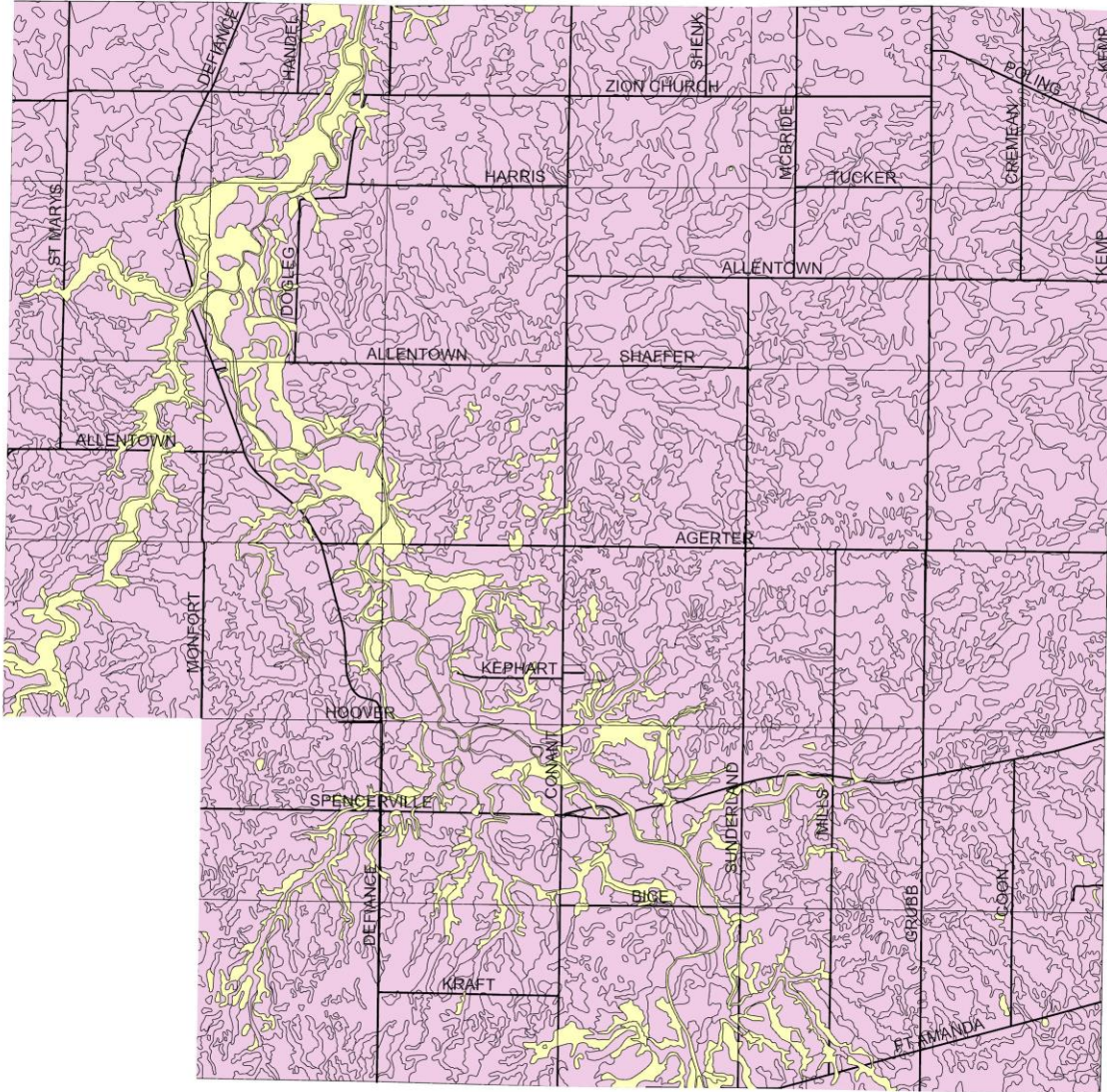
An analysis of the manner and extent to which land is used or employed over a period of time results in distinct patterns of use. General classifications of economic uses typically reflect agricultural, commercial, industrial, residential, recreational, utility/transportation, and public/quasi-public land use patterns. Table 2-1 identifies the extent of general land use activities in 2023 by type and acreage. Map 2-8 identifies the general patterns of land use in Amanda Township.

Table 2-1 indicates that the majority of land in Amanda Township reflects agricultural (85%) and residential (14%) land uses. Agricultural activity was the prime consumer of property in Amanda Township in 2011 and it remains so as of this 2024 update. Agricultural land use increased marginally while residential usage decreased in the last 12 years.


Over the last 30 years, land use conversion in Amanda Township has largely been confined to low-density residential development occurring along existing rural roadways.

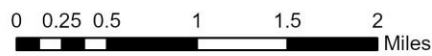
TABLE 2-1 AMANDA TOWNSHIP LAND USE CHANGE 2006-2023			
Year	Land Use by Type in Acreage		
	Residential	Commercial	Agricultural
2006	2,943.8	81.5	17,598.9
2011	2,967.3	74.3	16,857.0
2023	2,841.6	25.5	17,018.7
Net Gain/Loss (2011-2023)	-125.7	-48.8	161.7

MAP 2-7 AMANDA TOWNSHIP: PRIME SOILS



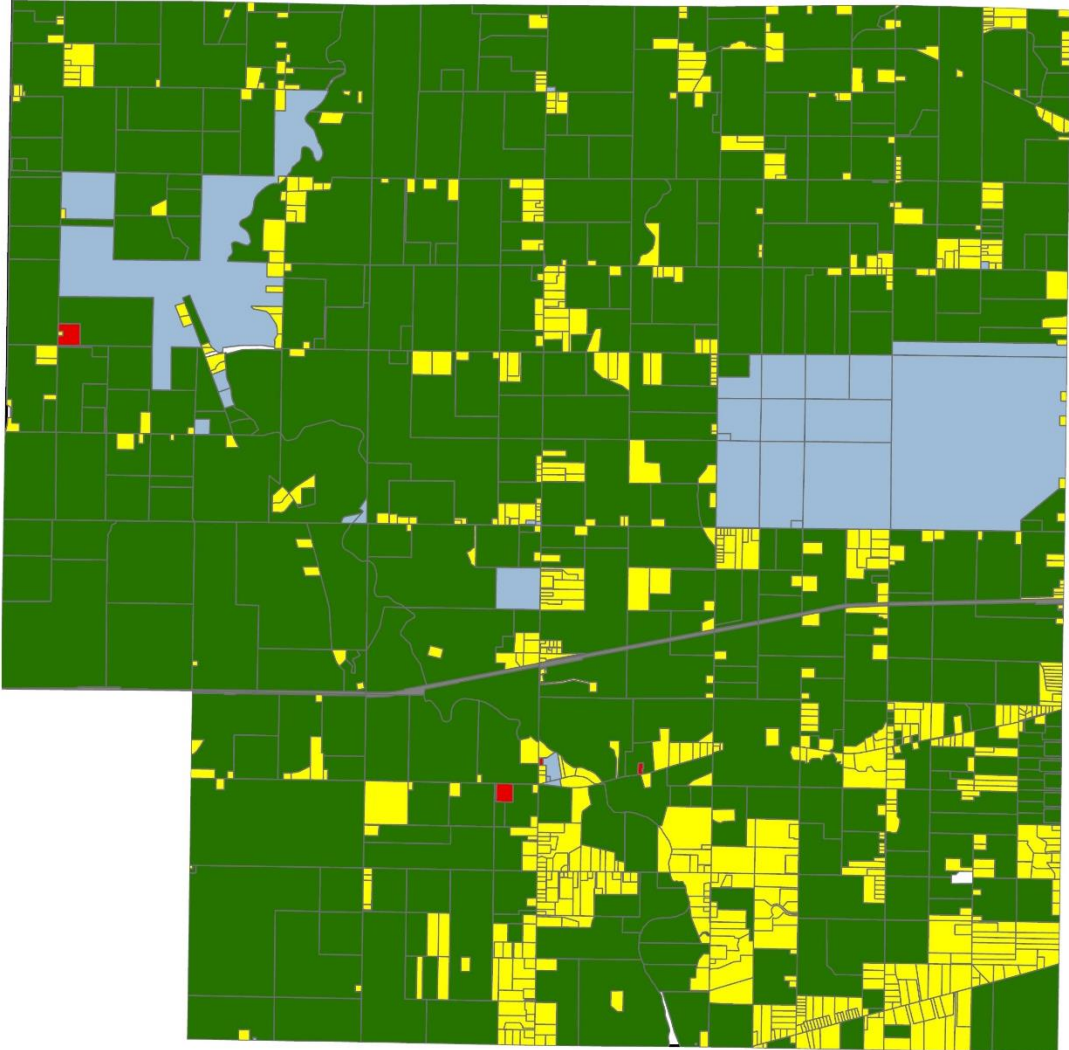
STATUS

-  Prime Soils
-  Non-Prime Soils








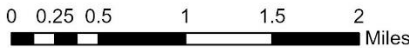
June 2024

Map 2-8 AMANDA TOWNSHIP: GENERALIZED LAND USE



Land Use

-  Agriculture
-  Commercial
-  Residential
-  Recreational
-  Utility



July 2024

2.5.1 Parks & Recreation

At present, public recreational opportunities within Amanda Township are served by the Johnny Appleseed Metropolitan Park District and the City of Lima upland reservoir system. The Metropolitan Park District manages the Agerter Road River Access and Kendrick Woods in Amanda Township. Collectively the sites offer a wide range of activities and entail some 475.9 acres. The Bressler and Williams Reservoirs located off Kemp Road combined offer some 1,280+ acres of water-based recreation in the Township. The Wapakoneta Bow Hunters Club offers members archery/hunting privileges on 79.4 acres.

2.5.2 Preserving Agricultural Practices & the Rural Character of the Community

Over the course of the planning process, it became readily apparent that agriculture is misunderstood as a landform, an economic pursuit and a zoning district. Moreover, the appreciation or understanding of agriculture tended to depend on one's own upbringing and their impression of agriculture. Therefore, an overview of agriculture is provided to indicate the Advisory Committee's perspective and purpose developed over the planning process.

Defining Agriculture:

Webster defines agriculture as "the science and art of farming, cultivating the soil, producing crops, and raising livestock, and to varying degree the preparation and marketing of the resulting products". The established zoning definition of agriculture in the State of Ohio is somewhat more precise. The State's recommended language suggests agriculture as the use of land for agricultural purposes, including farming, dairying, pasturage, aquaculture, horticulture, hydroponics, floriculture, viticulture and animal and poultry husbandry, and the necessary accessory uses for housing, treating or storing the produce, provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. Given this definition, it seems easy to understand how land use conflicts in some rural communities have developed and been able to generate some debate about what agriculture is and how it can best coexist with its neighbors.

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

Examining today's farm economy, utilization of the term agribusiness may be more appropriate. Webster defines agribusiness as farming and the business associated with farming including the processing of farm products, the manufacturing of farm equipment and/or supplies, and the processing, storage, and distribution of farm commodities. Others reference the term Factory Farm where the business involves the production, processing, and distribution of products, equipment and/or supplies. But at what point does the family farm or the hobby farm become a factory farm? The OEPA uses an animal threshold level method to define the size and regulatory environment of farm operations. This has proved to be controversial and is an issue that the Township must be able to address and quantify if it expects to retain its rural agricultural heritage and retain agriculture as an economic activity and healthy industry into the future.

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

Agriculture as an Industry:

As identified herein, the loss of agricultural land to suburban and exurban uses, primarily strip residential development and highway-oriented commercial development is increasing at a rate much faster than historically experienced. The suburbanization of the rural land sometimes generates land-use-based conflicts between the established farmers and new homebuyers or

new agricultural operations developed near strip residential development. Complaints from “suburbanites” over manure odors, noise of livestock or agricultural machinery and environmental hazards posed by the regular application of herbicides, pesticides and other chemicals are common.

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

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

Supporting Agricultural Practices:

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

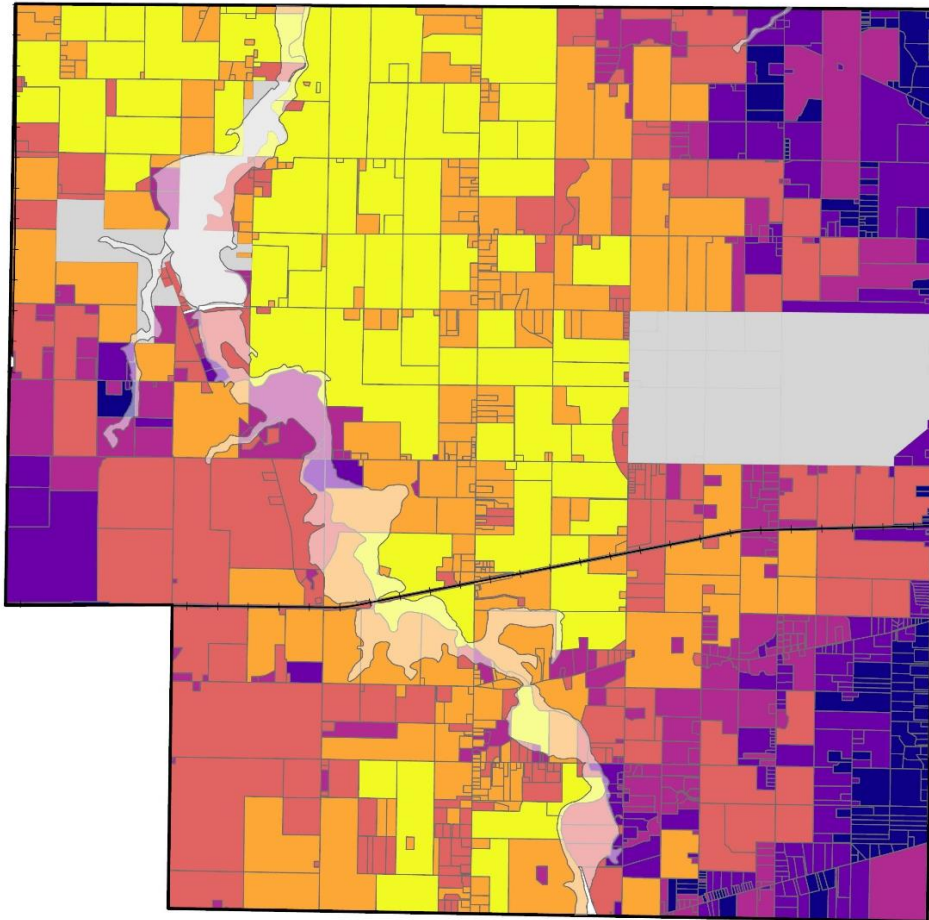
- Soil productivity (e.g. prime soil or non-prime soil)
- Size of parcel
- Location relative to protected areas (e.g. reservoirs, parks, century farms, and farms in easements)
- Proximity to development pressures, including water and sewer access
- Zoning regulations
- Proximity to freeway interchanges

The analysis quantitatively assessed all agricultural properties to determine the heart of the community’s agricultural base. The analysis also identified the agricultural properties under stress experiencing land use conflicts under continued urban encroachment. The methodology inversely identifies measures and policies to be taken to improve the economic and regulatory environment of the agricultural sector. The assessment also provides the best insights as to those properties eligible for funding from the Ohio Farmland Preservation Office under the recently enacted Ohio Agricultural Easement Program. Map 2-10 graphically displays that farmland determined to be under stress (darker the color or lower the score, higher the level of stress) pursuant to the LESA analysis. It should be recognized that as land use changes or utility improvements are made on any of the parcels, analytical results change as well.










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

MAP 2-9

AMANDA TOWNSHIP: LAND EVALUATION / SITE ASSESSMENT



LESA Score

-  Preserved Lands
-  Railroads
-  Floodplains
-  28.05 - 45.06
-  45.07 - 55.77
-  55.78 - 67.50
-  67.51 - 80.07
-  80.08 - 94.66
-  94.67 - 121.29



Nov. 2024

Perspectives on Agriculture:

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

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

Preserving the Rural Character:

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

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

To preserve the rural environment non-agricultural uses should be shielded from view. Local regulatory controls must address building setbacks and landscaping or buffering requirements.

In order to protect the rural character several design elements and development standards need to be considered. To preserve the rural environment non-agricultural uses should be avoided and urban encroachment, including utilities and dwelling units, limited to the maximum extent possible. At the very least non-agricultural uses should be shielded from view. To preserve the rural landscape, local regulatory controls must address building setbacks and landscaping or buffering requirements. Increasing

setbacks from road centerlines for all non-agricultural structures and requiring landscaping or appropriate screening at effective depths for the length of property would be an extremely effective measure to control sightlines. Such measures could be developed and incorporated into corridor overlay district standards.

The design of sightlines should reflect agricultural activities and fields, and rural architectural vestiges of a more peaceful period in the community’s history. Sightlines, including the woodlots and the riparian corridors, could be supported with appropriate screening including windbreaks. Indigenous trees and shrubs

should be integrated within the landscape; trees and bushes suitable for windbreaks and/or fruit-bearing will also support bird and animal habitats that are part of the rural landscape. Overhead utilities including lights should be eliminated or minimized with landscaping/screening. Driveways serving agricultural parcels or rural homesteads should be coordinated/collapsed whenever possible to minimize breaks in sightlines as well as to increase rural roadway safety. Fencerows and existing woodlots should be inventoried and preserved in place.

Preserving the rural environment is much more difficult to address when municipal water and sewer lines increase property values at the expense of the existing agricultural industry. The continued permitting of strip residential development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services and drives agricultural pursuits out due to economic factors. Increased lot sizes and clustering have provided some relief to the existing rural landscape but it cannot protect the remaining agricultural lands without additional regulatory assistance. In order to preserve the rural environment, the Township should develop Agricultural Protection Zones (APZs). The APZ should be established at a minimum of 40+ acres in size in order to sustain the core agricultural ground necessary to continue agricultural activities into the future. Agriculturally supportive services such as farmers markets, feed/seed dealers, market transports, grain elevators, processing facilities, etc., should be recognized as permitted and/or conditional uses in the APZ in order to sustain agriculture as an economically viable industry within the community and to maintain the community's rural character. Agriculture should be treated as an industry, an industry predicated on agricultural lands - a finite natural resource.

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

Standards for APZ zoning should reflect the same shared community design criteria as other zoning districts. Districts should be expected to provide the same landscaped entryways, screened sightlines and sight design standards. The Township should only consider changes when supported by a LESA analysis. The Township would be better served if the APZs were surrounded by rural residential zoning districts where increased lots sizes, the presence of working farms and the lack of utilities is seen as desirable for the property owners.

2.6 Summary

Amanda Township has some of the richest soils in Allen County. The unique natural features of the community contribute to a wide variety of economic activities including agriculture, services, and some manufacturing. The rural beauty of the Township contributes to a rich quality of life and needs to be protected. Plans must recognize the implications of unplanned residential growth and the subsequent infrastructure demands, along with the inevitable conflict with the farming industry.

SECTION III POPULATION CHARACTERISTICS

A thorough analysis of the Amanda Township population requires the use of demographic constructs. Demographic characteristics include gender, household size, age, race/ethnicity, educational attainment, income, and employment. Assessing a community's population and its respective demographic measures is important to understanding the demand for and consumption of infrastructure products including land, roads, and housing, as well as public services such as education, police, fire, and emergency response services. Such an understanding is also necessary to broaden the community's economic base and support the local labor force. Moreover, population data and demographic characteristics provide good indicators of future population growth or decline and allow communities to better assess policy decisions/development and expenditures of public funds. This section attempts to highlight specific characteristics of the community's population and to provide broad generalizations that will further strengthen the strategic planning process.

3.1 Population & Population Change

Historically populations changed rather slowly over time. Today, populations can change with relative speed and render a community unprepared. In the modern economic climate and social conditions, populations are much more fluid. To address the community's economic well-being, a better understanding of the local population was undertaken. In the context of this report, the term population refers to the number of inhabitants in a given place at the time of the 2020 Census tabulation.

Population change is neither static nor uniform. Many political subdivisions within Allen County have experienced an extended period of continued growth while others have experienced overall growth in cyclical spurts since 1960. Table 3-1 identifies each of the various political subdivisions by population and the decennial Census period.

Population change is the net result of the relationship between the number of births and the number of deaths in a population and the gross migration rate within the community. Data regarding the migration of residents and birth/death rate are not available at the Township level. Amanda Township's population has been holding steady since the previous decennial census. In those 10 years, the political subdivision lost 10 residents which compares favorably to subdivisions around the county. Allen County as a whole lost approximately 4,000. None of the county's political subdivisions experienced significant growth.

TABLE 3-1 POPULATION 1960-2020								
Political Subdivision	1960	1970	1980	1990	2000	2010	2020	Percent Change
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	102,206	-3.9
Village of Beaverdam	514	525	492	467	356	382	319	-16.5
Village of Bluffton (pt)	2,591	2,935	3,237	3,206	3,719	3,952	3,765	-4.7
Village of Cairo	566	587	596	473	499	524	517	-1.3
City of Delphos (pt)	3,716	4,301	3,984	3,901	3,928	3,938	3,935	-0.1
Village of Elida	1,215	1,211	1,349	1,486	1,917	1,905	2,037	6.9
Village of Harrod	563	533	506	537	491	417	423	1.4
Village of Lafayette	476	486	488	449	304	445	406	-8.8
City of Lima	51,037	53,734	47,817	45,549	41,578	38,771	35,579	-8.2
Village of Spencerville	2,061	2,241	2,184	2,288	2,235	2,223	2,198	-1.1
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	2,061	-0.5
American Township	9,184	8,766	11,476	10,921	13,599	12,476	12,501	0.2
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	2,334	1.4
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	9,399	-3.4
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	2,737	4.8
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	2,694	-3.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	1,550	-8.9
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	3,382	-4.2
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	1,787	-8.6
Shawnee Township	9,658	6,298	7,803	8,005	8,365	8,707	12,482	43.4
Spencer Township	863	960	925	832	871	844	869	3.0
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	1,231	-4.1
*Population Change 2010-2020								

3.2 Age & Gender

As the township is virtually 100% white and therefore lacks ethnic diversity, age and gender become the critical defining characteristics of the population. Age can be indicative of certain generational attitudes and beliefs which can be reflected in demands for education, employment, housing, and services. Age cohorts identify specific population groupings and are important to identify specific needs or the degree to which specific services will be required by that particular segment. Table 3-2, furthers the analysis by age cohorts and gender differences. Such a construct not only provides valuable insights into fertility and morbidity issues, but also provides data on workforce availability by age and gender.

At the time of the first comprehensive plan in 2012, there were 150 Amanda Township residents from the ages of 15 to 19. Today, that demographic bin would be 25-29 and numbers only 51, a loss of nearly 100 children as they grew into adulthood. This may indicate a high out-migration of college-bound and/or college-educated adults. Other factors that could explain this emigration include lack of employment opportunities, college brain drain and/or the availability/cost of housing.

The largest 10-year bin currently in Amanda resides in the 50-54 year-olds. They total nearly 13.5% of the 2021 ACS count for the township. The overall population has women outnumbering men by 174 people. While there is much to be read on the aging population in America, Amanda Township's population over 60 is only 23.8% of the total population. One-third of the population is under the age of 30.

Cohort	Male	Percent	Female	Percent	Total	% Total
<5	8	0.9%	36	3.5%	44	2.3%
5-9	36	4.2%	104	10.0%	140	7.4%
10-14	74	8.6%	114	11.0%	188	9.9%
15-19	32	3.7%	75	7.2%	107	5.6%
20-24	41	4.7%	42	4.0%	83	4.4%
25-29	20	2.3%	31	3.0%	51	2.7%
30-34	29	3.4%	42	4.0%	71	3.7%
35-39	47	5.4%	63	6.1%	110	5.8%
40-44	68	7.9%	66	6.4%	134	7.0%
45-49	93	10.8%	61	5.9%	154	8.1%
50-54	137	15.8%	120	11.5%	257	13.5%
55-59	51	5.9%	62	6.0%	113	5.9%
60-64	80	9.2%	60	5.8%	140	7.4%
65-69	34	3.9%	62	6.0%	96	5.0%
70-74	71	8.2%	15	1.4%	86	4.5%
75-79	19	2.2%	66	6.4%	85	4.5%
80-84	19	2.2%	13	1.3%	32	1.7%
85+	6	0.7%	7	0.7%	13	0.7%
Total	865		1039		1904	

3.3 Households & Household Size

Households refer to any housing unit that is occupied; the total population divided by households establishes household size. Change in the total number of and the respective size of households is an important demographic measure. This measure is important since each household requires a dwelling unit, and in most cases, the size of

the household will determine specific housing components such as number of bedrooms, bathrooms, square footage, play area, etc. Therefore, as households change in terms of number and/or character, housing consumption changes. If the number of households increases then the housing supply must reflect the growth. As the characteristics of the household change, new residency patterns are established. From a public policy perspective, it is important to balance the available housing supply with the housing demand. Otherwise, unmet needs result in out-migration, excess housing costs, vacancy, and unfulfilled demands for public services.

Census data reveals the total number of households and the rate of change in the total households between 2000 and 2020. Table 3-4 indicates the total number of Amanda Township households in 2020 was 802, an increase of 118 homes over the 2000 figure of 684 households. Amanda Township gained 43 homes between the 2010-2020 census.

Household size is also an important factor. Table 3-4 presents information relative to the changing status of household size. In 1990, the average household size in Amanda Township was 2.93 persons per household. In 2020, the average household size in the Township was 2.37 persons, higher than the Allen County mean size of 2.29 persons per household. The projected 2040 household size is 2.38 persons per household. Notice that household size varies by political subdivision across Allen County. This data may indicate that a historical trend of families with children is changing to more two-person households, single-parent households with children under the age of 18 years, and households comprised of retirees. The implications of smaller-sized households should be monitored by local policy experts and reflected in local housing policies, building codes, and zoning regulations.

TABLE 3-4 TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION 2000-2020						
Political Subdivision	2010 Total Households	2010 Average Household Size	2020 Total Households	2020 Average Household Size	% Change Total Households	% Change Household Size
Allen County	40,691	2.47	44,563	2.29	10%	-9%
Amanda Township	759	2.72	802	2.37	17%	-14%

3.4 Income: Household, Family & Per Capita

Data for the three most widely used indices of income, including per capita income, household income, and family income are displayed in Table 3-5 by political subdivision and by Census period. As seen in the table, data suggests Amanda Township's median household income is far ahead of the State and Allen County.

The median household income within Allen County has lagged behind that of Ohio, while in Amanda Township, household income has significantly increased since the 1999 ACS period and surpassed the State. While the median household income for Amanda Township has steadily risen, the 2022 figure is slightly lower than the number for 1999 when using the Bureau of Labor Statistics calculator for inflation adjustments.

The median family income for Amanda Township is also well above the state of Ohio's and Allen County's at \$103,261 compared to \$86,001 and \$79,769 respectively. This figure has nearly doubled in Amanda Township since the 1999 sampling of \$52,734.

However, the median family income for Amanda Township is not growing as fast and is inching closer to Ohio's as time progresses.

Per capita income for Amanda Township has been returning to the state's median after a separation in 2009. Allen County's median has consistently measured less than Ohio's. The per capita income in Amanda was essentially identical to Ohio's in 1999. Since then, there has been a small shift in Amanda's over the state's per capita figure.

TABLE 3-5 AMANDA TOWNSHIP COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS			
Income: By Type & Year	Amanda Township	Ohio	Allen County
**2022			
Median Household	\$88,886	\$65,720	\$59,880
Median Family	\$103,261	\$86,001	\$79,769
Per Capita	\$38,551	\$37,932	\$31,519
*2009			
Median Household	\$69,417	\$47,144	\$43,433
Median Family	\$75,625	\$59,208	\$55,216
Per Capita	\$28,094	\$24,830	\$21,781
*1999			
Median Household	\$48,866	\$40,956	\$37,048
Median Family	\$52,734	\$50,037	\$44,723
Per Capita	\$21,104	\$21,003	\$17,511
*ACS 2005-2009			
**ACS 2021-2022			

3.5 Educational Attainment

Table 3-6 presents data summarizing the educational attainment levels of the Amanda Township population aged 25 years or older according to 2021 ACS data. The township is more educated than Allen County across the board. At the higher levels of education, Amanda separates itself with twice the number of college graduates with a four-year degree or higher when compared to Allen County per capita. The township is considerably more educated than the previous iteration of this plan when individuals with four-year degrees or better numbered only 15.5% of the population.

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

3.6 Labor Force Profile

The civilian labor force consists of all non-institutionalized people 16 years of age or older who are identified as either employed or unemployed and includes those individuals who are current members of the armed forces. The 16+ civilian population employed labor force in Allen County numbered 32,300 according to 2020 5-year ACS estimates. About 900 of those employees reside in Amanda Township.

TABLE 3-6 EDUCATIONAL ATTAINMENT FOR THE POPULATION 25 YEARS & OVER IN AMANDA TOWNSHIP		
Educational Attainment	Total Population	
	Persons	Percent
Less than High School Diploma	51	3.8%
High School Graduate, GED	623	46.4%
Some College or Associate's Degree	315	23.5%
Bachelor Degree or Higher	353	26.3%
Totals	1,342	100%
*ACS 2021		

A perspective on the Amanda Township labor force can be gained by examining the number of employed persons by type of occupation. Table 3-7 uses 2021 ACS data to identify the dominant occupation sectors of Amanda Township residents; the manufacturing sector has risen to the top of the list at nearly 28.5%. Educational, health, and social assistance is a close second place just a half percentage point behind. The remainder of the fields comprise less than half of the employed residents of Amanda Township. None of the fields singularly employ more than 10% of Amanda Township residents. In the previous iteration of the plan, manufacturing was responsible for only 12.7% of resident employment.

TABLE 3-7 2020 AMANDA TOWNSHIP RESIDENT EMPLOYMENT BY NAICS SECTOR			
Sector	NAICS	Employees	Percent
Agriculture, forestry, fishing and hunting, and mining	11, 21	69	7.6%
Construction	23	51	5.7%
Manufacturing	31-33	257	28.5%
Wholesale trade	42	28	3.1%
Retail trade	44-45	31	3.4%
Transportation and warehousing, and utilities	48-49, 22	41	4.5%
Information	51	4	0.4%
Finance and insurance, and real estate and rental and leasing	52, 53	0	0.0%
Professional, scientific, and management, and administrative and waste management services	54, 55, 56	50	5.5%
Educational services, and health care and social assistance	61, 62	253	28.0%
Arts, entertainment, and recreation, and accommodation and food services	71, 72	71	7.9%
Other services, except public administration	81	30	3.3%
Public administration	92	17	1.9%
Total	N/A	902	100.0%
*2021 ACS			

SECTION IV INFRASTRUCTURE & SERVICES

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

For economic development, infrastructure is largely concerned with the ability to move goods, products and services as efficiently and safely as possible between suppliers and markets. In community development, infrastructure includes not only hard physical infrastructure but the facilities and services necessary to support and sustain the local community. This softer side of infrastructure includes a community's housing stock, its parks, schools, fire and emergency medical services, and law enforcement. Parks are addressed in Section V; the remaining infrastructure/services concerned will be addressed under separate cover.

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

4.1 Housing

The quality of local housing relates to the number and type of units available and their overall physical condition, both interior and exterior. Examining the distribution of housing units by the year in which the structure was built provides some insight into the history of residential development in the area, and can indicate potential problem areas in housing conditions due to the age of the structures. The following subsections attempt to identify the nature of Amanda Township housing using Census data and comparisons to other political subdivisions.

4.1.1 Age of Housing Stock

Table 4-1 compares the housing stock of Amanda to Allen County as a whole. Amanda's housing stock is newer by a considerable margin. In Allen County, only 25% of the housing stock was built after 1980. Over one-third of Amanda's meets that same criterion. While the data shows zero homes constructed after 2020, the data was pulled from 2021 with a margin of error that may omit a handful of homes.

4.1.2 Type of Housing Units

Identifying housing units by type helps determine the housing choices available to residents and allows issues of housing accessibility and affordability to be determined. The overwhelming majority of homes in Amanda Township are single-family units, as are those in Allen County and the State of Ohio. *There is an over-dependence on single-family homes.* Looking to examine and compare the Township's availability of multi-family units was futile as there was a near

absence of multi-family units in the Township. The presence of manufactured/mobile homes has been minimized and the Township now has a very low percentage of such units represented in its housing stock.

TABLE 4-1 HOUSING UNITS BY AGE		
Year	Allen County	Amanda Township
1939 or earlier	24%	20%
1940-1949	3%	1%
1950-1959	19%	9%
1960-1969	11%	13%
1970-1979	18%	23%
1980-1989	8%	10%
1990-1999	9%	13%
2000-2009	5%	6%
2010-2019	3%	6%
2020 or later	-	-
Total	44870	725
*ACS 2021		

4.1.3 Owner vs. Renter-Occupied Housing

Amanda Township has a greater level of home ownership with fewer rental units when assessed against the larger community. As shown in Table 4-2, Amanda Township has only six percent of its homes occupied by renters which is exceptionally low. Generally, communities with owner-occupied housing stocks around 70% or higher are considered healthy.

TABLE 4-2 OWNERSHIP OF OCCUPIED UNITS		
Ownership	Allen County	Amanda Township
Owner Occupied	70%	94%
Rental	30%	6%
Total	39,769	694
*ACS 2021		

4.1.4 Rental Costs

Table 4-3 reveals the cost of rental housing within Amanda Township compared to Ohio, Allen County, and the county seat. Notice that Amanda Township with regards to median rent has very little rental property as compared to other townships. The 2021 ACS data estimated the mean rental cost for Amanda Township at just \$435; far less than any of the comparisons.

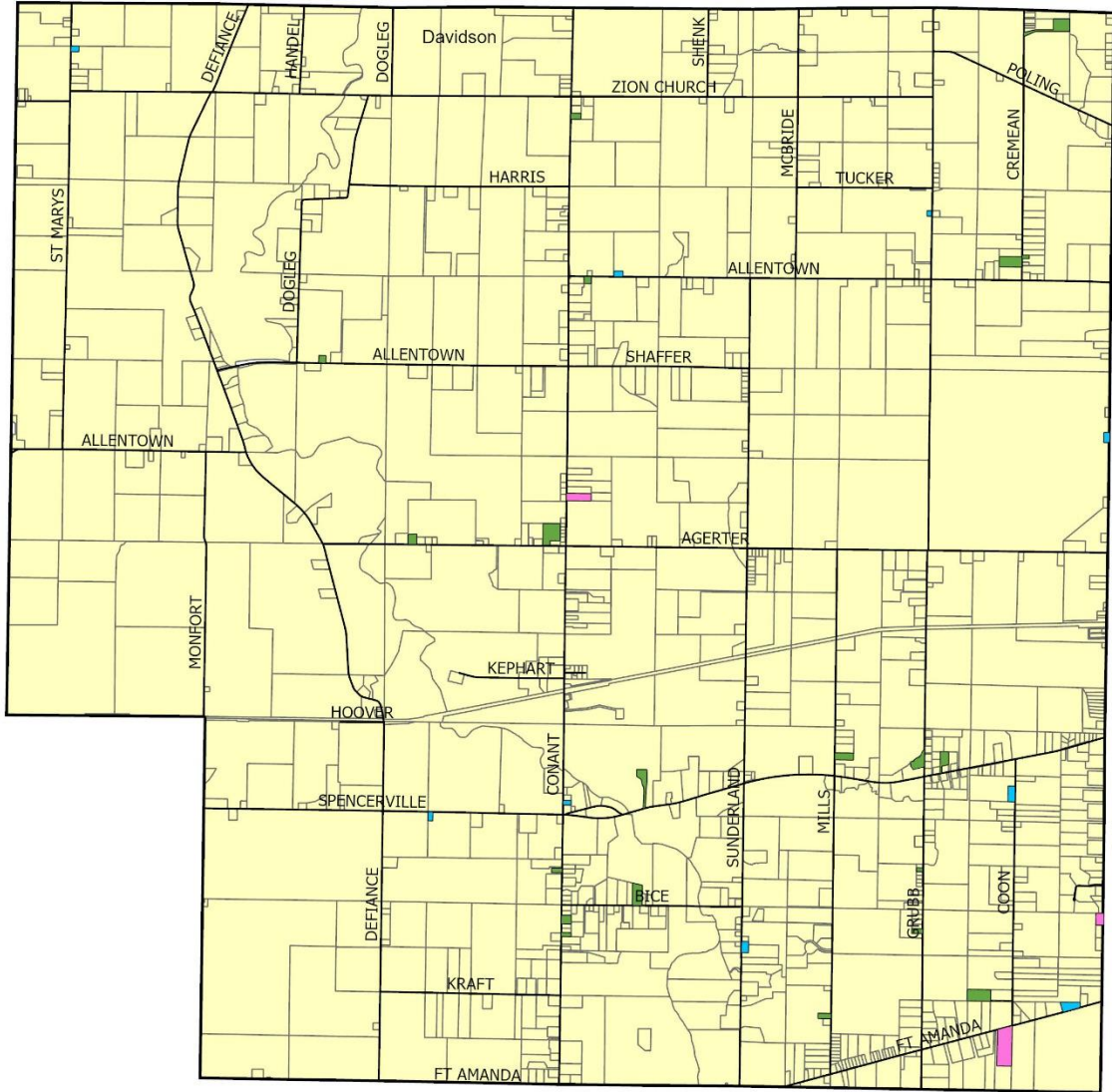
TABLE 4-3 MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION				
Rent	Ohio	Allen County	Lima	Amanda Township
Less than \$500	147,244	1,625	1,042	29
\$500 – \$999	689,727	9,281	5,412	12
\$1,000 - \$1,499	464,320	2,038	994	-
\$1,500 - \$1,999	138,683	40	30	-
\$2,000 - \$2,499	36,381	114	22	-
\$2,500 - \$2,999	13,694	-	8	-
\$3,000 or more	17,375	-	-	-
No rent paid	85,730	844	181	7
Median	949	784	729	435
*ACS 2021				

4.1.5 Home Values

The median home value for Amanda Township between 2018 and 2022 was \$194,400 and was found to be significantly higher than Allen County (\$138,300) and Lima (\$79,700). The median home value in the Township as compared to Allen County reflects the relatively young age of the Township’s housing stock, the median income of the population and current market conditions, which are dictating the continued trend of upscale single-family housing construction.

TABLE 4-4 HOME VALUES			
Political Subdivision	Allen County	Amanda Township	Lima
Median	138,300	194,400	79,700
*ACS 2022 5-Year Estimate			

MAP 4-1 AMANDA TOWNSHIP: HOME SALES AND NEW CONSTRUCTION BY YEAR



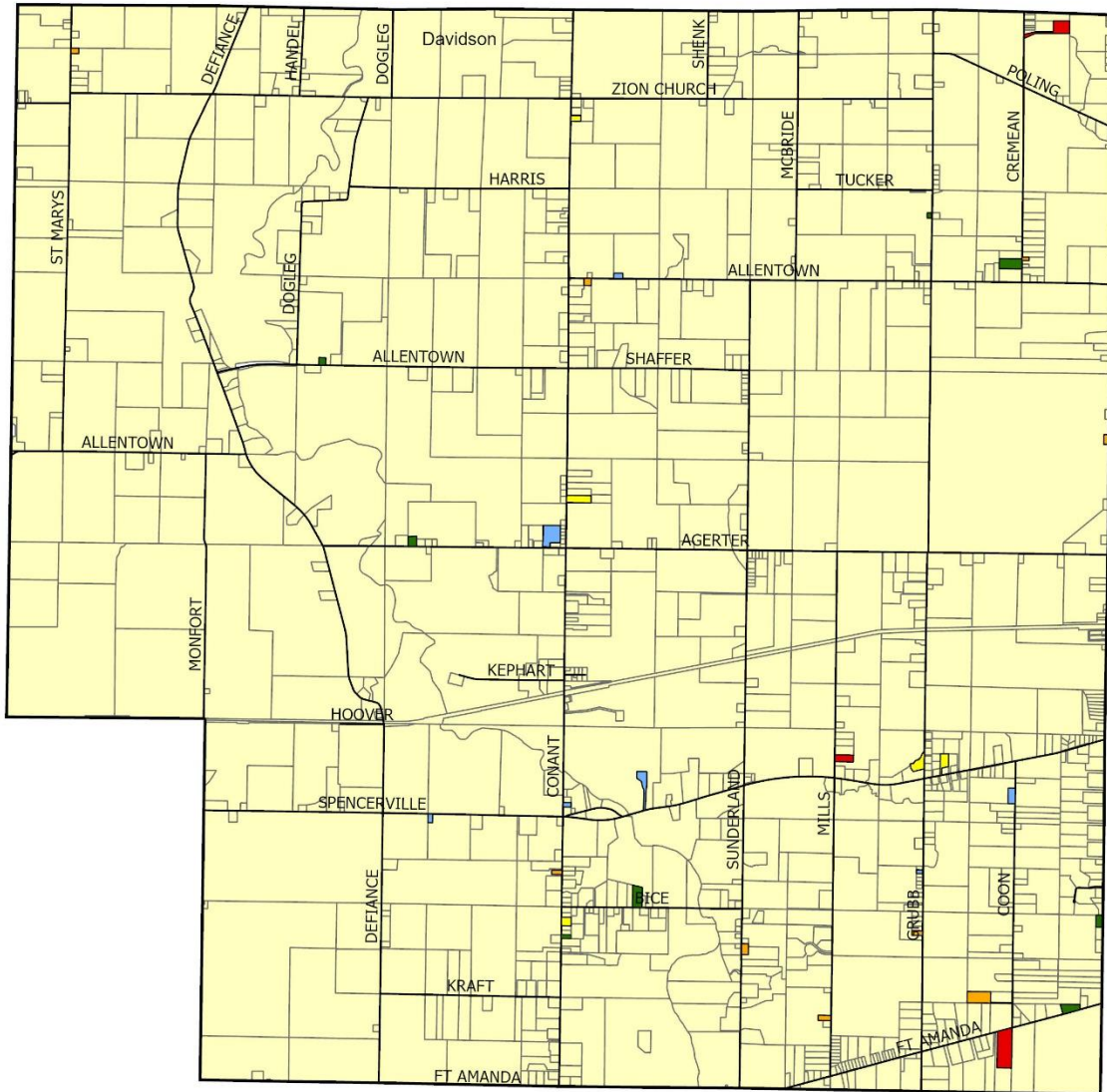
Legend

- 2024
- 2023
- 2022



July 2024

MAP 4-2 AMANDA TOWNSHIP: HOME SALES AND NEW CONSTRUCTION BY VALUE



Legend

Sale Amount

- \$6,000 - \$100,000
- \$100,001 - \$200,000
- \$200,001 - \$300,000
- \$300,001 - \$400,000
- \$400,001 - \$614,000



July 2024

4.1.6 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. They are based on housing units, which can be a 1-room efficiency apartment or a 5-bedroom home that are unoccupied for one reason or another. Table 4-5 suggests vacancies within the Township to be relatively stable and confined to mobile homes and older residential units in disrepair. Since 2000, the percentage of vacancies in Amanda Township has remained low and stable.

TABLE 4-5 HOUSING UNITS & OCCUPATION STATUS BY POLITICAL SUBDIVISION 2000-2020								
Housing Units & Political Subdivision	2000 Census	Percent Vacant	2010 Census	Percent Vacant	2020 Census	Percent Vacant	Change	
							Units	Percent
Allen County	3,599	8.1	4,380	9.7	3,842	8.6	243	6.8%
Amanda Township	27	3.8	30	3.8	24	3.3	-3	-11.1%
American Township	307	5.9	383	6.7	338	5.1	31	10.1%
Auglaize Township	45	5.1	55	5.8	51	4.7	6	13.3%
Bath Township	243	6	284	6.9	229	5.8	-14	-5.8%
Jackson Township	28	2.8	66	6.2	87	7.5	59	210.7%
City of Lima	2,221	12.6	2,563	15.3	2032	12.6	-189	-8.5%
Marion Township	30	2.9	33	3.1	124	4.3	94	313.3%
Monroe Township	20	3.2	35	5.2	26	3.3	6	30.0%
Perry Township	75	5	108	6.9	244	15.6	169	225.3%
Richland Township	23	3.4	27	4.3	104	4.3	81	352.2%
Shawnee Township	224	4.3	262	7.3	487	9	263	117.4%
Spencer Township	12	3.8	18	5.2	162	12	150	1250.0%
Sugar Creek Township	22	4.4	40	7.5	35	7.5	13	59.1%

4.2 Water & Wastewater Infrastructure

Examining potable water, Amanda Township relies on individual water wells located on residential and farm properties. Residents use private septic systems maintained on private individual properties. There are no public water or wastewater facilities located in Amanda Township and none are identified in any long-range utility plans developed by Allen County agencies through the year 2045.

Typically public utilities and system capacities facilitate community development. This Plan, however, recognizes the rural nature of the community and contends that public

utilities are not necessary to sustain economic development and population growth if careful planning and sustainable development practices are instituted. The Plan acknowledges the health and environmental concerns of those agencies charged with protecting the public, and accepts the land use limitations and necessary density for residential construction developed out of a respect for agriculture, and the inherent environmental constraints resulting from the lack of such utilities.

4.3 Transportation & Transportation Services

Transportation infrastructure is an important tool in community building and economic development activities. Transportation infrastructure includes roads, bridges, rail, and airports. It also includes area cartage and freight service as well as inter and intra-city public transportation services.

4.3.1 Highway System

The highway system that services Amanda Township is considered rural, consisting of collectors and local roads. Map 4-3 depicts the federal functional classification of area roadways by type.

The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway’s jurisdictional responsibility. Amanda Township is served by two primary east-west roads with SR 81 and SR-117. Also, SR-198 starts at SR-117 and continues south into Auglaize County.

TABLE 4-5 ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION				
Functional Class	State Routes	County	Township	Total Miles
Rural Major Collector	14.9	0.0	0.0	14.9
Rural Minor Collector	1.5	9.8	0.0	11.3
Rural Local	0.0	18.2	30.7	48.9
Total Miles	16.4	28.0	30.7	75.1

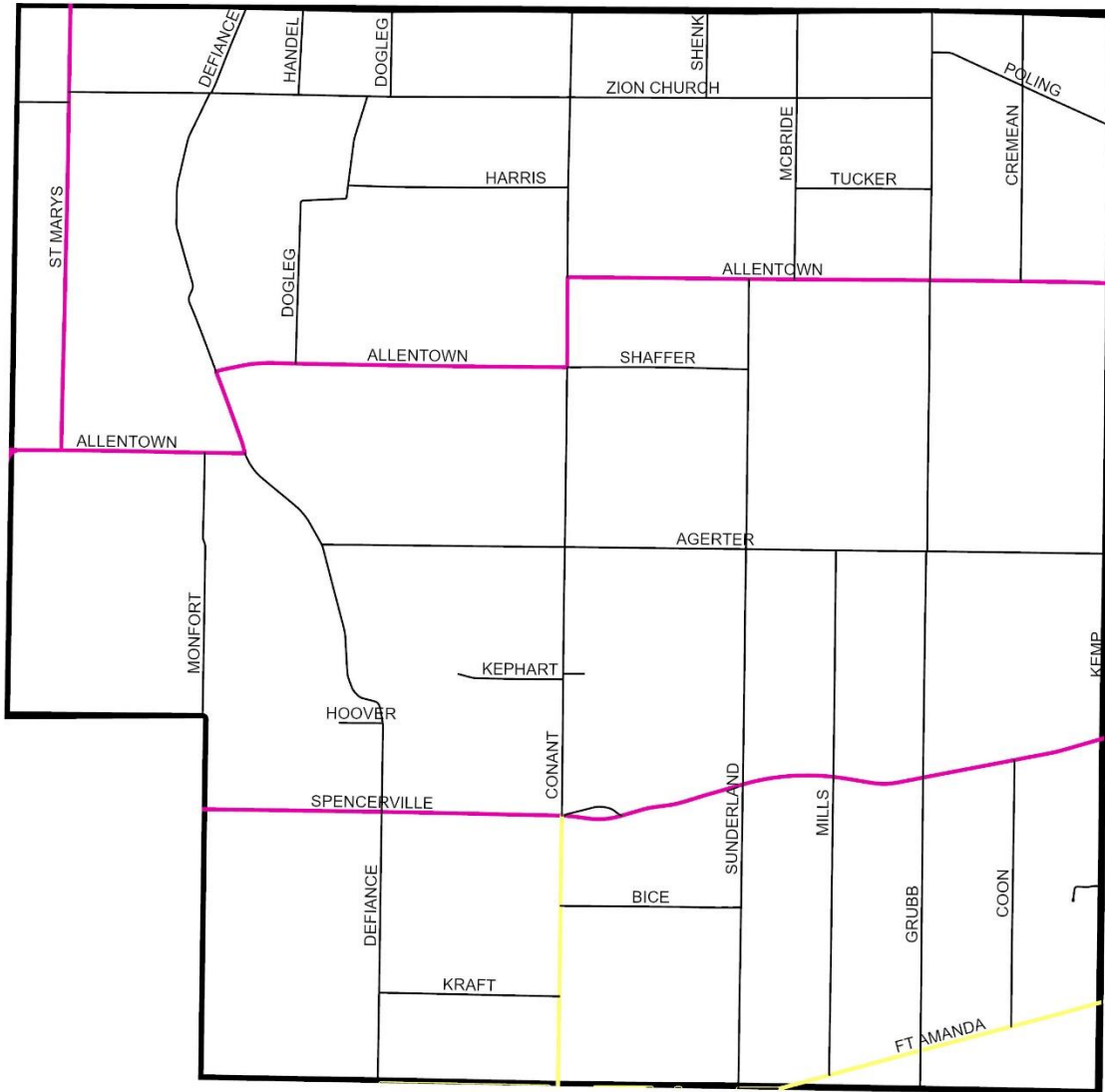
The roadway system mileage within Amanda Township entailed 75.1 miles. Collector roadways total 26.2 miles and account for 35 percent of total system mileage. Nearly two-thirds of the roadway system (48.9 miles) is classified as local in nature for which the Township itself is responsible for 30.7 miles, while the County maintains 28 miles and the State is responsible for 16.4 miles. According to 2023 estimates of daily vehicular miles of travel (VMT), total VMT approaches 79,639 vehicle miles per day in Amanda Township.

TABLE 4-6 DEFICIENT PAVEMENT WIDTH IN AMANDA TOWNSHIP			
Deficient Pavement Width (Miles)	Rural Minor Collector	Rural Local	Total Miles
15	0.0	0.2	0.2
13	0.0	0.1	0.1
10	0.0	2.3	2.3
9	0.0	1.8	1.8
8	0.0	8.9	8.9
7	0.0	3.5	3.5
6	0.0	4.5	4.5
5	0.5	5.9	6.4
4	9.3	5.9	15.2
3	2.5	4.4	6.9
2	0.0	5.4	5.4
Total	12.3	42.9	55.2

Since the first iteration of this Plan, transportation upgrades have been made to Amanda Township's roadway network in the form of bridge replacements and road resurfacing. The bridges are now in good condition, but some segments of roadway are still considered in poor condition, or worse. Table 4-7 shows road segments in Amanda Township with a Pavement Condition Index of Poor (50-69) or Serious (0-49).

TABLE 4-7 POOR PAVEMENT CONDITION			
Road	Terminus	Terminus	PCI
Dogleg	Curve	700' E of Curve	68
Gaskill	Conant	Dead End	69
Mills	Ft. Amanda	Spencerville	68
Mills	Spencerville	Agerter	62
Zion Church	Twp Line	St. Mary's Rd	60
Hoover	Dead End	Defiance Trail	35
Kephart	Dead End	Conant	45

MAP 4-3 AMANDA TOWNSHIP: FUNCTIONAL CLASS ROADS



Legend

- Major Collector
- Minor Collector
- Local



June 2024

Such estimates fail to reflect the character and condition of some of the more rural local roadways providing limited access and where an adequate base and drainage do not exist. Hoover Road is an existing local roadway that is in fair condition but very narrow and that serves but one residence

4.3.2 Oil & Gas Transmission Line Locations

Amanda Township is crossed by the pipelines of the petrochemical companies Buckeye and Marathon. Specialized industrial cylinders and bulk gas are also available through BOC Gases and AGA Gas. When examining larger industrial applications, it is important to recognize that Allen County is crossed by the pipelines of East Ohio as well as petrochemical companies that have established terminals and/or pipelines for transmission purposes including Marathon, Shell, BP, Buckeye, Ashland, Inland, and Mid Valley.

SECTION V ENVIRONMENTAL FACTORS

Amanda Township is considered a rural township, with a considerable amount of land in large tracts still engaged in agricultural pursuits. Such agricultural activities have continued relatively unimpeded. But the community is slowly changing. As residential uses develop, the burden on local resources increases destroying the rural landscape identified as so important to the residents of Amanda Township. Haphazard residential development is resulting in land use conflicts with pre-existing agricultural pursuits. In addition, strip residential development occurring along the once-rural roads is forcing local governments to address issues related to traffic safety, stormwater runoff, and environmental concerns for area waterways.

There have been a number of statewide studies that have concluded the greatest threat to the State of Ohio and its population centers is the loss of farmland and the absence of land use planning that considers the resources and the integrity of the natural ecosystem. Recognizing that a sizable portion of Amanda Township's economy relies upon its agricultural base, the community may be subject to a higher level of risk than other geographic areas of Ohio.

Amanda Township's natural resources may be at greater risk than other geographic areas of Ohio. The future pattern of development must protect natural resources to sustain the long-term economic viability of the community.

Managing future growth comprehensively and cooperatively with its villages and neighboring townships is highly desirable. Areas designated for future development should be identified and supported with necessary infrastructure, while the community's natural resources should be targeted for protective measures. Achieving a future pattern of development that protects natural resources and aesthetic qualities, while allowing a sustainable economy supported by infrastructure investments sufficient for a 25+ year planning period is the goal of the Township's future land use planning process.

5.1 Solid Waste Issues

On average, Allen County residents generate 4.43 pounds of solid waste daily. On such a per capita basis, Amanda Township generates 1,674.36 tons of waste annually. The closest sanitary landfill to Amanda Township is the Cherokee Run facility, operated by Allied Waste Systems Inc., in Bellefontaine, Ohio. The facility is now closed. The next closest recipient of the community's waste stream is the Evergreen Landfill Facility operated by Waste Management and located outside the City of Toledo. The facility accepts nearly 60 percent (58.7%) of Allen County waste. Outside Allen County, there are 10 other landfills that accept a portion of local waste including facilities in Mercer, Logan, Wyandot, and Hancock counties. The EOLM landfill is a private facility designed and approved to dispose of construction and demolition waste. Both of Allen County's sanitary landfills are now closed.

The State of Ohio requires each county to maintain a current County Solid Waste Plan. Allen County belongs to a 6-county consortium known as the North Central Ohio Solid Waste District (NCOSWD) that was formed to develop a comprehensive, cooperative, regional approach to solid waste disposal problems. Amanda Township is represented in the solid waste planning process by the Allen County Commissioners who are voting members of the NCOSWD.

The ODNR and the NCOSWD provide anti-litter programming to reinforce educational outreach efforts, public awareness activities, and media releases. The NCOSWD has sponsored successful Annual Household Hazardous Waste Drop-Off events that have

helped to eliminate the extent of dumping illegal toxic wastes. Allen County has also established an affiliate with Keep America Beautiful, Inc. to better assist local communities in developing a cleaner, safer community environment.

Local leaders must acknowledge that solid waste, which can be seen as litter, reaches into every aspect of the planning/regulatory process, including stormwater management, building codes, zoning regulations, exterior maintenance codes, etc. Codes to address stormwater management and zoning do exist to support solid waste management in the Township. Amanda Township does not currently have exterior maintenance or building codes nor does it bid/let municipal waste contract. Developing and implementing solid waste standards within the planning and regulatory processes will allow the Township to address litter and open the door to long-term minimization of all forms of solid waste and waste disposal.

Solid Waste Concerns:

- Long Term Disposal Capacity
- Collection Capacity
- Yard Waste
- Reduction in Disposal Volume

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

5.2 Air Quality Issues

Air Quality is a pressing issue facing the nation today with implications for planning community development. Amanda Township resting within Allen County is geographically situated between the major urban centers of Ft. Wayne, Dayton, and Toledo. The United States Environmental Protection Agency (US EPA) has recently identified the larger urban centers in non-attainment for ozone a major component of smog. The standards set by the US EPA have major implications for Allen County in terms of further economic development and roadway capacity with the potential of nonattainment regulatory controls being imposed on point and non-point sources of such emissions affecting the community's ability to construct new highway capacity projects.

Although smaller in size the county's juxtaposition to the other larger urban centers has resulted in a checkered history with respect to air quality attainment. For example, as recently as 2006 the US EPA National Ambient Air Quality Standards (NAAQS) for ozone and particulates established an 8-hour standard and found Allen County in noncompliance. Then, on May 16, 2007, the US EPA published notice that Allen County was re-designated to attainment with respect to the 8-hour standard. On March 12, 2008, however, the US EPA significantly strengthened its NAAQS for ground-level ozone to improve public health and protect sensitive trees and plants. The US EPA revised the 8-hour "primary" ozone standard, to a level of 0.075 parts per million. The US EPA issued a final designation declaring Allen County an Ozone Maintenance Area. Preliminary indicators of attainment are positive but certainly not guaranteed. The community must take steps to curb unnecessary travel and not delay utilizing more efficient means of travel, providing more air quality neutral mode options for residents and through better land use planning.

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

5.3 Water Quality Issues

Water pollution prevention is a concern of local officials. The most important issues are the elimination of and managing stormwater runoff. The Auglaize River and several of its tributaries have been studied for compliance with the Clean Water Act. Portions of the Auglaize River were identified in 2002 and 2004 in non-compliance; most, however, were found south of the Township in Auglaize County near the City of Wapakoneta. In Allen County the Auglaize River, its tributaries, and surrounding habitat were found to be in compliance. Map 5-1 identifies the Auglaize River and its tributaries in Auglaize Township by watershed area.

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

- Managing stormwater runoff to reduce sediment, nutrients, and downstream flooding.
- Prevention of erosion from agricultural operations and removal of vegetation from areas in proximity to water surfaces.
- Identification and elimination of pollutant discharges from wastewater treatment plants, combined sewer overflows, package plant discharges, and industrial discharges.
- Work with the local Emergency Planning Committee in the identification of locations of facilities using/storing hazardous materials and the management of these materials so that they do not enter the environment.
- In cooperation with the Allen County Emergency Management Agency and local fire departments, establish hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the state highways where hazardous materials are routinely transported.

5.4 The Natural Environment

The natural environment within the community is shaped by its site and situation. The local geographic and geologic conditions provide the basis of the subtle topography, the waterway, and the vegetative cover. Although modified by residents of the community, the natural environment has and continues to provide the basis for various economic activities including farming and some limited timbering. It has also provided for residential development and commercial ventures. But for its troubles, the natural environment has been scarred and forced to carry the burden of such human activities as illicit dumping, septic systems leaching into local waterways, and roadway salts and chemicals contaminating soils and waterways. That said, the natural environment continues to be the foundation of much of our memories and our vision for the future.

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

MAP 5-1 AUGLAIZE AND OTTAWA RIVER WATERSHEDS BY WATER QUALITY ATTAINMENT STATUS

- Aquatic-Life Use Attainment Status**
- Full Attainment
 - Non Attainment
 - Partial Attainment
 - Recreational Impairment Only
 - Subwatershed Boundary
 - Stream Segment Attainment Status Unknown



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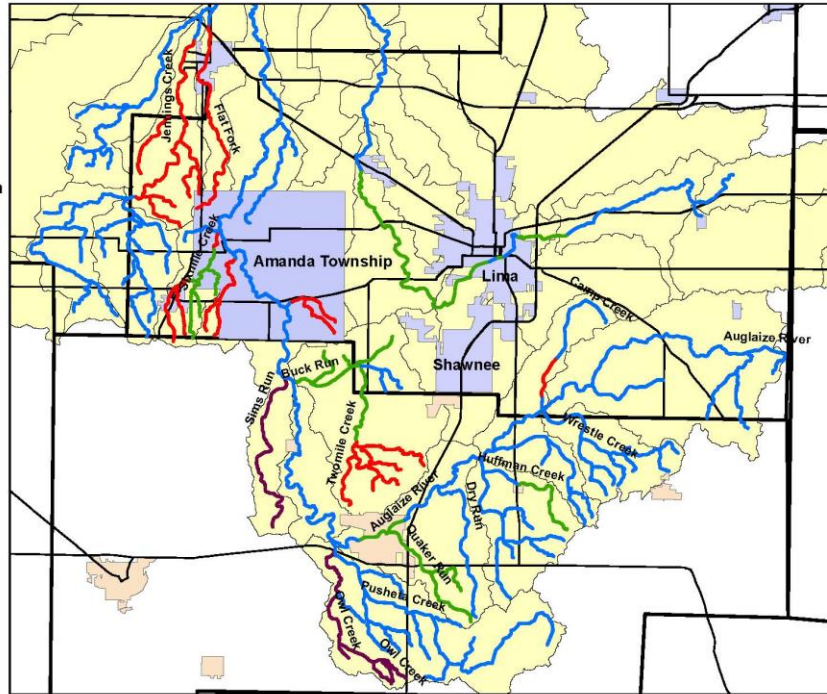
Sources:

OEPA TMDL Final Report Upper Auglaize River Watershed 8/16/2004

OEPA Preliminary Results Biosurvey of the Ottawa River and Selected Tributaries 3/23/2010

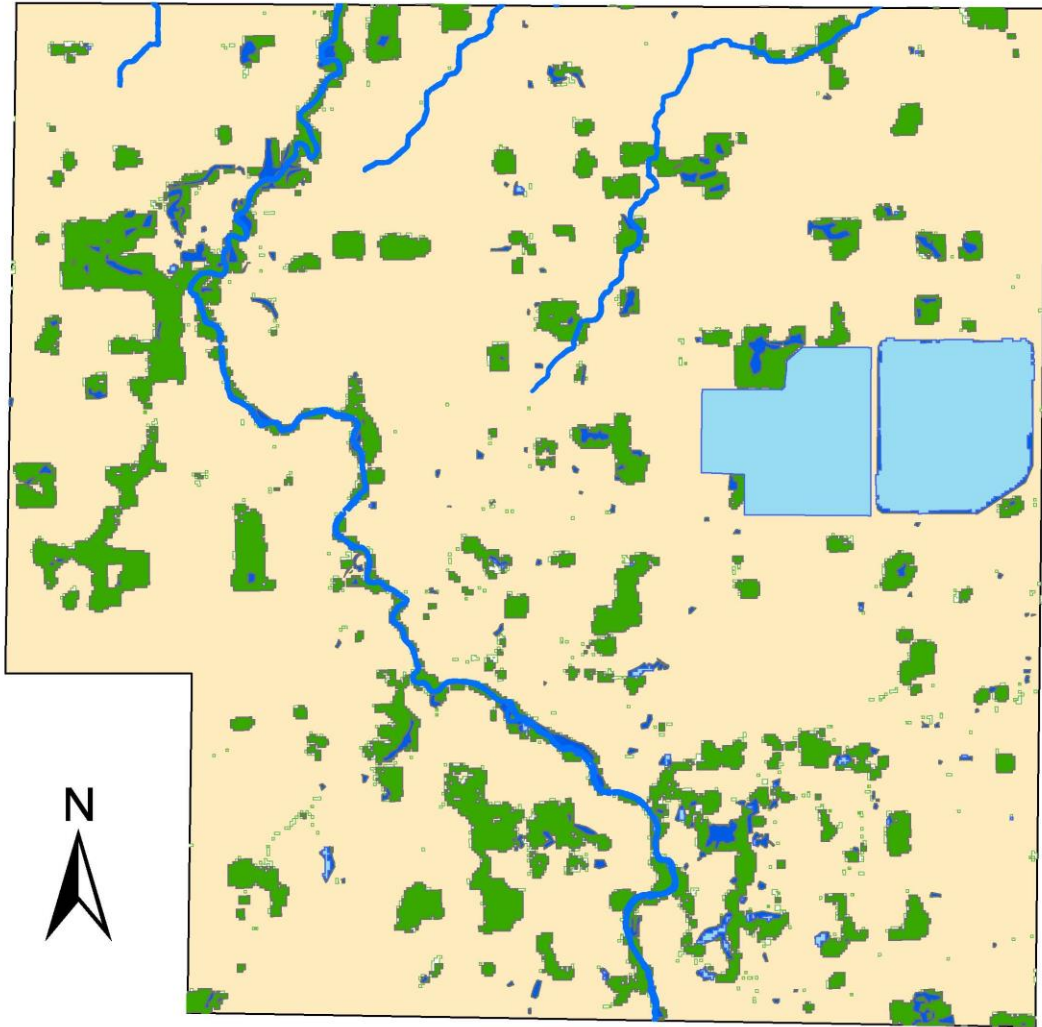


August 2024

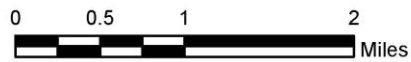


A goal established within this plan is to protect the community's wetlands, floodplains, and woodlots to sustain future generations. Map 5-2 provides a visual cue of the existing elements supporting the natural environment. The extent to which the modification of the natural landscape continues unabated will be the basis upon which this planning exercise/document will be judged in the future.

MAP 5-2 AMANDA TOWNSHIP: NATURAL RESOURCES



- Legend**
- Waterways
 - Open Water
 - Wetlands
 - Wooded
 - Scrub



August 2024

5.4.1 Local Watersheds

The physical and functional attributes of the riverine system in Amanda Township were introduced in Section 2.2.3, and local water quality characteristics and drainage watersheds were addressed in Section 5.3. However, these sections failed to provide the broad understanding necessary to appreciate the relationship between Amanda Township and its riverine network of tributaries with the larger natural environment.

The 63.23 linear miles of Amanda Township waterways and their respective riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations.

The Auglaize and Ottawa rivers play important roles in the Township's natural environment. Both rivers are fed by numerous creeks and ditches as they drain the region. In Amanda Township, the Auglaize is served by five watersheds including those affiliated with: Prairie Ditch to Jennings Creek (84.68 acres); Jennings Creek to Auglaize River (669.92 acres); the Auglaize River near Spencerville to above Jennings Creek (4,944.97 acres); Auglaize River below Two

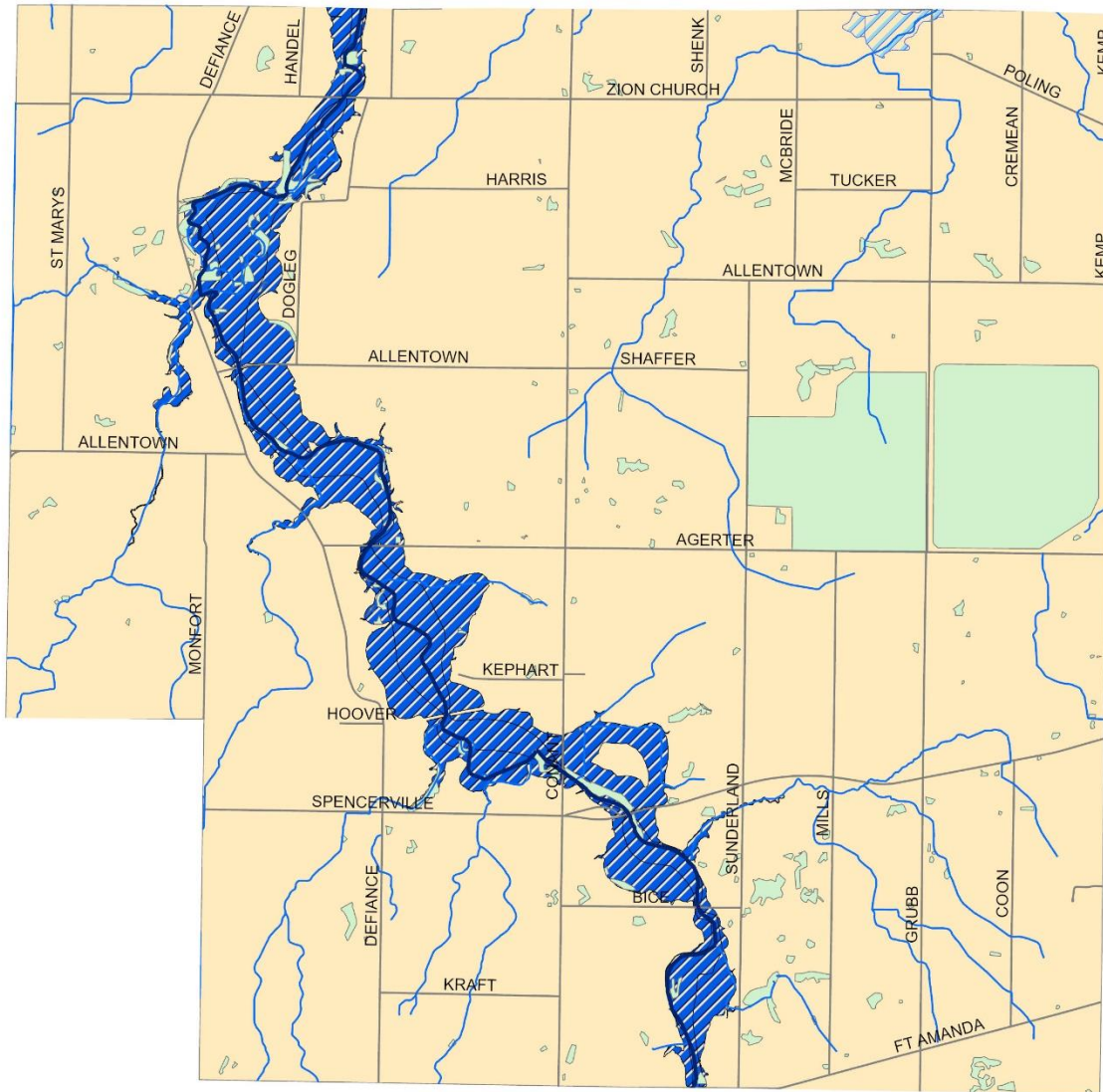
Mile Creek near Spencerville (9,834.66 acres) and Two Mile Creek (30.55 acres). The Honey Run (5,940.274 Acres) and Little Ottawa River (545.13 acres) flow northward to the Ottawa River. The rivers in many ways are the backbone of the community's ecosystem. Collectively, the rivers and their various tributaries provide the necessary drainage for the area; the riparian habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and, open spaces for visual relief and recreation amenities for the community. These resources must be protected. The 63.23 linear miles of Amanda Township waterways and their riparian corridors should be inventoried, monitored as to their health, and protected to ensure access and their natural beauty for future generations. Map 5-1 depicts the various sub-watersheds.

5.4.2 Floodplains & Wetlands

Floodplains are those high-hazard areas identified by the Federal Emergency Management Agency (FEMA) as areas with a 1 percent chance per annum of flooding. The Federal Emergency Management Agency in a report entitled Flood Insurance Study - Allen County Ohio and Incorporated Areas (2024), identified approximately 1,544.25 acres in Amanda Township as Special Flood Hazard Areas. Primary locations of floodplain in Amanda Township are found along the Auglaize River. The FEMA Flood Insurance Rate Maps (2024) and corresponding Flood Insurance Study (2024) are predicated a significant amount of field data collected over time and incorporated in an effective computer model. This model is used to determine the severity and extent of any potential flood events. Map 5-3 details the parameters of the floodplains by their respective waterway.

The report was intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain management. Hydrologic and hydraulic analyses formed the basis of such analyses that documented the Auglaize and Ottawa rivers (Map 5-3). The flood-prone areas were documented using approximate analyses because the area was thought to have lower development potential. The resultant floodplain delineations of these waterways were documented by the Department of Housing & Urban Development (HUD) in flood insurance rate maps (FIRM) identified in the Appendices of this Plan.

MAP 5-3 AMANDA TOWNSHIP: FLOODPLAINS



Floodplain

-  Wetlands
-  A
-  AE



June 2024

Historically, encroachment onto the floodplains has been minimal, the result of resident's attempts to draw water when/where municipal services were unavailable, for transportation and commerce, and for irrigation of crops. Given the current level of technology, the recent pursuit of floodplain developments is based on site aesthetics and/or economics. Whether it is the natural beauty of such sites or the price for bottom ground, it has influenced recent development decisions and subdued the common sense possessed by the community's forefathers. Many consider this intrusion into these sensitive areas illogical, unsound and/or simply foolish on a number of points, including the threat of flood-related damage, increased pre- and post-development runoff, declining water quality, and the loss of natural habitats for both vegetation and wildlife.

Development in, or the filling and subsequent loss of floodplains will result in a net loss to the community in terms of scenic vistas, roosting/yard areas for birds/deer, and disrupted drainage patterns and stormwater retention areas for both agricultural and urban development.

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

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

Wetlands are lands that are flooded or saturated at or near the ground surface for varying periods of time during the year. Wetland delineations are predicated upon the United States Department of the Interior (USDI) and the National Wetlands Inventory. The mapped results of the USDI Wetlands Inventory (2024) are based upon survey work conducted by the United States Fish & Wildlife Service (FWS) using remote sensing and information obtained from United States Geological Survey (USGS) quadrangle maps. The FWS considers wetlands as lands transitional between terrestrial and aquatic systems where either (a) hydrophytes exist, (b) hydric soils are located, and/or (c) non-soil substrate is saturated or covered with water at some time during the growing season. Data made available by USDI reveals some 219 potential wetland locations consisting of 1413.9 acres in Amanda Township. Map 5-2 identifies wetlands documented by the USDI with FEMA identified floodplains.

5.4.3 Wood Lots

Like the majority of northwest Ohio, the surface area of Amanda Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 3,942 acres, or slightly less than 18 percent (17.91%) of Amanda Township is wooded today. Much of the wood lots are concentrated in small stands of deciduous trees, along fence lines between properties or along stream corridors. It should be noted that tree preservation is a high priority in many communities across the country because once cleared, replacing trees takes dozens of years. In addition, ornamental trees used in landscaping cannot replace the variation and character of an original stand of trees. Therefore, the loss of an original stand of trees is a loss to the natural landscape of the community and one that should not be condoned or allowed by local development policies.

The benefits of maintaining high-quality tree cover include erosion control, wildlife habitat protection, and cleaner air. Aesthetic and economic benefits include a visually pleasing and “softer” environment, higher home values from treed lots, and reduced energy bills from the natural cooling provided by shade. This sentiment was recognized during the visioning phase of the public planning process as Township residents expressed a desire to protect and increase the number and density of woodlots within the Township including the reforestation of lands previously cleared.

5.5 Planning for Future Growth & Development

Local governments within Allen County do not have a long history of local and county land use planning. Of the 21 local political subdivisions, 10 have land use plans that have been within the last ten years. Richland Township was the first township government to have taken formal planning action (1995) to support locally adopted zoning regulations, subdivision regulations, floodplain management regulations, and health code regulations.

Various agencies have developed long-range component plans to support Amanda Township in preparing a future land use plan. At the regional level, the LACRPC has prepared a 2024-2027 Transportation Improvement Plan (TIP) and will continue to update that plan with each new TIP cycle. Although no agency has been charged with developing a county-wide plan for the coordinated delivery of public utilities, the Allen County Commissioners reviewed issues related to municipal sanitary sewer services (2007) and a county-wide water distribution system (URS/2000). At present, no potable water or municipal sewer services are available in Amanda Township; none is planned and none are being requested.

As a result of local planning exercises, township residents, county residents, the Allen County Engineer, the Allen County Sanitary Engineer, and the LACRPC have collaboratively identified the need to develop and implement development patterns to conserve natural resources. Open space preservation, farmland preservation, and the minimization of any pre- or post-development costs are of specific interest. Local officials and community activists are interested in furthering rural agricultural-based developments. Rural residential sites should be developed with respect to minimizing their visual and environmental impact on the landscape employing principles of cluster development. This plan supports the concept of integrated developments focusing on highway nodes. Local officials are interested in examining regulatory controls that

promote the growth of local businesses without compromising the environment or the potential for requiring large-scale municipal utility service systems.

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

SECTION VI ECONOMIC OVERVIEW & ANALYSIS

Historically, the economic well-being of Amanda Township has been founded on its agricultural sector and the family farms relationship with the land. Today, however, agricultural ties have been somewhat broken as residents pursue other economic pursuits and agricultural fields are being subdivided and sold to non-farmers. The Township's once rural roads and agricultural lands are now cohabitating that space with residential housing units and conflicts between residents and the agricultural industry (and its necessary support services) are increasingly becoming more prevalent. As a result, the Township is experiencing unplanned residential growth and is increasingly engaged in discussions over concerns about urban standards and agricultural-related noise, smells and water pollution.

Local elected officials are cognizant of the rising conflict. They are aware of the need to support the existing farm industry. They are also aware of the rising demand for public services and an increasing tax burden caused in part by the expanding residential base and a growing population. Local officials are assessing the potential for some economic diversification predicated on the state route system, as expanding the economic base will provide increased employment opportunities for residents as well as the means to minimize tax burdens. The identification of locations for future growth within the Township is of the utmost importance to community development. The need to balance and coordinate new and existing economic activities with community values is complicated at best and will be ongoing. Reality requires all to understand that the regional economy is shifting toward a more service sector-based dependency and as manufacturing jobs decline, the need to further diversify the economic base will increase.

This section attempts to provide baseline information on the Township's economic underpinnings and begins with an overview of current Township business and employment patterns. Data from the 2022 Census, the 2018-2022 ACS publications, County directories and databases are compared and contrasted to delineate these patterns. Subsequently, data from the Farm Service Agency (FSA) and the 2010 U.S. Agricultural Census report attempt to analyze farm operations, production, the market value of agriculture commodities and the acres in agricultural production. Prior to summary statements, an overview of Amanda Township's existing tax base is provided.

6.1 Employment of Amanda Township Residents

The U.S. Census Bureau provides employment data across 20 employment categories. This data allows for trend analyses or to compare changes in the number of total employed residents reported by employment category. In Amanda Township, a dozen general occupation categories were identified in the latest 2018-2022 ACS dataset which comprised the bulk of occupations pursued by Amanda residents including:

- Agriculture, Forestry, Fishing and Hunting, and Mining
- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Transportation and Warehousing, and Utilities
- Information
- Professional, Scientific, and Management, and Administrative and Waste Management Services
- Educational Services, and Health Care and Social Assistance

- Arts, Entertainment, and Recreation, and Accommodation and Food Services
- Other Services
- Public Administration

There are two industries that are significant among Amanda Township residents. Manufacturing and Educational Services and Health Care and Social Assistance comprise nearly 60% of the workers in Amanda Township. Manufacturing has grown 127% since the first iteration of this Plan.

TABLE 6-1 2005-2009 & 2018-2022 EMPLOYMENT BY SECTOR OF AMANDA TOWNSHIP RESIDENTS					
Sector	2005- 2009 Census	Percent Total Employment	2018- 2022 Census	Percent Total Employment	Percent Net Change
Employed 16 and over	913	100	834	100	-8.7
Agriculture, Forestry, Fishing and Hunting, & Mining	20	2.2	61	7.3	205
Construction	51	5.6	53	6.4	3.9
Manufacturing	116	12.7	263	31.5	126.7
Transportation and Warehousing, and Utilities	61	6.7	25	3.0	-59.0
Wholesale Trade	27	3.0	29	3.5	7.4
Retail Trade	100	11.0	17	2.0	-83
Information	42	4.6	13	1.6	-69
Professional, Scientific, and Management, etc.	87	9.5	54	6.5	-37.9
Finance and Insurance, and Real Estate and rental and leasing	10	1.1	0	0	-100
Educational Services, and Health Care and Social Assistance	213	23.3	229	27.5	7.5
Arts, Entertainment, and Recreation, and Food Services	89	9.7	56	6.7	-37.1
Other Services	34	3.7	7	0.8	-79.4
Public Administration	63	6.9	27	3.2	-57.1
Data Source: 2022: ACS 5-Year Estimates					

According to ACS 2018-2022, there are 834 jobs within Amanda Township. Manufacturing and Educational Services, Health Care & Social Assistance lead those employment opportunities. Between the two categories, nearly half of the jobs in Amanda Township are represented.

TABLE 6-2 EMPLOYMENT BY SECTOR OF AMANDA TOWNSHIP & ALLEN COUNTY RESIDENTS BY NAICS 2018-2022					
Sector	NAICS	Amanda Employees	Percent	Allen County Employees	Percent
Agriculture, Forestry, Fishing & Hunting, and Mining	11	61	7.3	484	1.0
Construction	23	53	6.4	2,553	5.5
Manufacturing	31-33	263	31.5	10,271	22.2
Wholesale Trade	42	29	3.5	915	2.0
Retail Trade	44-45	17	2.0	5,477	11.8
Transportation & Warehousing, and Utilities	48-49	25	3.0	2,839	6.1
Information	51	13	1.6	554	1.2
Finance & Insurance, and Real Estate & Rental & Leasing	52	0	0.0	1,833	4.0
Professional, Scientific, and Management, and Administrative & Waste Management Services	54	54	6.5	3,131	6.8
Educational Services, and Health Care & Social Assistance	61	229	27.5	10,373	22.4
Arts, Entertainment, and Recreation, and Accommodation & Food Services	71	56	6.7	4,065	8.8
Other Services	81	7	0.8	2,192	4.7
Public Administration	92	27	3.2	1,566	3.4
Total	N/A	834	100.0	46,253	100.0
*ACS 2018-2022					

6.1.1 Manufacturing

Just 15 years ago, less than 13% of the residents in Amanda Township were employed in the Manufacturing sector. Now that percentage has grown by twofold. The residents of Amanda Township are heavily invested in the Manufacturing industry even compared to Allen County at 22%.

6.1.2 Educational Services & Health Care and Social Assistance

Educational Services & Health Care and Social Assistance were previously two ACS categories. Social Services was delineated from the rest of the sector. Since that combination, the sector has obviously grown considerably. This sector is the only other sector that employs a large fraction of Amanda Township's employees.

6.2 Tax Base

An analysis of the community’s economic base has already been discussed in terms of its population and demographic indicators, its housing and infrastructure, and its employer and employee characteristics. The Plan also identifies land use by type and vacancy and examines underutilized land by sector. Section 6.3 attempts to highlight the community’s local tax base in order to further discuss the community’s current assets and liabilities with respect to taxes and government services.

Table 6-3 identifies the real and personal property by class in 2023. The table indicates the total acres by land use type. The table proceeds to break out market value by land use type and establishes a 100 percent market value of \$176.4 million of land and improvements with respect to type of land.

TABLE 6-3 AMANDA TOWNSHIP: TAX BASE AND VALUATION BY LAND USE 2023		
Land Use	Total Acres	100% Market Value
Residential	2,812.59	\$110,290,090
Agriculture	18,514.98	\$57,724,720
Commercial	12.22	\$467,000
Quasi Public/Exempt	1,885.55	\$7,951,300
Utility	87.25	\$0
Total	23,312.59	\$176,433,110

In essence, the community’s tax base is a collective value of assets against which a tax is levied to support services provided or procured by the local government. In Amanda Township there are several taxes or levies that are assessed against these valuations based on a specific rate or millage. The maximum amount of taxes that may be levied on any property without a vote is 10 mills on each dollar of valuation. This is known as the 10 mil limitation, and the taxes levied within this limitation are known as inside millage (ORC 5705.02). Outside levies are those taxes generated for services provided by entities other than the Township (e.g. Spencerville Local School District). For purposes of simplicity, these assessments are grouped. Those taxes levied for purposes provided by, or procured by the Township, including Fire and EMS, are identified separately by millage and property type and revenue stream.

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

Costs associated with police, fire and emergency medical services although extremely important to a community’s quality of life are not required services within an Ohio township. Although such services are directly related to the health, safety and welfare clause of any government’s general responsibilities, they are not required. Nor are services related to picking up limbs/leaves, mowing rights of way, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. Township residents assumed some of these additional responsibilities over time as public demand for such services has increased.

It should also be noted that such services are expected in communities that expect to maintain public standards.

Increased residential and commercial growth will only place additional burdens on the Township's social and physical infrastructure. Given the existing traffic on local roadways and its deteriorated condition, the Township should be cognizant of the direct costs associated with ever-increasing traffic, and the increased plowing/salting and maintenance costs. Increased development pressures will fuel further public demands for adequate emergency services, housing and drainage, and place an additional burden on code enforcement and other general "police" functions of the Township. Of particular concern is the incremental creep of service-related costs associated with uncontrolled development in the more sparsely populated areas of the Township.

SECTION VII PUBLIC PARTICIPATION

Public Participation proves to be a valuable and necessary resource to local government decision-makers. It is important to ensure that the updated Amanda Township Comprehensive Plan addresses the needs of the residents of Amanda Township. Extensive public participation was done for the first iteration of the Plan in 2012. LACRPC has coupled a new survey with the results from the initial effort.

7.1 2023 Survey

The LACRPC conducted the public participation process to collect opinions from the Township's residents by mailing postcards containing a QR code to access a survey of their home addresses. The LACRPC mailed 856 postcards on July 15, 2024, and received 85 responses. The survey asked eight questions regarding people's satisfaction with life in Amanda Township, likes and dislikes, condition of the roadway network, high-speed internet access, rural characteristics, economic development, etc. The questionnaires can be viewed in the Appendix. People rated their satisfaction with life in Amanda Township as 85 out of 100. Most people are satisfied with their lives in Amanda Township because it provides rural character while still being close enough to town. Residents enjoy and appreciate the slow and peaceful life. Township residents take pride in its well-kept roads, contributing to its overall pleasant appearance. Proximity to metro parks also adds to the appeal. More than half of the survey participants (55%, N=47) were satisfied with the condition of the road network in Amanda Township, and 21% of the participants (N=18) were very satisfied with the road network condition. 6% of the participants (N=5) were unsatisfied with the road condition and only 3% of the participants (N=3) were very unsatisfied with the road condition. Virtually 100% of the participants (N=84) considered it important to maintain the rural characteristics of the township. In fact, a majority of respondents (58%, N=48) did not value economic/commercial development within Amanda Township.

7.1.1 Prioritized Concerns

The survey also collected answers that would reflect residents prioritized concerns about the vision of the Comprehensive Plan of Amanda Township. From the survey, we identified some top concerns from the residents:

- 1) High-speed connectivity can be limited. Slow and reliable internet service affects daily life, work, school children, and communication. 19% of the respondents (N=16) reported they had no high-speed internet access.
- 2) The presence of mega swine farms can be a contentious issue. Some residents were worried about the potential health hazards due to proximity to residential areas. The odor, noise, and environmental impact of these farms were concerning for such residents.
- 3) The absence of recycling services frustrated environmentally conscious residents who want to reduce waste. They hoped to reinstate recycling services to prevent illegal dumping.
- 4) Some residents questioned water quality and reported a desire for municipal water service.

- 5) Speeding vehicles on certain roads posed safety risks and some residents felt that traffic speeding was not adequately policed.

In summary, most people valued the rural atmosphere and wanted to maintain its current character. However, there were aspects the township could pay more attention to, such as internet access, environmental impacts of hog farms, roadway pavement conditions, drainage issues, motor vehicle blight, and police surveillance. Also, it is important to enhance communications between residents and Township trustees.

7.2 First Iteration Public Participation

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

The SWOT analysis was developed in partnership with the various Plan participants and local stakeholders. This collaboration is important because it defines how the region's strengths and weaknesses affect different stakeholders. The results from the SWOT can be found in the Appendix of this Plan.

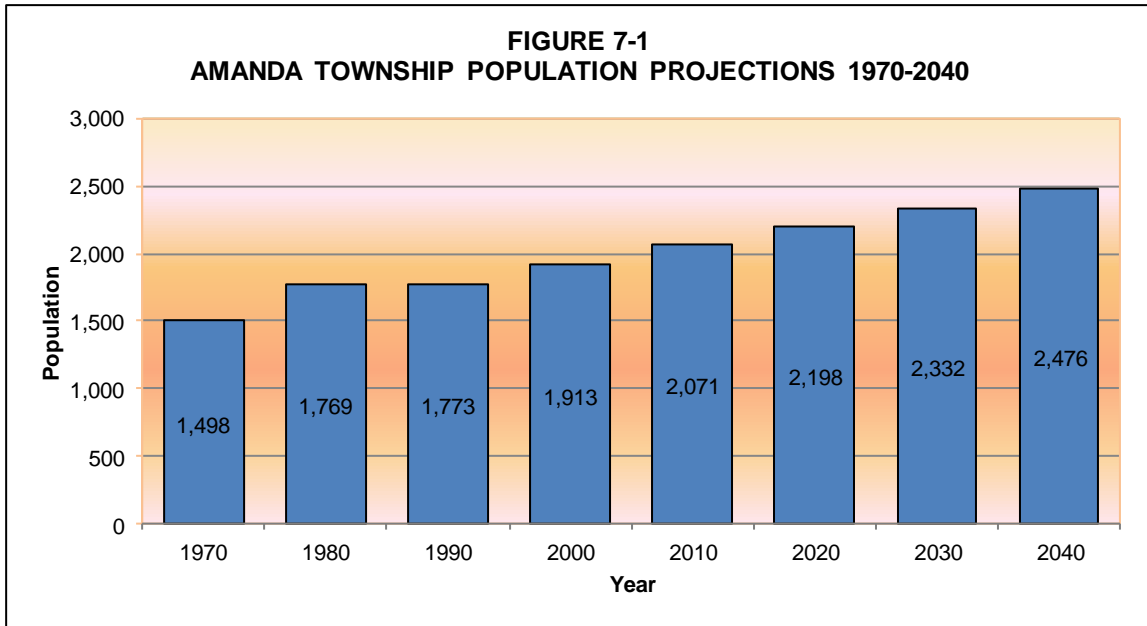
7.3 Population Projections

The development of an area is directly related to the dynamics of population and place over a period of time. Population is directly attributable to available infrastructure, employment opportunities, commercial/industrial activities and levels of technology. In general, however, population growth trends, age of population and household size create the basis for the changing demands in housing infrastructure and services, both public and commercial. Amanda Township's population is expected to grow 19.6 percent through 2040. There are several factors accounting for this growth: easy access to SR 117 and SR 81, excellent local schools, a strong work ethic, abundant green space attractive to new development, absence of annexation and the community's overall quality of life. This section attempts to identify the implications of growth and an action plan to accommodate it over the 2040 planning horizon.

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. Projections published by the LACRPC, indicate a slow and steady growth for Amanda Township population projection through 2040. Figure 7-1

Amanda Township will add approximately 405 more residents between 2010 and 2040. The growth will impact the demand on community facilities, housing supply, and associated public services.

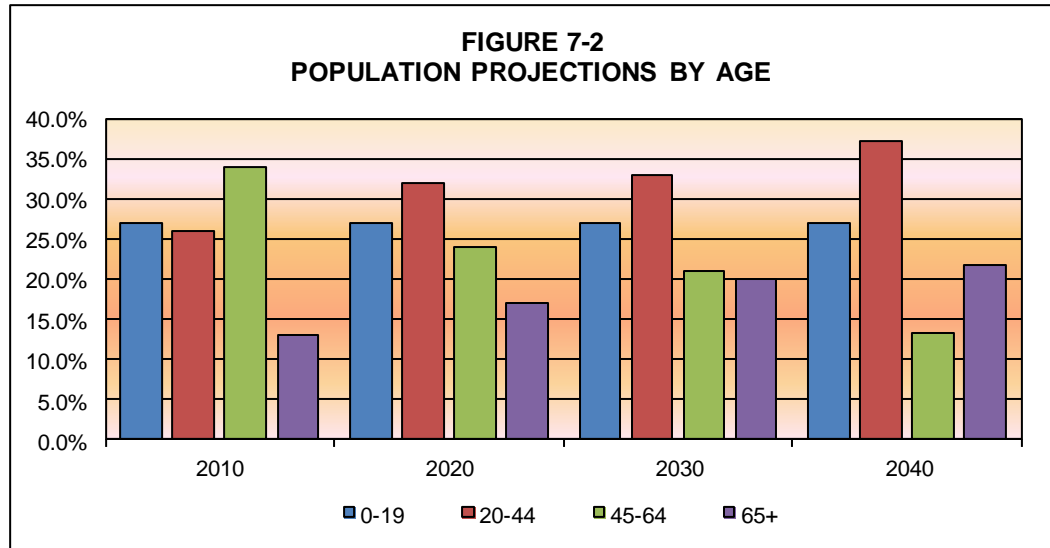
suggests that Amanda Township will add approximately 405 more residents between 2010 and 2040 based on the results of linear regression analyses. The projected growth for Amanda Township will impact the demand on community facilities, housing supply, and land use within the Township.



7.3.1 Gender & Age Cohorts

Section 3.2 identified existing demographic characteristics of Amanda Township and the larger community. Based on existing data and future trends, Amanda Township's population is expected to continue to gradually grow. Figure 7-2 shows an increase in the "elderly," classified as those 65+. Elderly comprise 22.0 percent of the population by 2040. The significance of the "elderly" group is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units and paratransit services. That group identified as "Empty Nesters" show an initial increase to 34.0 percent followed by a significant decrease. Of course, this is the path of the Baby-Boomers. The significance to the increase of the "Empty Nesters" group is that they will most likely change the type of demands that are placed on the community in regards to the demand for services, housing types, recreational pursuits and employment. Empty nesters can be expected to be both educated and more mobile with higher incomes, and disposable incomes. They will also negatively affect future school enrollment.

Based on existing data and future trends, Amanda Township's population is expected to continue to gradually grow older.



7.3.2 Household Size

Like most communities across the United States, households in Amanda Township are declining in size. There are several reasons for the decline in household size. More people are choosing to remain single rather than getting married. Further, married couples are tending to have less children and only after they are well settled in their careers or prefer not to have children at all. Divorce and increased longevity also contribute to a decreased household size.

The result of decreased household size is that more dwellings must be constructed to house the same number of people. As stated earlier, household size has decreased over the past twenty years. The Township's household size has decreased from 2.9 persons per household in 1990 to 2.7 in 2010. Amanda Township's household size is projected to fall to 2.4 people per household by 2040. Recognizing the structural elements, personal demands of an aging population need to be considered by the Township in terms of services to be provided by both the public and private sectors. According to the Census 2010 data, of the 759 households in Amanda Township, 160 households have at least one individual age 65 or older. Of the 272 individuals identified as being over the age of 65, slightly more than half (145/53.3%) are female, while (127/46.7%) are male.

Like most communities across the United States, households in Amanda Township are declining in size. Amanda Township's household size is projected to fall to 2.4 people.

7.3.3 Employment

Employment in Amanda Township is presented from two different perspectives. Both sections 3 and 6 identified the type of employment performed by residents of Amanda Township; but, Section 6 focused on identifying the employment and type of employment available within Amanda Township. The number of firms reporting employment within Amanda Township stayed steady at 25 between 2005 and 2009. The Plan recognizes the community's existing economic base is undergoing a transition from traditional manufacturing to a more service oriented economy. It is also recognized that any movement in employment by the region's

larger employers, including P&G, Ford, DTR Industries, General Dynamics, A. Chef Solutions, Trim Trends and/or Torque Traction Technologies, will have a dramatic impact on the local economy.

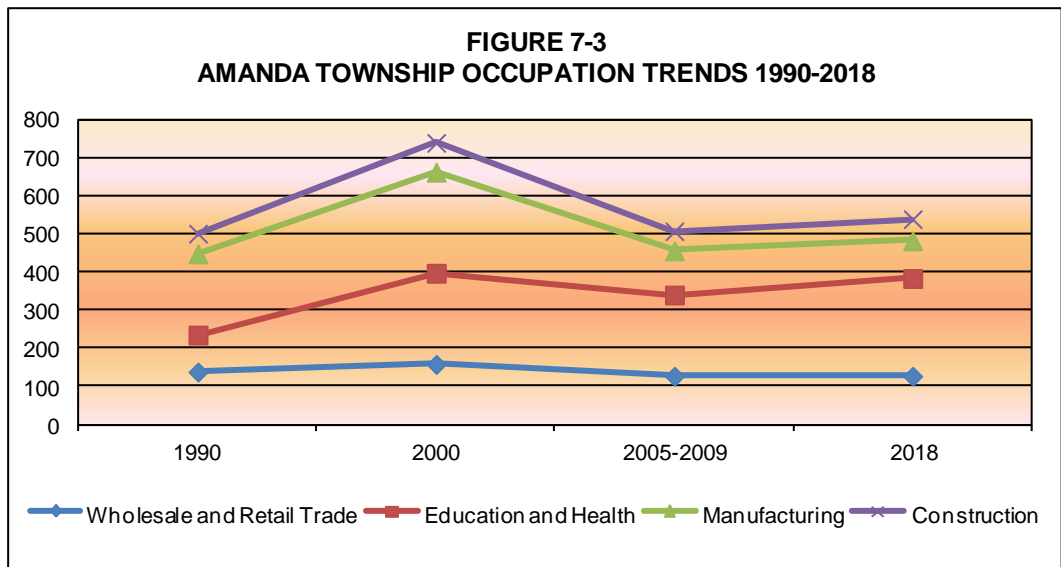
As the community population ages we can also expect some "retirees" to re-enter the labor pool at least to some degree.

Determining future employment is somewhat more difficult as more retirees will be expected to re-enter the labor pool at least to some degree, as life expectancy is increasing. The economy is expected to provide jobs for workers at all educational levels, but individuals with more education and training will enjoy both

higher pay and greater job opportunities. This fact is supported by a recent report released by the Ohio Department of Job and Family Services (ODJFS/2010) that suggests occupational growth rates over the next eight years in Ohio will range from 20.8 percent for occupations requiring moderate-term on-the-job training to 5.6 percent for occupations requiring an associate degree. Further, all occupations that require at least postsecondary training are projected to grow faster than the 4.3 percent average growth rate of total occupations. Employment projections were calculated through 2018.

Based on local/national trends the largest and most rapid growth sectors in the economy are those related to the service industry. According to ODJFS, service-providing industries will account for virtually all of the job growth. Education and health care services are expected to add over 60 percent (64.9%) of new jobs. Figure 7-3 identifies the occupational trend for Township residents projected to 2018.

Service-providing industries will account for virtually all of the job growth, with only construction expected to add jobs in the goods-producing sectors.



7.4 Land Use Projections

Data made available by the Allen County Auditor’s Office (ACAO) was analyzed by the Regional Planning Commission to assess existing land use activities and predict future land use consumption in Amanda Township over a 2040 planning horizon. Residential land use was compiled by number of units, type of residential unit as well as acreage

consumed. Available census data was augmented with ACAO data with discrepancies defaulting to the ACAO database.

Projections for residential demands were based on anticipated population growth, the existing types of residential structures and projected household size. Agricultural land and vacant land was considered as a resource for future uses and continued urban development.

For commercial, quasi-public and industrial uses, the Planning Commission tracked development by square footage and year by type of land use over the last several decades (1970 thru 2010) to establish baseline information. Projections of demand for specific types of land use were then prepared using various regression analyses. The demands for projected development were balanced with vacant land identified/assigned to the respective land use category using the County Auditor database and/or the 2006 Amanda Township Zoning Map. Future acreage was determined based on various factors including ancillary supporting services for each of the respective categories such as: rail spurs, loading and dock areas, employee parking, customer parking, drainage areas, service roads, landscaping/open space requirements, etc. Projections were supported with R² values of .986 (population projections) and were therefore considered reasonable for use as a predictive tool/indicator of future demands.

7.4.1 Commercial Land Use

Current Allen County data (2010) suggests an existing 74.3 acres of commercial land in Amanda Township. However, only 5.4 acres is currently zoned as Commercial within the Township. Due to an insufficient sample size of commercial property within the Township, future commercial land use projections were unable to be calculated with any reliability. However, based on similar situations in other Townships within Allen County, Amanda Township can expect an increase of approximately 19.0 percent over the planning period or an additional 14.2 acres for future commercial activity.

Examining historical data, there are 74.3 acres of commercial land in Amanda Township.

7.4.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities including churches, educational facilities, emergency service buildings and government facilities. Land use consumption would reflect worship/fellowship facilities, parking areas, stormwater retention/detention areas, school buildings, day care centers, playgrounds, Fire/EMS, administration buildings, utilities, maintenance facilities and staging areas. Current quasi-public land use occupies more than 70.5 acres. Due to an insufficient sample size of quasi-public property within the Township future projections were unable to be calculated. However, based on similar situations in other Townships within the County, Amanda Township can expect an increase of just over 30.0 percent or 21.2 acres of additional land for quasi-public activities.

Quasi-public occupies more than 70.5 acres of land within Amanda Township.

7.4.3 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, Amanda Township has 1,831.2 acres of parks and recreational area. Other more active forms of recreation are available including the Wapak Bow Hunters Club off SR 117 and the Defiance Trail.

Based on the limited projected population growth expected thru 2040 and the more rural character of the community, existing parklands should satisfy the demands in the Township through 2040.

7.4.4 Residential Land Use

Amanda Township utilizes 2,967.3 acres of land, or 13.5 percent of the Township’s total land area for residential purposes. Future population projections suggest a 2040 population of 2,476 residents and a resulting demand for an additional 280 residential units. Without significant policy changes, future residential development would reflect the current average of 3.89 acres per residential unit. Given the projected need for 280 residential units, Table 7-1 suggests 1,079 acres of land will be required potentially occupying 17.1 miles of once rural roadway frontage.

Future population projections suggest a 2040 population of 2,476 residents and a resulting demand for an additional 280 residential units.

TABLE 7-1 AMANDA TOWNSHIP: FUTURE TRENDS OF BUILT UP FLOOR AREA IN ALL RESIDENTIAL LAND USES		
Year	Population	Acres
2000	1,913	2,426
2010	2,071	2,967
2020	2,198	3,297
2030	2,332	3,645
2040	2,476	4,046
Change	405	1,079
% Change	19.6%	36.4%

7.4.5 Agricultural Land Use

Agricultural land has been the resource upon which Amanda Township has relied upon for economic and urban development. Amanda Township’s agricultural land has historically been prized for its beauty and its productivity. Today, the Township’s agricultural land reflects just under 17,000 acres of cropland. Examining future development reveals the impending loss of more than 1,114 acres of a precious resource. At issue is a growing conflict between farming activities and residential land use.

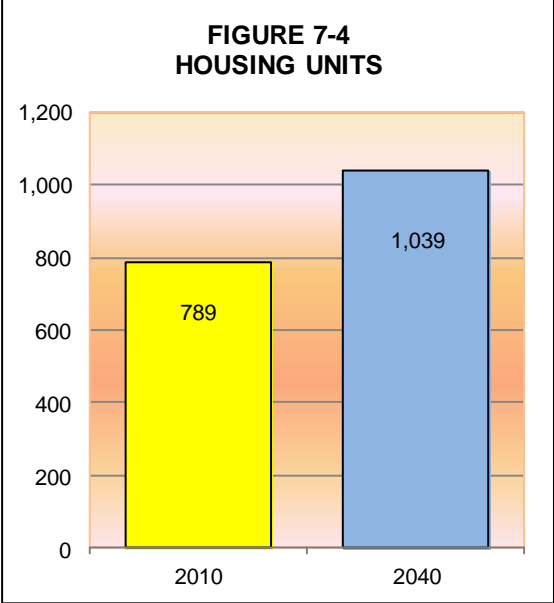
7.5 Infrastructure Projections

In order to avoid the projected loss of 4.0 percent of the existing farmland through the community’s future residential growth and limited commercial activities, infrastructure will need to be developed and maintained. Given the Plan’s intent to negate the need for municipal water and sewer services residential pressure must be minimized to eliminate the extension of expansive municipal utility services.

7.5.1 Housing

As identified in Sections 3.3, 4.1 and 7.2.5 housing is a necessary component of the community’s infrastructure. The character and condition of housing is indicative of the quality of life. Township data from the 2010 Census identified

789 housing units and a vacancy rate of 3.8 percent. Data also suggested that Amanda Township's housing costs were relatively low when compared to the other Townships, the County and the State. As shown in Figure 7-4, based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 280 units will be required by 2040; a 36.9 percent increase over the total number of units in 2010. Policies examining the type, size, condition and construction, including amenities, of the community's housing stock must be debated, clarified and once codified made available to the general public.



7.5.2 Transportation

Amanda Township is currently serviced by slightly more 75.1 miles of roadways that provide for approximately 82,950 vehicle miles of travel per day. Although other governmental units share maintenance and repair of these roadways, Amanda Township is solely responsible 30.7 miles of rural roadways that are currently in various states of disrepair. Estimates from the Allen County Engineer's Office and the Ohio Department of Transportation indicate Amanda Township roadways (2011) including bridges need approximately \$14.26 million to widen roadways to meet the minimum federal standard lane widths.

Examining future growth by residential and the other commercial classifications, Amanda Township roadways are expected to carry more than 99,115 vehicle miles of travel per day by 2040, an increase of 19.5 percent. Such an increase brings additional maintenance and repair costs as well as concerns for highway safety as more and more vehicles traverse local highways. Concerns over maintaining the Township's roadways with limited funding requires a careful analysis of pavement conditions, examination of new policies to address rural, low volume roads and a prioritized plan to address deficient segments of the system.

Examining future growth, Amanda Township roadways are expected to carry more than 16,165 vehicle miles of travel per day by 2040, an increase of more than 19.5 percent.

7.6 Action Plan

The Plan is driven by various interrelated factors associated with population growth (including: the demand for housing, goods and services and employment opportunities), existing infrastructure and the quality of life. Goals of the Plan have been bundled to address multiple concerns raised during the planning process and include:

- Farmland Preservation and the Community's Rural Character (7.4.1)

- Furthering Local Development & Diversification of the Tax Base (7.4.2)
- Housing: Demand, Accessibility & Stabilization (7.4.3)
- Protection of Natural Resources & Environmental Conservation (7.4.4)
- Quality of Life Issues (7.4.5)

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

7.6.1 Preserving Agricultural Practices & the Rural Character of the Community

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

Defining Agriculture: Webster defines agriculture as "the science and art of farming, cultivating the soil, producing crops, and raising livestock, and to varying degree the preparation and marketing of the resulting products. The established zoning definition of agriculture in the State of Ohio is somewhat more precise. The State's recommended language suggests agriculture as the use of land for agricultural purposes, including farming, dairying, pasturage, aquaculture, horticulture, hydroponics, floriculture, viticulture and animal and poultry husbandry, and the necessary accessory uses for housing, treating or storing the produce, provided that the operation of any such accessory uses shall be secondary to that of normal agricultural activities. Given this definition it seems easy to understand how land use conflicts in some rural communities have developed and been able to generate some debate about what agriculture is and how it can best coexist with its neighbors.

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

Examining today's farm economy, utilization of the term agribusiness may be more appropriate. Webster defines agribusiness as farming and the business associated with farming including the processing of farm products, the manufacturing of farm equipment and/or supplies, and the processing, storage, and distribution of farm commodities. Others reference the term Factory Farm where the business involves the production, processing, and distribution of products, equipment and/or supplies. But at what point does the family farm or the hobby farm become a factory farm? The OEPA uses an animal threshold level method to define the size and regulatory environment of farm operations. This has proved to be controversial and is an issue that the Township must be able to address and quantify if it expects to retain its rural agricultural heritage

and retain agricultural as an economic activity and healthy industry into the future.

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

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

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

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

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

7.6.2 Furthering Development & Diversification of the Tax Base

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

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

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

**TABLE 7-2
GOAL: PRESERVE AND ENHANCE AGRICULTURAL PRACTICES.**

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

**TABLE 7-3
GOAL: PRESERVE FARMLAND, RETURN UNDERUTILIZED LAND TO AG PRACTICES.**

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

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

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

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

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

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

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

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

- Infrastructure investments and cost of service versus valuation
- The percentage of tax valuation attributable to specific land uses

- The percentage of tax revenue available for discretionary and/or extraordinary capital improvements
- The ratio of the general fund costs to revenue source increases
- The availability of non-dedicated funding sources for ongoing administrative costs

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

The ability to maintain the community's streets and drainage systems are critical to the long-term viability of the community. Currently, no dedicated funding source exists to address reinvestment in the community's infrastructure.

If not addressed roadway pavement conditions and drainage facilities will continue to deteriorate and roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Related is the existing condition of critical equipment for roadway and ditch maintenance purposes. Currently, the

dedicated funding to address reinvestment in the community's infrastructure is extremely limited. The Township must develop policies to address the prioritization of currently needed improvements and a dedicated funding stream to future infrastructure upgrades. The lack of such a dedicated funding source will result in deteriorated highway safety, increased localized flooding and a declining quality of life for its residents.

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

7.6.3 Housing Demand, Accessibility & Stabilization

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

In an attempt to address the community's diverse housing needs of the future, the Plan calls for the Township to consider developing and implementing procedures regarding:

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

By 2040, the empty nesters and 65+ populations will comprise 35.0 percent of the total population (1,144 individuals of 2,476) in Amanda Township. Collectively, the projected population will add approximately 280 housing units; their household size will be 2.4 persons per household. To a large extent, the homes these populations will live in do not at this time exist in Amanda Township. Given the changing demographics and declining household size it is clear that measures need to be taken now to ensure adequately designed residences and neighborhoods with specific accessibility designs identified for this aging population.

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

Houses should be expected to integrate design criteria supporting that population of 65 years and older as they will account for almost 21.7 percent of the entire population by 2040. Current demographics note that one in five of all households currently contain at least one individual 65 years of age or older, and of these households just over half of those being female. The statistics and trend is not expected to change by 2040, and the Township should recognize that the majority of the elderly:

- Own their own home (89%)
- Prefer to age at home in same neighborhood (60%)
- Will need some community-based assistance (36%)
- Would move to smaller home (27%)
- Would move to Retirement Community (27%)
- Will suffer from vision problems (66%)

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

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

Maintenance & Building Codes: The topic of residential property maintenance and building codes repeatedly came up in discussions across the Township with Advisory Committee members. It should not be surprising given that housing typically represents a family's largest single investment, residents want to protect such an investment. Housing is also important to the Township as it represents

one of the largest components of its tax base in terms of valuation. As a result, the Township should take steps to ensure that such properties are kept in good repair and remain a valuable asset within and for the community.

The Township should evaluate the feasibility of adopting an exterior maintenance code to ensure that the outward appearance of properties is maintained and somewhat uniform to acceptable neighborhood standards. When individual properties are allowed to slip into disrepair they not only negatively impact the salability and valuation of the individual property but the adjacent properties as

**TABLE 7-4
GOAL: PROMOTE AND FURTHER INTEGRATE THE DEVELOPMENT OF COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY.**

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Encourage the development and expansion of existing agriculturally based industries as the primary means of stabilizing the community's economic base.	Support the efforts of the Allen Economic Development Group and the Lima Chamber of Commerce in their retention and expansion efforts.	Develop a commercial/industrial base to support the community's employment opportunities and tax base.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
		Work with village council and communicate with employers within the community to identify their needs and interests.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
Promote additional capacity for development in the community.	Identify and attract specific industries to compliment existing mix with available sites and infrastructure.	Work with County leadership to identify market niches for potential ag producers.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Identify and strengthen synergies between compatible industries to further employment opportunities and the diversification of the community's tax base.						Allen Economic Development Group, Chamber of Commerce, Allen County Auditor, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
Protect areas best suited for industrial/commercial (re)development from housing developments.	Review Land Use Plan and Zoning Regulations for compatibility and to deter construction and encroachment of housing near sensitive sites.	Establish and maintain an inventory of all available environmentally sensitive properties to protect them from residential encroachment.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Allen County Auditor and Township Zoning Commission.
Develop conditions that will support and strengthen development initiatives.	Advance transportation system improvements that will support development initiatives.	Identify and advance corridor level improvements for freight.						Allen Economic Development Group, Chamber of Commerce, ODOT and Regional Planning Commission.
		Identify existing and future rail capacity constraints to existing commercial by site.						Allen Economic Development Group, Chamber of Commerce, ODOT, Allen County Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Identify existing utility service and capacity by site.						Regional Planning Commission, Township Zoning Commission and Township Trustees.

well. Left unattended such sites tend to result in a pattern of disinvestment culminating in depressed areas demanding public attention with little valuation to support public investments.

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

7.6.4 Environmental Stewardship & Sustainability

Preserving the natural environment was a component of the Plan that, at least in part, actually evolved from other goals. Advisory Committee members realized that the preservation of the community's rural character and farmland preservation involved large agricultural tracts of the natural environment including wood lots and riparian corridors as opposed to the built environment with storefronts and signage, houses and manicured lawns. The Committee also noted poor air and water quality issues negatively impacting the community's overall health.

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

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

The Township argues that these resources are too important to the overall ecology of the Township to allow development to destroy or minimize their effectiveness. The Township argues for specific actions including: (1) an inventory of all waterways and ditches be established and monitored for flow, maintenance and water quality; (2) an inventory of all environmental, social,

cultural and historic sites to assist with preliminary planning activities; (3) an inventory of existing wood lots by type of trees to help develop tree planting standards and sightline requirements for designated overlay districts; (4) an inventory of animal/bird nesting/feeding areas to sustain and protect the

**TABLE 7-5
GOAL: AMANDA TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE AND ACCESSIBLE HOUSING.**

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

migration of same across the community; and, (5) the development of an open space preservation plan.

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

7.6.5 Quality of Life

Many communities claim their residents enjoy a high quality of life (QOL), while failing to really understand the term or the appropriate measures of the concept. It's not surprising given that the term means different things to different people under different circumstances. Some argue that QOL is a construct that connotes an "overall sense of well-being" when applied to an individual, while the same term refers to a "supportive environment" when applied to a community. Most however agree that in the realm of community development QOL refers to those aspects of the economic, social and physical environment that make a community a desirable place in which to live or do business.

The Plan recognizes the concept of QOL rankings from the perspective of providing baseline measures for monitoring and quantifying aspects and progress achieving the Plan's goals and objectives.

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

Recognizing that assessing QOL in a community can be subjective based on the methods and measures used. Research however has indicated that certain dimensions of QOL can be measured using indicators related to determinants of health and community-well being. Especially important in the community development process are those dimensions of QOL that include the perceptions of residents about aspects of their neighborhoods and community that either enhance or diminish their quality of life. From this perspective the Plan could use annual QOL indicators to track community growth and community concerns within Amanda Township based on the criteria that Amanda Township identifies as important.

Examining public safety and welfare, efforts should focus on crime by type and location; as well as vehicle crashes by location, age and contributing factors. The community's perception of crime; the location, nature of calls for service requiring the response of Fire and/or Emergency Medical Services (EMS) personnel and response times should also be assessed to gauge coverage disparities across the community.

Indicators of QOL should focus on aspects of: public safety & welfare, jobs & economic vitality, and health & education. For example, to assess economic vitality, the Township could use employment by industry, weekly wage by industry and unemployment rates to assess change over time. Specific objectives identified elsewhere in the Action Plan could then be coordinated with these measures to provide an annualized quantitative assessment from which future actions could be taken.

Health and education issues are critical to supporting family values in the community. Efforts to improve communications between the Allen County Health Department, the Allen County Safe Community Coalition, should be explored and expanded to include Township representatives. Health issues should examine and identify teen pregnancy issues, pre-natal health care, communicative diseases, accessibility to health care, and leading causes of death to measure community health concerns. Educational measures might rely upon high school drop out rates, standardized test scores, funding levels per student, teacher student ratios, class availability, the availability of extracurricular activities, student participation rates and safety in schools to assess progress or needed improvements.

APPENDIX I

AMANDA TOWNSHIP COMPREHENSIVE PLAN ISSUE IDENTIFICATION/PRIORITIZATION PROCESS

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

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

A. Citizen Involvement & Community Support

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

B. Community Character

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

C. Community Infrastructure/Facilities

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

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

D. Economic & Business Development

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

E. Housing

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

F. Land Use

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

G. Environmental

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

resources.

- 2.00 3. Enhance the usability of the Township's riverine system by developing public access and integrating the riverine system into residential, commercial and public parkland developments.
- 3.60 4. Develop a more comprehensive viable recycling program for Township residents and businesses.
- 2.50 5. Limit the spread of invasive species.

H. Others (identified by you)...

- 1. Preservation of Farmland, Livestock Operations, and Farming Community
- 2. Quiet, Rural, Woodlots and Plentiful Wildlife
- 3. Good, Friendly Families and Trustworthy Neighbors
- 4. Control Development - Stop Urban Sprawl
- 5. Support Maintenance and Improvement of Deficient Rural Roadways & Bridges
- 6. Maintain Local Government Controls - Do Not Impede Agriculture Pursuits
- 7. Encourage Small Business Development
- 8. Preserve the Family Unit

APPENDIX II COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

Analysis:

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

The SWOT analysis was developed in partnership with the various Plan participants and local stakeholders. This collaboration is important because it defines how the region's strengths and weaknesses affect different stakeholders.

The SWOT analysis is designed to lay the groundwork for continuing efforts. It draws upon the demographic and economic data presented earlier in this document to further the strategic planning process. It is an attempt to better allocate the limited financial resources, time, and energy available. It is also important to recognize that certain factors are outside of the community's control given the global marketplace and changes in the economic climate which present opportunities as well as threats.

Strengths:

- **Plenty of Productive Agricultural Land:** Amanda Township has good soils and highly productive farms to support continued agricultural development.
- **Small Homogenous Rural Population:** Residents in this small rural community know each other and their families. The community as a whole has a great work ethic and is extremely hard working.
- **Educational Facilities:** Residents of Amanda Township have the luxury of selecting from three very good school districts including the Spencerville Local School District, the Elida Local School District and Shawnee Local School District. Educational attainment levels of Amanda Township residents attest to some post-secondary educational pursuits. The community is also serviced by the Ohio State University, Rhodes State College, Bluffton University and the University of Northwestern Ohio.
- **Strong Family Values:** Residents within the community orient themselves around the family and traditional religious beliefs. In fact, the community has the largest families in terms of size and the highest proportion of family households of any local community.
- **Property Values:** Amanda Township enjoys one of the highest county average housing values which in turn supports sound schools, fire and emergency medical services and makes the community more attractive to new development and higher property values.
- **Earned Income:** Amanda Township residents continued to establish earned median annual incomes higher than state or local area political subdivisions. In fact, data for the three most widely used indices of income including per capita, household and family exceeded those for the State of Ohio and Allen County.

- **Location:** Amanda Township is directly served by SR 198, SR 117 and SR 81, and is in close proximity to SR 309, SR 66 and I-75.

Weaknesses:

- **Lack of Public Utilities:** The community currently has no public, water or sewer services. The lack of utilities complicates the community's ability to support dense, large-scale industrial or residential developments.
- **Industrial Development:** The community lacks large scale industrial firms/facilities to support and diversify the community's economic base and offers a wider mix of employment opportunities for local residents and higher than average wages.
- **Rail Sidings:** While R.J. Corman provides limited agricultural freight service on the Spencerville-Elgin Railroad Line, the lack of accessible rail sidings within the community makes industrial development within the community difficult.
- **Unplanned Growth:** Farm land has been consumed in the past with scattered and haphazard residential development which has increased emergency medical response times and burdened rural roads and bridges at rates that are not sustainable at current budget and tax levels.
- **Housing:** There is an over reliance on single family homes located on large lots. Aging baby boomers and the increasing proportion of empty nesters will demand smaller units on reduced footprints. The inability of the Township to diversify the existing housing stock could well result in the flight of these population cohorts, a declining population and declining property values.
- **Lack of Identity:** Visual appearances of the community's major corridors are poor. No central focus on the community has developed.
- **Public Transit/Paratransit:** The Township's residents do not have ready access to public transportation. This will place additional pressure on an aging population.

Opportunities:

- **Agricultural Based Development:** The community should develop the tools and funding mechanisms to broaden the base of agriculture across the community especially those that offer the prospect to diversify and expand the retail and marketing of row and specialty crops. Developing a local food council would support partnership development and economic development initiatives amongst area stakeholders. Local banks and the Ohio State University Extension Office should be approached to assess financing mechanisms and business plans to support agricultural development.
- **Education:** Residents need to continue their support for, and increase the pressure on local schools to acknowledge and embrace those agricultural pursuits and agriculturally-friendly organizations that make Amanda Township the type of community it is and wants to remain. Public support for such organizations as the Future Farmers of America, 4-H, the Allen County Farm Bureau and the Allen County Fair Board at local school events should be a consistent theme. Improved access and recognition of post-secondary schools in the region is essential to maintaining local property values and higher income levels. Emphasis should be placed on education and technical training to further diversify the workforce and ensure future employment in a global economy.
- **Parks and Recreational Opportunities:** The reservoirs, river, floodplains, woodlands and wetlands offer excellent opportunities to establish passive recreational activities. The Johnny

Appleseed Metropolitan Park District and the City of Lima are community recreational stakeholders; and, increased discourse as to services and access are essential to providing Township residents with continued high quality recreational experiences.

Threats:

- **Sustainable Growth:** Roads, ditches, schools, infrastructure, green space and farmland is at risk from haphazard unplanned development. The costs of maintaining public infrastructure continues to grow as local government funding is minimized/eliminated placing a heavy burden on the maintenance and sustainability of Township responsibilities.
- **Public Utilities:** There are a number of residential clusters where due to the size of the lots, the soils, the density of development and the use of private sewage systems and water wells that state environmental mandates might require the extension of public sewage system services. These systems are extremely expensive and support further residential encroachments.
- **Aging Population:** The Township faces an increasingly larger elderly population without adequate support services/ infrastructure to care for them.
- **Brain Drain:** The lack of employment opportunities and attractive recreational pursuits for young professionals is resulting in their loss.
- **Fear of Change:** Some residents' attitude towards development is unfounded and can lead to a lack of progress and growth.
- **Rural Character:** The loss of the community's rural landscape and small town atmosphere is due in large measure to unplanned suburbanization and the prevalence of large lot developments.

APPENDIX III AGRICULTURALLY BASED ECONOMIC DEVELOPMENT

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

Given the very rural character of Amanda Township, the lack of utilities and the existing land use, the 2040 Comprehensive Plan has adopted an agricultural-based economic development approach. The Plan suggests that the community's future prosperity is based on growing agricultural diversity and creating unique economic opportunities to expand the Township's economic base while capitalizing on the Township's agricultural heritage and resident expertise. The purpose of this approach is to promote sustainable economic growth that will take advantage of the local work ethic, preserve local farmland, advance the creation of jobs for the next generation of farmers and improve the overall quality of life.

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

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

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

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

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

Advance Local Forest, Timbering and Nursery Interests

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

Adopt Local Foods System Programming

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

- Encourage the establishment of grain storage and handling facilities to increase grain capacity.
- Encourage creation of public commercial kitchens and multi-use meeting spaces.

Develop Agricultural Funding Mechanisms

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

Expand Agricultural Based Employment Opportunities

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

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

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
The Natural Resources Conservation Service (NRCS)	Conservation Stewardship Program (CSP)	Soil Quality, Water Quality & Plants	Agricultural Producers	CSP is a voluntary program to encourage improvement of conservation systems through improving, maintaining, & managing existing conservation activities & undertaking additional conservation activities. Program payments are based on conservation performance points based on the Conservation Measurement Tool (CMT). Contracts are for 5 yrs., may not exceed \$40,000 in any fiscal year & \$200,000 in any 5-yr. period.	NRCS Lima Field Office 3900 Campus Dr., Lima, OH 45804 419-223-0040 ext. 3	<ol style="list-style-type: none"> http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/csp_fact_sheet-080709.pdf http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro http://www.nrcs.usda.gov/programs/new_csp/special_pdfs/Payment_Range_Estimate_081309.pdf
NRCS	Environmental Quality Incentives Program (EQIP)	Production Agriculture & Environmental Quality	Agricultural Producers	EQIP is a voluntary conservation program that was reauthorized in the 2008 Farm Bill. It supports production agriculture and environmental quality as compatible goals. Through EQIP, agricultural producers may receive financial and technical help with structural and management conservation practices on agricultural land. Timber stand improvement and block tree plantings are practices included in EQIP with plan development through the assistance of the ODNR Division of Forestry. EQIP offers contracts with a minimum term that ends one year after the implementation of the last scheduled practice and a maximum term of ten years. Persons who are engaged in livestock or agricultural production on eligible land may participate in the EQIP program. EQIP activities are carried out according to a plan of operation developed in conjunction with the producer that identifies the appropriate conservation practice or practices to address the resource concerns. The practices are subject to NRCS technical standards adapted for local conditions. Application signup is an ongoing process and can be done online or completed at your local USDA Service Center with NRCS.	NRCS Lima Field Office 3900 Campus Dr., Lima, OH 45804 419-223-0040 ext. 3	<ol style="list-style-type: none"> http://www.nrcs.usda.gov/programs/eqip/index.html#intro http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_factsheet.pdf http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_At_A_Glance_062608final.pdf http://www.nrcs.usda.gov/programs/eqip/2008eqipdata/2008eqip-payment.html
Farm Services Agency (FSA), NRCS & USDA	Conservation Reserve Program (CRP)	Conservation Programs	Farmers & Landowners	CRP provides land rental payments to farmers & landowners willing to sign long-term contracts converting cropland into conservation practices. Programs goal is to reduce erosion, increase wildlife habitat, improve water quality & increase forestland. Contracts are 10-15 yrs. & transferable w/change in land ownership.	<p>United States Department of Agriculture Ohio Farm Service Agency 200 North High St. Room 540 Columbus, OH 43215 (614)255-2441</p> <p>Allen County USDA Service Center 3900 Campus Dr., Ste. A Lima, OH 45804 419-223-0040 FSA ext. 2, NRCS ext. 3</p>	<ol style="list-style-type: none"> http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp-sp

Ohio Department of Natural Resources (ODNR) Division of Soil & Water Conservation w/Allen Soil & Water Conservation District (SWCD)	Conservation Reserve Enhancement Program (CREP)	Water Quality, Erosion Control & Wildlife Habitat	Agricultural Producers	The CRP program offers an enhancement to the program is to provide increased incentives to install conservation buffer practices in the Ohio Lake Erie watershed. The purpose of the CREP program is to improve water quality, erosion control & wildlife habitat in specific geographic areas which have been adversely impacted by agricultural activities. The emphasis is on addressing non-point source water pollution & habitat restoration in a cost-effective manner. A CREP contract requires a 15-30 yr. commitment.	Division of Soil & Water Conservation 2045 Morse Rd Building B-3 Columbus, OH 43229 Phone 614- 265-6610 FAX: 614- 262-2064 Allen SWCD 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.dnr.state.oh.us/soilandwater/programs/crep/lecrep/tabid/8867/Default.aspx 2. http://www.allencounty.oh.nacdnet.org
ODNR Division of Forestry through SWCD	Northwest Ohio Field Windbreak Program	Reduce Soil Erosion, Protect Crops from Wind Damage & Enhance Wildlife Habitat	Agricultural Producers	The program is an inter-agency effort to assist landowners to establish windbreaks in Northwest Ohio. The purpose of the program is to reduce soil erosion, protect crops from wind damage & enhance wildlife habitat. Cost-share is provided for both trees and planting services.	Ohio Department of Natural Resources Division of Forestry 2045 Morse Rd Building H-1 Columbus, OH 43229-6693 Allen SWCD 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.dnr.state.oh.us/tabid/5290/Default.aspx 2. http://www.allencounty.oh.nacdnet.org

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

Funding Agency	Program Name	Program Type	Target	Program Description	Contact(s)	Reference
NRCS	Wetland Reserve Program (WRP)	Protect, Restore & Enhance Wetlands	Landowners	WRP is a voluntary program offering landowners the opportunity to protect, restore & enhance wetlands on their property that were previously altered to agricultural use. The NRCS goal is to achieve the greatest wetland functions and values, along with optimum wildlife habitat, on every acre enrolled in the program. WRP has historically been a competitive national score-based application program, and Allen County landowners have been unable to score high enough to compete well. But NRCS has some lofty acreage enrollment goals in 2010	NRCS Lima Field Office 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/wrp/
NRCS	Wildlife Habitat Incentives Program (WHIP)	Develop Habitat for Fish & Wildlife on Private Lands	Privately Owned Land	The WHIP program provides financial incentives to develop habitat for fish and wildlife on private lands. The goal of the program is to develop or improve fish and wildlife habitat on privately owned land. Participants agree to implement a wildlife habitat development plan and the USDA agrees to provide cost-share assistance for the implementation of wildlife habitat development practices. This is a competitive score-based national application program. Practices commonly featured are seeding, fencing, in-stream structures, etc. Almost any type of land is eligible, including ag and non-ag land, woodlots, pastures and stream banks. Normally a 10-year contract to maintain habitat. Up to 75% of restoration costs, to a maximum of \$10,000. Other organizations may provide the remaining 25% cost-share.	NRCS Lima Field Office 3900 Campus Dr., Ste. A, Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/whip/
ODNR Division of Forestry in cooperation with USDA Forest Service	Forest Legacy Program (FLP)	Prevent Conversion of Forest Land to Non-Forest Use	Working Forest Lands & Landowners	The Forest Legacy Program is a national program of the USDA Forest Service in cooperation with the states and is designed to prevent the conversion of forest land to a non-forest use. The program uses perpetual working forest agreements on working forest lands to accomplish the program purposes although fee simple purchase may be used in extraordinary circumstances. Landowners must apply to have their property considered for the program.	Division of Forestry 2045 Morse Rd. Building H1 Columbus, OH 43229 614-265-6694 USDA Forest Service 1400 Independence Ave. SW Washington, D.C. 20078-5500	1. http://www.dnr.state.oh.us/Forestry/tabid/5293/Default.aspx 2. http://www.na.fs.fed.us/legacy/index.shtm 3. http://www.fs.fed.us/spf/coop/programs/loa/flp.shtml
ODNR Division of Wildlife	Wetland Restoration Program	Reestablishing Wetlands	Landowners, Corporations & Organizations	The Division of Wildlife offers technical and financial assistance to landowners, corporations, and organizations who are interested in reestablishing wetlands. Funding is available to cover 50 percent of restoration costs, up to \$750 per acre restored, for landowners willing maintain the site for up to 10 years. A longer maintenance agreement of 20 years will pay 100 percent of costs, up to \$1,500 per acre restored. In some cases, this program may be used in conjunction with federal conservation programs offered through the USDA Farm Bill. This program is financed from money received from the sale of Ohio Wetland	Private Lands Biologist Local Wildlife District office: Wildlife District Two 952 Lima Ave. Box A, Findlay, OH 45840 Jeff Burris - 419-429-8367 and Mark Witt - 419-429-8362	1. http://www.dnr.state.oh.us/Home/wild_resourceessubhomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx

				Stamps and Ducks Unlimited MARSH funds.		
West Central Ohio Land Conservancy (WCOLC)	Conservation Easement Program	Conserve Land, targeting farmland, forests, river corridors, & natural areas	Landowners	The WCOLC is a nonprofit organization that actively works to conserve land by undertaking or assisting in land or conservation easement acquisition, or by its stewardship of such land or easements. Efforts target protecting farmland, forests, river corridors, and other natural areas in a seven county area in west central Ohio that includes Allen County. Due to extremely limited funding resources, WCOLC does not generally pay for conservation easements, but rather relies on landowner income tax incentives.	PO Box 503, Lima, OH 45802 567-204-9126	1. http://www.wcolc.org
Ohio Department of Agriculture (ODA)	Clean Ohio Agricultural Easement Purchase Program (AEPP)	Preserving Ohio Farmland	Landowners & Communities	The Clean Ohio AEPP provides funding to assist landowners and communities in preserving Ohio's farmland. This is a state-wide competitive process, conducted in specific application periods, that involves a score-based application. Successful applicants must dedicate their farmland through perpetual easements.	Contact the Lima Allen County Regional Planning Commission Office to discuss development of an application: 130 W. North St., Lima, OH 45801 419-228-1836	1. http://www.lacrpc.com 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx
ODA	Agriculture Easement Donation Program (AEDP)	Protect Farmland from Development	Landowners	The state received its first tool to help protect Ohio's farmland from development in January 2000 when Senate Bill 223 was signed. The law allows landowners to donate development rights of their land to the State of Ohio or local governments to protect productive farmland from conversion to non-agricultural use. Potential donations are evaluated on a case-by-case basis, as certain legal requirements must be met in order for an agricultural easement to be placed on a property. Landowners may also find financial benefits in the form of tax deductions associated with easement donations. This easement will forever keep the land in agricultural production and for that reason can be a tool for landowners who wish to protect their family farm from development.	Ohio Department of Agriculture 8995 E. Main St., Reynoldsburg, OH 43068 614-728-6201 Fax: 614-728-6310	1. http://www.agri.ohio.gov/divs/farmland/Farmland.aspx 2. http://www.agri.ohio.gov/divs/FarmLand/Farm_AEPP.aspx

**APPENDIX V
TRANSPORTATION FUNDING SOURCES**

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

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

X – Eligible
X – Conditions Apply

MPO – Metropolitan Planning Organization

CEAO – County Engineers Association of Ohio

ODOT – Ohio Department of Transportation

OPWC – Ohio Public Works Commission

ORDC – Ohio Rail Development Commission

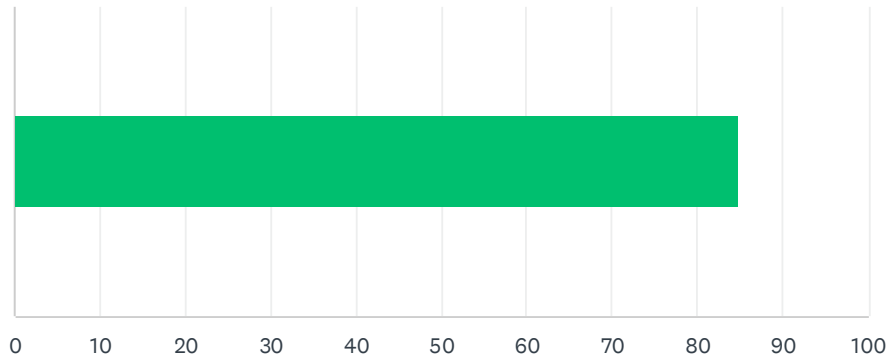
ODNR – Ohio Department of Natural Resources

ODOD – Ohio Department of Development

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

Q1 How satisfied are you with the quality of life in Amanda Township?

Answered: 84 Skipped: 1



ANSWER CHOICES	AVERAGE NUMBER	TOTAL NUMBER	RESPONSES
	85	7,125	84
Total Respondents: 84			

#		DATE
1	90	10/29/2024 5:08 PM
2	95	9/20/2024 6:48 AM
3	90	9/1/2024 2:58 PM
4	73	8/31/2024 12:48 PM
5	95	8/23/2024 10:13 AM
6	70	8/22/2024 9:47 PM
7	75	8/18/2024 4:31 PM
8	90	8/11/2024 8:51 PM
9	100	8/11/2024 3:27 PM
10	80	8/3/2024 2:41 PM
11	80	8/2/2024 5:34 PM
12	48	8/2/2024 3:36 PM
13	90	7/31/2024 6:37 AM
14	89	7/29/2024 8:29 PM
15	95	7/29/2024 12:11 PM
16	97	7/29/2024 10:07 AM
17	76	7/28/2024 7:30 PM
18	100	7/28/2024 12:46 PM
19	90	7/28/2024 11:07 AM
20	100	7/27/2024 3:11 PM

21	80	7/26/2024 11:54 PM
22	100	7/26/2024 9:09 PM
23	90	7/26/2024 2:37 PM
24	80	7/25/2024 12:53 PM
25	90	7/25/2024 9:23 AM
26	90	7/25/2024 7:24 AM
27	99	7/25/2024 6:29 AM
28	80	7/24/2024 10:58 PM
29	50	7/24/2024 9:25 PM
30	99	7/24/2024 8:11 PM
31	100	7/24/2024 7:49 PM
32	81	7/24/2024 12:33 PM
33	80	7/24/2024 10:29 AM
34	86	7/24/2024 10:29 AM
35	100	7/24/2024 8:16 AM
36	100	7/24/2024 7:15 AM
37	78	7/23/2024 4:06 PM
38	90	7/23/2024 1:56 PM
39	90	7/23/2024 10:44 AM
40	95	7/22/2024 9:03 PM
41	97	7/22/2024 8:21 PM
42	80	7/22/2024 8:16 PM
43	36	7/22/2024 6:38 PM
44	80	7/22/2024 4:28 PM
45	65	7/22/2024 11:00 AM
46	100	7/21/2024 6:46 PM
47	85	7/21/2024 12:17 PM
48	91	7/21/2024 10:17 AM
49	100	7/21/2024 8:51 AM
50	90	7/20/2024 8:10 PM
51	60	7/20/2024 2:39 PM
52	77	7/20/2024 2:38 PM
53	81	7/20/2024 1:11 PM
54	32	7/20/2024 1:07 PM
55	90	7/20/2024 11:47 AM
56	80	7/20/2024 11:43 AM
57	87	7/20/2024 9:25 AM
58	96	7/20/2024 8:53 AM

59	90	7/19/2024 10:58 PM
60	100	7/19/2024 10:54 PM
61	90	7/19/2024 10:46 PM
62	95	7/19/2024 7:08 PM
63	100	7/19/2024 7:05 PM
64	88	7/19/2024 5:52 PM
65	79	7/19/2024 5:41 PM
66	76	7/19/2024 5:39 PM
67	61	7/19/2024 4:59 PM
68	85	7/19/2024 4:30 PM
69	100	7/19/2024 4:22 PM
70	90	7/19/2024 3:06 PM
71	60	7/19/2024 12:35 PM
72	90	7/19/2024 12:23 PM
73	70	7/19/2024 11:51 AM
74	100	7/19/2024 11:45 AM
75	80	7/18/2024 8:34 PM
76	90	7/18/2024 7:21 PM
77	76	7/18/2024 5:56 PM
78	85	7/17/2024 10:08 PM
79	84	7/17/2024 7:05 PM
80	76	7/17/2024 6:36 PM
81	95	7/17/2024 5:29 PM
82	76	7/17/2024 5:04 PM
83	95	7/17/2024 2:52 PM
84	86	7/17/2024 1:08 PM

Q2 What do you like about Amanda Township?

Answered: 75 Skipped: 10

#	RESPONSES	DATE
1	Quiet	10/29/2024 5:08 PM
2	Neighborly people for the most part	9/20/2024 6:48 AM
3	Quiet great people	9/1/2024 2:58 PM
4	Quiet, low crime	8/23/2024 10:13 AM
5	The peacefulness!	8/22/2024 9:47 PM
6	Quiet and easy to contact people if need be	8/18/2024 4:31 PM
7	Quite, people.	8/11/2024 8:51 PM
8	Quiet country living.	8/11/2024 3:27 PM
9	Pretty quiet	8/3/2024 2:41 PM
10	Safe and good response to emergencies while still living in the country. Also freedom to add a pond as we have done.	8/2/2024 5:34 PM
11	Quiet	8/2/2024 3:36 PM
12	Rural area, low cost, limited regulations	7/31/2024 6:37 AM
13	Rural	7/29/2024 8:29 PM
14	It's pretty quiet here. Little to no crime. Who you call one of the trustees they answer the phone or call you back.	7/29/2024 12:11 PM
15	Quiet country life.	7/29/2024 10:07 AM
16	Love pace of life here	7/28/2024 7:30 PM
17	Piece & quiet	7/28/2024 12:46 PM
18	Peaceful, friendly	7/28/2024 11:07 AM
19	The peace and quiet	7/27/2024 3:11 PM
20	Quiet, rural	7/26/2024 11:54 PM
21	It's quiet. Roads are well maintained in winter	7/26/2024 9:09 PM
22	Rural living	7/26/2024 2:37 PM
23	Rural but yet close enough to large cities if you need amenities. Low crime rate. Easy access to trustees.	7/25/2024 12:53 PM
24	Quiet, for the most part. Rural, open space.	7/25/2024 9:23 AM
25	Being in the country without being too far from a town. I enjoy the history of this township as well.	7/25/2024 7:24 AM
26	Rural atmosphere Small government at its best	7/25/2024 6:29 AM
27	They keep the roadside mowed in summer and snow plowed in the winter.	7/24/2024 10:58 PM
28	Rural	7/24/2024 8:11 PM
29	The rural atmosphere.	7/24/2024 7:49 PM
30	Peaceful, wooded area for walks. Nature enjoyment.	7/24/2024 12:33 PM

31	Country life	7/24/2024 10:29 AM
32	Speed they react to issues	7/24/2024 10:29 AM
33	The friendly people	7/24/2024 8:16 AM
34	The rural nature of the Township.	7/24/2024 7:15 AM
35	Lines on the roads, most roads are wide foe 2 vehicles while passing one another. The water ways seem to keep flooding to a minimum when it rains hard. And camp robin Roger's is good. Good snow removal. And the park system is great.	7/23/2024 4:06 PM
36	Safe and small community of good people.	7/23/2024 1:56 PM
37	Country living.	7/23/2024 10:44 AM
38	Township management	7/22/2024 9:03 PM
39	Rural and close to adjoining counties	7/22/2024 8:16 PM
40	It's a quiet, nice, country place to live and raise a family.	7/22/2024 6:38 PM
41	Nice country township. No traffic.	7/22/2024 4:28 PM
42	Peace and quiet. Living away from the problems of the city, but being close to shopping and restaurants.	7/22/2024 11:00 AM
43	Everyone is friendly	7/21/2024 6:46 PM
44	It's quiet	7/21/2024 12:17 PM
45	Quite area	7/21/2024 10:17 AM
46	Although it's becoming more populated it's still relatively quiet	7/21/2024 8:51 AM
47	Peaceful, uneventful, near many areas within minutes.	7/20/2024 8:10 PM
48	The workers are friendly	7/20/2024 2:38 PM
49	Closeness to town with country feel	7/20/2024 1:11 PM
50	Not in the city limits	7/20/2024 1:07 PM
51	Quiet	7/20/2024 11:47 AM
52	Friendly Neighbors. Condition of mowing and upkeep of road ditches and roads	7/20/2024 11:43 AM
53	Troyer keeps up with mowing drainage and snow removal deicing	7/20/2024 9:54 AM
54	Road work is maintained, and a concerted effort to keep up the overall appearance is quite nice. In the winter, the roads are cleared quickly and revisited throughout the day(s) snow is around.	7/20/2024 8:53 AM
55	Farm oriented life	7/19/2024 10:46 PM
56	Good place to live. Strong focus on agriculture and preserving it. If there is an issue/concern, I know who to contact.	7/19/2024 7:08 PM
57	Rual. Keep the roads in good condition all year round	7/19/2024 7:05 PM
58	Quiet, peaceful	7/19/2024 5:52 PM
59	We like that we are in the country but not super far away from town. We like to have our space and privacy that we get from being here.	7/19/2024 5:41 PM
60	Amanda township is a nice area to live. With updates to Camp Robin Rogers it makes it nice to have a rural playground for all abilities to use. The river running through it also makes it ideal for kayaking and canoeing without having to travel far.	7/19/2024 5:39 PM
61	Country life	7/19/2024 4:59 PM
62	1. Few people and neighbors. 2. Proximity to 3 nice Metroparks. 3. Good school district.	7/19/2024 4:30 PM
63	It's rural for the most part	7/19/2024 3:06 PM

64	Owning property and living my best life.	7/19/2024 12:35 PM
65	Country life, peaceful	7/19/2024 12:23 PM
66	Country living	7/19/2024 11:51 AM
67	Road maintenance!	7/19/2024 11:45 AM
68	Mostly peaceful	7/18/2024 8:34 PM
69	Our home & property. It is very pretty in this area, I love that there are large expanses of wooded areas, and a nice diversity of homes, farms, and natural areas. Most people I have come in contact with are very nice.	7/17/2024 10:08 PM
70	Quiet, low crime at least as we know.	7/17/2024 7:05 PM
71	The peacefulness of the country.	7/17/2024 6:36 PM
72	Farmland neighbors	7/17/2024 5:29 PM
73	Ive had no issues	7/17/2024 5:04 PM
74	Quiet, clean	7/17/2024 2:52 PM
75	it is quiet	7/17/2024 1:08 PM

Q3 What do you dislike about Amanda Township?

Answered: 70 Skipped: 15

#	RESPONSES	DATE
1	N/a	9/20/2024 6:48 AM
2	Taxes and zoning	9/1/2024 2:58 PM
3	Nothing	8/23/2024 10:13 AM
4	The culvert that is too small to keep up with heavy rains and falling apart.	8/22/2024 9:47 PM
5	Taxes	8/18/2024 4:31 PM
6	Some times, things take too long to be completed. Make utilities responsible, and faster to solve non emergency problems,phone lines, tree trimming, pole repair.	8/11/2024 8:51 PM
7	Nothing.	8/11/2024 3:27 PM
8	Traffic is getting busier on 117 and too many new houses.	8/3/2024 2:41 PM
9	More public events at the park and or reservoir.	8/2/2024 5:34 PM
10	Not enough to do	8/2/2024 3:36 PM
11	wish for better cooperation with fire departments	7/31/2024 6:37 AM
12	Not rural enough	7/29/2024 8:29 PM
13	The fact they can build a hog barn right next to your home. Thier needs to be zoning to stop this. And don't give me, well you live in a agriculture. We are also zoned for residential too.	7/29/2024 12:11 PM
14	Nothing	7/29/2024 10:07 AM
15	Random explosives being set off after dark	7/28/2024 7:30 PM
16	I wish we could have recycling ar our "door step"	7/28/2024 12:46 PM
17	The people that owns the wetland behind me don t have to mow it at least half way back.	7/28/2024 11:07 AM
18	Zoning that allowed a pig farm to be put in less than a mile from our house and we were never notified or asked what we thought. Now we have flies and the pig smell when the wind is coming from the south.	7/27/2024 3:11 PM
19	I would prefer the ditches not be mowed for pollinators	7/26/2024 9:09 PM
20	Feel that there should be restrictions on large scale animal barns.	7/25/2024 12:53 PM
21	Nothing significant comes to mind	7/25/2024 9:23 AM
22	Pig barns. And some agricultural processes which create health hazards for my family.	7/25/2024 7:24 AM
23	Nothing	7/25/2024 6:29 AM
24	Lack of Police surveillance with the racers on Grubb, Kemp and Allentown Rd. I would love to see rumble strips on especially Grubb Rd. just off of Allentown Rd. It's a drag strip.	7/24/2024 10:58 PM
25	Lawn and trashy properties. Stone/chip roads. Using Spencerville emergency services!!!!	7/24/2024 9:25 PM
26	Nothing	7/24/2024 12:33 PM
27	No recycling available	7/24/2024 10:29 AM
28	Property taxes are to high	7/24/2024 8:16 AM
29	City people moving here and not fully embracing agriculture.	7/24/2024 7:15 AM
30	I have only been in Amanda township for 3 years. They keep it looking good but they could	7/23/2024 4:06 PM

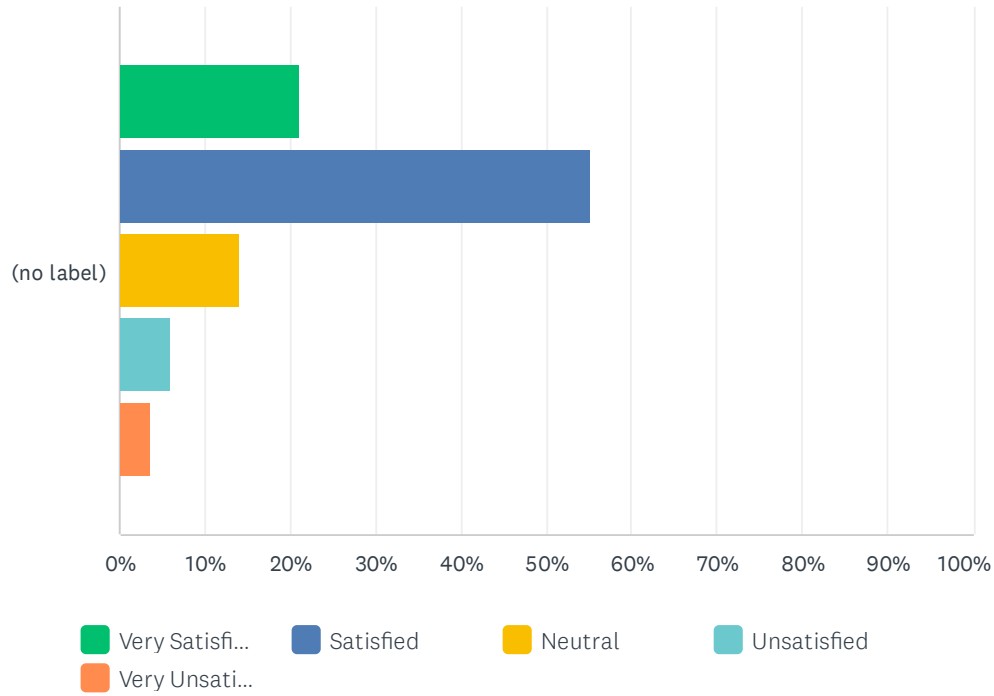
	mow the ditches more often.	
31	Lake of oversight for rundown and dilapidated properties. The poor conditions of these properties then affect the overall market value for us owners that take pride in ownership of our own homes.	7/23/2024 1:56 PM
32	Too many noisy cars around the reservoir drag racing	7/22/2024 9:03 PM
33	N/A	7/22/2024 8:16 PM
34	THE HOG FARMS. They take no regard to where they build, even right next to houses, or neighborhoods that have been there for years. They smell horrendous, the flies are terrible, and ruin the roads and waterways. I can't do anything like have a cookout without smelling crap. It comes in my house. The township just pushed it through and approved it because a member of their board owns the farms. Extremely selfish and takes in no consideration for what others have built so hard, just to have the property value diminished.	7/22/2024 6:38 PM
35	The number of roads that are chip-sealed instead of paved with asphalt. Makes them harder to bike on.	7/22/2024 4:28 PM
36	UNOH rentals. Loud and obnoxious behavior by a few bad apples. The fact that our road, South Kemp, has needed repaved for several years.	7/22/2024 11:00 AM
37	No complaints	7/21/2024 6:46 PM
38	n/a	7/21/2024 12:17 PM
39	Fire protection slow barn fire in neighboring property totally destroyed	7/21/2024 10:17 AM
40	Not enough policing of traffic both speeding and a lot of throwing trash out which I know is difficult to enforce	7/21/2024 8:51 AM
41	Limited revenue for improvements, lack of people with home businesses understanding that they can't be putting signs in their front yards.	7/20/2024 8:10 PM
42	Our rd isn't always plowed and our driveway floods due to broken tile	7/20/2024 2:39 PM
43	I ask to about a problem that I have and I get I am just a hired worker or they have blown me off.	7/20/2024 2:38 PM
44	No city water, city sewage, poor quality of internet/cell service	7/20/2024 1:11 PM
45	High taxes, poor township maintenance	7/20/2024 1:07 PM
46	Delphos zip code??	7/20/2024 11:47 AM
47	Junk cars. Unkept properties. Seems to be getting worse	7/20/2024 11:43 AM
48	How much people litter and some of side roads for semi entrance could be wider	7/20/2024 9:54 AM
49	Upkeep of roads and mowing of sides of roads	7/20/2024 9:25 AM
50	We have lived in Amanda Township for 39 years and we have been extremely happy with the workforce that has keep up with the overall appearance and maintenance. Have communicated with the Township employees in the past about concerns we may of had and they were receptive to resolving those issues.	7/20/2024 8:53 AM
51	Junky places	7/19/2024 10:46 PM
52	Water quality is our biggest issue...comes with living in the country in this area. Appreciate people are enjoying the Auglaize River more since COVID. Did not agree with Johnny Appleseed allowing a canoe business to be run out of its park at the dam...significant amount of trash and people on our property.	7/19/2024 7:08 PM
53	Nothing	7/19/2024 7:05 PM
54	Sometimes fast traffic on some of the roads	7/19/2024 5:52 PM
55	Nothing that I can think of	7/19/2024 5:41 PM
56	Where I live my neighbors have junk cars with expired tags on them, that haven't moved for years. Nothing has been done about this since I have lived in the township. When it snows the	7/19/2024 5:39 PM

township truck pushes snow to the end of my driveway and as it melts off all the water runs down to my garages. They recently did pavement repairs to Conant which made it a lot better but will be in the same condition in a few years as goeckes run feed trucks and tractors loaded heavier than legal limits down this stretch of road.

57	Snow removal always latest	7/19/2024 4:59 PM
58	1. Too many people moving in. 2. Lack of input when a hog farm is built upwind of my home essentially de-valuing my property. 3. Poor internet access and service. 4. Road maintenance could be better. Neighbor can cut trench in road and it is allowed and goes unrepaired. 5. Farmers sometimes overspray herbicide on windy days causing chemical exposure. 6. No municipal water supply or access to natural gas.	7/19/2024 4:30 PM
59	Taxes are a bit high	7/19/2024 3:06 PM
60	Having my best life restricted by idiotic zoning rules and power hungry people that enjoy remaining anonymous and unreachable until they want to assert their authority on unsuspecting residents.	7/19/2024 12:35 PM
61	Too many new houses going up crowding	7/19/2024 12:23 PM
62	Mega hog operations. They keep spreading across the township!	7/19/2024 11:51 AM
63	Ditches not mowed often enough!	7/19/2024 11:45 AM
64	There is no regulation on homeowners burning their garbage, which is illegal in the state of Ohio. I am not speaking of burning brush, tree limbs - as I do this myself, and I know this is legal. I am speaking of household trash, discarded carpet and other toxic items. Also - the excessive gunfire. Hunting season aside, which I understand and expect is not what I mean. Firearms which sound and resonate like cannons, AR15 type rifles and whatever else shoots like machine guns and are very jarring. I do not like feeling as though I may be shot while I am out in my own yard. I am not anti-gun at all. I come from a family that hunts. Also, it is disturbing to hear this late at night, when you hope for some quiet time.	7/17/2024 10:08 PM
65	Lots of noise from trucks on Frt. Amanda Rd.	7/17/2024 7:05 PM
66	The winter snow removal could be improved.	7/17/2024 6:36 PM
67	Junk accumulation at homes. Cars rocks siding etc.	7/17/2024 5:29 PM
68	I've had no issues	7/17/2024 5:04 PM
69	Need to bring back the recycling drop off at the township building	7/17/2024 2:52 PM
70	college kids racing along the reservoirs	7/17/2024 1:08 PM

Q4 How satisfied are you with the condition of the roadway network in Amanda Township?

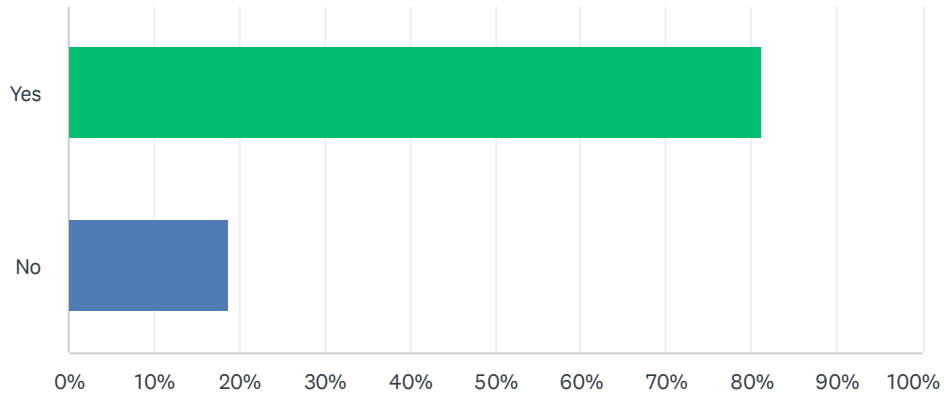
Answered: 85 Skipped: 0



	VERY SATISFIED	SATISFIED	NEUTRAL	UNSATISFIED	VERY UNSATISFIED	TOTAL	WEIGHTED AVERAGE
(no label)	21.18% 18	55.29% 47	14.12% 12	5.88% 5	3.53% 3	85	2.15

Q5 Are you able to purchase high-speed internet access at your Amanda Township home?

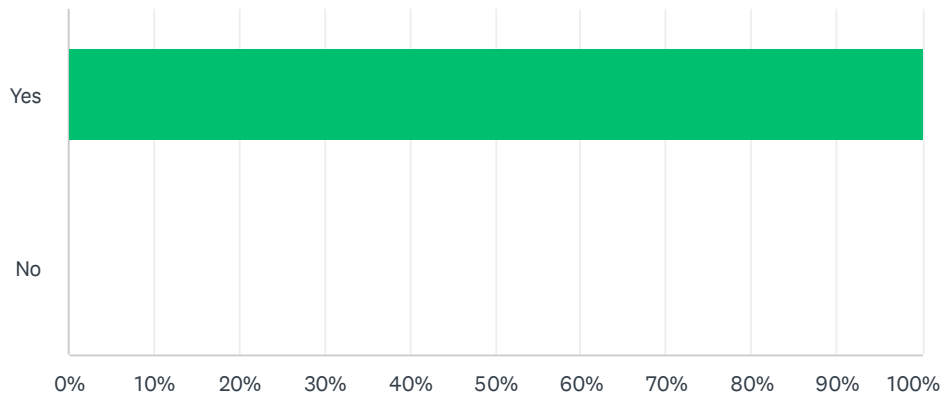
Answered: 85 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	81.18%	69
No	18.82%	16
TOTAL		85

Q6 Is it important to maintain the rural characteristics of the township?

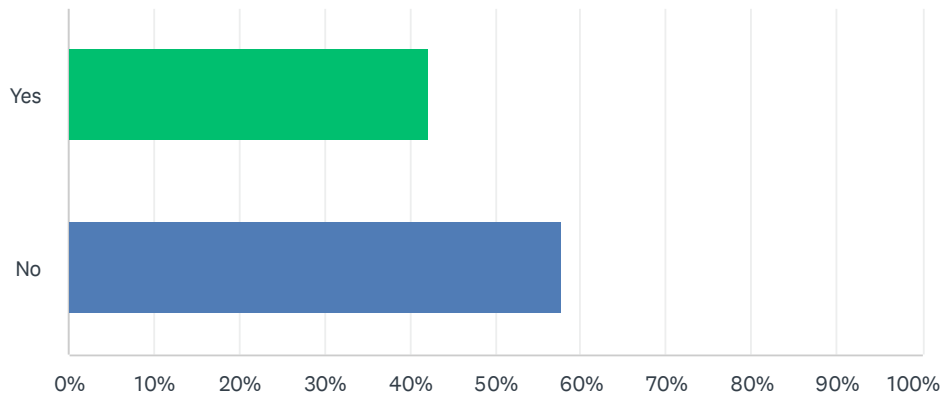
Answered: 84 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	100.00%	84
No	0.00%	0
TOTAL		84

Q7 Do you value economic development within Amanda Township?

Answered: 83 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	42.17%	35
No	57.83%	48
TOTAL		83

Q8 This is your chance to speak freely. Anything you would like suggest or emphasize to Township decision-makers can be voiced below.

Answered: 59 Skipped: 26

#	RESPONSES	DATE
1	Don't raise my taxeskeep illegal immigrants out of area and the state!!!!	10/29/2024 5:08 PM
2	Wish there was a way to get notices when stuff is going to be built or maybe a way to see permits when they are applied for so everyone around the property knows what is going on?!? Just a little heads up like if your going to get a hog/chicken/turkey barn close lol	9/20/2024 6:48 AM
3	I like it the way it is, I am fine with economic development in certain areas. Perhaps allow for some zoning for slightly smaller lot sizes for homes.	8/23/2024 10:13 AM
4	The piping going under Ft.Amanda on the east side of 7636 is too small for the length of pipe and causes major issues to our property as well as my neighbor to the southeast. The headwalls of the culvert are also falling apart. Sink hole possibly starting to form in the center of the road. I believe the pipe may have separated or deteriorated.	8/22/2024 9:47 PM
5	Would love to see more kid friendly activities or even historical tours. That's always fun to learn about the township!	8/18/2024 4:31 PM
6	I would like to be notified, On the minutes of the meetings. In the township of amanda.	8/11/2024 8:51 PM
7	N/A	8/11/2024 3:27 PM
8	Limit the new pressure being placed on the water table . Too many new wells for new houses. The level is receding at the expense of current residents. The water quality is also worse as you go deeper.	8/3/2024 2:41 PM
9	High speed internet would be great! Satellite is our only option and it's not a very good option.	8/2/2024 5:34 PM
10	Better and faster internet, no smelly farms in residential areas	8/2/2024 3:36 PM
11	Protect the small farms (no super farms) and against industrial wind turbines.	7/31/2024 6:37 AM
12	No, I said it in a question above thank you	7/29/2024 12:11 PM
13	Try to maintain country feel with some growth.	7/29/2024 10:07 AM
14	Again the wetland should be mowed at least halfway back in consideration to the residents in front of it.	7/28/2024 11:07 AM
15	I answered no to number seven because I feel like homeowners really don't have any recourse when it comes to businesses moving in next-door. We have no say about noise or trash being dumped that blows into our yard or smells and insects. It just doesn't seem fair that someone can live on a property for decades and then all of a sudden they have to put up a fence to keep trash from blowing into their yard. There doesn't seem to be any notification to adjoining property owners when something like that is proposed.	7/27/2024 3:11 PM
16	In answer to question 7, there should be zones for development but only if voting majority approve. To further discuss question 3 there should be restrictions of being able to build large scale animal barns with the intent for commercial purposes within 1/4 mile of established residential property. Am not against anyone making a living but they should regard their neighbors and be good neighbors as well.	7/25/2024 12:53 PM
17	I enjoy the rural atmosphere, I would not be averse to seeing solar/wind development as long as there were plans in place to remediate the installation should it not pan out. Flat out "no" to any development project should not be predicated on the idea that the rural character must be preserved. Also the NIMBY mentality.	7/25/2024 9:23 AM
18	At least at my residence there are drainage issues (which is a state issue on 81). The runoff from fields cannot get to the ditches without flooding yards and roads.	7/25/2024 7:24 AM

19	Keep up the good work	7/25/2024 6:29 AM
20	I would like to see the township enforce property cleanup and lawns required to be mowed. Case in point, corner of Grubb and Allentown Rd. So far they have 3 bed mattresses, dishwasher, furniture, lawnmower, not sure what else is in the pile. Garbage all over the lawn and driveway and high winds blow all kinds of garbage into the field and onto my lawn. Also 3 years worth of swimming pools in the back yard. Surly the township can tell people to keep their property halfway neat. If there is no ordinance at present, there needs to be one made and enforced. Thank you for listening. RB	7/24/2024 10:58 PM
21	Trustees need to enforce code violations.	7/24/2024 9:25 PM
22	Feel our township is a beautiful location. Already have access to stores, jobs, medical and many needs plus tge Beauty of wooded areas, rivers, and trails.	7/24/2024 12:33 PM
23	Bring back recycling one Saturday a month, with a monitor, to prevent trash dumping. Negotiate with Allen Water District for municipal water service	7/24/2024 10:29 AM
24	Keep the country country. No solar farms	7/24/2024 8:16 AM
25	Something needs to be done about the property located at 1747 N Grubb Rd. This property houses a commercial masonry business in an area that is not classified for commercial use and it's has looked terrible for years. The property continues to not only deteriorate but the owners continue to stockpile more and more supplies and junk. It's is now creating a road hazard as they have so many items on the property that the employees now have to stop in the middle of a 55mph road to load and unload items. I have spoken to other property owners and farmers in the area and all are in agreement that something needs to be done about this property. It not only looks atrocious, but has now become a safety hazard for other motorists.	7/23/2024 1:56 PM
26	People should continue to be able to live freely and manage their own land	7/23/2024 10:44 AM
27	Residents with businesses creating noise traffic dust without regard to Naber's all hours and weeks of the day	7/22/2024 9:03 PM
28	As a 45 year resident, the Township has always felt like home!	7/22/2024 8:16 PM
29	When a new hog farm is being considered, consider the citizens of Amanda township. Have a hearing or something where citizens can vote or voice their concerns about these disgusting, smelly places	7/22/2024 6:38 PM
30	Would love more recreation opportunities... bike trails, bike lanes and river access for canoeing. Thanks!	7/22/2024 4:28 PM
31	We bought here eight years ago because of the character of the area. Additional high quality housing would be welcome, other change would not.	7/22/2024 11:00 AM
32	Nothing noted. I'll be here for life. I am a Real Estate Broker and work with many townships in my job. When my husband and I decided to build this township was very easy to work with. I have not experienced that in all townships so it was a very pleasant surprise.	7/21/2024 6:46 PM
33	Could the size of the drainage pipe on McBride (near Tucker intersection) be looked at? Maybe it is of 'standard size', but with a lot of rain, water drains off the surrounding fields and into the catch drain near our property, and then it overflows. Thank you~	7/21/2024 12:17 PM
34	Enforce signage rules stated above, continue strong road maintenance program, continue controlled commercial development.	7/20/2024 8:10 PM
35	They need to listen when we ask questions and not tell us we need to talk to the county or state but help.	7/20/2024 2:38 PM
36	Lower taxes, many homes have been built in the township so this means more money going to the township. Yet you want more and do less.. township even mows less than years past. But gets pay raises and more holidays.... By the way the water drain next to the road is still not repaired even after 4 a temps to fix...	7/20/2024 1:07 PM
37	Would like to have city water extended (since there are 2 reservoirs by our home-Williams and Bresler). Would like to see speed limit signs placed on Sunderland between Agerter and Route 81 because of the increased traffic to Williams reservoir. We have poor drainage in our front yard near the road after heavy rainfalls as well. Snow removal could be more timely also.	7/20/2024 11:47 AM

38	Enforce zoning laws -getting rid of junk vehicles laws should be much stricter Clean up properties.	7/20/2024 11:43 AM
39	Some of side road entries need to be wider Kraft rd/defiance trl	7/20/2024 9:54 AM
40	Having lived here 40 years, our road has never been paved completely, only parts and we always get tar and chip which does nothing but ruin personal property. Obvious pot holes are ignored. I realize heavy farm equipment damages the roadways but regular maintenance should help. Tar and chip does nothing. It will be gone after first snow plowing.	7/20/2024 9:25 AM
41	If there is something that bothers us we can go to the Township meetings and contact the trustees. Which we have done..... Not always getting the results that we had wanted but we were able voice our opinions.	7/20/2024 8:53 AM
42	Stay the course and proactively communicate with residents. Although out of scope, would appreciate minimizing big business from encroaching on Spencerville...I.e. Dollar General. Thanks for redoing the Conant bridge.	7/19/2024 7:08 PM
43	Nothing	7/19/2024 7:05 PM
44	Widen some of the roads, have recycle collection again.	7/19/2024 5:52 PM
45	We love that we can be out in the country and keep the agriculture around us. City is just not for us and we love the area.	7/19/2024 5:41 PM
46	There needs to be more property codes that need to be enforced with all the junk vehicles and buildings that are run down with no foundations. Also overgrown properties should get cracked down on there is no excuse for this and something needs to be done or it will never be where it needs to be with all the overgrown and rundown buildings and junk cars sitting it's an eye sore.	7/19/2024 5:39 PM
47	Trees on Sunderland and Bice need cut and trimmed back from road Timely mowing of side ditches	7/19/2024 4:59 PM
48	Maintain rural aspects of the township. Work on improved internet access. Work to get fiber optic internet service in area. Consider municipal water service and natural gas lines.	7/19/2024 4:30 PM
49	Could use better access to both better internet service and better cell service.	7/19/2024 3:06 PM
50	I want to be able to make personal decisions for my property based on my own history as a resident and my own efforts as a responsible citizen. I do not want to be judge based on things that "historically, others have done". I do my best to follow rules & maintain my property in a responsible manner. I was unaware of twp trustees, what they do and what zoning meant to me. The trustees should be more proactive in sending at least annual public info to residential addresses via a newsletter or brief. It should list who to call and when. Make your presence known. People move in regularly and there should be someplace to easily locate twp trustee info.	7/19/2024 12:35 PM
51	We need a country life to be kept in country.	7/19/2024 12:23 PM
52	Maintain drainage specifically broken tile along roadway in front of residences.	7/19/2024 11:51 AM
53	Limit hog farm building.	7/19/2024 11:45 AM
54	More choices for internet	7/18/2024 7:21 PM
55	On question #7 - I am unable to answer, since I do not know exactly what is meant by 'economic development', as it is not specified. Does this mean utilities? Business growth? The addition of new homes?	7/17/2024 10:08 PM
56	Mostly we would like city water and gas. Fire and rescue is limited and feel it could be better. We don't see much of a police presence in our area.	7/17/2024 7:05 PM
57	More snow removal equipment clean up junk at personal homes. Looks like a dump.	7/17/2024 5:29 PM
58	I like living in the country and prefer it stay that way. I wouldn't mind it being difficult for big business/ stores to come here. Small businesses are fine to an extent- but I don't want what's happening in Elida to come here	7/17/2024 5:04 PM
59	We would like to be able to get spectrum Internet. It stops just down the road from us. Also, the mowing along our roads doesn't happen often enough.	7/17/2024 2:52 PM

**RESOLUTION
AMANDA TOWNSHIP TRUSTEES
ADOPTION OF THE AMANDA TOWNSHIP 2040 COMPREHENSIVE PLAN**

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

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

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

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

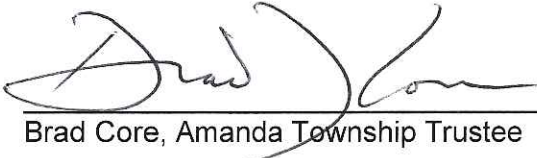
WHEREAS, the Amanda Township 2040 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation;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

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

ADOPTED THIS 28th DAY OF March 2012



Doug Post, Amanda Township Trustee



Brad Core, Amanda Township Trustee



Robert Barnt, Amanda Township Trustee

**RESOLUTION
AMANDA TOWNSHIP ZONING COMMISSION
ADOPTION OF THE AMANDA TOWNSHIP 2040 COMPREHENSIVE PLAN**

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

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

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

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

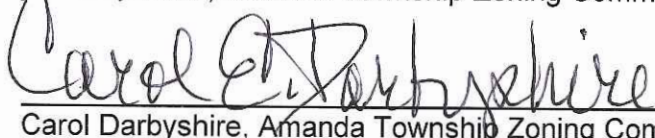
WHEREAS, the Amanda Township 2040 Comprehensive Plan will provide guidance to decision makers, residents, property owners and organizations relevant to the subject matters of: Community Appearance; Environmental Resources; Residential, Parks and Recreation; Community Services and Facilities; Transportation;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

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

ADOPTED THIS 12th DAY OF March 2012


Bernard Stockton, Amanda Township Zoning Commission


Steve Goecke, Amanda Township Zoning Commission


Carol Darbyshire, Amanda Township Zoning Commission


David Rowe, Amanda Township Zoning Commission


Mike Miller, Amanda Township Zoning Commission