BATH TOWNSHIP
2040 COMPREHENSIVE PLAN

MAY 2017

Prepared by:

Lima-Allen County Regional Planning Commission
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FOREWORD

This Plan has been developed to provide the foresight and guidance necessary to provide the community with a wide variety of housing and employment opportunities and to provide supporting mixed-use activity centers and lifestyle options while preserving the community's rural character and its existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and further urban development.

This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife, and available farmland. The Plan calls for increased coordination between development and utility service areas, transportation infrastructure, and open space. The Plan examines the costs of urban development and mandates that any negative consequences associated with such development be addressed prior to said development. The Plan recognizes the need to address and revise various regulatory controls including zoning, site design, and permitting processes, as well as, exterior maintenance. The Plan also calls for increased coordination between the Township and the various other local and state agencies charged with regulatory oversight in the areas of transportation, public utilities, parks, and education. The Plan should be considered pro-growth. It is offered as a vision for the future based on existing opportunities and current challenges within the community. It is hoped that the Plan provides the insight and direction necessary to fulfill the collective dreams of those daring to do so.

The Plan Advisory Committee charged with the responsibility of developing this Plan has diligently supported the task of preparing for the future development of Bath Township. The Advisory Committee has devoted long hours discussing, reviewing, and arguing differing points of view on controversial subjects necessary to the Plan's development and adoption. The Plan Advisory Committee made it possible for the Regional Planning Commission and others to bring this project to closure. The Advisory Committee was comprised of various individuals familiar with the Township and its residents. Those persons involved in the Plan adoption reflect a larger community and include Township elected and appointed officials as well as County officials.

Township Administration:
William F. Degen, Trustee
Ronald Miller, Trustee
Roy Hollenbacher, Trustee
Lisa Gross, Fiscal Officer
Tammy Jay, Secretary
Scott Campbell, Zoning Inspector

Board of Zoning Appeals:
David Bassett
Lynda Makley
Joseph F. Bakies
Merlin Goodman
Lisa Cogley
Kevin Schmiedebusch

Zoning Commission:
Clarence Roller
Chris Fultz
Ian Kohli
Steven Walsh
William Robinson

County Stakeholders:
Allen County Engineer's Office
Allen County Sanitary Engineer's Office
Allen County Auditor's Office
Allen County Tax Map Office
Allen County Public Health
Allen Water District
Allen Economic Development Group
Allen County Port Authority
Allen Soil & Water Conservation District
Lima-Allen County Regional Planning Commission

EXECUTIVE SUMMARY

- This Plan is the result of a continuing and comprehensive planning process that has examined population demographics, employment, land use, housing, and transportation in order to address issues related to the future development of Bath Township. The Comprehensive Plan contains: the history of the site and situation of Bath Township, a discussion of community development problems and opportunities, a discussion setting forth goals and objectives, a plan of action, and performance measures that will be used to evaluate to what extent goals and objectives have been achieved.

- Priorities identified within the Plan target: the preservation of the existing rural way of life; protecting working farms; supporting and strengthening the agricultural foundation and economic base of the community; and, balancing the development of infrastructure necessary to support residential and commercial growth. The Plan is pro-growth, but it looks to protect the natural environment and limit needless sprawl. The Plan expects local officials to increase the coordination and communication between development interests and local and state officials when addressing development's impact on utility services, transportation infrastructure, the natural environment, and open space.

- Based on recent decennial census tabulations future population projections for Bath Township suggests a slow decline thru 2040; losing an estimated 651 residents. The projected decline will impact the demand on community facilities, land use, and associated public services. Bath Township's population is projected to continually grow older by 2040; empty nesters are expected to comprise 34.0 percent of the population by 2040, and seniors are expected to comprise 19.7 percent of the total population. Age of residents will also impact the need for service, including education, police, fire, and emergency medical services. Public transportation including paratransit services will be necessary to maintain the ability of aging residents to reside in their own homes. Age related mobility will be a significant factor in housing consumption and design. Household size is expected to continue its decline to 2.21 people per household, increasing the demand for new housing while at the same time increasing the stress upon transportation and other social services. Local policies will need to be reviewed to increase opportunities for housing, choice, and affordability based on both physical and financial considerations.

- Township housing is somewhat aging with new development in platted subdivisions largely absent. Over 1,300 (35.7%) of Bath Township's housing units were built before 1960. Single-family dwellings comprised 78.6 percent of Bath Township housing units in 2014. Home ownership accounts for 76.4 percent of all housing units. The median home value in Bath Township ($118,700) was significantly lower than Ohio ($138,000), but higher than Allen County ($111,400). The Plan offers support for more integrated, sustainable housing development; housing that will meet the needs of a diverse community, a community of all ages and incomes. The Plan promotes neighborhoods; neighborhoods that are safe, pedestrian friendly, and clean. The Plan contends that new medium density platted subdivisions and mixed-use developments will support a pent-up demand for newer homes on smaller lots with more amenities.

- The existing highway system supplies a solid network for the movement of goods and people within and through Bath Township. The total roadway system in Bath Township consists of 121.2 miles of roadway, of which 19.0 miles are classified as state routes. Over 50.0 percent of the system is classified as local and the Township is responsible for the maintenance and upkeep of 62.8 miles. In 2015, vehicle miles of travel (VMT) per day approached 476,500. The identification of alternative funding streams to maintain the integrity and safety of local roadways will become an issue as new development occurs.

Currently, I-75, SR 309, SR 81, SR 65, Bluelick Road, Sugar Street, and Dixie Highway serve as the primary routes into and through Bath Township. These routes are gateways into the community and are valuable assets that need to reflect the pride and capabilities of the community. Undertaking corridor studies, streetscape projects and integrating access management regulations will help improve the safety of area roadways and further long term community interests.

- Without significant policy changes, future residential demand reflects 1,063 additional residential units consuming an additional 1,042 acres. In order to protect the rural character of Bath Township, design elements and development standards need to be considered. Encroachment by residential units into highly productive agricultural land must be limited to the maximum extent possible. The continued permitting of strip development on Township and County roads only exacerbates the need for extending expensive and unnecessary municipal services. The Plan argues for the development of Protected Agricultural Districts and zoning amendments to protect working farms.

- Key issues of concern to future development revolve around the availability, adequacy, and costs of providing municipal water and wastewater services. The Plan supports the development of public water and wastewater systems in combination to foster higher density residential developments. The Plan identifies the glacial ridgeline as the extent of any future water and sewer services to protect and preserve working farms and the community's agricultural heritage to the extent possible.

- In an attempt to satisfy the future economic growth of the community thru 2040, the Plan identifies specific areas for urban development and redevelopment. Future projections of land needed to satisfy residential, industrial, commercial/services and warehousing growth reflects the need for 1.9 sq. miles of land. However, the Plan recognizes and advances policies and investments that will limit and constrain such growth to properly zoned vacant land to limit the encroachment of such development to roughly 500 acres of existing farmland.

- The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value developments and/or through public acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure aesthetically pleasing rural sight lines, containment of site generated litter and minimal night glaze; (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel and thereby support a reduction in automobile emitted pollutants to the air; and, (d) an open space plan that incorporates floodplains and riverine buffer zones as well as wooded and wetland areas with private and quasi-public spaces to support the natural and human elements present within the community all while carefully supporting passive recreational pursuits, environmental stewardship and educational opportunities for students and residents of all ages.

- The Plan includes an action plan that provides a blueprint of activities aimed at supporting the goals and objectives developed during the public planning process. The action plan recognizes short, mid-term, and long range elements to keep the Plan viable and to be able to support the specific goals with those resource agencies most likely able to assist the Township in its pursuit. The objectives identified in the action plan should be used as performance measures necessary to measure the Plan's ongoing political/popular support.

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MAPS

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SECTION 1
INTRODUCTION

This Plan is the result of an extensive planning exercise that examines the population, demographics, employment, land use, and housing characteristics necessary to address issues related to the future development of Bath Township. This Plan, comprehensive in nature, is very much related to the economic and social development of the Township. The Plan is intended to be used as a tool to support and guide the future growth of Bath Township. Most importantly, it can be used as a tool to address change and the evolution of Bath Township. This Plan was purposely prepared 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

Community development and planning in Bath Township is fractured in terms of its nature and scope. The Allen County Engineer's Office (ACEO) has provided the professional engineering guidance to manage safety on the Township roadway system and to manage drainage across the community. Bath 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 with respect to demographic, transportation and land use analyses. The LACRPC has also provided technical assistance to the Township with respect to developing regulatory language and documents. The Board of Allen County Commissioners has supported each of the aforementioned agencies financially and politically.

The Allen Water District (AWD), the Allen County Sanitary Engineer's Office (ACSEO), and the City of Lima Utilities Department have provided the necessary oversight, construction and maintenance of public water and wastewater systems. The Allen County Public Health (ACPH) regulates the permitting process related to the construction of private wastewater systems. The Ohio Environmental Protection Agency (OEPA) is responsible for the permitting of commercial and industrial wastewater systems.

The Township recognizes that the future development of an area is directly related to an ever changing population and land use over time. In general, population and demographic trends create the demand for housing and services in both public and private sectors. The demands of residential, commercial, and industrial growth has resulted in the loss of prime farmland and haphazard development. In an attempt to better manage such growth, Bath Township adopted a Comprehensive Plan in 2005 to support a more holistic and unified approach to future development within the Township. In an attempt to keep the Plan current, a second Comprehensive Plan was developed for Bath Township in 2016.

Bath Township has shown concern over disjointed and haphazard development, and expressed a desire for a more holistic and unified approach to future development within the Township.

1.2 Planning Philosophy

The preparation of this document was predicated upon the long-standing relationships that the LACRPC has forged with Bath Township and the various entities providing technical expertise and infrastructure for community development. The strength of the

LACRPC lies in the insights gained over 50 years of serving Bath Township and the other 20 member political subdivisions in planning and implementation of specific programs, projects, and activities.

The document's planning philosophy is both inclusive and cumulative. Inclusive, with respect to the number of individuals and interests represented and considered during the planning process; cumulative, in that it represents the past planning efforts of various entities and agencies. The planning document recognizes the Township's diversity in terms of population characteristics, its economic base, and its infrastructure. The Township accepts this diversity 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 Bath community wants to capitalize upon 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 Bath 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 Bath 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:

The planning process is a continuing and participatory process representing the diverse interests of the Township.

- 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, 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.
- Performance measures that will be used to evaluate whether, and to what extent, goals and objectives have been or will be met.

1.4 Plan Organization & Management

The organization and management of the 2040 Comprehensive Plan for Bath Township is consistent with and predicated upon the previous plan completed in 2005. The 2040 Comprehensive Plan was prepared by staff of the LACRPC based on input from the Bath Township Advisory Committee. The Advisory Committee approved the draft

Comprehensive Plan document and presented it to the Bath Township Zoning Commission for their review and perusal, and after securing an endorsement, the 2040 Plan was presented to the Bath Township Trustees for their review and subsequent approval. The draft document was circulated to local stakeholders prior to the final draft being approved. There were a half dozen advertised public meetings convened by the Plan Advisory Committee and two advertised public meetings where the 2040 Plan was discussed before the Zoning Commission and the Township Trustees.

1.5 Chronology of Events

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

- **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 discussions began in the fall of 2015 and remained ongoing thru the fall of 2016.

Preparation Process:
- *Obtain input*
- *Identify issues*
- *Set Goals and Objectives*
- *Prepare Action Plan*
- *Obtain Approvals*

- **Goals and Objectives.** Using Advisory Committee discussion and recommendations, goals and actions were developed for review and finalization during the winter of 2016.

- **Action Plan.** The recommendations of the Advisory Committee were formulated into specific actions that were considered and incorporated into the final document in the fall of 2016.

- **Final Bath Township Adoption.** Township trustees considered formal action after two public hearings held in the winter of 2017.

1.6 Major Community Development Issues

Based on the comments received in the community survey, members of the Advisory Committee were forced to address specific issues over the course of Plan preparation. These issues, identified by residents, farmers, business owners, and forwarded from representatives of neighborhood associations, service clubs, and fraternal organizations 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 and infrastructure developed to encourage commercial growth, diversify the economic base, and keep taxes low. These corridors are gateways to the Township and need to be improved.

- 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.

- No open space requirements have been established. Natural resources, such as the Ottawa River corridor need to be preserved. Wetlands and floodplains need to be more clearly defined for protection, and a mechanism for preserving natural

resources needs to put in place. Storm drainage is not managed properly, and existing tiles are not maintained.

- Public infrastructure, including municipal water, sanitary sewer, and stormwater facilities are not coordinated and are working against a planned community.

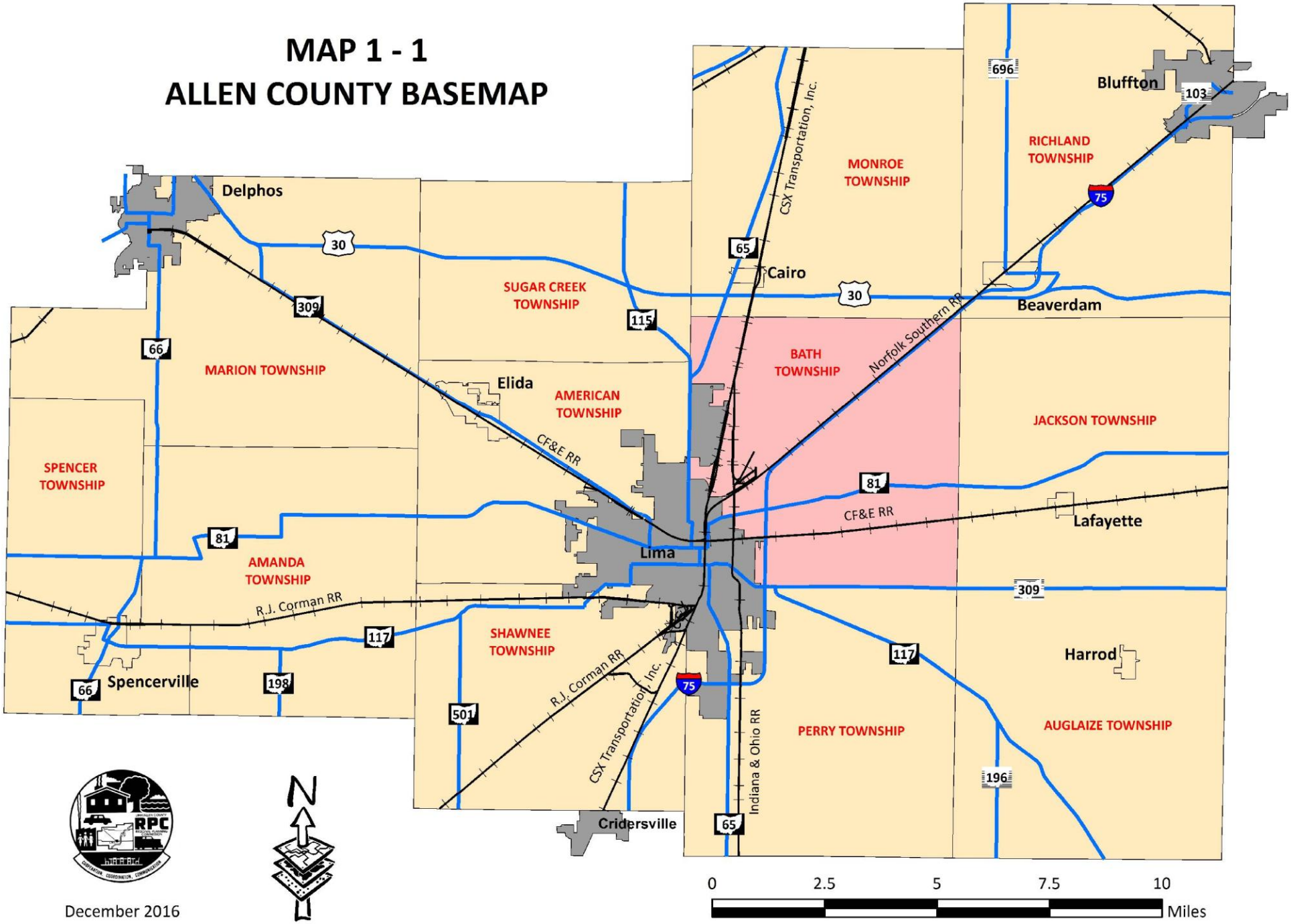
- There is a need to capitalize on the accessibility to and quality of the schools, including Ohio State University and Rhodes State College.

- Further development brings increased traffic. Funding the restoration of neighborhood streets is already a problem. Congestion on SR 309 is problematic; part of this is due to the lack of north-south collector streets.

1.7 Vision Statement

Residents of Bath Township will thrive in a friendly, tight knit community where cleanliness and a rural character support a high quality of life for well-educated, hard-working residents/employees. The residents will enjoy a vibrant economy which embraces a strong manufacturing base and a well-respected and protected agricultural base. This Plan supports a Township where land values climb based on ready access to well-maintained roads, planned utilities, excellent emergency services, great schools, and an attractive, healthy environment enjoyed by only the finest people.

MAP 1 - 1
ALLEN COUNTY BASEMAP



December 2016

SECTION 2
SITE & SITUATION

In order for a community to understand its future potential, an assessment of its current site and situation is required. In order for Bath Township to prepare a Comprehensive Plan, a general understanding of its unique geographic characteristics and natural features is presented with respect to land use. A land use plan defines the characteristics of, and areas for, future land use. Its objective is to assure 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 Bath Township's physical properties and the economic activities etched across its landscape. The section provides valuable information and insightful illustrations before culminating with several community development issues.

2.1 Location Attributes & Composition

Bath Township is approximately 32 square miles in total area. The Township is immediately adjacent to the City of Lima, Ohio. The Bath community is bisected by I-75 and is 1 mile south of the I-75 and US 30 intersection. The Township is sub-divided into 34 sections; nearly 4 square miles of the Township has been annexed to the City of Lima over the years. The Township form of government consists of 3 trustees publicly elected to 4-year terms and one clerk also elected to a 4-year term. Map 2-1 provides an aerial view of Bath Township.

2.2 Climate & Natural Features

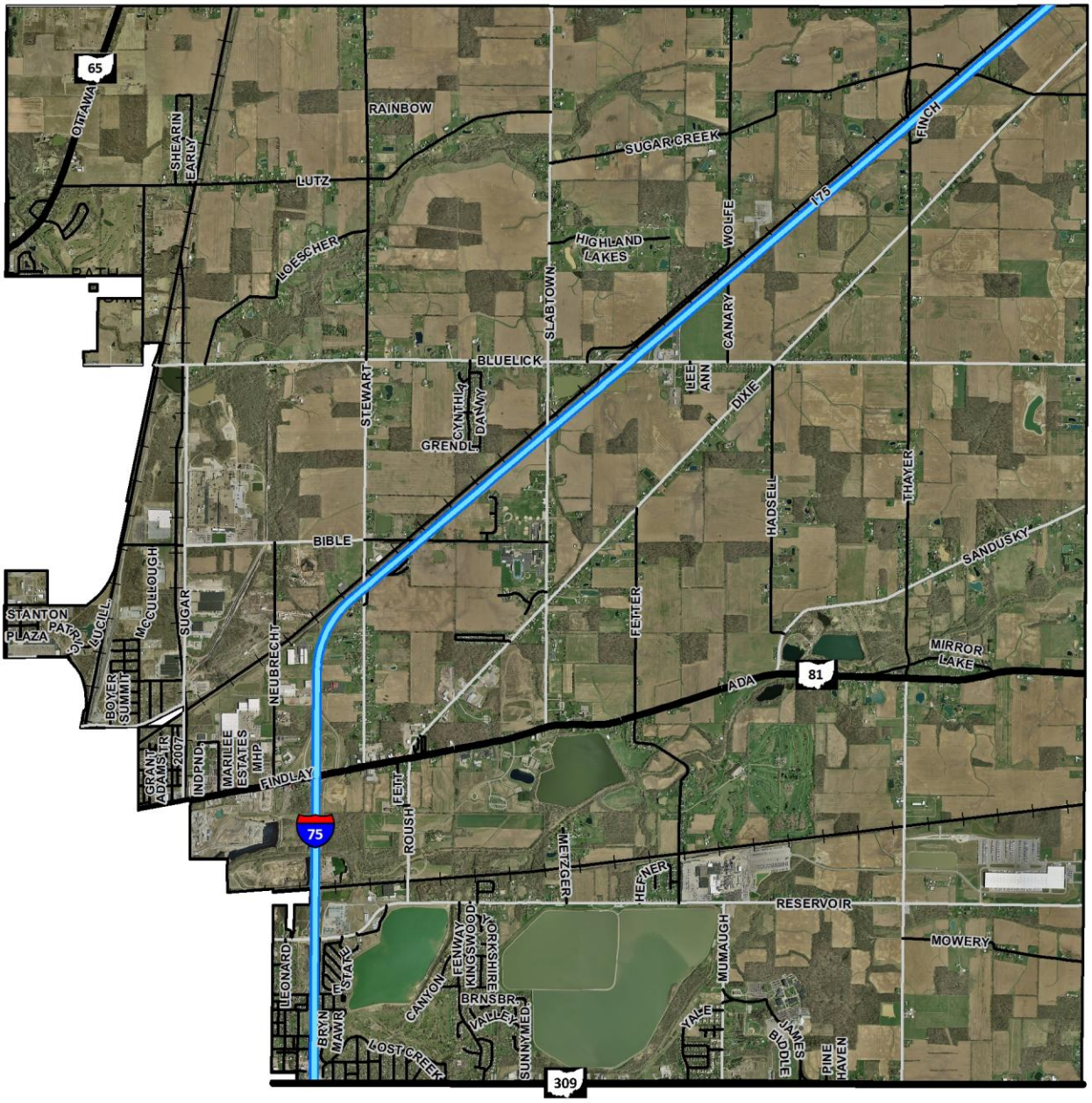
Bath Township is an area of 20,553 acres located in West Central Ohio in the eastern half of Allen County. The Township is mostly level or gently sloping and is excellent for agriculture. Historically, the most significant geographical feature of Allen County is its rich soils due in part to its location within the Great Black Swamp. The Great Black Swamp encompassed almost 7,000 square miles of prime timber and flooded prairies. Once a glacial lake that covered much of Northwest Ohio, this land 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 to utilize the incredibly rich soils.

Bath Township's global location results in a moist mid latitude climate with relatively cold winters and exhibits the characteristics of Dfa climates. Bath 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 Climate

Bath Township is relatively cold in winter and hot in summer. In winter, the average temperature is 27.9 degrees Fahrenheit and the average daily minimum temperature is 19.9 degrees. The lowest temperature on record, which occurred in Lima on January 19, 1994, is -21.0 degrees. In summer, the average temperature is 72.0 degrees and the average daily maximum temperature is 83.0

MAP 2-1
BATH TOWNSHIP
AERIAL VIEW



Interstate
U.S. Highway
State Route
Arterial & Collector Roads
Local Roads

0 0.25 0.5 1
Miles

N

December, 2016

degrees. The highest recorded temperature, which occurred on July 15, 1936, is 109.0 degrees Fahrenheit.

The average total annual precipitation is about 35.98 inches. Of this, 19.94 inches or 55.4 percent usually falls in May through October. The growing season for most crops also falls within this period. The heaviest 1-day rainfall during the period of record was 4.38 inches on June 14, 1981. On average, thunderstorms occur 39 days each year, and most occur between April and September.

The average seasonal snowfall is 19.2 inches. The greatest snow depth at any one time during the period of record was 19 inches. On average, 40 days of the year have at least 1 inch of snow on the ground. The number of such days varies greatly from year to year. The heaviest 1-day snowfall on record was more than 18.0 inches on January 13, 1964.

The average relative humidity in midafternoon is about 60 percent. Humidity is higher at night, and the average at dawn is about 82 percent. The sun shines 74 percent of the time possible in summer and 45 percent in winter. The prevailing wind is from the west/southwest. Average wind speed is highest, 12 miles per hour, from January through April.

2.2.2 Physiography, Relief & Drainage

Bath Township lies in the Indiana and Ohio till plain part of the Central Lowland Physiographic Province. As shown in Map 2-2, Bath Township is characterized by relatively flat topography, generally sloping south to north from a high of 950 feet above sea level to a low of 830 feet above sea level. The Township goes from gently rolling landscape south of Reservoir Road to relatively flat and unchanging terrain north of I-75.

Bath 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.

Bath Township is drained by the Ottawa River and its tributaries. The Ottawa River flows northward and is part of the Maumee River basin. As depicted on Map 2-3, Bath Township is located within 5 separate sub-watersheds including the Lost Creek, Lima Reservoir-Ottawa River, Sugar Creek, Cranberry Creek, and Pike Run, which are all part of the parent Ottawa River watershed. Serving Bath Township are 26 bridges.

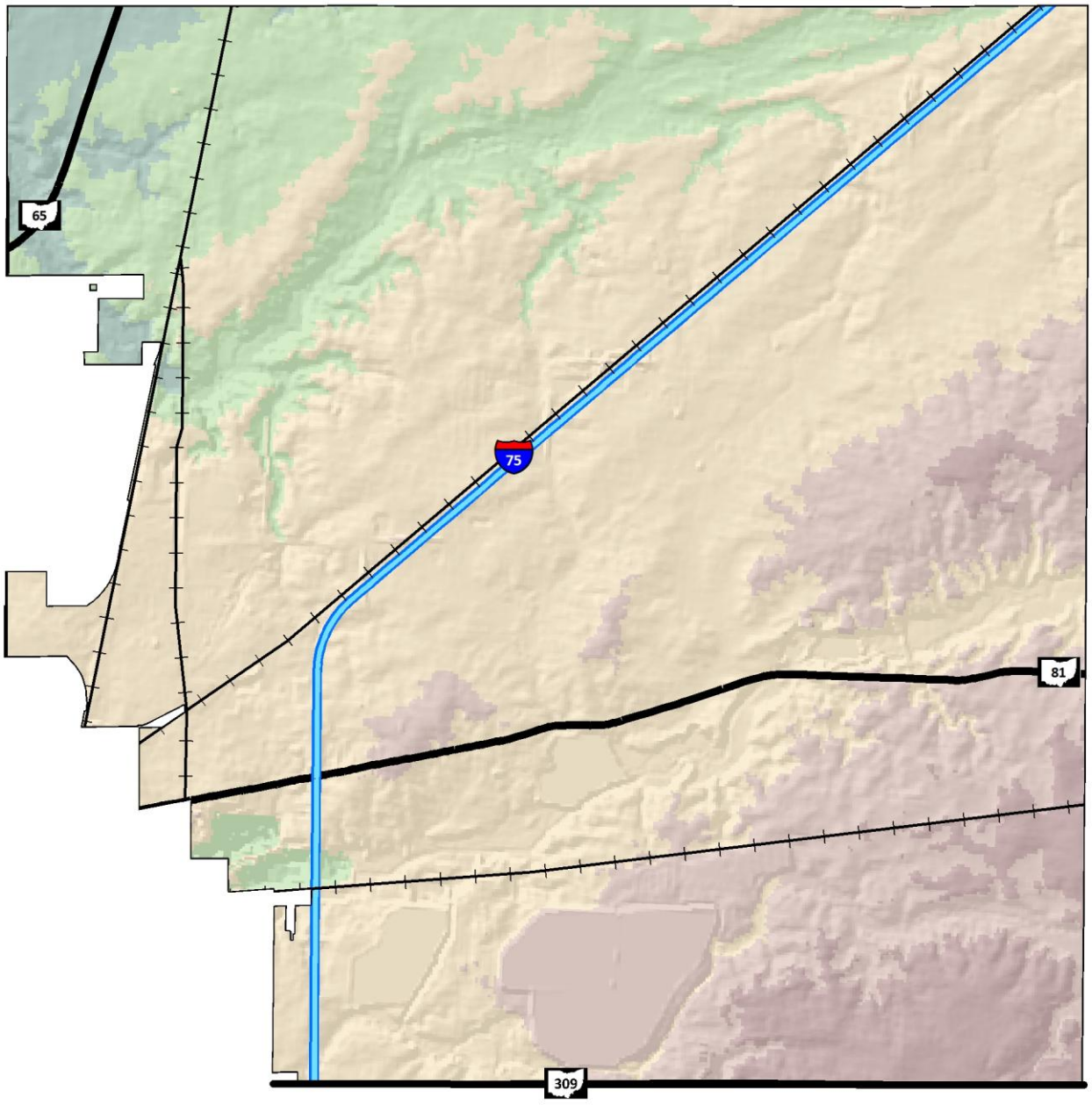
2.2.3 Floodplains & Wetlands

Bath Township hosts 1,380 acres of high hazard flood areas.

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

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. FEMA has identified 15,985 acres of high hazard flood areas in Allen County, of which 1,380 acres or 8.6 percent are in Bath Township. Primary locations of good floodplain in Bath Township are found along Sugar Creek, Lost

MAP 2-2
BATH TOWNSHIP
TOPOGRAPHY



Elevation

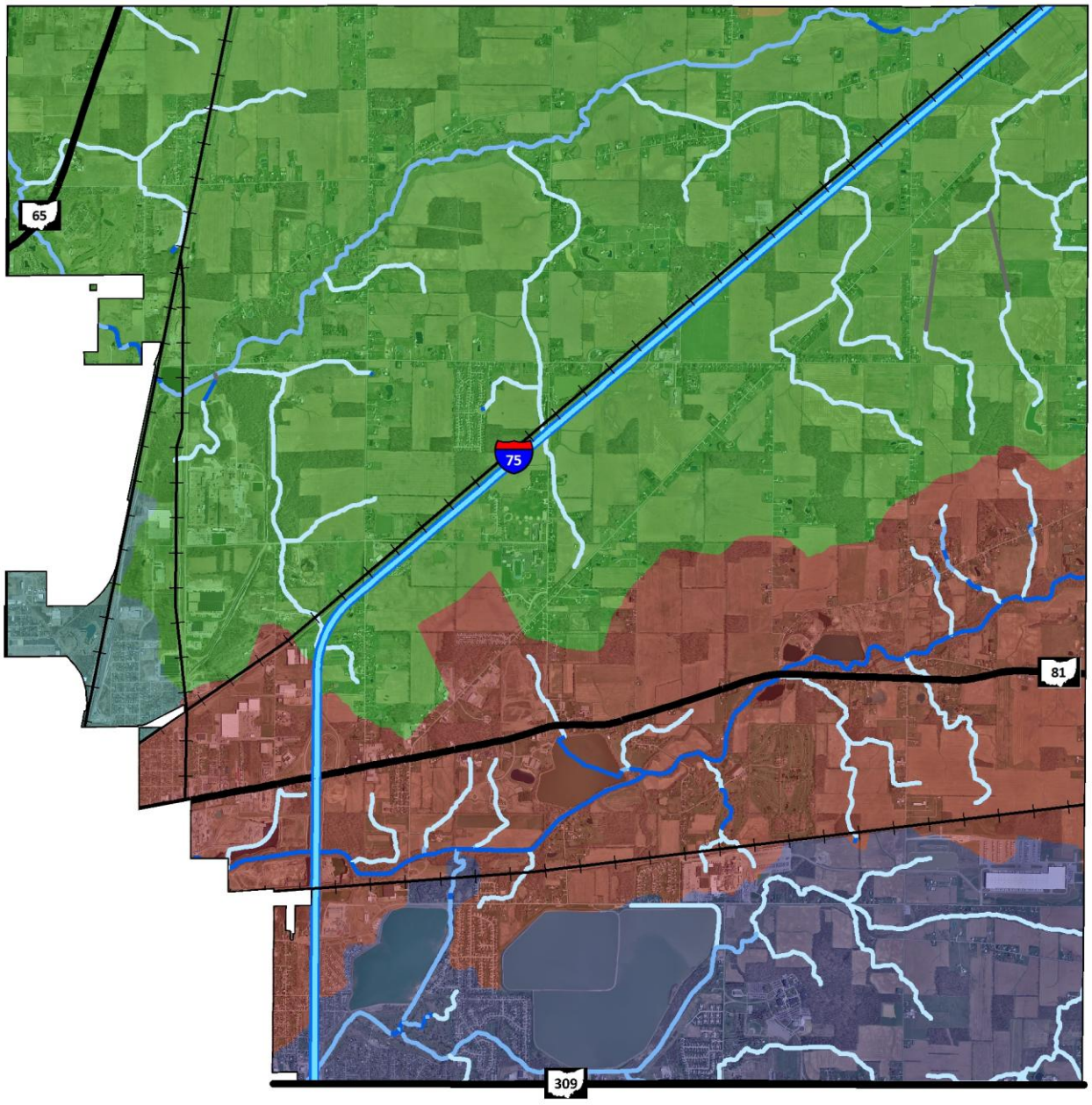
- 747.3 - 825.0
- 825.1 - 850.0
- 850.1 - 900.0
- 900.1 - 925.0
- 925.1 - 1,100.0

0 0.25 0.5 1 Miles

N

December, 2016

MAP 2-3
BATH TOWNSHIP
WATERSHEDS & FLOWLINES



Connector
Intermittent Branch
Perennial Branch
Artificial Path

Cranberry Creek
Lost Creek
Lima Resevoir-Ottawa River
Pike Run
Sugar Creek

0 0.25 0.5 1
Miles

N

December, 2016

Creek and the Ottawa River. The FEMA Flood Insurance Rate Maps (2013) are predicated on detailed reports compiled by the United States Army Corps of Engineer (1967) and the United States Department of Agriculture's Soil Conservation Service (1979). Map 2-4 details the parameters of the floodplains by their respective waterway.

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 (1994) 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 consider 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 400 potential wetland locations in Bath Township. Map 2-4 identifies wetlands documented by the USDI with FEMA identified floodplains. Because of the nature and size of the respective floodplain delineations, many of the wetlands areas are indistinguishable from the larger floodplain.

2.3 Mineral Resources

The mineral resources of Bath 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. Dolostone is the major component of bedrock in Allen County, although limestone is also present. Dolomite and limestone have been mined from several locations in Bath Township, specifically National Lime and Stone located on SR 81. There are also two inactive quarries and three historical quarries scattered across Bath Township. Most of the quarried stone is used for agricultural or industrial uses or for use in the transportation industry. In 2015, there was 1 active quarry/mine site in Bath Township totaling 235.0 acres, currently operated by National Lime and Stone. Map 2-5 identifies the location of the principle active and inactive quarries in Bath Township as well as historical mine/quarry sites. A “mined-out” quarry located on Sandusky Road exists next to where an old landfill was located. This landfill in particular has produced additional problems for the Township and its proper closure has been mandated by the OEPA.

Dolomite and limestone have been mined from several locations in Bath Township, specifically National Lime and Stone located on SR 81.

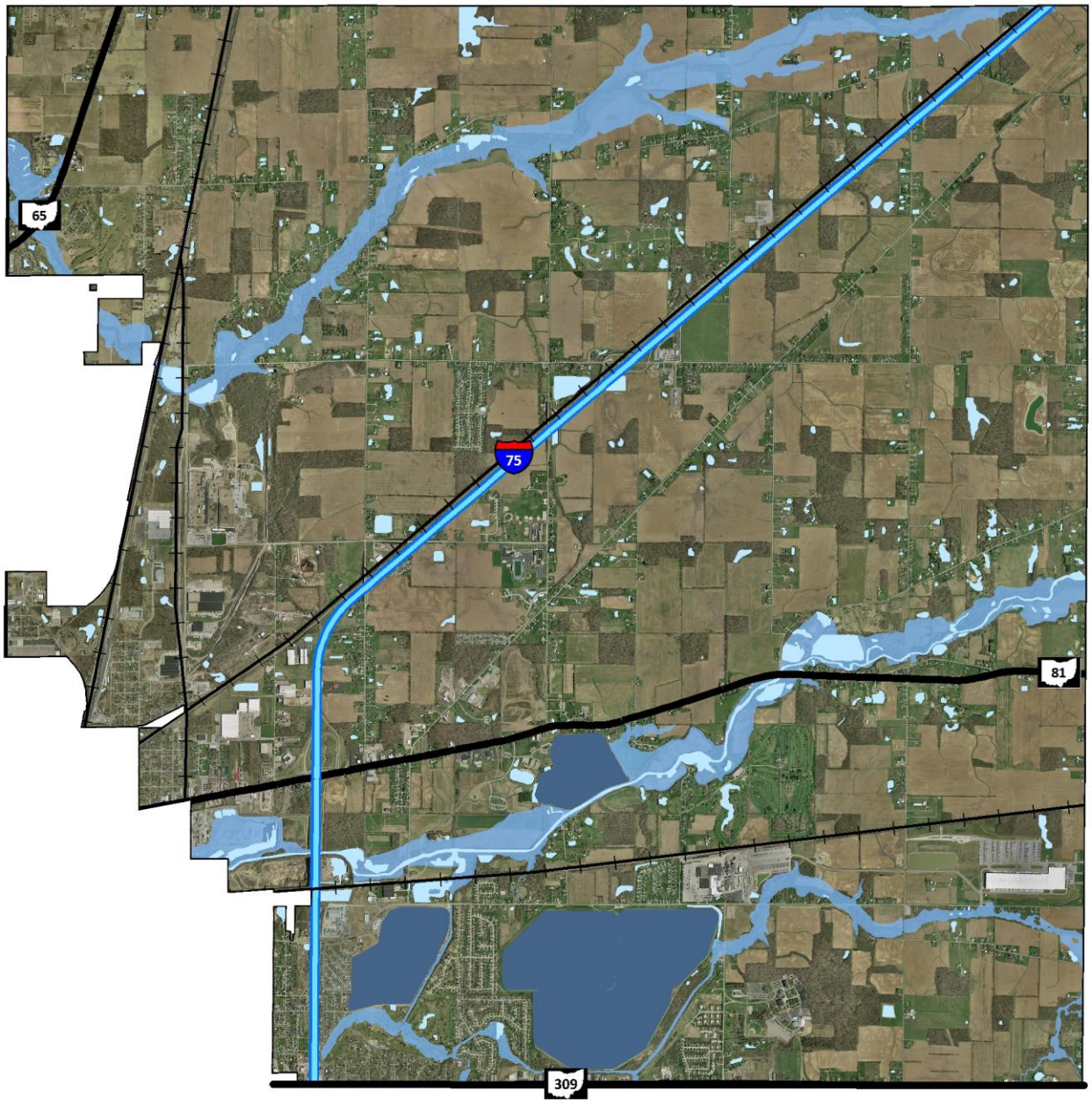
2.4 Soils

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 containing soil types that are well suited for development, while discouraging development in areas recognized for their high agricultural productivity. Map 2-6 identifies the various soils in Bath Township by type.

2.4.1 Blount-Pewamo

The existing soils of Bath Township reflect major soil groups. The predominant group found in Bath Township (as well as Allen County) is the Blount-Pewamo Association, which makes up 53 percent of all soils found in Bath Township. This

MAP 2-4
BATH TOWNSHIP
WETLANDS & FLOODPLAINS



Reservoirs
Wetlands
Floodplains

0 0.25 0.5 1
Miles

N

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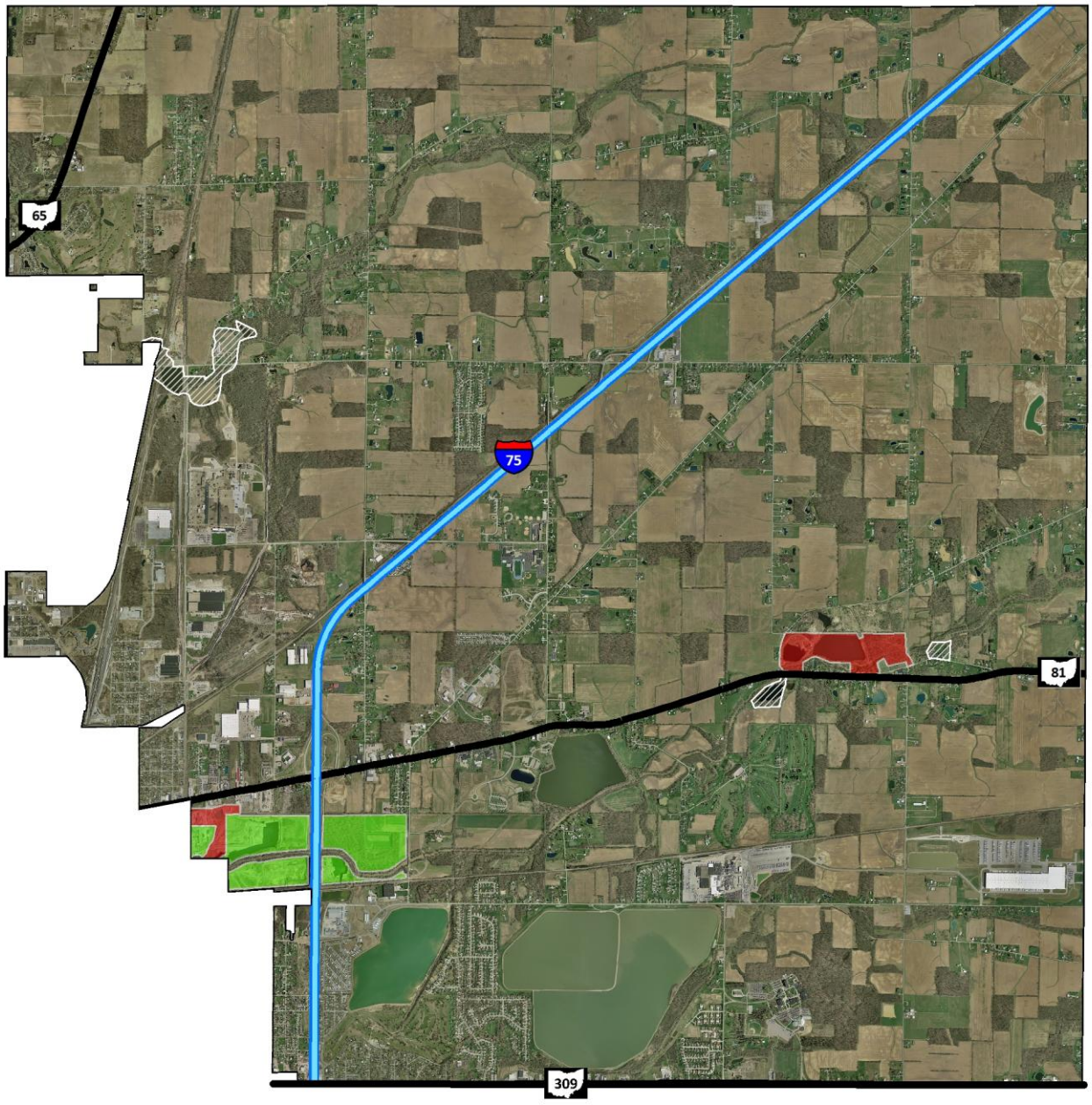
MAP 2-5
BATH TOWNSHIP
MINES & QUARRIES



Mines & Quarries

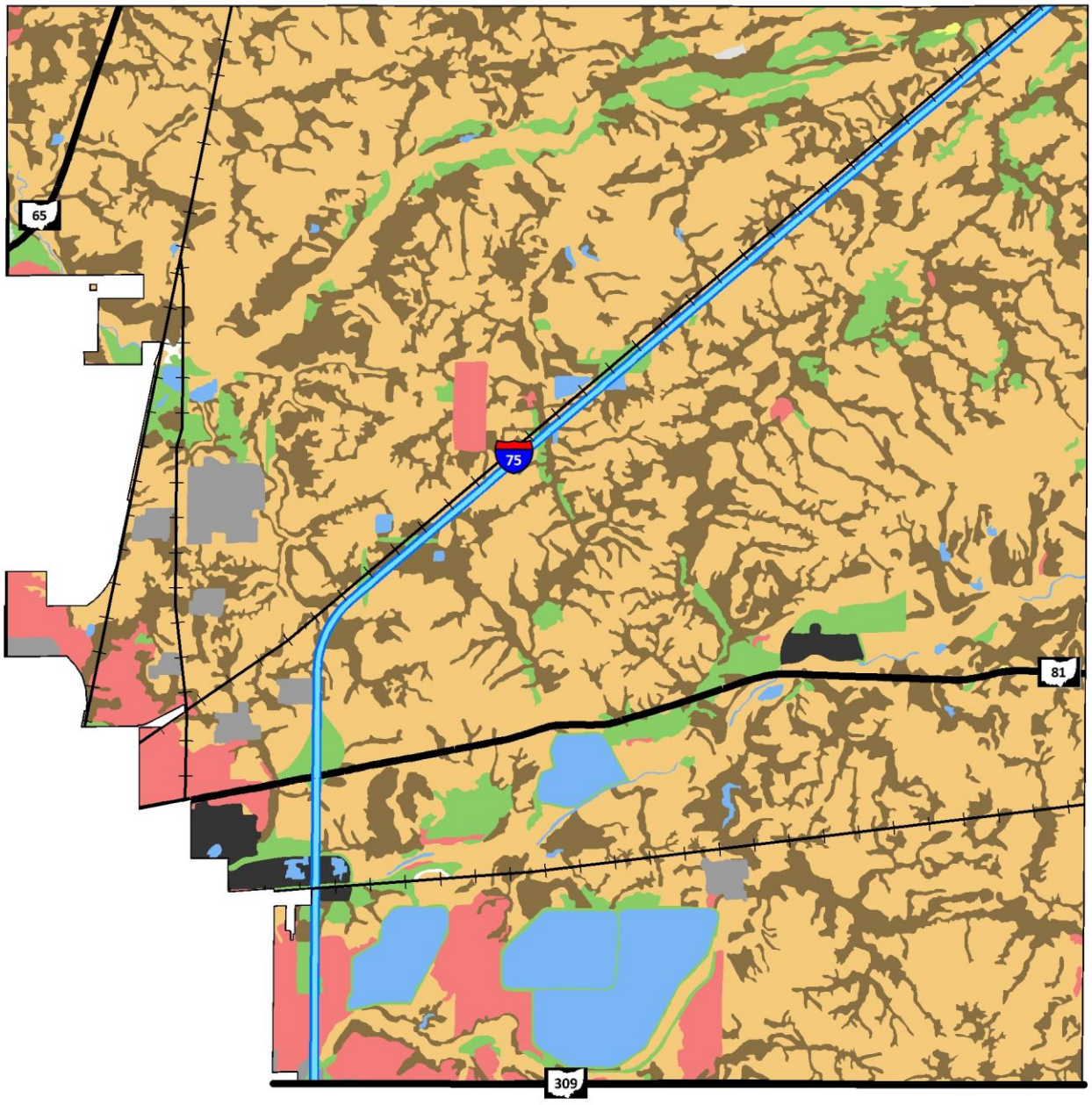
- Active
- Inactive
- Historical

0 0.25 0.5 1
Miles

N

December, 2016

MAP 2-6
BATH TOWNSHIP
SOIL TYPE



- Pit
- Urban
- Complex
- Muck
- Silty Clay Loam
- Silt Loam
- Sandy Loam
- Loam
- Water
- Other

0 0.25 0.5 1 Miles

N

December, 2016

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 very deep, and topography can be seen as flats, gentle rises, and knolls. Slope runs 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 Blount-Glynwood-Pewamo

The second largest classification is the Blount-Glynwood-Pewamo Association, which makes up 29 percent of the soils found in Bath Township. This classification, consisting of 4 minor subdivisions, ranges from somewhat moderately well drained to very poorly drained. Its major uses are found in cropland, pasture, woodlands and urban development. Its depth class runs very deep, and topography can be seen as depressions and drainage-ways. Slope runs 0 to 2 degrees. Management concerns with this soil stem from its poor drainage, and can result in erosion, compaction, and ponding.

2.4.3 Pewamo-Blount

The third most common classification found is the Pewamo-Blount Association, which makes up 10 percent of the soil in Bath Township. This classification, consisting of 2 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 very 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.

2.4.4 Cygnet-Renselaer-Alvada

The fourth classification is the Cygnet-Renselaer-Alvada Association, which makes up only 1 percent of the soils. This classification, consisting of 5 minor subdivisions, ranges from somewhat moderately well drained to very poorly drained, and its major uses are found in cropland and woodlands. Its depth class runs very deep, and topography can be seen as flats, depressions, and drainage-ways. Slope runs 0 to 1 degree. Management concerns with this soil stem from its poor drainage, and can result in compaction and ponding.

2.4.5 Hoytville-Shawton

The fifth classification is the Hoytville-Shawtown Association, which makes up 5 percent of the soil. This classification, consisting of 6 minor subdivisions, ranges from moderately well drained to very poorly drained, and its major uses are found in cropland. Its depth class runs very deep, and topography can be seen as flats, depressions and drainage-ways. Slope runs 0 to 1 degree. Management concerns with this soil are ponding, high clay content in the subsoil, erosion, and compaction.

2.4.6 Westland-Gallman-Thackery

The sixth classification is the Westland-Gallman-Thackery Association, which makes up just 2 percent of the identified soils. This classification, consisting of 5 minor subdivisions, ranges from well drained to very poorly drained, and its major uses are found in cropland and woodlands. Its depth class runs very deep, and topography can be seen as flats, rises, and knolls. Slope runs 0 to 3 degrees, and is the only soil classified as moderately well drained. Management concerns with this soil also include erosion, compaction, and ponding.

2.4.7 Hydric Soils

Based on a soils analysis completed by the United States Department of Agriculture (USDA) Natural Resource Conservation Service, 17 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 the Environmental Protection Agency's (EPA) criteria in order for it to be classified as a wetland.

Limitations of hydric soils can be minimized with sound policy decisions.

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. The locations of hydric soils in Bath Township are shown in Map 2-7.

2.4.8 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 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 20,553 acres, Bath Township has 3,320 acres of Prime Soil with No Conditions and 2,687 acres of non-prime soil. The remaining 14,546 acres of land in Bath Township is classified Prime with Conditions. Map 2-8 depicts those soils identified as Prime and Prime with Conditions.

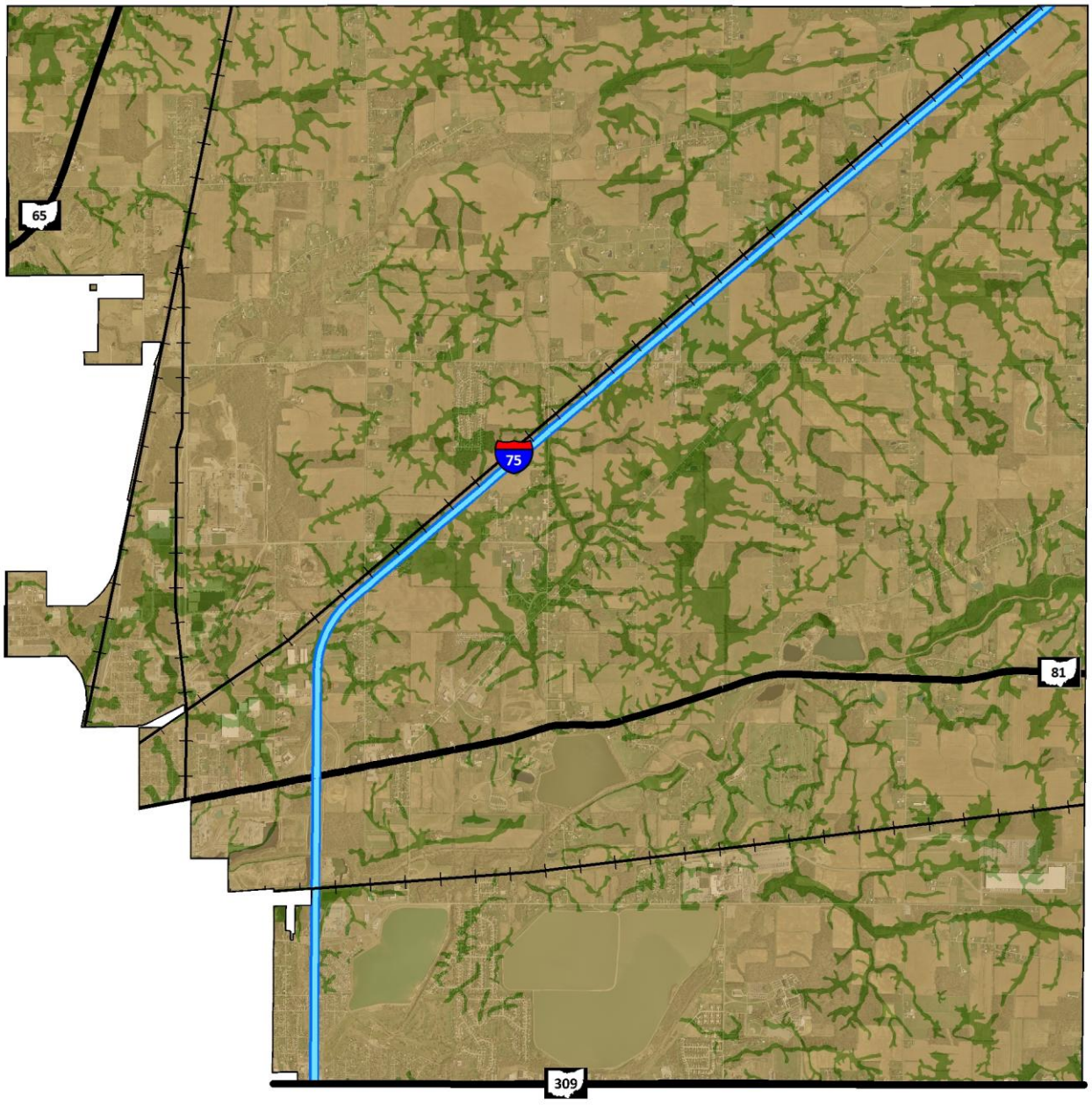
Only 18.5 percent of Bath Township soils are not considered Prime Soils.

2.5 Land Use Patterns

The use of land is dependent upon, or the result of, particular attributes including 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 land use.

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 2015 by type and acreage. Map 2-9 identifies general patterns of land use in Bath Township.

MAP 2-7
BATH TOWNSHIP
HYDRIC SOILS



Soil Type

Non-Hydric Soil

Hydric Soil

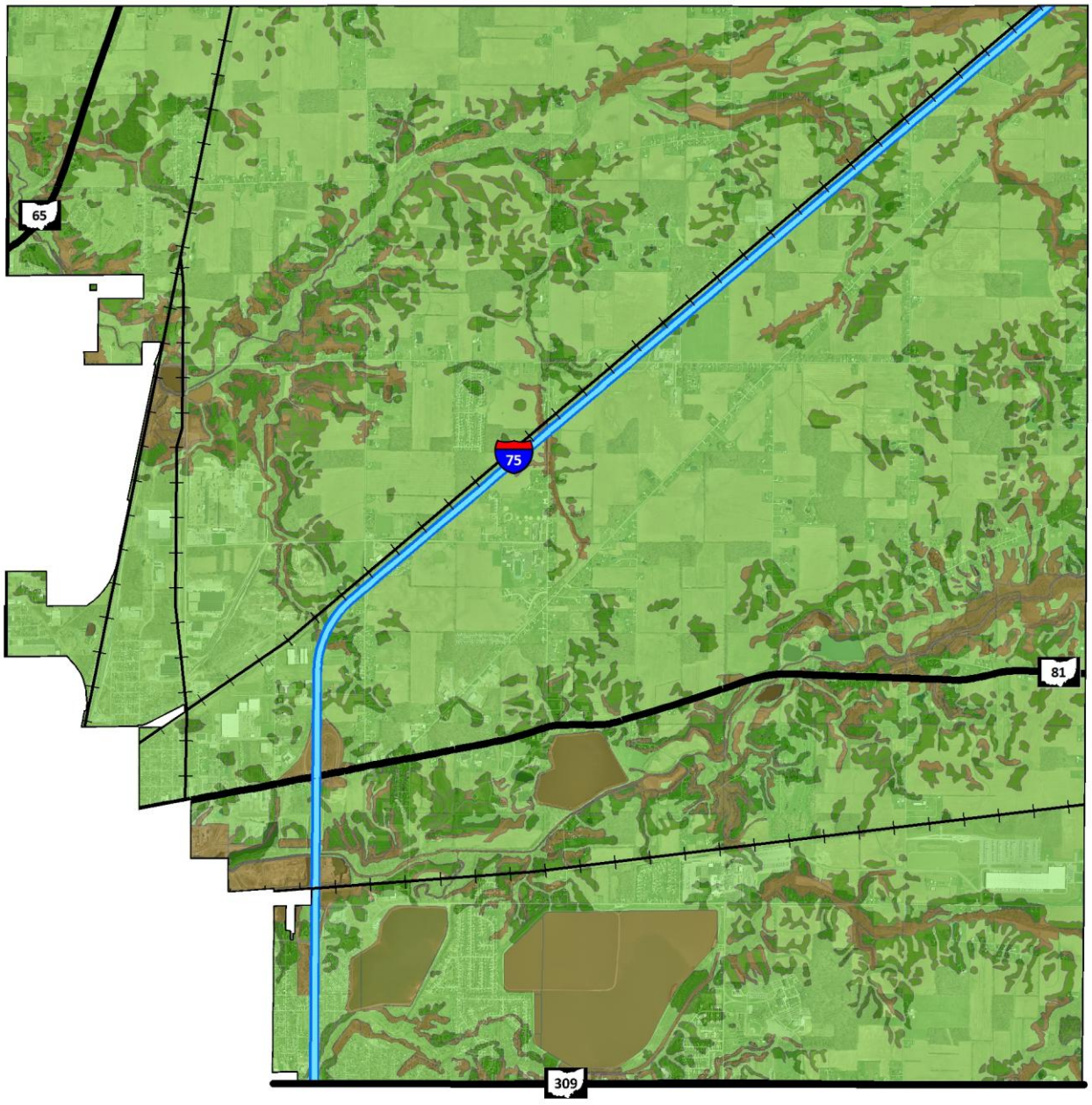
0 0.25 0.5 1

Miles

N

December, 2016

MAP 2-8
BATH TOWNSHIP
PRIME SOILS



Non-Prime
Prime with Conditions
Prime with No Conditions

0 0.25 0.5 1
Miles

N

December, 2016

Over the last 30 years, land use conversion in Bath Township has largely been confined to low-density residential/commercial developments occurring along existing rural roadways. Major residential subdivision developments have occurred almost exclusively within the urbanized area, nearly all within 3 miles of the City of Lima.

Table 2-1 indicates that the majority of land, nearly 75 percent, in Bath Township reflects agricultural (50.5%), and residential (21.2%) land uses. Agricultural activity was the prime consumer of property in Bath Township in 2015. Industrial land use activity is concentrated near the boundary shared with the City of Lima. Clustered retail activities have migrated almost exclusively to the Township's shared boundaries with the City of Lima and Perry Township and along the I-75 corridor.

TABLE 2-1
LAND USE BY TYPE, ACRES & PARCELS

Land Use Type	Total Acres	Percent of Total Area	Total Parcels	Percent Total Parcels	Mean Parcel Size
Bath Township	20,553	100.0	4,692	100.0	4.3
Agricultural Uses	10,136	49.3	259	5.5	39.1
Commercial Uses	1,311	6.4	320	6.8	4.1
Industrial Uses	1,664	8.1	59	1.3	28.2
Residential Uses	4,347	21.2	3,789	80.8	1.1
Public/Quasi Public Uses	2,231	10.8	236	5.0	9.5
Utility Uses	332	1.6	29	0.6	11.5
Transportation	532	2.6	N/A	N/A	N/A

Note: Land use, acreage and parcel data is reflective of 2015 Allen County Auditor data. Data is misleading as acreage consumed in the transportation facilities are hidden within residential and commercial development. Some overlap also exists between industrial and utility acreage and between agricultural and residential due to several uses occurring on the same parcel. Statistical accuracy assumed at the 95th percentile.

A recent analysis of land use change in Bath Township was conducted over the 2005 through 2015 period. Table 2-2 reveals that over the 10-year analysis residential uses lost 417 acres of land. The total acreage dedicated to industrial uses increased and now comprises 1,664 acres or 8.1 percent of total land area. The net loss of farmland attributed to the various land use conversions reveal that 323 acres of agricultural land was consumed over the 10-year period. Currently, agricultural, residential, and recreational/quasi-public uses consume the most land within Bath Township.

TABLE 2-2
BATH TOWNSHIP LAND USE CHANGE 2005-2015

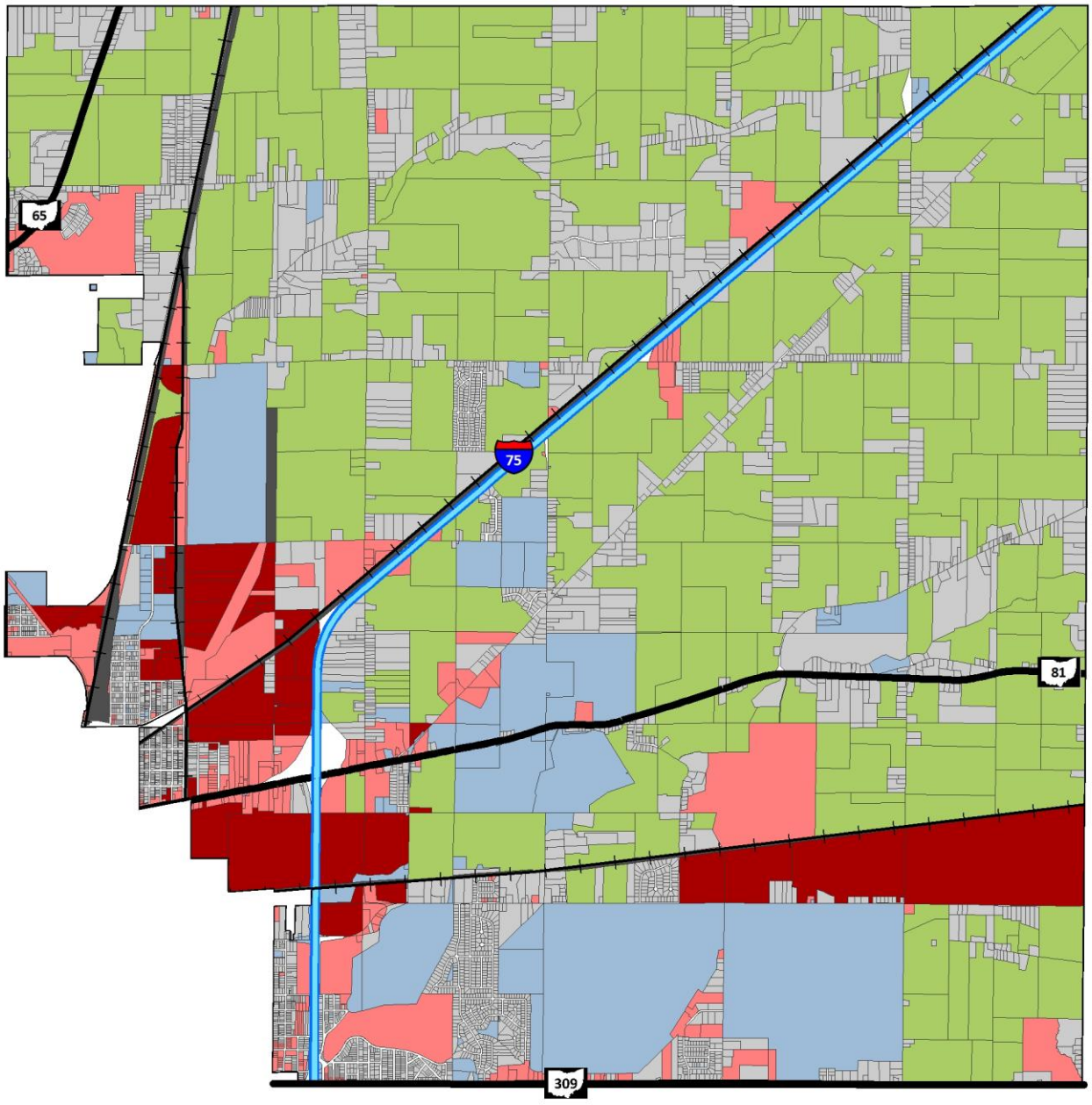
Year	Land Use by Type and Acreage			
	Residential	Commercial	Industrial	Agricultural
2005	4,764	1,639	1,336	10,459
2015	4,347	1,311	1,664	10,136
Net Gain/Loss	-417	-328	+328	-323

Auditor's Database 2015

2.5.1 Public/Quasi Public Uses

This land use constitutes slightly less than 11 percent (10.8%) of total land in Bath Township. Approximately 2,231 acres of land in Bath Township is dedicated to parks, recreation, and public use. Primarily located along the SR 81 corridor, the largest concentration is found at the reservoirs, which feature walking, jogging, and biking paths around their perimeters. Public park lands are governed by the Johnny Appleseed Metropolitan Park District. Reservoirs are operated by the City of Lima and the Park District. Bath Township does not

MAP 2-9
BATH TOWNSHIP
GENERALIZED LAND USE



Land Use

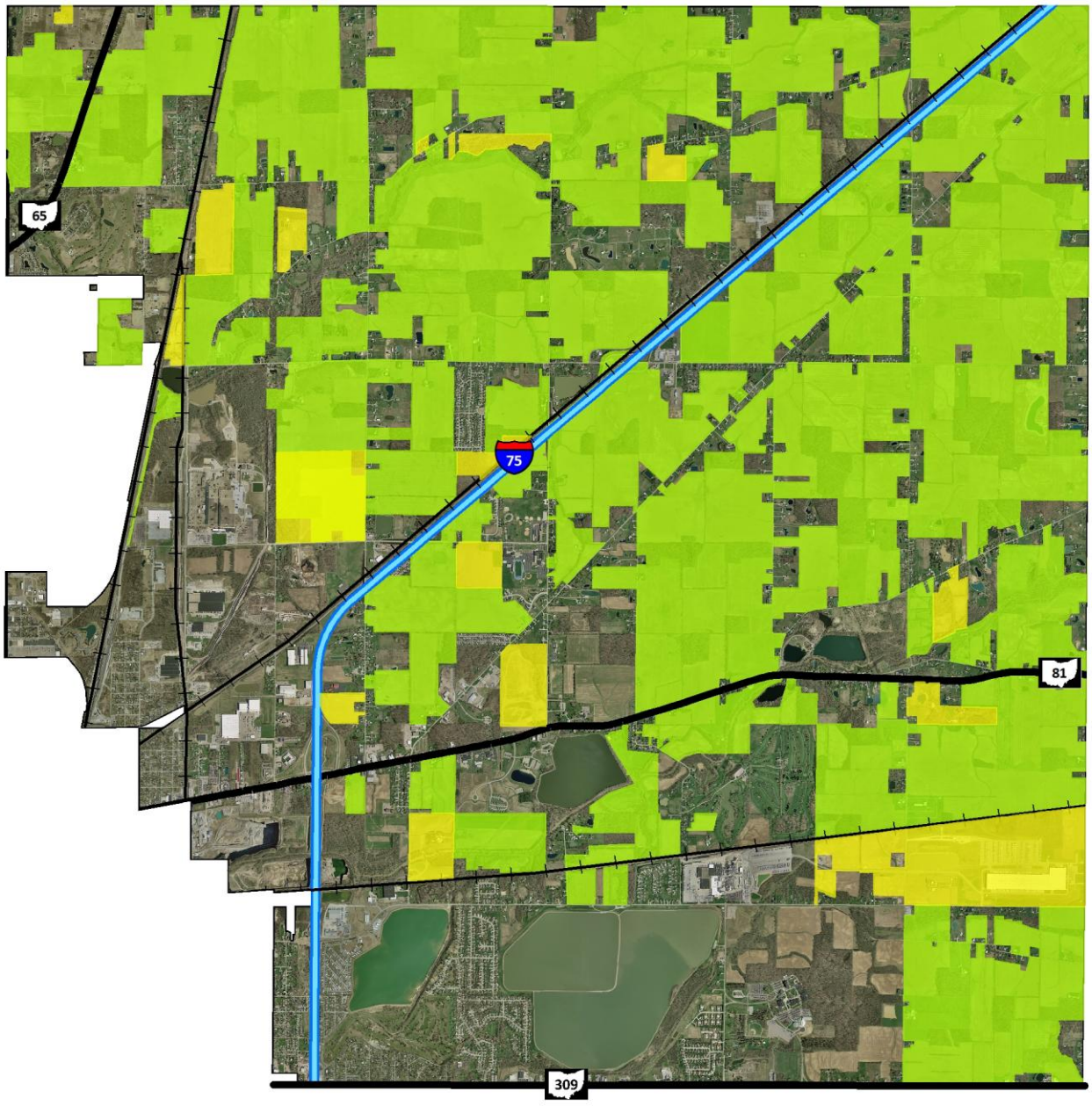
- Agriculture
- Residential
- Commercial
- Exempt/Public
- Industrial
- Utility/Railroad

0 0.25 0.5 1 Miles

N

December, 2016

MAP 2-10
BATH TOWNSHIP
2005 - 2015 CAUV CHANGE



CAUV Land Change

- CAUV Land Lost Since 2005
- Current CAUV Land

0 0.25 0.5 1
Miles

N

December, 2016

currently manage any park or recreational facility. However, the Bath School District provides for some active recreational pursuits on School District property.

Private recreational activities can be found at the golf courses in the Lost Creek and Springbrook country clubs. This recreational land use can be expected to grow, albeit marginally, to reflect residential growth and the community's need to protect environmentally sensitive areas. Proportional growth in needed recreational land is estimated to reflect the size of the population growth.

2.5.2 Agricultural Land Use

In 2015, 10,136 acres of Bath Township was identified as in agricultural use by the Allen County Auditor's Office (ACAO), totaling 49.3 percent of all land use. When compared to data from 2005, data suggests a net loss of 323 acres in 10 years. This is clearly depicted on Map 2-10 showing gains and losses of CAUV (Current Agricultural Use Value) land. What is of concern is the conflict in land use between large lot residential sprawl and the existing farm industry, and the impact this has on the efficiency of agricultural operations.

2.5.3 Residential Land Use

Currently, 4,347 acres of land in Bath Township are consumed by residential use. This equals 21.2 percent of all available land. The primary form of residential growth in Bath Township has been through the process of major subdivision development. From 2000 through 2015, 203 platted lots were developed, consuming 469 acres of land, averaging 0.4 units per acre. Since 2000, there have been 4 large residential subdivisions at various stages of development in Bath Township. Collectively, they have accounted for 58 new housing units. Minor land divisions accounted for 98 residential properties from 2000 to 2015, consuming 205.2 acres for an average of 2.1 acres per split. From 2010 through 2015 there have been 11 minor subdivisions of land less than 5.0 acres totaling 21.8 acres for an average of 2.0 acres per residential lot. If historical trends from 2000 continue unabated, 36.0 percent of all new residential development will occur pursuant to regulations governing minor land division and reflect strip residential development along existing rural roadways.

2.6 Summary

The unique natural features of the community contribute to a wide variety of economic activities including agriculture, services, and manufacturing. The mixture of manufacturing, technology, and retail businesses serving residents, businesses, and visitors alike, contribute to a rich quality of life, and the potential for continued growth.

Traditional manufacturing and supporting warehousing operations are concentrated along major roadway corridors and rail lines. The retail and service sectors are strategically located in a border region adjacent to the City of Lima and Perry Township where existing infrastructure is readily available. Bath Township's industrial base is strong and expected to continue to expand. Future plans must recognize the implications of both residential and industrial growth and the subsequent infrastructure demands.

In recent years, prime farmland has been used indiscriminately for development, especially for single-family home sites. Such unplanned development has resulted in uncoordinated and haphazard development along once rural roadways and now ultimately require the extension of expensive municipal infrastructure to address health, safety, and environmental hazards. Such utility extensions will only further development and increased density as well as the public's demand for municipal services including fire, law enforcement, and emergency medical services.

SECTION 3
POPULATION CHARACTERISTICS

A thorough analysis of the Bath 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, products and services including 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/decline and allow communities to better assess policy decisions/development and the wise expenditures of public funds. This section attempts to highlight specific characteristics of the community's population and provide broad generalizations that will further strengthen the strategic planning process.

3.1 Population & Population Change

From a historical perspective, Bath Township has experienced a 17.1 percent increase in population over the 1960-2010 period.[1]

Historically, populations changed rather slowly over time when left to their own accord. Today, however, based on various competing and intervening factors, populations can now change with relative speed, which may catch a community off guard and unprepared. In today's economic climate and social conditions, populations are much more fluid. In order 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 2010 Census tabulation or the 2014 American Community Survey (ACS) 5-Year Estimates. Herein, population data reflects the residents of Bath Township with comparisons to national, State, and local populations provided.

Population change, whether growth or decline, is neither static nor uniform. In fact, many political subdivisions within Allen County have experienced an extended period of continued growth, while others have experienced overall growth in cyclical spurts. This can be seen in Table 3-1, which identifies each of the various political subdivisions by population over the last several decades. It reveals that Bath Township has experienced an overall increase in population of 17.1 percent when examining the period between 1960 and 2010. However, based on the population change between the 1980 and 2010 Census periods, the population of Bath Township decreased 2.7 percent, and Allen County experienced a 5.3 percent decline. In contrast, the State of Ohio grew by 6.8 percent and Shawnee Township grew 11.6 percent over the same period. Figure 3-1 further illustrates this change in the 1980 to 2010 by comparing the percent change amongst these political subdivisions.[1]

The components of population change, including births, deaths, and migration of Allen County are revealed in Figure 3-2 for 2004 to 2014. Births have declined slightly, with 2014 having 161 less births than in 2004, while deaths have remained fairly stable. The in-migration population has consistently been lower than out-migration throughout this time period. This negative net migration has contributed to the population decline of Allen County.[2]

[1] U.S. Census Bureau, 1960-2010 Censuses, DP-1
[2] https://development.ohio.gov/reports/reports_pop_est.htm

TABLE 3-1 POPULATION 1960-2010							
Political Subdivision	**1960**	**1970**	**1980**	**1990**	**2000**	**2010**	**Percent Change**
Allen County	103,691	111,144	112,241	109,755	108,473	106,331	2.5
Beaverdam	514	525	492	467	356	382	-25.7
Bluffton	2,591	2,935	3,237	3,206	3,719	3,952	52.5
Cairo	566	587	596	473	499	524	-7.4
Delphos	3,716	4,301	3,984	3,901	3,928	3,938	6.0
Elida	1,215	1,211	1,349	1,486	1,917	1,905	56.8
Fort Shawnee Village*	N/A	3,436	4,541	4,128	3,855	3,726	8.4
Harrod Village	563	533	506	537	491	417	-25.9
Lafayette Village	476	486	488	449	304	445	-6.5
Lima City	51,037	53,734	47,817	45,549	41,578	38,771	-24.0
Spencerville Village	2,061	2,241	2,184	2,288	2,235	2,223	7.9
Amanda Township	1,217	1,498	1,769	1,773	1,913	2,071	70.2
American Township	9,184	8,766	11,476	10,921	13,599	12,476	35.8
Auglaize Township	1,740	2,245	2,042	1,936	2,359	2,366	36.0
Bath Township	8,307	9,323	9,997	10,105	9,819	9,725	17.1
Jackson Township	1,523	1,761	2,214	2,288	2,632	2,611	71.4
Marion Township	2,222	2,644	2,734	2,775	2,872	2,777	25.0
Monroe Township	1,386	1,490	1,621	1,622	1,720	1,702	22.8
Perry Township	5,045	3,751	3,586	3,577	3,620	3,531	-30.0
Richland Township	1,530	1,515	1,628	1,821	2,015	1,955	27.8
Shawnee Township**	9,658	6,298	7,803	8,005	8,365	8,707	-9.8
Spencer Township	863	960	925	832	871	844	-2.2
Sugar Creek Township	1,166	1,209	1,242	1,311	1,330	1,283	10.0

U.S. Census Bureau, 1960-2010 Censuses, DP-1
2014 ACS 5-Year Estimates, DP-5
*As of November 2012, Fort Shawnee has ceased to exist.
**Shawnee Township data excludes Fort Shawnee Village population information

FIGURE 3-1
POPULATION CHANGE
1980-2010

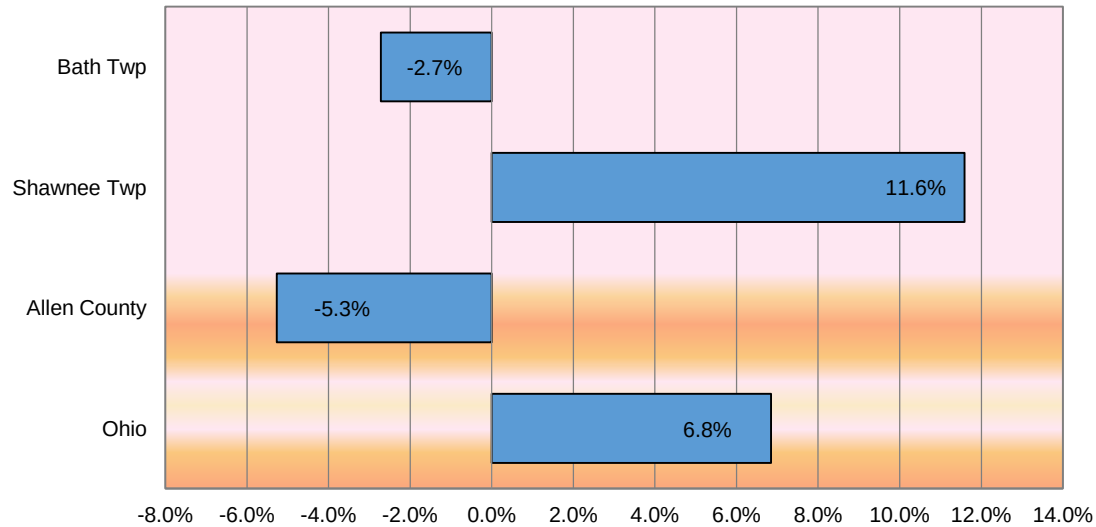
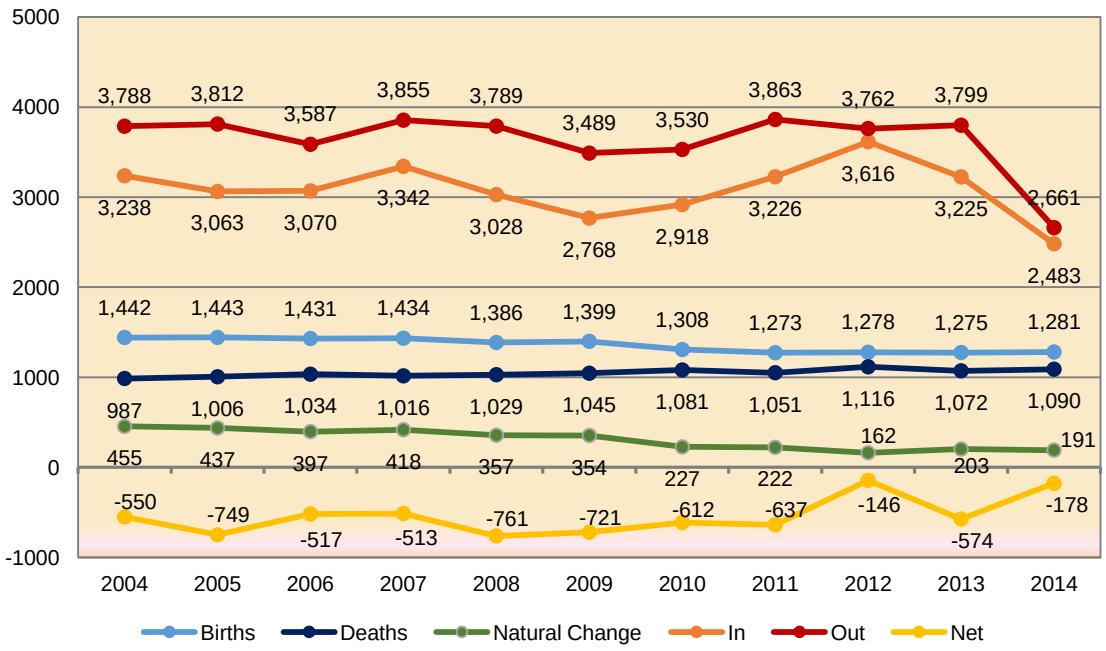


FIGURE 3-2
DEMOGRAPHIC DYNAMICS IN ALLEN COUNTY
2004-2014



3.2 Age & Gender

Both age and gender are critical characteristics of a community's population. Age reflects certain attitudes and beliefs. Age also reflects 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 population segment. The construction of a population pyramid, as seen in Figure 3-3, furthers an analysis of age by age cohorts and gender differences. Such a construct not only provides valuable insights as to fertility and morbidity issues, but also provides data on workforce availability by age and gender. A notable trend depicted in Figure 3-3 is a growing female population, where females outnumber males, especially for the cohorts 65 and older.

Bath Township's overall demographics generally reflect State, County, and other township statistics. Similar to Ohio and Allen County, there is a large discrepancy between the percentage of persons in the 0-19 age groups living in Bath Township and the 20-34 age groups (28.0% vs. 15.9%). This is thought to be indicative of a high out-migration of college bound and/or college-educated adults from Ohio. A visual representation of this occurrence is presented in Figure 3-4.

Consistent with national trends, the populations of Bath, Shawnee, Allen County, and Ohio are becoming older. The median age for Bath Township in 2010 was 40.1 years, much higher than that of the State (38.8) and County (38.3). Following the trend of an aging population, Bath Township's median age of residents has also increased between 2000 and 2010. As illustrated in Figure 3-5, the median age of Bath Township residents in 2010 was 40.1 years, up 3.9 percent from 38.6 years of age in 2000.[3]

[3] U.S. Census Bureau, 2000-2010 Censuses, DP-1

FIGURE 3-3
2010 POPULATION PYRAMID

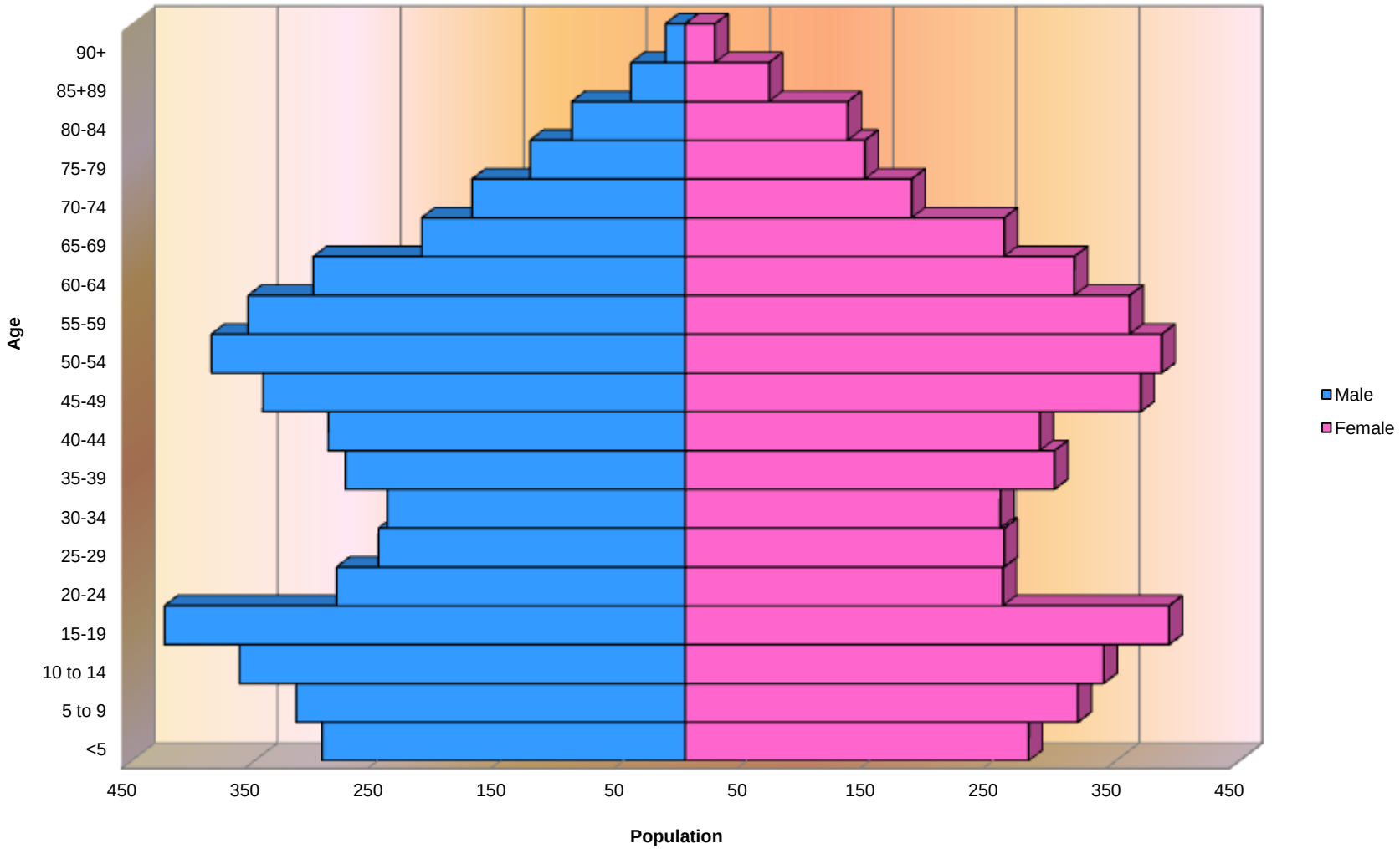


FIGURE 3-4
POPULATION AGE COHORTS 2010

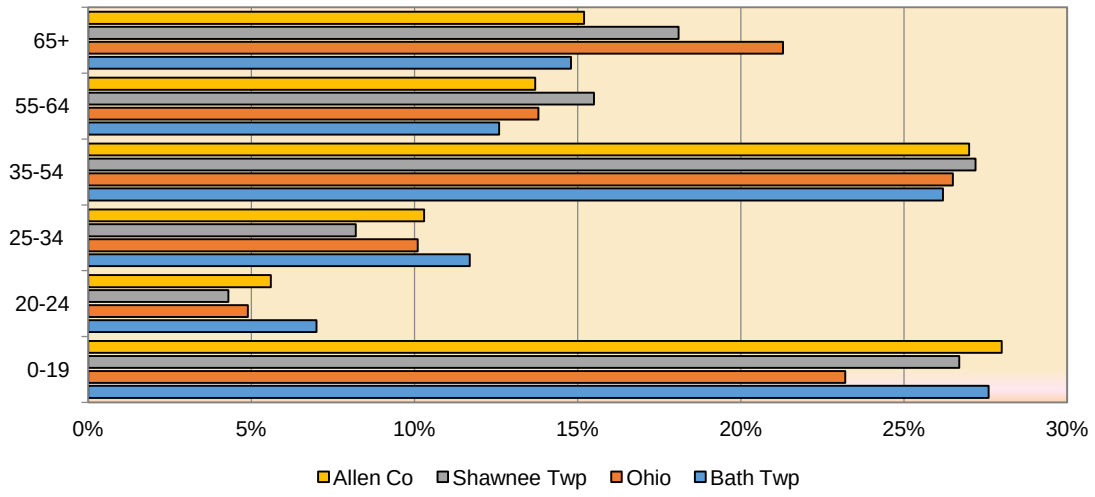
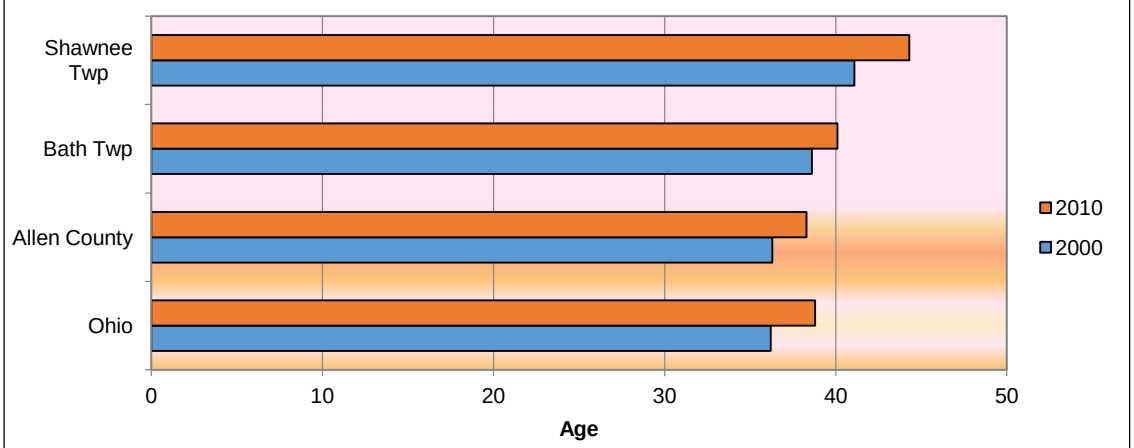


FIGURE 3-5
CHANGE IN MEDIAN AGE 2000-2010



More than a third of the population is not able to fully contribute to the economic growth and earning power of the community.

A consequence of having an aging population is that it fails to contribute to economic growth. In 2010, one in three of Bath Township's population (34.9%) was at an age that was not able to fully contribute to the financial growth and earning power of the community. One in five (19.6%) residents was under 14 years, while another 15.3 percent were 65 years and over. Census data also shows that an additional 13.8 percent of the population was categorized in the pre-retirement age group of 55-64 years and may be readying for retirement.[4]

Another dataset indicating an aging population in Bath Township is shown in Table 3-2, which indicates that 50.2 percent of the population is over the age of 40. This fact helps explain household income levels and the notion that Bath residents are a stationary

[4] U.S. Census Bureau, 1960-2010 Censuses, DP-1

population. The shrinking cohorts from 0 to 14 and the relative collapse of the cohorts for those 20 to 34 years of age suggests a long term population problem. These 20 to 34 population cohorts are also slightly lower than those of Allen County and the State of Ohio. A number of factors could explain this emigration, including: lack of employment opportunities, college brain drain, and/or the availability or cost of housing.[5]

TABLE 3-2
BATH TOWNSHIP POPULATION BY AGE COHORTS & GENDER 2010

Cohort	Male	Percent	Female	Percent	Total	Total %	Cumulative %
<5	295	6.2	279	5.6	574	5.9	5.9
5-9	316	6.6	319	6.5	635	6.5	12.4
10-14	362	7.6	340	6.9	702	7.2	19.6
15-19	423	8.8	393	8.0	816	8.4	28.0
20-24	283	5.9	258	5.2	541	5.6	33.6
25-29	249	5.2	259	5.2	508	5.2	38.8
30-34	242	5.1	256	5.2	498	5.1	43.9
35-39	276	5.8	300	6.1	576	5.9	49.8
40-44	290	6.1	288	5.8	578	5.9	55.7
45-49	343	7.2	370	7.5	713	7.3	63.0
50-54	385	8.0	387	7.8	772	7.9	70.9
55-59	355	7.4	361	7.3	716	7.4	78.3
60-64	302	6.3	316	6.4	618	6.4	84.7
65-69	214	4.5	259	5.2	473	4.9	89.6
70-74	173	3.6	184	3.7	357	3.7	93.3
75-79	126	2.6	146	3.0	272	2.8	96.1
80-84	92	1.9	132	2.7	224	2.3	98.4
85-89	44	0.9	68	1.4	112	1.2	99.6
90+	16	0.3	24	0.5	40	0.4	100.0
Total	**4,786**	**100.0**	**4,939**	**100.0**	**9,725**	**100.0**	**100.0**

U.S. Census Bureau, 2010 Census, DP-1

3.3 Race

When comparing the racial makeup of Bath Township with respect to that of the County and State, there is a larger white population and smaller black or African American population in Bath Township. As seen in Table 3-3, Bath Township's white percentage of the population is 8.8% higher than the County's. The black or African American population, on the other hand, is 9.4% lower.[6]

TABLE 3-3
RACIAL BACKGROUND

Race	Bath	Allen	Ohio
White	95.0	86.2	84.5
Black or African American	4.3	13.7	13.4
American Indian/ Alaska Native	0.6	0.7	0.8
Asian	1.1	1.0	2.1
Native Hawaiian	0.0	0.1	0.1
Other	1.0	1.1	1.4

U.S. Census Bureau, 2010 Census, DP-1

[5] U.S. Census Bureau, 1960-2010 Censuses, DP-1

[6] http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/SF1DP1/0400000US39|0500000US39003|0600000US3900304206?slice=GEO~0400000US39

3.4 Households & Household Size

Between 2000 and 2010, the number of households in Bath Township increased just 0.3 percent.

According to the United States Census Bureau, the term "household" refers to any housing unit that is occupied, and the total population divided by households establishes "household size".[7] 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 and these changing demands are placed on local service providers.

From a public policy perspective, it is important to balance the available housing supply with the housing demand; otherwise unbalanced needs result in out-migration, excess housing costs, vacancy, and/or unbalanced demands for public service.

TABLE 3-4
TOTAL HOUSEHOLDS & AVERAGE HOUSEHOLD SIZE BY POLITICAL SUBDIVISION
2000-2010

Political Subdivision	2010 Total Households	2010 Average Household Size	2000 Total Households	2000 Average Household Size	Total Households % Change	% Change Household Size
Allen County	40,691	2.47	40,646	2.52	0.1%	-2.0%
City of Lima	14,221	2.39	15,410	2.42	-7.7%	-1.2%
American Township	5,344	2.46	4,933	2.38	8.3%	3.4%
Shawnee Township	3,327	2.59	3,097	2.64	7.4%	-1.9%
Bath Township	3,827	2.50	3,815	2.54	0.3%	-0.8%
City of Delphos	1,612	2.38	1,517	2.52	6.3%	-5.6%
Marion Township	1,016	2.60	1,012	2.84	0.4%	-8.5%
Perry Township	1,453	2.49	1,417	2.50	2.5%	-0.4%
Village of Bluffton	1,428	2.57	1,238	2.35	15.3%	10.8%
Jackson Township	1,003	2.61	956	2.75	4.9%	-5.1%
Village of Spencerville	817	2.62	845	2.54	-3.3%	3.1%
Auglaize Township	893	2.69	843	2.80	5.9%	-3.9%
Village of Elida	708	2.67	698	2.75	1.4%	-2.9%
Amanda Township	759	2.72	684	2.76	11.0%	-1.4%
Monroe Township	634	2.70	607	2.83	4.4%	-4.6%
Richland Township	604	2.64	658	2.98	-8.2%	-11.4%
Sugar Creek Township	495	2.54	476	2.79	4.0%	-9.0%
Spencer Township	326	2.61	304	2.87	7.2%	-9.1%
Village of Cairo	198	2.70	181	2.76	9.4%	-2.2%
Village of Harrod	143	2.87	173	2.84	-17.3%	1.1%
Village of Beaverdam	144	2.60	140	2.54	2.9%	2.4%
Village of Lafayette*	161	2.72	161	2.63	0.0%	3.4%

U.S. Census Bureau, 2010 and 2000 Censuses, DP-1 and QT-H2
*Adjusted housing data for the year 2000

Census population data, along with housing data, for the year 2010, reveals the total number of households and the rate of change in the total households between 2000 and 2010. Table 3-4 indicates the total number of Bath Township households increased 0.3 percent between 2000 and 2010, for a total of 3,827 households. This growth is stagnant

[7] http://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2014_ACSSubjectDefinitions.pdf

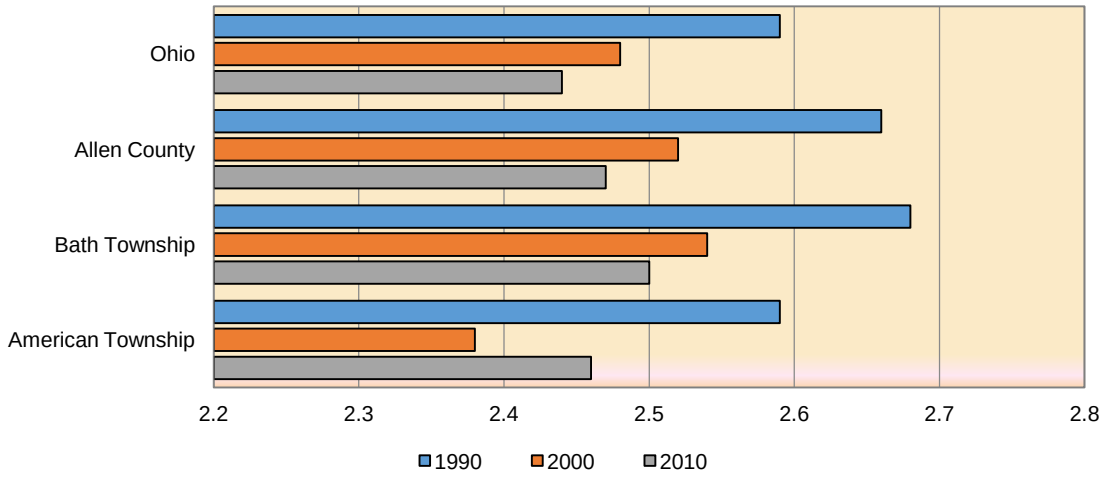
in comparison to Shawnee Township, which saw a 7.4% growth in households during that same time period.[8]

As previously stated, household size is also an important factor as it relates to housing and the size of homes with respect to the number of bedrooms, bathrooms, yard area, etc. Table 3-4 also presents information relative to the changing status of household size, as does Figure 3-6. In 2000, the average household size in Bath Township was 2.54 persons per household while in 2010, the household size decreased 0.8 percent over 2000 and reflected 2.50 persons.[9]

The implications of smaller size households should be monitored by local policy experts and reflected in local housing policies, building codes and zoning regulations.

In comparison, the mean household size of Allen County in 2010 was 2.47 persons per household, representing a difference of 0.05 persons per household less than Bath Township. Notice that household size varies by political subdivision across Allen County. When comparing townships, persons per household range from a high of 2.72 in Amanda Township to a low of 2.46 in American Township.

FIGURE 3-6
CHANGE IN HOUSEHOLD SIZE 1990-2010



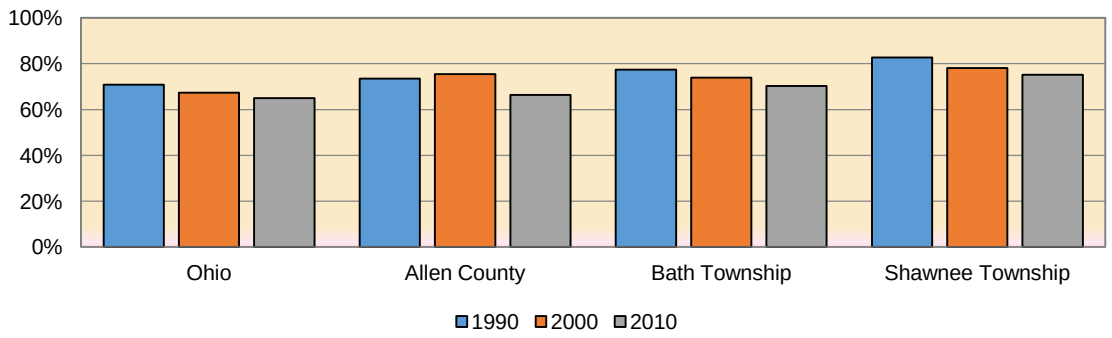
Using simple linear regression analysis, the projected household size for the year 2040 for Bath Township is estimated to be 2.21 persons per household, while American Township is expected to experience a household size of 2.22. This similar household size is interesting to note, since the changes in household size from 1990 to 2010 of the two townships are so different, as seen in Figure 3-6. This data may very well 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 size households should be monitored by local policy experts and reflected in local housing policies, building codes, and zoning regulations.[10]

[8] http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/QTH2/0400000US39|0500000US39003|0600000US3900304206|0600000US3900371955|1600000US3927944?slice=GEO~0600000US3900371955
[9] U.S. Census Bureau, 1960-2010 Censuses, DP-1
[10] U.S. Census Bureau, 1960-2010 Censuses, DP-1

3.5 Families

The United States Census Bureau defines a "family" as a group of two or more people who reside together and are related by birth, marriage, or adoption. Census data suggests 2,690 families resided in Bath Township in 2010. Changes to the overall number of families in Bath, Shawnee, Allen County, and the State of Ohio are indicated in Figure 3-7. Between 2000 and 2010, the number of families residing in Bath Township fell by 4.6 percent, while both Allen County and Ohio experienced a loss of 4.4 percent and 0.1 percent of families, respectively. [11,12]

FIGURE 3-7
CHANGE IN FAMILIES AS A PERCENT OF HOUSEHOLDS



3.6 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. These income figures are derived from the 2000 Census and the 2014 ACS 5-Year Estimates. As seen in Figure 3-8, data suggests Bath Township's household median income is well behind that of Ohio, but similar to Allen County.

Bath Township is lagging behind the State income levels with respect to household, family, and per capita income.

TABLE 3-5
BATH COMPARATIVE INCOME MEASURES BY DECENNIAL CENSUS

Income: By Type & Year	Bath Township	Ohio	Allen County	Bath Township as % of Allen County	Bath Township as % of Ohio
2014*					
Median Household	$44,808	$48,849	$43,648	102.7	91.7
Median Family	$51,563	$62,104	$55,576	92.8	83.0
Per capita	$21,681	$26,520	$22,585	96.0	81.8
2000**					
Median Household	$40,549	$40,956	$37,048	109.4	99.0
Median Family	$47,886	$50,037	$44,723	107.1	95.7
Per capita	$19,540	$21,003	$17,511	111.6	93.0

* ACS 2014 5-Year Estimates, DP03.
** U.S. Census Bureau, 2000 Census, DP-3.

[11] http://www2.census.gov/programs-surveys/acs/tech_docs/subject_definitions/2014_ACSSubjectDefinitions.pdf
[12] U.S. Census Bureau, 1960-2010 Censuses, DP-1

As with Bath Township, the median household income within Allen County has lagged behind that of Ohio. Bath has seen an increase of just over $4,000 in household income since the 2000 decennial Census period. When comparing median household incomes between Bath Township and the State, the income gap has increased from 1 percent in 2000 to 8.3 percent for the 2014 ACS 5-Year Estimates.[13,14]

When examining median family income, 2014 ACS 5-Year Estimates suggest Bath Township median family income rose since the 2000 decennial census, experiencing a similar gap in family income when compared to both the State and the County. According to ACS tabulations, the median family income in Bath Township was 7.2 percent lower than Allen County's median family income in 2014 and 17.0 percent lower than the State's family median income.

Per capita income in Bath Township was 96.0 percent of Allen County's per capita income in 2014 and only 81.8 percent of the State's per capita income.

Per capita income for Bath Township in 2014 was $21,681, an increase of 11.0 percent from 2000 Census figures. This compares with the County per capita figure of $22,585 and State per capita income levels of $26,520, or an increase from 2000 of 29.0 and 26.3 percent, respectively. Also, in 2014, Bath Township per capita income was 96.0 percent of the County and only 81.8 percent of the State. This percentage of income is much lower than the previous 2000 Census records, when Bath Township per capita income was 111.6 percent of the County's.[15]

FIGURE 3-8
CHANGE IN HOUSEHOLD INCOME 1990-2014

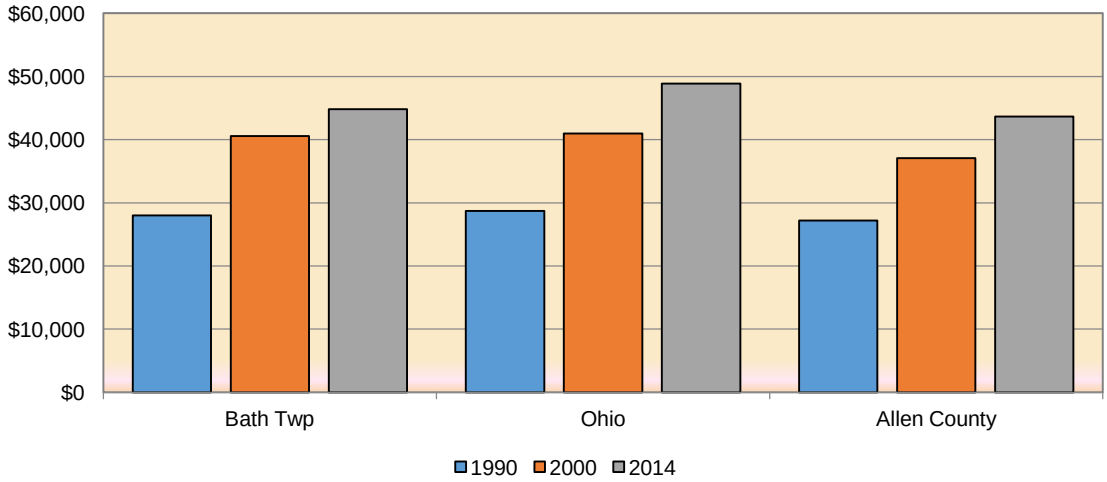


Table 3-6 provides a detailed breakdown of household income by type and income levels for 2014. Households with incomes less than $15,000 in 2014 totaled 10.9 percent of all households in Bath Township. An examination of family and non-family households provides greater detail; data suggest that 6.7 percent of all families had an income of less than $15,000, while 20.6 percent of all non-family households earned less than this amount. Examination of income by household type reveals that the largest concentration of households and family incomes were found in the $50,000 to $74,999 income bracket

[13] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/0600000US3900304206
[14] http://factfinder.census.gov/bkmk/table/1.0/en/DEC/00_SF3/DP3/0600000US3900304206
[15] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/0600000US3900304206

with 20.6 and 25.0 percent respectively; the incomes of nearly 4 in 10 (37.2) non-family households were concentrated below $25,000. [16]

TABLE 3-6
INCOME IN 2014 BY HOUSEHOLD TYPE FOR BATH TOWNSHIP

Income Range	Household		Families		Non Family Household	
	Number	Percent	Number	Percent	Number	Percent
Less than $10,000	302	8.0%	152	5.9%	160	13.3%
$10,000 - $14,999	110	2.9%	20	0.8%	88	7.3%
$15,000 - $24,999	451	12.0%	355	13.9%	199	16.6%
$25,000 - $34,999	524	13.9%	324	12.6%	221	18.4%
$35,000 - $49,999	760	20.2%	415	16.2%	251	20.9%
$50,000 - $74,999	776	20.6%	640	25.0%	133	11.1%
$75,000 - $99,999	438	11.7%	311	12.1%	114	9.5%
$100,000 - $149,999	289	7.7%	233	9.1%	35	2.9%
$150,000 - $199,999	112	3.0%	112	4.4%	0	0.0%
$200,000 or more	0	0.0%	0	0.0%	0	0.0%
Total	3,762	100.0%	2,562	100.0%	1,200	100.0%
ACS 2014 5-Year Estimates, DP03 and S1901						

3.7 Poverty Status

The 2014 ACS 5-Year Estimates provide information regarding the number of individuals and families whose incomes fell below established poverty levels. 2014 ACS 5-Year Estimates revealed that 1,438 individuals (15.2% of all individuals), and 261 families (9.9% of all families) in Bath Township were below the established poverty level based on income and household size.

ACS 2014 5-Year Estimates show 15.2 percent of all individuals, and 9.9 percent of all families in Bath Township existed below the poverty level.

Families with a female head of household and related children (154) were more likely to encounter poverty status than those families headed by a married couple with related children (49). In fact, of all families suffering poverty, 203 (79.6%) had children. For purposes of comparison, data indicates that 11.7 percent of all families and 15.9 percent of all individuals within the State of Ohio were below the established poverty level.

A comparison of income data between the 2000 census and the 2014 ACS 5-Year Estimates reveal an increase in the proportion of individuals and families in poverty. In fact, 735 individuals and 101 families fell into poverty in the Township during that time, representing an increase of 104.6 percent and 63.1 percent, respectively. Households in the Township receiving public assistance fell slightly from 53 to 50 from 2000 to 2014. Households with public assistance at the County level rose from 3.1 percent in 2000 to 17.6 percent Countywide in 2014, an increase of 6,656 households. For comparison purposes, according to the 2014 ACS 5-Year Estimates, the percentage of households receiving public assistance in the State of Ohio was 15.0 percent.

Relevant information on family households and poverty status is presented in Table 3-7. Table 3-8 provides an overview of poverty as a percentage of income for all individuals 18 years of age or older. Information about the number of occupants per room as a poverty indicator are presented in Table 3-9. [17,18,19]

[16] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1901/0600000US3900304206
[17] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B19057/0600000US3900304206
[18] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1701/0500000US39003|0600000US3900304206
[19] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B17010/0600000US3900304206

TABLE 3-7 POVERTY STATUS BY FAMILY STATUS IN BATH TOWNSHIP		
Family Type by Presence of Related Children		
Total Families	2,562	100.0%
Married - Related Children	680	26.5%
Male Alone - Related Children	138	5.4%
Female Alone - Related Children	572	22.3%
Family - No Children	1,172	45.6%
Families with Related Children in Poverty		
Total Families	261	100.0%
Married - Related Children	49	19.2%
Male Alone - Related Children	0	0.0%
Female Alone - Related Children	154	60.4%
Family - No Children	58	22.7%
2014 ACS 5-Year Estimates, B11004 and B17010		

TABLE 3-8 RATIO OF INCOME TO POVERTY LEVEL AMONG INDIVIDUALS		
Ratio	**Bath Township**	
50 percent of poverty level	742	7.8%
100 percent of poverty level	1,438	15.2%
125 percent of poverty level	2,041	21.6%
150 percent of poverty level	2,504	26.5%
185 percent of poverty level	3,349	35.4%
200 percent of poverty level	3,828	40.5%
2014 ACS 5-Year Estimates, S1701		

TABLE 3-9 OCCUPANTS PER ROOM AS POVERTY INDICATOR						
Tenure	**Bath Township**	**Percent**	**City of Lima**	**Percent**	**Allen County**	**Percent**
Owner Occupied	2,875	100.0%	6,335	100%	27,189	100.0%
0.5 or less	2,370	84.2%	4,916	70.3%	21,848	78.5%
0.51 to 1.00	437	15.5%	1,321	18.9%	5,025	18.1%
1.01 to 1.50	59	2.1%	77	1.1%	231	0.8%
1.51 to 2.00	9	0.3%	8	0.1%	64	0.2%
2.00 or more	0	0.0%	13	0.2%	21	0.1%
Renter Occupied	887	100.0%	7,790	100.0%	13,002	100.0%
0.5 or less	501	60.7%	4,918	66.8%	8,420	66.1%
0.51 to 1.00	354	42.9%	2,545	34.6%	4,169	32.7%
1.10 to 1.50	32	3.9%	266	3.6%	308	2.4%
1.51 to 2.00	0	0.0%	61	0.8%	105	0.8%
2.00 or more	0	0.0%	0	0.0%	0	0.0%
2014 ACS 5-Year Estimates, B25014						

The number of occupants per room in a residential unit is an indicator of the number of houses or apartments that are crowded. In Bath Township, 100 total units were

considered crowded. Of owner occupied units, 2.4 percent were crowded in Bath Township, this being higher than Lima (1.4%) and Allen County (1.1%).[20]

3.8 Educational Attainment

Table 3-10 presents data summarizing the educational attainment levels of the Bath Township population aged 25 years or more by racial characteristics according to the 2014 ACS 5-Year Estimates. Data shows that 10.3 percent of all individuals 25 years of age or older (659) have not completed a high school education. Comparatively, this statistic for the Township is lower than that of both the State (11.2%) and national (13.6%) attainment levels where high school diplomas failed to be earned. When looking at higher education, 31.0 percent of the identified population attended some college or acquired an Associate's degree. This compares favorably to the State level of 23.0 percent and the national level of 29.1 percent. However, given that there are reputable post-secondary schools located in Allen County and several others readily accessible, it is surprising that only 15.1 percent of the Township's adult residents have completed a 4-year college and/or graduate degree program. [21]

Locally accessible post-secondary schools include:

- *Ohio State University*
- *Ohio Northern University*
- *Rhodes State College*
- *Bluffton University*
- *University of Northwestern Ohio*
- *Findlay University*

TABLE 3-10
EDUCATIONAL ATTAINMENT FOR POPULATION 25 YEARS & OVER IN BATH TOWNSHIP

Educational Attainment	White Population		Minority Population		Total Population	
	Persons	Percent	Person	Percent	Persons	Percent
Less than High School Diploma	477	8.1	182	37.5	659	10.3
High school graduate, GED	2,589	43.8	198	40.8	2,787	43.6
Some college or Associate's degree	1,931	32.7	53	10.9	1,984	31.0
Bachelor degree or higher	911	15.4	52	10.7	963	15.1
Totals	**5,908**	**100.0**	**485**	**100.0**	**6,393**	**100.0**
2014 ACS 5-Year Estimates, S1501						

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 and those with no high school diploma, experience higher rates of unemployment (nearly 3 times the rate for those that have completed a bachelor 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.

[20] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B25014/0600000US3900304206
[21] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1501/0500000US39003|0600000US3900304206

3.9 Labor Force Profile

A perspective on the Bath Township labor force can be gained by examining the number of employed persons by type of occupation. Table 3-11 uses 2014 ACS 5-Year Estimates to identify the dominant occupation sectors of the Township residents. These include education, health, and social services, followed by manufacturing. 2014 ACS 5-Year Estimates revealed that the majority (41.1%) of the Township population is employed in either manufacturing, retail, education, health, or social services trades. [22]

TABLE 3-11
RESIDENT OCCUPATION BY TYPE & PERCENTAGE OF LABOR FORCE FOR BATH TOWNSHIP

Occupation	Number	Percent
Agriculture, Forestry, Fishing, Hunting, and Mining	22	0.5
Construction	273	5.8
Manufacturing	821	17.4
Wholesale trade	214	4.5
Retail trade	405	8.6
Transportation, Warehousing, and Utilities	149	3.2
Information	72	1.5
Finance, Insurance, Real Estate, Rental and Leasing	465	9.8
Professional, Scientific, Mgmt., Administrative, and Waste Mgmt.	311	6.6
Educational, Health, Social Services	1,117	23.7
Arts, Entertainment, Recreation, Accommodation, Food Service	363	7.7
Other Services (except Public Administration)	325	6.9
Public Administration	185	3.9
Total	**4,722**	**100.0**
2014 ACS 5-Year Estimates, DP-3		

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 currently members of the armed forces. According to 2014 ACS 5-Year Estimates, the civilian labor force in Bath Township totaled 5,208 persons or 9.8 percent of the County's total civilian labor force. Examining employment rates, 4,722 persons or 90.7 percent of the Township workforce were employed.

In Allen County, the employment-population ratio, or the proportion of the population 16 years of age and over in the workforce, has increased between 2000 (60.9%) and 2014 (62.2%). This ratio is just below the rate for Ohio (64.8% and 63.6%) and that of the United States (63.9% and 63.9%).

The unemployment rates over the past 12 years for Allen County reflect the impact of major employers relocating or instituting major cutbacks in response to market events or economic trends. According to the 2014 ACS 5-Year Estimates, Bath Township's unemployment rate of 6.1 percent was below the County rate of 6.9 percent. Table 3-12 documents unemployment over time for both Allen County and Bath Township.[23]

[22] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP03/0500000US39003|0600000US3900304206

[23] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/10_5YR/S2301/0500000US39003|0600000US3900304206

TABLE 3-12 BATH TOWNSHIP: RESIDENTS EMPLOYED IN MANUFACTURING 2000-2014								
	2000				2014			
	Township	%	County	%	Township	%	County	%
16+ Population	7,616	77.6	83,540	77.0	7,951	82.0	83,535	74.9
Workforce	4,847	63.6	50,866	60.9	5,208	65.5	51,992	62.2
Employed	4,677	97.8	47,951	94.3	4,722	59.4	46,238	55.4
Unemployed	170	2.2	2,915	5.7	484	6.1	5,754	6.9
Manufacturing	1,103	23.6	11,510	24.0	821	17.4	9,269	20.0
2014 ACS 5-Year Estimates, DP3								

3.10 Summary

The population residing in Bath Township has experienced a slight decrease of 1.0 percent since 2000, but an overall increase of 17.1 percent since 1960.

Bath Township Administrative Building

Census data reveals the composition, size, and number of households is changing. The total number of Bath Township households in 2010 was 3,827, an increase of 0.3 percent over the 2000 figure. In 2010, the average household size in Bath was 2.52 persons, a decline of 0.8 percent in size since 2000. The implications of smaller sized households are important and should be monitored by local policy experts and reflected in the local housing policies, building codes, and zoning regulations.

Following similar trends in the median age across communities within Ohio and in Allen County, the median age for Bath Township has increased over the past 14 years. The median age of the population is 40.1 years, 1.8 years older than the County and 1.3 years older than the State. The median age coupled with an ever increasing older population paints a problematic picture of stagnant Township growth. The data also suggests that simply due to age of the population, more than a third (34.9%) of the population is not able to fully contribute to the economic growth and earning power of the community. Local policies should be developed to increase opportunity, choice, and costs in housing based on both physical and financial considerations.

Racially, the Township is homogenous; whites comprise the largest percentage of the population at 95.0 percent. The largest minority group within the Township is African Americans, comprising 4.3 percent of the total population.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels. Data shows that there were 659 individuals or 10.3 percent of all individuals 25 years of age or older that have not completed a high school education. The rate of Bath Township adults who have not graduated from high school is below the State and national averages of 11.2 percent and 13.6 percent, respectfully. Educational


Ohio State University, Lima Campus

attainment within the Township compares very favorably against Allen County and State benchmarks in regards to high school graduation rates, but does not compare favorably to County and State rates when comparing adults who have attended some college or have acquired an associate's degree. This is an important factor in community development as it tends to suggest that young men and women of the Township, upon acquiring a four year degree or higher, are not returning.

Bath Township income has continued to fall behind the State of Ohio when comparing median household income. The median household income gap with regards to the State was identified in 1999 as -1.0 percent. However, the gap in household income during the 2014 ACS 5-Year Estimates between the Township and the State increased greatly 8.3 percent. Median family income in Bath Township was 92.8 percent of the County median family income in 2014 and 83.0 percent of the State's median family income. According to 2014 ACS 5-Year Estimates, Bath's per capita income was 96.0 percent of that of the County and 81.8 percent of the State figure.

The 2014 ACS 5-Year Estimates revealed that 1,438 individuals (15.2%) and 261 families (9.93%) resided below the established poverty level based on income and household size. For purposes of comparison, data indicates that 18.4 percent of all individuals and 13.8 percent of all families within Allen County were below the established poverty level. Locally, 203 (79.6%) of families in poverty had children.

When examining the type of occupations of Bath Township residents, education, health, and social services is the predominant employment sector with 1,117 of the 4,722 residents (23.7%) employed. That said, in raw numbers, there has been a significant increase in the proportion of residents employed in that sector since 2000 (4,722 vs. 950). However, manufacturing, which reflects 17.4 percent of all employment performed by Township residents, experienced a drop since 2000 (-6.18%). There are an additional 4.0% percent of residents involved in retail trade, a gain of 183 residents since 2000.

SECTION 4
INFRASTRUCTURE

Infrastructure refers to facilities, structures, and services necessary to support a community's homes, employers, recreational needs, educational needs, and community services, and notably provides the essential building blocks of a community. Infrastructure is often used to reference the transportation network, the water distribution and wastewater collection systems, and the community's stormwater and drainage systems. Infrastructure is necessarily a concern for the public, and rightfully so, since taxpayers are responsible for the maintenance of such infrastructure. Privately supplied utilities such as natural gas, electricity, and telecommunications, are also part of a community's infrastructure. Quality infrastructure in a community is necessary to maintain and support the health and safety of its residents.

The success of the planning process and the future development of Bath Township are dependent upon examining, and subsequently establishing, a balance between the infrastructure now serving the community, and the infrastructure needed to serve residents and industry alike into the future.

In economic development, infrastructure most often refers to 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, parks, schools, fire, emergency, medical, and law enforcement components. Housing, public utilities, roadways, and rail crossings are addressed in this section; park amenities are addressed in Section 5; and the remaining infrastructure and services will be addressed by others 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 Bath 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 into the future.

4.1 Housing


Country Club Hills Subdivision

Local housing characteristics reflect the number and type of units available, their age, 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 insight into the history of residential development in the area, and can indicate potential problem areas in housing condition due to the age of structures. The following subsections attempt to identify the nature of Bath Township housing using the 2014 ACS 5-Year Estimates and the Allen County Auditor's Database with comparisons to other political subdivisions to provide relative measures.

4.1.1 Age of Housing Stock

Table 4-1 reveals that just over half (52.8%) of Bath Township's 3,768 housing units were built between 1950 and 1979. This is very similar to the development trends experienced in Shawnee and American Townships. The age of houses in Bath Township compares favorably to the City of Lima, in which 53.4% of its housing units were built before 1940. The housing stock of Bath Township has a

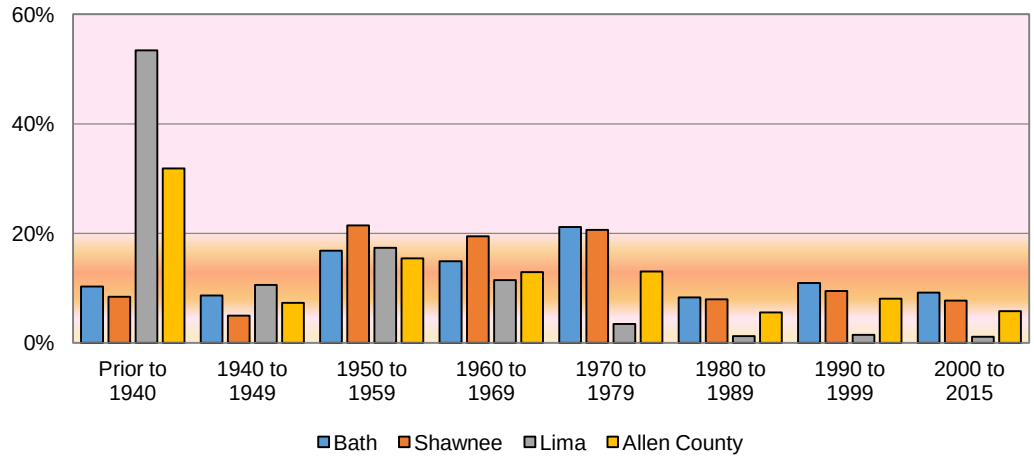
median build year of 1969. Figure 4-1 shows a comparison of housing stock based on age between County and Township level datasets. Bath Township experienced a surge in housing construction between 1950 and 1979, as did Shawnee Township, with a noticeable decline in development after 1980.[1,2]

TABLE 4-1
HOUSING UNITS BY AGE IN SELECTED POLITICAL SUBDIVISIONS

Year	Bath	American	Shawnee	Perry	City of Lima	Allen County
Total	3,768	4,416	4,455	988	11,767	33,658
Prior to 1940	10.3%	5.7%	8.4%	30.0%	53.4%	31.9%
1940 - 1949	8.6%	7.4%	5.0%	12.3%	10.6%	7.3%
1950 - 1959	16.8%	9.8%	21.4%	14.7%	17.4%	15.4%
1960 - 1969	14.9%	17.8%	19.5%	9.9%	11.4%	12.9%
1970 - 1979	21.1%	28.0%	20.6%	10.7%	3.4%	13.0%
1980 - 1989	8.3%	9.8%	7.9%	7.4%	1.2%	5.6%
1990 - 1999	10.9%	11.3%	9.5%	8.6%	1.4%	8.1%
2000 or later	9.2%	10.2%	7.7%	6.4%	1.1%	5.8%

Allen County Auditor's Database 2016

FIGURE 4-1
COMPARATIVE HOUSING AGE



4.1.2 Types of Housing Units

The identification of housing units by type helps determine the housing choices available to local residents, and allows issues of housing accessibility and affordability to be determined. The vast majority of homes in Bath Township are single-family units. Figure 4-2 reveals the representation of single family homes across various political subdivision levels. An in-house review of parcel data along with 2014 ACS 5-Year Estimates revealed that Bath Township had 78.6 percent of its housing stock identified as single family. Rates for single family homes in the area (e.g. Allen County, 78.3%; Shawnee Township, 89.9%) were also higher than the Ohio average (75.1%).[3]

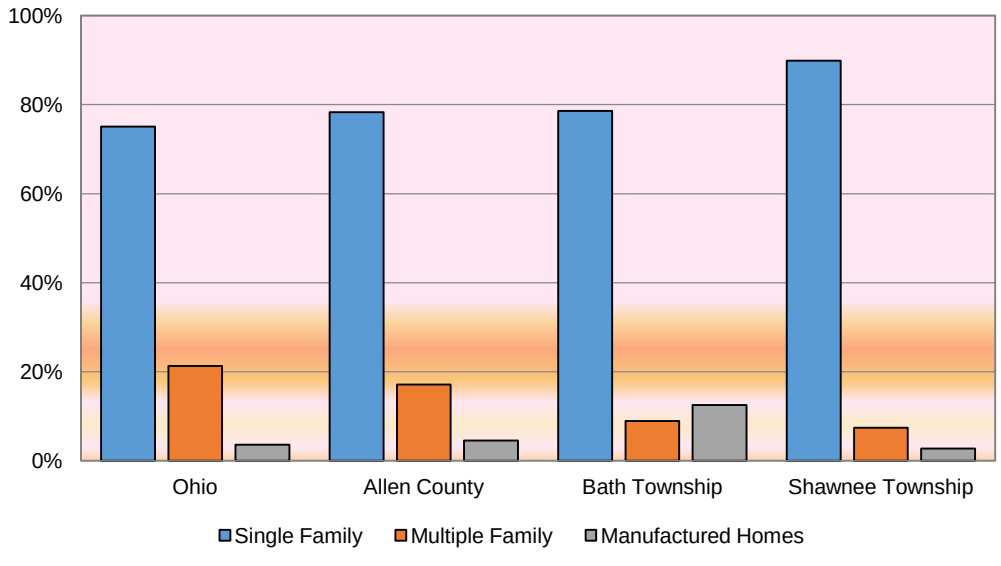
[1] As of November 2012, Fort Shawnee ceased to exist and Shawnee Township absorbed the village.
[2] Allen County Auditor's Database 2016
[3] http://factfinder.ensus.gov/bkmk/table/1.0/en/ACS/14_5YR/S1101/0400000US39|0500000US39003|0600000US3900304206|0600000US3900371955

When examining multi-family units, Bath Township's percentage (8.9%) does not compare favorably to either the County or the State. The proportion of multi-family units, including apartments, is significantly less than that of Allen County (17.1%) and the State of Ohio (21.3%). The presence of manufactured homes however, is noticeably larger in comparison to other political subdivisions. Comparing all housing types in Bath Township, manufactured homes represent 12.5 percent, much higher than the proportion found in Allen County (4.5%) and the State of Ohio (3.6%).[4] Bath Township has 541 lots available in manufactured homes parks. The Allen County Auditor's Office recorded 578 manufactured homes present in Bath Township.


Country Estates MHP

An examination of the presence of manufactured home parks in Allen County indicates the quality and quantity of this housing unit type. Bath Township has the highest percentage of manufactured homes in Allen County, with 6 out of the total 23 manufactured home parks located in Bath Township. Also of note, 1 out of the 6 manufactured home parks in Bath Township had violations in 2014, which have not been corrected and reported to the Ohio Manufactured Homes Commission.[5] The tax contribution of manufactured homes is low in comparison to those paid by other housing types. As shown in Table 4-2, manufactured homes in Bath Township generated a total of $4,763 in manufactured home taxes for the 2015 tax year to Bath Township. They also generated $142,268 in real estate taxes, which went to the County. [6]

FIGURE 4-2
COMPARATIVE HOUSING TYPES 2014



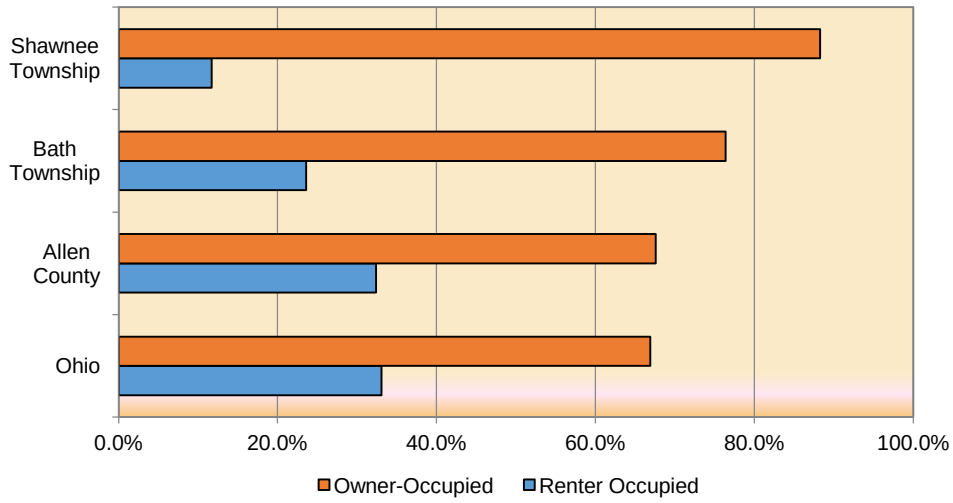
[4] http://factfinder.ensus.gov/bkmk/table/1.0/en/ACS/14_5YR/S1101/0400000US39|0500000US39003|0600000US3900304206|0600000US3900371955
[5] http://www.omhc.ohio.gov/
[6] Allen County Auditor's Office 2016

TABLE 4-2 MANUFACTURED HOME STATISTICS IN BATH TOWNSHIP						
Manufactured Home Park	**Units**	**Acres**	**Total Value**	**Real Estate Tax**	**% Paid**	**ODH Licensed**
Oakhaven Park	43	6.5	$208,200	$14,491	50	Y
Plaza MHP	119	13.6	$202,300	$31,414	49	Y
Marilee Estates	22	2.9	$52,300	$2,860	51	Y
Country Estates	225	39.7	$2,029,200	$63,552	100	Y
Offenbacher	42	3.9	$254,900	$6,976	50	Y
Walton MHP	90	10.1	$214,200	$10,210	0	N
Outside of MHP	37	9.6	$362,600	$12,765	51	N/A
Total	**578**	**86.3**	**$3,323,700**	**$142,268**		
Allen County Auditor's Database 2016						

4.1.3 Owner vs. Renter-Occupied Housing

As stated in the previous section, Bath Township has a higher percentage of single family and manufactured home dwellings with fewer multiple family units, when assessed against surrounding communities. As shown in Figure 4-3, Bath Township has a greater home ownership rate (76.4%) than the County (67.6%), and the State (66.9%), but lower than Shawnee Township (88.3%).[7]

FIGURE 4-3
PERCENT OWNER & RENTAL UNITS 2014



4.1.4 Rental Costs

According to the 2014 ACS 5-Year Estimates, Bath Township's median rental cost of $718 is higher than that of Allen County ($652), but lower than that of Shawnee Township ($797) and Ohio ($729). Table 4-3 reveals a distribution of the rental housing costs within Bath Township and other political subdivisions. Note that the majority (61.7%) of rental units fall within the $500 to $749 range.[8]

[7] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S1101/0400000US39|0500000US39003|0600000US3900304206|0600000US3900371955

[8] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP04/0600000US3900304206

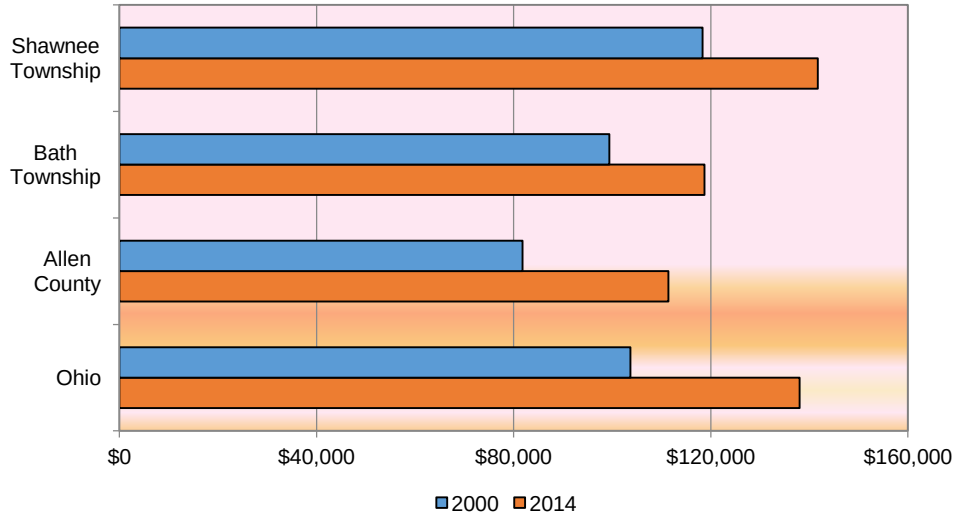
TABLE 4-3 MEDIAN RENT STATISTICS BY POLITICAL SUBDIVISION 2014				
Rent	**Bath**	**Shawnee**	**Allen County**	**Ohio**
Less than $200	0	0	271	38,370
$200 to $299	11	0	574	57,031
$300 to $499	36	10	2,108	164,382
$500 to $749	489	233	5,116	501,266
$750 to $999	166	131	2,676	392,222
$1,000 to $1,499	91	107	1,279	224,464
$1,500 or more	0	73	313	54,648
2014 ACS 5-Year Estimates, DP04				


Longmeadow Apartments

4.1.5 Home Values

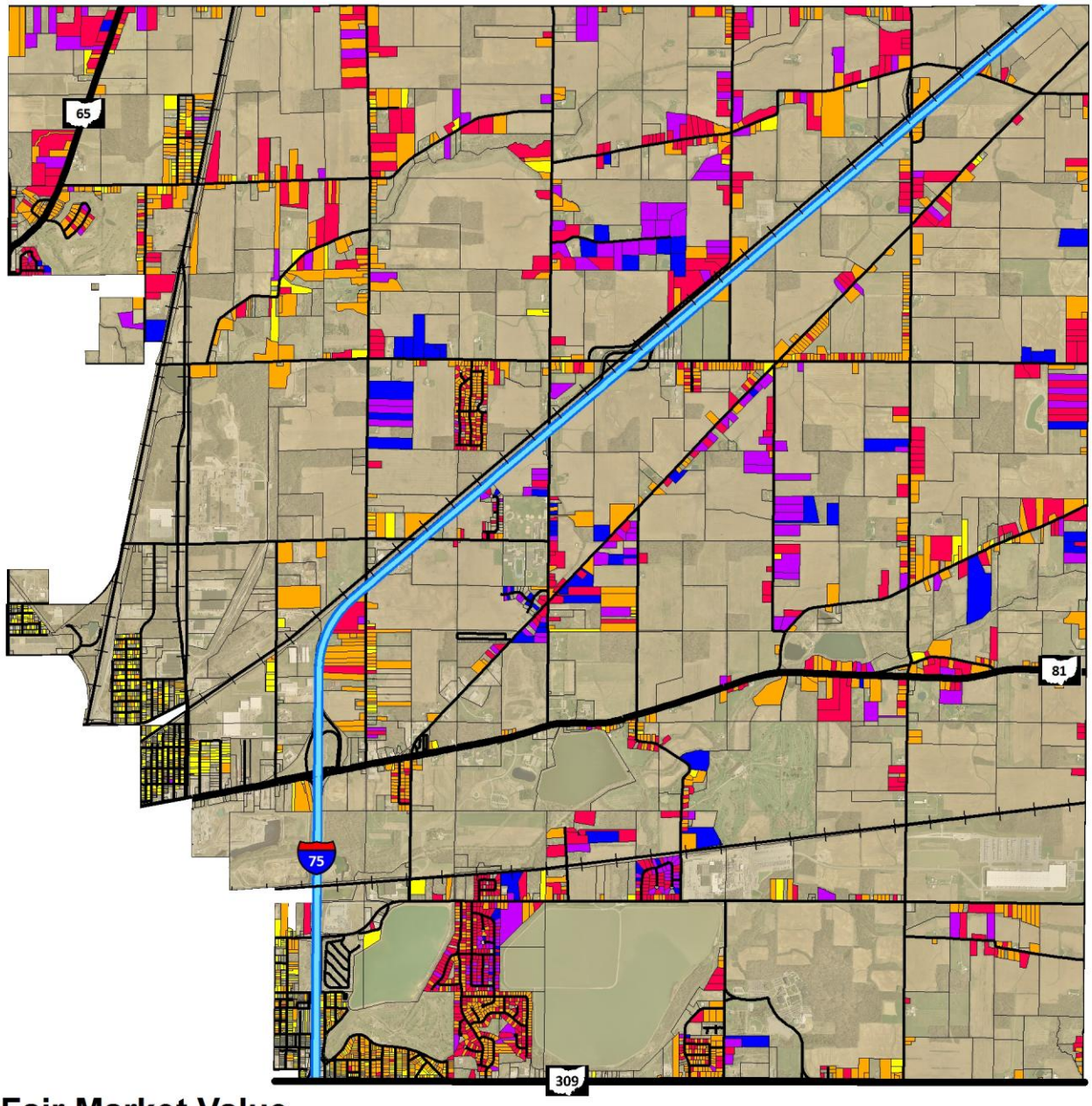
The median home value of owner occupied housing in the Township as compared to Allen County reflects the relative age of the housing stock, the median income of the population, and the current market conditions. The 2014 ACS 5-Year Estimates revealed that the median home value of owner occupied housing units with a mortgage for Bath Township was $118,700, a value that is significantly lower than Shawnee Township ($141,700) and Ohio ($138,000), but higher than Allen County ($111,400). Map 4-1 displays the distribution of the fair market value of homes in Bath Township as established by the Allen County Auditor's Database. Figure 4-4 reveals the change in the median value of owner-occupied units in both Bath Township and other political subdivisions, along with the County and the State between the 2000 Census and the 2014 ACS 5-Year Estimates. Data suggests that the increased home value experienced in Bath Township ($19,300/16.3%) over the 14-year period trailed both the State of Ohio ($34,300/24.9%) and Allen County ($29,600/26.6%), but was similar to Shawnee Township ($23,381/16.5%).[9]

FIGURE 4-4
CHANGE IN MEDIAN HOME VALUE 2000-2014



[9] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/S2506/0400000US39|0500000US39003|0600000US3900304206|0600000US3900371955

MAP 4-1
BATH TOWNSHIP
FAIR MARKET VALUE OF HOUSING



Fair Market Value

- Less than 50,000
- 50,000 to 99,999
- 100,000 to 149,999
- 150,000 to 199,999
- 200,000 and Greater

0 0.25 0.5 1 Miles

N

December, 2016

4.1.6 Home Sales & Foreclosures

During the recent housing crisis, fewer homes were sold or constructed in many regions of the United States. Bath Township experienced the effects of the housing crisis. Between 2005 and 2006, 36 single family homes, including condominiums, were built and sold. Between 2006 and 2011 inclusive, no single family unit or condominium was built and sold. From 2011 to 2014, only one housing unit was built and sold. Table 4-4 identifies those 37 units by address and value. Of these housing units, nearly two-thirds (64.9%) were single family detached housing units and the remainder were condominium units. The average value for a single family detached housing unit or a condominium unit during the 10-year period was $159,728. The difference in single family detached housing units and condominium units in median values was $49,135.[10]

When examining local foreclosure data, there were a total of 27 foreclosure filings that occurred over the 2013 - 2015 period; 17 were filed in 2013, 6 in 2014, and 4 in 2015. Allen County experienced 594 foreclosures during this three year span. The majority (49.8%) were in the City of Lima, and only 4.5% were in Bath Township. Map 4-2 reflects foreclosure activity by Sheriff's Auction for 2013 to 2015 across Bath Township.[11]

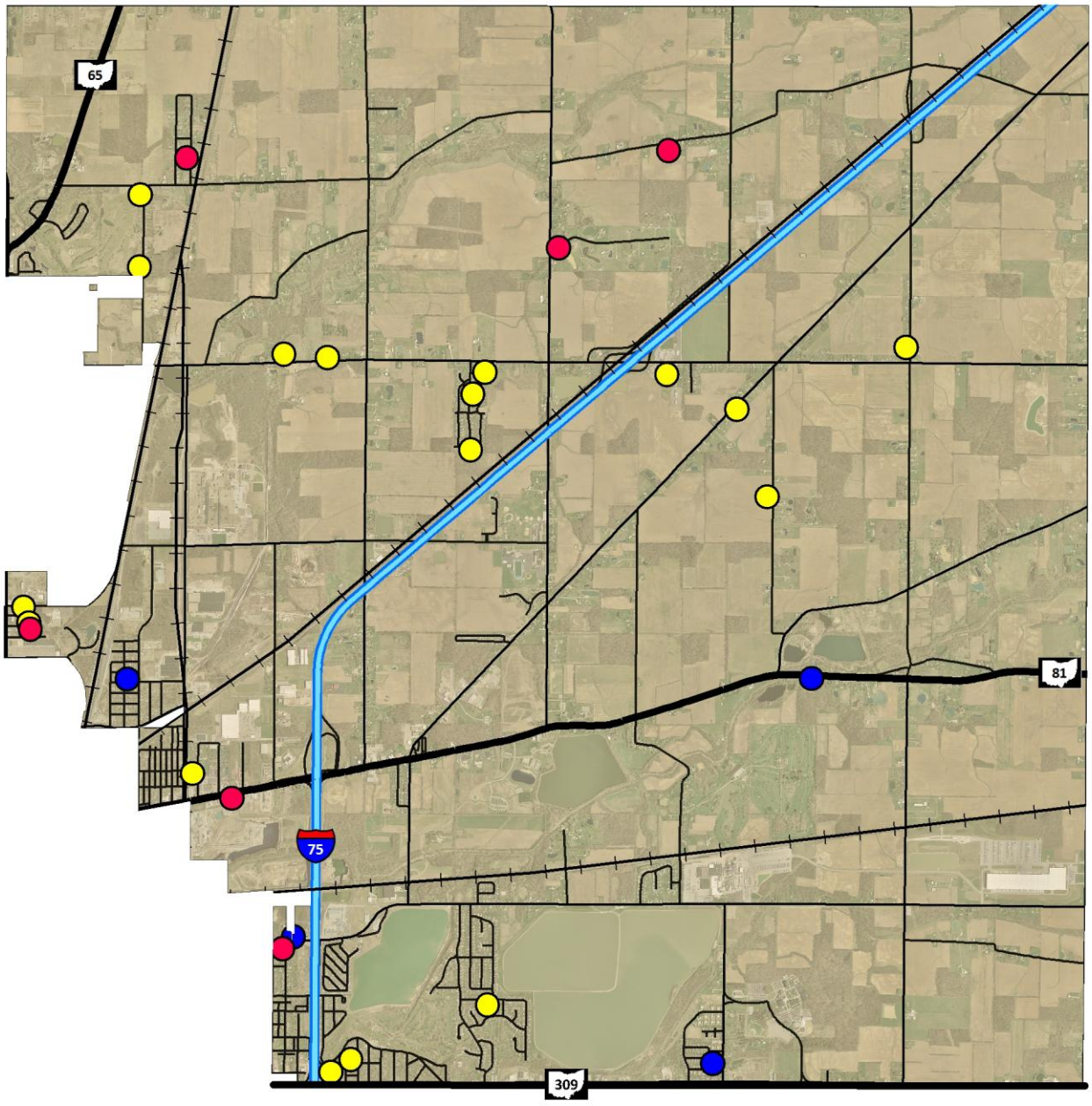
TABLE 4-4
OCCUPIED, NEWLY CONSTRUCTED UNITS 2005-2014

HOUSING UNITS					
Year Built	**Address**	**Sale Amount**	**Year Built**	**Address**	**Sale Amount**
2005	2434 Slabtown Rd	$102,900	2005	2691 Pine Run	$200,800
2005	2612 Autumn Ridge Dr	$121,100	2005	2694 Autumn Ridge Dr	$208,200
2005	3163 Cynthia Dr	$124,700	2005	2057 Pine Lakes Dr	$220,900
2005	2600 Autumn Ridge Dr	$128,200	2005	2381 E Bluelick Rd	$787,000
2005	2423 Greendale St	$128,500	2006	4416 N Dixie Hwy	$120,800
2005	2591 Autumn Ridge Dr	$140,200	2006	2651 Autumn Ridge Dr	$133,000
2005	4505 N Dixie Hwy	$142,300	2006	993 Fetter Rd	$148,000
2005	3154 Cynthia Dr	$143,900	2006	2659 Autumn Ridge Rd	$156,900
2005	2712 Autumn Ridge Dr	$148,600	2006	292 E State Rd	$161,300
2005	2703 Autumn Ridge Dr	$155,500	2006	2669 Pine Run	$175,600
2005	226 E State Rd	$173,800	2006	2525 N Cool Rd	$276,100
2005	2678 Autumn Ridge Dr	$175,600	2012	2967 Reservoir Rd	$149,200
			Average		$184,296
CONDOMUNIUM UNITS					
Year Built	**Address**	**Sale Amount**	**Year Built**	**Address**	**Sale Amount**
2005	295 Brookview Ct	$119,900	2005	4095 Brookshore Dr	$204,082
2005	3742 Yale Ave	$124,000	2006	3720 Yale Ave	$100,000
2005	3746 Yale Ave	$130,000	2006	3722 Yale Ave	$118,500
2005	3744 Yale Ave	$130,000	2006	3752 Yale Ave	$123,000
2005	299 Brookview Ct	$146,288	2006	3748 Yale Ave	$124,000
2005	4007 Brookshore Dr	$148,327	2006	3718 Yale Ave	$130,000
2005	4025 Brookshore Dr	$159,000	Average		$135,161

Allen County Auditor's Office

[10] Allen County Auditor's Database 2016
[11] Allen County Sheriff's Office 2016

MAP 4-2
BATH TOWNSHIP
FORECLOSURES BY YEAR



Foreclosure Year

- 2013
- 2014
- 2015

0 0.25 0.5 1
Miles

N

December, 2016

4.1.7 Housing Vacancy

Vacancy rates indicate the relative demand for housing in a community. Vacancy is often used as a proxy for desirability and/or the condition of the housing units. These housing units can reflect a variety of units, including a 1-room efficiency apartment, up to a 5-bedroom home that are unoccupied for one reason or another. According to the 2014 ACS 5-Year Estimates, the State of Ohio has one of the lower vacancy rates in the nation (11.0%). In 2014, data suggests Bath Township had 313 vacant units for a rate of 7.7 percent of the housing stock. Of those housing units that were identified as vacant at the time of the 2014 ACS 5-Year Estimates, 14 were listed as for rent, 99 were either rented or sold but not occupied, and 200 units were shown as "other vacant." Table 4-5 presents the distribution of vacant units throughout Allen County.[12]

TABLE 4-5
VACANCY STATUS BY POLITICAL SUBDIVISION 2010-2014

Housing Units & Political Subdivision	2010 Census	Percent Vacant	2014 Census	Percent Vacant	Change	
					Amount	Percent
Allen County	4,380	6.0	4,739	10.5	359	8.2
Amanda Township	30	3.8	63	8.1	33	110.0
American Township	383	6.7	319	6.0	-64	-16.7
Auglaize Township	55	5.8	35	4.0	-20	-36.4
Bath Township	284	6.9	313	7.7	29	10.2
Jackson Township	66	6.2	82	7.8	16	24.2
Marion Township	33	3.1	0	0.0	-33	-100.0
Monroe Township	35	5.2	21	3.1	-14	-40.0
Perry Township	108	6.9	191	11.3	83	76.9
Richland Township	27	4.3	22	3.3	-5	-18.5
Shawnee Township	361	7.0	401	7.5	40	11.1
Spencer Township	18	5.2	34	10.4	16	88.9
Sugar Creek Township	40	7.5	16	3.3	-24	-60.0
2014 ACS 5-Year Estimates, B25004						

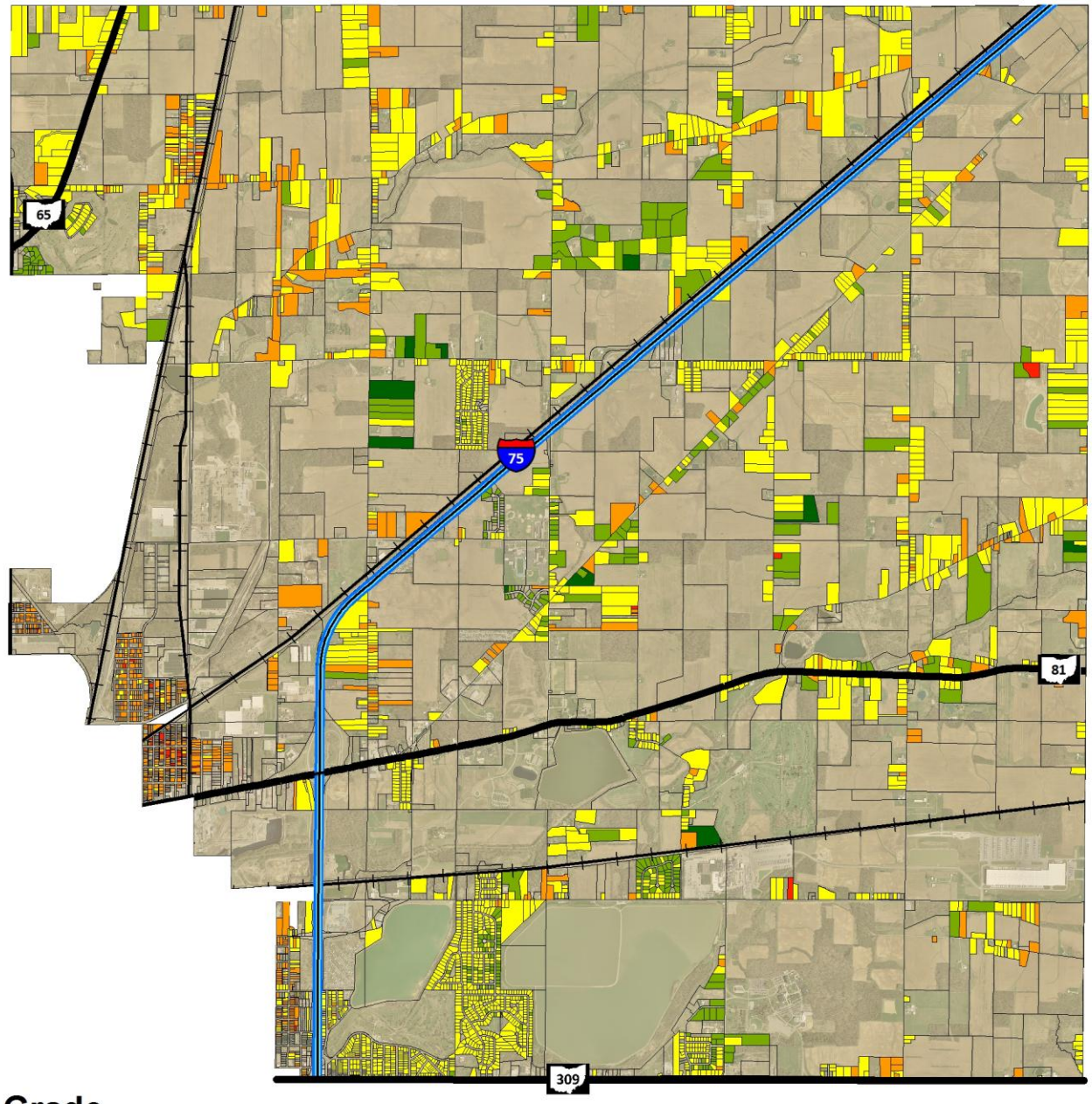
4.1.8 Housing Maintenance & Construction

The Allen County Auditor's Database revealed that more than half of the homes in Bath Township were built prior to 1970, indicating that maintenance will be an issue that will need to be continuously addressed. By adopting and enforcing specific regulations, the Township can work toward improving and maintaining the local housing stock.

The quality of housing stock, as determined by the Allen County Auditor's Office, can be seen on Map 4-3. In general, the higher grades of housing are located in the central portion of the Township, and the lower grades can be found in the older sections of Findlay Road and Robb Avenue, adjacent to the City of Lima. The quality of the housing stock reflects that the majority of single family housing was graded as C (63.6%), and 14.6 percent grade A or B. Such data does not include or reflect manufactured homes defined as personal property.[13]

[12] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/B25004/0600000US3900304206
[13] Allen County Auditor's Database 2016

MAP 4-3
BATH TOWNSHIP
PROPERTY GRADE



Grade

- A
- B
- C
- D
- E

0 0.25 0.5 1
Miles

N

December, 2016

4.2 Water & Wastewater Infrastructure

Public utilities, especially water and wastewater infrastructure and their collective capacities, help facilitate economic and community development. Public utility services are necessary to sustain existing economic activities, as well as future development. This Plan acknowledges the detailed studies completed by those entities charged with the delivery of such services, and also accepts the land use limitations developed out of a respect for coordinating such services and limiting urban sprawl. In Bath Township, development has been supported by various public water and wastewater services.

When examining potable water, Bath Township relies primarily on the reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima, and the Allen County Commissioner's. The current distribution system uses 359,284 linear feet of water lines in Bath Township. In those areas of the Township outside of the utility service areas, water wells act as the "raw" source for water.


Metzger Reservoir

The eastern half of Bath Township has expansive household sanitary treatment systems and wastewater collection facilities provided by Allen County with treatment provided by the City of Lima by contract with Allen County. The western half of Bath Township has both wastewater collection and treatment facilities provided by the City of Lima. Improvements to the sanitary sewer systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, the addition of treatment system improvements, and the construction of larger capacity improvements. Most often, such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography of the area, both natural and man-made, has imposed limits to the expansion of sewer services in Bath Township. The wastewater system in Bath Township is currently serviced by 321,598 linear feet of sewer lines. Human economic activities not serviced by the public municipal sewer system need to utilize private septic systems as approved by the Allen County Health Department. Environmental concerns stemming from private septic systems have increased pressures from the OEPA to require further develop the municipal wastewater treatment system in Bath Township.

Comparative analysis between the sewer lines and water lines in Map 4-4 reveals the discrepancy between the existing public water service and the public sanitary sewer service. The lack of coordinated water and wastewater services continues to put pressure on unwanted, expensive utility extensions prompted by OEPA findings and orders.[14]

4.3 Transportation & Transportation Services

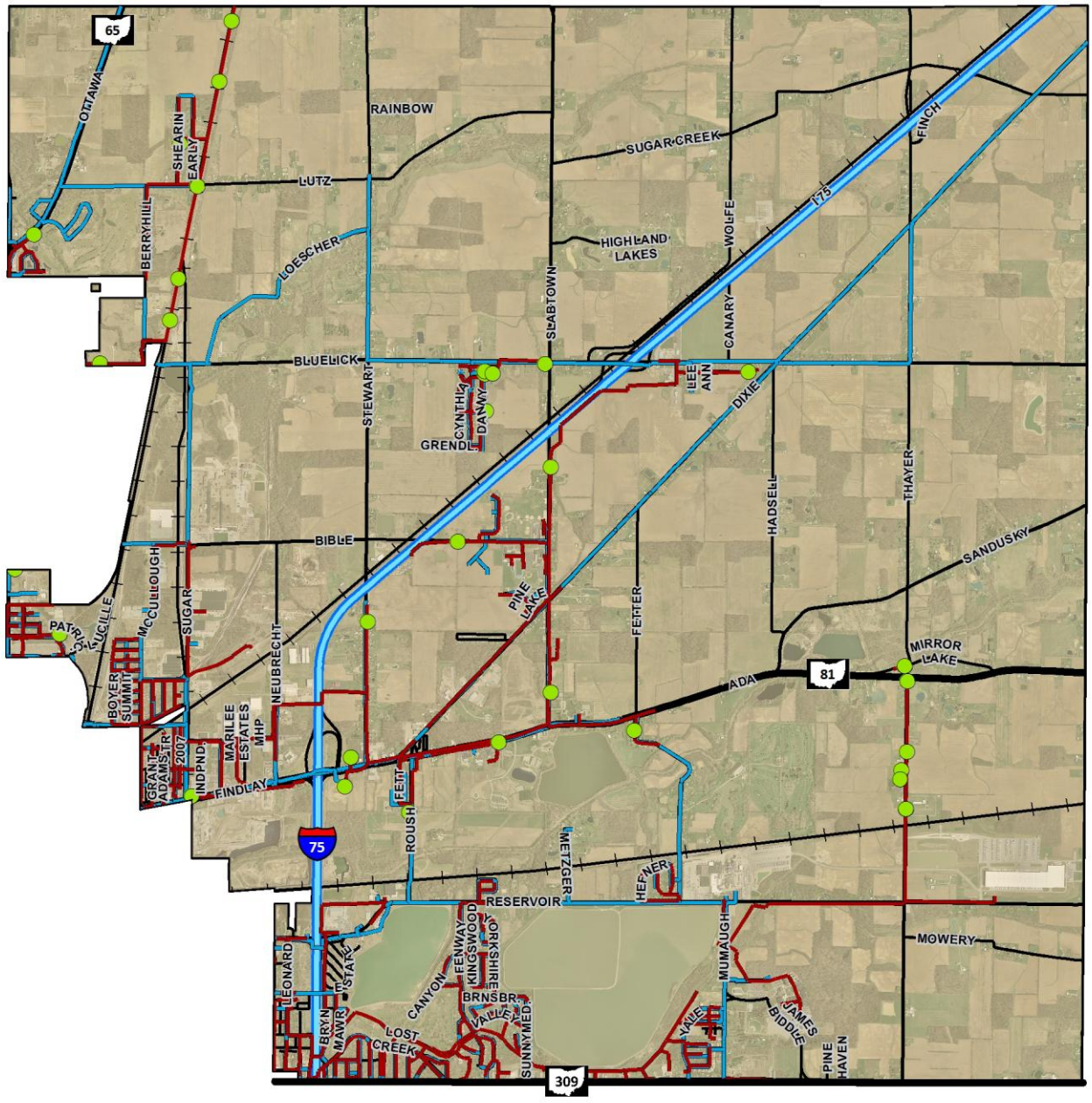
Transportation infrastructure is an important tool in community and economic development activities. Transportation infrastructure includes roads, bridges, and rail. It also reflects cartage and freight service, as well as inter and intra city public transit services.

4.3.1 Transportation System

The highway system that services Bath Township is considered both urban and rural, consisting of the interstate, arterials, collectors, and local roads. Map 4-5

[14] Allen County Sanitary Engineering Department

MAP 4-4
BATH TOWNSHIP
CURRENT WATER SERVICE & SEWER SERVICE



Water & Sewer Lines

- Pump Stations
- Sewer Lines
- Water Lines

0 0.25 0.5 1 Miles

December, 2016

depicts the federal functional classification of roadways by area and type. Based on such classification, the design administration of these roads and access to federal funding reflects State, County, and Township governmental responsibilities.

The functional classification of the respective roadways identifies which roadways are eligible for federal funding regardless of the roadway's jurisdictional responsibility. Table 4-6 reveals the urban/rural classification of the community's roadway system. The major north-south interstate, I-75, passes through Bath Township from its northeast to southwest corner. To the north, I-75 links the Bath community to cities such as Toledo and Detroit. To the south, the cities of Dayton, Lexington, Atlanta, and Miami are directly accessible via I-75. Another major roadway located just north of Bath Township is U.S. Route 30. This east-west route links the Lima Metropolitan Area with Chicago to the west and Pittsburgh and Philadelphia to the east. In addition to I-75 and U.S. Route 30, Bath Township is serviced by 3 major state routes: SR 309 (Harding Highway), SR 81 (Ada Road), and SR 65 (Ottawa Road). The aforementioned highway system supplies a solid network for the movement of goods and people within and through the Township.

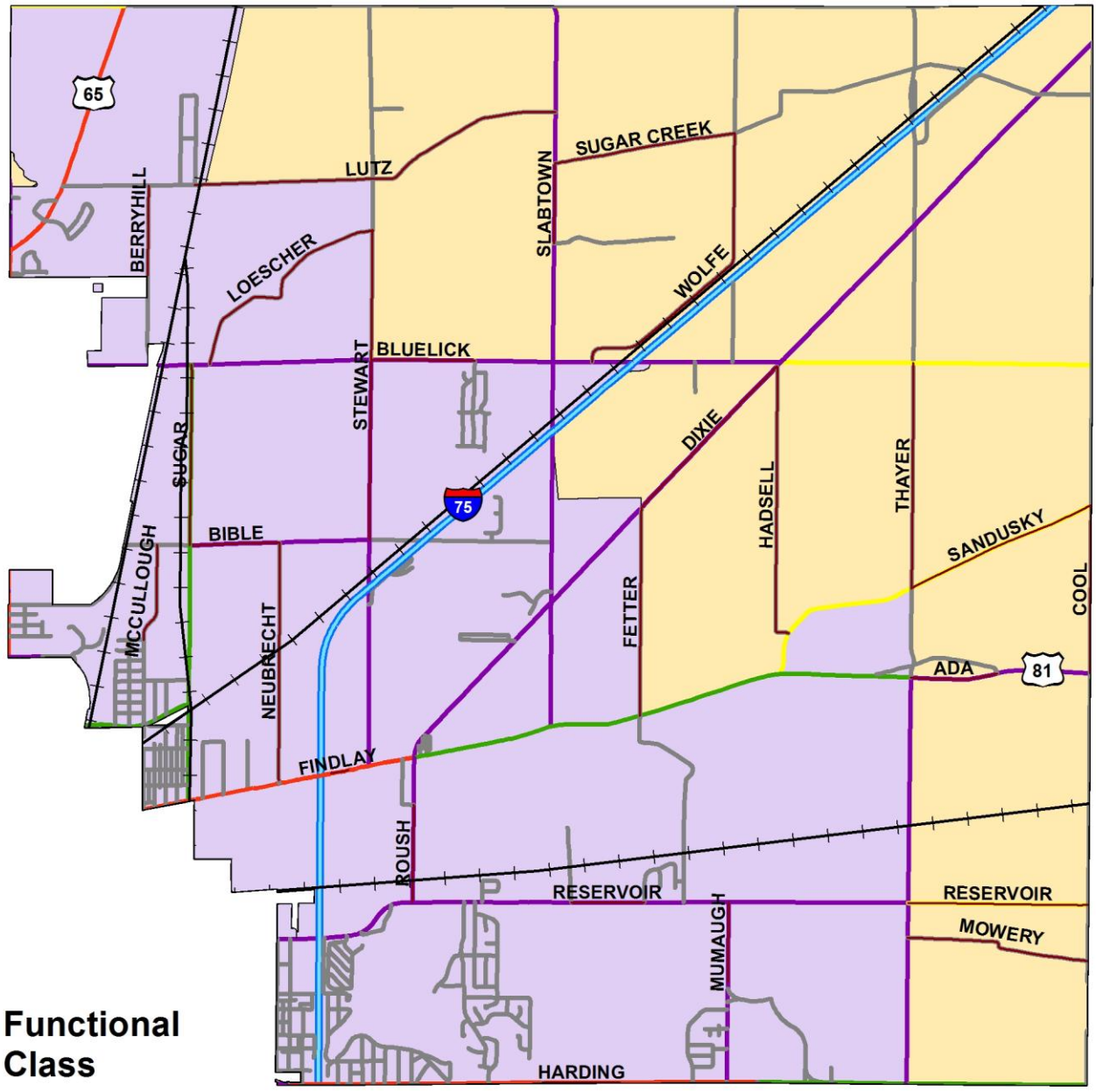
TABLE 4-6
ROADWAY MILEAGE BY FUNCTIONAL CLASS & JURISDICTION 2016

Functional Class	State	County	Township	Total Miles
Rural Interstate	3.6	0	0	3.6
Rural Minor Arterial	2.9	0.6	0	3.5
Rural Collector	3.0	14.1	0	17.1
Rural Local	0	4.7	21.4	26.1
Urban Interstate	4.2	0	0	4.2
Urban Principal Arterial	4.0	0	0	4.0
Urban Minor Arterial	1.3	8.6	0.1	10.0
Urban Collector	0	8.5	1.4	9.9
Urban Local	0	2.9	39.9	42.8
Total Miles	19.0	39.4	62.8	121.2

Note: Urban Local Roadway mileage reflects 25.5 miles of platted subdivision streets.

According to figures obtained from the Ohio Department of Transportation (ODOT), total roadway system mileage within Bath Township entailed 121.2 miles, of which approximately 19.0 miles are classified as state road mileage. Arterial roadways total 17.5 miles and account for 14.4 percent of the total system mileage, while collectors account for 27.0 miles. More than half of the system (68.9 miles, 56.8 percent) are classified as local in nature, for which the Township itself is responsible for 61.3 local roadway miles, while the County maintains the remaining 7.6 miles. According to 2015 estimates of daily vehicular miles of travel (VMT), total VMT is 476,500 miles per day in Bath Township, approximately 15.6 percent of the County total.

MAP 4-5
BATH TOWNSHIP
FUNCTIONAL CLASS



Functional Class

- Interstate
- Principal Arterial Roads
- Minor Arterial Roads
- Major Collector Roads
- Minor Collector Roads
- Local Roads

- Urban Area
- Rural Area

0 0.25 0.5 1 Miles

N

December, 2016

Various roadway pavement widths have been identified as to their compliance with Federal Design Standards in Map 4-6. Table 4-7 identifies 50.6 miles of deficient roadways by extent of deficiency and classification. Estimates to improve such roadways vary due to existing conditions, including shoulder width, drainage, and base. As depicted in Map 4-7, there are 26 bridges in Bath Township, 1 of which has been identified as deficient.[15]

TABLE 4-7
MILES OF DEFICIENT PAVEMENT WIDTH IN BATH TOWNSHIP 2016

Deficient Pavement Width	State	County	Township	Private	Total Miles
1	0.0	3.7	3.9	0.0	7.6
2	0.0	4.8	5.6	0.0	10.4
3	0.0	5.4	4.1	0.0	9.5
4	0.0	7.3	12.2	0.0	19.5
5	0.0	3.5	0.0	0.0	3.5
Total Miles Deficient	0.0	24.7	25.9	0.0	50.6

Ohio Department of Transportation: Transportation Information Management System

Based on existing Travel Demand Model analyses, as well as the various corridor studies completed to date, there are currently only 2.55 miles of roadways in Bath Township with a deficient Level of Service (LOS). LOS refers to the speed, flow, saturation, and density corresponding to six LOS classes (A through F) for roadway design; LOS D, E, and F are considered deficient. Further analysis determined that 1.27 miles were identified as LOS D, 0.64 miles were identified as LOS E, and 0.64 miles were at LOS F. Corridors are listed in Table 4-8 with their LOS at peak periods.

TABLE 4-8
DEFICIENT LEVEL OF SERVICE EXPERIENCED DURING PEAK HOURS 2016

Corridor	Length (miles)	AM	NOON	PM	Worst
Harding (SR117 to Mt. Holyoke)	0.64	E	F	C	F
Harding (Mt. Holyoke to Lost Creek)	0.29	B	C	D	D
Harding (Lost Creek to Devonshire)	0.21	A	E	E	E
Sugar (SR 81 to Robb)	0.43	C	E	B	E
Sugar (Robb to Bible)	0.98	C	D	A	D

Lima-Allen County Regional Planning Commission 2016

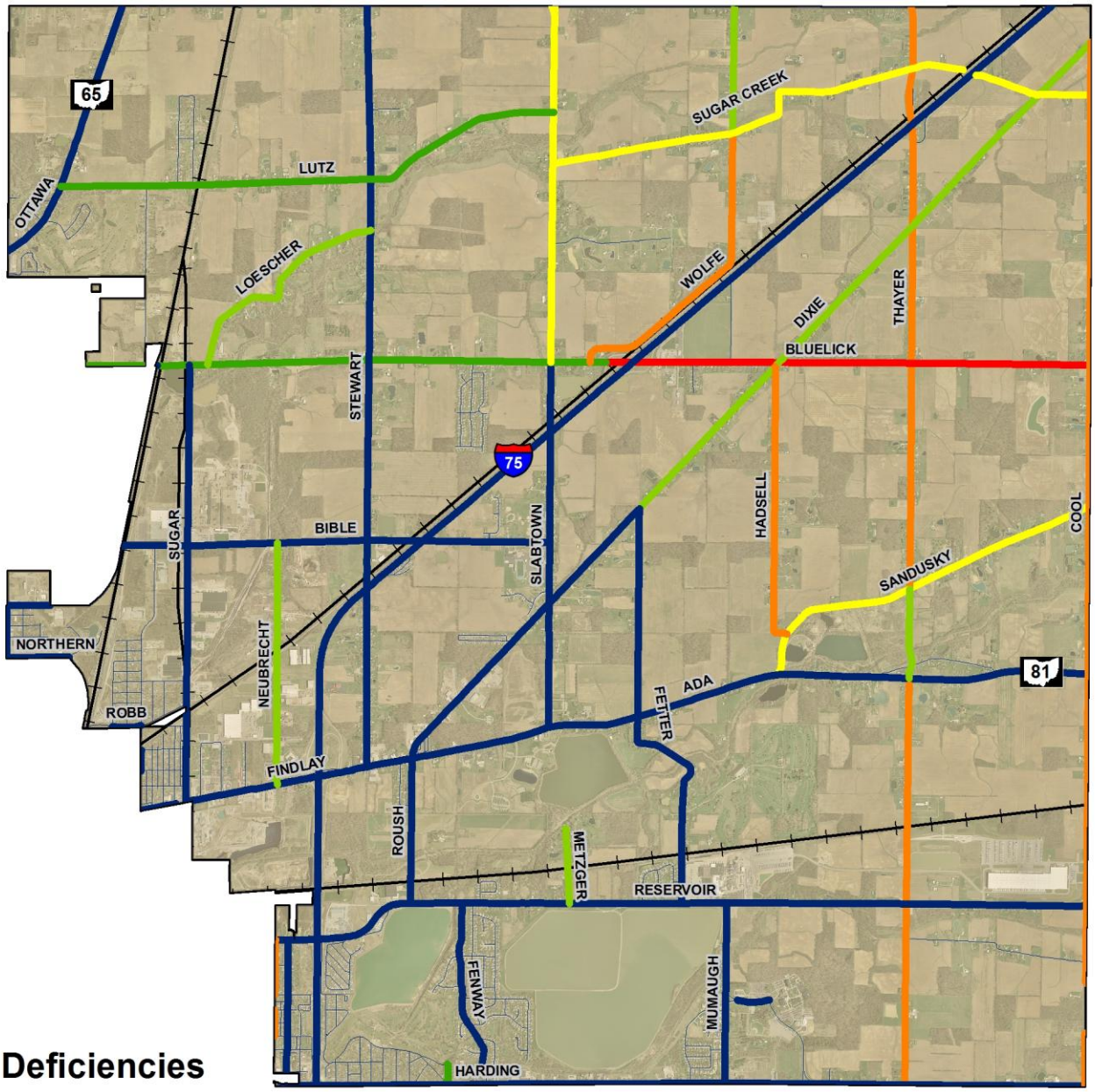
4.3.2 Crash Data

Traffic crash data is made available by the Ohio Department of Public Safety (ODPS) which archives OH-1 crash reports that are completed by the reporting law enforcement officer that responded to the crash. The Planning Commission and ODOT have worked with ODPS to improve the quality of the data and map it in such a manner as to be useful for problem identification and planning purposes.

Tables 4-9 and 4-10 summarize the findings of the Crash Summary report for Bath Township. There were 7 intersections classified as “High Crash Intersections”, which were defined as intersections with more than 15 crashes over the 3 year span of 2013 to 2015. There were 181 total crashes at hazardous

[15] https://www.dot.state.oh.us/Divisions/Planning/TechServ/Pages/tims.aspx

MAP 4-6
BATH TOWNSHIP
ROADWAY DEFICIENCIES
BY PAVEMENT WIDTH



Deficiencies

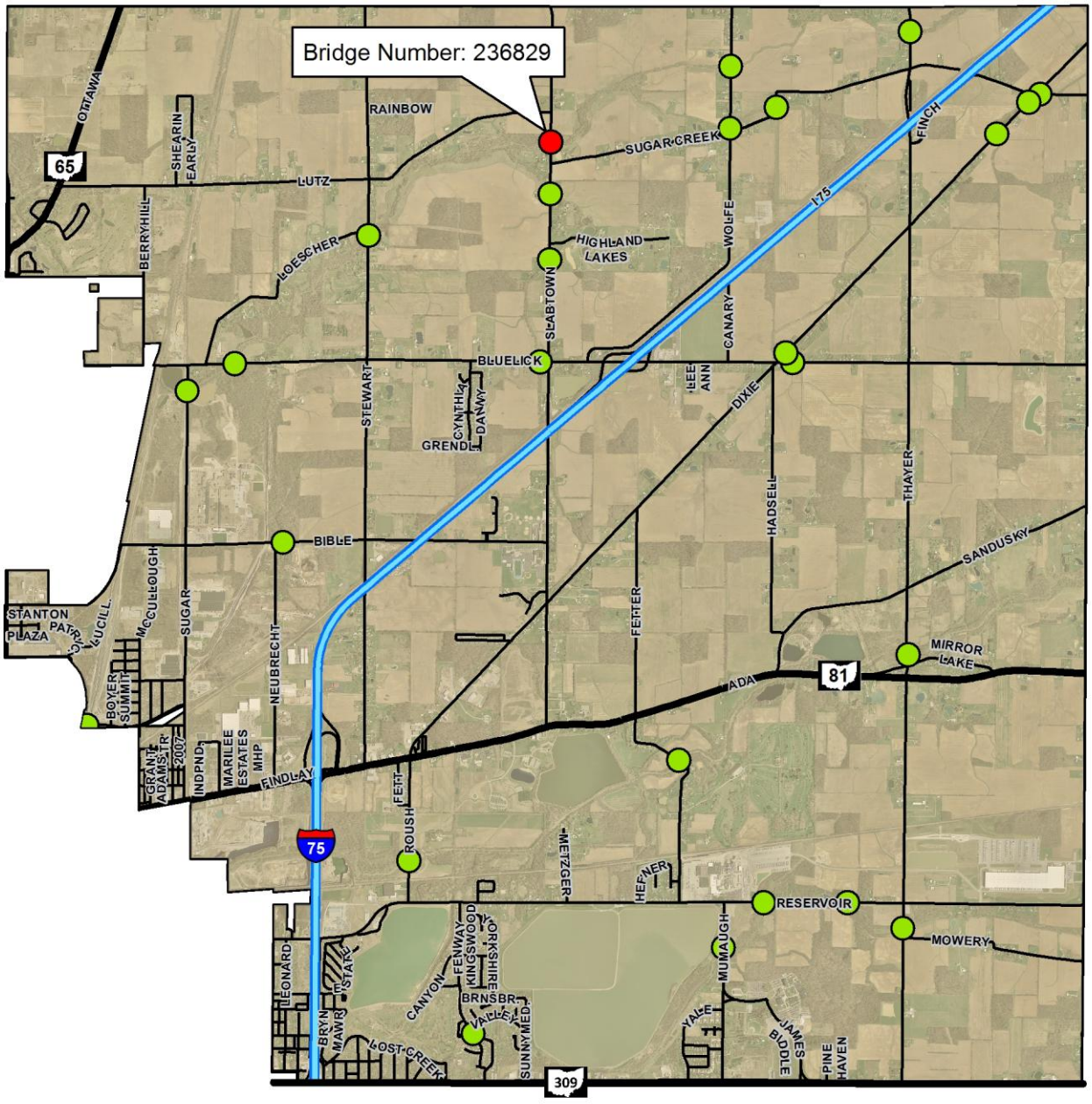
- 1 Feet
- 2 Feet
- 3 Feet
- 4 Feet
- 5 Feet
- Not deficient

0 0.25 0.5 1 Miles

N

December, 2016

MAP 4-7
BATH TOWNSHIP
BRIDGES BY SUFFICIENCY STATUS



Bridge Ratings

- Deficient
- Sufficient

0 0.25 0.5 1 Miles

N

December, 2016

intersections during this period. Of these crashes, there were 105 vehicles incurring property damage, in which 9 crashes experienced incapacitating injuries. There were no fatalities during this span. The intersection experiencing the most crashes was Harding Hwy and Bellefontaine Rd, with 47 crashes. But, the intersection with the highest crash rate was Ada Rd and Roush Rd, which had 2.07 crashes per one million vehicles entering the intersection.

Map 4-8 depicts crashes which occurred in Bath Township over the 2013 to 2015 period. Interstate-75 has a noticeably elevated number of crashes across the three years. But, the Harding Hwy and Bellefontaine Rd intersection is most noticeable, experiencing 17 crashes in 2013, 15 in 2014, and 15 in 2015.[16]

TABLE 4-9
HIGH CRASH INTERSECTION STATISTICS IN BATH TOWNSHIP 2013-2015

Intersection	Total Crashes	ADT	Crashes per Year		
			2013	2014	2015
Harding & Bellefontaine	47	28,890	17	15	15
Harding & Leonard	26	28,113	8	9	9
Bryn Mawr & Reservoir	25	11,213	14	7	4
Devonshire & Harding	24	15,191	11	9	4
Ada & Roush	22	9,686	7	7	8
Findlay & Sugar	20	17,901	5	6	9
Harding & Thayer	17	9,223	7	2	8

Lima-Allen County Regional Planning Commission 2015

TABLE 4-10
HIGH CRASH INTERSECTION SEVERITY IN BATH TOWNSHIP 2013-2015

Intersection	Crash Rate*	Crash Severity (2013-2015)			
		Incapacitating Injury	Non-Incapacitating Injury	Possible Injury	Property Damage
Ada & Roush	2.07	0	3	7	17
Bryn Mawr & Reservoir	2.04	3	6	12	16
Harding & Thayer	1.68	3	1	4	11
Harding & Bellefontaine	1.49	0	0	2	10
Devonshire & Harding	1.44	2	19	5	15
Findlay & Sugar	1.02	1	2	2	16
Harding & Leonard	0.84	0	2	6	20

Lima-Allen County Regional Planning Commission 2015
*Calculated based on the number of crashes per one million vehicles entering the intersection

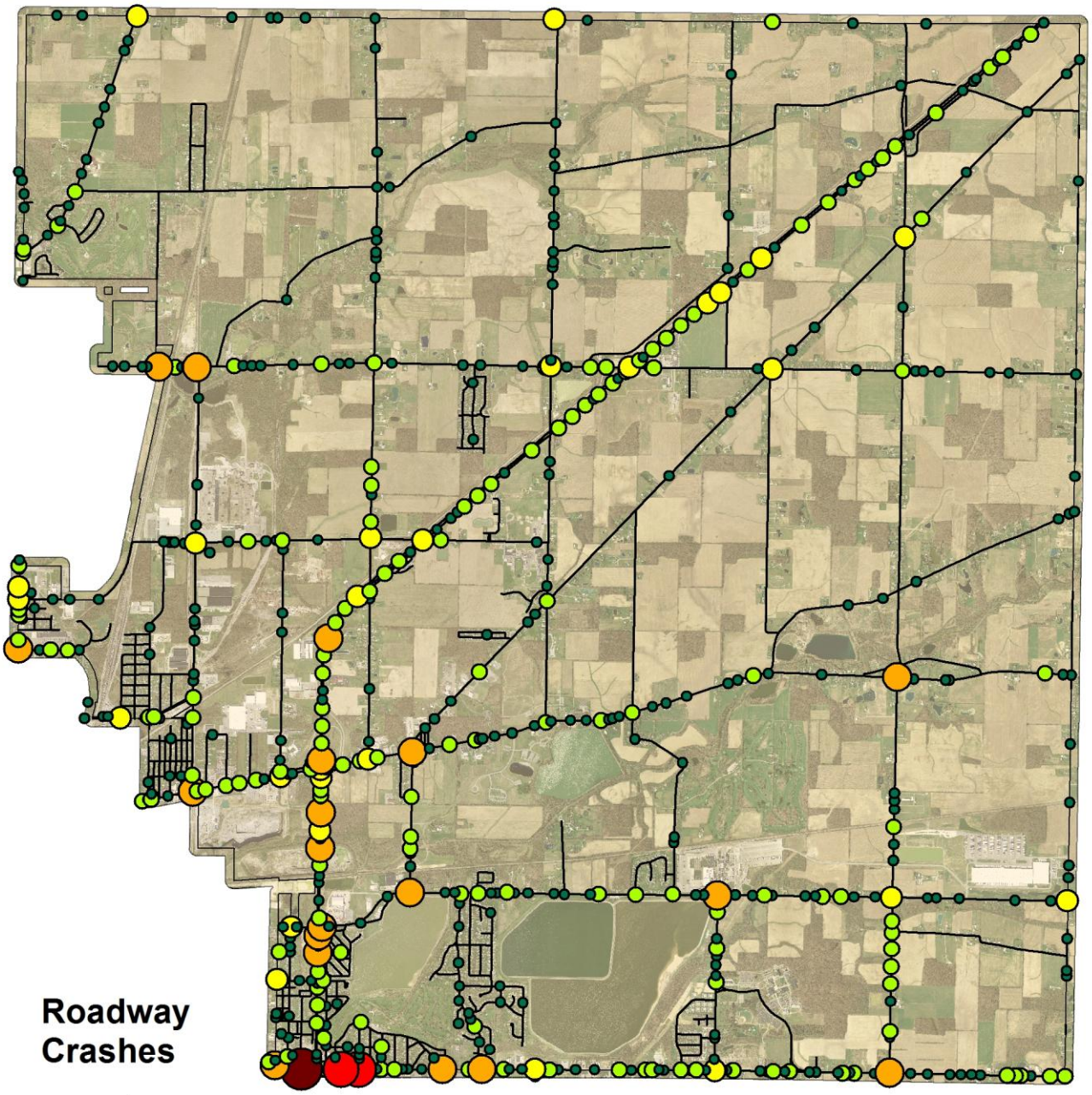
4.3.3 Public Transportation

The local community is serviced by both intra-city and intercity bus services. A full range of charter and taxi services, as well as paratransit service providers are also available within the community. The Allen County Regional Transit Authority (ACRTA) provides local service, while Greyhound Bus Lines and Barons Bus Lines provide intercity bus services. Buckeye Charter Services and Lima Limo offer various charter services for local and regional travel needs.

Fixed route public transit within Bath Township is provided by ACRTA. The current fixed route system primarily serves Ohio State University, Rhodes State College, Marimor Industries, Luther Pines, and the Eastgate Shopping Plaza, as

[16] Lima Allen County Regional Planning Commission - Crash Summary Report 2015

MAP 4-8
BATH TOWNSHIP
ROADWAY CRASHES 2013-2015



well as the Bath-Leonard, Lost Creek, and Country Club Hills neighborhoods. The ACRTA provides services to major employers including Ford, P&G, Metokote, and Nickles Bakery to support workforce development sponsored by the Allen County Chamber of Commerce and Allen County Job & Family Services.

The ACRTA also provides demand response complementary paratransit service, referred to as UPLIFT, to facilitate the travel needs of the transportation disadvantaged, as required by the Americans with Disabilities Act. A map of the current ACRTA routes and UPLIFT areas is seen in Map 4-9.[17]

4.3.4 Rail System

In 2015, the Public Utilities Commission of Ohio (PUCO) documented 151.0 miles of rail in Allen County. A little more than one fifth, (36.4 miles), of rail system miles are located within Bath Township which as seen in Map 4-10. Allen County is currently serviced by two major Class I rail carriers: CSX (67.9 miles) and NS (21.4 miles). The County is also serviced by Indiana and Ohio Railroad (18.9 miles) and the R.J. Corman Railroad (42.7 miles). Although not all located within Bath Township, each of the rail lines increase the ability of the overall rail system to service industrial and commercial interests. Collectively, these railroads are able to provide access to regional, national, and international markets. The availability of rail sidings at existing sites is somewhat limited and additional investment is necessary to increase capacity, especially for break-of-bulk and intermodal functions. Future development plans would be negligent if they failed to consider opportunities for such a facility.[18]

The availability of rail sidings at existing sites is somewhat limited and additional investment is necessary to increase capacity especially for break-of-bulk and intermodal functions.

I&O Railyard

4.3.5 Cartage, Freight & Warehousing Services

One of the primary assets of the Bath Township industrial and commercial community is its access to both the state and national systems of railroads and highways. These assets are being utilized by local freight and warehousing operators. There are currently 2 warehouse-only operations, 2 towing service providers, 5 transportation operations, a single railyard, and 5 combined warehouse and trucking operations in Bath Township. This figure would not include owner operators independently leased to the long haul carriers. When examining total freight handled by these carriers, over 75.0 percent of all freight is exported out of Allen County.

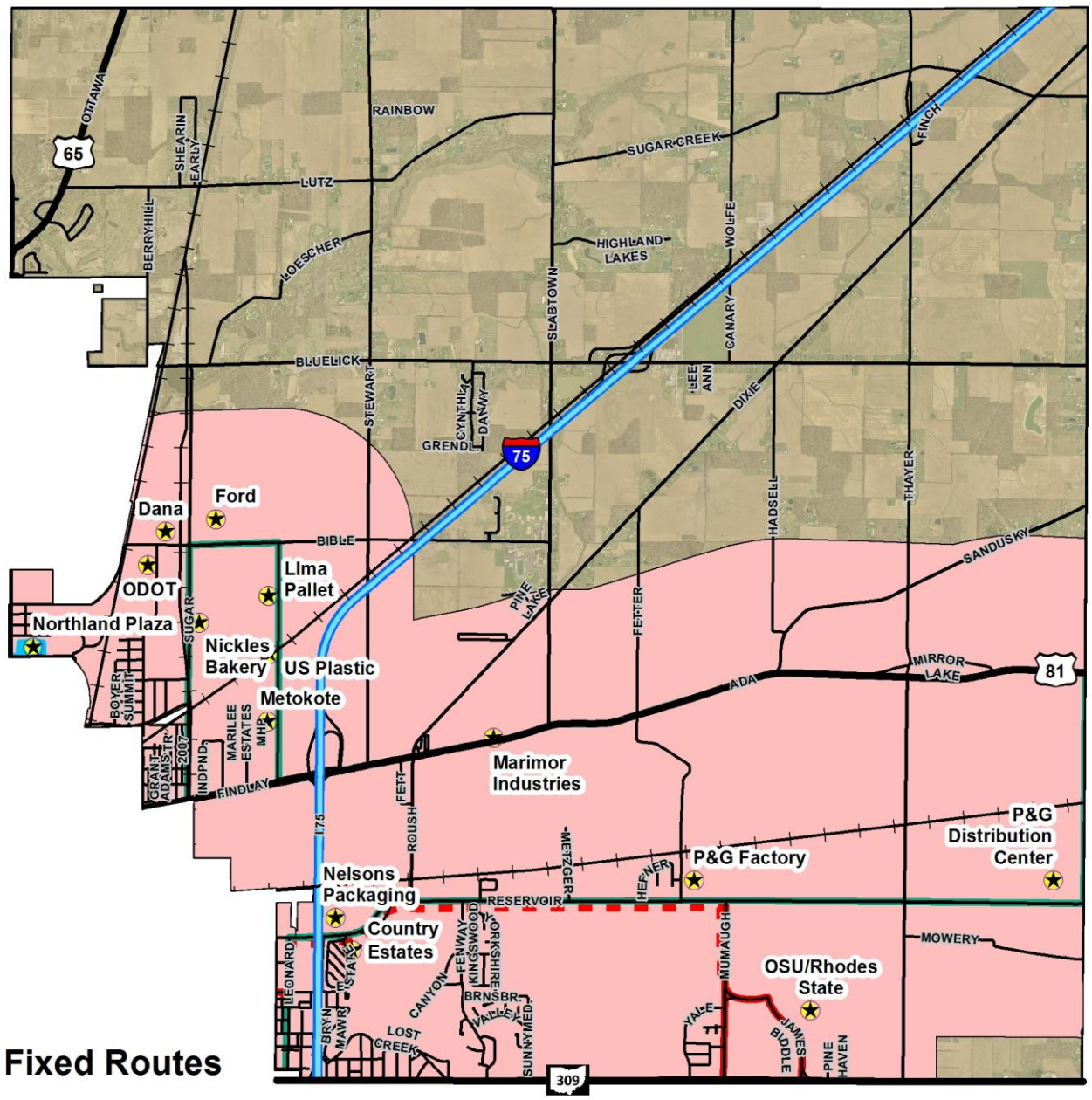
4.3.6 Electric, Oil & Gas Transmission Line Locations

Bath Township is serviced by a full complement of utility providers. Residential and commercial services are

The availability and costs of utility services are considered very reasonable when compared to State and national costs.

[17] Allen County Regional Transit Authority
[18] Public Utilities Commission of Ohio

MAP 4-9
BATH TOWNSHIP
ACRTA FIXED ROUTE & UPLIFT SERVICE AREA



Fixed Routes

- 2 - Eastgate
- 4 - North Main
- 7 - North East/P&G Shuttle
- 2 - Eastgate Saturday Only
- Points of Interest
- UPLIFT Service Area

0 0.25 0.5 1 Miles

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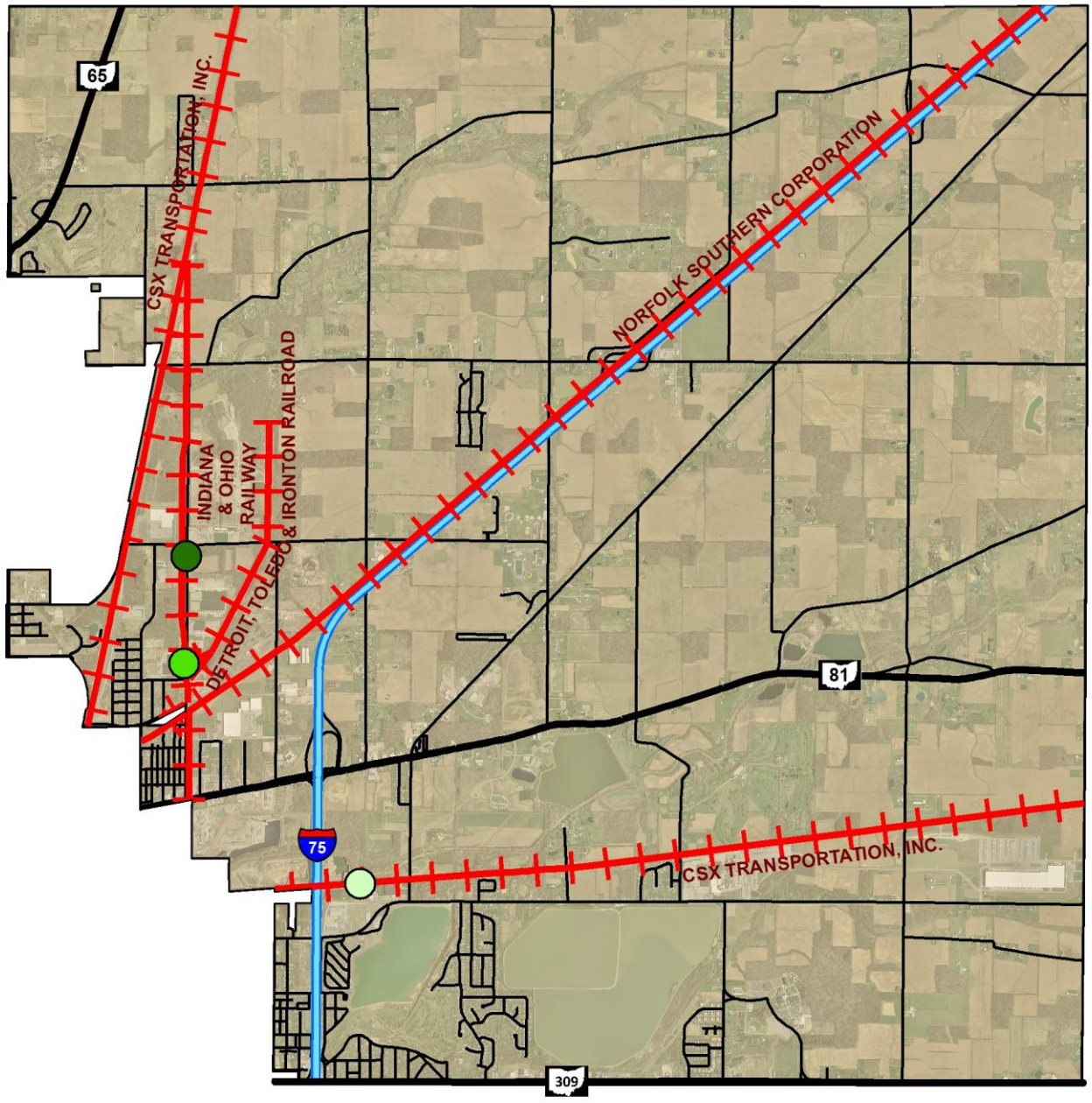
MAP 4-10
BATH TOWNSHIP
RAIL & WAREHOUSING



Rail Infrastructure

- Nelson Packaging Company
- Troyer Warehouses LLC
- Warehouse Associates LLC
- Railroads

0 0.25 0.5 1 Miles

N

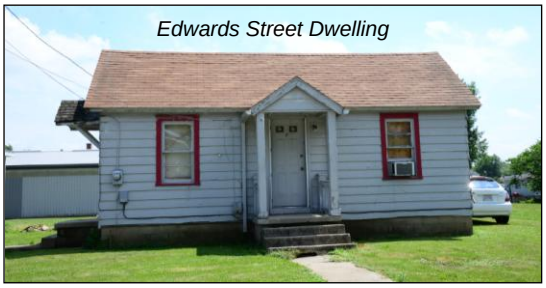
December, 2016

readily available to provide electricity and gas. Service providers include Midwest Electric, American Electric Power (AEP), Columbia Gas of Ohio, and Dominion Gas. Specialized industrial cylinder and bulk gas is also available through BOC Gases and AGA Gas.

When examining larger industrial applications, it is important to recognize that the community is crossed by the pipelines of a number of major and regional gas companies (Dominion Gas and Columbia Gas) as well as petrochemical companies that have established terminals and/or pipelines for transmission purposes. These companies include Marathon, Shell, British Petroleum, Buckeye, Ashland, Sunoco, Inland, and Mid Valley. It is also important to recognize that AEP has large voltage transmission lines traversing the region. Map 4-11 displays the petrochemical companies which run through Bath Township, along with the electrical infrastructure.[19]

4.4 Summary

The Allen County Auditor's Database reported 3,768 housing units present in Bath Township. Between 2005 and 2015, 37 new housing units and condominiums were built and sold in Bath Township. Data also reflects Bath Township's population decline over the past 20 years, and its pattern of young adults migrating out of Bath Township.



Edwards Street Dwelling

The key issues of concern to future development revolve around the availability, adequacy, and costs of infrastructure and utility services. The community's transportation network, water and wastewater capabilities, and drainage system are typical infrastructure concerns for the public. Privately supplied utilities such as natural gas, electricity, and telecommunications are also a part of infrastructure. In community development, infrastructure is necessary to maintain and support the health and safety of residents. In economic development, infrastructure is concerned with the ability to move goods, services, and products between community's suppliers and markets and the sustenance of labor force. Unfortunately, unnecessary or unplanned, mandated improvements to public utilities are expensive for residents and businesses alike.

Unnecessary or unplanned mandated improvements to public utilities are expensive for residents and businesses alike.

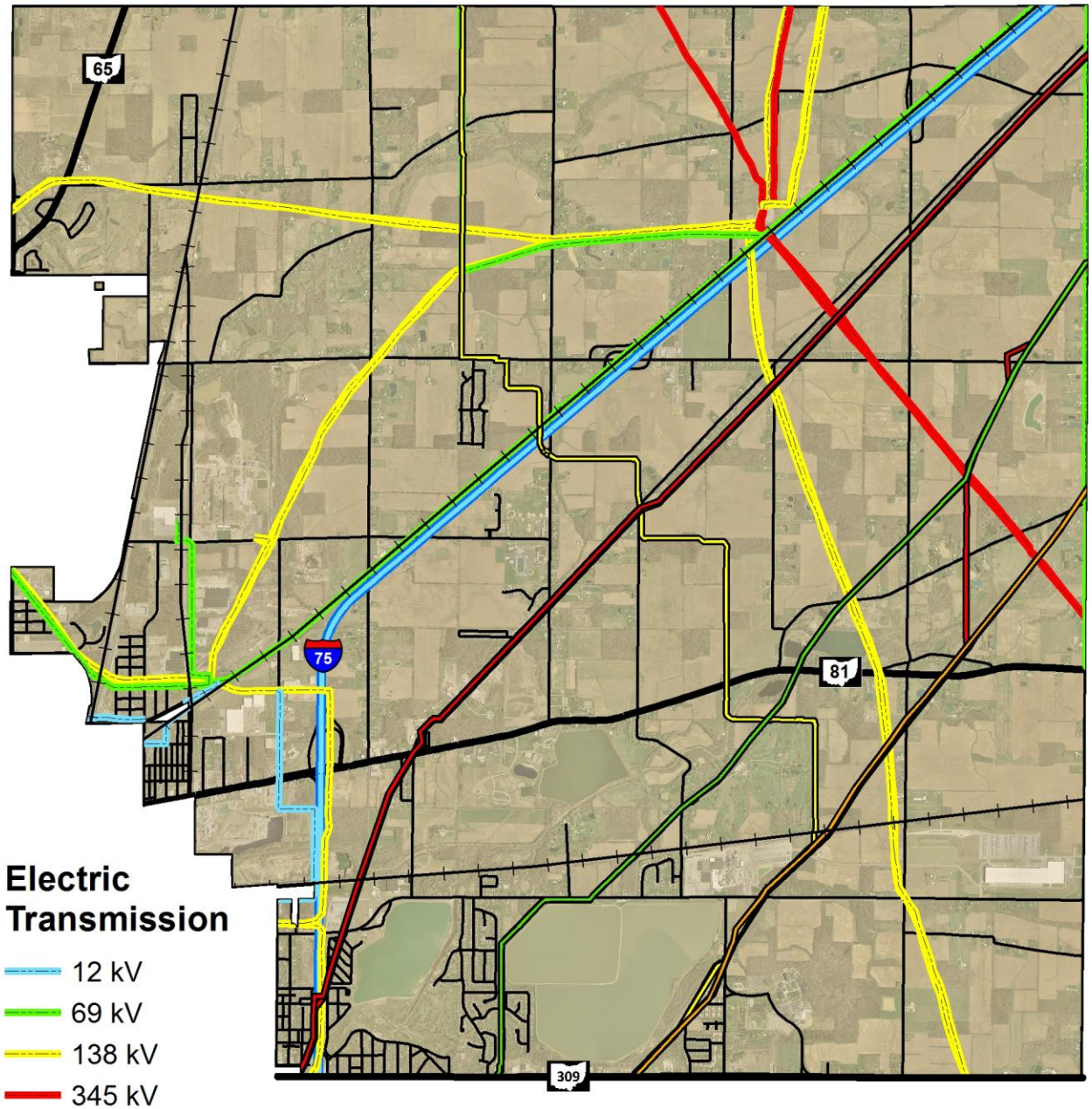
The link between community development and transportation cannot be minimized. The community's access to the state highway system is adequate, and pending improvements will only increase the community's local attractiveness. The adequate funding of the community's transportation infrastructure is also important. Once rural roadways and bridges are now experiencing higher traffic volumes and heavier loads due to unplanned residential development on the rural fringe. Such roadways do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate design and maintenance of roadways has become an important issue for the Township to address.

The community must begin to recognize the capital assets already invested in and devoted to its various water, wastewater, and transportation systems. The ability to

[19] Public Utilities Commission of Ohio

financially establish and support expansion of the water and wastewater systems must meet basic cost-benefit analyses. Concerns regarding water and wastewater systems include: the capacity and age of distribution and collection systems, service area expansions, the current regulatory environment, and lack of coordinated infrastructure improvement. The adequate funding of the community's transportation infrastructure is also important. Once rural roadways and bridges are now experiencing higher traffic volumes and heavier loads due to unplanned residential developments on the urban/rural fringe and the presence of tractor trailers serving both agricultural and manufacturing sectors. Such roadways do not meet minimum design standards and need to be improved to facilitate daily traffic flow safely. Adequate maintenance of roadways has become a critical issue for the Township. Future improvements will be identified in Section 7.

MAP 4-11
BATH TOWNSHIP
PIPELINE & ELECTRIC INFRASTRUCTURE



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SECTION 5
ENVIRONMENTAL FACTORS

Although Bath Township is considered an urban township, a considerable amount of land in the community remains relatively rural with large tracts of land engaged in agricultural pursuits. Such agricultural activities have continued relatively unimpeded in areas outside of public utility service areas. But the community is changing as farmland continues to be developed, unhindered by planning or land use policy. This haphazard development is resulting in both environmental damage and government/citizen mandates to provide municipal water/sewer in areas where agriculture is being threatened by ever increasing land values. This continued strip residential development, occurring along the once rural roads outside of the current utility service areas, is forcing local governments to address haphazard growth and development. This development trend is increasing the burden on local resources and destroying the very same rural landscape identified as so important to the residents of Bath Township.

Bath Township's natural resources may be at greater risk than other geographic areas of Ohio. The future pattern of development must protect natural resources and sustain the economy for a 25 year period.

One of the greatest threats to the State of Ohio and its population centers is the loss of farmland, wood lots, and floodplains. The absence of regulatory controls and zoning codes that consider natural resources jeopardize the integrity of local ecosystems and taxes the quality of life in communities across the state. Recognizing that a sizeable portion of Bath 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.

Managing future growth in a comprehensive and cooperative manner among cities, villages, and townships is highly desirable and essential for the continued health of Bath Township's cultural and economic resources, including fertile agricultural fields, beautiful scenic vistas, safe fishing streams and a healthy human population. Land areas designated for future development should be identified and reserved, so to protect the surrounding natural landscape and community resources. 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.

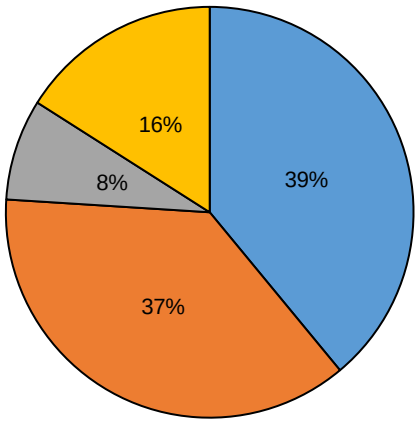
5.1 Farmland Preservation

Farmland, within the United States, is currently being developed at a rate of more than 40 acres per hour across the country. Bath Township has not been exempt from this trend as 323 acres of previously agricultural land has been developed within Bath Township in the last ten years. Figure 5-1, shows the breakdown of the converted agricultural land by current land use, with residential and industrial uses accounting for more than 75.0 percent of the land.

The loss of agricultural land has negative impacts on both the health of local populations and the natural environment. At the most basic level the continued loss of active farmland will be detrimental to the availability and accessibility of fresh produce and staple crops that feed families all over the world. Malnutrition, especially in impoverished neighborhoods, is already challenging both urban and rural America, due to low access to healthy foods. The development of agricultural land, most often includes the conversion of once vegetated and porous land into non-porous building or parking lot footprints. This has an effect on both the human and wildlife populations, as habitat is lost and pollutants are carried into waterways over hard surfaces and released into the

air. More than half of wildlife species currently protected in the United States use private lands (cropland, ranch, etc.) for almost 80 percent of their habitat, including food and shelter. The continued loss of these lands has huge ramifications for the preservation of biodiversity in ecosystems across the country as open lands under agricultural practice, once thought of as safe from future development, are forfeited to economic pressure and haphazard development.

FIGURE 5-1
AGRICULTURAL LAND CONVERTED TO OTHER LAND USES 2005-2015



In order to preserve the rural/agricultural character beloved in Bath Township, policies need to be implemented to ensure both the conservation of the land itself as well as the ability for that land to provide a livelihood for farming families. The goal of local farmland preservation relies on numerous governing bodies and the implementation of supportive zoning codes, land use policies, infrastructure regulations and tax structures. Options to this aim include utilizing a Land Trust to preserve Township farmland and open space into the future, the creation of Agricultural Protection Districts within the Township's zoning code and the revision of current regulations governing the extension of utilities.

5.2 Current & Threatened Natural Resources

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 waterways and the vegetative cover. The natural environment has been impacted and modified to a great extent by residents of the community. The natural environment has and continues to provide the resources for various economic activities including farming and quarrying for many in the community. It has provided for residential development and both industrial 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, landfills, septic systems leaching into local waterways, roadway salts and chemicals contaminating soils and waterways, and the storage of litter and solid waste. That being said, the natural environment continues to be the foundation of much of our memories and our vision for the future. Map 5-1 provides a visual cue of the existing natural resources within Bath Township. The rest of this section outlines the physical natural resources found within Bath Township as well as the human activities that threaten and those aimed at the preservation of these vital resources. 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.

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

5.2.1 The Ottawa River & Tributaries

The physical and functional attributes of the Ottawa River and its drainage areas by watershed was introduced in Section 2.2.2 of this report. However, that section failed to provide the broad understanding necessary to appreciate the

relationship between the Ottawa River and its primary tributaries (Lost Creek and Sugar Creek) with the larger natural environment.

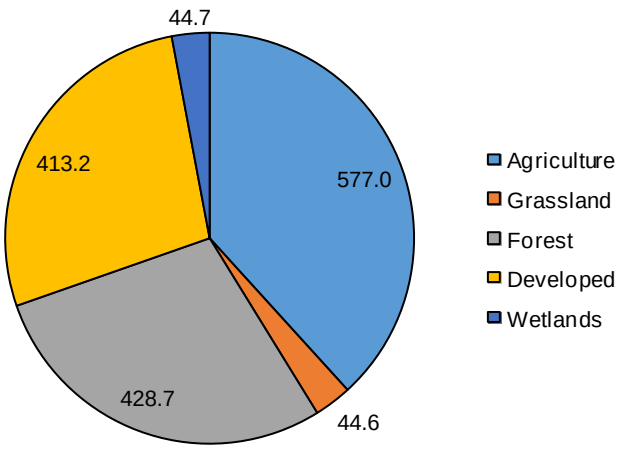
The Ottawa River and its tributaries play an important role in the natural environment. The Ottawa River in many ways is the backbone of the community's ecosystem. Collectively the River and its various tributaries provide: necessary drainage; habitat for a variety of flora and fauna; natural migration routes for birds and other wildlife; and open spaces which provide visual relief and recreation amenities for the community. This resource must be protected to ensure the economic and ecological health of Bath Township in the future. In order to ensure the continued access and use of this resource, the 26.1 linear miles of Bath Township waterways and their riparian corridors should be inventoried, monitored, and protected for future generations.

The 26.1 linear miles of Bath 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.

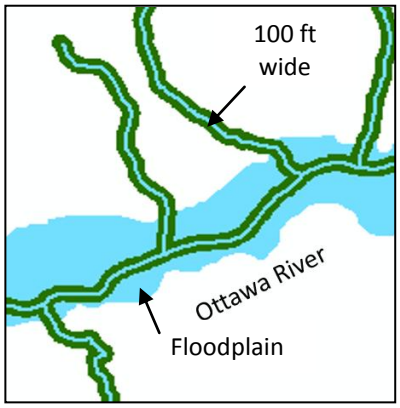
5.2.2 Riparian & Flood Zones

Riparian and flood zones are land directly adjacent to waterways that play critical roles in both the maintenance of water quality and the storage of storm water, meaning these ecosystems are critical to sustaining wildlife habitat and avoiding costly flooding damage. Riparian zones are the land directly adjacent to waterways, found within the larger floodplain, and if well maintained, can provide erosion control, temperature regulation, water filtration, flood control, and habitat for both aquatic and terrestrial wildlife. In order to provide these benefits to waterways these areas must be densely vegetated and protected. The riparian zones in Bath Township, measured at 100ft widths, are not in a condition that will provide many of these benefits. Only a little over a quarter of the total identified riparian zones (1,508.2 acres) were forested in 2011 with over 65 percent being developed or under agricultural practices (Figure 5-2). Both of these land uses so close to a waterway, with no vegetated buffer, present threats to the health of the

FIGURE 5-2
RIPARIAN ZONE (100 FT) LAND USE 2011



The preservation of floodplain areas as restricted development zones is essential for communities trying to minimize flood hazards and costly damage.

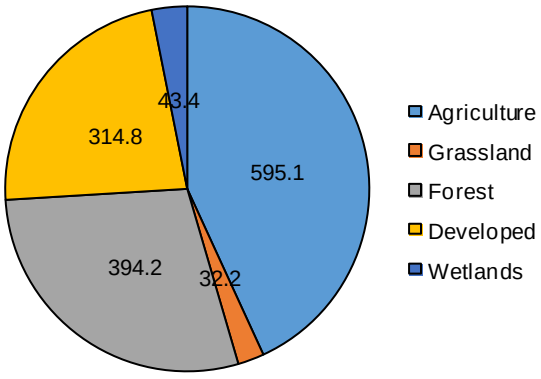


stream, including to the aquatic life it supports and to its use for human recreation.

As of 2013, FEMA has identified 15,985 acres of Special Flood Hazard Areas within Allen County. These results are intended to serve in the development of actuarial flood insurance rates and assist the community in its efforts to promote sound floodplain management. The preservation of floodplain areas as restricted development zones is essential for communities trying to minimize flood hazards and costly damage.

Bath Township includes 1,380 acres of identified floodplains, and of those more than 300 acres (22.8%) currently support a developed land use meaning that the land is unable to provide its natural function as a water retention area (Figure 5-3, Map 5-1). While historical encroachment into floodplains was often out of necessity, for drawing water or transportation and commerce, today's recent pursuit of floodplain development is based solely on site aesthetics and/or economic gain. Whether it is the beauty of these areas or the farmer's price for bottom ground, it has influenced recent development decisions and subdued all common sense possessed by our forefathers. Floodplains need to be preserved and protected 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 stormwaters 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.

FIGURE 5-3
FLOOD ZONE LAND USE 2011

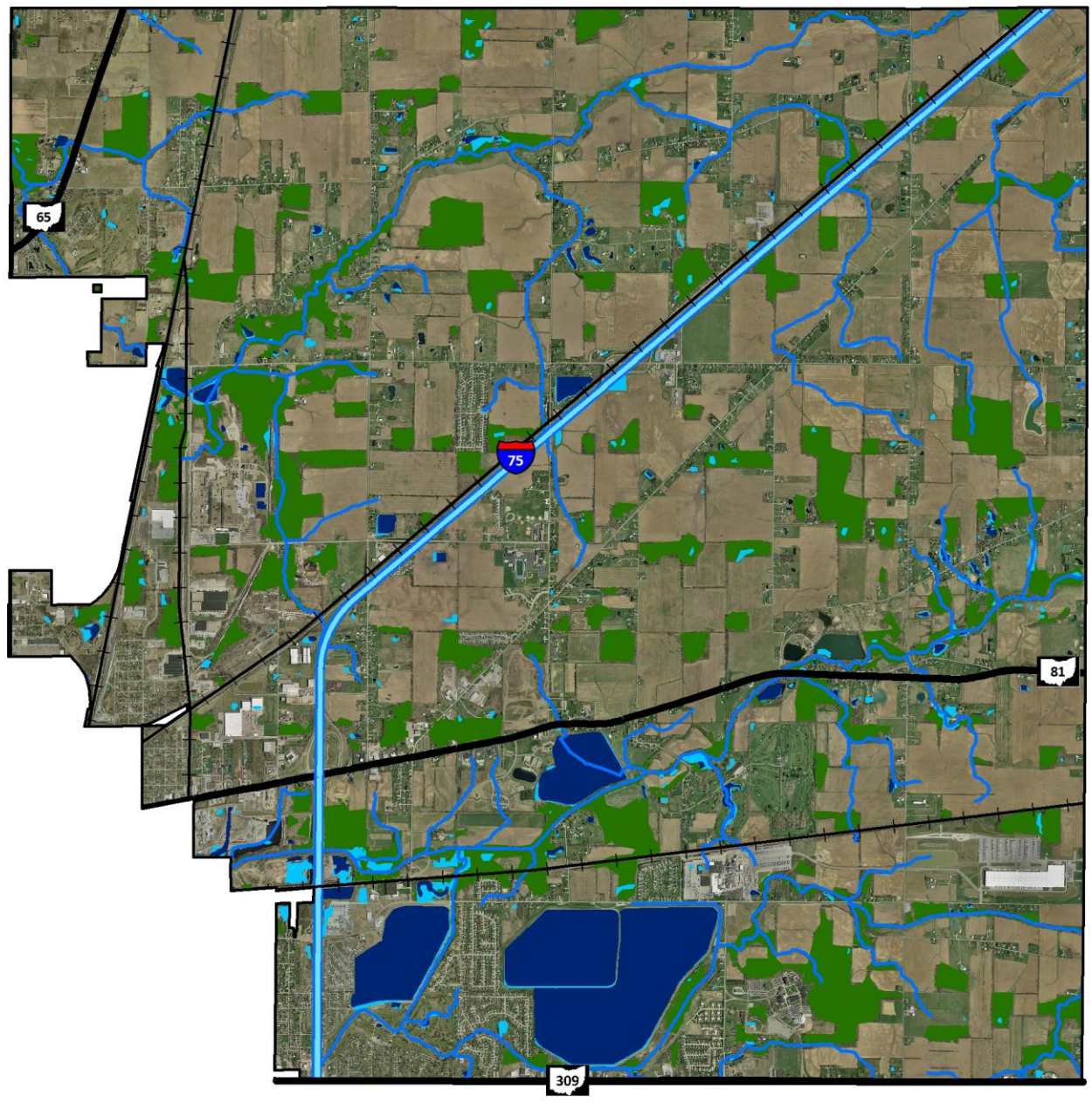


Development in, or the filling and subsequent loss of, floodplains will result in a net loss to the community in terms of scenic vistas, roosting/yarding areas for birds/deer, and disrupted drainage and stormwater retention patterns for both agricultural and urban development. Every cubic yard of impervious material placed within a floodplain displaces critical storm water storage and creates an added burden to downstream landowners and communities.

5.2.3 Wetlands

The current state of wetlands in Bath Township was described in Section 2.2.3 of this report. What was not made clear was wetlands' significance to local wildlife and water quality. Wetlands have two major ecological functions: (1) being the breeding ground and nursery of hundreds of wildlife species whose populations decline in tandem with wetland acreage, and (2) being the most efficient water

MAP 5-1
BATH TOWNSHIP
NATURAL RESOURCES



Waterbodies
Wetlands
Floodplains
Wood Lots
Streams

0 0.25 0.5 1
Miles

N

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filtration system found in the natural landscape. As mentioned in Section 2, there are some 400 potential wetlands identified in Bath Township (Map 5-1). In order to better understand the state of this resource in Bath Township, potential wetlands need to be verified on-site and monitored into the future. By cataloging this resource within the Township, future development can avoid costly set-backs as wetland ecosystems are highly protected by the federal government.

5.2.4 Endangered Species

Allen County is home to at least 10 species identified by ODNR (Ohio Department of Natural Resources) as of Special Concern, Threatened or Endangered. These range from types of Plants (Rock Elm) to Invertebrate Animals (Fresh Water Mussels) to Birds (Peregrine Falcons). The Rock Elm tree is native to the Midwest, and like many Elm trees, has lost population due to high susceptibility to the Dutch elm disease. Peregrine Falcons have long been identified as endangered in Ohio and around the country. However, in 2008 they were downgraded to threatened and have recently been removed from the list completely in Ohio thanks to a strong reintroduction program. Two of the 10 species were found in Bath Township. Both species are Freshwater Mussels, the Purple Lilliput and the Wavy-Rayed Lampmussel, and can be found in the Ottawa River. Both of these species, like all Freshwater Mussels, aide in water filtration and are declining in numbers as they are sensitive to the water quality of their surrounding habitat. Monitoring the status of these species is a good indicator for overall stream health.

5.2.5 Wood Lots

Like the majority of Northwest Ohio, the surface area of Bath Township was once covered by broadleaf deciduous forests. After generations of being farmed and developed, less than 2,500 acres, or 12 percent, of Bath Township is wooded today. Most of the wood lots are concentrated in small stands of deciduous trees, along fence lines between properties and along stream and river corridors. Luckily several of the large wood lots have been secured by the Johnny Appleseed Metropolitan Park District. It should be noted that tree preservation is a high priority in many communities across the country, because once cleared, replacing mature trees takes decades. 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. Map 5-1 identifies the relative location of wood lots in Bath Township.

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 tree lots and

reduced energy bills from the natural cooling and insulting during summer and winter months. 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 wood lots within the Township, including the reforesting of lands previously cleared.

5.2.6 Parks & Recreation

Bath Township enjoys access to a wide variety of activities in parks managed by the Johnny Appleseed Metropolitan Park District. The three parks, along with an Environmental Education Center, are clustered in close proximity to the Park District Office located at 2355 Ada Rd. These parks provide year-round open space and passive recreation opportunities for the citizens of Bath Township while protecting and conserving the natural resources of the area.

The Allen County Farm Park is located approximately one mile east of I-75 on SR 81 at Slabtown Rd. The farm, consisting of 45 acres, features a 40' x 80' renovated barn, horseshoe courts, volleyball courts, open field play, large charcoal grill, and water and restroom facilities along with a 2.7 mile bridle trail. This park is meant for large groups, and is only open by reservation.

The McLean Teddy Bear Park is located one mile east of SR 81 on North Dixie Hwy, and consists of 55.5 acres of land. Along with shelters and a large picnic area, Teddy Bear Park includes two fishing ponds, two miles of hiking/cross country skiing trails, a 0.5 mile Braille discovery trail, as well as horseshoe pits and volleyball facilities. Park attendance increased 11.5 percent from 2014 to 2015.

The Ottawa Metro Park, consisting of 214 acres of park land, features a beach located on an 89 acre lake that is available for swimming, fishing and non-powered boats. Along with the beach swimming and campground, the park also contains a Frisbee golf course, a 1.6 mile trail, an outdoor amphitheater and three picnic shelters. The campground contains 30 spacious campsites, three of which are handicapped accessible. Each site has full hook-up water and electric paved walkways and paths connecting campsites to modern shower/restroom facilities. It is this type of preservation activity that guarantees a proper balance between development and conservation.

Bath Township also has access to public and private golf courses of national recognition. The Lost Creek Golf Course is a private golf course that is used by the PGA Women's Tournament Association. The facility has an 18 hole - par 72 course located on 111.3 acres. The amenities at the Lost Creek Golf Course include lockers, power carts and full banquet facilities. The second course is the Springbrook Golf Club. Built in 1931, the par 71 golf course is on 136.6 acres and is open to the public.

There are also three city reservoirs within Bath Township that provide areas for recreation and there are plans for a new Farm Park off of Roush Road, with construction beginning in 2017. This is a $2.5 million investment and will be completed in 2018. Bath Township benefits greatly from the concentration of Johnny Appleseed Metro Parks and city reservoirs that are within its borders, however the Township does not provide any recreational facilities outside of those found on Bath Township school property. The location of the recreation areas can be seen in Map 5-2.

5.3 Solid Waste Disposal

Bath Township produces close to 20,000 tons of waste annually.

According to the OEPA, on average, local residents generate 4.4 pounds of waste per person per day. The total population for Bath Township would produce roughly 42,337 pounds of waste a day, or 15.5 million pounds/7,000 tons per year. Add to that the approximate 13,000 tons of commercial and industrial waste, and Bath Township produces close to 20,000 tons of waste annually. There are currently 18 different waste haulers based in Allen County. While there are numerous smaller independent haulers, the community is served by several of the larger corporate management services including Allied Waste Systems, Republic, Allen County Recyclers, and Waste Management, Inc.

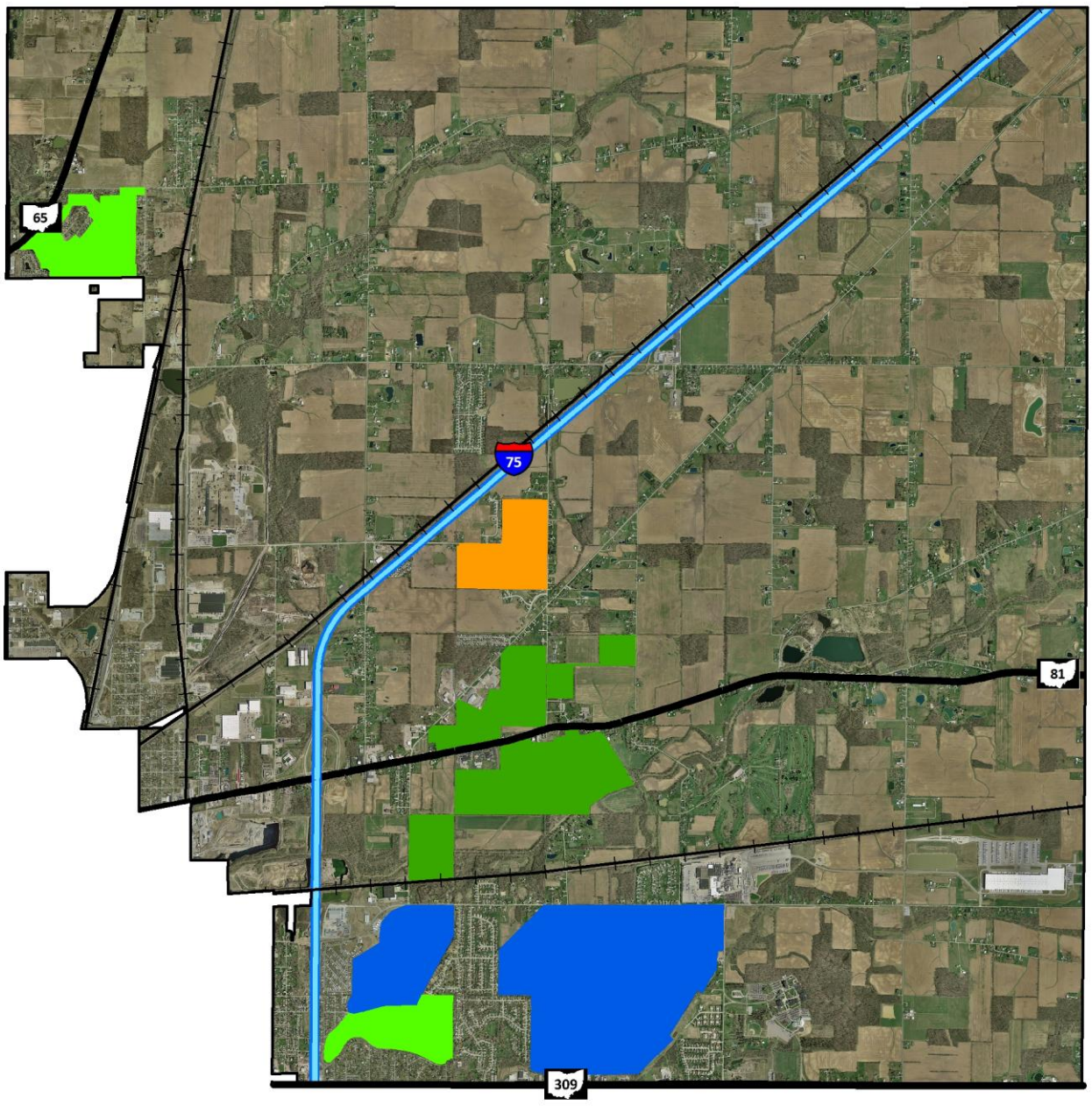
The closest sanitary landfill to Bath Township is the Cherokee Run facility, operated by Allied Waste Systems Inc., in Bellefontaine, Ohio. The largest single recipient of the community's waste stream is the Evergreen Landfill Facility operated by Waste Management and is located outside of the City of Toledo. The facility accepts 82,657 tons or 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. Utilizing landfills geographically removed from Allen County adds to the economic and environmental burden of waste disposal as each load of waste delivered to a landfill, incurs up to 156 miles (round trip to Evergreen Landfill) of transportation emissions and fuel costs.

There are two sanitary landfills in Allen County of which both are now closed. One of these is located in Bath Township along Sandusky Rd. The Sandusky Rd site encompasses 44 acres, 37 of which were used as part of the landfill operation. Because the site was a nuisance and eyesore within the community, Bath Township acquired the property in hopes of restoring the property for park use. The Township was unaware that the facility was not closed properly until notification was received from the OEPA. Bath Township is currently under OEPA findings and orders to eliminate illicit discharges to state waters by developing and implementing an on-site surface water management system. This is a critical issue that the community is addressing.

The absence of recycling options increases the burden on local landfills, as over 50% of local waste is from recyclable paper, glass, metals or plastics.[1]

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. Bath Township does not bid/let a municipal waste contract nor does it provide drop-off recycling opportunities for its residents, outside of a monthly drop-off opportunity at the Township Hall. Although the Township does provide leaf pick-up service in the fall, no local public composting

MAP 5-2
BATH TOWNSHIP
RECREATIONAL FACILITIES



Johnny Appleseed Metro Parks
City of Lima Resevoirs
Bath TWP Schools
Golf Courses

0 0.25 0.5 1
Miles

N

December, 2016

facility exists. The absence of curb side pick-up recycling restricts the recycling rate in Bath Township, currently at 24%, when over 50% of local waste represents recyclable material: paper, glass, metals or plastics.[1] The lack of recycling options increases the burden on local landfills.

Of highest concern in terms of disposal of solid waste is the safe and lawful disposal of waste deemed hazardous by the EPA. Hazardous waste is defined as waste that poses substantial or potential threats to public health or the environment, often exhibiting one or more of the following characteristics: ignitability, reactivity, corrosivity, and toxicity. Within Bath Township there are 35 commercial or industrial sites with RCRA (Resource Conservation and Recovery Act) permits to either generate or transport hazardous waste, including four Small Quantity Generators (Dana, Lima Tank Wash, OSU and Ideal Auto Sales) and three Large Quantity Generators (Proctor & Gamble, Metokote, and Koontz-Wagner Electric)[2].

Hazardous waste can also be found in residential homes, prompting the NCOSWD to accept household hazardous waste drop-off appointments, from April through October, that helps eliminate the extent of illegal toxic waste dumping. The LACRPC, with the support of the Ohio Department of Natural Resources (ODNR) and the NCOSWD, also provide anti-litter programming to reinforce educational outreach efforts, public awareness activities and media releases. For the past decade this effort has been supported by the local affiliate of Keep America Beautiful, Keep Allen County Beautiful, which has run litter pick-up and education campaigns, partnered with The Ottawa River Coalition and assisted local communities in developing a cleaner, safer community environment.

Waste disposal issues of specific concern are the proper closing of the landfill in Bath Township; the continued provision of adequate disposal capacity for the long-term future, the lack of recycling service and facilities; and, the inability to promote renewable resource use and reduction of disposal volumes.

Local leaders must acknowledge that solid waste, which can be seen as litter, reaches into every aspect of the planning/regulatory process, to include: storm water management, building codes, zoning regulations, exterior maintenance codes, etc. Developing/implementing such standards within the planning/regulatory process to address litter, proper waste disposal and material resource conservation will open the door to long-term remediation of all forms of solid waste disposal.

The effects of litter are pervasive and far-reaching not just in the older urbanized areas of Bath Township, but along the rural corridors as well. Developing environmentally sound methods for 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 litter cleanup is not long-term litter prevention. Although there are local programs that address litter cleanup, including, Adopt-a-Highway, Adopt-a-Roadway, and Adopt-a-Waterway as well as neighborhood cleanup, such activities do not contribute in a significant way to litter prevention. Litter prevention

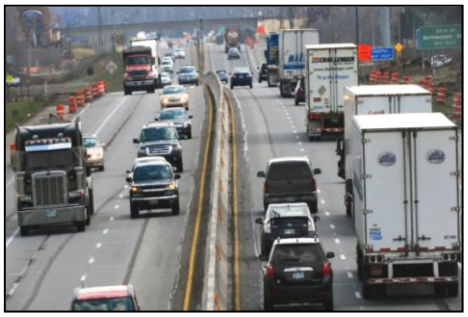
[1] Ohio DNR - http://epa.ohio.gov/Portals/41/recycling/OhioWasteCharacterizationStudy.pdf
[2] U.S. Environmental Protection Agency, 2013

must be addressed at its source with jurisdictional controls and enforcement balanced with public education.

5.4 Air Quality Issues

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

One of the most important issues of today is Air Quality. Bath Township rests within Allen County, which is located between several major urban areas, including Fort Wayne, Toledo, and Dayton, while also being adjacent to I-75 and US 30. The proximity to such large urban manufacturing-based communities placed Allen County in a precarious position with ever tightening environmental regulations. From a historical regulatory perspective, the EPA determined Bath Township, as a part of the Lima Urbanized Area, and Allen County to be in ozone nonattainment in 2001. Later in 2007 based on new data, the County was reclassified in an 8-Hour Ozone Maintenance status. It was not until July 2013 that the EPA re-designated Allen County as being in full compliance with National Ambient Air Quality Standards.



According to the EPA, the number of unhealthy days due to $PM^{2.5}$ was documented at 11 in 2010, 3 in 2011, and 3 in 2012. Over the same period, days exceeding ozone standards for sensitive populations amounted to 3 in 2010, 3 in 2011, and 3 in 2012. Both of these pollutants cause respiratory and cardiovascular stress to vulnerable populations, including children and the elderly. The County has not had any days in exceedance in 2013, 2014, or 2015. However, while local air quality has improved, given the presence of the Husky Refinery, INEOS, Potash, BP Chemical, PCS Nitrogen, Amanda Specialty Products, General Dynamics, WHEMCO, etc., located just west of Bath Township, and 4 TRI (Toxic Release Inventory) sites located directly in Bath Township (P&G, DANA, Ford, and Metokote), it's little wonder that air quality remains a constant threat to the community's health and safety.

Non-point sources of air pollution can be just as degrading to local air quality as industrial point sources. Bath Township and Allen County as a whole experience large volumes of both diesel truck and train traffic in addition to passesger vehicle traffic, reaching 476,500 miles driven in Bath Township per day. All three of these forms of transporation release toxic pollutants into the air, including VOC, THC, CO, NO_X, PM^{10}, $PM^{2.5}$ and CO_2. Reducing the amount of these pollutants released into the local environment will both decrease the negative health impacts on the local population and ensure Allen County and Bath Township's ability to maintain their status of full-attainment.

Allen County industry remains a vibrant source of employment as well as a source of both point and non-point pollutants. As a result, one of the most important functions of the ACPH and LACRPC is to monitor, document, and educate the community on air quality standards associated with the Clean Air Act requirements and balance job growth with environmental and health concerns. Both agencies work with the OEPA to address mobile and stationary sources of air pollution to improve the health, safety, and welfare of the community.

5.5 Water Quality Issues

Water pollution prevention is one of the top concerns of local officials. The most important issues are the elimination of combined sewer overflows and illicit discharges and managing both urban and agricultural runoff. Currently, two of the three major sub-watersheds within Bath Township (Lima Reservoir-Ottawa River and Lost Creek) are identified as containing impaired waterways as a result of a 2010 OEPA study. This report places those waterways in only partial compliance with the Clean Water Act which regulates water pollution with the aim of making all US waterways "Swimmable and Fishable." A Total Maximum Daily Load (TDML) study conducted in Allen County by the OEPA and published in 2014, tested for contaminants related to public drinking water safety, recreational use, aquatic life composition, and human health. Based on the outcomes, a priority score was calculated for each sub-watershed based on significance of impairment (1 - Full Attainment to 20 - Most Impaired). In Table 5-1, the results of these TMDL studies are shown, and the Lima Reservoir-Ottawa River Sub-watershed is identified as the most impaired watershed in Bath Township. The reasons for impairment vary from nutrient overload to presence of bacteria or PCBs to physical habitat alterations. The most common sources of impairments were industrial pollution, Combined Sewer Overflows (CSOs), flow alterations, and urban and agriculture runoff.[3] The Ottawa River Coalition and its local partners are dedicated to bringing the Ottawa River into attainment through water pollution education and outreach, however the wide ranging sources of waterway pollution make progress slow and challenging. The Ohio Department of Health and the OEPA maintain specific fish consumption advisories for the Ottawa River based on extensive sampling in 2010.[4]

TABLE 5-1
TMDL STUDIES FOR SUB WATERSHEDS IN BATH TOWNSHIP

Sub-Watershed	Area (sq mi)	Percent Developed	Priority	Drinking Water Supply	Recreational Use	Aquatic Life Assessment*	Human Health
Sugar Creek	18.18	13.4%	3	N/A	Impaired	Attainment	Impaired
Lima Reservoir-Ottawa River	8.62	53.2%	14	Impaired	Impaired	Impaired	Impaired
Lost Creek	4.83	37.2%	8	Insufficient Data	Impaired	Impaired	Attainment
Clean Water Act Attainment based on Aquatic Life Assessment Ohio EPA: http://wwwapp.epa.ohio.gov/gis/mapportal/IR2014.html							

There are currently three NPDES (National Pollutant Discharge Elimination System) permit holders in Bath Township (Proctor & Gamble, Ramada Inn, and National Lime & Stone Co.). These three legal sources of industrial/commercial pollution get added on top of other point and non-point sources of pollution. Other significant point sources of pollution in Bath Township include illegal pollution/dumping (two sites within Bath Township both on Neubrecht Road) and combined sewer overflows, which release sewage and bacteria into the waterways during large storm events making them unfit for human recreation. Non-point sources of pollution are, most notably, agricultural, and urban runoff. These sources overload the waterways with nutrients and chemicals that impair aquatic life and human health,

[3] http://wwwapp.epa.ohio.gov/gis/mapportal/IR2014.html
[4] http://www.epa.ohio.gov/dsw/fishadvisory/sampledwaters.aspx#O

as it relates to public drinking water, fishing for consumption and recreation in or on the water.

At the Township level, the segment of the Ottawa River at Metzger Dam is of the greatest significance. This segment was deemed an impaired waterway in 2010 by the OEPA and must be addressed in order to comply with Source Water Protection guidelines. These guidelines were set up to ensure the protection of waterways that source drinking water reservoirs or lakes. The segment of the Ottawa River at Metzger Dam is the location of water withdrawal for Metzger Reservoir which is part of the Lima area drinking water reservoir system, making its attainment level and those of its upstream counterparts essential to the health of Bath Township residents as well as the majority of Allen County residents.

The specific causes of impairment at this section of the Ottawa River were identified as low water flow and nutrient overload from these sources: water diversions, impoundment, and crop production with sub-surface drainage. This suggests that while industrial pollution and combined sewer overflow outlets can be found upstream (within and to the west of Lima) much of the impairment at this section can be attributed to the physical alterations of the stream and to local agricultural practices, both of which the Township can address without including Lima or other township governments. However, with the goal of full-attainment for all of the Ottawa River and all of the Lima area, drinking water reservoirs, cooperation, and effort from multiple township governments as well as Lima leadership will have to be achieved as this is both a shared resource and health risk.

In an attempt to achieve compliance with federal legislation and both federal EPA and OEPA mandates, local officials have developed a Stormwater Management Plan for Bath Township. Bath Township has taken deliberate measures to address specific point and non-point sources of pollution but successful implementation will require the coordination of a number of efforts that must cross jurisdictional boundaries. The local community must address the following points to meet the limits of the TMDL established by the EPA/OEPA:

- Managing storm water runoff before it enters a waterway 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.
- Identification of the location of hazardous materials and management of these materials so that they do not enter the environment.
- In cooperation with FEMA, the continued support and training of hazard response teams to quickly provide adequate protection measures in the event of a hazardous chemical spill, especially along the Interstate and State highways where hazardous materials are routinely transported.

5.6 Historical, Archaeological & Cultural Sites

For the purposes of both cultural preservation and avoiding costly development set-backs, identifying and preserving historical structures, archaeological sites, and cultural

features is essential for sound land use planning. Currently identified by the Ohio Historical Society there are three historical structures within the Township (Map 5-3). These three structures, all located along the Bible Road corridor, include, The Lima State Hospital/Nurses House (1915), The James Roper House (1930), and the Fetter Property (1905). Historic structures are an important part of any community and should be preserved to their original state for posterity. Future efforts may well look to preserve and repair these historic buildings. The Rehabilitation Investment Tax Credit program is a federal program available for substantial rehabilitation of qualified depreciable buildings. Ohio also offers a similar program for rehabilitation administered by the Ohio Department of Development and the Ohio Historic Preservation Office. Map 5-3 identifies these structures along with the seven archaeology sites that were at one time excavated within Bath Township. Cultural features often include sites where a community's history and culture are preserved and maintained. Included in the map are 24 local churches and 9 cemeteries within Bath Township.

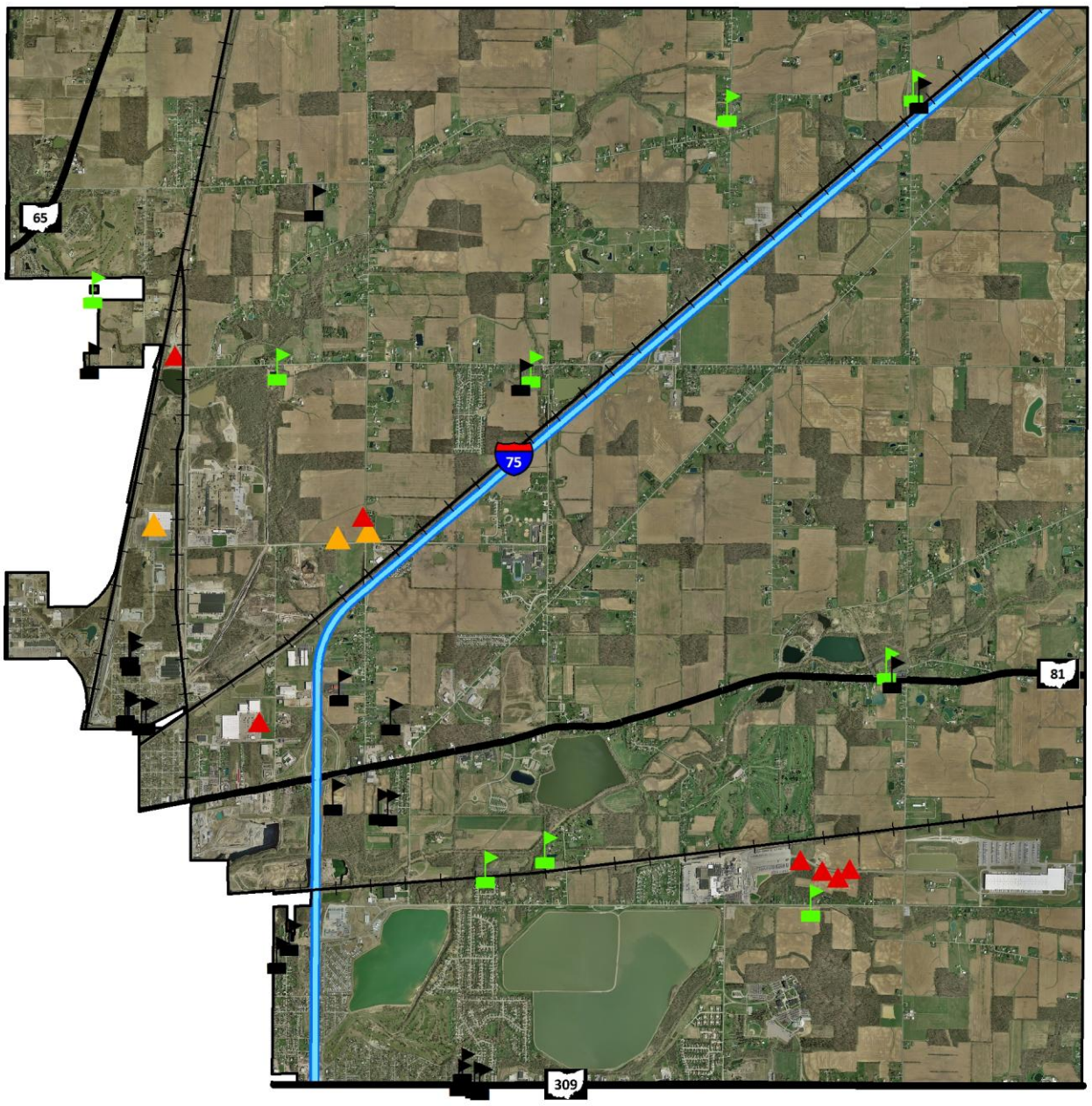
5.7 Distribution of Environmental Impacts

When evaluating both the positive and negative impacts of a natural resource or human activity it is important to assess the impact on the population at the smallest unit available to identify overburdened or underserved populations. This distribution assessment was done at the Census block level and determined the distribution of negative impacts and access to resources for all of Bath Township's residents, but most specifically looked at vulnerable populations (seniors, children, minorities, those with a disability, and those in poverty). Types of impacts or access that can be evaluated include unsafe housing, access to parks and well-maintained sidewalks or trails, proximity to highways or other high traffic volume areas, access to primary care doctors, grocery stores with fresh produce, and reliable and affordable public transit.

A lifetime of what seems like a small burden per day can have drastic impacts on a human being's quality of life. These differences and their final outcomes can be measured across any geographic boundary (townships, counties, countries, etc.). Here in Allen County, these impacts on quality of life can be easily witnessed as the measured average life expectancy by zip code ranges almost 20 years (73 to 92) within just a few miles (Map 5-4). As is clear, the population within and surrounding Lima faces the lowest life expectancy in the County unsurprisingly, as urban populations often face low access to natural resources for recreation and carry the burden of concentrated air and water pollution. Most of Bath Township falls within the 45801 zip code, giving an average life expectancy for the Township population of 81 years, which is over the State average of 77.7 and the US average of 78.9.

Access to park/open space is essential for communities aiming for a higher quality of life for its residents, especially for children. Given that all the recreation areas in Bath Township are clustered together, over 40% of the Township population live over 1 mile away from any maintained recreation area. However, none of the assessed vulnerable populations were identified as having less access to park space in Bath Township. Poor air quality can also quickly degrade quality of life as time outdoors becomes unenjoyable and even unsafe over time. Variances in type and volume of traffic flow can have serious impacts on local air quality across the County and the Township. Blocks in Bath Township averages 18,277 vehicle miles driven per day, however those with poverty rates over the County average (18.4%) were shown to average 10,261 more vehicle

MAP 5-3
BATH TOWNSHIP
HISTORICAL, ARCHAEOLOGICAL & CULTURAL SITES



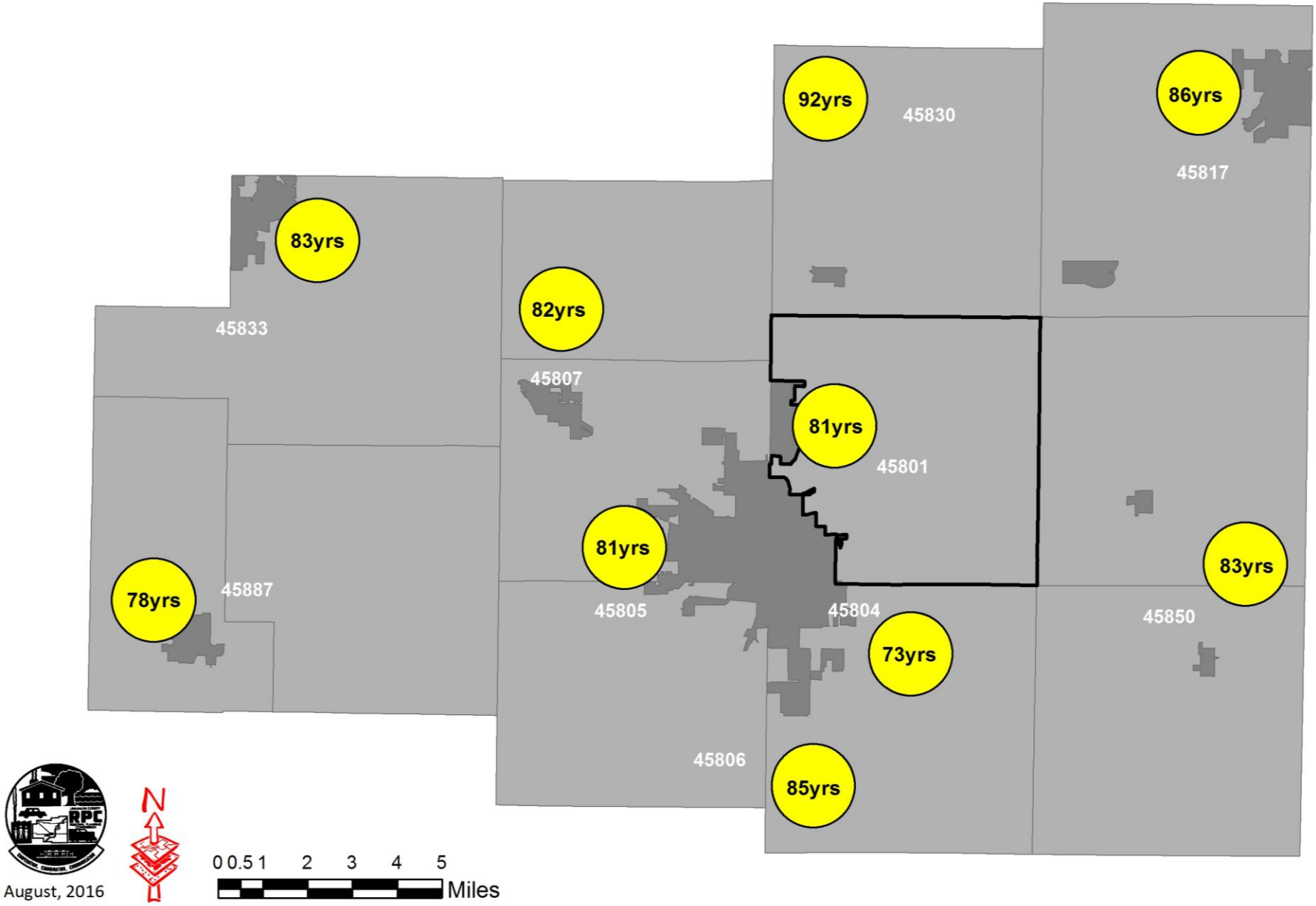
Church
Cemetery
Archaeological Site
Historical Structure

0 0.25 0.5 1
Miles

N

December, 2016

MAP 5-4
ALLEN COUNTY
LIFE EXPECTANCY BY ZIP CODE



August, 2016

miles driven per day than the overall average for Bath Township. These sustained higher levels of pollutant emissions in certain sections of Bath Township can have long-term health impacts on subsets of the population, especially the young, old, and malnourished. Protecting vulnerable populations and ensuring access to all of Bath Township's valuable natural resources is essential for maximizing quality of life within the Township.

5.8 Planning for Future Growth & Development

Citizens and developers alike suggest integrated cluster developments will preserve natural resources and lead to better strategies encouraging sustainable development supported by appropriate infrastructure.

Local governments within Allen County do not have a long history of local and County land use planning. Richland Township was the first (in 1995) township government to have taken formal planning action to support locally adopted zoning regulations, subdivision regulations, floodplain management regulations, and health code regulations. Since most of the townships adopted a Comprehensive Plan in the early 2000s, Bath Township is the first to revisit and update their original plan in order to address community concerns with an outlook on 2040.

As a result of local planning exercises, local developers, residents, the Ottawa River Coalition, the ACEO, the ACSEO, and the LACRPC have collaboratively identified the need to develop and implement development patterns to conserve and enhance natural resources. Of specific interest is open space preservation, farmland preservation, and the minimization of pre- and post- development impacts/costs. Local officials and community activists are interested in furthering integrated developments with a mix of various uses/design issues to create locally unique development. Rural residential sites should be developed with respect to minimizing its visual and environmental impact on the landscape employing principles of cluster development. This Plan supports the concept of integrated developments focusing on highway nodes, business centers, and low density neighborhood developments. Local officials are interested in examining regulatory controls that promote growth of local businesses without compromising the environment or the potential for commercial success.

Redevelopment of older concentrations of industrial/commercial facilities and older housing stock within the Township is also a focus. Redevelopment maximizes the current infrastructure, as opposed to the installation of new water, sewer, and road infrastructure, to accommodate new growth and development. Redevelopment offers the added incentives of preserving the local natural environment for future generations and mitigating the blighting influence of old abandoned or underutilized sites and structures.

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, water, wastewater, stormwater, and communication systems.

SECTION 6
ECONOMIC OVERVIEW & ANALYSIS

The economic well-being of Bath Township has long been founded on its manufacturing sector and its relationship with national corporations. However, the community's historical reliance on large-scale corporations manufacturing durable goods may need to be reassessed. Layoffs, plant closings, vacant/vandalized warehouses, tax abatements, and the proliferation of semi-tractor trailers within the community has taxed local public opinion; an opinion that reflects industry as a sometimes necessary but unwanted neighbor. Today, as once rural roads and agricultural lands are occupied by residential uses, conflict between residents and industry (and its necessary support services) is increasing. As a result, residents are more likely to experience and discuss concerns about industry-related pollution and unwanted roadway congestion.

The need to balance and coordinate economic activities with community values is complicated at best and will be ongoing.

Local elected officials are cognizant of the need to support existing industry as they work to expand and further diversify the economic base of the community in order to provide increased employment opportunities for residents and minimize tax increases. The identification and recruitment of employment opportunities is of the utmost importance to community development. The need to balance and coordinate economic activities with community values is complicated and will be ongoing. While Bath Township's industrial economy remains strong, the County, State and national economy is shifting toward a more service sector based dependency and the need to provide the necessary mix of services to further diversify the economic base will increase.

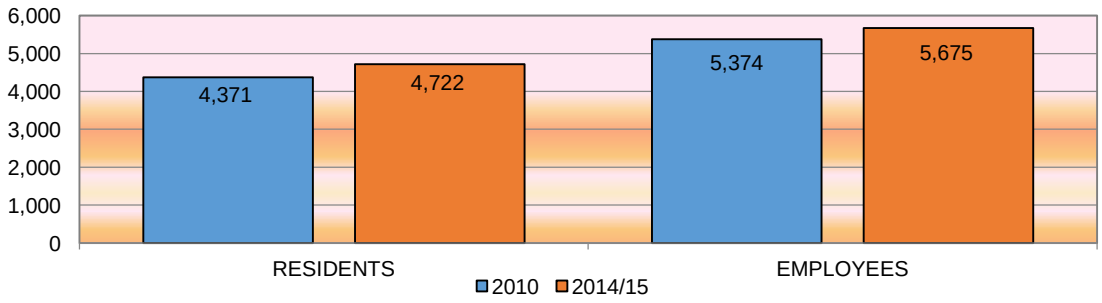
The remainder of this section attempts to provide baseline information on the community's economic underpinnings and begins with an overview of current Township business patterns. Data from the 2014 ACS 5-Year Estimates were used for employment of Bath Township residents, and data from the Bureau of Labor Statistics (BLS) for 2015 was used for employment of Bath Township based establishments. Subsequently, data from the Allen County Farm Service Agency (FSA) is utilized to analyze farm operations, production, the market value of agriculture commodities and the acres in agricultural production. Prior to summary statements, an overview of Bath Township's existing tax base is provided.

6.1 Non-Agricultural Employment

Employment data across 13 employment sectors allows us to determine which industries are currently leading Bath Township's local economy. This data can be used to determine which industries Bath Township residents are working within, as well as which industries are present and offering employment opportunities within Bath Township. Figure 6-1 illustrates that there was overall growth across the 13 sectors in both employment of Bath Township residents (+351) and employment within the Township (+301), during the 2010 to 2014/15 time period. In Bath Township, 8 general occupation sectors were identified in the 2014/2015 data that comprised the bulk of local industry, with 77.4 percent of Bath Township residents employed in these sectors and 96.9 percent of all employment opportunities in Bath Township falling within these sectors, they include:

- Construction
- Manufacturing
- Wholesale Trade
- Retail Trade
- Professional Management
- Health, Education & Social Services
- Entertainment, Recreation, Food & Accommodations
- Transportation & Warehousing

FIGURE 6-1
TOTAL EMPLOYMENT IN BATH TOWNSHIP 2010-2014/15



Collectively, these 8 categories represent almost 8 out of 10 Bath Township residents. Table 6-1 displays a comparative data analysis of occupations pursued by Bath residents for the years 2010 and 2014. Of note, the overall workforce within Bath Township increased by approximately 8.0 percent over the 5-year time period. When examining the current occupation of workers residing in Bath Township against 2010 data, a number of developing trends appear that will be important to the community's future. First of all, of the 8 identified sectors, declines occurred in the number of residents employed in all but the Construction and Wholesale Trade sectors. Secondly, many of the sectors that saw large growth are in new sectors that don't account for much of the local employment base, like Information (+35.9%) and Finance, Insurance & Real Estate (+72.9%). The Health, Education & Social Services sector is the number one employer of Bath Township residents with 23.7 percent, followed by the manufacturing sector at 17.4 percent. The proportion of residents working in these sectors has declined from 2010, but they remain the largest employers of Bath Township residents by far.

TABLE 6-1
2010-2014 EMPLOYMENT BY SECTOR
OF BATH TOWNSHIP RESIDENTS

Sector	# Emp 2010	Pct 2010	# Emp 2014	Pct 2014	# Change 10-14	Pct Change 10-14
Total Employed	**4,371**	**100.0%**	**4,722**	**100%**	**352**	**8.0%**
Agricultural, Forestry, Fishing, Hunting and Mining	12	0.3%	22	0.5%	10	83.3%
Construction	198	4.5%	273	5.8%	75	37.9%
Manufacturing	826	18.9%	821	17.4%	-5	-0.6%
Wholesale Trade	154	3.5%	214	4.5%	60	39.0%
Retail Trade	407	9.3%	405	8.6%	-2	-0.5%
Transportation & Warehousing	223	5.1%	149	3.1%	-74	-33.2%
Information	53	1.2%	72	1.5%	19	35.9%
Finance, Insurance & Real Estate	269	6.2%	465	9.8%	196	72.9%
Professional Management, etc.	349	8.0 %	311	6.6%	-38	-10.89%
Health, Education & Social Service	1,185	27.1%	1,117	23.7%	-68	-5.7%
Entertainment, Recreation, Food & Accommodations	390	8.9%	363	7.7%	-27	-6.9%
Other Services	107	2.5%	325	6.9%	218	203.7%
Public Administration	198	4.5%	185	3.9%	-13	-6.6%
2014 ACS 5-Year Estimates, DP-3, 2010 Decennial Census						

The BLS identified a total of 144 employers within Bath Township during the 2015 year. Of these, 121 were doing business within the 8 identified leading sectors. Collectively, these 8 sectors employed 5,498 persons in 2015; this represents an increase from 2010,

when 4,962 persons were employed in these same sectors – an increase of 10.8 percent. Table 6-2 reflects the employment sectors by number of employees working within Bath Township in 2015. The Manufacturing sector still dominates the local workforce within the Township with 55.8 percent of all employees working in Bath Township employed by this sector. The industry with the largest growth over the 2010-2015 time period was Construction, more than doubling its employee base. The Township as a whole saw a 5.6 percent increase in the number of persons employed within the Township, which is less than, but not far off the increase seen Countywide of 6.8 percent. The remainder of this section examines the 8 leading economic sectors of Bath Township, identified earlier, in an attempt to provide additional insights into the state of the local economy.

TABLE 6-2
2015 EMPLOYMENT IN BATH TOWNSHIP & ALLEN COUNTY BY SECTOR

SECTOR	Bath Twp Total 2015	Bath Twp Pct 2015	Allen County Pct 2015	Bath Twp Pct Change 10-15	Allen County Pct Change 10-15
Total Employed	**5,675**	**100.0%**	**100.0%**	**5.6%**	**6.8%**
Agricultural, Forestry, Fishing, Hunting and Mining	5	0.1%	0.3%	-37.5%	24.1%
Construction	117	2.0%	3.4%	148.9%	29.7%
Manufacturing	3,166	55.8%	18.2%	31.9%	15.4%
Wholesale Trade	441	7.8%	4.1%	-19.8%	-15.8%
Retail Trade	257	4.5%	11.9%	-2.7%	-5.1%
Transportation & Warehousing	186	3.3%	3.6%	-67.9%	-2.4%
Information	1	0.02%	1.4%	0.0%	-6.5%
Finance, Insurance & Real Estate	28	0.5%	2.7%	-48.2%	0.3%
Professional Management, etc.	475	8.4%	9.2%	49.4%	30.0%
Health, Education & Social Service	703	12.4%	27.6%	9.3%	-0.6%
Entertainment, Recreation, Food & Accommodations	153	2.7%	9.8%	-15.5%	14.7%
Other Services	108	1.9%	3.6%	-18.8%	3.7%
Public Administration	35	0.6%	4.2%	-82.1%	50.0%
Bureau of Labor Statistics 2015					

6.1.1 Construction

The Construction sector saw the largest growth over the 2010-2015 time period in Bath Township. The number of employees employed in this sector grew by nearly 150 percent, twice as much growth as the next fastest growing sector. The construction sector now accounts for over 2 percent of all employees working within the Township. With new firms coming into Bath adding to the sector total, including Challenge Electric (+45), and other firms seeing steady growth over the five year period, such as Degen Excavating (+9) and New Concepts (+3), this trend can be expected to continue into the near future. Table 6-3 indicates changes in the employment within this sector for firms employing 10 or more employees over the 2010 through 2015 period.

TABLE 6-3
BATH TOWNSHIP CHANGES IN CONSTRUCTION SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
Challenge Electric II, Ltd.	0	45	+
Degen Excavating Co., Inc.	16	25	56.3%
New Concepts Facility Services, Inc.	13	16	23.1%
Sector Total	**47**	**117**	**148.9%**

6.1.2 Manufacturing

Local manufacturing firms and employment increased faster than the County average.

Increases in employment at most of all of the large manufacturers, such as P&G (+249), Dana (+186) and Ford Motor (+490), reflect the strength and resiliency of this employment sector within Bath Township. Manufacturing jobs account for over 50 percent of all employment opportunities in Bath Township. The importance of the 3,166 employment positions within the Manufacturing sector of Bath Township is magnified when coupled with 2014 ACS 5-Year Estimates which suggest that over 800 Bath Township residents were employed within this sector. Census data also indicates that nearly one fifth (17.4%) of all employed residents living in Bath Township are employed by manufacturing firms and benefitting from the strength of this industry.

Overall, manufacturing employment within Bath Township increased by 766 jobs (+31.9%) during the period between 2010 and 2015. Countywide manufacturing jobs only increased by 15.4 percent during the same period. Table 6-4 indicates changes in the labor pool in this important sector for those firms employing 10 or more employees over the 2010 through 2015 period.

TABLE 6-4
BATH TOWNSHIP CHANGES IN MANUFACTURING
SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
Ford Motor Co.	618	1108	79.3%
The Procter & Gamble	716	965	34.8%
Dana Automotive	278	464	66.9%
Alfred Nickles Bakery	308	334	8.4%
Metokote Corp.	146	153	4.8%
Lima Pallet Company, Inc.	30	49	63.3%
Keystone Brand Meats, Inc.	33	37	12.1%
International Brake Ind.	162	29	-82.1%
Heartland Specialty Converting	9	11	22.2%
Sector Total	**2,300**	**3,166**	**37.6%**

6.1.3 Wholesale Trade

The Wholesale Trade sector comprises establishments engaged in wholesaling merchandise, generally without transformation, and rendering services incidental to the sale of merchandise. The sector comprises two main types of wholesalers: those that sell goods on their own account and those that arrange sales and purchases for others for a fee or commission. Employment in this sector decreased by 109 jobs within Bath Township over the 2010-2015 period, a decrease of 19.8 percent which is higher than the countywide decrease of 15.8 percent. At least 4 firms closed or left the area in the time period, resulting in the loss of 77 jobs within the sector. In 2015, employment in Wholesale Trade accounted for 7.7 percent of all jobs in Bath Township. Table 6-5 shows the change over time within the Wholesale Trade sector in Bath Township comparing employment of firms with 10 or more employees over the 2010 through 2015 period.

TABLE 6-5 BATH TOWNSHIP CHANGES IN WHOLESALE TRADE SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)			
Company	**2010**	**2015**	**PCT Change**
Spartan Stores Associates, Llc	256	215	-16.0%
United States Plastic Corp.	89	99	11.2%
American Bottling Co.	35	40	14.3%
Greto Corporation	18	16	-11.1%
Paragon Supply	11	12	9.1%
Kirby Risk Supply Co., Inc.	9	12	33.3%
Everett J. Prescott, Inc.	12	11	-8.3%
Springbrook Auto Auction	10	3	-70.0%
B & T Distributors	33	0	-100.0%
Interstate Brands Corp	19	0	-100.0%
Kleppers of Lima	15	0	-100.0%
T J Ellis Enterprises	10	0	-100.0%
Sector Total	**550**	**441**	**-19.8%**

6.1.4 Retail Trade

Within Bath Township in 2015, 257 individuals were employed in one of 21 companies engaged in some form of Retail Trade. In 2010, 44 retail outlets reported 243 employees. This results in a decrease in retail employment of 5.8 percent or 14 employees from 2010 to 2015. Within Allen County, those working in some form of Retail Trade (11.9%) make up the third largest segment of the employment base, following behind educational, Health and Social Services (27.6%) and Manufacturing (18.2%).

Within Bath Township, there were more than a dozen general categories of Retail Trade identified. However, the most important, accounting for more than 6 in 10 employees, are grocery, general merchandise, used car dealers, and gas stations. While Retail Trade employment comprised 4.5 percent of all Bath employment opportunities, 9.3 percent of Bath Township residents find employment within the retail sector. Table 6-6 shows the change in retail employment for those firms with 10 or more employees over the 2010-2015 period.

TABLE 6-6 BATH TOWNSHIP CHANGES IN RETAIL TRADE SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)			
Company	**2010**	**2015**	**PCT Change**
Chief Supermarket	61	72	18.0%
Magnam Auto Sales	25	26	4.0%
Speedway Superamerica LLC	17	21	23.5%
Ollie's Bargain Outlet	24	18	-25.0%
Cellco Ptnshp	0	17	+
Tractor Supply Co.	15	16	6.7%
Allen Tire Service	10	3	-70.0%
All-Phase Electric Supply Co.	21	20	-4.8%
Sector Total	**243**	**257**	**-5.8%**

6.1.5 Professional Management, etc.

The Professional Management, etc. sector includes professional, scientific, management, administrative, and waste management services. In general, this

sector is a technical and highly trained service industry. With a majority of the firms in Bath Township seeing growth, including the two largest firms more than doubling their number of employees, and at least 4 new firms reporting employment data in the 2010 – 2015 time frame, an overall increase of 49.4 percent was seen in this sector. This is almost 20 percent more growth than was seen at the County level (30.0%) within the sector. Table 6-7 shows the change in Professional Management, etc. employment for those firms with 10 or more employees over the 2010-2015 period.

TABLE 6-7
BATH TOWNSHIP CHANGES IN PROFESSIONAL MANAGEMENT, ETC. SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
Nelson Staffing, Inc.	76	159	109.2%
H&W Utility Group II, Inc.	36	82	127.8%
Nelson Packaging Company, Inc.	33	37	12.1%
NMS Security Services, LLC	45	36	-20.0%
Sodexo USA	0	23	+
Union Sorters Of America	0	22	+
Sielschott, Walsh, Keifer & Regula	18	21	16.7%
Miller Electric	13	17	30.8%
Alliedbarton Security Services	0	11	+
Resource Recycling, Inc.	0	10	+
Sector Total	**318**	**475**	**49.4%**

6.1.6 Health, Education & Social Services

Within Bath Township, jobs in the Health, Education & Social Services sector increased from 643 in 2010 to 703 in 2015, an increase of 9.3 percent over the 5 year period. This sector is the largest employer in the County, employing 27.6 percent of the County workforce, and is only second to Manufacturing within Bath Township at 12.4 percent of the Township employee base. Within Bath Township, over 98 percent of this sector is represented by the education industry with 693 employees in 2015. Table 6-8 identifies change over time in Bath's Healthcare, Education & Social Service sector for firms with 10 or more employees.

TABLE 6-8
BATH TOWNSHIP CHANGES IN HEALTH, EDUCATION & SOCIAL SERVICES SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
James A. Rhodes State College	225	219	-2.7%
Ohio State University	175	147	-16.0%
Allen County Educational Service Center	0	109	+
Bath Elementary School	94	85	-9.6%
Bath Middle School	73	68	-6.8%
Bath High School	71	65	-8.5%
Sector Total	643	703	**9.3%**

6.1.7 Entertainment, Recreation, Food & Accommodations

The Entertainment, Recreation, Food & Accommodations sector saw a decline of 15.4 percent in employment within Bath Township over the 2010-2015 period. The decline in Bath Township is inconsistent with the 14.7 percent increase in this sector that the County as a whole experienced. During that same time

period, Bath Township lost 18 employees within this sector as most of the top employers decreased their total number of employees. As a whole, the sector only represents 2.7 percent of employees within Bath Township. Table 6-9 shows the change over time within Bath Township for those firms in the Entertainment, Recreation, Food & Accommodations sector with 10 or more employees.

TABLE 6-9
BATH TOWNSHIP CHANGES IN ENTERTAINMENT, RECREATION, FOOD & ACCOMMODATIONS SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
Fat Jack's Pizza II, Inc.	42	38	-9.5%
Waffle House #408	19	17	-10.5%
Comfort Inn	15	16	6.7%
Fat Jack's Pizza, Inc.	14	15	7.1%
Hunan Gardens	12	10	-16.7%
La Charreada, Inc.	11	10	-9.1%
Lickity Split	15	0	-100.0%
Sector Total	181	153	-15.4%

6.1.8 Transportation & Warehousing

Employment within the Transportation & Warehousing sector represents 3.3 percent of the total employment within Bath Township. Employment within this sector fell from 2010 to 2015 by 394 jobs, a loss rate of 67.9 percent overall. The loss of Exel Inc and its 325 jobs explains 82 percent of the loss seen within this sector. Within Allen County, Transportation & Warehousing jobs also fell, but by a much smaller margin of 2.4 percent between 2010 and 2015. The overall number of firms providing this service in the Township also fell from 15 to 10, a loss of 33.3 percent. Table 6-10 reflects change over time in this sector for firms within Bath Township employing 10 or more employees.

TABLE 6-10
BATH TOWNSHIP CHANGES IN TRANSPORTATION & WAREHOUSING TRADE SECTOR FOR FIRMS WITH 10 OR MORE EMPLOYEES (2010-2015)

Company	2010	2015	PCT Change
Martin Transportation Systems	66	64	-3.0%
Roeder Cartage Company, Inc.	52	62	19.2%
Care Transport Inc.	20	30	50.0%
Menlo Worldwide Logistics	0	14	+
Exel, Inc.	325	0	-100.0%
Sector Total	**580**	**186**	**-67.9%**

6.2 Agricultural Employment

Census data examining agriculture at the Township level is extremely limited. The 2014 ACS 5-Year Estimates identified 22 residents of Bath Township employed in the primary sector which includes agricultural practices. When compared to the 2010 Decennial Census (see Table 6-1), employment within this sector almost doubled (83.3%) during the 2010-2015 time period. However the current number of farmers in the Township may be even greater, as many family farms are owner occupied, where occupants (workers) are considered self-employed not actual employees. In addition, many farms are now mechanized and operated on a part-time basis by other self-employed service providers. Therefore, the number of reported employees can be expected to be under-estimated.

In 2015, in Bath Township there were 9,396 acres utilizing CAUV land. This number is down from 10,352 acres in 2010, a reduction of 956 acres or almost 10 percent. With only 20,553 acres of total land in Bath Township, less than half of the Township land is currently being utilized for agricultural purposes. Within Bath Township, the Allen County FSA acknowledges 225 farms in operation across Bath Township, down from 230 in 2013. The data also indicates that in the 2013 to 2015 time period not only did the number of farms and the acres farmed in Bath Township decrease, but there was also a decline in market value for all three major crops grown in the Township (corn, soybeans, and wheat). This resulted in an overall decline of over $3.5 million in the value of agricultural market sales within the Township. These figures point to a trend away from an agricultural economy, and instead towards a changing and diversifying economy in Bath Township. If Township residents and leaders wish to reverse or slow this trend and preserve agriculture as a major sector of the local economy, intentional planning and policy actions need to be taken.

6.3 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/employment characteristics. The Plan also identifies land use by type and vacancy, and examines underutilized land by sector. The Plan identifies previous investments with respect to infrastructure in Section 7, and develops a defined utility service area to support future growth. However, the community's local tax base needs to be discussed further in order to provide an overview of the community's current assets and liabilities with respect to taxes and government services. Table 6-11 shows the current breakdown of land by land use in Bath Township and identifies market value and gross tax value. The table clearly identifies Residential land as the backbone of the Bath Township tax structure, contributing almost 6 million dollars, placing a heavy burden on Bath Township residents.

TABLE 6-11
BATH TOWNSHIP TAX BASE & RECEIPTS BY LAND USE 2015

Land Use	Acres	Value	Value/Acre	Gross Tax	Gross Tax/Acre
Residential	4,347	$362,711,390	$83,439	$5,939,064	$1,366
Agriculture	10,136	$37,289,880	$3,679	$585,749	$58
Commercial/Utilities	1,643	$134,241,570	$81,705	$1,249,517	$761
Industrial	1,664	$87,515,910	$52,593	$1,854,989	$1,115
Public/Quasi-Public	2,231	$122,453,540	$54,887	$47,802	$21
Total	**20,021***	**$744,212,290**	**$37,172**	**$9,677,121**	**$483**

*Does not include acreage utilized by Transportation

An analysis of data made available by the Allen County Auditor's Database revealed that recent total property tax valuations in Bath Township have actually been increasing since 2011, thanks to increases in residential, agricultural, and utility personal tax valuations. Across the 2011-2015 time period, total tax valuation based on real property and personal property, as shown in Table 6-12, has fluctuated from a low of $211.1 million in 2011 to a high of $217.6 million in 2015, a 3.1 percent increase.

The current tax structure relieves industrial and commercial enterprises from much of the tax burden it historically carried, and transfers that burden on to Township residents and farmers. This burden is set to continue to rise as Township expenses continue to increase. Table 6-13 displays the percent change in tax valuation over the 2011 to 2015 time period by tax sector. Again, it's clear that while many sectors see increases in their

tax valuations, the tax value generated by industrial and commercial land continues to decrease.

TABLE 6-12
TAX VALUATION BY TYPE & YEAR

Type	2011	2012	2013	2014	2015
Real Property					
Agricultural	6,489,640	8,244,240	7,920,590	8,093,640	13,051,880
Residential	123,983,380	123,643,490	123,975,260	123,815,540	126,965,440
Commercial	22,214,850	22,813,190	21,646,110	22,347,010	20,324,110
Industrial	36,805,600	34,856,350	33,865,660	33,981,070	30,630,780
Utilities	267,260	275,150	264,980	264,070	258,290
Sub Total	**189,760,730**	**189,832,420**	**187,672,600**	**188,501,330**	**191,230,500**
Personal Property					
Utility Personal	21,318,990	22,343,630	25,830,720	26,183,390	26,403,480
Total	**211,079,720**	**212,176,050**	**213,503,320**	**214,684,720**	**217,633,980**

TABLE 6-13
TAX VALUATION BY TYPE & PERCENTAGE CHANGE BY YEAR

Type	2011-2012	2012-2013	2013-2014	2014-2015	2011-2015
Real Property					
Agriculture	27.0%	-3.9%	2.2%	61.3%	101.1%
Residential	-0.3%	0.3%	-0.1%	2.5%	2.4%
Commercial	2.7%	-5.1%	3.2%	-9.1%	-8.5%
Industrial	-5.3%	-2.8%	0.3%	-9.9%	-16.8%
Utilities	3.0%	-3.7%	-0.3%	-2.2%	-3.4%
Sub Total	**0.04%**	**-1.1%**	**0.4%**	**1.5%**	**0.8%**
Personal Property					
Utility Personal	4.8%	15.6%	1.4%	0.8%	23.8%
Total	**0.52%**	**0.6%**	**0.6%**	**1.4%**	**3.1%**

Of concern is the ever increasing proportion of total valuation that residential and agricultural real property will play in the tax base (currently accounting for over 60%) and the small or declining role which industrial real property and commercial real property now play. Table 6-14 displays the proportion of the tax base each sector contributed in during the years from 2011 to 2015, illustrating this dangerous trend. Given the increasing burden on Township residents and farmers, the Township must consider its role and responsibilities to the public in respect to services and the costs of providing those services.

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 Bath 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 mill limitation, and the taxes levied within this limitation are known as inside millage (see Ohio Revised Code 5705.02). Outside levies are those taxes generated for services provided by entities other than the Township (e.g. Bath School District, Senior Citizens, Marimor School, Mental Health & Recovery Service Board, Johnny Appleseed Metropolitan Park District, etc.). For purposes of simplicity, these assessments are grouped. Those taxes levied for purposes provided by, or procured by, the Township including fire and police are identified separately by millage and property type and revenue stream.

TABLE 6-14 TAX VALUATION BY TYPE & PERCENTAGE OF TOTAL BY YEAR					
Type	**2011**	**2012**	**2013**	**2014**	**2015**
Real Property					
Agriculture	3.1%	3.9%	3.7%	3.8%	6.0%
Residential	58.7%	58.3%	58.1%	57.7%	58.3%
Commercial	10.5%	10.8%	10.1%	10.4%	9.3%
Industrial	17.4%	16.4%	15.9%	15.8%	14.1%
Utilities	0.1%	0.1%	0.1%	0.1%	0.1%
Sub Total	**89.9%**	**89.5%**	**87.9%**	**87.8%**	**87.9%**
Personal Property					
Utility Personal	10.1%	10.5%	12.1%	12.2%	12.1%
Total	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**

Given the changing relationships between the various real and personal property classifications and the resultant increase in tax valuation and tax receipts supported by residents and farmers, the Township must consider its role with respect to the adequate provision of public services, especially the costs of providing such services. Responsibilities of the Township are outlined in various sections of the Ohio Revised Code, which identifies the Township as being responsible for the maintenance and repair of Township roadways and keeping them reasonably safe for public travel (Section 5571), the related and incidental requirement that the Township maintain roadway tile and ditches to ensure adequate roadway maintenance/safety (Section 5571), and the maintenance and care of cemeteries (Section 517). Such costs are bore 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 leaves/tree limbs, mowing right of ways, providing parks and recreational facilities, facilitating litter collection and recycling activities, or adopting/enforcing zoning regulations. The Township has 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 who expect to maintain even minimal public standards.

Just as the existing community is dependent upon infrastructure and services supported by previous investments, so will future growth be dependent upon increased costs for infrastructure investments and necessary public services. Costs should be the responsibility of all property owners and levies assessed to adequately cover the escalating costs associated with increasing public demands. 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 physical 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 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.

Currently, the Township must address the adequacy of funding currently identified for emergency services, especially EMS and Fire. The revenue generated by the existing police levy is stagnant and its purchasing power is declining due to inflation as well as current levy limits. Funding for township roadways and drainage is extremely inadequate especially given the Township's declining industrial and commercial tax base and existing debt load for past/pending roadway improvements. The Township must realistically evaluate each of the existing services and identify the appropriate level of service and funding for each - both now and into the future.

6.4 Summary

Data suggests that the economy of Bath Township has and will continue to experience significant changes from its traditional pattern of employment. In its simplest terms, the historical dependence upon manufacturing and related employment is transitioning to a more diverse economy that also relies upon education and service related businesses. Examining data at the Township, County, State and national levels, it becomes apparent that patterns of significant change are taking place within the job markets of Bath and reflect similar trends in Allen County and the State of Ohio.

Data for the period between 2010 and 2015 shows that the number of employees working within Bath Township increased by 301 to a total of 5,675, an increase of 5.6 percent. The number of Bath Township residents currently employed also increased, as 351 residents were added to the local workforce, for an 8.0 percent increase.

Manufacturing is still the single largest employment sector, providing 55.8 percent of all jobs in Bath Township. For the residents of Bath Township, 821 (17.4%) depend on the manufacturing sector for their employment.

Retail trade between 2010 and 2015 showed a decline of retail employment of 2.6 percent while firms offering retail service decreased by 7.0 percent. The largest source of employment was found to be in the grocery sub-category.

Employment within health care, education and social service sector grew 9.3 percent within Bath Township with an increase in the number of providers by two. Accommodations and food service occupations, representing 7.7 percent of all employed residents within Bath Township witnessed a 15.4 percent loss in employment.

The agricultural industry was looked at with serious concern as their prime resource for production was shown to be under threat by non-agricultural uses at an alarming rate. With a loss of nearly 10 percent of CAUV land since 2010, the remaining 9,396 acres of CAUV farmland are coming under intense development pressure. Local measures need to be taken to protect the remains of the industry from the debilitating affects of land use conflict.

When addressing the tax base, serious concerns were raised with regard to the burden being carried by the residential and agricultural sectors of the Township. Efforts to better balance a changing tax revenue stream with existing/future demands for service will be difficult without further analysis.

SECTION 7
PROJECTIONS & ACTION PLAN

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 employment opportunities, commercial/industrial activities, levels of technology, and available infrastructure. Also, population growth trends, age of population, and household size create the basis for the changing demands in housing infrastructure and services, both public and private.

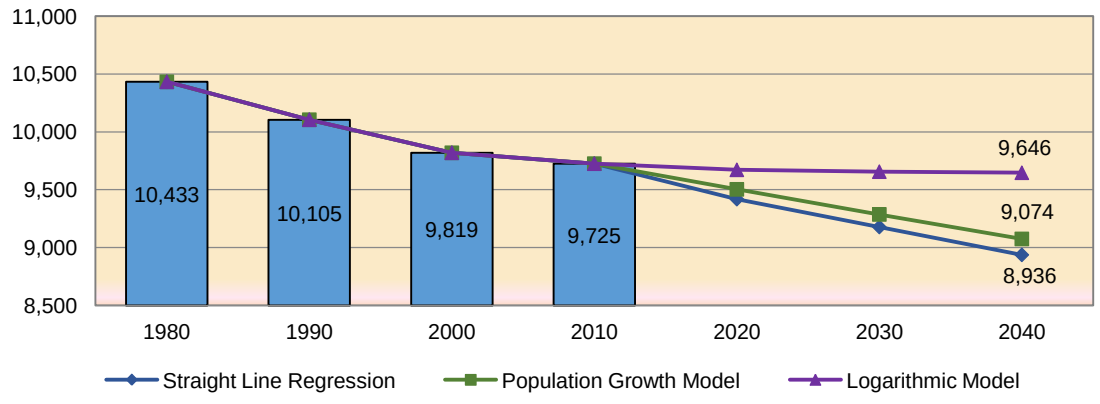
Based on current trend lines, policies, and practices, Bath Township is projected to decline in population through the year 2040. There are several factors that suggest this decrease: past trends, an aging population, and smaller household size. This section attempts to identify the implications of a declining population and an action plan to accommodate it over the 2040 planning horizon.

7.1 Population Projections

Data suggests Bath Township will lose between 80 and 800 residents between 2010 and 2040. The decline will impact the demand on community facilities and housing services.

Section 3.1 examined population change and composition by various demographic and socio-economic characteristics. LACRPC tested several models to determine population growth in Bath Township. These models indicated a range of population decline within 80 to 800 residents by 2040. Projections were supported with R^2 values of 0.991, 0.986, and 0.780, respectively. Out of these models, the logarithmic model had the least drastic population change with Bath Township losing approximately 79 residents between 2010 and 2040. The population growth model had a population decline of 651 individuals. Straight line regression had a similar prediction, with a population decline of 789 individuals.

FIGURE 7-1
BATH TOWNSHIP POPULATION PROJECTIONS



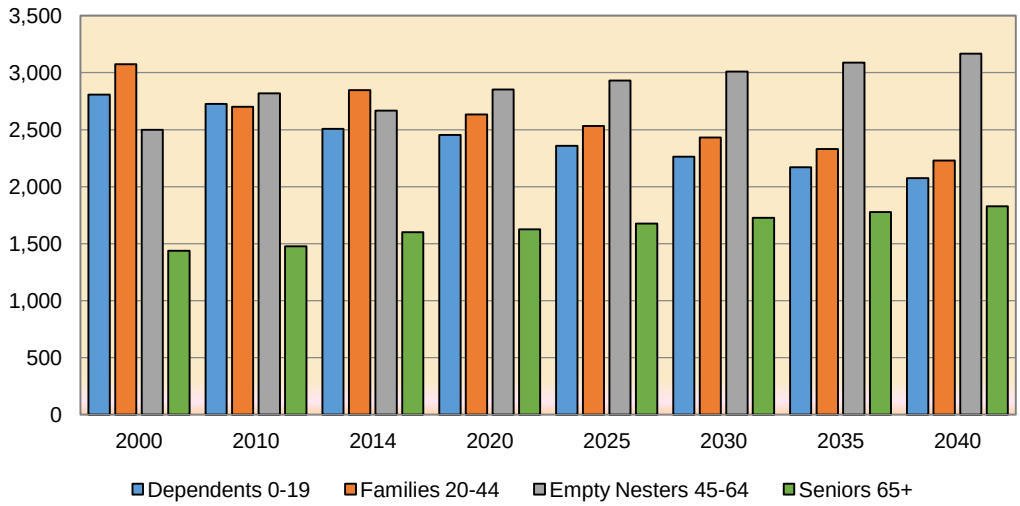
7.1.1 Gender & Age Cohorts

Based on projections using existing data to develop future trends, Bath Township's population is expected to continue to gradually grow older and more female in orientation.

Section 3.2 identified existing demographic characteristics of Bath Township and the larger community. Based on existing data and future trends, Bath Township's population is expected to continue to gradually grow older and more female in orientation. Figure 7-2 shows a

significant increase in “empty nesters” classified as those 45-64, and “seniors” classified as those 65+. Empty nesters will comprise 34.0 percent of the population, and seniors will comprise 19.7 percent of the population by 2040. The significance of the “seniors” group is that their presence suggests slower future growth while increasing the demand on emergency medical services, accessible housing units, and paratransit services. 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, employment, and future school enrollment.

FIGURE 7-2
AGE COHORT PROJECTIONS 2040



7.1.2 Household Size

Like most communities across the United States, households in Bath Township are declining in size. Generally, 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 are even preferring not to have children at all. Divorce and increased longevity also contribute to a decreasing household size.

Like most communities across the United States, households in Bath Township are declining in size. The Township’s household size is projected to fall to 2.21 people by 2040.

As stated in Section 3.4, household size has decreased over the past twenty years. The Township’s household size has decreased from 2.54 persons per household to 2.50. Bath Township’s household size is projected to fall to 2.21 people per household by 2040. The result of decreased household size is that more dwellings must be constructed to house the same number of people. 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 2010 Census, of the 3,827 households in Bath Township, 1,067 households have at least one individual who is 65 years or older. Of these, 395 lived alone among whom 282 (71.4%) were female.[1]

[1] http://factfinder.census.gov/bkmk/table/1.0/en/DEC/10_SF1/QTP11/0600000US3900304206

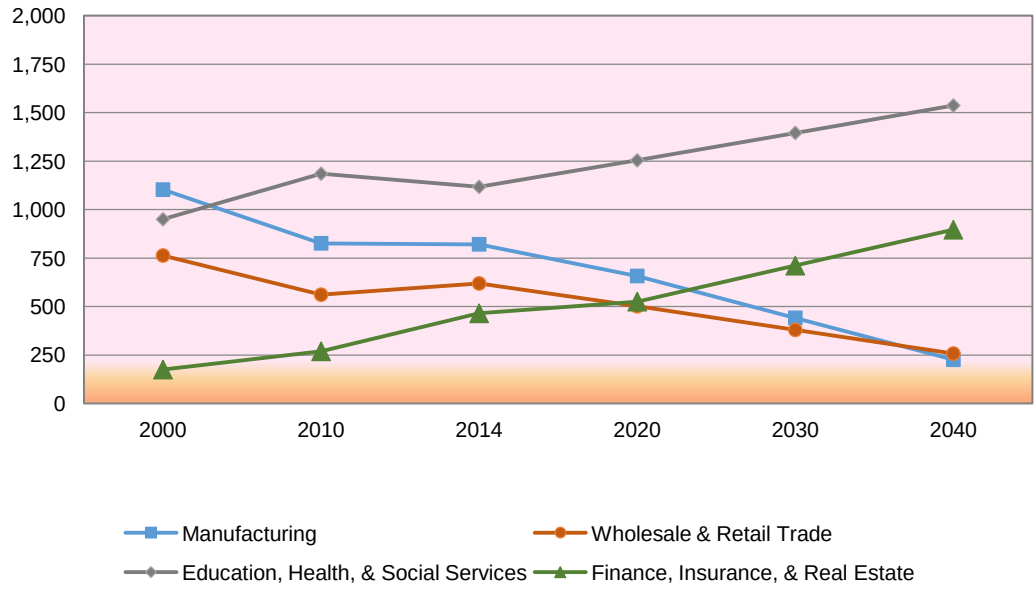
7.1.3 Employment

Employment in Bath Township is presented from two different perspectives in Section 6; employment available in Bath Township, and the type of jobs done by residents of Bath Township. Section 6 indicated that the percentage of residents employed in Bath Township increased 8.0 percent from 2010 to 2014. However, the number of firms reporting employment within Bath Township increased by 3.0 percent. The Plan recognizes that 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 community's largest employers, growth or decline, including P&G, Dana, Ford, Nickles Bakery, SpartanNash, or Ohio State University/Rhodes State College, 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 more complicated as more retirees will be expected to re-enter the labor pool, at least to some degree, as life expectancy increases. The economy is expected to provide jobs for workers at all educational attainment levels, but individuals with more education and training will enjoy both higher pay and better job opportunities. This fact is supported by the 2022 Ohio Job Outlook report released by the Ohio Department of Job and Family Services (ODJFS) (2012) that suggests occupational growth rates over the next ten years will range from 5.5 percent for occupations requiring a high school diploma to 14.7 percent for occupations requiring an associate degree. Further, occupations that require at least a Master's Degree or higher are projected to grow faster than all other occupations with a growth rate of 16.8 percent. Employment projections from ODJFS were calculated through 2022.[2]

FIGURE 7-3
BATH TOWNSHIP OCCUPATION TRENDS 2000-2040



[2] http://ohiolmi.com/proj/Projections/Ohio_Job_Outlook_2012-2022.pdf

Based on State trends, the fastest growing occupational group in the economy is Healthcare Support. According to ODJFS, healthcare service industries will account for the majority of job growth, with only Construction expected to add jobs out of the goods-producing sectors. Manufacturing is expected to decline 3.2 percent. Figure 7-3 identifies the occupational trend of Bath Township residents projected to 2040.

7.2 Land Use Projections

Data made available by the ACAO was analyzed by LACRPC to assess existing land use activities and to predict future land use consumption in Bath 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 the 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. Future parks and recreational activities were determined using the existing per capita to acreage ratio. 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 LACRPC tracked development in Bath Township by square footage and acreage by type of land use over the last several decades (1970 through 2015) 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 by either the ACAO or Township Zoning Map. Map 7-1 depicts available underutilized/vacant land by type. Future acreage was then 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.

7.2.1 Commercial Land Use

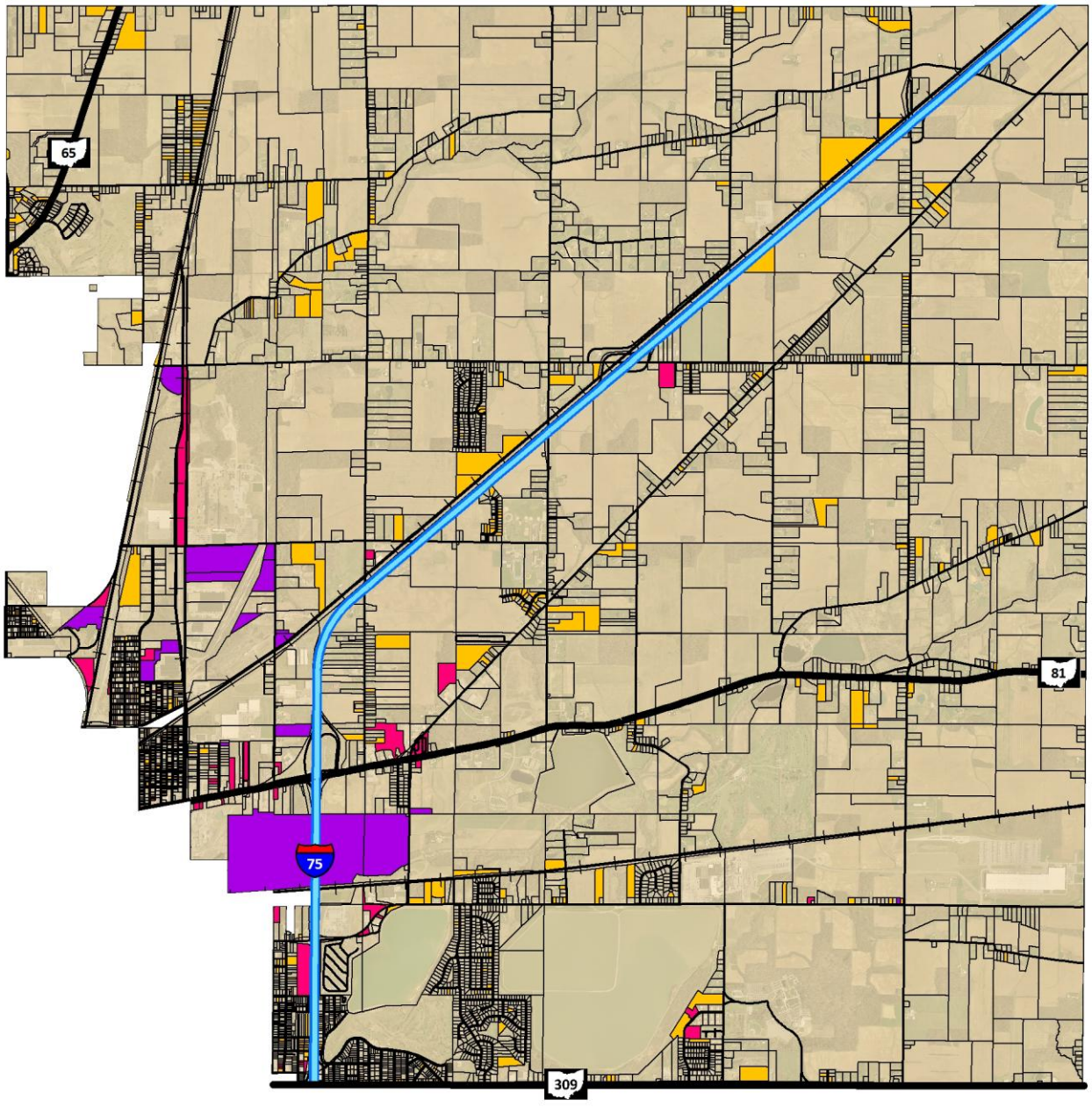
Current data suggests an existing 1.6 million square feet of commercial space and 1,187 non-vacant acres of commercial land in Bath Township. The ACAO identified 124 acres located on 59 parcels as vacant commercial space. Examining historical data, spurts of commercial development followed by periods of relative inactivity will result in a need for an additional 387,000 square feet of commercial floor space in Bath Township by the 2040 planning horizon, an increase of 24.5 percent. Acreage projections indicate the need for an additional 122.7 acres of land by 2040, which is available in the existing 124 acres of vacant land. Table 7-1 references the demand for commercial space by year, square footage, and acres.

TABLE 7-1
COMMERCIAL LAND USE BY YEAR

Year	Square Feet	Acres
2015	1,583,734	1,187.2
2020	1,661,200	1,211.7
2025	1,738,666	1,236.3
2030	1,816,132	1,260.8
2035	1,893,598	1,285.4
2040	1,971,064	1,309.9
Change	387,330	122.7
% Change	+24.5%	+10.3%

Examining historical data, there will be a need for some 387,330 square feet of commercial floor space in Bath Township by the 2040 planning horizon, an increase of 24.5 percent.

MAP 7-1
BATH TOWNSHIP
VACANCY BY LAND USE



Land Use Designation

- Industrial
- Commercial
- Residential

0 0.25 0.5 1 Miles

N

December, 2016

7.2.2 Quasi-Public Land Use

Quasi-public land use includes a mix of private and public facilities. Examples include churches, educational facilities, emergency services buildings, and government facilities. Land use consumption would reflect worship/ fellowship facilities, parking areas, stormwater retention areas, school buildings, day care centers, playgrounds, police, fire, EMS, administration buildings, utilities, maintenance facilities, and staging areas. These quasi-public uses totaled just under 1.5 million square feet under roof in 2015, and occupied more than 2,200 acres. Quasi-public use is expected to demand an additional 432,000 square feet of floor area. However, based on the extent of available land in quasi-public control land holdings, no additional acreage is expected to accommodate projected growth.

TABLE 7-2
QUASI-PUBLIC LAND USE BY YEAR

Year	Square Feet
2015	1,476,567
2020	1,562,826
2025	1,649,085
2030	1,735,344
2035	1,821,603
2040	1,907,862
Change	432,295
% Change	+29.3%

Quasi-public use is expected to demand an additional 432,295 square feet of floor area, which is available in current quasi-public control land holdings.

7.2.3 Industrial Land Use

Due to past economic practices, which encouraged vertical integration within industries and compatibility between manufacturing and warehousing activities, these land uses were grouped together for this analysis. Collectively, the floor space in industrial and warehouse operations within Bath Township currently stands at 6.6 million square feet and 1,291 non-vacant acres. ACAO data suggests there are 373 acres of vacant industrial land to support future development. Based on projected demand, an additional 1.7 million square feet of floor space will be needed. Accepting current acreage consumption patterns, these land uses will require 68.3 acres. Table 7-3 references the demand for industrial space by year, square footage, and acres.

TABLE 7-3
INDUSTRIAL LAND USE BY YEAR

Year	Square Feet	Acres
2015	6,623,943	1,290.6
2020	6,956,910	1,304.3
2025	7,289,877	1,317.9
2030	7,622,844	1,331.6
2035	7,955,811	1,345.2
2040	8,288,778	1,358.9
Change	1,664,835	68.3
% Change	+25.1%	+5.3%

An additional 1,664,835 square feet of floor space will be needed for industry. Accepting current acreage consumption patterns, these land uses will require 68.3 acres.

7.2.4 Parks & Recreational Land Use

As presented earlier in Section 2.5.1, Bath Township currently enjoys 1,600 acres of parks and recreational facilities under the charge of governmental entities and private enterprise. Currently, Bath Township has 400 acres devoted to active recreational use, which includes facilities located on Bath High School property and golf clubs. Passive recreational land use, which includes parks and wildlife areas, use 1,200 acres of land. Future acreage may consider active recreational facilities within planned subdivisions rather than the abundance of passive recreational facilities to support continued residential and urban development. Also of importance is the protection of the community's waterways and other natural resources that could very well be acquired by the public sector

and integrated within adjacent urban developments as ribbon based linear parks. The integration of parks and open space with existing and future urban development will be critically important to preserving the quality of life, aesthetic appeal and value of Bath Township property.

7.2.5 Residential Land Use

Future population projections suggest a 2040 population of 9,074 residents and a demand for an additional 1,063 residential units.

In 2015, Bath Township utilized 4,347 acres of land, or 21.2 percent of the Township's total land area for residential purposes. Future population projections suggest a 2040 population of 9,074 residents and a household size of 2.21 individuals per household. This results in a demand for an additional 1,063 residential units. The LACRPC identified 529 acres of vacant land for residential purposes.

Based on existing data obtained from the ACAO, current policies/ regulations, and future projections, an additional 2 million square feet or a 36.5 percent increase in floor space will be added to the existing residential inventory by 2040. Without significant policy changes, future development would reflect: (a) an additional 166 mobile homes; (b) 1,063 residential units; (c) 1,042 acres of residential land. If all vacant residential land is used for new development, an additional 514 acres of agricultural land would be consumed.

TABLE 7-4
RESIDENTIAL LAND USE BY YEAR

Year	Square Feet	Acres
2015	5,261,214	3,818.5
2020	5,888,984	4,167.4
2025	6,212,173	4,340.7
2030	6,535,361	4,514.0
2035	6,858,550	4,687.2
2040	7,181,738	4,860.5
Change	1,949,716	1,042.0
% Change	+36.5%	+27.3%

7.2.6 Agricultural Land Use

Agricultural land has been the resource upon which Bath Township has relied upon for economic and urban development. Bath Township's agricultural land has historically been prized for its beauty and its productivity. Today, Bath Township's agricultural land reflects just over 10,000 acres. Examining future development reveals the impending loss of more than 500 acres of a precious resource. The potential loss of such acreage would only serve to limit the existing agricultural industry and result in the expensive and unnecessary extension of public utilities and haphazard development across the entire Township.

7.3 Infrastructure Projections

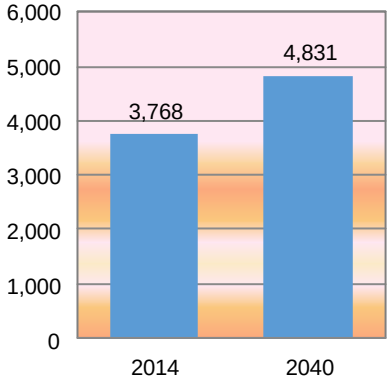
In order to support the community's future residential, commercial, and industrial activities, infrastructure improvements will be required. Specific improvements will be necessary to support development activities located in areas previously not serviced by public infrastructure, while physical improvements be required to support increased demands in areas with existing public infrastructure (e.g. roads, water, wastewater). In order to better serve the community, increased capacity can be expected of additional roadway lanes/miles, the elimination of closed lines with looped lines, further integration of utility services.

7.3.1 Housing

As identified in Sections 3.4, 4.1, and 7.2.5, housing is a necessary component of the community's infrastructure, one that is indicative of the quality of life one can expect. Data from the ACAO and 2014 ACS 5-Year Estimates identified

3,768 housing units and a vacancy rate of 7.7 percent. Data also suggested that Bath Township's housing costs were modest due in large measure to the large proportion of mobile homes (12.5%). Based on declining household size and anticipated population growth, projections estimating the demand for future housing suggest an additional 1,063 units will be required by 2040; a 28.2 percent increase over the total number of units in 2014. 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.

FIGURE 7-4
HOUSING UNITS



7.3.2 Water & Wastewater

Specific service areas were developed based in part on the input of the Advisory Committee and supported with projections of future industrial, commercial, quasi-public, and residential growth, as well as anecdotal information obtained from local development officials and developers. Representatives of the various utilities serving Bath Township have developed specific system service areas to address and support future growth as indicated herein. Service providers agreed in principal to co-locate both public water and sanitary services in order to maximize the density and intensity of uses in areas experiencing urban development.

Service providers agreed in principal to collocate both public water and sanitary services in order to maximize efficiencies, minimize costs and accommodate future growth.

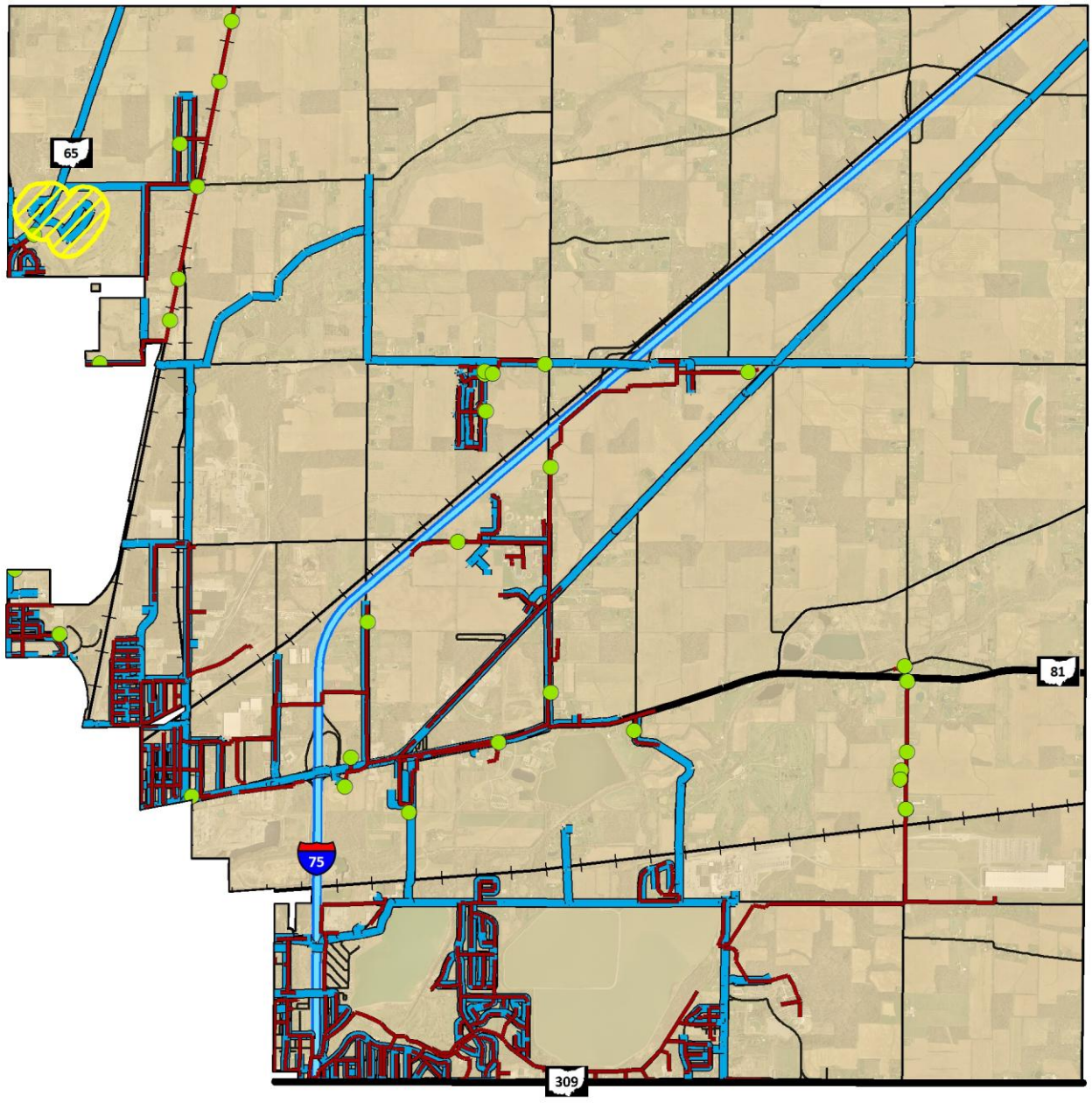
In the past, the Allen Water District expressed concerns over water pressure, necessary supportive infrastructure, and the need for a Water Facilities Plan.

Allen County, through the ACSEO, will expand sanitary sewer service along Neubrecht Road north up to Bible Road. The extension of sanitary sewer services will allow for the upgrading of service to commercial and residential properties along the Neubrecht Road corridor. Also, the neighborhoods near Springbrook Golf Club and the Springbrook Golf Club itself will acquire sewer lines in the future. Map 7-2 shows the areas which would be serviced by these extensions. This area is targeted for further commercial growth by the Township, and a total of 3,500 feet of water and sewer lines at minimum will be required. The proposed cost estimate for this extension is $392,000 for waterlines and $293,000 for sewer. There are currently no other areas of Bath Township planned for water and sewer expansion.

7.3.3 Transportation

As discussed in Section 4.3, Bath Township is currently serviced by 121.2 miles of roadways that serve approximately 476,500 vehicle miles of travel (VMT) per day. Although other governmental units share maintenance and repair of these roadways, Bath Township is solely responsible for 62.8 miles of rural and suburban roadways some in need of repair. Estimates from the Allen County Engineer's Office indicate Bath Township needs approximately $2.4 million to widen 25.9 miles of roadway failing to meet the federal minimum standard lane widths as espoused by the Federal Highway Administration.

MAP 7-2
BATH TOWNSHIP
CURRENT AND PROPOSED
WATER AND SEWER SERVICE AREAS



Water and Sewer Lines

- Current Pump Stations
- Current Sewer Lines
- Current Water Lines

0 0.25 0.5 1 Miles

N

December, 2016

Examining future growth, Bath Township roadways are expected to carry more than 652,800 vehicle miles of travel per day by 2040, an increase of more than 37.0 percent.

Examining future growth by residential and the various other commercial classifications, Bath Township roadways are expected to carry more than 652,800 vehicle miles of travel per day by 2040, an increase of more than 37.0 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. Transportation Demand Model calculations conducted by ODOT and the LACRPC projected the level of service (LOS) for intersections and corridors in Bath Township. LOS refers to the speed, flow, saturation, and density corresponding to six LOS classes (A through F) for roadway design; LOS D, E, and F are considered unacceptable. Projections identified 11 roadway locations, most currently operating at a satisfactory LOS, becoming deficient by 2040. Table 7-5 illustrates corridor locations recommended for targeted improvements based on the projected deficient LOS with associated costs.[3]

TABLE 7-5
PROJECTED DEFICIENT CORRIDORS FOR YEAR 2040

Roadway	LOS 2016	LOS 2040	Length	Location
SR 65	A	F	0.48	West to Lutz
Leonard	C	F	0.27	Kibby to Eureka
Leonard	C	E	0.23	Eureka to Elm
Leonard	C	E	0.16	Elm to Market
Leonard	C	E	0.14	Market to Reservoir
Reservoir	B	D	0.18	Leonard to I-75
Reservoir	B	D	0.55	I-75 to Roush
Reservoir	A	D	0.29	Roush to Fenway
Reservoir	A	D	0.25	Fetter to Mumaugh
Mumaugh	B	D	0.59	Reservoir to Yale
SR 309	F	F	0.30	Willard to Belmont
2040 Long Range Transportation Plan, LACRPC				

The LACRPC also identified recommended projects based on current system deficiencies, alternative analyses, and results of travel demand modeling. These projects will cost $28 million which will come from both local and federal sources. The recommended projects were determined to be of considerable importance to the community and the system overall. Table 7-6 identifies the projects with their current LOS and cost.

Public transportation services currently provide limited fixed route services to Bath Township. Fixed route services struggle to serve Bath Township residents because of generally low residential density and the lack of generators. The Ohio State University/Rhodes State Campus, once an important destination of the Transit Authority based on ridership demand, is now under pressure to meet cost effective measures because patrons have found other schools or alternative modes of travel to the campus. Demands for the Transit Authority's Uplift services are expected to increase significantly as the Township population reflects an ever increasing senior population (19.7% by 2040).

[3]2040 Urban Travel Demand Model Value to Capacity Analysis, ODOT

TABLE 7-6 TARGETED INTERSECTIONS & ROADWAYS IN BATH TOWNSHIP			
Intersection	**LOS 2016**	**Warranted Improvements**	
		Action	**Cost**
Bluelick Road	B	Widen existing intersection at Slabtown Road integrating 12' standardized lane widths and left turn lanes.	$406,000
Bluelick Road	B	Dixie Hwy intersection improvement. Remove and reconstruct with full depth pavement to improve geometrics.	$428,000
Bluelick Road Underpass	B	Reconstruct overpass increasing vertical clearance and improving horizontal alignment to accommodate WB -67 vehicle design.	$20,600,000
Dixie Highway	A	Widen existing intersection at Slabtown integrating 12' standardized lane widths and left turn lanes.	$547,000
Reservoir Road	A	Reconstruct and realign intersection of Reservoir and Cool Road.	$567,000
Reservoir Road	B	Reconstruct and widen 43,000' to 2-12' lanes with shoulders and drainage improvements as warranted from Mumaugh Road to Cool Road.	$2,060,000
Slabtown Road	C	Reconstruct and widen pavement to 34,000 linear feet for 2 – 12' lanes with shoulder and drainage improvements as warranted from Bluelick to Eversole.	$1,030,000
Thayer Road Phase 3	C	Reconstruct and widen to 2-12; lanes from Reservoir Road to SR 309. Provide R/W roadside drainage and culverts as needed. Make necessary roadway intersection modifications to accommodate WB-67 vehicle design.	$2,400,000

Bath Township enjoys easy access to I-75 and US 30. Given ODOT's warnings of future semi tractor trailer traffic increasing by 67.0 percent by 2040, the community's existing manufacturing base, as well as its access to major rail services via CSX, NS, and/or the I&O, the community should consider the potential of facilitating the development of an intermodal rail/truck hub. Such logistic facilities have the potential to improve roadway capacity by transferring truck traffic to rail facilities, offering increased employment opportunities and diversifying the local tax base as well as strengthening the community's overall attractiveness for further industrial/warehousing development.[4]

This Plan recognizes the need to support freight and calls for improvements to specific roadways on the Federal-aid system in an attempt to produce economic sustainability and development, while also improving safety and the flow of freight. Key freight projects include; the widening of Reservoir Road, Thayer Road, Bluelick Road, and Slabtown Road among others. The integration of projected left turn facilities target SR 309, SR 65, and SR 81. Suggested

[4]https://www.dot.state.oh.us/Divisions/Planning/SPR/StatewidePlanning/access.ohio/Ohio%20Freight%20Study%20Reports/Ohio%20Statewide%20Freight%20Study%20Final%20Report.pdf

improvements to improve freight flows across Allen County total $59.7 million, and these projects in Bath Township are included in this cost estimate. Other projects identified in meetings with local manufacturers and freight operators were not included in the Plan as additional studies are warranted. However, older city streets, some on the state route system, but never designed to handle larger vehicles with wide turning radii, will need to be targeted.

7.4 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)
- Transportation Corridors & Gateway Aesthetics (7.4.2)
- Housing: Developments & Design Criteria (7.4.3)
- Furthering Local Development & Diversification of the Tax Base (7.4.4)
- Protection of Natural Resources & Environmental Conservation (7.4.5)
- Quality of Life Issues (7.4.6)

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.

7.4.1 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, 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

Given the State of Ohio's definition of agriculture, it seems easy to understand how land use conflicts in some rural communities have developed.

have developed and been able to generate some debate about what agriculture is and how it can best coexist with its neighbors.

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 Ohio Environmental Protection Agency 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 an Industry: As identified herein, the loss of agricultural land to suburban and exurban uses, primarily subdivisions, strip residential development, and highway-oriented commercial uses is significant. 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.

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

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 subdivisions 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 some wildlife habitat a minimum of 125 feet is recommended.

Supporting Agricultural Practices: The Planning Commission 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 justification of new land use policies, the Regional Planning Commission reviewed/compiled various datasets and undertook an extensive process that is referred to as a Land Evaluation and Site Assessment (LESA) analysis. Using GIS applications, the Commission was able to score each parcel within Bath 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:

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

- Soil quality and slope
- Size and shape of parcel
- Location relative to other farms or protected areas
- Proximity to development pressures, including water and sewer

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 and 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 Office of Farmland Preservation under the Clean Ohio Agricultural Easement Program. Map 7-3 graphically displays the farmland determined to be under stress pursuant to the LESA analysis as of 2009. 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 Protected Agricultural District (PAD) standards in its zoning regulations to protect future encroachment into agricultural areas.

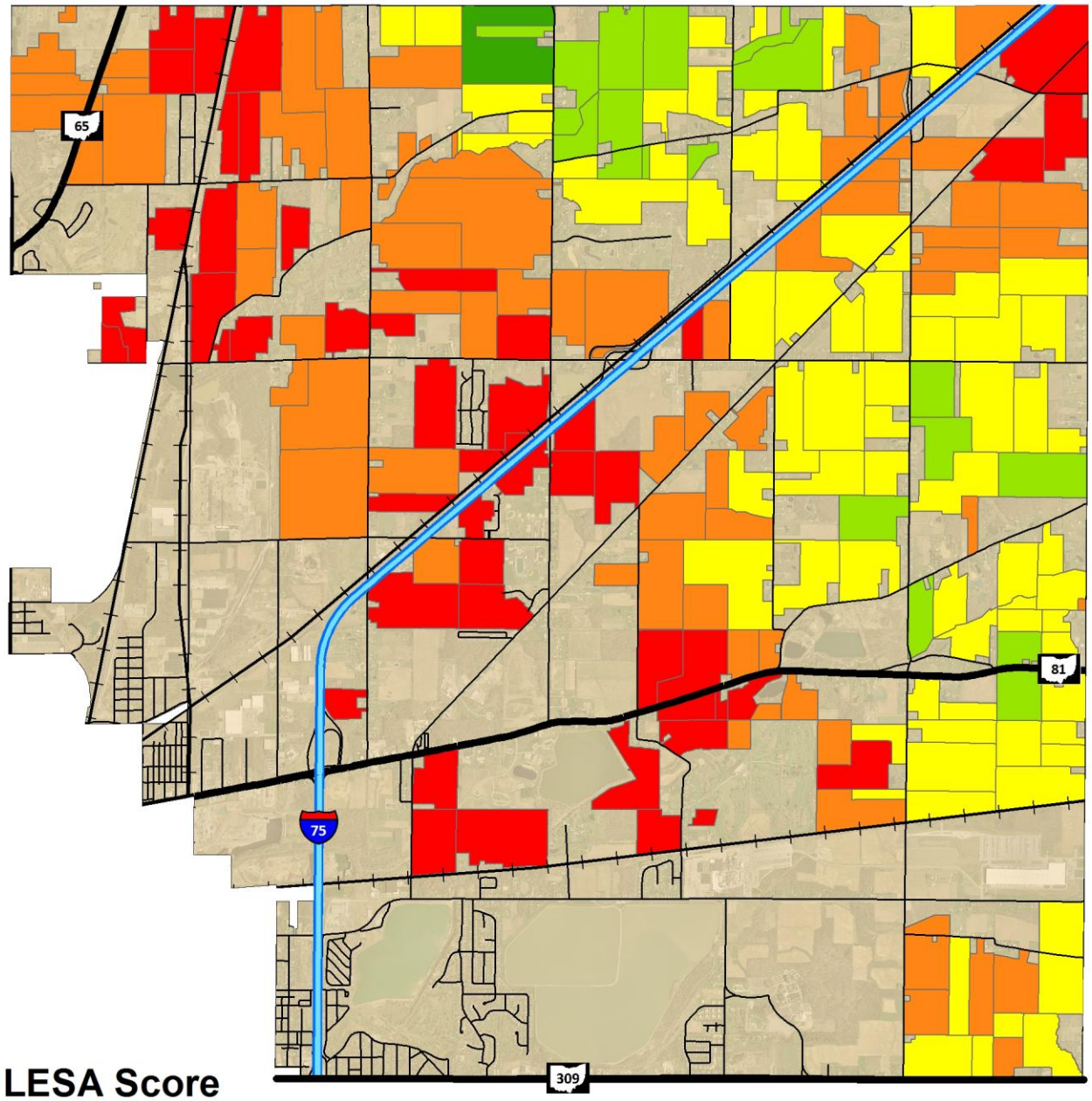
Perspectives On Agriculture: Of note, this Plan has identified specific data and offered commentary that the agricultural economy in Bath Township is under threat from suburbanization. Also, this process is not compatible with long term viability of agriculture or the ambiance of rural character. Table 7-7 lists goals to preserve and enhance agricultural practices in Bath Township.

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 offer 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 defined as a sparsely developed area

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.

MAP 7-3
BATH TOWNSHIP
LAND EVALUATION & SITE ASSESSMENT



LESA Score

- 11.00 - 30.00
- 30.01 - 32.50
- 32.51 - 35.00
- 35.01 - 37.50
- 37.51 - 40.00

0 0.25 0.5 1 Miles

N

December, 2016

TABLE 7-7
GOAL: PRESERVE & 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 Agency.
	Establish 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 Agency.
		Promote the preservation of remaining viable farmland.						Allen County Auditor, OSU Extension Office, Natural Resource Conservation Service, Soil & Water Conservation District, 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 District, Regional Planning Commission, Farm Bureau, Township Zoning Commission, and Township Trustees.
Encourage and direct development in areas contiguous to existing public utilities in order to minimize encroachment upon remaining agricultural areas.	Develop Comprehensive Plans for Water and Sewer for specified service areas.	Determine capacity and support full use of existing utility system investments.						Allen County Sanitary Engineer, Allen Water District, and Lima Utilities Department.
		Determine where and at what density development can occur in areas adjacent to existing systems.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department, Allen County Health Department, Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Develop a capital improvement program to facilitate a pro-active, orderly extension of services.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department, and Regional Planning Commission.
		Guide controlled residential development into areas served by municipal utilities.						Allen County Sanitary Engineer, Allen Water District, Lima Utilities Department, and Regional Planning Commission.
Support further urban development and the extension of public utilities based on site-specific locational considerations. This includes proximity to existing infrastructure, environmental sensitivity, soil productivity factors, existing agricultural operations, and existing agricultural costs.	Support the creation of Protected Agricultural Districts (PAD) in Township Zoning.	Implement large lot PAD 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 District, Allen County Sanitary Engineer, Regional Planning Commission, Farm Bureau, Township Zoning Commission, Township Trustees, and the general public.
	Review/revise existing regulations governing required utilities and improvements based on density and land use.	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 a basis for impact fees.						Allen County Health Department, Allen County Engineer, Allen County Drainage Engineer, Allen County Sanitary Engineer, Allen Water District, Regional Planning Commission, Township Zoning Commission, and Township Trustees.
	Review and implement the Land Evaluation and Site Assessment (LESA) System as a 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 District, Farm Service Agency, Regional Planning Commission, Ohio 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 District, Regional Planning Commission, Ohio Farm Bureau, Township Zoning Commission, and Township Trustees.
	Support development proposals based on compatibility with comprehensive plans developed by the City of Lima (water and wastewater), Allen County (sanitary sewers), and the Allen Water District (water).	Facilitate an orderly conversion of agricultural land.						Allen Water District, Allen County Sanitary Engineer, City of Lima, and Soil & Water Conservation District.

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.

To preserve the rural environment non-agricultural uses should be shielded from view. Local regulatory controls must address building set backs 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, should be 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 set backs 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, 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.

The Township should develop Protected Agricultural Districts (PADs) in order to sustain agricultural activities.

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 has 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 PADs. The PAD 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 PAD 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.

Standards for PAD zoning should reflect the same shared community design criteria as other zoning districts. Districts should be expected to provide the same landscaped entryways, screened sight lines, and sight design standards. The Township should only consider changes when supported by a LESA analysis. The Township would be better served if the PADs 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.

7.4.2 Improving Transportation Corridors & Gateway Aesthetics

Bath Township is serviced by more than 100 miles of local roadways that facilitate more than 476,500 vehicle miles of travel on a daily basis. This traffic is estimated to increase 37.0 percent through the 2040 planning horizon. Sections 4.3.1 and 7.3.3 identified the existing characteristics of the highway system, public transportation services, and other transport modes including pipelines, rail, and cartage services. This section of the Plan attempts to highlight specific issues, especially regulatory controls and policies identified during the planning process. Table 7-8 lists goals to improve the roadways. Of specific interest were:

- Roadway Safety
- Improved Aesthetics

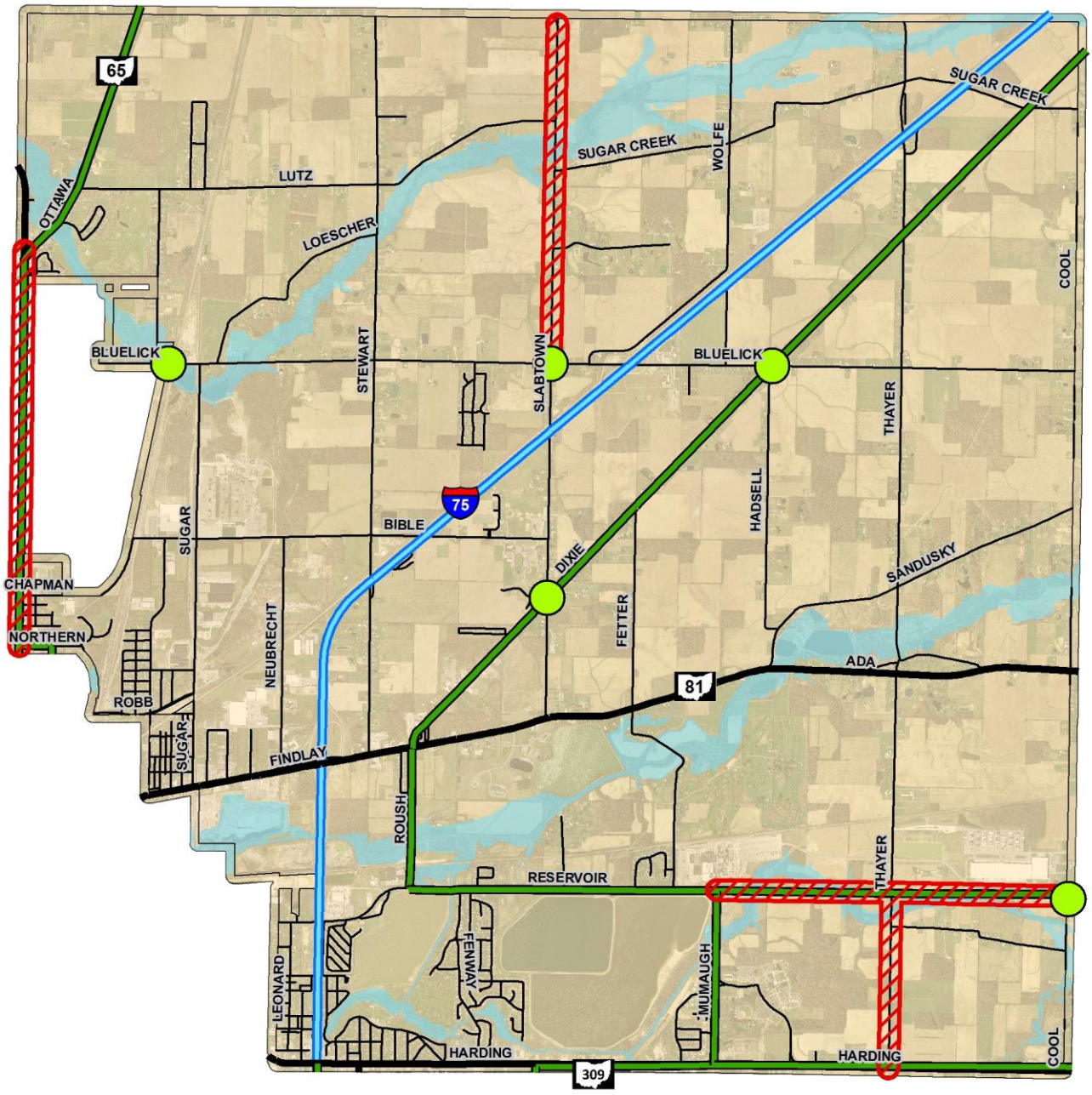
The Township must identify alternative funding streams to maintain the integrity and safety of local roadways.

Roadway Safety: Pursuant to the Ohio Revised Code, the Township Trustees are charged with the maintenance and repair of local roadways. Current corrective measures targeting existing deficiencies are estimated at $2.4 million. Recommended projects find roadway geometrics deficient due to increased traffic with costs estimated at $28 million in today's dollars. Maintenance costs are not available. However, maintaining a safe and efficient roadway system will require a dedicated funding source that the Township must identify/develop. The Township must undertake measures to document existing conditions and implement warranted improvements. The Township must identify alternative funding streams to maintain the integrity and safety of local roadways. Roadway maintenance is critical to supporting the community's future growth. Map 7-4 depicts potential areas for redevelopment.

Adoption and support of access management regulations and the implementation of a pavement management system would further local safety initiatives and allow the Township to better maintain existing traffic conditions. Increasing the frequency and extent of selective enforcement events coordinated between the Township, the Planning Commission, the Board of Education, and the Allen County Sheriff's Office could prove effective at addressing localized traffic problems and resolving the at risk behaviors.

Improved Aesthetics: The primary transportation corridors serving the community and providing initial images of Bath Township need to be improved. Currently, I-75, SR 309, SR 81, SR 65, Bluelick Road, Sugar Street, and Dixie Highway serve as the primary routes to and through the community and should receive the attention necessary to bolster the community's image and appeal. These routes act as gateways to the community and are valuable assets that need to reflect the pride and capabilities of the community.

MAP 7-4
BATH TOWNSHIP
TRANSPORTATION IMPROVEMENT
TARGETS BY TYPE



Intersection Improvement

Roadway Improvement

Proposed Bike Facilities

0 0.25 0.5 1 Miles

N

April, 2017

TABLE 7-8
GOAL: CREATE A SAFE, EFFICIENT & WELL MAINTAINED ROADWAY SYSTEM FOR LOCAL RESIDENTS & EMPLOYERS

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Minimize traffic delays and congestion on the roadway network.	Improve levels of service on the local roadway network.	Identify and document unsatisfactory levels of service (LOS) on area roadways based on established volume-to-capacity ratios.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
		Develop warranted improvements and seek necessary funding to correct LOS deficiencies, including geometric deficiencies.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
		Identify and document unsatisfactory LOS at roadway intersections based on established measures of delay.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
		Develop warranted improvements and seek necessary funding to improve LOS, including capacity and deficient roadway geometrics.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
		Better coordinate transportation, land use policies, and urban development.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
Maximize the safety of Bath residents/motorists on the local highway network.	Reduce the number and severity of crashes on area roadways.	Systematically identify crash locations based on frequency, severity, and rates.						Allen County Engineer's Office, ODOT, and Regional Planning Commission.
		Complete detailed analyses of locations, develop warranted improvements, and seek necessary funding to correct safety deficiencies.						Allen County Engineer's Office, ODOT Regional Planning Commission, and Township Trustees.
		Enforce traffic laws to curb at-risk behaviors.						Allen County Sheriff's Office, Ohio State Highway Patrol, Regional Planning Commission, and Township Trustees.
		Promote safe driving behavior through public education/awareness.						Allen County Sheriff's Office, Ohio State Highway Patrol, Regional Planning Commission, Bath Schools, and Township Trustees.
Maintain sound quality pavement conditions on area roadways.	Implement a Pavement Management System.	Inventory existing roadway pavement conditions and prioritize necessary maintenance and rehabilitative actions based on established threshold levels.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent, and Township Trustees.
	Develop the necessary funding to sustain roadway maintenance issues.	Identify total funding needs for warranted roadway improvements, transportation enhancements, maintenance/replacement of equipment, and personnel costs.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Allen County Commissioner's, Township Road Superintendent, Township Trustees, and the general public.
		Identify all potential funding streams to adequately address roadway maintenance issues.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Allen County Commissioner's, Township Road Superintendent, Township Trustees, and the general public.
		Implement those actions necessary to finance warranted transportation improvements.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Trustees, and the general public.
	Identify/monitor deficient roadway conditions and correct same as Township staffing and equipment will allow.	Maintain a prioritized list of transportation improvement projects.						Allen County Engineer's Office, ODOT, Regional Planning Commission, and Township Trustees.
		Develop and maintain necessary roadway maintenance equipment.						Township Trustees.

Chaotic and littered roadways offer an unfavorable impression of the community and raise questions regarding potential investments and missed opportunities for further development.

Each of the aforementioned corridors differs in their function, access to infrastructure, and land uses served. Some of the corridors are serving through traffic, some are serving commercial uses or heavy industry, while others are serving local traffic which provide access to residential and agricultural uses. Recognizing such differences however, offer the same message to motorists traversing these roadways - chaotic, unattractive, and littered. With unpleasant sightlines, these roadways offer an unfavorable impression of the community and raise questions regarding potential investments and likely missed opportunities for further community development.

Receiving the appropriate mix of improvements, development guidelines, and regulatory controls, these roadways could better serve the local community. Softer, cleaner, and greener, these corridors will provide the incentive for further investments. In order to further such ends, corridor studies should be developed for each entryway integrating aspects of streetscape, aesthetics, and roadway efficiency. These studies should respect the function of the roadways and provide the framework for further community development. To increase their effectiveness, corridor studies should document existing and future development, proposed corridor district development standards, including signage and landscaping requirements. Access management plans need to be included to improve the roadways' function, efficiency, vehicular access, and safety.

Funding studies of SR 309, SR 65, I-75, Bluelick Road, Sugar Street, and Dixie Highway would be difficult to estimate because of their varied nature and overall design/length. However, the Township should take immediate steps to identify potential funding sources, including state and federal funds, to underwrite such studies and improve the appearance of area roadways.

Corridor improvements should also be supported with site enhancements at key locations across the community. Important and highly visible sites such as the Bath Township School campus and public facilities including the Bath Township Fire Department, Administration Building, and the Allen County Educational Service Center would be well served with increased attention paid to landscape elements. Appropriate landscaping will not only improve the overall appeal of such sites, it will establish a certain community standard that private property owners can be expected to meet. New subdivisions should be required to address adequate signage and incorporate landscape elements in their preliminary site design reviews, especially their stormwater detention, not only to improve the overall appeal, but also to improve salability and property values. Illustration 1 provides an example of an appropriate site enhancement.

7.4.3 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 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

Illustration 1: Site Enhancement

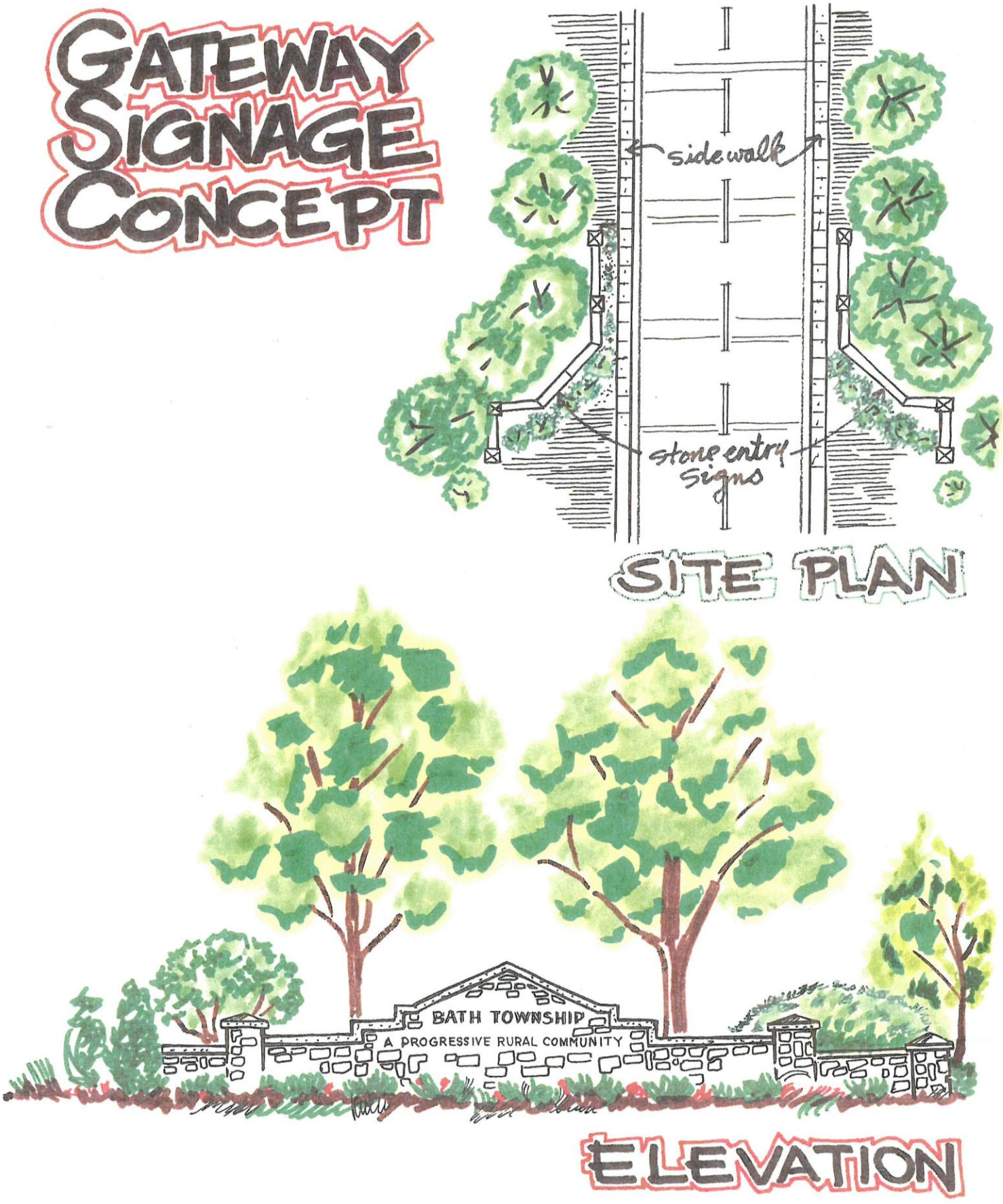


TABLE 7-9
GOAL: COORDINATE INFRASTRUCTURE IMPROVEMENTS & LAND USE IN ORDER TO PROMOTE DESIRABLE DEVELOPMENT PATTERNS, MINIMIZE ADVERSE ENVIRONMENTAL IMPACTS & COSTLY UTILITY EXTENSIONS/INVESTMENTS

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Use the Comprehensive Plan text and maps to guide development decisions and the extension of utilities, as well as promotion of the public's health, safety, and welfare.	Use the Plan's recommendations, including the future land use map and the associated densities, as a guide to decision making when reviewing/approving development proposals and variance requests.	Create and educate public and Township officials on the findings and recommendations of the Plan.						Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Amend the Plan as conditions change.						Township Zoning Commission and Township Trustees.
		Review the Zoning Resolution to reflect shared community standards.						Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Develop and adopt summary impact studies and proposed developments.						Regional Planning Commission, Allen County Engineer's Office, ODOT, Township Zoning Commission, and Township Trustees.
	Use the findings and recommendations of the various corridor and neighborhood plans as a guide for the development and coordination of future transportation, land use, and urban design issues with respect to (re)development proposals.	Promote stability and an improved quality of life in neighborhoods.						Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Create safe and aesthetically pleasing corridors to support viable commercial/industrial (re)development.						Regional Planning Commission, Allen County Engineer's Office, Allen County Sanitary Engineering Department, ODOT, Township Zoning Commission, and Township Trustees.
Promote transportation related infrastructure improvements which will minimize adverse land use affects on adjacent properties.	Implement warranted transportation infrastructure improvements and services within new development areas.	Require Traffic Impact Studies for new development to ensure compatibility and sustainability.						Allen County Engineer, ODOT, Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Support alternative modes of transportation.						Allen County Engineer, ODOT, Regional Planning Commission, Allen County Regional Transit Authority, Township Zoning Commission, and Township Trustees.
	Assess and execute all transportation-related improvements with regional and local infrastructure improvement plans.	Identify, monitor, and maintain appropriate LOS.						ODOT, Regional Planning Commission, Allen Economic Development Group, Chamber of Commerce, Township Zoning Commission, and Township Trustees.
		Support existing residential/industrial/commercial development.						Regional Planning Commission, ODOT, Allen County Historical Society, Township Zoning Commission, and Township Trustees.
		Minimize the loss of agricultural ground.						Regional Planning Commission, Allen County Engineer's Office, and Township Trustees.
		Maximize use of limited available financial resources.						Allen County Sanitary Engineering Department, Regional Planning Commission, Township Zoning Commission, and Township Trustees.
Support the co-location of municipal water and sanitary sewer services.	Coordinate land use change with available municipal services.	Establish existing capacity of all municipal water and sanitary sewer services.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, and Township Trustees.
		Eliminate unplanned and/or unnecessary costs of infrastructure extensions/upgrades.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Township Zoning Commission, and Township Trustees.
		Maximize cost-effectiveness of delivering utility services.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Township Zoning Commission, and Township Trustees.
		Develop local recognition of feasible limits for municipal services and develop utility service district.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission, and Township Trustees.
		Minimize potential for urban sprawl, loss of farmland, and leap-frog development.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Allen Economic Development Group, Regional Planning Commission, Township Zoning Commission, and Township Trustees.

its investments in infrastructure and services, and protects its remaining natural resources. This section recognizes the following specific issues and concerns important to the Plan:

- Infrastructure Coordination to Support and Sustain Development
- Minimize Traffic Impacts and Support Mixed Use Developments
- Revitalization of Industrial and Commercial Properties
- Diversification of the Tax Base
- Costs of Community Services and Reinvestment in the Community

Infrastructure Coordination: The coordination of municipal water and wastewater services to sites is critical to the future of Bath Township. Bath Township must work with representatives of the Allen Water District, the City of Lima Utilities Department, the Allen County Sanitary Engineering Department, and the Ohio Environmental Protection Agency to support and maintain the establishment of coordinated utility service areas.

The utility service areas proposed for Bath Township are necessary to ensure long-term sustainability of the various economic activities, including agriculture, and the maintenance of the community's rural character while protecting the community's health and water quality.

The utility service areas proposed for Bath Township are necessary to ensure long-term sustainability of the various economic activities, including agriculture, and the maintenance of the community's rural character while protecting the community's health and water quality.

The utility services areas were identified so as to accommodate growth and allow for increased density to minimize the amount of agricultural land lost to urban development, helping to support the preservation of the community's rural character. Coordination will also prove to be cost effective as developers and properties in rural residential areas will not fear unnecessary and unplanned costly utility extensions. This has the added effect of reserving areas for agricultural operations without artificially inflating the costs of land and 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 while guarding the public's health, safety, and welfare. The future coordination of utilities should be guided by this Plan, especially its land use and water & wastewater elements. This Plan should be consulted and 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.

Minimize Traffic Impacts of New/Mixed Use Developments: New development generates traffic. Accommodating traffic, especially traffic related to large commercial or mixed-use developments, can be difficult without adequate information and design criteria. Undertaking corridor studies and integrating access management regulations will improve the safety of area roadways. Market studies, inclusive of traffic impact elements, will further the community's understanding of any proposed development's impact and help identify the necessary measures and infrastructure improvements to ameliorate deteriorated levels of service on the roadway network. However, the Township must develop specific design criteria, transportation policies, and regulatory language to support new mixed-use patterns of development.

Integrating mixed-use developments will have various positive impacts across the community, including increased employment opportunities and diversification of the local tax base.

Developers and landowners have increasingly been able to identify and successfully integrate various retail activities, restaurants, and professional services within mixed-use retail districts and business parks. Adding quasi-public or government facilities with a mix of retail, office, and residential activities on individual tracts has effectively fostered the development of new activity centers, sometimes referred to as lifestyle centers, village centers, or new town concepts. Such development sites provide valuable employment opportunities and unique living environments, especially when adequate open space and accessibility are provided. Integrating such mixed-use developments will have various positive impacts across the community, including:

- Expanded Employment Opportunities
- Shorter Commute Times
- Reduced Roadway Congestion
- Increased Community Accessibility
- Improved Air Quality
- Diversification of the Local Tax Base

However, these new developments should be required to incorporate complimentary building facades with parking and landscaping requirements that integrate traffic calming techniques and pedestrian safety with adequate linkage across such sites to existing/future adjacent development, including open space, as necessary. Sites must also address the environmental effects of development including aspects of excessive light, storm water runoff, litter, and windblown debris within landscaping schemes that provide for a unique sense of place and are cognizant of the community's rural orientation. Illustration 2 depicts mixed use development that incorporates sound environmental design criteria.

New developments are highly dependent upon creating an active location populated with a certain density of people and uses.

As such developments are highly dependent upon creating an active location populated with a certain density of people and uses, accessibility for both vehicular and pedestrian traffic is critical. The community must identify the infrastructure necessary to provide long-term stability for such unique and enjoyable places, places that attract investment and support diversified economic pursuits therein. Developing policy that requires developments to integrate an appropriate mix of infrastructure, especially transportation improvements, to include and support vehicular, transit, pedestrian, and bicycle travel will improve the community's overall appeal and quality of life. The development of such policies should be pursued as a priority and target specific transportation corridors/nodes as well as sites close to existing activity centers. Map 7-4 identifies potential locations for mixed-use activity centers that enjoy ready access to suitable transportation corridors, population centers, and infrastructure within the Township.

Community Redevelopment Areas: Like any community, areas in Bath Township are suffering from neglect. Specific older areas in the community are dealing with significant problems associated with the age or lack of necessary public infrastructure, deteriorating building conditions, unsightly appearance, lack of ready accessibility, declining property valuations, and vacancy. As older sections of the community deteriorate, new development has taken place on the fringe

Illustration 2: Mixed Use Development

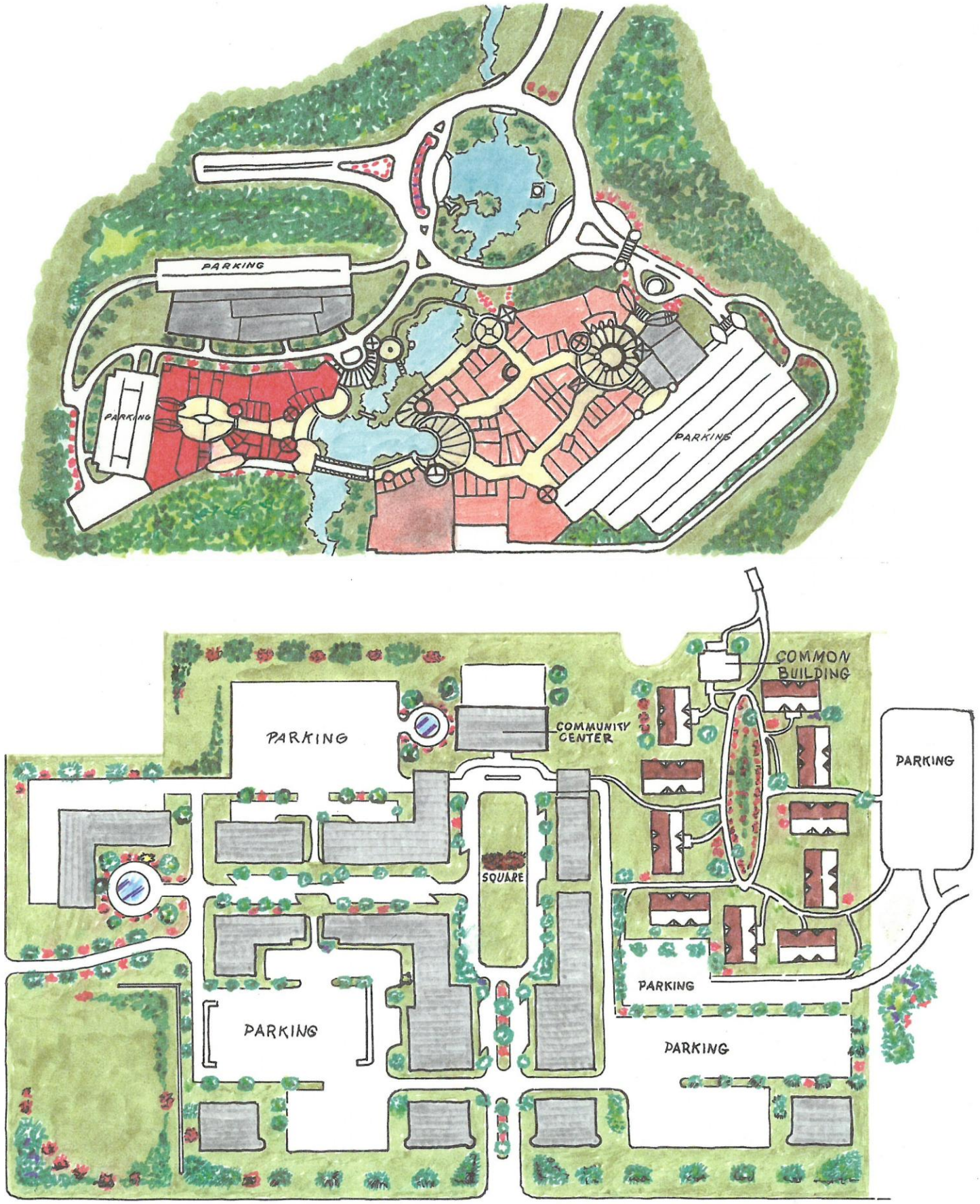


TABLE 7-10
GOAL: SUPPORT MIXED USE DEVELOPMENTS, VARIED ECONOMIC ACTIVITIES & LIFESTYLE CHOICES

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Integrate mixed land use developments to promote diversity of the community's economic base and choice of lifestyle.	Recruit and promote the co-location of residential, retail, finance, entertainment, government services and/or restaurants to create a vibrant activity center.	Develop an exciting vibrant central focal point in the community.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Attract and retain the young skilled, educated, entrepreneurial people necessary to support local community growth.						Allen Economic Development Group, Chamber of Commerce, Ohio State University Extension Office, Allen County Commissioners, Township Zoning Commission and Township Trustees.
	Locate and integrate infrastructure both physical and social within proposed activity centers to support varied activities.	Coordinate land use decisions with available service area.						Allen Economic Development Group, Chamber of Commerce, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Cluster service activities that support the arts, sports and entertainment.						Allen Water District, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Develop design criteria to enable the integration of public transportation services and open space into all activity centers.						Regional Transit Authority, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Plan for and support the integration of varied land use activities with the infrastructure necessary to accommodate both pedestrian and vehicular traffic in those transitional areas between residential and commercial districts.	Identify potential obstacles to mixed-use developments including land development codes including environmental and safety issues.						Allen County Engineer's Office, Regional Planning Commission, ODOT, Township Zoning Commission and Township Trustees.
		Develop corridor plans specifying necessary traffic improvements, land use controls, signage, streetscape and parking standards supported with curbs/gutters, sidewalks and lighting.						Allen County Engineer's Office, Regional Planning Commission, ODOT, Township Zoning Commission and Township Trustees.
Ensure new developments have access to the necessary infrastructure including adequate roads, transit and other needed facilities to support planned development.	Maintain satisfactory levels of service on the local roadway network.	Require Traffic Impact Analyses to assess new/proposed development projects.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop warranted improvements and seek necessary funding and developer guarantees to correct identified LOS deficiencies including geometric deficiencies.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
	Minimize traffic congestion and delay stemming from new development activities.	Identify and document unsatisfactory levels of service (LOS) at roadway intersections based on established measures of delay.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Develop warranted improvements and seek necessary funding to improve LOS including capacity and deficient roadway geometrics.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Support the development/implementation of Access Management Regulations on area roadways.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
		Better coordinate transportation, land use policies and urban development.						Allen County Engineer's Office, ODOT, Regional Planning Commission, Township Road Superintendent and Township Trustees.
	Integrate transit and other alternative means of travel within new development sites.	Require an integration of pedestrian amenities to support site development in Township Zoning.						Township Zoning Commission and Township Trustees.
		Require connectivity to existing pedestrian and transit amenities.						Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Integrate appropriate criteria and develop design guidelines to ensure attractive high value developments.	Create a valuable, attractive and sustainable resource for the community.						Regional Planning Commission, Township Zoning Commission and Township Trustees.

where available fields and new utility extensions have helped shift traffic, noise, and economic vitality. Meanwhile, older commercial and residential areas have been overlooked, as pristine agricultural land has been lost to new development.

New development has taken place on the fringe, where available fields and new utility extensions have helped shift traffic, noise, and economic vitality.

The redevelopment of older, underutilized, or vacant areas is important on a number of fronts including: infrastructure, tax base, safety, and health risks, and blight. Bath Township needs to work with other local and state officials to identify and undertake specific policies and strategies to redevelop and/or revitalize existing resource areas within the Township. Map 7-5 depicts generalized land use projected to year 2040.

The removal of blighting influences will create new synergies for development and active redevelopment of the older industrial/commercial areas.

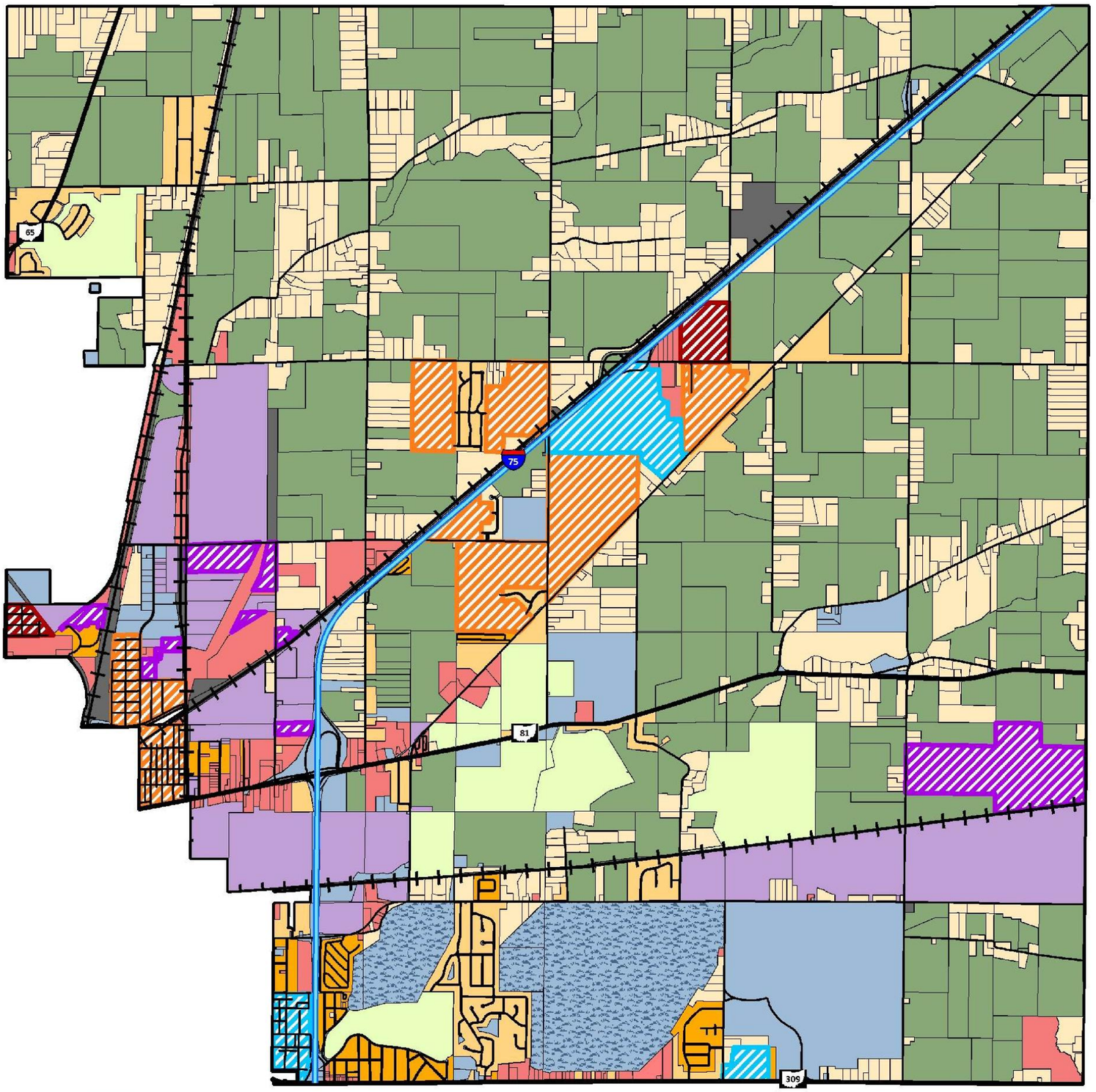
There are a number of underutilized commercial and industrial tracts existing along major transportation corridors in the community that the Township should target for redevelopment. Local corridors including SR 81, Sugar Street, Bible Road, and Neubrecht Road support important industrial/warehousing complexes providing access to I-75 and rail facilities. Some of these areas lack supporting infrastructure, while others lack the vision and regulatory environment for (re)development opportunities. Specific facilities located along these corridors are underutilized and/or in poor repair. These facilities need to be identified, inventoried, refurbished and integrated as part of a larger local economy. Upgrades to these facilities need to be encouraged in order to support job growth and the local tax base.

The roadway and rail corridors serving these facilities also need to be addressed by the Township. Physical design elements need to be integrated along these corridors to support revitalization efforts with special emphasis placed on the geometric demands of freight delivery necessary and to improve accessibility and safety. Supporting infrastructure, including drainage, lighting, and appropriate signage and landscaping, are also important to such revitalization efforts. The removal of blighting influences, including the elimination of litter and windblown debris, the eradication of deteriorated building/fence conditions, the implementation of dust control measures, and the overall maintenance and/or integration of green infrastructure will create new synergies for development and active redevelopment of the older industrial/commercial areas.

The Township should partner with the Allen Economic Development Group and the Port Authority to inventory existing sites, identify potential brownfield sites, and review the feasibility both physical and financial for redevelopment opportunities. Corridor studies should be undertaken, complete with access management plans, capital improvement schedules, and landscaping requirements supported under principles of overlay zoning district regulations. Other elements to consider include:

- Pursuit of Brownfield remediation funding to improve the environment and appearances of older sites to provide land suitable for redevelopment.
- Encourage public acquisition of blighted areas for private residential development.
- Involve developers and property owners in public redevelopment planning in order to benefit from their experience.

MAP 7-5
BATH TOWNSHIP
2040 GENERALIZED LAND USE



- Agriculture
- Recreation
- Residential - Low Density
- Residential - Medium Density
- Residential - High Density
- Commercial
- Industrial & Warehousing
- Quasi-Public
- Reservoir
- Utility
- Residential Development/Re-Development
- Commercial Development/Re-Development
- Industrial & Warehousing Development/Re-Development
- Mixed Use Activity Centers
- Railroads
- Roadways

0 0.5 1 1.5 2 Miles

N

May, 2017

- Improve site accessibility and visibility with transportation improvements and transportation enhancements.
- Develop site design criteria conducive to redevelopment initiatives including mandated green infrastructure, dust control measures and freight/warehousing issues.
- Develop, adopt and enforce a commercial/industrial exterior maintenance code and corridor overlay districts to improve roadway safety, establish a uniform image, and support reinvestment.

Some of the earliest residential development in Bath Township occurred immediately adjacent to the rail yards and industrial activities located in the City of Lima. The Ridgewood, Richland, City View, and Belmont neighborhoods are examples of such areas, with the oldest recorded plat dated 1922. Currently these neighborhoods are showing their age with respect to the condition of the housing stock and supporting infrastructure. The neighborhoods' deteriorated conditions are reflected in the overall property valuations, the extent of vacant undeveloped parcels (450 lots/11.9% of total residential parcels) and the encroachment of commercial and/or industrial activities.

Deteriorated housing conditions stem from the lack of general maintenance and property reinvestment and have destabilizing impacts on adjacent properties.

Deteriorated conditions stem from the lack of general maintenance and property reinvestment. Unsightly, unsavory conditions exhibited on the exterior of properties, if not addressed by local government, will continue a downward spiraling of investment and have destabilizing impacts on adjacent properties. Inundated with deteriorated housing units, neighborhoods decline rapidly. The Township will need to focus its efforts at improving the conditions of the local housing stock and eliminating some of the conditions that further deteriorate health and safety conditions in targeted areas.

The Township should partner with Ohio State University, local banks, neighborhood business owners, the Allen County Commissioners, and the Regional Planning Commission to inventory existing neighborhoods, identify deteriorated housing, safety conditions, blighting influences, and opportunities for revitalization. Other Plan elements to consider include:

- Sponsoring neighborhood clean-up activities.
- Encouraging safety programs such as block watch programs.
- Encourage public acquisition of blighted areas to support redevelopment
- Underwrite studies of local neighborhoods to document existing conditions and develop strategies to address future (re)development.

Neighborhood redevelopment initiatives need to recognize historical land development patterns and existing land use conflicts with respect to current market forces and the development needs of the Township. Older, stable residential areas improperly served with public infrastructure should be identified and targeted for capital improvements.

The Township should be careful, however, not to support public funded investments in areas best suited to alternative uses.

The Township should be careful, however, not to support public funded investments in areas best suited to alternative uses. Redevelopment of those areas where noise, dirt, traffic, and safety problems exist, and where such conditions can only be expected to deteriorate further, should not be undertaken.

TABLE 7-11
GOAL: PROMOTE & FURTHER INTEGRATE THE (RE)DEVELOPMENT OF INDUSTRIAL/COMMERCIAL ECONOMIC ACTIVITIES WITHIN THE COMMUNITY

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Encourage the reuse and rehabilitation of existing industrial/commercial structures.	Support infill development and the development of existing brownfield sites.	Identify underutilized, vacant and/or abandoned sites and structures.						Allen Economic Development Group, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Assess and maximize existing facilities and infrastructure.						Allen Economic Development Group, Allen County Engineer, Allen County Sanitary Engineer, Allen Water District, City of Lima Utilities Department, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Revitalize and improve the existing industrial sites within the community.						Allen Economic Development Group, Ohio State University Extension Office, Allen County Commissioners, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Develop economic incentives that furthers the rehabilitation of older facilities.	Identify available and develop new financial resources to support rehabilitation strategies.						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.
Encourage the development and expansion of existing 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.	Support and stabilize the industrial base to protect 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.
		Develop an industrial council for major employers within the community to express 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 industrial development in the community.	Identify and attract specific industries to compliment existing mix with available sites and infrastructure.	Work with industrial leadership to identify market niches for potential industries.						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 industrial sites.	Establish and maintain an inventory of all available industrial properties in order to protect industrial development/redevelopment opportunities.						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 industrial 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 capacity constraints to existing industrial by site.						Allen Economic Development Group, Chamber of Commerce, ODOT, Allen County Engineer's Office, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Maximize safety and minimize congestion on truck routes.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
		Eliminate roadway congestion and minimize operational costs.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
		Ensure employers access to public transportation services.						Allen County Engineer's Office, ODOT, Regional Planning Commission and Township Trustees.
	Advance utility improvement projects that will support industrial developments.	Identify existing utility service and capacity by site.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
		Coordinate development of both water and sewer services to available sites.						Allen County Sanitary Engineering Department, Allen Water District, City of Lima Utilities Department, Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Support the development of intermodal facilities through the integration of highway and rail infrastructure.	Identify a systems level analysis of freight and rail modes.						Allen County Engineer's Office, ODOT and Regional Planning Commission.
		Identify and advance corridor level improvements for freight.						Allen County Engineer's Office, ODOT and Regional Planning Commission.

Feasibility studies to assess neighborhood stability and environmental stress should be undertaken to identify and prioritize any future capital improvements in suspect areas.

Tax Base Diversification: Tax base refers to the total wealth in terms of land, property, and income that is subject to taxation. Bath 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.

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

Section 6.3 identified tax valuations by type and year. Data suggests that in 2015, Agricultural and Residential real property comprised 64.0 percent of total Township valuation appraised at $140 million; commercial, industrial and utilities compromise the remainder ($51 million). Personal and tangible property valuations collectively added another $28 million to township valuation or 12.6 percent of the total township valuation, estimated at $220 million in 2015.

Data presented in Section 6.3 indicated a shift in the tax burden between 2011 and 2015. Real property valuation in Bath Township decreased 2.0 percent between 2011 and 2015, while personal property valuation increased 2.0 percent. Despite this shift, an increase was seen in the proportion of real property valuations for residential and agricultural properties, from 61.5 percent of the total 2011 valuation to 64.0 percent in 2015. Also, the total Township valuation increased 3.1 percent. Data suggests a shift in the local tax burden from commercial, industrial, and utility real property to fixed assets impacting the residential and agricultural base. The ability of firms to reduce their tax burden significantly or escape them all together might well result in local tax deficits and/or a reduction in the provision of public services.

The ability of firms to reduce their tax burden significantly or escape them all together might result in local tax deficits and/or a reduction in the provision of public services.

An examination of Township costs to the increasing rate of valuation and property assessments is necessary. Fluctuations in property valuations, declining tangible property valuations, anticipated declines in local government assistance funding, and flat gasoline and motor vehicle monies support a reassessment of the Township's revenue streams, cost recovery policies, and fee structure.

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 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.

Community Investment: The ability to continue to support development within the community requires reinvestment. The ability to maintain the community's streets and drainage systems are critical to the long-term viability of the community. To date, reinvestment in terms of the community's infrastructure has been financed in large measure with grants and long-term interest free loans. The Township has done well to secure such funding to date. However, such funding is extremely limited and the remaining necessary improvements should be addressed without further delay.

If not addressed, roadway pavement conditions and drainage facilities will continue to deteriorate. Roadway maintenance costs will increase as pavement conditions continue to deteriorate further. Also of note is the existing condition of critical equipment for roadway and ditch maintenance purposes. Currently, no dedicated funding source exists to address reinvestment in the community's infrastructure; this is arguably short sighted and such austerity is ill conceived. The Township must develop a dedicated stream that addresses existing and 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. 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.

7.4.4 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).

The second area of concern stems from complaints regarding the quality of the existing housing stock and issues related to the effect the appearance and condition of housing has upon the community as a whole. These aspects are important, as housing is an integral component of the community in terms of providing shelter and security, both physical and financial. The condition of the housing stock is also important as it affects community development. This has an impact on not only the aesthetics within, but also the perceptions of others who reside outside of the Township, especially those who may play a role in investment decisions. Quality housing will better support the community's family focus and serve to attract new investment as the community is perceived as an attractive place in which to live and conduct business.

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:

- Market Segmentation & Feasibility Assessments
- Accessibility Standards for New Development
- Standardized Exterior Maintenance Codes
- Standardized Residential Building Codes
- Landlord Training & Occupancy Permits

Market Segmentation & Analyses: Data suggests that the community is growing older. By 2040, 5 out of 10 residents will be comprised of those identified as empty nesters and senior citizens. The Plan also reports that just over half of all residential units of the Bath Township housing stock were built between 1950 and 1979. This housing stock primarily reflects the family demands of the post World War II era and the baby-boomer generation. Nearly three-fourths of Bath's housing units are single-family homes. More than 156 of those exist on parcels more than 2 acres in size. With 76.4% of Bath's housing stock owner-occupied, it becomes evident that the type of home, the number of floors, the amount of land, as well as the arrangements for the care of that land will necessarily change with an aging population. The Plan suggests that the existing homes by and large will not satisfy or support an aging population.

It becomes evident that the type of home, the number of floors, the amount of land as well as the arrangements for the care of that land will necessarily change with an aging population.

By 2040, the empty nesters and 65+ populations will comprise 53.7 percent of the total population (9,074) in Bath Township. Collectively, they will need approximately 2,205 housing units; their household size will be 2.21 persons per household. To a large extent, the homes these populations will live in do not at this time exist in Bath 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.

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.

Consideration should be given to those development proposals that include single floor designs or ranch type homes with smaller square footage requirements. Integrated throughout should be contractual condominium-style landscaping care and wheelchair accessibility. These design criteria could easily be supported in developments of 4 to 6 units per acre. The Township should adopt accessibility design criteria and consider support for mixed use, higher density developments. Proposed developments targeting housing for intergenerational interests should be supported by the Township. Such community proposals integrate standard single family with condominium and assisted living components. 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. These developments should be supported as they promote a continuity of Township residency and neighborhood cohesion.

Developments should be expected to integrate some specified design criteria supporting the 65 and older population, as they will account for almost 35 percent of the entire population. Current demographics note that nearly a third of all households currently contain at least one individual 65 years of age or older, and of these households 37.0 percent live alone with nearly three quarters of those being female. The statistics and trend is not expected to change by 2040, and the Township should recognize that the vast majority of seniors:

- 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%)

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. Housing options such as senior apartments, assisted living complexes, and continuing care facilities that provide supportive services will also increase in demand.

New housing developments should be able to serve the community's aging population and such proposals should be reflective of property maintenance from a structural and aesthetic perspective. This includes landscaping, accessibility, and supporting community services. Such issues should be addressed by developers at the preliminary planning stage and be supported with a market analysis to assist the Township Zoning Commission and Trustees in their decision-making processes. At the Township level, regulatory language and policy guidelines for the design criteria of units should be reviewed/ revised/adopted. Issues to be addressed include types of units, sizes of units, parking, pedestrian lighting, and accessibility standards.

TABLE 7-12
GOAL: BATH TOWNSHIP WILL SUPPLY SAFE, SUSTAINABLE & ACCESSIBLE HOUSING IN NEIGHBORHOODS

POLICY	STRATEGY	OBJECTIVES	IMPLEMENTATION SCHEDULE BY YEAR					COORDINATING AGENCY(IES)
			1	2	3	4	5	
Support the quality of life (QOL) in existing residential neighborhoods by developing an understanding of QOL issues by neighborhood.	Identify neighborhoods 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 Sanitary Engineering Department, 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 neighborhoods.	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, spring flower planting, neighborhood festivals/parties and holiday lighting programs.						Township Zoning Commission and Township Trustees.
Encourage a wide variety of housing types and/or styles within any proposed housing development.	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.
Encourage a mix of residential and compatible services within proposed developments.	Support a Land Use Plan which reflects medium to high-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.						Allen County Sanitary Engineer, Allen Water District, City of Lima Utilities Dept., Regional Planning Commission, Township Zoning Commission and Township Trustees.
	Promote mixed use Planned Unit Developments (PUD's) as supported by market studies.	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.
		Review subdivision and zoning regulations for impediments to PUD's.						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.

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 recognizes that a large number of residential units (603) were built before 1950. Many of these units were concentrated in the Richland and Belmont Addition areas. Today, many of these residential units are suffering from structural failures while others are suffering from multiple cosmetic problems. However, given the age of structures, the Township should evaluate whether such units can be revitalized or whether to support market forces in a redevelopment of such areas.

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 well. Left unattended, such sites tend to result in a pattern of disinvestment culminating in depressed areas that demand 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.

Landlord Licensures & Occupancy Permits: Bath Township currently has 19.5 percent of its housing stock occupied by renters with no standards or oversight governing maintenance (interior/exterior).[5] Safety standards with respect to the units' condition or structural composition is not adequately addressed by the Township or other local units of government. Property owned and operated solely for the purpose of rental income generation should be treated in the same way as other commercial property operating within the Township. At a minimum, annual safety inspections should be conducted by the Bath Fire Department, and building codes for rental housing be developed to ensure that such units can provide minimum safety standards and meet the community's goals of providing safe and affordable housing. Implementation of landlord licensure provisions and occupancy permitting requirements should be reviewed as potential tools to monitor and regulate the rental housing stock in local neighborhoods. Coupled with exterior maintenance and building codes, uniform reporting on rental housing could ameliorate problematic situations and bring problem tenants/ landlords to the attention of the Township before they are allowed to degrade adjoining properties.

[5] http://factfinder.census.gov/bkmk/table/1.0/en/ACS/14_5YR/DP04/0600000US3900304206

Of concern would be situations in which vacant homes or buildings in various states of disrepair are the source of complaints from adjacent neighbors who are calling for the demolition of structures based on local health, safety, and welfare issues. Also of concern are certain apartments and trailer parks where the absence of codes has allowed certain properties to deteriorate to the extent that they have become eyesores or source areas for unwanted anti-social and/or criminal behavior within Bath Township.

7.4.5 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 that were negatively impacting the community's overall health. As a result, the Advisory Committee identified an increase in demand for recreational and park land resulting from higher residential densities and mixed use developments as the rationale to build specific infrastructure to separate and protect environmentally sensitive areas of the community.

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 perennial waterways, along with their associated riparian zones with a width of at least 50 ft. The Plan acknowledges that these resources must be protected legislatively with policy changes to the Township Zoning Resolutions and Stormwater Management Plans. The Township argues for reciprocal support from State and County level agencies addressing such resources, including the Allen County Floodplain Management Regulations, the Allen County Stormwater Management & Sediment Control 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, ditches and riparian zones be established and monitored for flow, maintenance, water quality, vegetation cover density, and health;
(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 migration of same across the community; and,
(5) The development of an open space and farmland 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.

7.4.6 Quality of Life

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.

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. However, most 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.

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 (see Appendix I), 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.

This Plan recognizes 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-wellbeing. 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 QOL. From this perspective, the Plan could use annual QOL indicators to track community growth and community concerns within Bath Township based on the criteria that Bath Township identifies as important.

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.

When 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, including 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.

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, the Bath Parent Teacher Society, and the Bath School Board 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 to student ratios, class availability, the availability of extracurricular activities, student participation rates, and safety in schools to assess progress or needed improvements.

SECTION 8
PLANNING PROCESS, SUMMARY & RECOMMENDATIONS

This Plan has been developed to help provide the foresight and guidance necessary to preserve and enhance the community's existing quality of life. The Plan strives to balance shared community values with the need for, and implications stemming from, population growth and urban development. This Plan recognizes the consequences of unplanned growth and carefully considered the environmental implications of such growth on water quality, wildlife, and available farmland. The Plan calls for increased coordination between development and utility service areas, transportation infrastructure, and open space. The Plan examines the costs of urban development and mandates that any negative consequences associated with such development be addressed prior to any further development. The Plan also calls for increased coordination between the Township and the various other local, State, and County agencies charged with regulatory oversight in the areas of transportation, utilities, parks, and education. The Plan should be considered pro-growth. It is offered as a vision for the future based on existing opportunities and current challenges within the community. The Plan's intent is to provide the insight and direction required to fulfill the collective dreams of those daring to do so.

8.1 The Planning Process

The need for the initial Plan grew in part out of frustration felt by local township officials who realized that too much of the development that was occurring within the community was done without much foresight. Development was occurring haphazardly without supervision and often times resulted in mounting tensions between neighbors. Moreover, Township officials recognized that development was sometimes occurring with the assistance of County, state, and regional governments, and increasing costs but without the insights or support of the Township. Township officials recognized that local input and local control required a comprehensive examination of the various factors impacting development within the community.

Over the spring and summer of 2016, the Township Trustees, its administrative staff, along with representatives of the Township Zoning Commission and the Board of Zoning Appeals, met as an Advisory Committee to discuss an update of the 2005 Comprehensive Plan. The original Plan, completed in August 2005, took two years to complete and was thought to be an exhaustive exercise. The original document involved community leaders including city and county officials, focus groups, and several surveys. The adoption process was supported by more than 2 dozen public meetings.

Bath Township Signage

In 2015, after ten years in which the Township experienced significant industrial development followed by major tax policy changes, the great recession, and a housing crisis, local officials decided to revisit, update, and reassess the 2005 Plan. A Plan Advisory Committee was reconvened on a monthly basis during the initial stages of the planning process to identify and assess specific areas of concern including population growth, the housing stock, transportation issues, infrastructure needs, and employment opportunities. The Committee undertook an inventory of businesses and identified blighting influences across the community. After revisiting the Plan vision and mission statement, the Plan Advisory Committee established goals and objectives based on

preferences. This 2016 Plan follows the same structure as the 2005 Plan, but with updated information.

The Plan is relatively succinct, comprised of separate and distinct sections that address specific issues, areas, or functions important to the future of the community. Although mutually supportive of the entire Plan, each section of the report is independent. Goals were identified from survey responses and refined during the visioning process. The policies, strategies, and objectives were identified over the course of the planning process. Policies are the fundamental assertions targeting fulfillment of the goal. Strategies were developed as a systematic approach to be taken to support a particular policy and/or stated goal. Objectives were specific tasks to realize strategic points or policy items.

8.2 Plan Summary & Recommendations

This section attempts to address the issues raised in earlier sections with summary recommendations. Section 7 of this report includes a matrix that identifies goal driven specifics on policies, strategies, and objectives particularly important in a timeline format that provides strategic benchmarks for measuring future success. The policies, strategies and objectives included in the matrix were identified over the course of the planning process. The respective highlights of the planning process and summary recommendations for the various components are presented below.

8.2.1 Population

Local policies must acknowledge that growth is largely reflective of, and dependent upon, those in the 25-34 age cohort. This cohort will make residential decisions based upon quality schools, access to parks, and other recreational activities.

The Plan recognizes that Bath Township will experience moderate population decline over the next 25 years. Also, consistent with the national trend, the Township's population is aging. The median age of the population is 40.1 years, 1.8 years older than the County as a whole. Data suggests that simply due to age of the population, more than a third of the population is not able to fully contribute to the economic growth and earning power of the community. Age will also impact the need for service, including education, police, fire, and emergency medical service. Public transportation services including paratransit will be necessary to maintain the ability for aging residents to reside in their own homes. In addition, age will necessarily be a factor in housing consumption and design. Local policies should be developed to increase opportunity, choice, and costs in housing based on both physical and financial considerations. Local policies must also acknowledge that growth is largely reflective of and dependent upon those in the 25-34 age cohort. This cohort is very mobile and will often make residential decisions based upon available amenities. Quality schools, ready access to parks, and other recreational activities and entertainment facilities are critical to attracting this population. Local decision makers must recognize and prioritize land use decisions and capital expenditures based on such information.

Many factors affect employment rates among adults. None, however, may be as important as educational attainment levels in 2016. Data reveals that there are 659 individuals or 10.3 percent of all individuals 25 years of age or older that have not completed a high school education residing in Bath Township. This factor needs to be addressed and remedied. Of note, 911 adult residents (15.1%) have completed a 4-year college degree and/or master's program. This is an important factor in community development, as it tends to suggest support for

maintaining quality educational services and an ability to adapt to new technologies, new situations and new employment opportunities. Local officials must continue their support for local schools and tout its accomplishments. Local officials should also recognize the educational attainment levels of its residents in business attraction/retention activities.

8.2.2 Housing

The Plan promotes neighborhoods that are safe, pedestrian friendly, and clean. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment.

This Plan acknowledges the historical consequences of land consumption, household size, and suburbanization. The Plan identifies the population dynamics impacting the community and attempts to satisfy the appetite for housing consumption based on a realization of a changing household size and an aging population. The Township commits to more integrated and sustainable housing development; including the support of housing that will meet the needs of a diverse community which encompasses all ages and incomes. The Plan promotes neighborhoods that are safe, pedestrian friendly, and clean. The Plan supports legislative changes to existing land use controls and building codes to support housing as structurally sound and housing as a financially secure investment. The Plan supports legislative changes to existing zoning codes and recommends adoption of exterior maintenance code and the elimination of blighting conditions through intensive interdiction strategies in older neighborhoods. The Plan also advances the integration of themed architecture styles in new, medium density developments that provide direct access to open space and recreational facilities in order to minimize encroachment into prime farmland. The Plan recognizes mixed-use developments as desirable, and suggests regulatory changes may be necessary to support this. The Plan suggests market studies be prepared and submitted to support new residential development. Based on current population estimates, the Township will need an additional 1,063 residential units that will need to reflect smaller footprints with less maintenance and energy requirements. The Township commits to more integrated, sustainable housing that will meet the needs of a diverse community of all ages and physical capabilities.

8.2.3 Land Use

The Plan recognizes the relationship between residential housing and employment locations on commuting patterns and supports the integration of mixed-use developments to minimize commuting time and congestion. Housing, as a basic need of the community, is estimated to consume a little more than an additional 500 acres of the community's agricultural base. This estimate is predicated upon the community's stated interest of protecting its remaining rural areas. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to preserve working farms and Bath Township agricultural heritage.

In an attempt to satisfy the economic growth of the community, the Plan identifies specific areas for light industrial, commercial/services, and warehousing activities. The Plan recognizes existing land use patterns and identifies specific corridors with existing infrastructure for re-development. The Plan calls for the redevelopment of its older industrial/commercial districts and new site designs to improve access and eliminate blight. The combination of housing, commercial, industrial, and other industrial/commercial uses would consume 5.1 percent of existing farmland.

Such estimates are predicated upon the community's stated interest of protecting its remaining rural character and increasing the residential density allotments per acre. The Plan supports the adoption of more sustainable development patterns in terms of increased density and integrated land use in order to preserve working farms and the community's agricultural heritage. The Plan acknowledges farmland preservation as a primary tenant and adopted a LESA methodology to (a) quantitatively evaluate and regulate land use change over time; and, (b) establish Protected Agricultural Districts (PADs) outside of the defined utility service areas. The Plan is intended to preserve the agricultural industry base and rural characteristics of the community while providing the area and infrastructure necessary for further community development.

8.2.4 Transportation

Increased development will result in increased traffic. The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades. The community advances specific projects to improve traffic flow and improve safety in order to adequately address ever-increasing traffic, especially the growing presence of truck traffic. The Plan mandates a transportation system that operates at a satisfactory level of service, and a transportation system that is efficient, predicated upon safety and access.

The Plan identifies specific corridors as important to the community's future development and calls for increased capacity and aesthetic upgrades.

More specifically, the Plan calls for the inclusion of service roads with all major developments, adoption and support of access management regulations, the standardization of roadway widths, the integration of sidewalks/trails in all commercial and residential projects, and support for public transportation. The Plan specifically recognizes the SR 65, SR 81, and SR 309 corridors as major entryways into the community and calls for not only improved signal coordination and access management but increased attention paid to enhancements including appropriate overhead lighting, landscaping, signage, and maintenance of primary gateways into Bath Township as aesthetically pleasing.

Various roadway pavement widths were found to be deficient based on their compliance with Federal Highway Design Standards improvements estimated at $2.4 million. The plan recognizes 26 bridges in Bath Township with only 1 currently identified as deficient. The Plan recommends that a pavement management system be integrated within normal roadway maintenance operations to improve capital improvement program planning and budgetary requirements. The Plan identified high crash intersection locations along with recommended projects to improve current system deficiencies. Estimates to improve these corridors reach $28 million.

The Plan recognizes increased pressures spurred by existing and future demands for improved pedestrian and bicycle facilities. The Plan also supports the coordination between land use and public transportation service to mitigate congestion and air quality issues as well as to ensure mobility to all Bath residents regardless of their age, income, or disability status. The report recommends Bath Township to identify and implement traditional and nontraditional funding for roadway improvements and maintenance.

8.2.5 Water & Wastewater Distribution Systems

Examining potable water, Bath Township relies primarily on the vast reservoir system developed by the City of Lima and the distribution systems of the Allen Water District, the City of Lima, and Allen County. The water distribution system in Bath Township uses some 359,000 linear feet of water lines varying in size from 4" to 24." In those areas of Bath Township outside of the utility service areas, water wells act as the "raw" source for water. The Plan calls for the extension of an additional 3,500 linear feet of water lines based on pending OEPA findings and orders. However, the Plan challenges utility services to avoid unnecessary extensions into agricultural areas.

Wastewater system facilities are provided by the City of Lima Utilities Department and the Allen County Sanitary Engineer's Office. Improvements to the sanitary sewer systems have been made incrementally, including expansion of capacity through the elimination of combined system inflows, elimination of older treatment systems, and construction of new trunk lines. Most often, such improvements have been prompted by an expansion, or proposed expansion, of the service area for new development. However, geography, both natural and man-made, have imposed limits to the expansion of sewer services in Bath Township. The wastewater system in Bath Township uses 322,000 linear feet of sewer lines varying in size from 6" to 24." The Plan calls for the integration of an additional 8,100 additional feet of sewer lines. Human activities not serviced by the municipal sewer need to utilize private septic systems as approved by the Allen County Health Department.

Environmental concerns stemming from private septic systems have increased pressures from the Ohio Environmental Protection Agency (OEPA) to further develop the municipal wastewater treatment system in Bath Township. The Plan recognizes further urban developments and mandates of the OEPA.

8.2.6 Environmental Conservation

The OEPA has designated the Bath community in attainment with respect to both air quality and water quality. These designations were considered during the development of this Plan in order to sustain the status of full attainment. The Plan identifies existing and future areas of low and medium density residential development coupled with commercial and industrial uses. The Plan also identifies such uses and their proximity to endangered riverine environments and natural areas. These may include rivers, wetlands, floodplains, mature tree stands, and parks.

The Plan promotes the protection and integration of environmentally sensitive areas with quality, high value added developments and/or public control through acquisition to protect access for future generations. More specifically, the Plan identifies the inclusion of: (a) mandated riverine buffers to be established to improve water quality; (b) landscaped buffers around commercial and industrial sites to ensure pleasant sight lines, containment of site generated litter and minimal night glaze; and, (c) mixed-use developments and integrated land uses served by public transportation services that minimize vehicular travel, maximize pedestrian and other alternative modes of travel, and thereby support a reduction in automobile emitted pollutants to the air.

The Plan promotes the protection and integration of environmentally sensitive areas within quality, high value added developments and/or public control through acquisition to protect access for future generations.

8.2.7 Quality of Life

The Plan recognizes the unique site and situation of the Bath community. The Plan embraces its history, its agricultural roots, its values, and its future development. The Quality of Life (QOL) enjoyed in the community is targeted as an essential characteristic of place to be supported and enhanced. QOL issues can be found throughout many of the goals of this document, all working to enhance and humanize the value placed on specific aspects of community development. The Plan recognizes the community development initiatives that make the community an affordable and desirable place to live and work as goals. Examining such areas as the community's appearance/presentation, safety/security, health, and education/employment, the Plan offers specific insights and qualifiers to enhance the community's sense of well-being. This Plan identifies specific goals that should be used to review proposed development and/or infrastructure projects and/or community services and assess their impact on the local QOL as part of the community planning process.

APPENDICES

APPENDIX I
ISSUE IDENTIFICATION & PRIORITIZATION PROCESS

The following issues were presented to the Advisory Committee to identify how important they felt about each of these issues related to the future of Bath Township. Issue areas were identified and points identified under each. These issues were used to benchmark the Plan and to develop goals and objectives which were included as "action steps" in the conclusion of the document. The scale was nominal and the answered were used to help develop the tone and language of the text in the Plan.

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

A. Citizen Involvement & Community Support

4.3 1. Township officials should always be receptive to the community with a transparent and open door policy.

4.0 2. Identify and ensure that all commission, committee and task force members are competent and empowered to achieve their respective goals to improve the Township and better serve its residents.

3.9 3. 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.

3.6 4. Support the quality of life in existing residential neighborhoods by first developing an understanding of quality of life issues present in the neighborhoods.

3.6 5. 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.

3.6 6. Consider the duplication and/or consolidation of Township and Village services to create a more efficient and cost effective delivery of government services.

B. Community Character

4.6 1. Support the development of safe, sustainable and accessible neighborhoods and businesses.

4.3 2. Encourage development design elements (building facades, setbacks and landscaping, signage and other elements) that present the Township as distinctly attractive.

4.1 3. 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.

4.1 4. Preserve and enhance the aesthetic character of the Township's commercial and residential developments as well as its agricultural land.

4.0 5. Maintain the Township's desirable characteristics that have created a sincere, proud, close-knit community.

3.5 6. Convey the character of the community by developing attractive gateways to the Township.

C. Community Infrastructure/Facilities

4.4 1. Coordinate infrastructure improvements and land use in order to promote desirable development patterns while minimizing adverse environmental impacts and costly utility extensions/investments.

4.1 2. Maintain and upgrade existing community infrastructure and facilities as necessary to serve the Township's growing population and businesses.

4.0 3. 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.

3.7 4. Develop facilities that project the Township as welcoming and attractive to residents and visitors alike.

3.7 5. Encourage and promote burying of utility wires (power, cable, telephone) whenever feasible.

3.4 6. Construct or enlarge community facilities in an appropriate manner, in the best interest of identified community goals.

3.4 7. Provide adequate space and facilities for neighborhood level and community-level recreational needs of current and future Township residents.

D. Economic & Business Development

4.7 1. Promote a positive relationship with the business community.

4.6 2. Ensure new development has the infrastructure and services (including adequate water/sewer, roads, transit, police, fire, EMS) needed to support increased demands.

4.6 3. Promote and integrate the (re)development of industrial and commercial economic activities within the community.

3.8 4. 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.

3.6 5. Support the development of mixed use activity centers to promote diversity of the community's economic base and choice of lifestyle.

E. Housing

4.3 1. Support housing development that is well planned, organized and within the constraints of available or planned water, sewer and roadway infrastructure.

3.7 2. Maintain a balance of housing options to meet the needs of all residents.

3.7 3. Support and enhance the vibrancy of existing and proposed residential developments.

3.4 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.

2.6 5. Ensure that housing growth is slowed and controlled to a manageable pace.

F. Land Use

4.5 1. Support development and utility extensions based on site specific consideration such as proximity to existing infrastructure, environmental factors and agricultural operations and soil suitability.

4.3 2. Maintain a desirable balance between agricultural land use and Township growth.

4.2 3. Ensure that the rural character located along the northern and western edges of the Township are preserved.

4.0 4. Assure that land use regulations continue to accommodate a comprehensive variety of uses that will promote the fiscal health of the Township, particularly as land is developed or re-zoned.

4.0 5. Maintain the diversity of land uses through careful land use planning.

3.8 6. Encourage a transitional development area to form a defined edge between urbanized areas and planned rural areas.

3.3 7. Plan for development within the regional context of the Lima metropolitan area and development and planning within adjacent jurisdictions.

3.2 8. Promote mixed use developments, including a mix of residential and non-residential uses, within the Township's existing retail areas.

3.0 9. To the extent possible, maintain a compact community pattern and promote efficiency in circulation and public services.

G. Environmental

4.7 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.

4.3 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.

3.7 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.

3.3 4. Develop a viable recycling program for Township residents and businesses.

H. Other Issues Identified by You as Being a Priority

1. Encourage recreational connectivity between major generators (parks, schools, and businesses).
2. Improve communication between Township, School Board, and Township residents.
3. Coordinate Township and School Board schedules to allow the public to attend both without conflict.
4. Improve the financial resources of the Township.

APPENDIX II
COMMUNITY STRENGTHS, WEAKNESSES, OPPORTUNITIES & THREATS

This report uses a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis to better understand the issues in Bath 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 socioeconomic data to identify an area'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 was 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 that presents opportunities as well as threats.

For the purpose of this analysis, SWOT has been characterized in the following terms:

- ***Strengths*** *(positive, internal)*: positive attributes currently present in the Township.
- ***Weaknesses*** *(negative, internal)*: local issues or characteristics that limit the current or future growth opportunities for the Township.
- ***Opportunities*** *(positive, internal and external)*: areas where the Township can attempt to remedy its weaknesses (e.g. learning from others, global change, aggressive marketing, targeted investment, etc.).
- ***Threats*** *(negative, internal and external)*: trends that threaten the Township's future and attractiveness to existing and new business, from local weaknesses or global threats.

STRENGTHS

- **Manufacturing:** A solid manufacturing base employs local residents. Bath Township's unemployment is 2% less than Allen County's.

- **Solid Agriculture Industry:** The community has a strong agricultural history and community with prime land for agriculture.

- **Relative Location:** Bath Township is situated along Interstate 75 and U.S. 30. It lies within the heart of the region's manufacturing base. The State of Ohio and the County are responsible for these routes, and the Township is able to reap the benefits without major costs. The community is also bisected by a number of Class I and II railroads.

- **Educational Facilities:** Residents are currently serviced by the Bath Local School District. Educational attainment levels of Bath residents attest to strong post-secondary educational pursuits. The community is also serviced by Ohio State University, Rhodes State College, Bluffton University, and the University of Northwestern Ohio.

- **Recreation:** Johnny Appleseed Metro Parks and City Reservoirs provide the largest concentration of recreational facilities in the County.

- **Active Transportation:** Several active transportation modes are available in Bath Township. These include RTA amenities, bicycle facilities, and the metro park system facilities.

- **Air Quality Attainment**: Bath Township has been in compliance with Air Quality Standards since 2013. This results in less stringent regulation and lower health risks for the population.

- **Health Care:** St. Rita's Medical Center and Lima Memorial Hospital provide regional health care coverage within close proximity of Bath Township.

WEAKNESSES

- **Declining and Aging Population:** The continuous decline in population, when tied with the aging of the baby-boomer generation, will create a workforce shortfall by 2040.

- **Tax Structure:** Not structured by sector. Also, the tax structure doesn't support all needed services.

- **Agricultural Infrastructure:** lack of implement dealers and other agricultural infrastructure strains the farming sector.

- **Poverty:** As of 2014, 15.2% of the Township was in poverty. These individuals require more services and pay fewer taxes, further hindering the Township.

- **Manufactured Homes:** The poor conditions of the manufactured homes in Bath Township contribute to community blight and visually burden the community. These homes also contribute very little to the tax base.

- **Waste Management:** Lack of convenient waste management is negative for prospective industrial facilities and burdening current facilities.

OPPORTUNITIES

- **Diverse Economy:** Bath Township is capable of a diverse economic base due to its both rural and urban characteristics. A diverse economy would also contribute to a diverse tax base.

- **Railroad & Utilities:** Given the community's existing industrial base and its proximity to Interstate 75 and U.S. 30, development of an intermodal facility would act as a catalyst to further industrial development.

- **Active Transportation Connections:** Adding more connections to existing facilities including bicycle facilities, sidewalks, and fixed RTA routes would increase active transportation.

- **Building New Residential Units:** Due to the predicted decrease of the household size, new residential units are needed. New units can draw in populations to the Township.

THREATS

- **Unplanned Development:** Could contribute to the loss of agricultural land. Also, the encroachment of utilities into rural areas increases the land values and cost of utilities.

- **Degradation of the Ecosystem:** Loss of higher educated population threatens innovative economic growth.

- **Declining Population:** A declining population is a major threat to a community, as it results in vacant and land housing, along with shrinking the tax base.

- **Loss of Manufacturing Sector:** Bath Township's employment is heavily dependent upon the manufacturing sector. If these firms were to leave the Township, it could devastate the economy.

- **Blight & Crime:** The southwestern portion of Bath Township is affected by blighted property and is at risk of increased crime and/or abandonment.

- **Uneven Distribution of Environmental Burdens:** Concentrated new development could overburden subsets of the community with increased risk.

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 rural character of Bath Township, the lack of utilities and the existing land use, the 2040 Comprehensive Plan has adopted an agricultural-based economic development approach to compliment the Townships already sizeable retail/service sectors. The Plan suggests that the community's future prosperity is based on diversifying the Township's economic base. However, given the community's heritage, the Plan also argues the need to promote agricultural diversity to create unique economic opportunities to expand the Township's economic base. 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 healthcare 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 Agricultural 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 Agriculture 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 to institute best management practices.

Advance Local Forest, Timbering and Nursery Interests

- Alert land owners of NRCS financial/technical assistance available with the Environmental Quality Incentives and Wildlife Habitat Incentives Program.
- Educate owners of available USDA financial/technical assistance under the Forest Service Program, Forest Land Enhancement Program, Conservation Reserve Program, Forest Legacy Program, Environmental Quality Incentives, and 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 as permitted use in local zoning regulations.
- Promote the Township as a hub for regional nursery production.

Adopt Local Foods System Programming

- Form/Support 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, AEDG, Chamber of Commerce local universities and community college 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, and 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 development of an aggregation facility in existing 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 Chamber 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 1601 E. 4th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro 2. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/csp_fact_sheet-080709.pdf 3. http://www.nrcs.usda.gov/programs/new_csp/csp.html#intro 4. 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 1601 E. 4th Street, Suite B Lima, OH 45804 419-223-0040 ext. 3	1. http://www.nrcs.usda.gov/programs/eqip/index.html#intro 2. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_factsheet.pdf 3. http://www.nrcs.usda.gov/programs/farmbill/2008/pdfs/EQIP_At_A_Glance_062608final.pdf 4. 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.	United States Department of Agriculture Ohio Farm Service Agency 200 North High St. Room 540 Columbus, OH 43215 (614)255-2441 Allen County USDA Service Center 3900 Campus Dr., Ste. A Lima, OH 45804 419-223-0040 FSA ext. 2, NRCS ext. 3	1. http://www.fsa.usda.gov/FSA/webapp?area=home&subject=copr&topic=crp 2. 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 1601 E. 4th Street, Suite B 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 1601 E. 4th Street, Suite B 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 which may change that limitation. Landowners may restore wetlands with permanent or 30-year easements or 10-year contracts. Permanent easements pay 100% of the agricultural value of the land and 100% cost-sharing; 30-year easements pay 75% of the agricultural value and 75% cost-sharing; 10-year contract pays 75% cost-share only. Permanent or 30-year easements are recorded with property deed while a 10-year contract is not recorded. One eligibility restriction is ownership of the land for at least one year.	NRCS Lima Field Office 1601 E. 4th Street, Suite B 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 1601 E. 4th Street, Suite B 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	Reestablish 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 Stamps and Ducks Unlimited MARSH funds.	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_resourcessubhomepage/privatelandmanagementlandingpage/tabid/5671/Default.aspx
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; in 2014, the state will support the preservation effort with some $6M in funding. 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

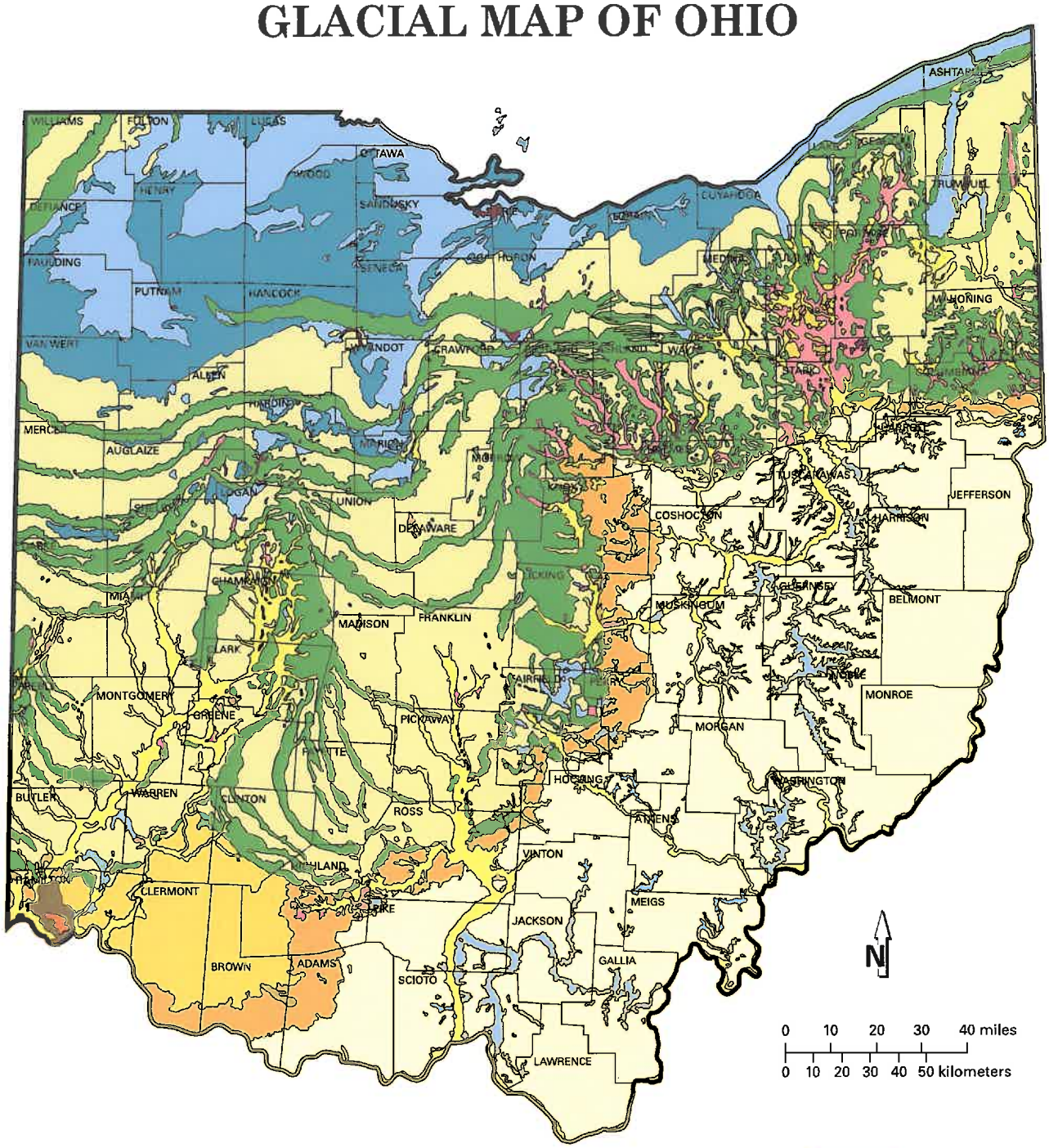
	MPO			CEAO		ODOT								OPWC	ORDC	ODNR	OSDA
	CMAQ	STP	TA	STP	LBR	SRTS	Safety	Small City	Local Major Bridge	TA	Muni Bridge	Grants	SIB				
Roads																	
Maintenance		X		X			X						X	X			
Capacity Expansion	X	X		X			X	X					X	X			
Turn Lanes	X	X		X			X	X					X	X			
Street Lighting		X	X			X	X			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	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	X	X	X									X	X				
Operations	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.

STATE OF OHIO • DEPARTMENT OF NATURAL RESOURCES • DIVISION OF GEOLOGICAL SURVEY

GLACIAL MAP OF OHIO



WISCONSINAN
(14,000 to 24,000 years old)

- Ground moraine
- Wave-planed ground moraine
- Ridge moraine

ILLINOIAN
(130,000 to 300,000 years old)

- Ground moraine
- Dissected ground moraine
- Hummocky moraine

PRE-ILLINOIAN
(older than 300,000 years)

- Ground moraine
- Dissected ground moraine

- Kames and eskers
- Outwash
- Lake deposits
- Peat
- Colluvium

Recommended citation: Ohio Division of Geological Survey, 2005, Glacial map of Ohio: Ohio Department of Natural Resources, Division of Geological Survey, page-size map with text, 2 p., scale 1:2,000,000.

GLACIAL DEPOSITS OF OHIO

Although difficult to imagine, Ohio has at various times in the recent geologic past (within the last 1.6 million years) had three-quarters of its surface covered by vast sheets of ice perhaps as much as 1 mile thick. This period of geologic history is referred to as the Pleistocene Epoch or, more commonly, the Ice Age, although there is abundant evidence that Earth has experienced numerous other "ice ages" throughout its 4.6 billion years of existence.

Ice Age glaciers invading Ohio formed in central Canada in response to climatic conditions that allowed massive buildups of ice. Because of their great thickness, these ice masses flowed under their own weight and ultimately moved south as far as northern Kentucky. Oxygen-isotope analysis of deep-sea sediments indicates that more than a dozen glaciations occurred during the Pleistocene. Portions of Ohio were covered by the last two glaciations, known as the Wisconsinan (the most recent) and the Illinoian (older), and by an undetermined number of pre-Illinoian glaciations.

Because each major advance covered deposits left by the previous ice sheets, pre-Illinoian deposits are exposed only in extreme southwestern Ohio in the vicinity of Cincinnati. Although the Illinoian ice sheet covered the largest area of Ohio, its deposits are at the surface only in a narrow band from Cincinnati northeast to the Ohio-Pennsylvania border. Most features shown on the map of glacial deposits of Ohio are the result of the most recent or Wisconsinan-age glaciers.

The material left by the ice sheets consists of mixtures of clay, sand, gravel, and boulders in various types of deposits of different modes of origin. Rock debris carried along by the glacier was deposited in two principal fashions, either directly by the ice or by meltwater from the glacier. Some material reaching the ice front was carried away by streams of meltwater to form outwash deposits. Material deposited by water on and under the surface of the glacier itself formed features called kames and eskers, which are recognized by characteristic shapes and composition. A distinctive characteristic of glacial sediments that have been deposited by water is that the material was sorted by the water that carried it. Thus, outwash, kame, and esker deposits normally consist of sand and gravel. The large boulder-size particles were left behind and the smaller clay-size particles were carried far away, leaving the intermediate gravel- and sand-size material along the stream courses.

Material deposited directly from the ice was not sorted and ranges from clay to boulders. Some of the debris was deposited as ridges parallel to the edge of the glacier, forming terminal or end moraines, which mark the position of the ice when it paused for a period of time, possibly a few hundred years. When the entire ice sheet receded because of melting, much of the ground-up rock material still held in the ice was deposited on the surface as ground moraine. The oldest morainic deposits in Ohio are of Illinoian and pre-Illinoian age. Erosion has significantly reduced these deposits along the glacial boundary, leaving only isolated remnants that have been mapped as dissected ground moraine and hummocky moraine.

Many glacial lakes were formed in Ohio during the Ice Age. Lake deposits are primarily fine-grained clay- and silt-size sediments. The most extensive area of lake deposits is in northern Ohio bordering Lake Erie. These deposits, and adjacent areas of wave-planed ground moraine, are the result of sedimentation and erosion by large lakes that occupied the Erie basin as Wisconsinan-age ice retreated into Canada. Other lake deposits accumulated in stream valleys whose outlets were temporarily dammed by ice or outwash. Many outwash-dammed lake deposits are present in southeastern Ohio far beyond the glacial boundary. Peat deposits are associated with many lake deposits and formed through the accumulation of partially decayed aquatic vegetation in oxygen-depleted, stagnant water.

The term glacial drift commonly is used to refer to any material deposited directly (*e.g.*, ground moraine) or indirectly (*e.g.*, outwash) by a glacier. Because the ice that invaded Ohio came from Canada, it carried in many rock types not found in Ohio. Pebbles, cobbles, and boulders of these foreign rock types are called erratics. Rock collecting in areas of glacial drift may yield granite, gneiss, trace quantities of gold, and very rarely, diamonds. Most rocks found in glacial deposits, however, are types native to Ohio.

Certain deposits left behind by the ice are of economic importance, particularly sand and gravel, clay, and peat. Sand and gravel that have been sorted by meltwater generally occur as kames or eskers or as outwash along major drainageways. Sand and gravel are vital to Ohio's construction industry. Futhermore, outwash deposits are among the state's most productive sources of ground water.

Glacial clay is used in cement and for common clay products (particularly brick). The minor quantities of peat produced in the state are used mainly for mulch and soil conditioning.

APPENDIX VII
PLAN REFERENCE MATERIALS

Title	Plan Section	Category	Year	Author/Publisher	Description
2010 United States Census	Population Characteristics	Census Tabulation	2010	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2011-2014 American Community Survey	Population Characteristics	Census Tabulation	2015	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2012 Census of Agriculture	Economic Overview: Employment	Agricultural Census	2012	U.S. Department of Agriculture	Statistical summations of agricultural/rural activity for farms, products and operations.
2014 American Community Survey	Population Characteristics	Census Tabulation	2015	U.S. Department of Commerce Bureau of the Census	Statistical summations of local populations.
2022 Ohio Job Outlook Employment Projections	Economic Overview: Employment	Economic Profile	2012	Ohio Department of Job & Family Services	Employment projections and analysis for labor sectors in Ohio through year 2022.
2040 Long Range Fiscally Constrained Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2013	Lima-Allen County Regional Planning Commission	Includes land use, population, socioeconomic trends, existing transportation characteristics, alternatives to alleviate deficiencies and financial plan to address future demands in Allen County.
Access Ohio 2040: Statewide Transportation Plan	Infrastructure & Services: Transportation	Transportation Plan	2014	ODOT Division of Planning, Office of Statewide Planning & Research	Includes goals and objectives, demographics, economics, travel patterns, transportation network, rail system, air system, bicycle and pedestrian facilities, water ports and inter-modal connectors, transportation system security, and financial plan.
Air Quality Statistics Report - Allen County	Environmental Factors: Air Quality	Air Quality	2016	Ohio Environmental Protection Agency	An assessment of Allen County Air Quality in 2007. The report provides detailed Air Toxic Testing Results pursuant to new 8-hour NAAQS.
Allen County Access Management Plan	Infrastructure & Services: Transportation	Access Management Plan	2005	HDR Engineering, Inc.	Prepared for Allen County Engineer. Includes purpose for access management, examples, administration issues, design standards, and traffic impact study requirements.
Allen County Community Housing Improvement Strategy	Infrastructure & Services: Housing	Housing Study	2010	Rural Community Assistance Action Program	Includes demographics, housing needs, and housing issues.
Allen County Comprehensive Water Master Plan	Infrastructure & Services: Water Systems	Water System Report	2000	URS Greiner Woodward Clyde	Includes county current and projected populations, water demands and quality, water supply, alternative systems, recommendations, and financing.
Allen County Crash Summary Report 2014	Infrastructure & Services: Transportation	Traffic and Safety	2015	Lima-Allen County Regional Planning Commission	Statistical compilation designed to be used for crash trend analyses.

APPENDIX VII
PLAN REFERENCE MATERIALS
(Continued)

Title	Plan Section	Category	Year	Author/Publisher	Description
Allen County Stormwater Management Plan	Environmental Factors: Water Quality Issues	Water Quality Action Plan	2011	Allen Soil and Water District	Prepared for Allen County. Identifies USEPA findings on water quality. Non-attainment status of Ottawa River and tributaries. Includes 5-year action plan to mediate degrading practices.
Biological and Water Quality Study of the Ottawa River and Principal Tributaries	Environmental Factors: Water Quality Issues	Environmental	2010	State of Ohio Environmental Protection Agency	Water quality attainment status.
County Business Patterns 2014	Economic Overview: Employment	Economic Profile	2016	U.S. Department of Commerce	Publication that provides substantial economic data by industry by NAICS code. Provides total full and part time employment as well as non-employer wages and County trends.
Comprehensive Economic Development Strategy for Allen County, Ohio	Infrastructure & Services: Transportation	Community Development	2015	Lima-Allen County Regional Planning Commission	Comprehensive social and economic assessment of Allen County.
ES 202 Employment by SIC	Economic Overview: Employment	Economic Profile	2015	Ohio Department of Job & Family Services	Identifies employees, firms by first month, second month, third month, and year average from 2010 and 2015.
Land Evaluation & Site Assessment	Land Use Action Plan	Land Use	2008	U.S. Department of Agriculture Natural Resource Conservation Service	Methodological tool to assess agricultural productivity and land use classifications.
Ohio 2016 Integrated Water Quality Monitoring and Assessment Report	Environmental Factors: Water Quality Issues	Environmental	2016	State of Ohio Environmental Protection Agency, Division of Surface Water	Water quality attainment status.
Ohio Department of Development County Population Projections 2010-2040	Population Characteristics	Population Study	2013	Ohio Development Services Agency	Statistical summation of projected populations by political subdivision.
Ohio County Profile	Economic Overview: Employment	Economic Strategy	2013	Ohio Development Services Agency	Bi-annual publication that provides County level economic social and vital statistic data.
Soil Survey of Allen County Ohio - Interim Report	Site & Situation	Soils	2002	United States Department of Agriculture Natural Resources Conservation Services	Data relative to the physiographic relief, drainage, mineral content and glacial morphology of area soils.
Solid Waste Management Plan Update, 2017-2031 Revised draft Plan	Environmental Factors: Solid Waste	Solid Waste Study	2016	G.T. Environmental, Inc.	Prepared for North Central Ohio Solid Waste District. Includes inventories, generation and reduction, projections and strategies, and methods of solid waste management.

APPENDIX VII
PLAN REFERENCE MATERIALS
(Continued)

Title	Plan Section	Category	Year	Author/Publisher	Description
State Highway Access Management Manual	Infrastructure & Services: Transportation	Access Management Plan	2001	Ohio Department of Transportation Access Management Committee	State procedures and design standards to protect the utility, function, capacity, and safety of the state highway system.
Strategies for Defining Ohio' Economic Development Agenda	Economic Overview: Tax Base	Economic Strategy	2002	The Center for Public Management	Prepared for The Ohio and Metro Chambers of Commerce. Includes development strategy, tax structure, education, workforce, implementation, infrastructure investments, policy options, and case study analysis.
Subdivision Regulations for Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2013	Lima-Allen County Regional Planning Commission	Subdivision Regulations adopted pursuant to Section 711 of the Ohio Revised Code.
The Future of Manufacturing: Building the Future through Agility and Innovation	Economic Action Plan	Economic Strategy	2015	Future IQ	Analysis of key technological trends that are impacting the global manufacturing sector.
Transportation Improvement Program FY 2016-2019	Infrastructure & Services: Transportation	Transportation Plan	2015	Lima-Allen County Regional Planning Commission	Comprehensive transportation project compilation for Allen County.
Total Max Daily Loads for the Upper Auglaize River Watershed	Environmental Factors: Water Quality Issues	Environmental	2004	State of Ohio Environmental Protection Agency	Water quality attainment status.
Vital Statistics: County In, Out, Net, and Gross Migration Totals: 1980-1981 to 2008-2009	Population Migration Characteristics	Population Summary Report	2010	Ohio Department of Development	Components of population change. Migration overview.
Zoning Resolution: Bath Township Allen County, Ohio	Action Plan: Land Use	Regulatory Controls	2012	Bath Township	Township Zoning adopted pursuant to Section 511 of the Ohio Revised Code.

APPENDIX VIII
LAND USE PROJECTIONS: BATH TOWNSHIP

The following Tables are a comparison of the projected commercial land use consumptions from the 2007 Bath Township Comprehensive Plan and the 2017 Bath Township Comprehensive Plan. These were presented to the Township Trustees as supplementary material in the planning process, and served to highlight the drastic commercial land use consumption. Looking at Table 33, in 2005, commercial land in Bath Township was present in 695 acres, and was projected to grow 30.9 percent to 843 acres by year 2025. In 2015, the Auditor's Database reported 1,187 acres of commercial land, exceeding the initial projections greatly. Projections in the 2017 Comprehensive Plan indicate 10.3 percent growth, totaling 1,310 acres.

2025 Comprehensive Plan:

TABLE 33
BATH TOWNSHIP: FUTURE COMMERCIAL LAND USE

Year	All	Retail Services	Classic Retail	Acres Required
2005	1,583,593	1,231,146	352,447	695
2010	1,668,034	1,305,583	362,181	732
2015	1,752,475	1,380,559	371,916	769
2020	1,836,917	1,455,266	381,651	806
2025	1,921,358	1,529,973	391,385	843
Year 2000	1,469,119	1,124,623	344,496	644
Change	452,239	405,350	46,889	199
% Change	+30.78%	+36.04%	+16.44%	30.9%

2040 Comprehensive Plan:

TABLE 7-1
COMMERCIAL LAND USE BY YEAR

Year	Square Feet	Acres
2015	1,583,734	1,187.2
2020	1,661,200	1,211.7
2025	1,738,666	1,236.3
2030	1,816,132	1,260.8
2035	1,893,598	1,285.4
2040	1,971,064	1,309.9
Change	387,330	122.7
% Change	+24.5%	+10.3%

APPENDIX IX
UPDATED AERIAL PHOTO OF BRYN MAWR AREA

This aerial map was made for and used by the Township Trustees during the planning process of the 2040 Generalized Land Use for Bath Township (Map 7-5). The detailed aerial shows the Country Estates and Lost Creek Neighborhoods.

RESOLUTION NO. 5-2-17-1

BATH TOWNSHIP, ALLEN COUNTY, OHIO

A RESOLUTION ADOPTING THE 2040 COMPREHENSIVE PLAN FOR BATH TOWNSHIP

PREAMBLE

WHEREAS, the Allen County Regional Planning Commission ("RPC") has researched, compiled and prepared the proposed 2040 Comprehensive Plan for Bath Township, Allen County, Ohio ("Comp Plan"); and

WHEREAS, the Developmental Controls Committee at RPC met on December 13, 2016 to review the Comp Plan and has recommended adoption by Bath Township; and

WHEREAS, the Bath Township Zoning Commission, Board of Zoning Appeals (BZA) and RPC held numerous joint study sessions, open to the public, for the purposes of reviewing and modifying the Comp Plan ; and

WHEREAS, at the Joint Reorganizational Meeting of the Bath Township Zoning Boards, held on February 9, 2017, the Zoning Commission set a date for a public hearing to be held on March 16, 2017 for the purposes of reviewing the Comp Plan and prepare a recommendation to the Board of Trustees; and

WHEREAS, the Zoning Commission held a public hearing on March 16, 2017 to discuss the final draft of the Comp Plan and made a recommendation to the Board of Trustees to adopt the Comp Plan with two small changes regarding the list of BZA members; and

WHEREAS, the recommendation of the Zoning Commission was presented to the Board of Trustees, during the regularly scheduled Trustees meeting held on April 4, 2017; and

WHEREAS, the Board of Trustees held a public hearing to discuss the Comp Plan on Tuesday May 2, 2017 at 6:30 pm.

RESOLUTION

NOW THEREFORE, be it resolved by the Board of Trustees of Bath Township, Allen County, Ohio, that the following Resolution be, and it hereby is, adopted:

The Board of Trustees have passed this Resolution, by a vote of 2-1, to adopt the proposed 2040 Comprehensive Plan for Bath Township, with the following addendums:

1. Merlin Goodman shall remain on the list of Board of Zoning Appeals members.
2. Kevin Schmiedebusch shall be added to the list of Board of Zoning Appeals members.
3. The RPC provided aerial photo of the Bryn Mawr area of Lost Creek shall be inserted.
4. The Land Use Projections Tables (Table 33 from the 2025 Plan & Table 7-1 from the 2040 Plan) shall be inserted.
5. The Generalized Land Use Map 7-5 shall have the proposed Commercial Re-development of SR 309 between Willard and Vassar removed.
6. The updated Map 7-5 shall be inserted.

This Resolution shall take effect at the earliest time allowed by law.

ADOPTED: May 2, 2017

Attest:

Township Fiscal Officer

BATH TOWNSHIP BOARD OF TRUSTEES
ALLEN COUNTY, OHIO

Trustee

Trustee

Trustee