

WESTFIELD TOWNSHIP



DEVELOPMENT POLICY PLAN

WESTFIELD TOWNSHIP DEVELOPMENT POLICY PLAN UPDATE

Medina County, Ohio

December 1996

TABLE OF CONTENTS

		<u>Page</u>
	General Acknowledgements	ii
Chapter 1	Introduction and Purpose of Policy Plan	1
Chapter 2	Evaluation of Existing Conditions and Recent Trends	4
Chapter 3	Future Land Use in Westfield Township	17
Chapter 4	Statement of Goals, Objectives and Policies	22
Chapter 5	Plan Implementation	27
Appendix I	Rural Preservation Measures	29
Appendix II	Westfield Township Community Survey and Results Summary	30
Appendix III	Community Profile: 1995	38

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MEDINA COUNTY, OHIO

This plan was prepared by members of the Westfield Development Policy Plan Update Steering Committee with the assistance of the Medina County Community Planning Assistance Program.

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THIS PLAN APPROVED AND
SUBMITTED..... June 18, 1997

FIRST PUBLIC HEARING..... August 5, 1997

ADOPTED..... August 5, 1997

CHAPTER 1: INTRODUCTION

1.1 An Explanation for the Plan

The Westfield Township Development Policy Plan Update represents the planning effort of the residents of Westfield Township, Ohio which was initiated during the spring of 1995 and completed in December 1995. This comprehensive plan is a tool for the residents of Westfield Township to monitor development activities and to respond to related trends in their preferred manner.

This Development Policy Plan is intended to serve as a guiding document during various planning, zoning and development decision-making situations as they arise in Westfield Township. The plan itself is not legally binding in nature; however, the specified goals and objectives stated in this document are an accurate representation of Westfield Township residents' development preferences and likely policy positions on development issues.

The basic aspects of this plan are its comprehensive assessment of the physical characteristics of Westfield Township, its assessment of community opinions regarding development, and its long-range focus on development issues and pressures to occur in the next 10 to 20 years.

As development occurs in the future in Westfield Township, certain development scenarios described in this plan will change, diminish or increase in importance. One essential aspect of this comprehensive planning process is that periodic updates to the plan will enhance its effectiveness and allow Westfield Township residents to continually educate themselves on development and issues critical to preserving the quality lifestyle which they presently enjoy.

1.2 What the Plan Is

The Westfield Township Development Policy Plan Update encompasses the entire geographic area of the Township and pertains to all the functions that affect the physical development of the Township. The plan may be used to guide the future growth of the Township through general policies. As such, the plan is a means to convey advice to not only Township Trustees and zoning and planning officials, but also to developers and others in the private sector. Because the plan is long-range and provides a perspective of the Township's future, the plan can be used as a development guide for

the next 10 to 20 years. As previously stated, it is also flexible and should be subject to periodic review, to ensure that the major goals of the plan are being met.

To be meaningful, the Westfield Township Development Policy Plan must be based upon an understanding of the physical, social, and economic characteristics of the Township because these factors shape the development of the Township and form the basis for land use decisions. The adoption and use of this plan should be a primary objective of the Township, because it lays a coordinated and unified foundation for zoning and other decisions that often must be made on a year-to-year, if not more frequent basis.

1.3 Intended Purpose of This Plan

Westfield Township originally generated a plan in 1978; the plan was intended to guide future zoning and public investment decisions. Although the plan has been in place during the meantime, the policies as set forth in the present plan do not accurately reflect the range of development issues the Township is presently facing. The advantage of having an updated comprehensive development plan in place is to encourage development in areas that can sustain growth and to discourage development in areas that cannot sustain growth such as in flood plains and other environmentally sensitive areas, or areas where it appears that sufficient development of certain types has already occurred. Uncontrolled development can lead to the following problems:

- 1) Excessive costs for the extension of public utilities (sewer, water) and services (police and fire protection, school bus transportation, etc.).
- 2) Damage to environmentally sensitive areas (natural reserves, streams, floodplains, lakes, etc.).
- 3) Loss of valuable agricultural land and recreation areas.
- 4) Congestion, pollution and energy waste due to poorly conceived transportation systems.

The ultimate purpose of having such a plan is to help solve current development problems and prevent their occurrence in the future by planning with an awareness of the limitations of our land and water and socioeconomic resources. Although not required under provisions of the Ohio Revised Code, this plan will serve as a guiding document during local officials' decisions regarding zoning and land use.

Finally, the preparation of a comprehensive development plan update creates a very real opportunity for public officials to allow citizens to participate in the debate and determination of what the future development of their community should be. Through survey questionnaires and the holding of public meetings, Township citizens have had a chance to express their opinions on how the Township should develop.

1.4 Outline of the Plan

The Westfield Township Development Policy Plan Update is a product of a basic five-step planning process.

Figure 1: The Comprehensive Planning Process

- Step 1: Inventory and Analysis
- Step 2: Issue Identification
- Step 3: Goals, Objectives and Policies
- Step 4: Plan Formulation
- Step 5: Plan Implementation

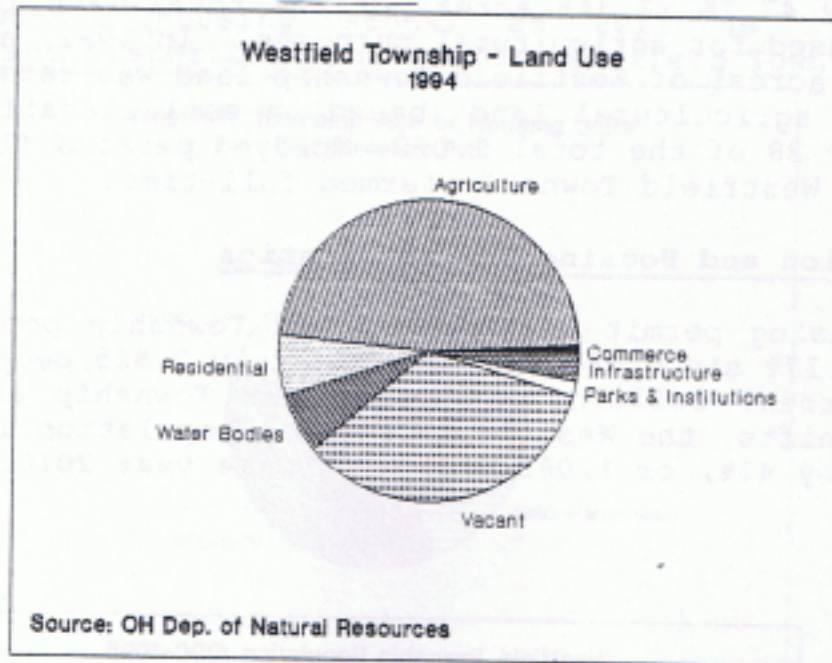
This plan summarizes the results of this five-step planning process, and Westfield Township's current planning goals and policies. It is divided into four areas:

- ◆ Chapter 2 Evaluation of Existing Conditions and Recent Trends represents a general assessment of current conditions and factors that have influenced and shaped the present form of Westfield Township.
- ◆ Chapter 3 Future Land Use in Westfield Township outlines preferred land use patterns based on factual information and public participation.
- ◆ Chapter 4 Statement of Goals, Objectives and Policies outlines the broad goals that have been set to give general direction to the policy formulation process.
- ◆ Chapter 5 Plan Implementation contains an outline of courses of action to implement the plan policies.

Additionally, Appendix I Rural Preservation Measures contains suggested policy elements intended to assist in preserving the Township's rural, small-town character where it presently exists.

CHAPTER 2: EVALUATION OF EXISTING CONDITIONS AND TRENDS

2.1 Land Use



Residential

Approximately 6.5% (994 acres) of the total land in Westfield Township is used for residential purposes. Residential land use is potentially restricted by availability of water and sewage treatment systems, either on-site or from a central service, and access to roads.

Commercial

Approximately .8% (118 acres) of the total land in Westfield Township is used for commercial or business use. Commercial use of land is also restricted by availability of water and sewage treatment systems.

Industrial and Utilities

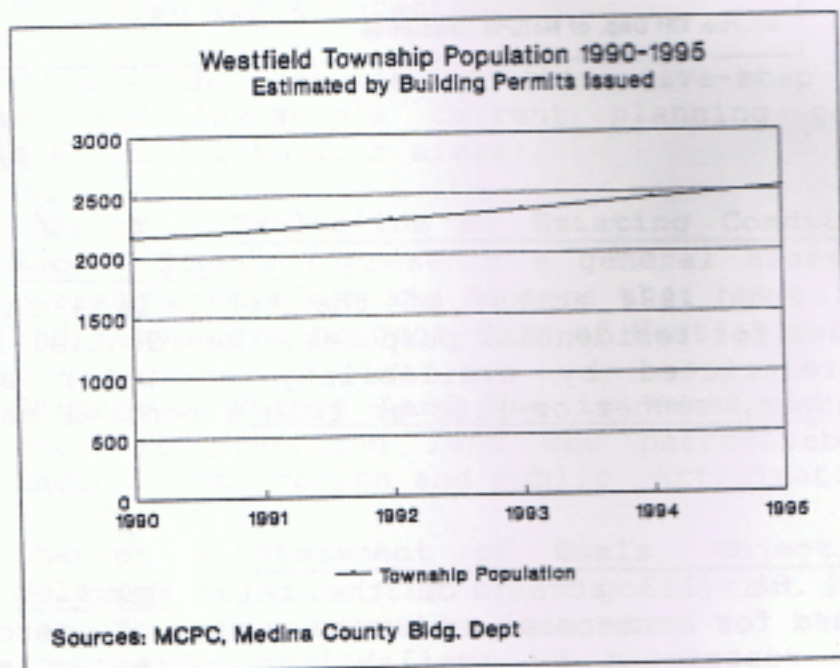
Approximately 2.9% (450 acres) of the total land in Westfield Township is used for industrial or utility purposes. These uses of land are very restricted by the availability of suitable water and sewage treatment systems.

Agriculture

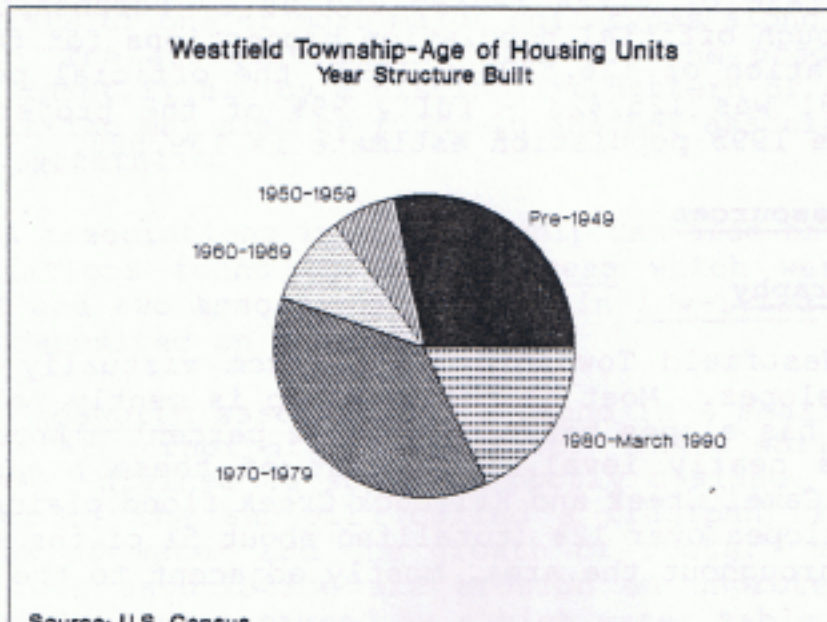
Approximately 47.7% (7,346 acres) of the total land in Westfield Township is used for agricultural purposes. In 1991, an estimated 57.6% (9,160 acres) of Westfield Township land was rated as Medina County prime agricultural land (based on soil classifications). In 1990, only 38 of the total 1,055 employed persons (16 years and over) in the Westfield Township farmed full-time.

2.2 Population and Housing Characteristics

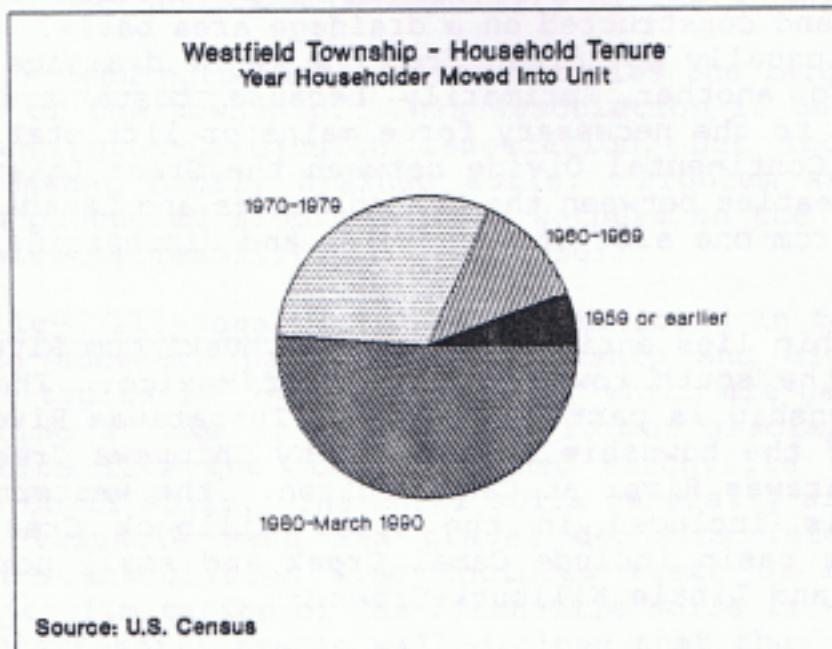
Based on housing permit data, Westfield Township population has increased by 17% since 1990 to approximately 2,525 people in 1995. Based on current building trends in the Township and regional population shifts, the Westfield Township population is projected to increase by 43%, or 1,083 people, by the year 2010.



Since 1970 the number of housing units increased in number beyond the total number of houses built before 1970. This proportion indicates a significant change in the overall composition of the Westfield Township housing stock, as well as a changing architectural and historical context for Westfield Township.



Household tenure statistics indicate that the majority of residents moved to Westfield Township after 1980. This statistic compares with many other areas of Medina County (particularly in the northern tier), which are experiencing a predominance of newer residents. A major factor for residential demand in Westfield Township is its proximity to both I-76 and I-224.



On a regional level, Medina County is experiencing significant growth pressures from the greater Cleveland-Akron metropolitan area. Medina County's population will continue to increase significantly through the year 2010; Medina County's 1980-1990 population increase of 8.13% ranked 2nd of 17 Northeastern Ohio counties. Although official population projections for the County assumed a population of 126,500 by 1995, the official population estimate in 1991 was 125,423 - fully 99% of the projected 1995 population. The 1995 population estimate is 139,520.

2.4 Physical Resources

2.4.1 Topography

Topography in Westfield Township ranges from virtually level to areas of steep slopes. Most of the township is gently rolling, as 58% of the area has slopes between 2 and 12 percent. About 31% of the township is nearly level, with most of these areas in the Chippewa Creek, Camel Creek and Killbuck Creek flood plains. Small areas of steep slopes over 12% (totalling about 5% of the township) are scattered throughout the area, mostly adjacent to the streams.

Elevation ranges from about 1,190 feet on a hill east of Westfield Road between Buffham and Kennard Roads down to 940 feet where Killbuck Creek leaves the township.

2.4.2 Drainage Basins

Drainage basins can be important features influencing the development of an area. Water and sewer facilities are almost always planned and constructed on a drainage area basis. Water for large areas is usually not drawn from one major drainage area and discharged into another, primarily because costs are usually prohibitive due to the necessary force mains or lift stations. In respect to the Continental Divide between the Great Lakes and the Mississippi, treaties between the United States and Canada prohibit drawing water from one side of the divide and discharging into the other.

Westfield Township lies entirely within the Muskingum River system and drains to the south toward the Gulf of Mexico. The eastern half of the township is part of the Upper Tuscarawas River Basin. This portion of the township is drained by Chippewa Creek, which joins the Tuscarawas River at Canal Fulton. The western half of the township is included in the Upper Killbuck Creek Basin. Streams in this basin include Camel Creek and small portions of Killbuck Creek and Little Killbuck Creek.

2.4.3 Soils

The individual soil types in Westfield Township can be generalized into five associations or groups of soils that have similar origins and characteristics, as illustrated on Map 1. An association usually consists of one or more major soil types along with several minor types. The association is named for the predominate soil types and is identifiable by a distinctive pattern of soils. Soils in one association may also be found in another association, but in a different pattern.

The five soil associations in the township can also be grouped into three associations found in upland areas which were formed by glacial till and two associations found in low-lying areas formed by sediment deposited on glacial lakes.

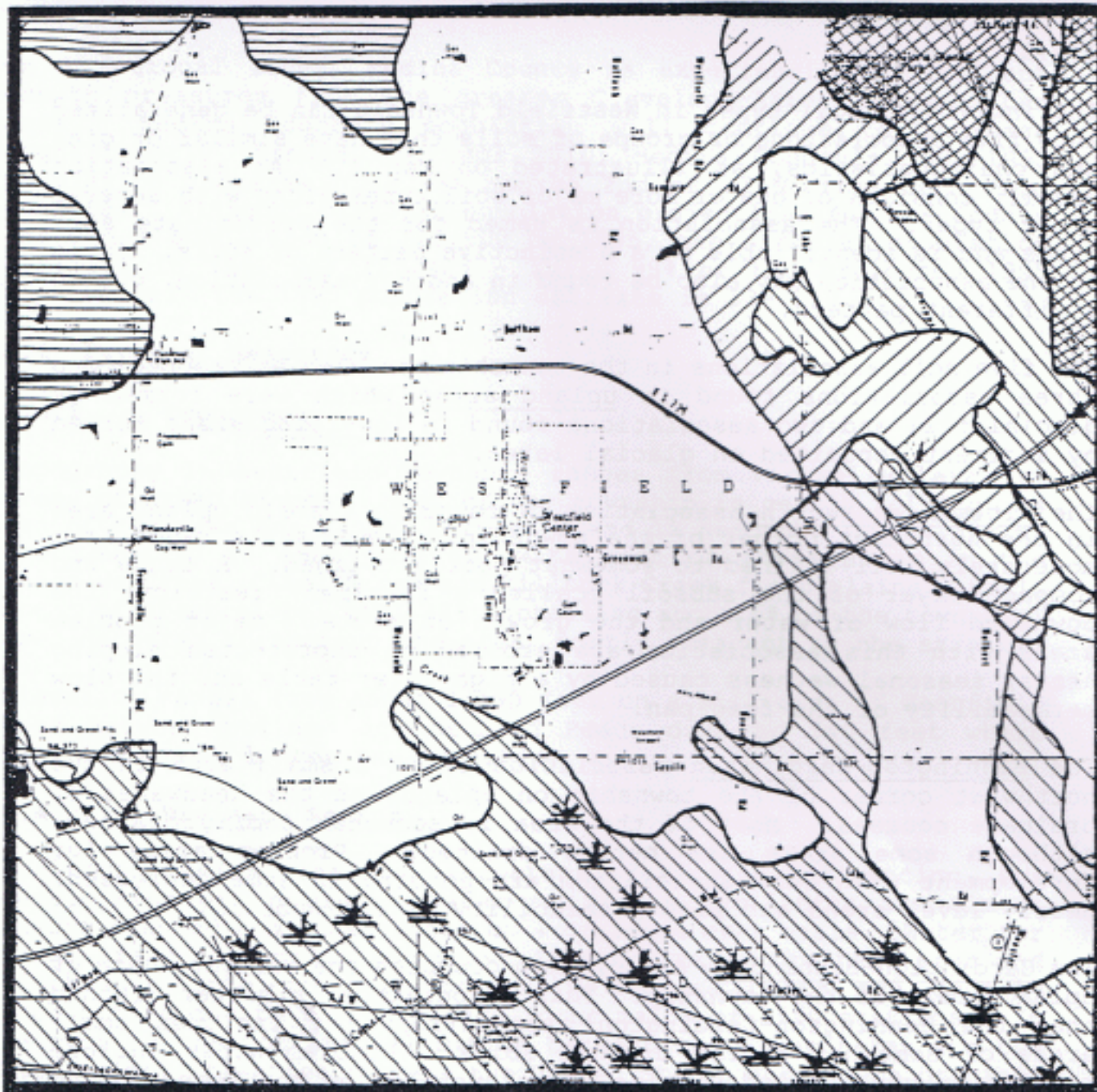
The Rittman-Wadsworth association is found in a small upland area in the northeast corner of the township. these soils range from moderately well-drained to somewhat poorly drained. A dense and compact layer of the subsoil (called a fragipan) restricts the downward flow of water and the growth of roots. major problem areas with this association are erosion on unprotected sloping areas, seasonal wetness caused by a high water table and the slow permeability of the fragipan.







The Bennington-Cardington association is in a small area in the northwest corner of the township on uplands at the headwater of drainage courses. Most of the area is somewhat poorly drained, although some areas are better drained. Problem areas for development with this association are ponding in some depressed, nearly level areas and slow permeability of the subsoil.

The Cardington-Bennington association occupies the largest share of upland areas of the township. This association is better drained than the Bennington-Cardington association, but includes small areas of somewhat poorly drained soils. Problem areas include erosion on unprotected sloping areas, wetness on the less sloping areas, and slow permeability of the subsoil.

The Fitchville-Chili-Bogart association is found in the low-lying areas in the southern part of the township and along Chippewa Creek, It is typically found in terraces, which are generally flat areas bordering a lake or stream, and former glacial lake beds. Drainage varies from the poorly drained Fitchville soils to the well-drained Chili soils. The Chili soils generally are found over commercially-valuable sand and gravel deposits (see discussion below). This association also includes areas of organic muck soils. A major limitation of the Fitchville soils is wetness. The Chili and Bogart soils are so well-drained that they may present

MAP 1
WESTFIELD TOWNSHIP SOIL ASSOCIATIONS



-  BENNINGTON-CARDINGTON
-  RITTMAN-WADSWORTH
-  FITCHVILLE-CHILI-BOGART
-  CARLISLE-LURAY-LORAIN
-  SMALL AREA OF CARLISLE-LURAY-LORAIN
-  CARDINGTON-BENNINGTON



SCALE: 1" = 4000'

PREPARED BY MEDINA COUNTY
REGIONAL PLANNING COMMISSION
APRIL 1978

problems of contamination of ground water from rapid septic tank leaching.

The Carlisle-Luray-Lorain association is found in glacial lake beds and in swamps along Chippewa Creek and Westfield Ditch. These are the same soils found in the large muck area south of Lodi. All of the soils in the association are very poorly drained. Carlisle soils have concentrations of decomposing plant material. Problem areas include excessive wetness and ponding. When dry, the organic soils are subject to wind erosion and even fire. Many of the wetland soil types are excellent wildlife habitats.

Soil data can provide a wealth of information about their capability for non-farm uses. Specifically, the information listed above should be referenced for objective consideration of alternative land uses in planning and zoning decisions.

The detailed soils maps of Medina County and the physical characteristics of each soil type have been computerized by the Ohio Department of Natural Resources as part of their Ohio Capabilities Analysis Program (OCAP). OCAP provides data and maps on a wide range of soil characteristics and their physical, engineering, and agricultural properties. The OCAP data and maps have been used to map physical limitations for non-farm development in Medina County, including Westfield Township.






The estimated degree of limitations of the soils for any given land use are indicated as slight, moderate or severe. A slight limitation indicates that there are no significant limiting factors for the land use. Moderate limitations indicate that there are some problems for the intended use which should be recognized, but which can be overcome without great expense or difficulty. A rating of severe limitation indicates the soil has serious problems for the intended use that are costly and difficult to overcome.

The degree of limitation depends on the intended use. Dwellings and other relatively small buildings may have serious problems on a wet soil that is ideal for wildlife or for cropland when properly managed. On the other hand, many of the soil characteristics that are desirable for residential uses (such as good natural drainage) are also well-suited for cropland or other uses (such as woodland or quarries).

The accompanying Map 2 shows in very general terms those areas rated severe for homes with basements and for other small commercial, industrial or institutional buildings. Map 3 illustrates areas expected to flood. Because of the scale of the maps and technical issues involved in the actual soil field sampling and converting this data into the OCAP system, the maps

SEVERE HAZARDS FOR HOMES WITH BASEMENTS



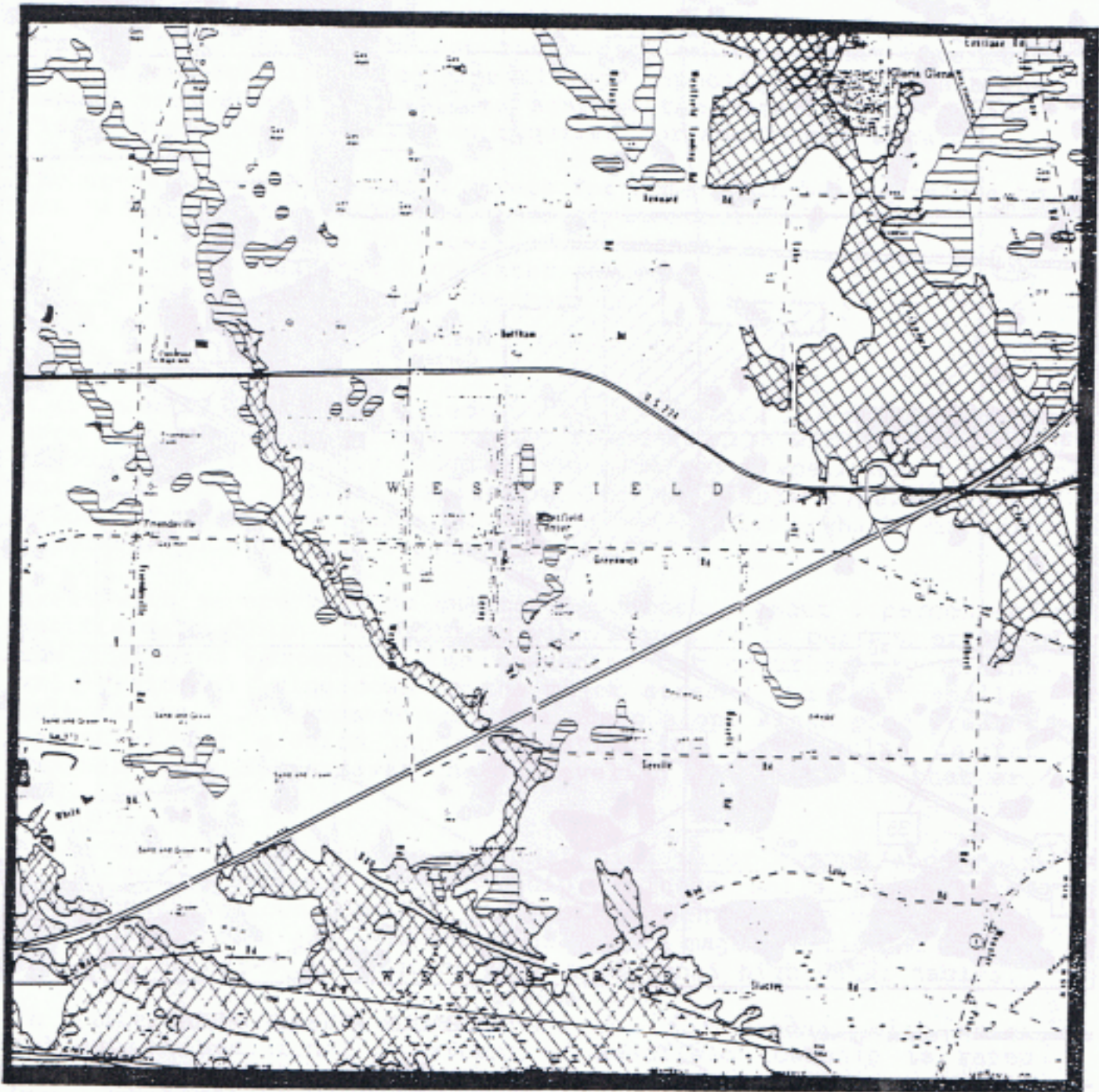
-  SEASONAL HIGH WATER TABLE
-  SLOPE
-  FLOODING AND WETNESS
-  ORGANIC MATERIAL
-  POOR NATURAL DRAINAGE


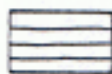


SCALE: 1" = 4000'

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REGIONAL PLANNING COMMISSION
APRIL 1978

FLOODING AREAS

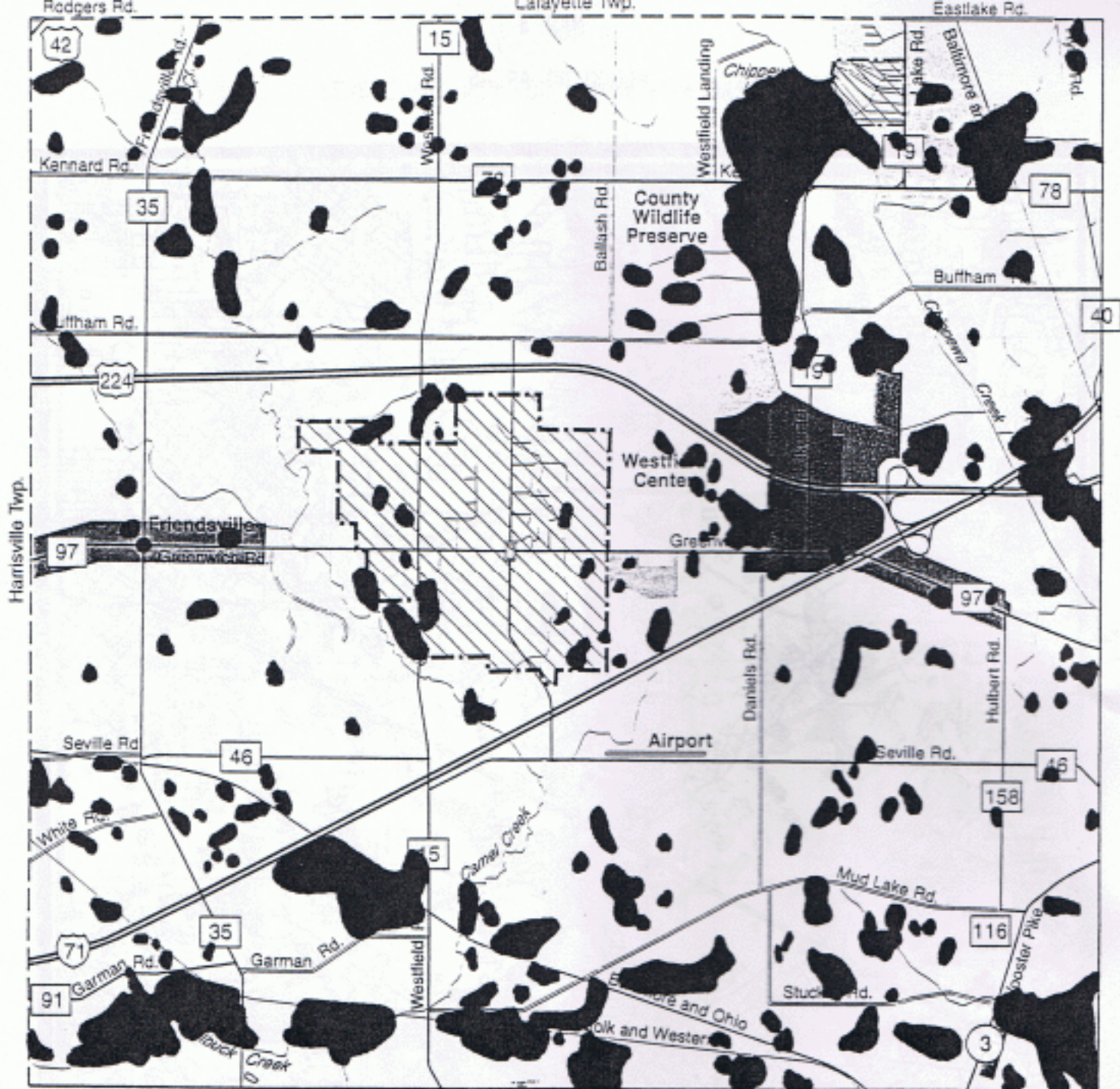


-  100-YEAR FLOOD PLAINS (USGS)
-  FLOOD AREAS INDICATED BY SOIL DATA



SCALE: 1" = 4000'

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APRIL 1978



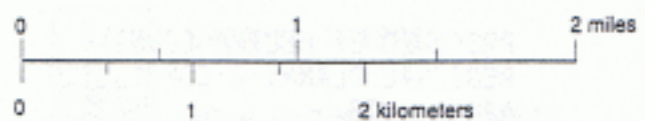
- Federal Highway
- State Route
- County Road
- Township Road
- Street
- Corporate Limit

-
-
-

PROBABLE WETLAND AREAS

- Areas with hydric soils or wetland characteristics.

Source(s): United States Geologic Survey, Ohio Department of Natural Resources.



This information is generalized and should not be considered a final source of documentation of wetland areas in Westfield Township.

cannot be considered an exact indicator of conditions for specific small sites. Rather the map shows problem areas that have been generalized for display on a small map. Specific sites within the mapped area should be reviewed against the detailed soils maps. Field inspections may also be required for additional detail.

The areas on Map 2 are rated severe for homes with basements due to one or more of the following kinds of limitations:

- ◆ Slopes in excess of 12 percent
- ◆ Seasonal high water table
- ◆ Poor natural drainage
- ◆ Organic Material
- ◆ Flooding

A given soil type may be rated as a severe hazard for dwellings for more than one reason; for example, seasonal high water tables and flooding are frequently found in the same soil type. Map 2 shows only the most critical limitation for each soil type, so that flooding supersedes seasonal high water tables, which in turn supersede poor natural drainage.

Areas with severe hazards due to slope occupy about 5 percent of Westfield Township. These areas with slopes of 12 percent or more are scattered throughout the township, but occur mainly on the valley-sides leading down to the major streams and their smaller tributaries. Development on these steep slope areas pose greater potential for erosion during construction and results in far greater costs for excavation and leveling than on soils that are less sloping.

Areas rated severe due to seasonal high water tables appear in about 20 percent of the township. These soils are located throughout the township, but are less frequent in the west-central and south-central areas of the township. A major portion of Medina County also has severe rating due to seasonal high water tables.

In addition to areas rated severe due to seasonal high water tables, an additional 3 percent of Westfield Township is rated severe due to poor natural drainage. These soils are generally found in the low-lying areas adjacent to flood plains, or sometimes within the outer limits of the wider flood plains. Soils with poor natural drainage and seasonal high water tables require more extensive drainage systems around foundations. In many cases, these soil areas are reasonably dry only because tile drains and open ditches have been installed for farming uses. If these established drainage systems are disrupted by excavation for new homes, the soils are likely to revert to their natural condition of wetness.

Organic soils are found in about 3 percent of the township in the general area of the Carlisle-Luray-Lorain soil association. Some of these soils are also within the flood plains for Camel Creek and Westfield Ditch. Smaller areas are found in the southeast corner of the township. The limitations from the organic soils are the same as discussed above for the Carlisle association. In addition, these soils are unstable and extremely wet.

2.5 Flooding

Flooding occurs over large portions of the township, perhaps as much as 20% of the area. Map 3 shows both the areas associated with a history of flooding through the detailed soils maps and flood hazard areas designated by the United State Geological Survey (USGS). Floodplain soils are determined through the presence of alluvial material which has been deposited on the land by streams overflowing their banks.

The USGS flood hazard areas are based on the 100-year flood plain, which is the area flooded by the storm having an average frequency of occurrence of once in 100 years, although the flood may occur in any year. This area is calculated using historical flooding data, rainfall characteristics, and topography of the stream channel and the adjacent low-lying areas. The 100-year floodplain is also the area used by the federal government in calculating floodplains for regulatory and flood insurance purposes.

2.6 Ground Water

Ground water is water found beneath the surface, as opposed to lying on the surface in a lake or river. Sometimes ground water is found in valleys which were buried by glacial deposits. More often, ground water is found in space between deposits of sandstone, limestone, or sand and gravel.

In Westfield Township, ground water supplies are usually adequate for farm or domestic use. Wells can be expected to produce between 5 and 25 gallons per minute, which is about the minimum volume necessary for a dwelling. A buried valley which crosses the southern part of the township can be expected to yield 100 to 500 gallons per minute. This valley extends from just west of Wadsworth to Lodi in a "C" shape that extends into northern Wayne County. In Westfield Township, the valley roughly parallels Killbuck Creek.

Although ground water supplies are usually adequate, some of the newer homes in the township have been compelled to construct cisterns to augment the available ground water. The available ground water may be further depleted by continued pumping for

domestic supplies, or for the Chippewa Lake or Westfield Center systems, or pumping for the quarries. Further, some of the well-drained soil types such as Chili present contamination hazards from septic tanks. Septic tank effluent moves through the Chili soils so rapidly that there is insufficient opportunity for the soils to cleanse the liquid.

2.7 Sewer and Water Facilities

Westfield Township has limited existing sewer and water capacities. Currently, a sewer line exists in the area of the U.S. 224/I-76 highway interchange area by means of a force main extending from the north. There are no plans to expand this capacity in the near future.

A water line is planned to complete a loop extending south along Lake Road from the north, west along Buffham Road from the Lake Road-Buffham Road intersection, and north along Friendsville Road through to Wedgewood Road in Lafayette Township. Existing water lines fall along the Lake Road corridor from then north, terminating at the 224 I-76 highway interchange area. No other water capacity expansions are planned at this time.

CHAPTER 3: FUTURE LAND USE IN WESTFIELD TOWNSHIP

3.1 Residential Land Use

3.1.2 R-R: Rural Residential District

Much of the existing vacant land in Westfield Township is zoned R-R: Rural Residential District, zoning which is intended to provide for rural residential development at a low density which will promote the continuation of the predominantly rural character of the community. It is also the intention of this district to allow residential development of sufficiently low density to preclude creation of public health and safety problems and which could result in the need to extend central facilities in an uneconomical fashion. Further, the district is intended to encourage agricultural production as a part of the life of the community.

The minimum lot size for single-family homes in R-R: Rural Residential Districts is 1 1/2 acres.

Based on current utility extension scenarios and existing soil types and the 1995 Westfield Township community survey, there is no compelling reason to alter the existing area covered by the R-R: Rural Residential zoning.

However, the area bounded by future water line extensions may be subject to more immediate development pressure based on the availability of central water services. Typically throughout Medina County, lots not served central sewer are about 2 acres based on septic field requirements. By increasing the minimum lot size in R-R: Rural Residential areas from 1 1/2 acres to 3 acres, with a corresponding increase in the frontage requirements from 150 feet to 250 feet for single family homes (and some similar revision for duplexes), the township may be able to prevent ground water contamination problems due to dense septic field development in any area, and particularly areas served by external water sources.

Some increase in lot widths for the R-R: Rural Residential areas will also increase spacing between homes and enhance a perceived low-density residential atmosphere.

3.1.3 S-R: Suburban Residential District

The purpose of the S-R: Suburban Residential District is to provide for suburban-type residential development in those areas of Westfield Township which have central sewer and central water systems available. The S-R: Suburban Residential District regulations are designed to avoid excessive demands on community facilities and avoid excessive demands on community facilities and

services and to provide residential development with a degree of flexibility in order to effectively utilize the natural topography and landscape.

Existing vacant areas zoned under this classification occur at the southwest corner of Lake and Buffham Roads, as well as east of Lake Road between Eastlake Road on the north and Kennard Road to the south. The eastern side of this area is bordered by the CSX railroad.

Based on current utility extension plans (particularly sewer services), there is no reason for expanding the existing S-R: Suburban Residential areas. As the current Westfield Zoning Resolution indicates, areas not served by central sewer and water should be treated as R-R: Rural Residential lots in terms of applicable lot size and dimension requirements. Potential lot size and dimension requirements applicable to the R-R: Rural Residential areas should correspondingly apply to non-serviceable areas in the S-R: Suburban Residential areas. It is suggested that the lot size and frontage requirements of the remaining areas of this district be increased to a 1 acre in minimum lot size and 100 feet in frontage (similar increase are also recommended for two-family dwellings).

3.1.4 L-C: Local Commercial District

The purpose of the L-C: Local Commercial District is to provide for a variety of retail, service and administrative establishments in unified groupings to serve the needs of the residents of Westfield Township. The L-C: Local Commercial District regulations are designed to provide for limited commercial development that can be located in relatively close proximity to residential uses.

Existing L-C: Local Commercial areas fall mainly in the Greenwich Road corridor in the western side of the Township, adjacent to the east side of the H-C: Highway Service Commercial District, and along Greenwich Road between Lake and Hulbert Roads.

None of these areas will be served by central water and sewer facilities according to current utility extension plans; most commercial establishments require central water and sewer services under prevailing county and state environmental and health standards.

Based on this circumstance and the 1995 Community Survey indicating a desire by the township to limit commercial development, the viability of this district is strongly in doubt, and should be removed from the Westfield Township Zoning Resolution.

3.1.5 H-C: Highway Service Commercial District

The purpose of the H-C: Highway Service Commercial District is to provide locations for establishments offering accommodations and services primarily to through automobile and truck traffic on U.S. 224/I-76 and I-71.

The area is mainly situated on the northeast corner of the U.S. 224/I-76 and I-71 interchange area. However, much of that area is subject to flooding and soil limitations.

Based on severe soil limitations, the 1995 Community Survey and the lack of local commercial establishments elsewhere in the township, this zoning classification may be amended to allow for more localized commercial uses where natural conditions allow, while also allowing for more careful and limited development of highway service-type uses.

3.1.6 I: Industrial District

This district is intended to provide for industrial uses on unified sites which are both suitable for such uses and protected from encroachment by other uses. The I: Industrial District is situated on the northwest corner of U.S. 224 and Lake Road.

While existing natural conditions and utility service would permit further industrial development in this area, expansion of the I: Industrial District is strongly discouraged based on the 1995 Community Survey.

3.1.7 Thoroughfares

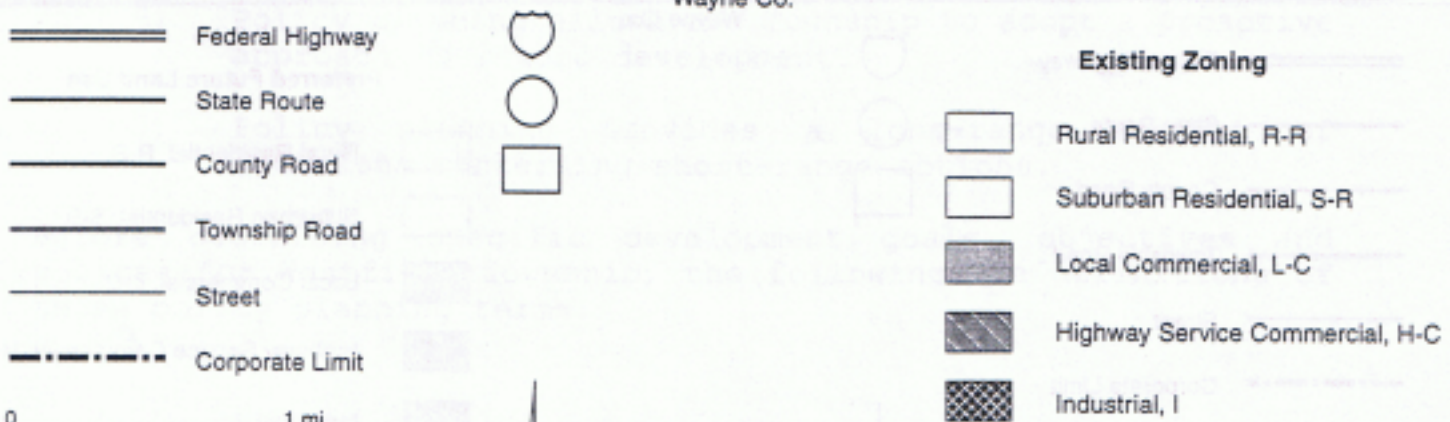
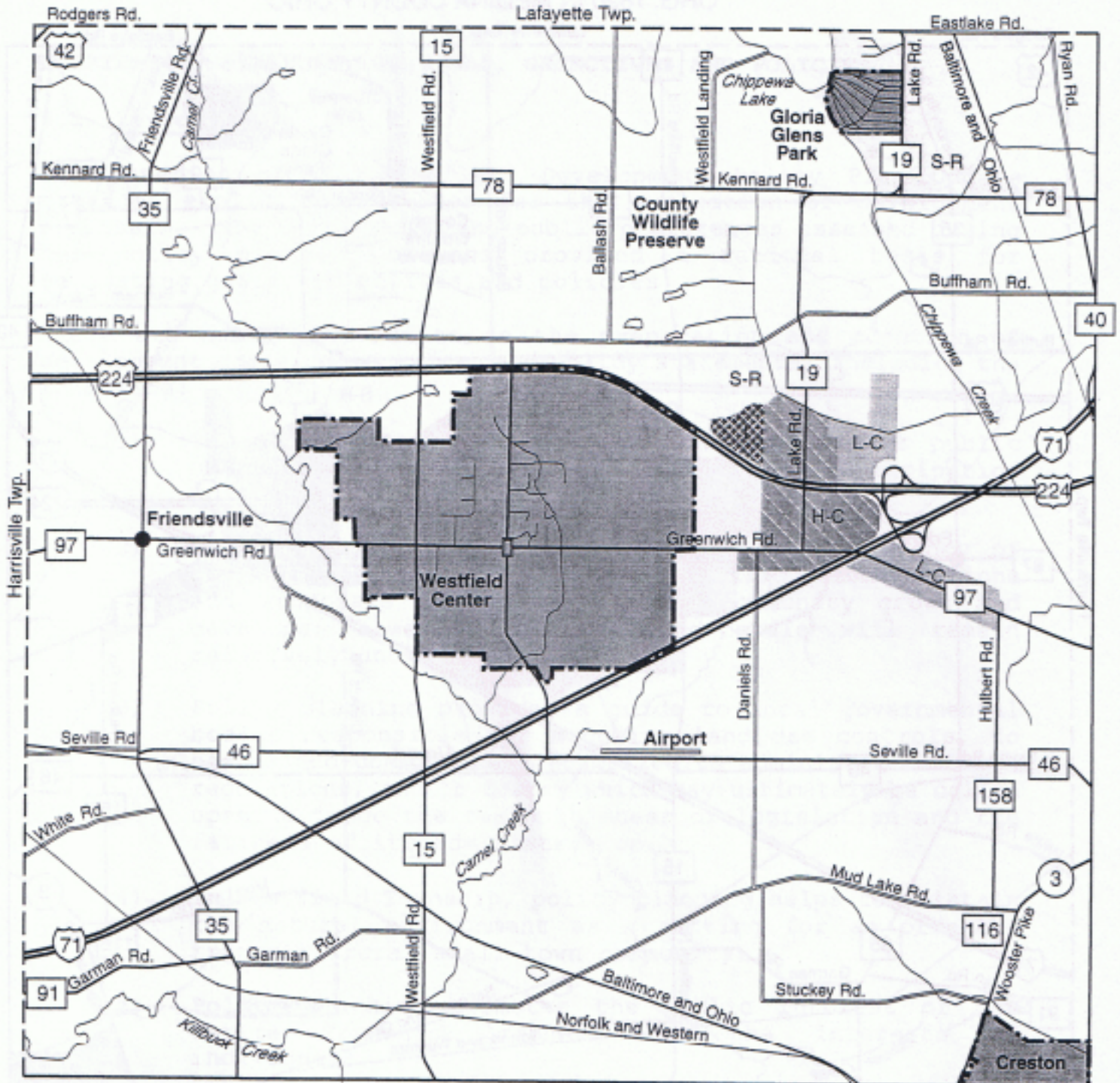
This plan recognizes that a well-connected thoroughfare network is the basis for a safe and effective transportation network.

In addition to the basic thoroughfare standards stated in the Medina County Subdivision Regulations, the Plan recommends that future thoroughfares within existing blocks of land be planned to connect where readily feasible from an engineering standpoint. Existing or approved permanent cul-de-sacs should not be subject to connection unless it can be proven to be a furtherance of the public's health safety and welfare. In any event, new streets should be winding to limit speeds and provide visual variety.

Additionally, to guard against potential adverse impacts future non-residential development may present to traffic circulation within the township, it is a recommendation of this Plan that a traffic study be required for any proposed commercial or industrial development, or zoning district expansion.

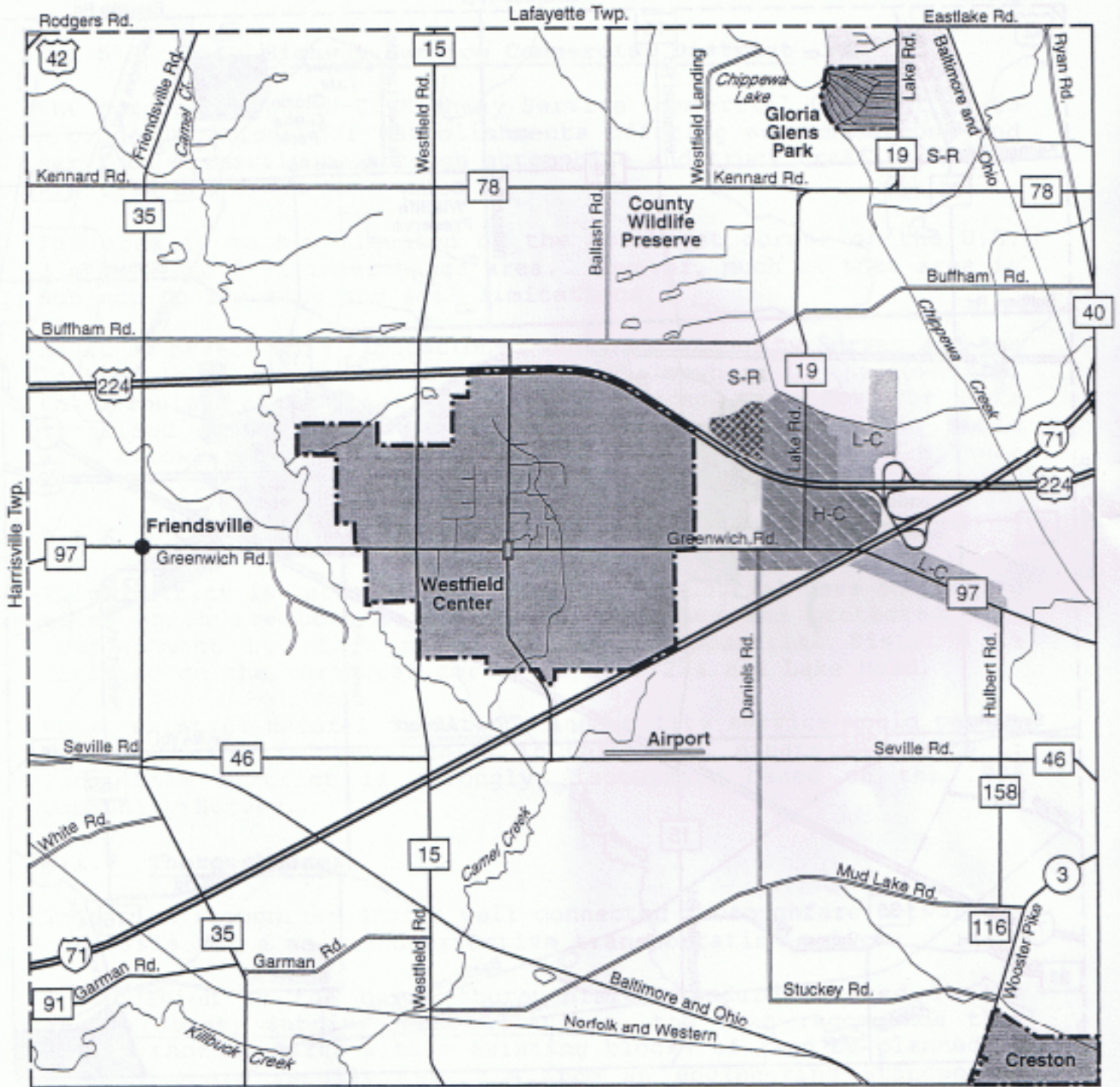
WESTFIELD TOWNSHIP

ORG. 1820 IN MEDINA COUNTY OHIO



WESTFIELD TOWNSHIP

ORG. 1820 IN MEDINA COUNTY OHIO



- Federal Highway
- State Route
- County Road
- Township Road
- Street
- Corporate Limit

-
-
-

Preferred Future Land Use

- Rural Residential, R-R
- Suburban Residential, S-R
- Local Commercial, L-C
- Highway Service Commercial, H-C
- Industrial

CHAPTER 4: STATEMENT OF GOALS, OBJECTIVES AND POLICIES

4.1 Introduction

This section of the Westfield Development Policy Plan Update provides explicit guidelines for the evaluation of development proposals. The information and public preferences assessed during the policy planning process provided a rational basis for generating goals, objectives and policies.

There are numerous benefits to the preparation and adoption of development goals, objectives, and policy statements, including the following:

- 1) The policy planning process encourages greater public understanding and communication, and thus participation in the planning process.
- 2) Policy planning enhances stability and consistency of development within communities. Specific recommendations and proposals may change as the community grows and develops; however, policies and goals will remain relatively unchanged.
- 3) Policy planning provides a guide to local governmental bodies responsible for adopting land use controls, to boards and commissions authorized to administer land use regulations, and to courts which may ultimately be called upon to judge the reasonableness of legislation and the fairness of its administration.
- 4) In Westfield Township, policy planning helps to maintain the natural environment as a setting for an orderly, tranquil, rural small-town community.
- 5) Policy planning promotes the public interest of the entire Township, rather than the interests of individuals.
- 6) Policy planning allows the Township to adopt a proactive approach to future development.
- 7) Policy planning provides a long-range context of decisions concerning short-range actions.

Before describing specific development goals, objectives and policies for Westfield Township, the following are definitions of those policy planning terms:

A goal is a broad, ideal, and slow-to-change expression of community desires and aspirations. Goals provide guidance in the planning process for developing objectives.

An objective state specifically what is to be accomplished in furtherance of a goal. An objective is a point or level of attainment and ideally has two characteristics: it is measurable and also attainable. To be measurable it is desirable that operational objectives state numerical amounts, distances, or dimensions; as this is not always possible, it is often necessary to state relationships instead.

A policy is a course of action which is designed to achieve or attain an objective.

Based on Westfield Township community preferences indicated by the 1995 Westfield Township Community Survey (see Appendix II), **the prevailing goal of this policy plan update is the preservation of a "rural, small-town atmosphere: in Westfield Township.** Within the context of this community-wide preference, the following more specific goal and objective statement apply.

GOAL I: PRESERVE THE RURAL, SMALL-TOWN ATMOSPHERE OF WESTFIELD TOWNSHIP

Objective IA Promote public support for continuing agricultural activities in Westfield Township.

Policy IA.1 Further identify and designate prime agricultural lands in the Township.

Policy 1A.2 Agriculture shall be encouraged to remain and prosper in the Township through the establishment of large lot zoning in areas where there is a low probability of centralized water and sewer services.

Policy 1A.3 Public programs such as Current Agricultural use Value (C.A.U.V.) districts, agricultural districts, and agricultural zones should be promoted.

Objective IB Maintain the Township's low-density residential environment, particularly in areas unlikely to be serviced by centralized sewer and water.

Policy 1B.1 To the best of the Township's abilities, new

development shall be compatible with the predominant rural, small-town residential nature of the community.

Policy 1B.2 New residential development shall be planned at densities appropriate for the Township and which will not result in public health hazards to the rest of the community.

Policy 1B.3 Increase minimum lot size and road frontage requirements in rural-residential areas and suburban residential areas.

Policy 1B.4 Permit no further expansion of commercial and industrial zones in the Township, with the exception of changes which would be of direct benefit and/or use to the Township residents.

GOAL II MAINTAIN A LEVEL OF COMMUNITY FACILITIES AND SERVICES ADEQUATE TO MEET THE NEEDS OF THE POPULATION

Objective 2A Maintain the Township's thoroughfare network to ensure the safe, orderly and convenient movement of vehicles.

Policy 2A.1 Ensure proper funding for the upkeep of the Township's roads.

Policy 2A.2 Review the Township's road maintenance responsibilities and determine whether or not the Township should transfer any roads to the county.

Policy 2A.3 Work cooperatively with the Village of Westfield Center to ensure optimal implementation and administration of zoning and thoroughfare systems in the Township.

Policy 2A.4 Support activities necessary for the Township to ensure maintenance responsibility of new roads and ensure that their construction is compatible with normal Township maintenance procedures and the varying topographic and physical conditions of the Township.

Policy 2A.5 Require traffic impact studies for any non-residential development or expansion of existing commercial and/or industrial zoning districts.

Objective 2B Provide recreational opportunities adequate to meet the needs of the Township.

Policy 2B.1 Support the efforts of the State of Ohio, Medina County, and local school districts to develop additional recreational facilities and/or lands in and near Westfield Township.

Policy 2B.2 Support the provision of useable open space in conjunction with the development of residential subdivisions.

Objective 2C Use zoning to direct development in the Township that is suitable for the community.

Policy 2C.1 Encourage citizen participation in the development of Township zoning laws.

Policy 2C.2 Base Township zoning on a current comprehensive development policy plan for Westfield Township.

Policy 2C.3 Review Township zoning regulations at least once a year, with periodic updates to the entire Township zoning resolution at least once every five to ten years.

GOAL III GUIDE THE LOCATION AND TIMING OF NEW DEVELOPMENT ON THE BASIS OF THE NATURAL CAPABILITIES AND LIMITATIONS OF THE LAND

Objective 3A Encourage the protection of floodplains and natural drainage systems from improper development practices.

Policy 3A.1 Support continued application of Natural Hazards District zoning in Westfield Township.

Policy 3A.2 Regulate any land use in the Township from physically obstructing, interfering or altering any portion of a floodplain or natural drainage system.

Policy 3A.3 Promote flood plains and wetlands as open space/conservation easement areas, as well as river corridors in general.

Objective 3B Ensure that new development does not result in

public health hazards for the rest of the community because of adverse soil or geologic characteristics.

Policy 3B.1 Maintain a minimum lot size of at least two acres for lot dependent upon on-site sewage disposal systems or on-site water systems.

Policy 3B.2 For all new large-scale developments (five lots or larger) that are dependent upon ground water for their drinking supply, require test wells to be dug and independently analyzed to ensure that each new residential development has an adequate supply of drinking water.

Policy 3B.3 Available soil suitability data should be used in evaluating potential development sites.

Policy 3B.4 No undesirable environmental, health or safety consequences shall be expected for the life of a structure and its associated facilities.

Objective 3C Development incompatible with unique and valuable natural resources should be discouraged.

Policy 3c.1 Development should be reviewed by the Township in light of its potential to protect natural topography, vegetation, open spaces and other features unique to the development site. This effort will strengthen the review of environmental features earlier on in the development approval process.

Policy 3C.2 Continue to support application of the Natural Hazards Zoning District.

CHAPTER 5: PLAN IMPLEMENTATION

5.1 Introduction

The implementation of a plan's recommendation is the most important process guiding community development. Implementation links the plan, an essentially idealized set of guidelines, with actual development itself.

5.2 Formal Plan Adoption

The first step, logically, is the formal adoption of the Westfield Township Development Policy Plan Update by both the Westfield Township Zoning Commission and Westfield Board of Trustees. This step is important for several reasons. First, formal adoption by Township officials makes it clear to everyone that the Development Policy Plan Update is the Township's official plan. Formal adoption of the plan will provide the general public and development participants with a formal publicized report that not only explains what the Township's development policies are, but a better understanding on how and why these policies were derived.

A single resolution adopting the policy plan that is signed by both the Westfield Township Board of Trustees and the Westfield Township Zoning Commission is all that is necessary to accomplish this plan adoption step.

5.3 Update Zoning Resolution

The second step to implementing the Township's plan is to review, revise, and update the Westfield Township Zoning Resolution. This step is also very important since it is actually a legislative action which governs the location, density, height, bulk and setbacks for the various uses of land in Westfield Township.

Zoning resolution enhancements will aid plan implementation by establishing zoning districts which can control growth and stabilize property values. Any developments requiring zoning changes must be reviewed and evaluated according to its impact on the community.

To ensure that the Westfield Township Zoning Resolution is a useful element in the planning process, the zoning code should be amended so as to make it consistent with the guidelines set forth in the Development Plan Update and Plan Map. Amendments to the zoning code should be judged on whether or not they will improve the conditions of the community as a whole and whether the proposed amendments are consistent with the guidelines set forth in the Development Plan Update and Plan Map.

5.4 Maintain or Improve Effective Zoning Enforcement

A third step to effectively implementing the Development Plan is to ensure continued good zoning enforcement. Any zoning resolution is only as good as its administration and enforcement. Zoning administration and enforcement must be thorough, fair, and equitable to avoid the possibility of property owner hardships.

5.5 Encourage and Support Essential Community Services

In addition, the Township can implement its plan by supporting the provision of essential community services. The placement of utility lines, road improvements, parks, and service buildings all can influence growth. The placement of such facilities should be consistent with the concepts established in the Development Plan and its general planning criteria.

5.6 Periodic Plan Review and Plan Updating

Implementation should not be considered the final step in the planning process. The Development Plan is a guide for making development decisions and is part of a continuing planning process. This corresponds with a general need to continuously revise the plan as local conditions change and to work toward its implementation.

Changing land use policies, revised population projections, new land suitability/capability data, and changing development trends all provide a basis for amending the Development Plan. A complete review of the plan should be made very five to ten years to determine if changes are warranted. This review should also consider the input of citizens of Westfield Township, possibly through the use of surveys, in order to determine if the plan meets the needs and wishes of the Township as a whole.

Between review periods, proposed changes in the plan should be considered when elements of the plan become unworkable due to unanticipated changes in the community. Interim changes to the plan should conform to the plan's stated goals, objectives and policies.

5.7 Promote Rural Preservation Measures Listed in Appendix I

When practicable, preservation measures outlined in Appendix I should be fully investigated for their viability in Westfield Township. Those measures may require further legal research for formal implementation, as well as articulated and solid public support.

APPENDIX I: RURAL PRESERVATION MEASURES

The rural preservation techniques described below may be used independently or in combinations depending on a property owner's or Westfield Township's preservation objectives. These techniques are legally valid in the State of Ohio.

◆ **Agricultural District:**

Provides relief to farmers from nuisance suits and utility assessments. Agricultural districts allow farmers to defer utility assessments until they change the use of the land.

◆ **Current Agricultural Use Value (CAUV):**

Bases farmland values on the property tax values of farmland, or its agricultural value, rather than on the speculative value of no-farm development, or development value. Farmers may enact this program through the Medina County Auditor's office.

◆ **Forest Tax:**

Provides relief to landowners with forested land. Under the Ohio Forest Tax Law and through the Ohio Department of Natural Resources, landowners with woodland tracts of 10 acres or more in size that are certified as forest land by the state forester and located outside the limits of incorporated towns, cities, or villages are eligible.

◆ **Limited or Cluster Development:**

The idea is to cluster new development on one portion of a property or areas of the property (under existing density limitations), while leaving a large tract of agriculturally valuable, environmentally sensitive or scenic land intact on the remainder of the parcel with a conservation easement or similar legal agreement. This lowers the impact of the development on the natural landscape and/or preserves prime agricultural areas.

◆ **Overlay Zones:**

Provides protection for specific natural or cultural resources that are not explicitly safeguarded under existing regulations. Overlay zones are generally laid on top of existing zoning regulations.

◆ **Private Drive Provisions**

By allowing shared private drives in some property development situations, fewer curb cuts occur along main roads and thus provide for greater safety, ease of back lot development and visual continuity of the rural landscape.

APPENDIX II
 WESTFIELD TOWNSHIP DEVELOPMENT POLICY PLAN
 COMMUNITY SURVEY 1995

-- Survey Results --

Total Surveys Sent: 1,046
 Total Response: 407
 Response Rate: 40%

QUANTITATIVE ANALYSIS

1) **Age Group**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
18-25	1	1	2	0	0
26-34	9	9	8	2	15
35-44	24	22	25	17	24
45-54	27	23	24	24	29
55-64	17	22	15	6	21
65+	22	29	15	12	27

2) **Water Source**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Water Lines	19	1	25	4	37
Well	58	67	41	37	59
Cistern/Other	23	35	18	19	11

3) **Desire Extended Water Lines**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
More lines	28	35	33	12	17
No more lines	54	51	37	39	57
No opinion	18	15	12	7	27

4) **Number of Years Residency**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
< 5	23	15	21	18	26
6-10	22	26	18	14	18
11-15	11	6	4	10	18
16-20	14	10	20	2	16
21-25	9	15	6	3	6
25 +	21	26	10	13	23

5) **Moved From:**

	<u>% response</u>	<u>Q-1</u>	<u>Q-2</u>	<u>Q-3</u>	<u>Q-4</u>
Medina County	47	45	38	26	45
Akron area	7	2	5	2	14
Cleveland area	26	32	15	20	18
In-State (Ohio)	11	8	7	5	15
Out-of-state	9	8	7	4	11

6) **Satisfied with Rate of Development**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Too Fast	37	31	29	27	40
Too Slow	2	1	4	0	1
Satisfactory	53	65	42	25	49
No Opinion	8	2	6	6	13

7) **Number of People/Children in Household**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
2 or <	56	51	46	39	60
3-5	40	42	34	26	36
6 or >	4	2	1	4	6

8) **Number of Children in Household**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
0	59	59	48	28	62
1-3	38	34	31	25	36
4 or >	3	2	1	4	4

9) **Preserve Rural Small-Town Atmosphere**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	89	87	73	54	99
No	5	6	9	2	2
No opinion	6	7	3	4	6

10) **Increase Minimum Lot Size**

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	55	54	44	34	59
No	37	33	38	25	33
No opinion	8	11	3	1	14

11) Decrease Minimum Lot Size With Same Density Provisions

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	7	6	11	1	6
No	81	79	58	52	80
No opinion	12	14	8	4	15

12) Township Purchase Open Space

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	52	44	56	30	53
No	34	42	19	20	39
No opinion	13	16	9	10	12

13) Preserve Agricultural Land Uses

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	85	78	71	54	94
No	8	11	10	3	5
No opinion	6	11	3	3	6

14) Allow For Increased Industrial/Commercial Development

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	17	16	22	11	11
No	75	72	57	48	86
No opinion	8	13	5	2	9

15) Allow Multiple Family Housing for the Elderly

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	39	39	35	19	42
No	46	40	38	32	48
No opinion	16	21	9	8	16

14) Allow Condominiums, Pre-Fabricated Homes

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	16	14	19	6	16
No	76	74	64	48	80
No opinion	8	12	2	5	10

15) Allow Apartment-type Dwellings

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	10	10	13	1	11
No	85	83	69	56	89
No opinion	5	7	3	2	6

16) Allow Flexible/Planned Unit Developments

	<u>% response</u>	<u>Quad 1</u>	<u>Quad 2</u>	<u>Quad 3</u>	<u>Quad 4</u>
Yes	30	25	29	18	34
No	57	60	48	37	56
No opinion	14	14	8	10	16

17) Rating of Community Services

(by percent response to each category)

	<u>Good</u>	<u>Fair</u>	<u>Poor</u>
Police Protection	58	31	6
Fire Protection	84	15	1
Road Maintenance	82	21	4
Snow Removal	70	27	3
Recreation	40	37	23
Schools	73	23	4
Libraries	66	29	5
Town Hall	52	38	10
Parks	50	33	17
Trash Pick-Up	70	21	9

-- Open-Ended Comment Summary --

Preserve woods, open spaces, rural quality, agriculture, peace and quiet

Community recreation facility - multiple purpose, indoor and outdoor facilities (baseball fields, pool, etc.)

More master planning for Lake Rd. & 224

ATV riding, gun shooting while residential development is occurring

Junk in yards

Trucks on backroads

Trucks parked at residences

Commercial signage - harms rural character

Parks, bike and hike trails

Truckstops - roads repairs - who pays? Get it done

Do not cheapen area, lose property values

Agricultural zoning

Apartments attract commercial development

Speed limits on secondary roads

Zoning to prevent further development of truck stops, waste facilities

Keep zoning variances to a minimum

Stricter zoning enforcement

Advise residents well in advance of new large developments

Don't mind long drive to commercial facilities elsewhere

Front yard storage restrictions

More police protection

Maintain/upgrade small downtown areas

Increase setbacks from roads, increase minimum square footage of homes

Possibly commercial development to serve needs of local residents

Need for economic development to balance tax base

Greater awareness of County Parks

Too many variances lowering standards of the Township

Creston annexation - no

Don't tar and chip roads not being used anymore, they're not wearing down

Taper roads to driveways

Open spaces following existing woods

Street lights - some say yes, some say no

Revco store in Lodi not good design - ensure good architecture in Township, somewhat consistent with historical and common types

Home occupations - noise - detriment to rural atmosphere - number of employees

Public notification of land use decisions, meetings (especially commercial)

Township should remain neutral on agricultural issue

More park development to preserve natural beauty of Township

Revoke back-lot zoning

Complete town hall on Buffham Road

Trees and wildlife habitats

Commercial development only adjacent to what currently exists

Minimize population density

Oil and gas well development deteriorating ground water quality

Monitor Chippewa Creek contamination from Chippewa sewer plant

More concern for environmental conditions such as stream and ground water contamination

Plan for housing to be similar in design

Cable T.V. and natural gas lines

Eliminate any reduction in lot size even if water and sewer are available

Allow only single family dwellings and larger lot sizes

Better maintenance of drainage ditches

Don't prune trees along ditches

Have field inspections not room discussion during variance procedure

Impose large fine for littering in Township

Bike paths along roads or through park areas

Affordable home ownership should be encouraged

Monitor ground water quality as development occurs

Limit noise levels

Minimize number of units per development (20-25/development), increase minimum lot size

Mandatory septic system pumping, cleaning and inspection

Land use requiring open space should have preference (e.g. mining, agricultural, recreation)

Sidewalks, wider streets

General elections to decide on any zoning issues

Keep the County Planning Director out of local planning

It's too late now, keep the development coming

Continued sponsorship of youth groups/activities to promote community interests

No strip malls

Avoid over-development of flat, poorly drained areas

Lawn maintenance provisions for single family lots

Stricter guidelines for outside lighting

WESTFIELD TOWNSHIP COMMUNITY PROFILE

August 1995

Westfield Township government is comprised of three elected trustees and one elected clerk.

Trustees

Timothy Kratzer	5579 Greenwich Rd., Seville, OH 44273 216 769-3569
Audrey Duecker	P.O. Box 174, Westfield Ctr., OH 44251 216 887-5327
Martha Evans	6025 Buffham Rd., Seville, OH 44273 216 769-3665

Clerk of Trustees

Joan W. Woosnam	6571 Buffham Rd., Seville, OH 44273 216 769-2277
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Trustee meetings are held 1st Tuesday of each month at 8:15 p.m.
Zoning Commission meetings are held 3rd Tuesday of each month at 7:30 p.m. All meetings will be held at the Westfield Fire House (N. Leroy Rd.)

Westfield Township Fire Chief

Bernie Kindall	P.O. Box 75 Village Hall, Westfield Ctr., OH 44251 216 887-5364
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Medina County Sheriff Department 216 725-6631

Population

1970	1980	1990	% change 70-90	1995 est.
1,253	2,016	2,164	+72.7%	2,525

Housing 1990

Total housing units 1990:	742
Total housing units 1995:	850
New housing starts and average value for 1991 through 1994:	

1991 Value	1992 Value	1993 Value	1994 Value
24 \$78,631	26 \$108,081	29 \$99,275	29 \$90,022

Source of Water (by housing units, 1990)

Public system or private company	155
Individual drilled well	482
Individual dug well	18
Some other source	87

Sewage Disposal (by housing units, 1990)

Public sewer	124
Septic tank or cesspool	613
Other means	5

Residential Real Estate Sales 1986-1993

	<u>Units</u>	<u>Average</u>	<u>Total</u>
1986	45	\$ 57,436	\$ 2,580,550
1987	57	\$ 61,577	\$ 3,509,895
1988	43	\$ 62,782	\$ 2,699,623
1989	50	\$ 64,237	\$ 3,212,848
1990	47	\$ 76,410	\$ 3,591,250
1991	42	\$ 63,901	\$ 2,683,850
1992	39	\$ 76,503	\$ 2,983,600
1993	45	\$ 78,738	\$ 3,543,191

1989 Income

Median household income	\$ 40,991
Median family income	\$ 42,917
Per capita income	\$ 15,880

Labor Force Status 1990

Persons 16 years and over:	1,609
In labor force:	1,117
Percent in labor force:	69.4
Percent unemployed:	5.6

Occupation

Employed persons 16 years and over	1,055
Executive, managerial and professional occupations	181
Administrative, technical support and sales occupations	351
Service occupations	106
Farming, forestry and fishing occupations	38
Production, machinery and transportation occupations	379

Industry

Employed persons 16 years and over	1,055
Natural resources, construction and manufacturing	435
Retail and wholesale trade	227
Business and personal services	393

Generalized Land Use:

	<u>Acres</u>	<u>% of Total</u>
Agriculture	7,345.78	47.7
Residential	993.91	6.5
Public (recreational and institutional)	256.39	1.7
Industrial	--	--
Infrastructure and utilities	449.72	2.9
Business, office	118.49	.8
Water bodies	990.97	6.4
Vacant	5,250.18	34.1
	=====	
	15,405.44	