

Prepared by Poggemeyer Design Group, Inc., and
Jerusalem Township Steering Committee

March 2001



POGGEMEYER
DESIGN GROUP

MEMORANDUM

TO: Mr. Tom Lemon, Lucas County Planning Commission

FROM: Randy Melniek, AICP

DATE: February 25, 2002

**RE: Copy of Comprehensive Plan for Jerusalem Township
March 2001**

Enclosed please find a copy of the Comprehensive Plan for Jerusalem Township which was prepared by Poggemeyer Design Group, Inc., and Jerusalem Township Steering Committee dated March 2001.

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Jerusalem Township

Comprehensive Plan

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Chapter 1

Development of the Comprehensive Plan

Chapter Overview

Steering Committee's Role

Comprehensive Plan Development

In late April 2000, Poggemeyer Design Group (PDG) was retained by Jerusalem Township to assist with the preparation of a Comprehensive Plan for the Township. This step represented a continuation of earlier work conducted by the Jerusalem Township Zoning Commission and the Lucas County Planning Commission Staff.

Besides engaging PDG, Jerusalem Township established a local steering committee to assist with identifying major issues facing the Township and to recommend effective strategies for future development. The result was the development of a Future Land Use Plan, Community Core Values, and the recommendation of a series of goals and action steps to assist the Township with future land development. It is important to note that while this plan effectively captures a desired vision for future physical development and defines a series of goals, it should be recognized that this plan should be revisited, periodically, to update issues and redefine this future vision for the community.

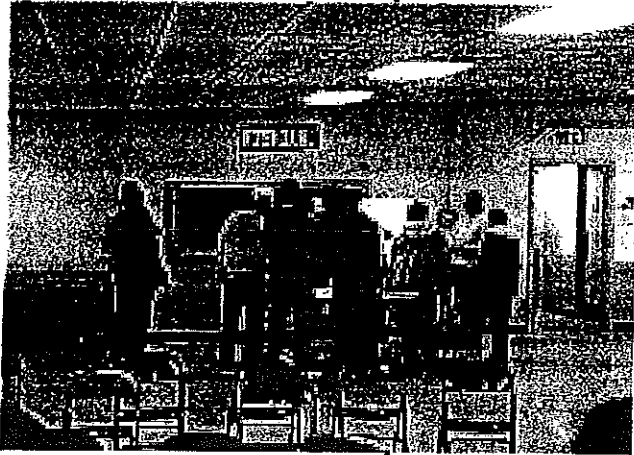
Steering Committee's Role

The Steering Committee consisting of Township officials, residents, and business professionals was approved by the Township Trustees and began meeting in July 2000 to discuss the major issues facing Jerusalem Township. The committee consisted of the following individuals:

Steering Committee Members

Linda Rossler, Jerusalem Township Trustee
Ron Hansen, Jerusalem Township Zoning Appeals
Chris Fleitz, Jerusalem Township Zoning Inspector
Steve Connor, Jerusalem Township Zoning Appeals
Cheryl Alm, Jerusalem Township Clerk
George Goodrich, Business Owner
Craig Bowie, Jerusalem Township Zoning Board
Rosemary Riley, Resident
Dean Breese, Jerusalem Township Zoning Board
John Nagy, Lucas County Planning Commission
David Bench, Agricultural Business Owner

To maintain deliberate progress toward the development of this plan, six clear work phases were conducted. Phase 1, *Kick-off Meeting*, defined the hopes of this project and discussed the time frames. Phase 2, *Preliminary Information Gathering*, involved the



collection of preliminary data that was needed in order to describe the Township, and, more importantly, to identify key development issues. Phase 3, *Community Planning Workshop*, involved presenting key development issues to residents and receiving public input. Phase 4, *Development of Goals, Policies, and Initiatives* involved building on the citizen input and developing necessary action steps to achieve goals. Phase 5 involved the *development of a draft plan* containing all the information gathered during the planning process along with defined goals and action steps. The Steering Committee also developed a set of core community values that

helped define the community's future vision for physical development. Phase 6 involved the review of the Township's comprehensive plan at a *public hearing* allowing for public input before the document is approved by the Trustees.

The following outlines the meeting dates and the accomplishments achieved during the first four phases of this comprehensive plan which have lead to the development of this document.

Phase One

The first meeting of the Steering Committee was held in July 2000. The purpose of this meeting was to discuss the proposed planning process and discuss very general thoughts and ideas for future development of Jerusalem Township. Among the outcomes from this initial meeting was the emergence of certain core values which the Steering Committee members seemed to embrace as representing local attitudes. These included:

- Creating a family-oriented community;
- Encouraging commercial development and job creation that exists all year;
- Maintaining the rural character of the community; and,
- Placing emphasis on pedestrian movement, especially near natural areas, such as Maumee Bay State Park and other Wildlife Refuges.

Members of the Steering Committee were also asked to express their thoughts regarding their hopes for this plan. Members stated that they wanted a document that would guide them through future zoning amendments, assist with the zoning of controversial land uses, build a stronger tax base, and create a family-oriented community.

Phase Two

A second meeting held with the steering committee was in August 2000 and involved presenting preliminary information about the Township. This data collection phase involved summarizing the community's historical information, growth and housing trends, infrastructure, environmental and natural features, land use, and previous public input. The outcome of this meeting was to provide members of the steering committee with background information and accurate community data to help highlight key development issues.

Phase Three

The steering committee's third meeting held in September 2000 involved discussing key development issues with the public. In total, there were approximately thirty (30) people in attendance who shared their thoughts and visions of Jerusalem Township's future development. Some of the key development issues that were

discussed during the meeting were commercial development along SR 2 and North Curtice Road, farmland preservation, infrastructure and Lake Erie development. The identification of these key development issues has led to the basis of this report to assist Jerusalem Township in the future development of their community.



An additional public meeting was held in October 2000 where approximately twenty (20) residents gathered together to express thoughts and visions as discussed in the previous public meeting. Discussion at this meeting was a continuation of earlier discussion with different attendees. Remarkably, perceptions on key issues at both meetings were similar along topical issues.

Phase Four

The latter half of the steering committee's fourth meeting held in October 2000, and the fifth meeting held in November 2000, involved the development of goals, policies, and initiatives. At this stage, PDG reiterated the key development issues discussed in Phase 3 and presented proposed goals and proposed action steps necessary to achieve these goals.

Phase Five

Phase five involved the development of the draft copy of this comprehensive plan incorporating all the information received during the first four phases of this plan's development. It should be noted that during this phase, additional remarks and comments were encouraged.

Phase Six

Phase six of the Township's Comprehensive Plan involved the scheduling of a public hearing where residents were able to review the document at an open house meeting. At this stage, the public was given maximum opportunity to participate and offer constructive comments and input in regards to the development of this draft plan.

Phase Seven

Phase seven involves the approval of this comprehensive plan by the Township Trustees. This document is only adopted after changes have been made from the public hearing and then have been approved by the Steering Committee.

It was also recommended that this comprehensive plan be offered to the Lucas County Planning Commission and the County Commissioners for adoption, as part of the Lucas County Master Plan.



Chapter 2

Background Information

Chapter Overview

Historical Information

Population Trends

Housing Trends

Infrastructure

Water

Sewer

Roadway Improvements

Community Background Information

As a part of the development of this comprehensive plan, substantial effort was put forth in the initial stages to collect necessary information needed to fully describe the Township and apparent trends. A summary of the results of this effort is provided below.

Background/Historical Information

Jerusalem Township is located in the northwestern portion of Ohio and is bounded to the north by Lake Erie and the Maumee Bay. The Township covers an area of 34 square miles, and is best known for its productive agricultural land and other unique features (wildlife areas, state parkland, and other water-related activities). Jerusalem Township (and surrounding areas) were originally known as the Great Black Swamp because of its dark soils and dense forest cover which had left the area unsettled until 1860. The area was recognized for its valuable timber; oak, walnut, hickory, and elm. However, this changed in 1860 when a law was passed to provide a system of public ditches to drain the land. Between 1837 and 1893, Jerusalem Township was a part of Oregon Township before separating on its own. During the late 1800s, the Township attracted a number of families who depended on fishing, hunting, and trapping as part of their livelihood. There were several development issues which the Township faced during the 1800s that are still predominant today:

- Roadway improvements;
- Drainage;
- Care of persons with lower income;
- Purchase of land for public use;
- Health; and,
- Subdivision of land.

Jerusalem Township is presently recognized for its predominately agricultural character. However, in recent years, a number of homes have been built in the Township reducing the acreage for agricultural production. Jerusalem Township, today, remains a quiet, pastoral Township with the added attraction of its location on the shore of Maumee Bay and Lake Erie which have enhanced both fishing and boating businesses.

(Source: History of Oregon and Jerusalem, by Josephine Fassett)

Population Trends

According to data obtained from Claritas (a vendor of demographic data based in Arlington, Virginia), Jerusalem Township is expected to increase in population in the future. This growth is expected to result

in the addition of approximately 223 persons between 1999 and 2004. In other words, about 45 persons per year are expected to become new Jerusalem Township residents. This increase in population may be attributed to the general rural migration trend evident both in Lucas County and throughout the State of Ohio. With the expected increase in population between 1999 and 2004, Jerusalem Township will likely see the construction of approximately 20 homes per year.

These future growth trends represent a continuation of past population growth. In the past decade (1990-1999), Jerusalem Township had grown approximately fourteen percent (14%). (Refer to Figure 2-1 for Population Trends.) This percentage of increase is contrary to the approximately three and a half percent decline (3.5%) in the overall county population, and four times greater than the State average which reported a three and a half percent (3.5%) increase during the same decade. The greater increase in Jerusalem Township population compared with the County growth rate, again, underscores the popularity of development to more rural environments as compared with urban areas.

Housing Trends

With the increase in population Jerusalem Township had experienced in the 1990s, the Township witnessed a substantial increase in the number of new homes constructed. In 1990, there was a total of 1,191 homes in the Township compared with 1,386 homes found in 1999. This is approximately a sixteen percent (16%) increase which is comparable with the fourteen percent (14%) increase found in the Township's population within the same decade. The majority of the new homes constructed in the 1990s were single-family residential units constructed on larger lots (approximately two acres) in the agricultural/rural residential zoning district. According to the Claritas data, the total number of housing units is expected to continue increasing another six and a half percent (6.5%) by 2004.



With the increase in the number of housing units constructed in Jerusalem Township within the past decade, the Zoning Office had issued a corresponding number of building permits to construct new homes. The number of building permits for new homes remained

relatively constant from 1990 to 1996, at an average of eleven (11) permits per year. However, this number dramatically increased in 1997 and 1999. In 1999, for example, the Township had issued 2.2 times the number of new building permits compared with the number issued in 1990. Although final numbers of building permits issued in 2000 is not yet available, residential construction may be leveling off to more historic trends. (Refer to Figure 2-2 for the number of permits issued for new home construction between 1990 and 2000.)

Ninety-six percent (96%) of all homes found in Jerusalem Township are categorized as single-family dwellings. This is significantly higher than the State average. Approximately eighty-seven percent (87%) of all housing units found in Jerusalem Township are owner-occupied as oppose to renter-occupied. Nationally, the number of housing units which are owner-occupied is less than seventy percent (70%). Therefore, Jerusalem Township residents are far more likely to own their own homes.

The median household income for Jerusalem Township in 1999 was \$55,077, which is approximately twenty-nine percent (29%) higher than the County or State average. This is a substantial increase from 1989 where the median household income was recorded at \$38,402. This substantial increase in median household income provides some evidence to support the widely held belief that more affluent households have moved into the Township, buying larger buildings and suburban homes. According to data retained from Claritas, over seventy-two percent (72%) of residents found in Jerusalem Township possess high school education or higher, which is similar to County and State averages.

As the numbers of housing units is expected to increase in the next few years, the average household size is expected to decrease from 2.97 in 1999 to 2.95 in 2004, which is equivalent to the County and State averages. The decrease in household size illustrates a dynamic change in family composition that has been occurring in recent decades. Overall, with the continued decrease in family household size, we are not likely to see the number of home constructions increase in the future.

(Source: Claritas Data and Jerusalem Zoning Office)

Infrastructure

As the Township continues to grow and construct additional homes and businesses, there is always a concern of how these developments will be serviced with water, sanitary and storm sewer, and roads, and whether the service will be publically or privately owned.

Figure 2-1 - Population Trends

Source: Claritas 2000

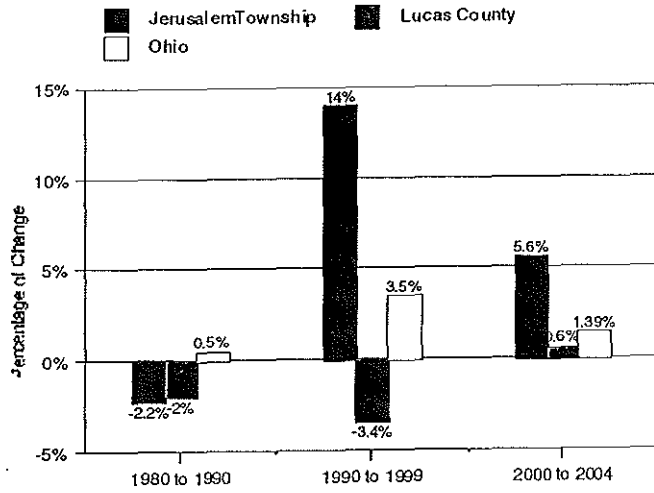
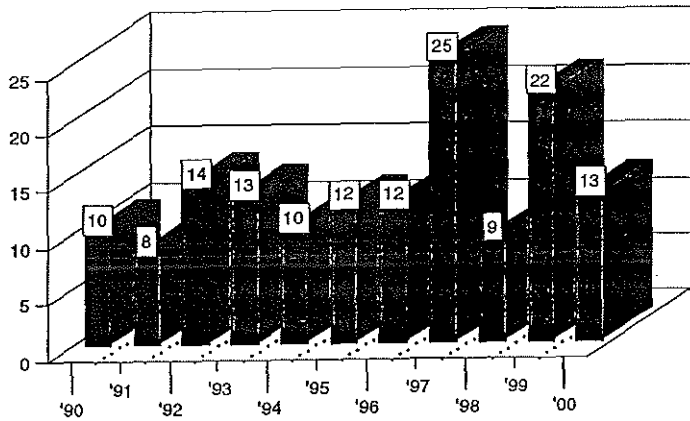


Figure 2-2 - Building Permits for New Home Starts

Jerusalem Township
 ■ Number Issued



In a recent survey that was completed approximately three years ago, residents voiced their concern about drainage and water lines. An overwhelming eighty-six percent (86%) of the residents felt that the Township should consider servicing the Township with central water and sewer to improve the quality of life within the Township. This issue still remains prevalent today as many residents voiced their thoughts about servicing the Township with central water and sewer. With regard to County, Township, and private roads, seventy-five percent (75%) of the residents were satisfied with the overall maintenance of Township roads. In the paragraphs below, data has been collected in regards to water, sewer, and roadway improvements to assist the Township in decisions about future infrastructure development.

Water

With the increase in the number of homes that have been constructed within the past decade, ninety percent (90%) of the homes located within the Township are dependent on wells for their water source. According to the 1990 census data, 964 homes received water from individual wells, 129 from dug wells, 95 from a public water system or private company, and three from other means. Currently, central water is available along North Curtice Road through to Curtice, and from Oregon to Genoa; however, not everyone in this area has connection to these water lines. There are no plans, at the present time, to extend waterlines from Oregon to service Jerusalem Township, entirely. However, providing service to the entire or portions of the Township with central water can be an option for the Township to consider for future land development.

Sewer

The vast majority, ninety-five percent (95%) of Jerusalem Township is dependant on septic systems for sewage disposal, while only three percent (3%) have access to public sewer, according to 1990 census data. These figures will change with the construction of sewer lines in the Reno Beach, Bono Area, and Howard Farms which are being implemented to meet local EPA (Environmental Protection Agency) requirements. The EPA is requiring sewers to be installed in these areas because of local ground water contamination due to failed on-site septic systems which are polluting the ground water supply. This project is estimated to cost approximately \$7.2 million, and is going to be funded by the Ohio Public Works Commission grants and loans, FmHA Rural Development grants and loans, CDBG grants, HUD special purpose grants, Jerusalem Township, and the City of Oregon grants. The improvements are expected to affect 2,500 residents living in the Reno Beach, Bono,

and the Howard Farms area, who will have direct access to the sewer system, and there are no current future plans to service additional areas. The installation of the sewer lines have tentatively been scheduled to be completed in three phases by December 2002, with bidding occurring in December 2001.

Roadway Improvements

In 1997, the Ohio Department of Transportation conducted a traffic study of SR 2 within the limits of Lucas County. The study concluded that there were a total of 10,030 vehicles, both passenger and commercial, which traveled through Jerusalem Township, compared to a total of 7,300 vehicles found in 1990. This is approximately a thirty-seven percent (37%) increase from what was found in 1990, averaging an increase of approximately 390 vehicles per year. With the increase of motor vehicles traveling through Jerusalem Township along SR 2, it has led to an increase in traffic flow and the deterioration of existing road conditions. These factors have led to the development of roadway improvement projects that are receiving State funding to improve the condition of SR 2.

Presently, the Ohio Department of Transportation is in the process of working on a Super 2 project which involves improvements to SR 2 from Oregon (located in Lucas County) to Camp Perry found in Erie Township (located in Ottawa County). The upgrade of SR 2 in Oregon involves the construction of a four-lane road to the Jerusalem Township line. Once in Jerusalem Township, the Super 2 project will involve the construction of turn lanes, berm improvements, shoulder, and intersection work. Currently, the Super 2 Project is in the preliminary stages requiring environmental studies to be conducted to assess the environmental impacts which will be involved with the upgrades. The Super 2 project is made possible with State and Federal funding and is estimated to cost approximately \$19 million.

The Lucas County Engineering Office has recently completed (2000) roadway improvements which involved the resurfacing of various roads throughout Jerusalem Township, such as Seaman Road between Cousino and Yondota Road, Corduroy between Yondota and Teachout Road, Cedar Point between the Oregon limits and Cousino Road, and Brown Road between Short and Nissen Road. The County Engineers Office has plans, within the next five years, to continue resurfacing roads within the Township, such as Corduroy Road between Teachout and Howard Road, Howard Road between SR 2 and Corduroy Road, Lyon Road between Brown Road and SR 2, Veler Road between Lyon and SR 2, and Seaman Road between

North Curtice and Cousino Road. Overall, the improvements scheduled for the Township within the next five years are shoulder and intersection work and the resurfacing of various roads to improve the flow of traffic and road conditions. The major improvements involve the construction of turning lanes and berm improvements. The Township has recently completed (2000) several roadway improvements on Township roads, which involved the resurfacing Donovan, Bunting, Bono, and Pavilion Road.

During the Steering Committee and public meetings, many residents expressed their concern of traffic flow within the Township along SR 2, especially during holidays and weekends during the summer months. Many were concerned about ODOT's future plans for SR 2 improvements, and whether it would include the expansion of traffic lanes as recently completed in Oregon along with the acquisition of property.

Chapter 3

Environmental/ Natural Features

Chapter Overview

Wetlands

Floodplain

Soils

Maumee Bay State Park

Lake Erie

Wildlife Refuge

Metzger's Marsh Wildlife
Area

Jerusalem Township is a unique community offering a variety of recreational attractions. These attractions include Maumee Bay State Park, Cedar Point, Ottawa Wildlife Refuge, Metzger Marsh Wildlife Area Restoration, and various privately-owned commercial-recreational areas along the lake shore. These recreational opportunities are available largely because of the Township's location near the lake shore, wetlands, and other related natural features. This section of the Township's comprehensive plan describes the natural and environmental features found within the community, creating a unique place to live.

Wetlands

According to the United States Wetlands Inventory, there is a significant number of wetlands in the area of Cedar Point National Wildlife Refuge located north of Cedar Point Road, and the Ottawa National Wildlife Refuge located on the east side of Bono Port Clinton Road (SR 2). The predominant types of wetlands located in the Township are classified as Palustrine Emergent and Flat. These wetlands provide important benefits such as preventing and reducing the risk of floods, improving water quality, and providing habitats for unique plant and animal communities. It has been reported that over eighty percent (80%) of wetlands that had been identified between 1780 and 1980 have been lost to urban development and farming practices. (Refer to Map 1-1 for Wetlands Map of the Township.) (Source: U.S. Environmental Protection Agency)

Floodplain

Approximately three-quarters of the Township is located within the 100-year floodplain area. These areas, as illustrated on the floodplain map, have a one percent (1%) chance of flooding in any given year, or, on the average, occurs once in a 100-year period. However, the 100-year floods can and do occur more frequently, according to the Ohio Department of Natural Resources. Due to periodic flooding, intensive development within these areas should be avoided and are regulated by County floodplain regulations. Floodplains form a unique ecological niche and support biotic communities that are adapted for occasional inundation. Floodplains and wetlands help control flooding by absorbing large volumes of water during high flows, reducing local flooding, and delaying the release of water downstream. (Refer to Map 1-2 for Floodplain Map of the Township.) (Source: Ohio Department of Natural Resources)

Soils

The majority of soils found in Jerusalem Township have a Latty-Toledo-Fulton Association which were formed from lake glacial



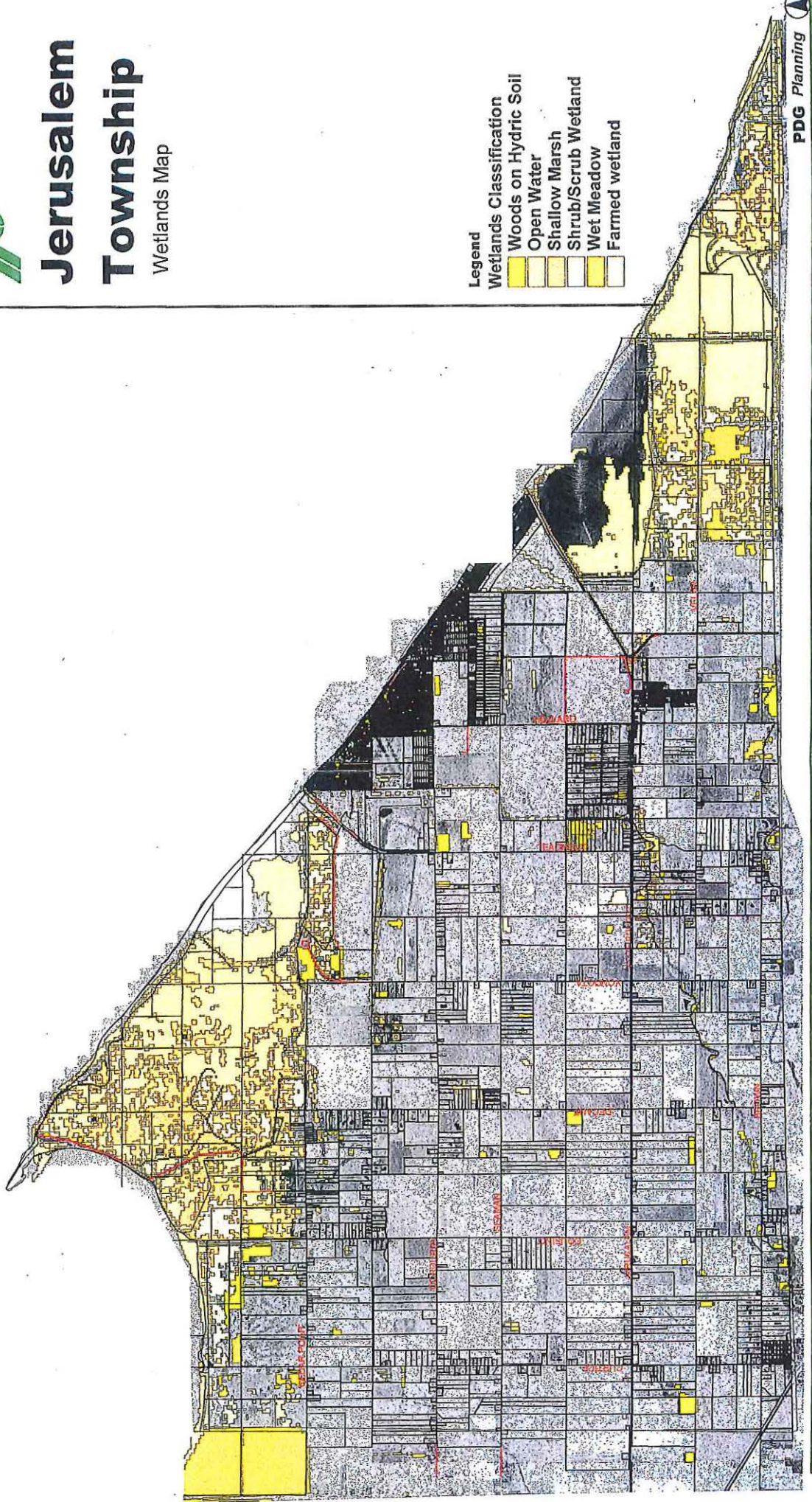
Map 1-1

Jerusalem Township

Wetlands Map

Legend

- Wetlands Classification
- Woods on Hydric Soil
 - Open Water
 - Shallow Marsh
 - Shrub/Scrub Wetland
 - Wet Meadow
 - Farmed wetland



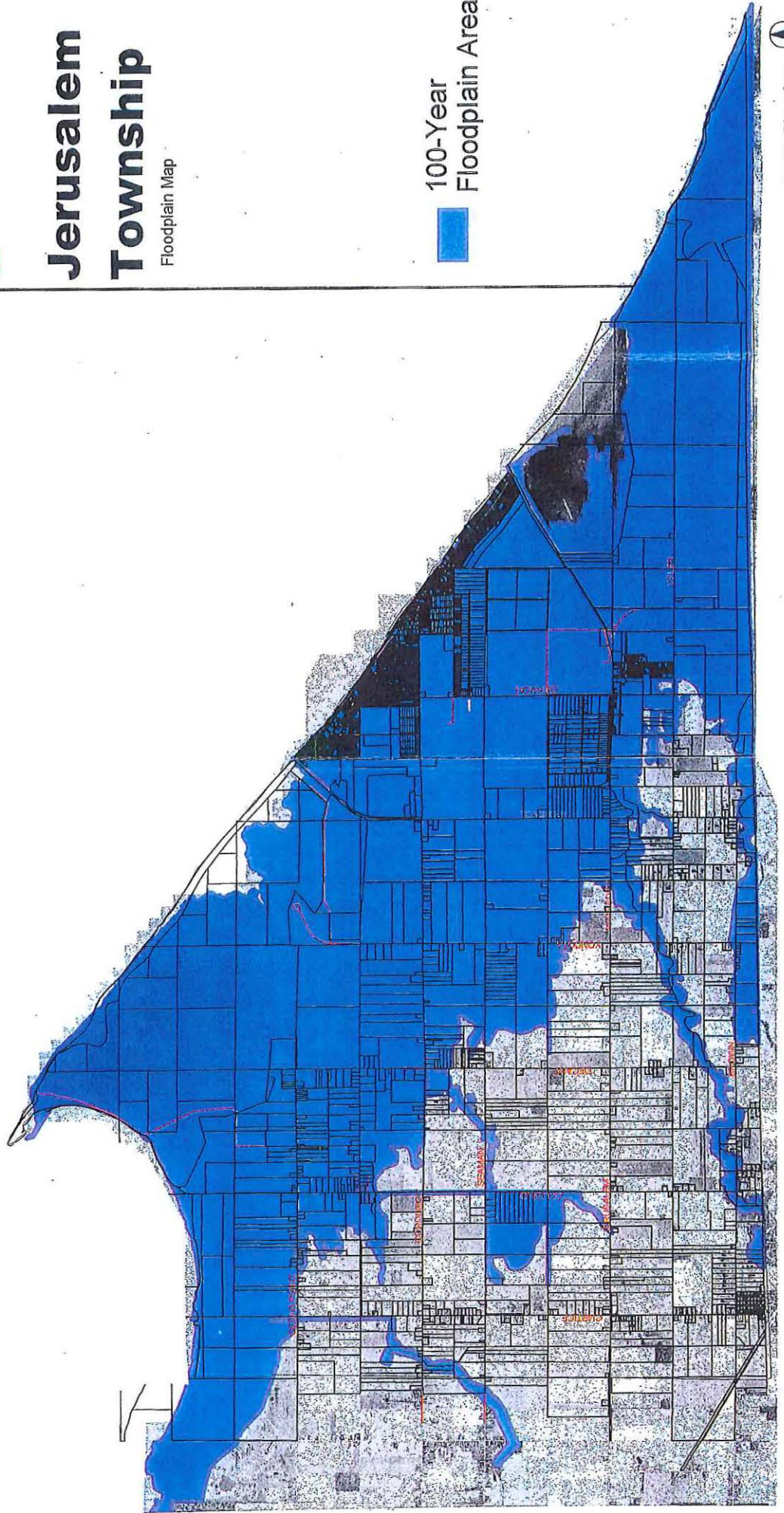


Map 1-2

Jerusalem Township

Floodplain Map

100-Year
Floodplain Area

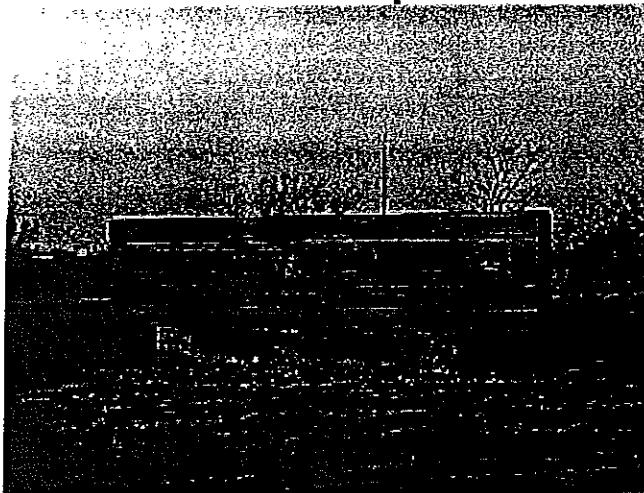


PDG Planning

sediment and are normally level with poor drainage. In these areas where latty silty loam is prevalent, runoff is slow or ponded, and permeability is slow. Most of the areas that contain this classification of soil are suitable for crops and limited for building site development and sanitary facilities due to the seasonal high water table and hazard for ponding.

In a farmland preservation report recently completed by Lucas County in June 2000, Jerusalem Township had been identified as one of five townships within the County which has the largest distribution of prime soils. Prime soils have been classified as land possessing the best combination of physical and chemical characteristics for producing food, feed, fiber, and oilseed crops. Because of Jerusalem Township's prime agricultural land and unique features, Lucas County has classified the area as a limited development zone which encourages urban development at a lower intensity.
(Refer to Map 1-3 for Soils Classification Map of the Township and 1-4 for Soils by Class Map.)

(Source: Soil Survey, Lucas County, Ohio)



Maumee Bay State Park

Jerusalem Township is well known as being home to the Maumee Bay State Park, which is among Ohio's newest state parks and offers a variety of amenities, such as camping, walking/biking trails, boating, fishing, golfing, lodging, swimming, and amphitheater. The park covers approximately 1,450 acres with fifty-five percent (55%), 800 acres of the park's acreage, located within the Township. The State Park is classified as a passive recreational facility with no scheduled recreational activities or programs. In 1998, the park attracted over 1.5 million visitors, which is an increase of approximately 1.4 million people over a ten-year period. The increase in the number of visitors is attributed

to the additional facilities which were constructed in 1993. The park's manager is supportive of efforts to link a walking/biking trails with local area parks and has demonstrated a desire to develop a partnership with the Jerusalem Township Community in terms of planning for complimentary development adjacent to the park area.

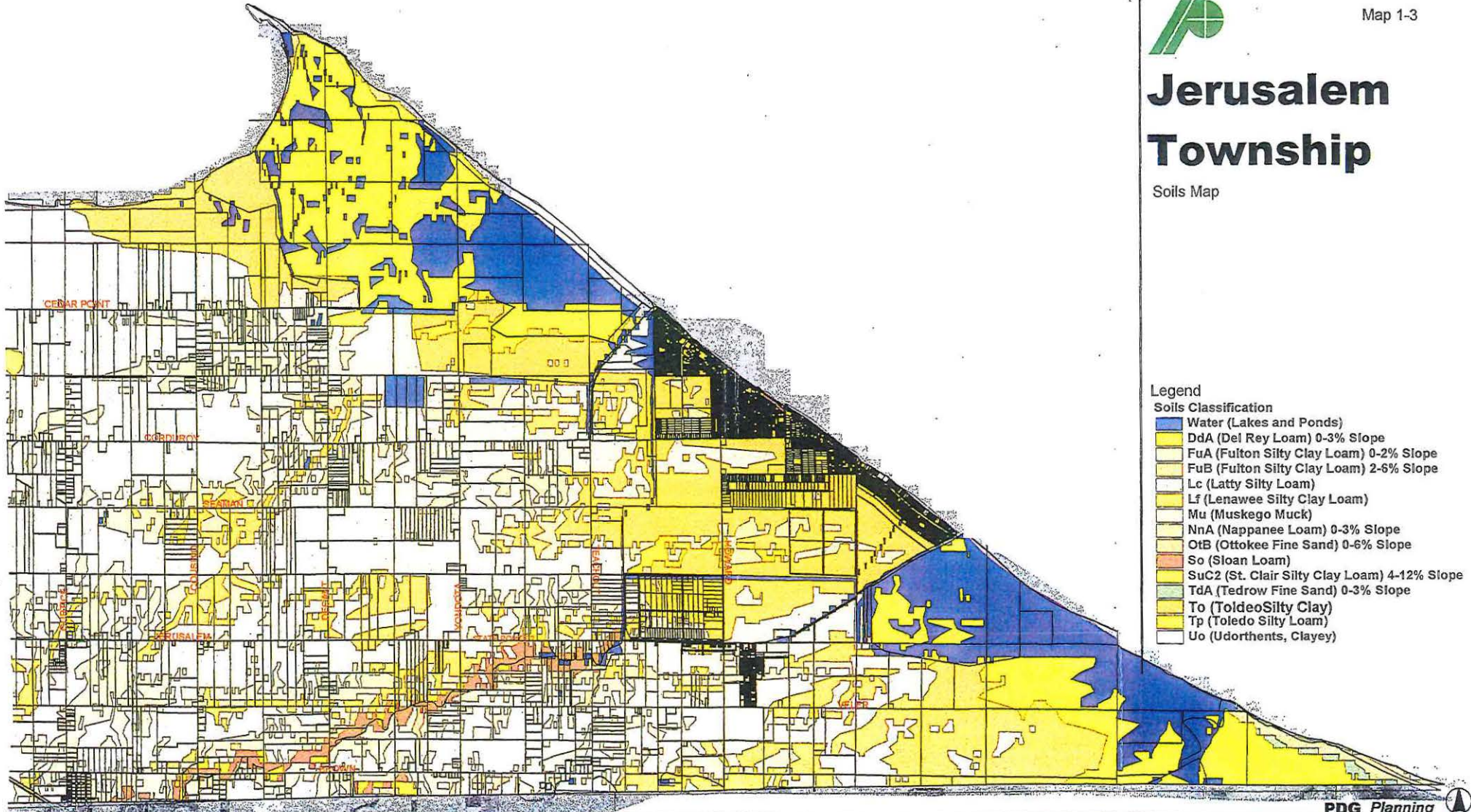
(Source: Telephone Interview with the Park Manager of Maumee Bay State Park in July 2000)



Map 1-3

Jerusalem Township

Soils Map



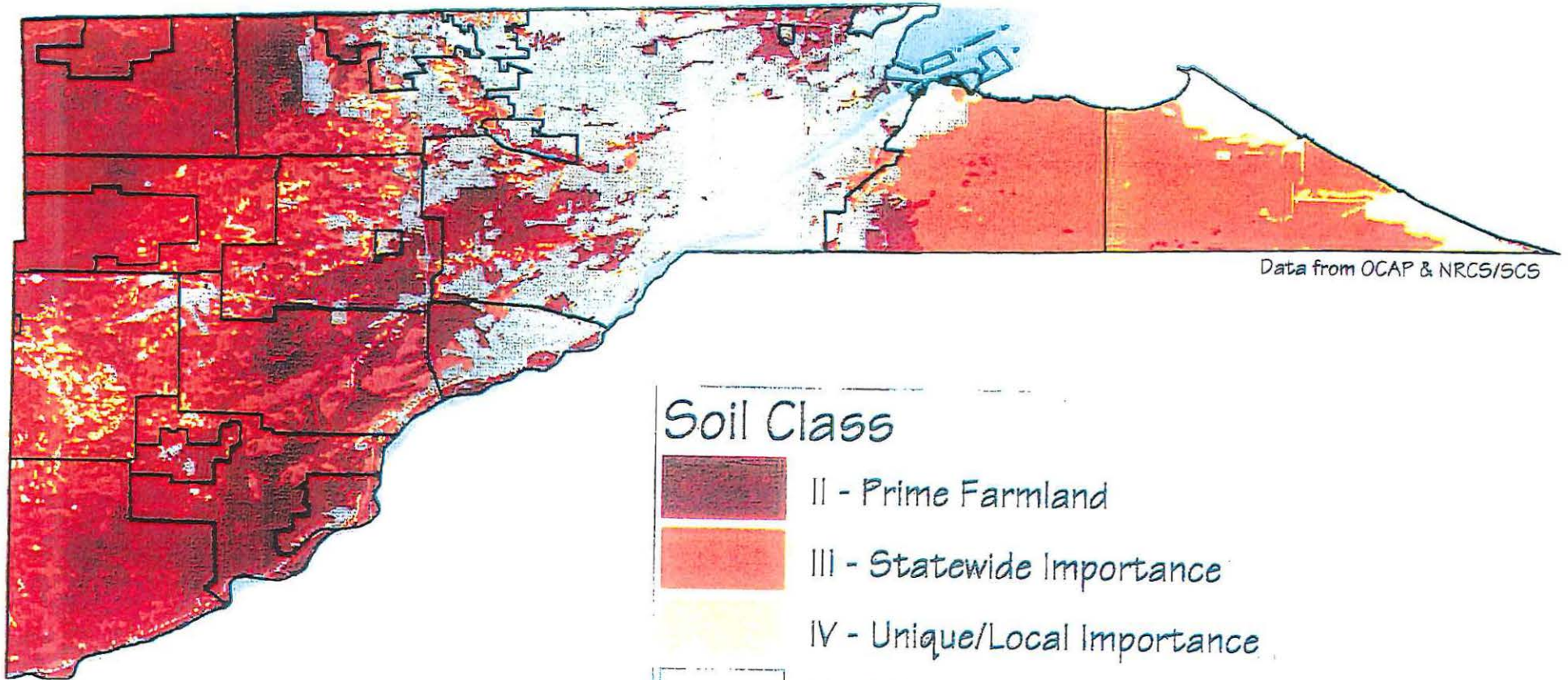
Legend

Soils Classification

- Water (Lakes and Ponds)
- DdA (Del Rey Loam) 0-3% Slope
- FuA (Fulton Silty Clay Loam) 0-2% Slope
- FuB (Fulton Silty Clay Loam) 2-6% Slope
- Lc (Latty Silty Loam)
- Lf (Lenawee Silty Clay Loam)
- Mu (Muskego Muck)
- NnA (Nappanee Loam) 0-3% Slope
- OtB (Ottokee Fine Sand) 0-6% Slope
- So (Sloan Loam)
- SuC2 (St. Clair Silty Clay Loam) 4-12% Slope
- TdA (Tedrow Fine Sand) 0-3% Slope
- To (Toledo Silty Clay)
- Tp (Toledo Silty Loam)
- Uo (Udorthents, Clayey)

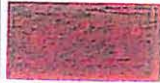




Soils by Class for Lucas County

Map 1-4

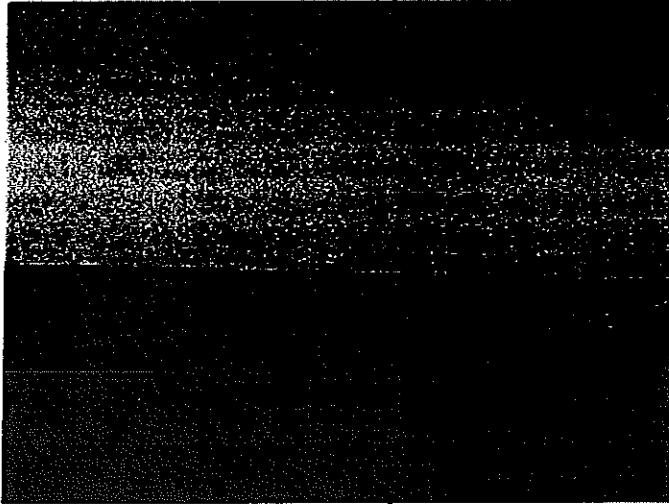


Data from OCAP & NRCS/SCS

Soil Class

-  II - Prime Farmland
-  III - Statewide Importance
-  IV - Unique/Local Importance
-  VI - Limited Use for Farming
-  Urban / Unclassified

prepared by
Urban Affairs Center
The University of Toledo
April 1998



Lake Erie

Jerusalem Township's close proximity to Lake Erie offers the community the ability to enjoy boating and fishing on a regular basis, especially in the Coolie and Ward Canal areas which offers full marine services. Lake Erie is considered to have some of the best boating, fishing, and recreational activities in the Midwest. It also has the most diverse shoreline of businesses and cities in the world because of the access to Buffalo, Cleveland, Detroit, and Toledo. Jerusalem Township's close proximity to Lake Erie and Maumee Bay State Park gives the Township rare natural amenities which are treasured by the community.

(Source: www.OnLakeErie.com)

Metzger's Marsh Wildlife Area

The Metzger Marsh is located on the south shore of the western basin of Lake Erie in Jerusalem Township, Lucas County, Ohio. The area is a remnant of the Great Black Swamp that was formed during a gradual rise in lake level that inundated the glacial lake plain in northwest Ohio. The Metzger Marsh Wetland Restoration project was completed by the Ohio Department of Natural Resources, Ducks Unlimited, and other organizations have worked cooperatively in the restoration of this area. Overall, the project involved the restoration of 908 acres of wetlands which provide numerous benefits, such as a feeding marsh, habitat for bald eagles, and increase biodiversity through the provisions of migration, nesting, and brooding habitat for waterfowl and neotropical migrants. Besides enjoying the natural features of the area, the public is able to enjoy hunting and trapping in the area. Other results have included enhanced agricultural drainage, improved water quality, and enhanced recreational and educational opportunities.

(Source: www.epa.gov & www.dnr.state.oh.us)

Ottawa and Cedar Point National Wildlife Refuge

The Ottawa Refuge Complex is comprised of three refuges: Ottawa National Refuge, Cedar Point National Refuge, and the West Sister Island National Wildlife Refuge. Two of these wildlife refuges are located within Jerusalem Township, Ottawa NWR, and Cedar Point NWR. The Ottawa Refuge was established in 1961 and Cedar Point in 1964. The Ottawa Refuge covers an area of approximately 5,794 acres, and Cedar Point covers an area of 2,445 acres. The Ottawa

wildlife refuge attracts approximately 130,000 people each year. The primary focus of the refuge is to provide major resting, feeding, and wintering habitats for migratory birds and other wildlife. The objective of these refuges is to: restore optimum acreage to a natural floodplain condition, improve and restore wetland habitat, improve fishery and wildlife resources, provide biodiversity, and the public opportunity to enjoy outdoor recreation and environmental education. Overall, the national wildlife refuges allow the public to enjoy hunting, fishing, trapping, environmental education, wildlife observation, and hiking.
(Source: www.fws.gov)

Chapter 4

Citizen Input

Chapter Overview

Citizen Input

Public Survey

Public Meeting

Citizen Input

Before the Steering Committee was able to put together effective goals and action steps, which are described in the following chapter, it was important for the Committee to have received public input through public meetings and a survey. Public input was necessary to ensure that the future goals of Jerusalem Township represent the public's thoughts and vision for future land development.

Public Survey

Approximately three years ago, Jerusalem Township had completed a community survey describing issues that affected the community's quality of life. The survey covered issues such as park land, infrastructure development, and various Township services. The appendices section contains complete survey results. Highlights from the survey include:

- Eighty-six percent (86%) of the respondents felt it was important for the Township to address issues concerning drainage and sanitary sewers.
- Sixty-four percent (64%) of the respondents were interested in creating additional parkland within the Township.
- Fifty-five percent (55%) favored hiring a consulting firm to develop the Township's long-term comprehensive plan.
- Fifty-two percent (52%) of the respondents favored additional businesses moving into the Township to strengthen the tax base.

Overall, these results describe what the general public felt was important in shaping the development of the community. During the development of this comprehensive plan, the Steering Committee relied heavily on public input received through meetings and responses gathered in this survey. It is important to note that even though these surveys were completed approximately three years ago, many of general public attitudes remain quite prevalent today. A little over half of the respondents supported the development of this comprehensive plan, in order to be prepared for future land development and increase urban design standards.

Public Meeting

In addition to the public survey, the Steering Committee was fortunate to have substantial citizen input during the Township's public meetings held on September 18, 2000 and October 16, 2000. During these two public forums, input was received on a number of topics such as infrastructure, economic, and Lake Erie development, along with farmland preservation. The following paragraphs describe the

main group topics and the outcome of each of the group's discussion. Participants were divided into two groups which handled three main topics. The first group discussed infrastructure development, economic development within the Township, and, Lake Erie development. The second group discussed residential development (through minor splits), commercial development along SR 2, and the importance of farmland preservation. Each group discussed their topics for approximately one hour through open discussion which was facilitated by group leaders, who then reported back to all workshop participants with their final results for further group discussion. The following paragraphs recap the issues and concerns that were brought forth in each topic of discussion.

Water and Sanitary Sewer

As mentioned, recently the EPA (Environmental Protection Agency) ordered that the Reno Beach and Bono area be serviced by centralized sewer because of the failure of on-lot septic systems. The project is to be completed in three phases and is scheduled to be completed by December 2002 to service 2,500 residents, and is expected to cost approximately \$7.2 million to complete. With the discussion of sewer service to these particular areas, there was consensus amongst everyone that central water and sewer are needed throughout the Township to improve the quality of life. The residents were also questioned whether they felt that being serviced by central water and sewer would spur uncontrollable development. The residents had no concerns about uncontrollable urban development because they felt the Township would devise appropriate development standards. It should also be noted that water currently exists along North Curtice Road through Curtice Road from Oregon/Genoa area to the Ottawa County line, which may offer the possibility of expansion to additional areas, but has not been extended up to today's date.

(Refer to 1-5 for sewer map.)

Economic Development

The public was receptive to encouraging commercial development along SR 2, however, commercial development should have access to central water and sewer service. Residents agreed on the implementation of landscaping requirements and access management in the area. The public expressed little interest in devoting effort to attracting industrial development because of the lack of infrastructure (water and sewer) to support these businesses, and additional competition with the City of Oregon's industrial park. However, if sewers were introduced into the area, the respondents felt it would be appropriate to encourage the development east of North Curtice

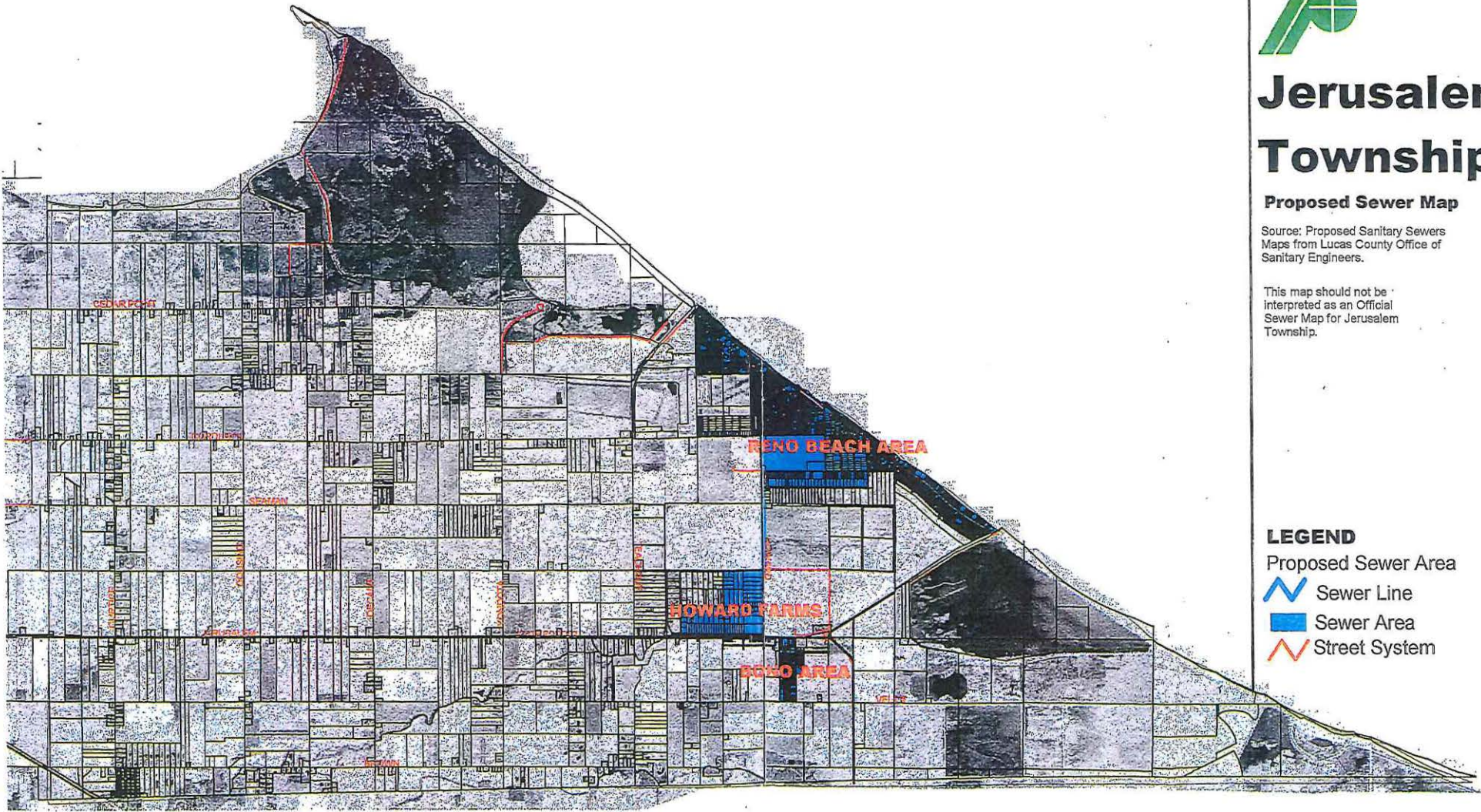


Jerusalem Township



Proposed Sewer Map

Source: Proposed Sanitary Sewers Maps from Lucas County Office of Sanitary Engineers.

This map should not be interpreted as an Official Sewer Map for Jerusalem Township.



LEGEND

- Proposed Sewer Area
-  Sewer Line
-  Sewer Area
-  Street System

Road and south of Seaman Road. During this discussion, the group also suggested implementing landscaping and signage standards to ensure that new developments are consistent with the Township's rural character. There was also discussion of encouraging commercial establishments along North Curtice Road just south of MBSP that support the park's facility. Overall, the majority of individuals present at the public meeting felt it was important that the Township focus efforts to attract commercial development that exists all year to assist in strengthening the community's tax base.

Lake Front Development and Recreation

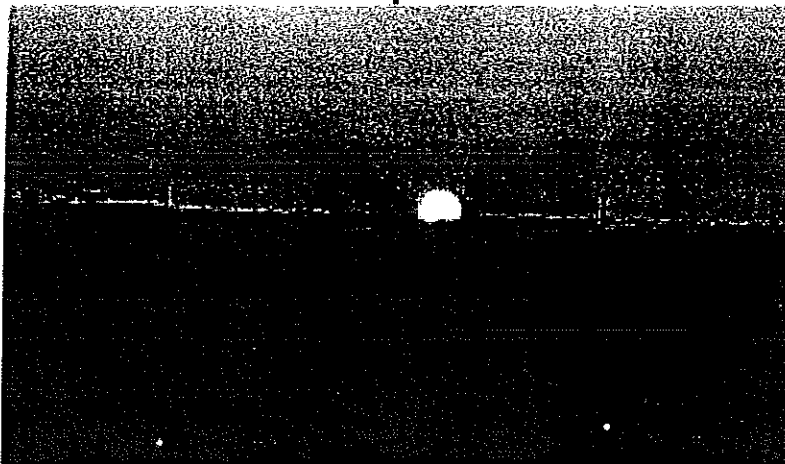
Approximately eighty-six percent (86%) of the Township's land is used for recreational and agricultural purposes. With Maumee Bay State Park (MBSP) on the northwest corner, Metzger Marsh/Ottawa National Wildlife Refuge and Crane Creek State Park on the northeast corner, Jerusalem Township is well served with scenic and wildlife areas. One thought that came about during discussion with the steering committee was to connect these natural areas with walkways or bike paths. Such a concept would be supported by the management of MBSP. The lakefront area is limited, in that most of the property is privately owned and developed. A lakefront walkway would be beneficial, but would result in the acquisition of private properties. After more group discussion, individuals felt it would be best not to develop a specific plan that is centered around a walk/bike pathway, especially along the lake front at this time, but that perhaps it could be addressed with a future study, at a later date.

Farmland Preservation

A concern within the Township and around the State is the consumption of agricultural land for residential use through the minor split

process. Currently, the *Ohio Revised Code, Section 711.131*, permits an individual to split a tract of land into five or less parcels within a tax roll period without being platted, if the parcel of land is along an existing public right-of-way and involves no opening, widening, or extension of any road or street.

There were many suggestions that were discussed, such as exploring the option of agricultural security districts, land conservancies, increasing minimum lot size in the



agricultural district, controlling the number of lot splits in a tax roll proceeding through Township zoning, and providing continual public education. The farmland preservation tools favored, amongst members of the group, was the exploration of controlling the number of minor splits through zoning and encouraging conservation designed subdivisions instead of increasing the number of lot splits.

In June 2000, Lucas County with the assistance from Poggemeyer Design Group, completed a farmland preservation report which encouraged the following recommendations to be supported throughout the County:

- Monitor and support any emerging efforts from the State of Ohio towards the development of smart growth legislation.
- Increase resources to further develop of a county wide vision for development of Lucas County.
- Increase support for local townships and villages in Lucas County to develop and maintain land use plans.
- Increase educational efforts to develop awareness of preserving agricultural areas.

With the completion of the public meetings and survey input, the Steering Committee was able to develop a report that is an accurate representation of the general public's attitudes and feelings towards future land development.

Chapter 5

Community Values, Goals, Future Land Use, and Action Steps

Chapter Overview

Community Values

Goals and Action Steps

Community Values

As the work on this comprehensive plan progressed, a number of key themes emerged and continued to surface as central thoughts and desires for the future of Jerusalem Township. Many of these themes relate to the natural features, beauty, and uniqueness of Jerusalem Township which should be celebrated and preserved for future generations. Therefore, the Steering Committee felt it was appropriate to develop these points into core community values to serve as the basis for developing community goals. These core community values are as follows:

- **Jerusalem Township has a strong connection to nature.**
Lake Erie, Wildlife Refuge, Ottawa and Cedar Point Refuge, Maumee Bay State Park, and other areas are community treasures that help make Jerusalem Township special. Future physical development near these places should complement, not detract from these special places.
- **Jerusalem Township is rich in rural character and has strong agricultural roots.**
Measures to maintain elements of rural character and agricultural viability are important to local residents and are a priority for Township government.
- **Jerusalem Township places emphasis on pedestrian movement, especially near natural areas, such as Maumee Bay State Park.**
The Township encourages connecting areas with walking and biking trails to offer alternative modes of transportation.
- **Jerusalem Township is recognized as a family-oriented community and has attracted recent residential growth because of its reputation.**
The Township can reinforce this image and reality by developing additional park space and continuing to emphasize protection of property values and local health and safety.
- **Jerusalem Township welcomes commercial development for local job creation and convenience for residents.**
Through design standards and traffic management, Jerusalem Township is committed to creating attractive and safe commercial centers.

- ***Jerusalem Township strives to define an even greater sense of place.***

Further development of the Township property as a community focal point is logical and desirable.

Goals and Action Steps

With the development of these core community values, the Steering Committee was able to develop a more specific series of goals and action steps to meet the challenges facing Jerusalem Township within the next five to twenty years. These goals have been divided into main areas of concern; commercial development, transportation, agriculture and rural development, economic development, infrastructure, urban design, and land use. The goals are defined as visions of what Jerusalem Township would like to see in the future, along with various action steps required to implement these goals. These goals were developed based on the meetings held with the Steering Committee and input from the community. It should be noted that not all these action steps need to be implemented immediately and may be incorporated over a period of time and updated periodically. In addition to these goals and action steps, the Steering Committee also developed a future land use map which illustrates the future land use patterns for the Township. It is intended that this land use map will serve as a guide for decision making related to proposed zoning changes and subdivision review, and serve as a long-term vision or desired physical development in the Township. The following is a list of goals and action steps the Steering Committee have developed, based on public input, to address the challenges facing Jerusalem Township.

(Refer to 1-6 for Future Land Use Map.)

Commercial Development Goals

- 1. Encourage future commercial development in defined commercial centers.***

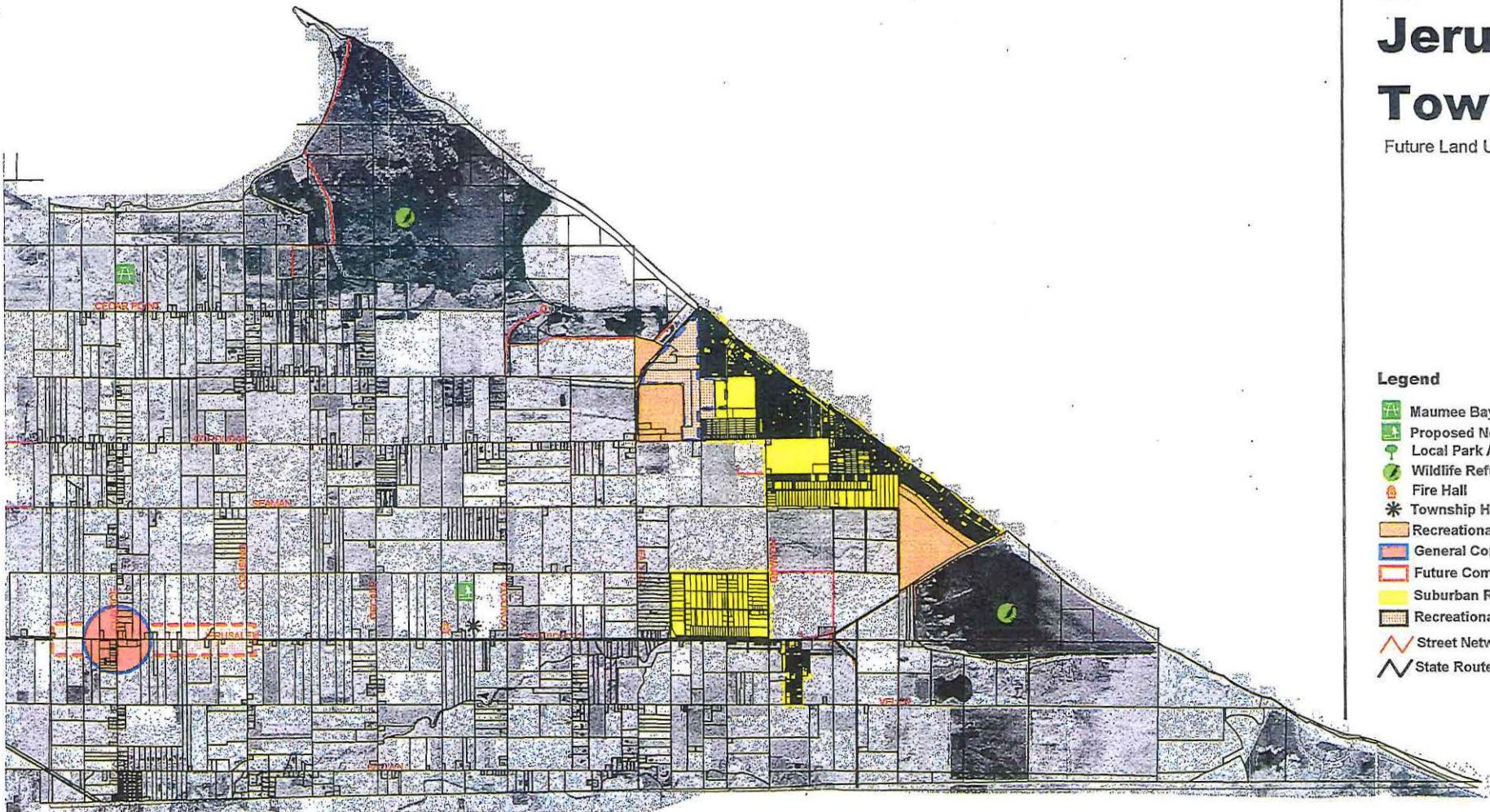
Necessary Action Steps

- The future land use plan for Jerusalem Township shows specific concentrations of commercial development in defined nodes. Future rezoning requests that are inconsistent with this future land use plan should be discouraged.
- After the comprehensive plan has been completed, Jerusalem Township should update the zoning resolution to provide for new amended commercial zoning districts that are consistent with the policies expressed in this plan. Permitted uses and development standards for each area should be unique and consistent with this plan.



Jerusalem Township

Future Land Use Map



Legend

-  Maumee Bay State Park
-  Proposed New Park Area
-  Local Park Area
-  Wildlife Refuge
-  Fire Hall
-  Township Hall
-  Recreational / Residential
-  General Commercial
-  Future Commercial Expansion
-  Suburban Residential
-  Recreational Commercial
-  Street Network
-  State Route 2

II. Create an attractive commercial center at the intersection of SR 2 and North Curtice Road that will serve as a center of general commerce for both local residents and tourists. Commercial and business uses encouraged in this area would include broad categories of commercial and business activities. Future construction in this area should only be permitted when high development standards for landscaping, structural design, and signage are incorporated. Also, adjacent residential uses should be taken into consideration when developing standards for landscaping, signage, and structural designs.



Necessary Action Steps

- Define (or redefine) the general commercial district toward general retail activities, all forms of restaurants, service uses, offices, and other general commercial uses.
- Update the development standards for the new (or redefined) general commercial zoning district to limit the number of freestanding signs allowed per establishment and encourage the usage of monument signs and landscape mounding next to the right-of-way.

III. Provide for the limited future expansion of commercial areas to the east of SR 2 and North Curtice Road. Consistent with commercial development in and near the SR 2 and North Curtice Road area, future construction in this area should incorporate high development standards which deal with landscaping and signage design standards.

Necessary Action Steps

- Requests for general commercial rezoning east of SR 2 and North Curtice Road intersection should be considered favorable, only after the SR 2 and North Curtice Road becomes built-out, and if commercial development pressures increase in the future. This commercial development expansion area is purposely defined as not to extend much beyond Cousino Road to the east in an effort to discourage strip development to the east.
- Commercial establishments being constructed along SR 2 should be encouraged to join parking areas and reduce the amount of curb cuts in the area.

- Developers should be required to incorporate landscaped islands in parking areas to create an aesthetically pleasing environment.

IV. Discourage commercial growth south of Maumee Bay State Park (MBSP) along North Curtice Road.

Necessary Action Step

- Development of the land adjacent to the MBSP is a very important issue to the Township. There was considerable debate concerning alternative development scenarios and there was negative public reaction to even tightly controlled and substantially limited commercial development in this area. The continuation of rural residential and agricultural land uses is advanced in the land use plan. Consequently, Jerusalem Township should discourage any zoning changes or other actions that might lead to commercial development in the area.

V. Continue to encourage the development and redevelopment of the Cooley and Ward Canal Areas as a unique area of marine-oriented and recreation-commercial uses.

Necessary Action Steps

- Review the permitted uses and development standards now associated with the Recreational Commercial zoning district which apply directly to the area, such as boat and recreational vehicle storage and seasonal recreational residential cottages. It is suggested that the Township examine the permitted uses and re-affirm or discontinue some uses or include additional uses.
- Support the implementation of Lucas County's Cooley Canal Master Plan and future planning and development efforts.

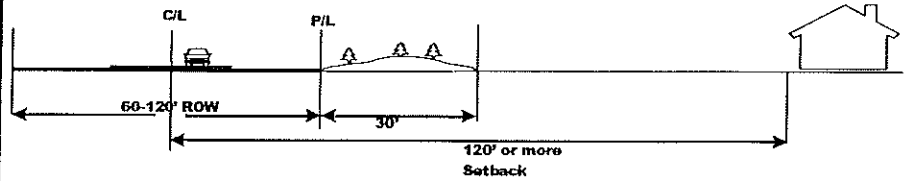
Transportation Goals

I. Minimize the impact of commercial development on the flow of traffic throughout Jerusalem Township.

Necessary Action Steps

- Amend the Township's Zoning Resolution to require that a traffic impact study be performed for each proposed commercial or other establishments that generates a significant level of traffic volume (greater than 100 cars in a peak hour) along nonstate routes. This study should be reviewed by the County Engineering Department and should be consistent with ODOT policies and requirements to ensure all local objectives have been satisfied.
- Develop a working relationship and partnership with ODOT for

General Commercial (Along SR 2)



- When nonresidential development pressures begin to increase, the Township is encouraged to conduct a Transportation Corridor Study along SR 2 to explore access management options in greater detail.
- The Township should work with ODOT to incorporate access management standards for future developments.
- The Township should encourage the connection of parking areas and combined driveways to reduce the number of curb cuts along SR 2.

Agriculture and Rural Development Goal

1. Preserve viable agricultural areas and the rural character of Jerusalem Township.

Necessary Action Steps

- Establish agricultural districts within the Township in accordance with Section 929.02 of the Ohio Revised Code.
- Protect large tracts of prime agricultural land in the Township and provide farmers with support services.
- Apply for Issue 1 funding to preserve prime farmland in the Township. The State has allotted \$200 million for grant funding in 2001 and funding mechanisms and procedures will soon be released.
- Support the creation of a local land conservancy to protect prime agricultural land through private funding along with educating the community. Alternatively existing organizations in northwest Ohio could be encouraged to become more active in the area.
- Amend the lot frontage requirements in the Agricultural Zoning District from 150 feet to 300 feet to limit the number of random lot splits being established in Jerusalem Township.
- Investigate laws to limit the number of minor splits in the Township's Zoning Resolution as Townships in other counties have done.
- Amend the Township Zoning Code to encourage conservation design in new subdivisions. Options such as conditional-use

approval or permitted-use approval should be explored and considered as a way to encourage conservation design. Clustering residential density in a conservation designed subdivision can provide open spaces for farming practices.

General Urban Design Goals

I. Encourage Jerusalem Township to identify a focal point within the community to create a sense of place.

Necessary Action Steps

- Recognize the Township Hall and adjacent park land as a focal point for Jerusalem Township.
- Continue to pursue all avenues toward developing land adjacent to the Township Hall for recreational purposes, including applying for State Funding for park land and Township Hall improvements through NatureWorks Program and other related grant programs.

II. Exercise greater control over the physical design of nonresidential developments.

Necessary Action Steps

- Develop design guidelines which examine architectural character, color, and materials on the facade of buildings and the relationship to surrounding developments to ensure that commercial establishments are compatible with surrounding streets and adjacent land uses.
- Update the Site Plan Review procedure in the Township's Zoning Resolution to reflect design guidelines. Such guidelines can be advisory.
- Township Trustees are encouraged to develop an advisory committee as part of the Site Plan review process to suggest to developers ways to improve their development and ensure compatibility to adjacent uses. Also, developers are encouraged to include citizen participation in the planning process. Currently, Lucas County is exploring the idea of developing an advisory agency (Urban Design Studio) to review development throughout the County.

Economic Development Goal

I. Develop a strong tax base with significant local employment opportunities.

Necessary Action Steps

- Encourage the development of commercial establishments as

planned and defined to provide employment opportunities and local tax base.

- The Township should encourage permitted uses in the commercial districts that exist all year and hire a number of employees, such as professional firms, medical/dental clinics.
- Develop or work with other Business Council Associations to discuss challenges and opportunities occurring within the area to benefit the Township's development.

Residential Development Goal

- 1. Develop a variety of housing types and styles so that existing and future residents will have a wider variety of housing choices within Jerusalem Township.***

Necessary Action Steps

- Update the Township's zoning resolution to include a wider variety of dwelling types, such as townhouses, condominiums, and multi-family dwellings. It is recognized that higher density residential development can only be supported when central water and sanitary sewer is available.
- Develop a residential/recreational district within the Township to support the existing activities within the marina area by encouraging a mixture of housing types, such as condominiums, multi-family units, family units, and potential seasonal units.

Public Utility Goal

- 1. Encourage the development of central water and sewer facilities to eliminate potential pollution problems and safeguard the health of residents in the community.***

Necessary Action Steps

- Support existing EPA improvements in the Reno Beach and Bono area to eliminate the septic problems in the area.
- Allow new higher density residential developments to develop only in areas where future water and sewer systems can be developed economically.
- New businesses are encouraged to extend waterlines to serve Jerusalem elementary school and commercial establishments to Cousino Road along SR 2.
- Unless there are immediate health problems that are to be addressed, it is unlikely that public funding will be provided for new sewer systems. Therefore, the Township should encourage developers to construct central water and sewer facilities when

developing the commercial areas or high-density residential developments.

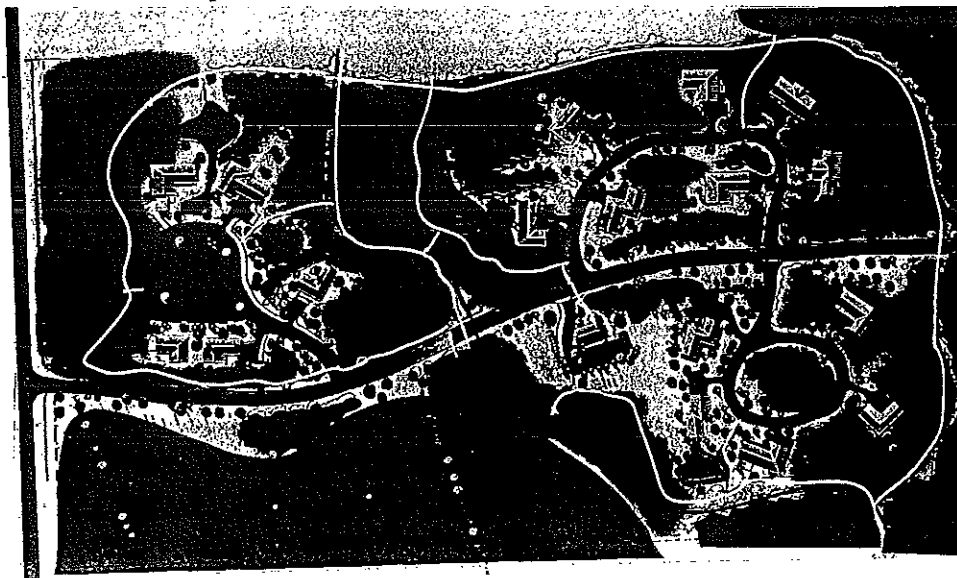
- Work with the Lucas County Sanitary Engineer Department to explore ways to service Jerusalem Township in the future with public water and sewer facilities.
- The northern portion of North Curtice Road currently has central water available which may be extended further into the Township.

Land Use Control Goal

1. To update the Township's existing Zoning Resolution to anticipate future land use problems and shape the community's future and quality of life.

Necessary Action Steps

- Continue to develop land use controls aimed at dealing with controversial uses, such as adult entertainment, effectively.
- Allow flexibility within the Township's Zoning Resolution to encourage conservation design or cluster residential subdivisions rather than conventional subdivision development.
- Update the Township's site plan review process and landscaping requirements to encourage new commercial establishments to complement adjacent land uses.
- The Township is encouraged to work with MBSP Officials, Lucas County Planning Commission, and ODOT when updating their zoning resolution to ensure it is consistent with local goals.
- Continue to support zoning code enforcement.



Conservation Design Prototype

Cell Towers

1. Incorporate effective zoning regulations to assist with cell tower location.

Necessary Action Steps

- Incorporate specific landscaping requirements around cell towers.
- Develop standards in the zoning resolution which require that cell towers be located at least 250 feet away from residential areas.
- Ensure the cell tower section is in the confines of the Ohio Revised Code, Section 519.211.