Marion County
2011 Land Use Plan

Adopted by:
Marion County Regional Planning Commission: September, 2011
Marion County Commissioners: March, 2012

SUMMARY

The 2011 Marion County Land Use Plan builds on the smart-growth land use policies established in the 1977 Marion County Land Use Plan. The 2011 Land Use Plan analyzed the physical characteristics of the county and reviewed trends related to population, housing, employment, business, and land use changes on a subdivision basis from 1995 to 2009. The Land Use Plan then establishes goals and objectives for the various land use categories.

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CHAPTER I
LAND CONDITIONS, TRANSPORTATION AND UTILITIES, AND ADMINISTRATIVE AGENCIES

LAND CONDITIONS

Geography

Marion County is located in northwestern Central Ohio. The county is less than a one hour drive north from Columbus, less than two hours from Toledo or Dayton, just over two hours to Cleveland, and under three hours to Cincinnati. The county contains one moderate sized city, Marion (in which approximately 56 percent of the county residents live), seven incorporated villages (in which approximately 6 percent of the county residents live), and 15 townships (percentages based on the 2000 U.S. Census of Population). Map 1 shows political subdivision boundaries for Marion County. Various other unincorporated villages, old cross road centers, and new subdivision neighborhoods exist throughout the county. Like many mid-western counties and states, and unlike counties and states to the east, Marion is generally flat with slightly rolling hills.

Marion is located near the headwaters of the Scioto River, Little Scioto River, and Olentangy River, all of which combine and flow toward the Ohio River and eventually the Gulf of Mexico. Much of the northwestern county, however, drains north toward the Sandusky River, the Great Lakes, Canada, and the North Atlantic Ocean (see Map 2 for watershed boundary). Many of the most scenic areas in the county are along or near these rivers which are characterized by varying slopes and wooded areas.

Poorly Drained Areas

Drainage is a problem in much of the county. This is due to predominantly flat terrain and relatively impermeable soils.

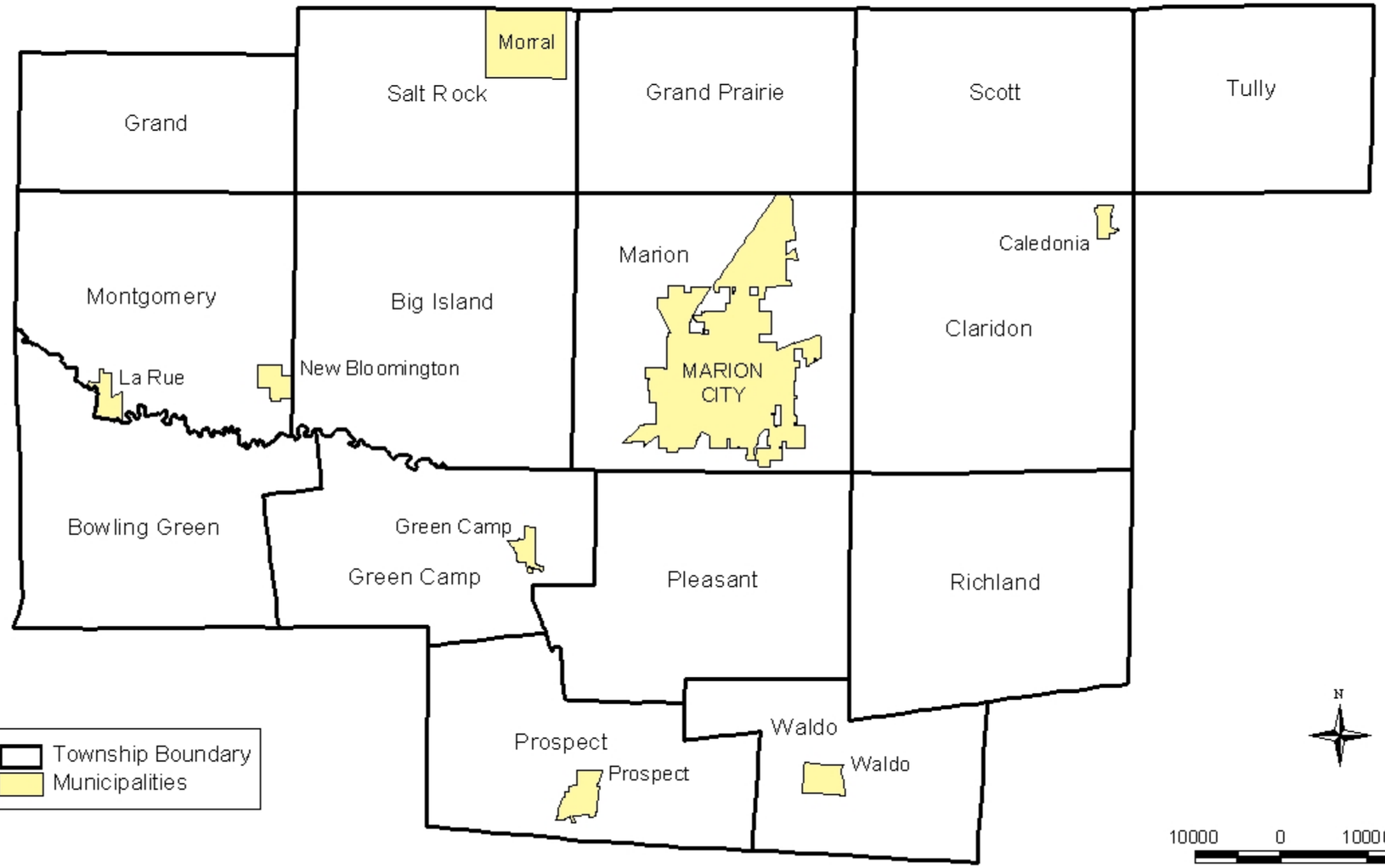
Flood Prone Areas

Map 2 shows the areas of the county generally subject to 100- and 500-year floods. Much of these areas were flooded in 1913, 1959, 1987, 1993, 1995, 1997, and 2004 (2006 Mitigation Plan for Natural Disasters Marion County, Ohio, page 21).

While the rivers in Marion County usually have the flow and size of large creeks, when heavy rains come they can grow much larger and spread miles over the level land. After studying Map 2, it should be obvious that the westward growth of Marion City will eventually be limited by floodplain. The same is true for the growth in certain directions of several villages.

Map 1

Political Subdivisions

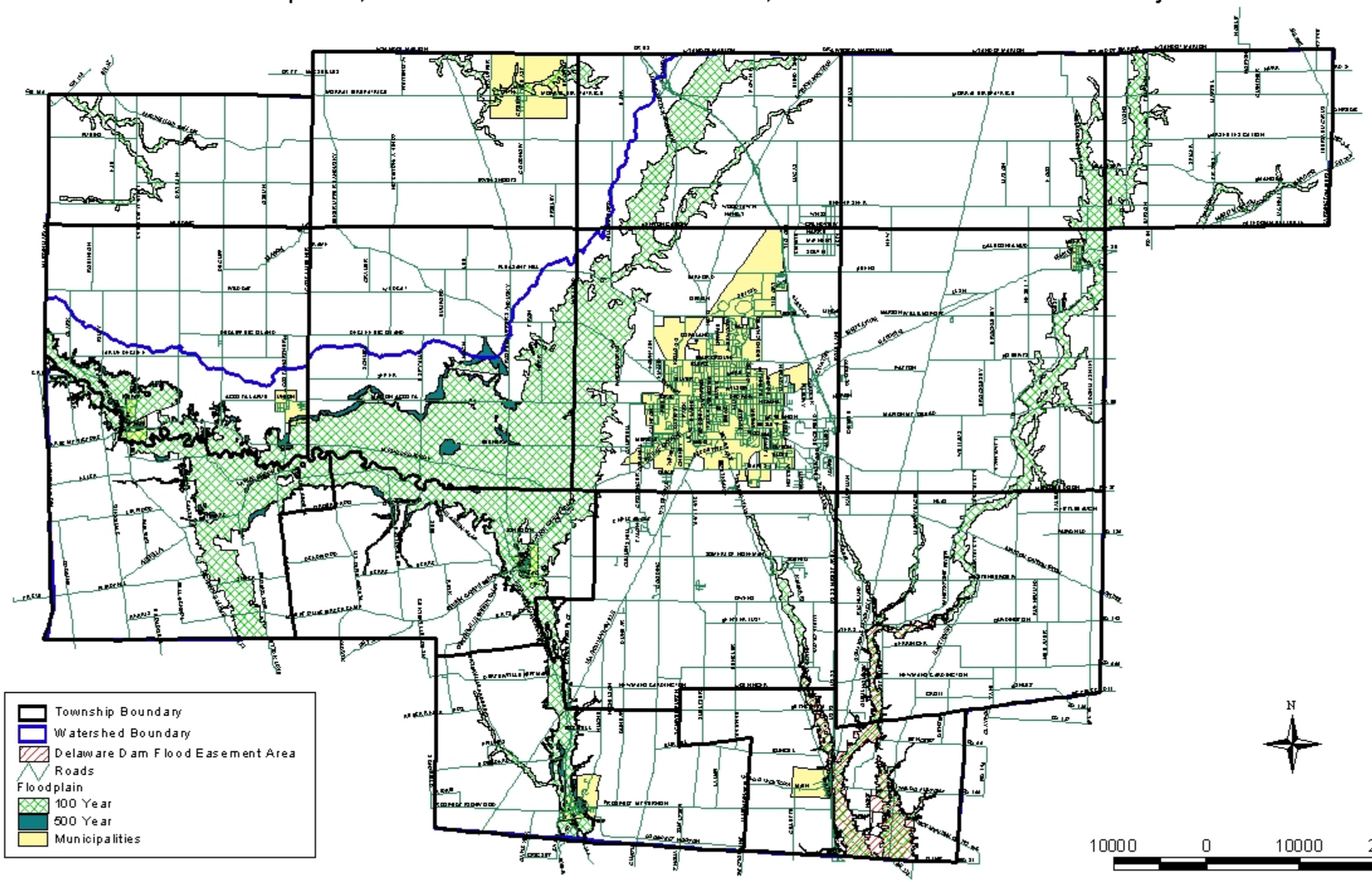


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010

Map 2

Floodplain, Delaware Dam Easement, and Watershed Boundary



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, USGS, and Army Corp of Engineers, 1987 & 1995

In 1987, the federal government competed a survey of the county's flood prone areas and released the Flood Insurance Rate Maps (FIRM) for Marion County. These maps established the boundaries of the 100- and 500-year floodplains (a flood with a one in a hundred chance or a five in a hundred chance of occurring each year). These boundaries are shown on Map 2. Currently, the federal government is in the process of revising the 100- and 500- year floodplain boundaries. New county Flood Insurance Rate Maps should be available in 2010.

The County Commissioners and several villages have applied for participation under the National Flood Insurance Program. At this time, the unincorporated county of Marion along with the villages of Caledonia, Prospect, LaRue, Green Camp, and Morral are participating in the program. Marion City, New Bloomington and Waldo have not been identified as being in flood prone areas.

Also shown on Map 2 is the Delaware Dam Flood Easement Area. In the early 1900's, the federal government purchased a flood easement on lands with a contour elevation of 947 feet or below within the Olentangy River Watershed in Marion County. If needed to protect downstream properties from flooding, the dam can be closed and flood waters can be held within this easement area. Easement area boundaries follow either the100-year floodplain boundary or property lines.

Bedrock

Bedrock in the county for the most part, is extensively covered by glacial till. The depth to bedrock for the majority of the county is greater than 20 feet below the soil surface. Areas where bedrock is found close to the soil surface are predominately located in the north- and south-central portions of the county. A review of Map 3, indicates shallow depth to bedrock in the western, northeastern, and northern areas of the city of Marion. Shallow depth to bedrock makes the installation of deep utility lines expensive and basements impossible. Shallow bedrock, however, does help provide support for heavy structures, such as apartment buildings and industry.

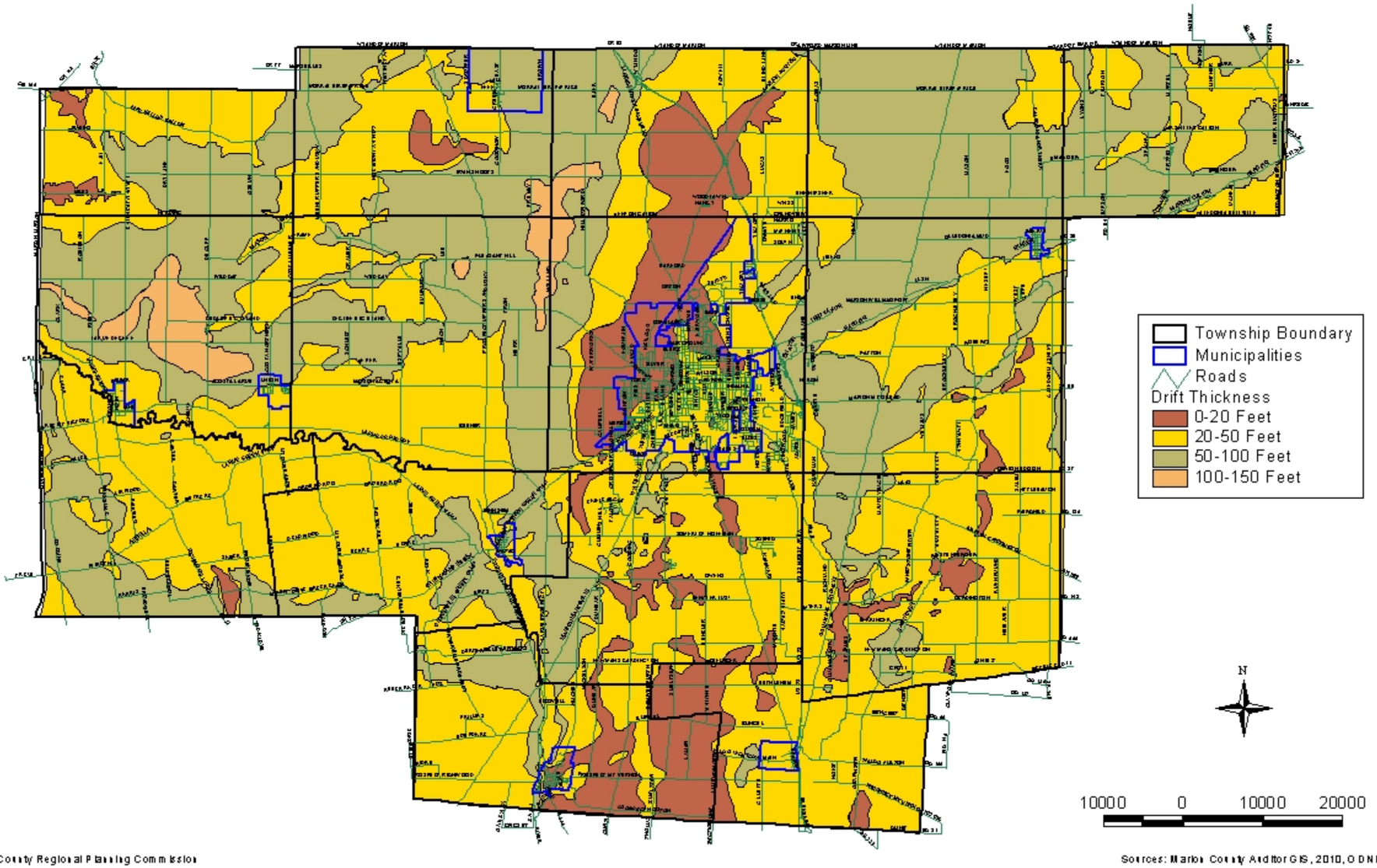
Soils

Soils in the county are generally marked by low permeability, poor drainage, and permanent high water table and often cause problems in the construction of new developments, including storm drainage or drainage for on-site sewage disposal. General Hydrologic Soil Groups are shown in Map 4. Hydrologic Soil Group descriptions are:

A Well drained sand and gravel; high permeability.
B Moderate to well drained; moderately fine to moderately coarse texture; moderate permeability.
C Poor to moderately well-drained; moderately fine to fine texture; slow permeability.

Map 3

Drift Thickness

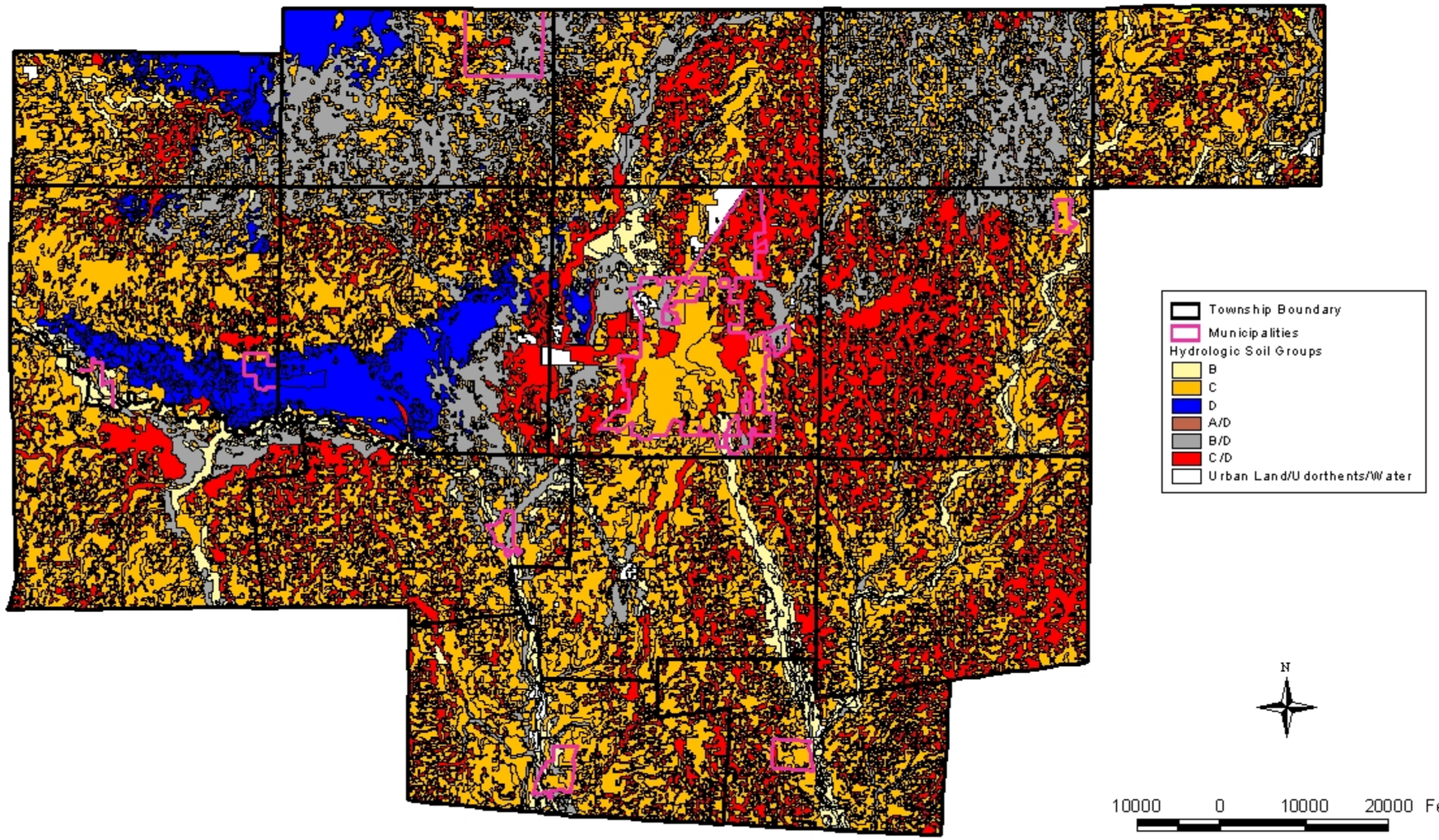


Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 1985

Map 4

Hydrologic Soil Groups



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 2005

D Poorly drained, clay soils with high swelling potential, permanent high water table, claypan, or shallow soils over nearly impervious layer(s)." (Creating a Table of Runoff Coefficients, Brigham Young University, Page 3)

Hydrologic soil sub-group descriptions are A/D, B/D, and C/D where the "first letter is for drained areas and the second letter is for undrained areas. Only soils that are in their natural condition are in group D are assigned to dual classes." (Natural Resources Conservation Service, Hydrologic Soil Group-Queen Ann's County Maryland, 2007, Page 3)

A review of Map 4 indicates there are no A and very little B Hydrologic Soil Groups. The B soil group areas are primarily located adjacent to streams and rivers. The predominant Hydrologic Soil Groups within the county are C, B/D, C/D, and D which as stated above are generally marked by low permeability, poor drainage, and permanent high water table.

Ground Water

Ground water supply is readily available in the majority of the county with most areas potentially having a yield of over 100- to 500-gallons per minute (see Map 5). However, an area in the eastern portion of the county (more than half of Richland, Claridon, and Scott Townships and all of Tully Township) has ground water supply yields of less than three to four gallons per minute.

Over the past several years water lines have been extended into the eastern portion of the county where ground water quantity and quality issues are prevalent. For example, the Ohio American Water Company extended a water line from Caledonia Village to Martel to serve the Pillsbury Food Processing Plant. Many homes located along the route of the water line and in Martel have been able to tie into the line.

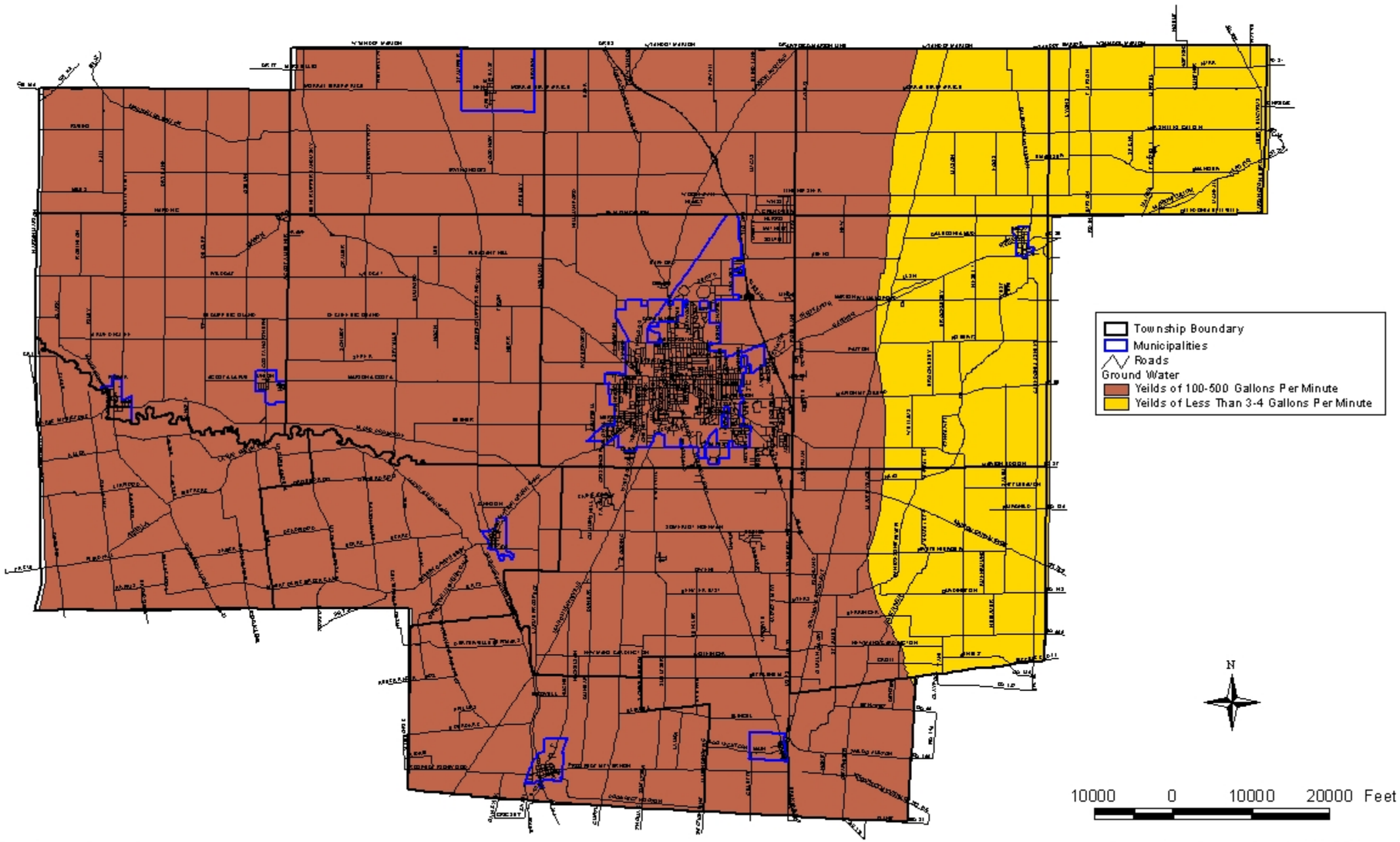
In addition, Del-Co Water Company has developed a rural water line system serving homes in portions of Claridon, Richland, Scott, Tully, and Waldo Townships. The general western boundary of the rural water system is US 23 (in Waldo Township) and SR 98 (Richland, Claridon, and Scott Townships. Typical water line sizes are four and six inch diameters.

In areas in the eastern part of the county not served by a water system, it is recommended that a person not buy land for building purposes until he or she is sure that there will be an adequate ground water supply. Excellent resources to contact about a possible water well are the Marion County Health Department or the Ohio Department of Natural Resources.

Also, the drilling of a test well may be necessary to determine the feasibility of a water well. One suggestion has been that the person take an option to purchase the property on the condition that an adequate ground water supply is found (James Schmidt, Geologist, Division of Water, Ohio Department of Natural Resources, in talk at Marion City Hall, November 2, 1976).

Map 5

Ground Water Resources



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 1989

Prime Agricultural Land

Map 6 shows prime agricultural land within Marion County. According to data obtained from the USDA, Natural Resource Conservation Service, 45,313 acres in the county are classified as prime agricultural land. Prime agricultural land is shown in light green and is located along river and stream corridors and scattered throughout the county. It should be no surprise that many prime agricultural land areas also correspond to B Hydrologic Group Soil locations. As noted above, a primary characteristic of B Hydrologic Group Soils is good drainage.

Prime agricultural land when drained is shown in dark green and is found throughout the majority of the county. According to USDA data, 201,135 acres in the county are classified as prime agricultural land when drained. Together the prime agricultural land and the prime agricultural land when drained constitute 246,448 acres or approximately 94% (total county acreage 261,760) of Marion County's land area.

In 1999, the Regional Planning Commission completed a farmland plan which recommended strategies to conserve the county's farm land. Shortly after this plan was completed, it was adopted as a component of the 1977 Land Use Plan.

Mineral and Energy Resources

Marion County has mineral resources related to building, but not many resources related to energy. Limestone and dolomite are present in large quantities in much of the county, although often covered by deep soil. Sand and gravel deposits are common especially in the southern part of the county (Land Use Plan for Marion County, Ohio 1970, pages 7 and 8).

Map 7 shows active oil and gas wells in the county. These wells are located in the eastern portion of the county in Claridon and Richland Townships.

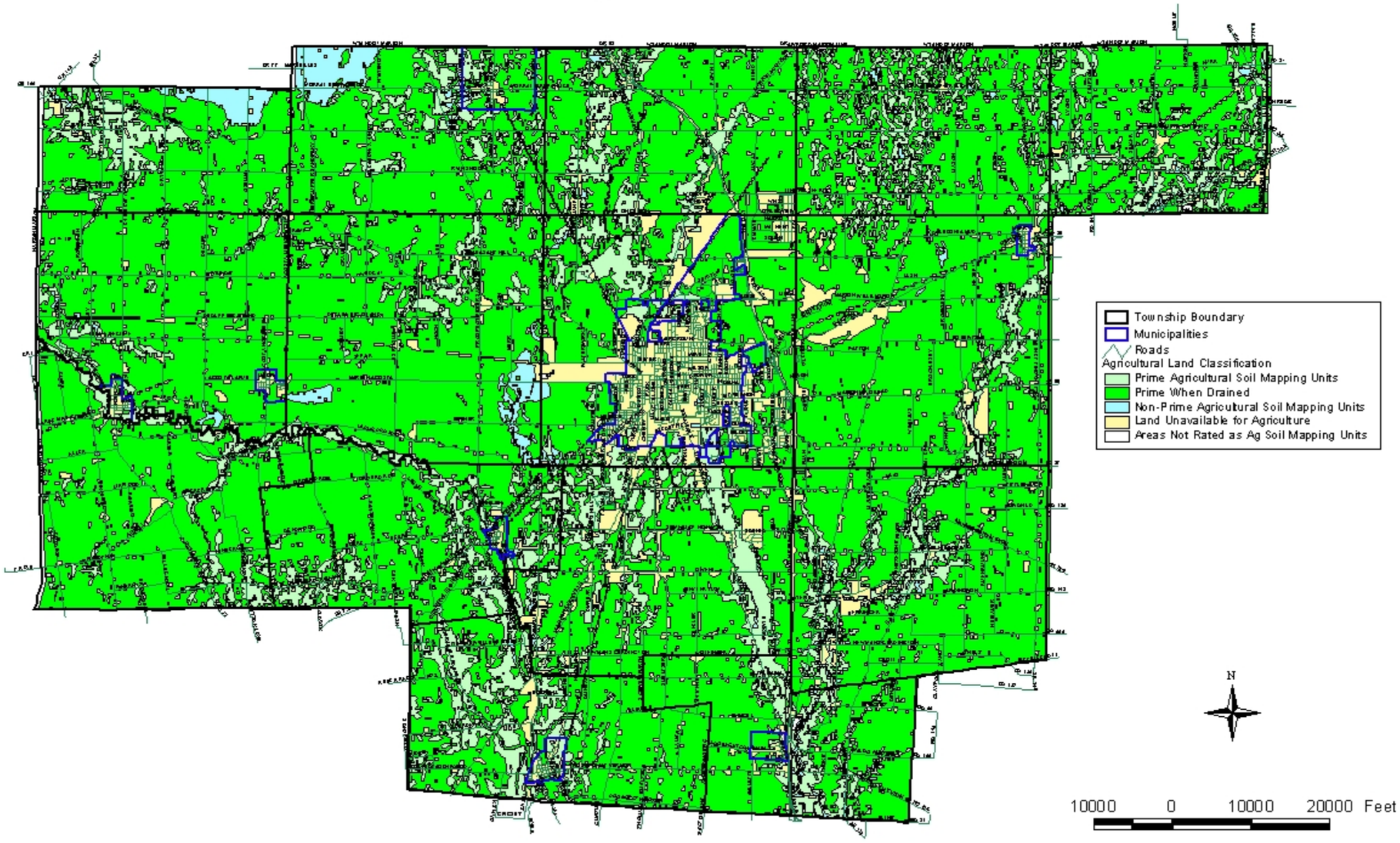
Wetlands

Map 8 shows wetlands by category for Marion County. A review of the map reveals scattered clusters of wetlands throughout the county. Wetlands constitute 9,267 acres which is approximately 3.54 percent of the county's total land area. The most predominant type of wetland appears to be woods on hydric soils (approximately 6,600 acres - 2.52% of the county's total land area). The wetlands map also shows a large concentration of wetlands in the southwestern corner of Big Island Township. This area of Big Island Township is where the Big Island Nature Preserve is located. This preserve provides wildlife habitat to a number of animal species including several pairs of Bald Eagles.

The wetlands map is based on 1988 data obtained from the Ohio Department of Natural Resources. Over the past decade, the state has been active in increasing the size of the Big

Map 6

Prime Agricultural Land

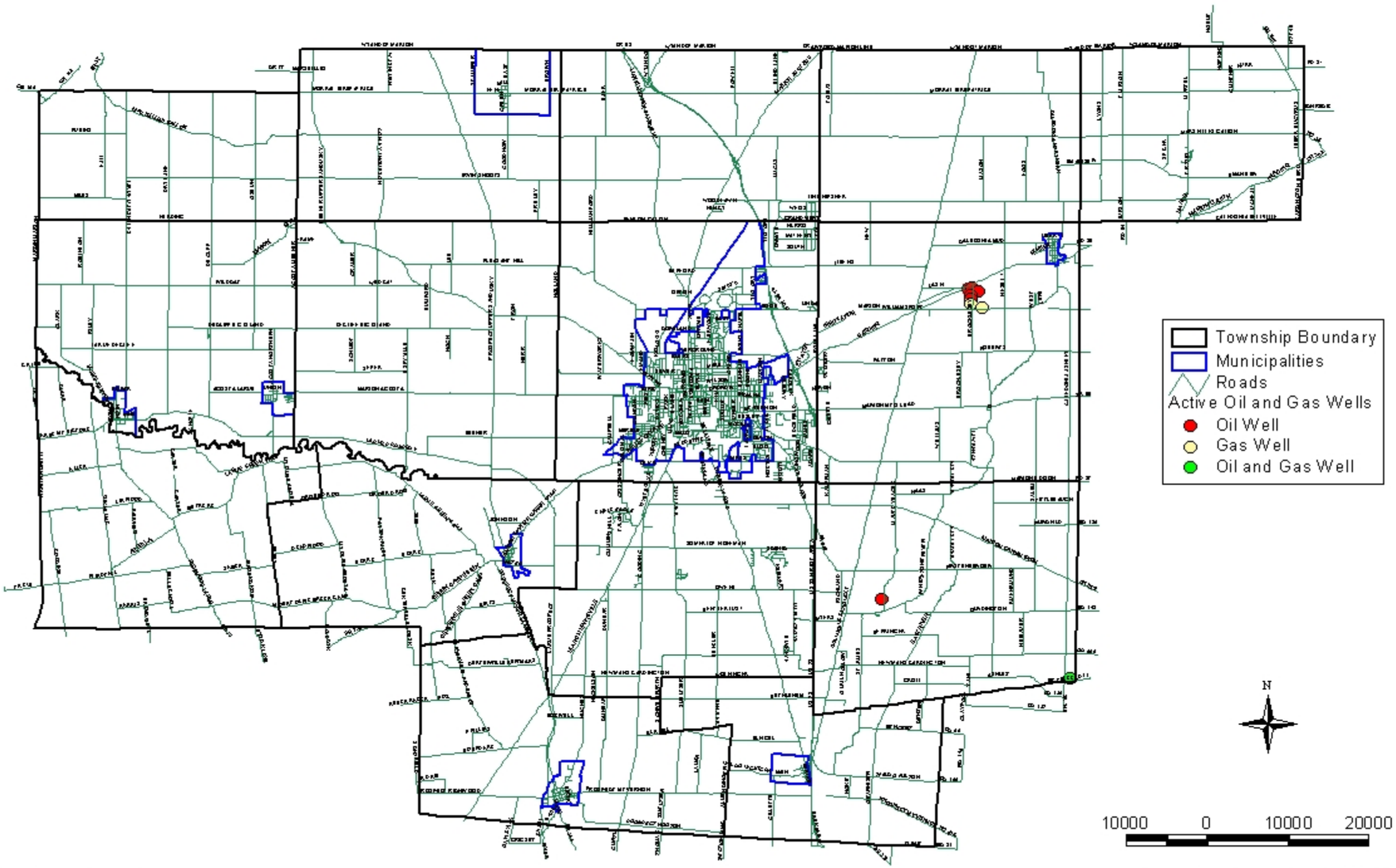


Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 1985

Map 7

Active Oil and Gas Wells

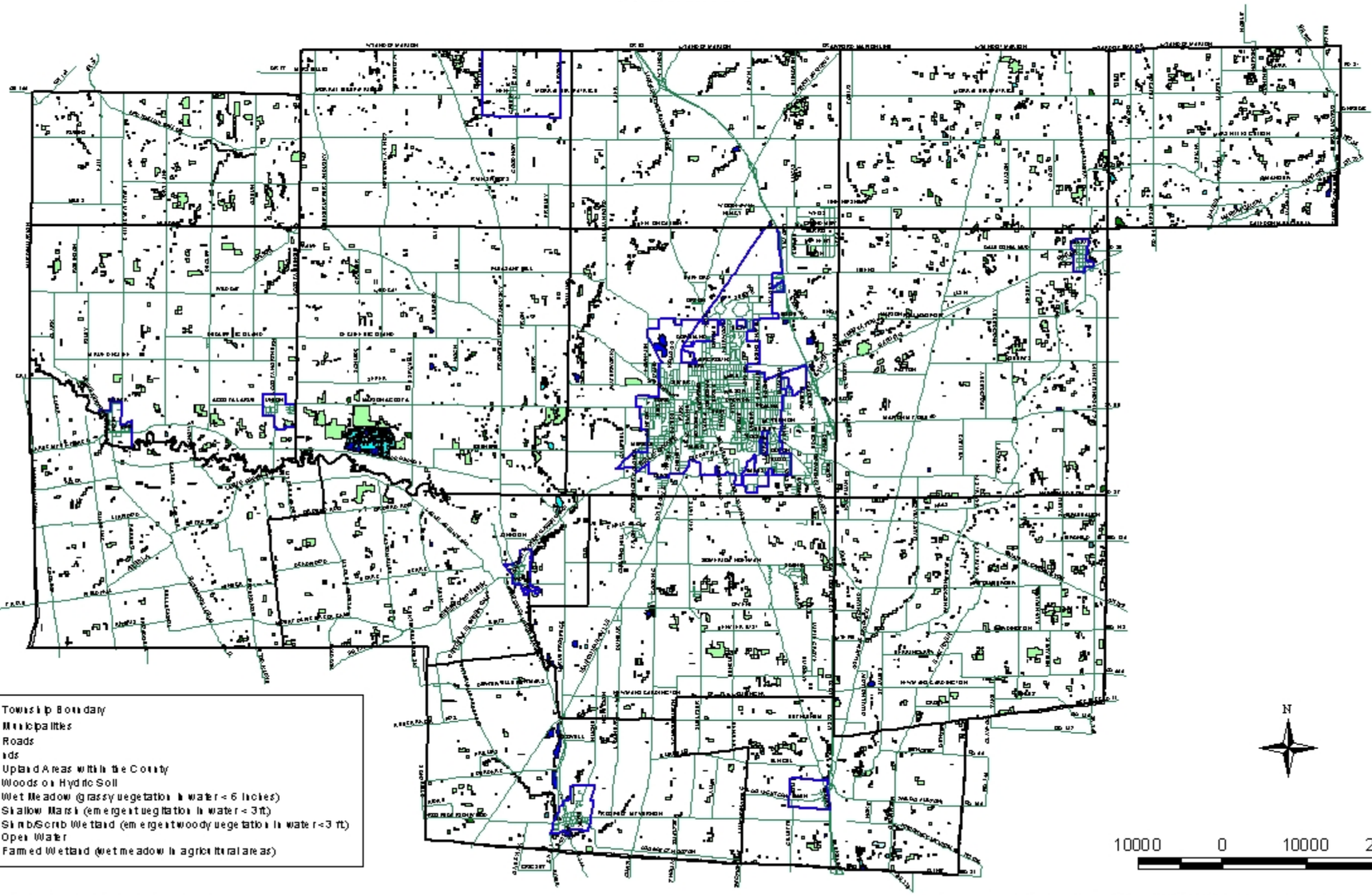


Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 2005

Map 8

Wetlands



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, Ohio Wetlands Inventory-Marion County, 1987

Island Nature Preserve. Map 8 does not reflect this. More will be discussed on this issue in a later section dealing with Big Island Township land use patterns and future agricultural land use needs.

TRANSPORTATION AND UTILITIES

Rail and Road Transportation Systems

Active rail lines are shown on Map 9. Presently, there are two major rail service providers in the county: CSX and Norfolk Southern. A review of Map 9 indicates the rail lines form a radial system (like the spokes of a wheel) concentrating on Marion City (which serves as the hub of the wheel). In addition, these rail lines also provide transportation links to the incorporated villages of Caledonia, La Rue, Morral, New Bloomington, Prospect, and Waldo.

With regard to Marion's two industrial parks, CSX serves the Marion City Airport Industrial Park while both CSX and Norfolk Southern serve the Dual Rail Industrial Park.

Over the past few years, rail traffic has steadily increased in Marion County. Recently, CSX upgraded their rail service by installing a new switch on the west side of Marion City to accommodate increased train traffic on their rail line. Also, the Ohio State Rail Commission has made funds available to local communities for bridge overpass projects due to increased rail traffic. One such overpass was recently constructed on Barks Road (over the CSX rail line) which allows residents living in the southwestern part of the county unimpeded access to southern Marion City and Marion Township and Marion General Hospital in the event of an emergency.

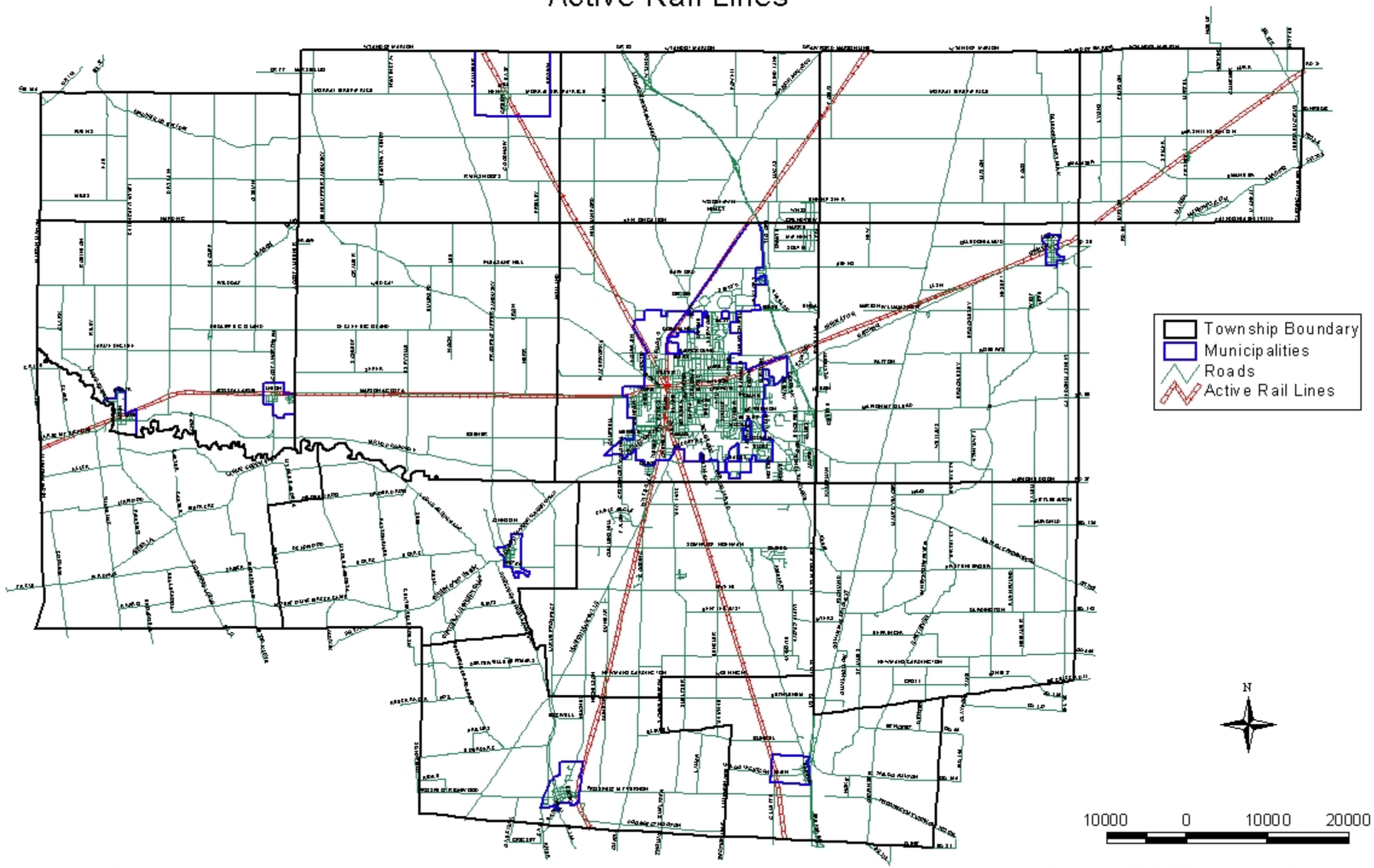
The county road system is shown on Map 10. Marion has one four-lane divided highway - US 23. US 23 traverses the county in a north/south direction and provides access to the Columbus and Toledo areas. There are also numerous state highways in the county. For the most part, the state highways follow a radial system similar to the rail lines. In this instance, many of the state highways concentrate in downtown Marion and then fan out like the spokes in a wheel and link to all seven incorporated villages. These state highways not only provide good internal access to all parts of the county but also provide access to many North Central Ohio communities.

Miscellaneous Transportation Systems

Utility power transmission lines, pipelines, and the Marion City Airport are located on Map 11. High voltage power transmission lines, shown in blue, crisscross Marion County. These lines traverse southern Marion County in an east/west direction and central Marion County in a north/south direction before turning due east north of Marion City. The north/south line located to the west of Marion City and provides power for the Dual Rail Industrial Park.

Map 9

Active Rail Lines

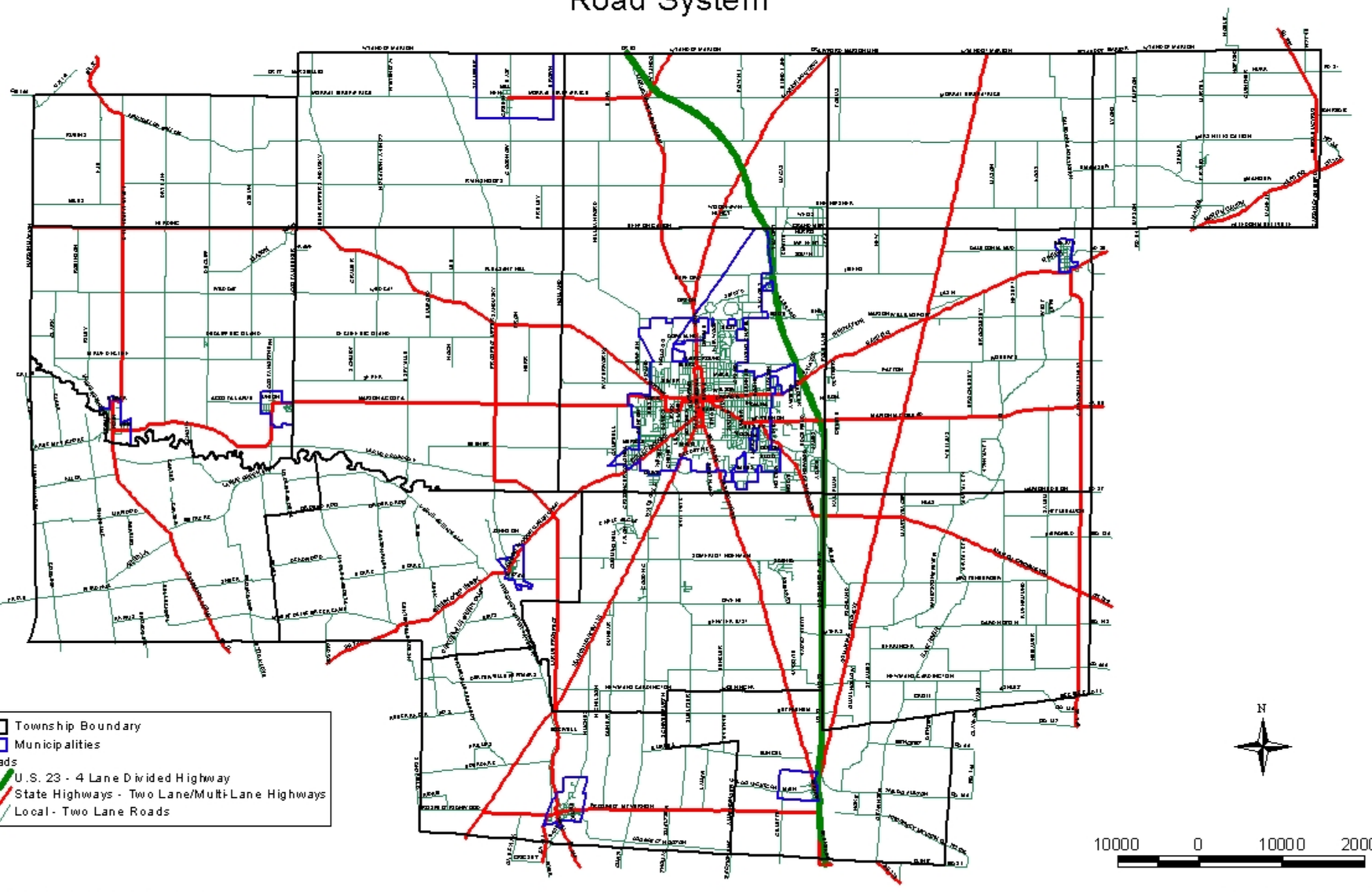


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010, Ohio Environmental Protection Agency, 2005

Map 10

Road System

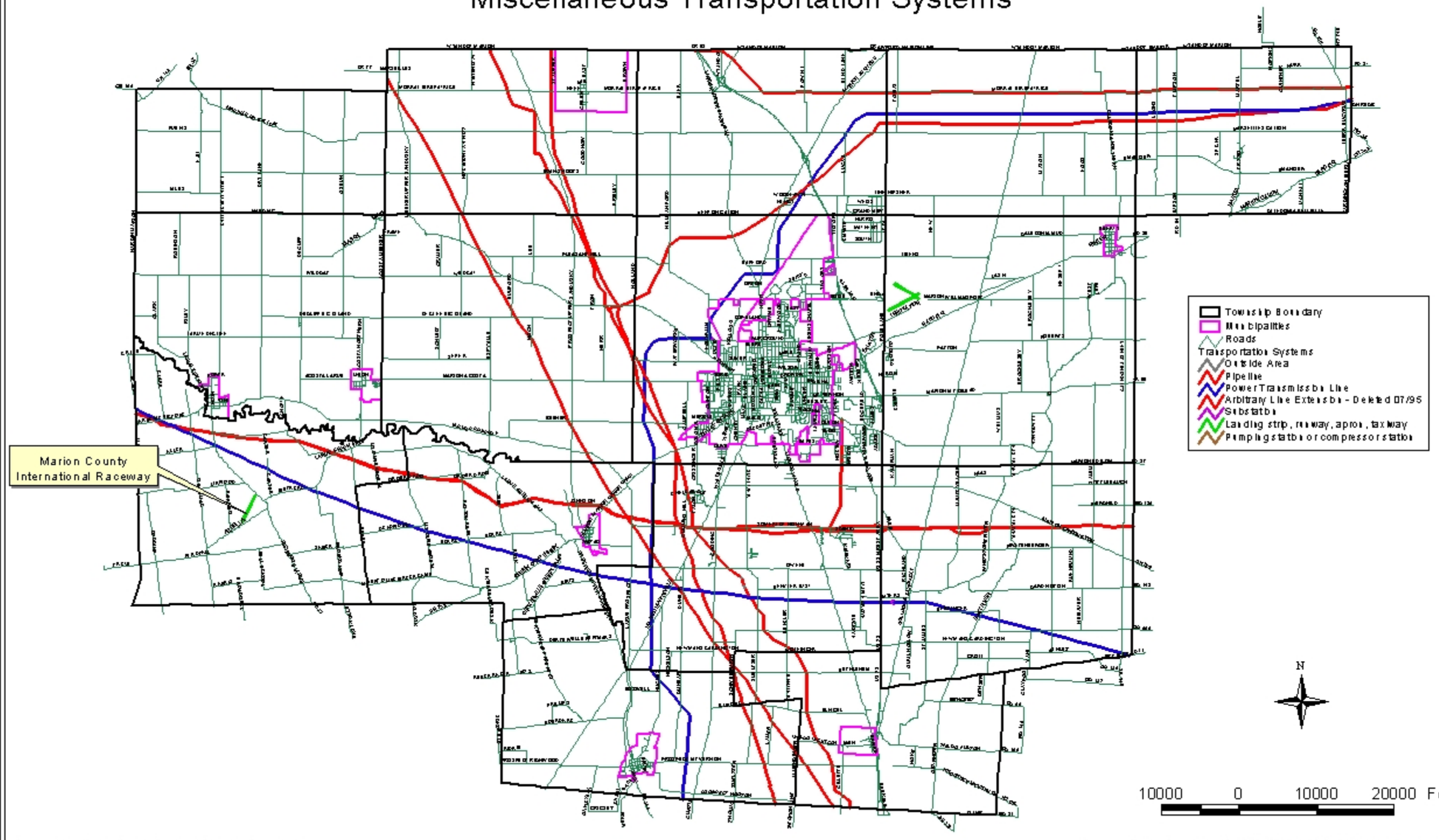


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010

Map 11

Miscellaneous Transportation Systems



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, USGS, Digital Line Graphs, 1995

Underground pipelines are shown in red. Many of theses lines are utilized for transmission of natural gas. The pipelines are primarily located in the western, southern, and northern portions of Marion County. Recently, a natural gas line was extended from the natural gas transmission line north of the Dual Rail Industrial Park to the Poet Ethanol Plant on Hillman-Ford Road.

Long term county road development plans involve the extension of University Drive on the south side of S.R. 95 to S.R. 529. A high pressure natural gas transmission line is located in this future road corridor and its location will have to be taken into consideration during the planning and development phase of this road project.

The Marion City Airport (shown in green) is located in northwestern Claridon Township. Recently, the airport underwent several upgrades related to increased runway length, hanger rehabilitation, and avionics. The airport has the ability to provide air services to corporations located in Marion and the Marion City Airport Industrial Park which is located immediately south of the airport.

One error with the map involves a landing strip shown in the southwest corner of the county in Bowling Green Township. This landing strip is the Marion County International Raceway.

Electric Utility Service Areas

Map 12 shows the electric service areas in Marion County. Seven suppliers provide power within Marion County. The three suppliers which supply electric service to the majority of Marion County are Marion REA, Ohio Edison, and Ohio Power.

A review of Map 12 indicates that Ohio Edison supplies power to the majority of Marion City and the Marion urban area including the Dual Rail and Airport Industrial Parks. Industries wishing to locate in either of these two industrial parks have expressed concern with Ohio Edison's high power rates.

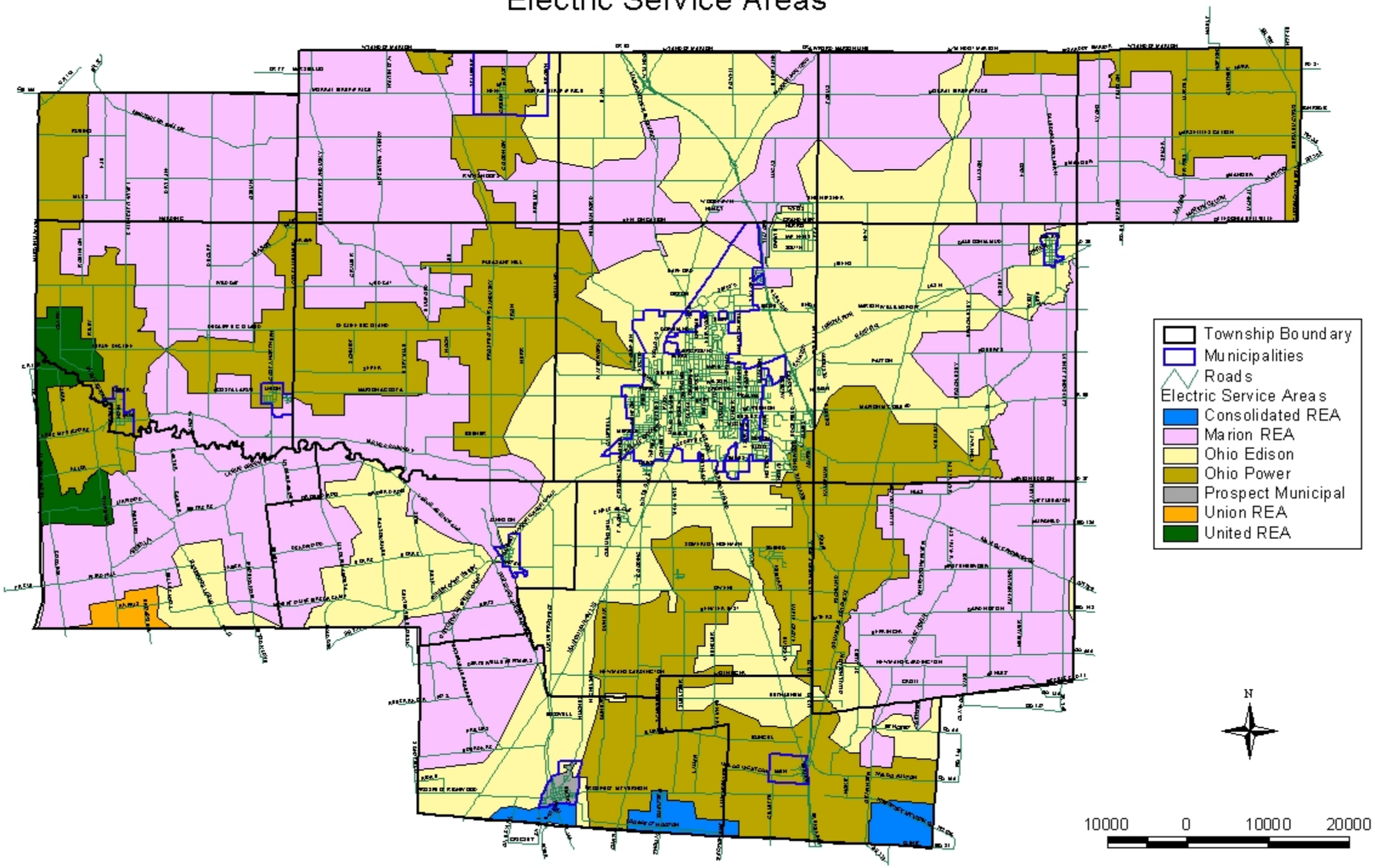
Telephone Service Areas and Cell Tower Location

Local telephone service areas are shown in Map 13. Three telephone companies provide service to Marion County. The largest provider is Frontier which supplies service to most of the western and central portions of the county including six incorporated villages Marion City, and the Marion Urban Area. Service in the remaining eastern portion of the county is supplied by United dba Sprint.

In addition to telephone service areas, Map 13 also shows the location of cell towers within Marion County. Currently, there are 24 cell towers located within the county. Nine of these towers are located within the Marion Urban Area around the perimeter of Marion City near US 23 or state highways. The remaining cell towers are located in rural areas of the county near U.S. 23 and state highways.

Map 12

Electric Service Areas

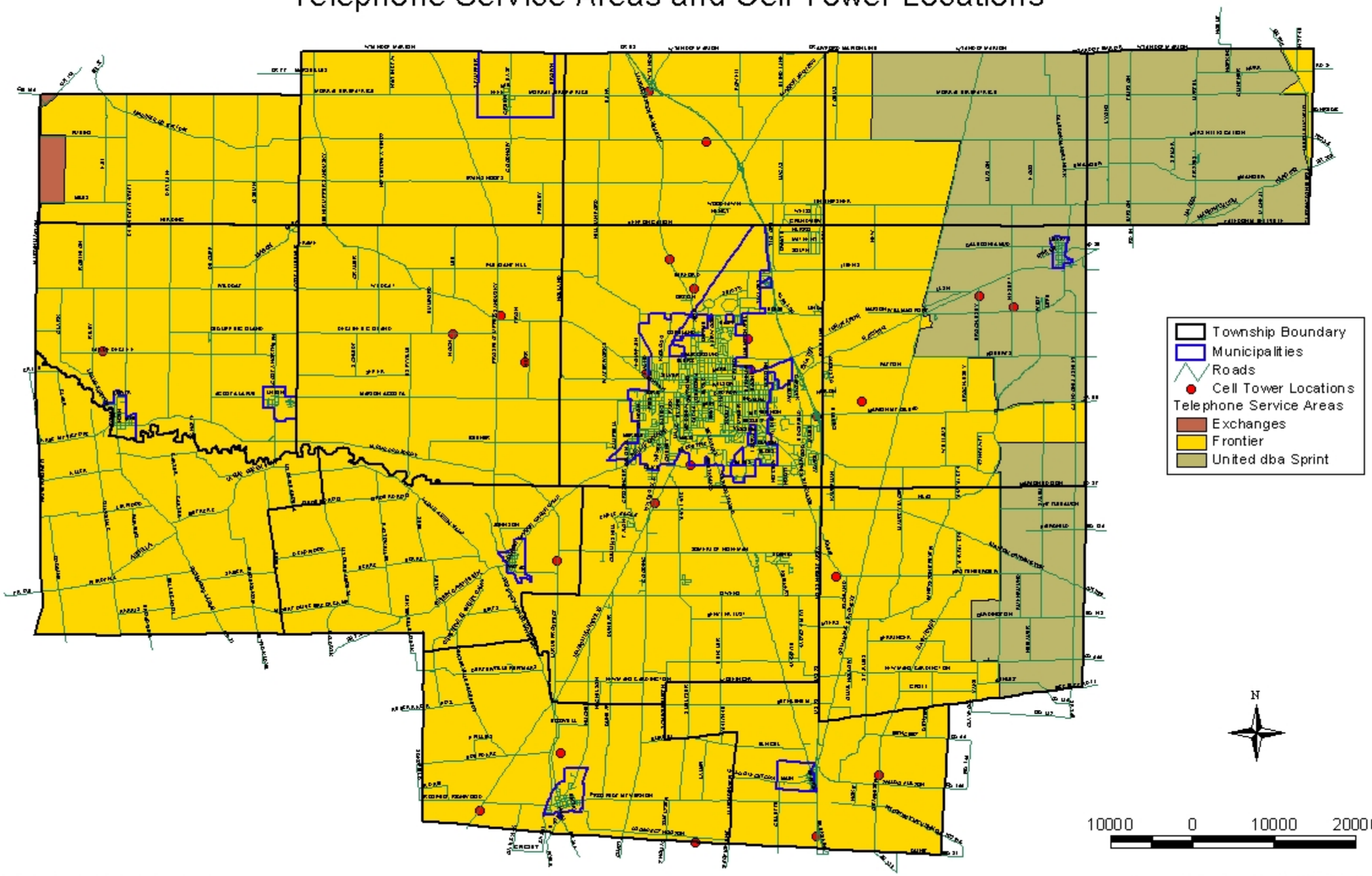


Prepared by: Marion County Regional Planning Commission

Sources: Marion County AndborGIS, 2010, PUCO, 2004

Map 13

Telephone Service Areas and Cell Tower Locations



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, PUCO, 2009

PUCO Regulated Natural Gas Company Service Areas

Natural gas company service areas are shown on Map 14. Columbia provides service to the majority of the county. Both Columbia and Suburban provide service to Marion City and Waldo Village. Natural gas service in not available in Big Island and Bowling Green Townships.

PUCO Regulated and Non-Regulated Water Utilities

Ohio American Water Company is the only PUCO regulated water utility in Marion County. Map 15 shows Ohio American Water Company's service area. Non-regulated water utilities in Marion County include the Del-Co Water Company and the village of LaRue.

As described above, Del-Co Water Company operates a rural water system serving homes in portions of Claridon, Richland, Scott, Tully, and Waldo Townships. The general western boundary of the rural water system is US 23 and S.R. 98 in Waldo Township and S.R. 98 in Richland, Claridon, and Scott Townships. Typical water line sizes are four and six inch diameters. There is some service area overlap between the Ohio American Water Company and Del-Co Water Company in Claridon, Scott, and Tully Townships.

Finally, the village of LaRue operates its own village water system. Recent problems with the village's existing water wells necessitates the need for the village to develop a new well field. The village is currently studying this problem and should resolve this issue in the next few years.

Sanitary Sewer Service Areas

Maps 16 through 20 show areas of the county which are served by sanitary sewer systems. Presently, there are 12 areas of the county served by sanitary sewer systems. These areas include Marion City and the villages of Green Camp, LaRue, New Bloomington, Prospect, and Caledonia , Marion County Sewer District #7, and scattered residential subdivisions.

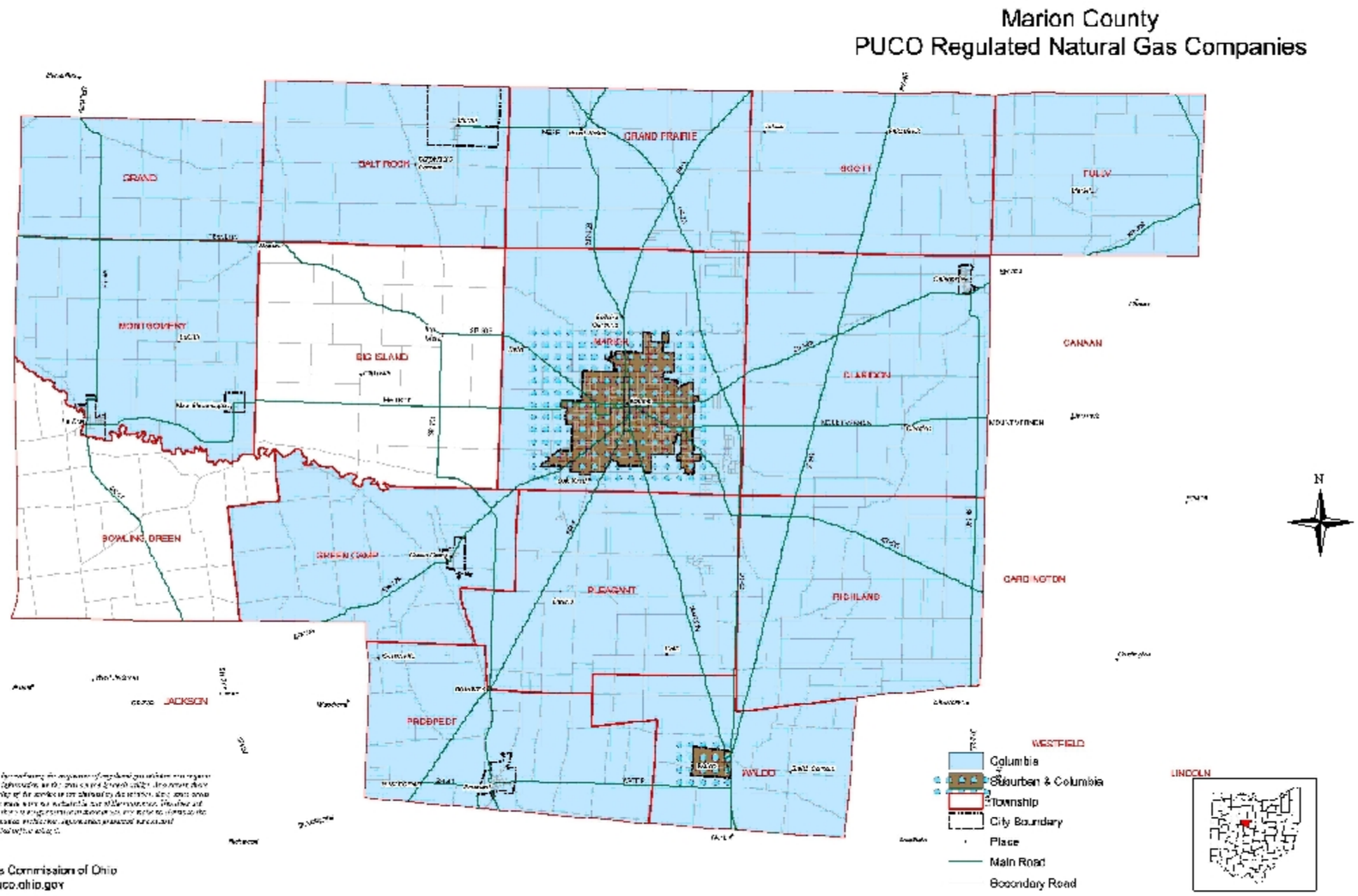
Table 1 shows the design capacity and current flow of the waste water treatment plants associated with each of the sanitary sewer service areas. Most of the waste water treatment plants have excess capacity to absorb additional development. However, four waste water treatment plants are running near capacity (86%- 90%). These are Marion City, Grandview, Harmony, and North Quarry. Although the Marion City waste water treatment plant runs daily at about 86% capacity, this plant when running at full capacity during wet weather can provide full treatment of 33,000,000 million gallons per day and up to 41,000,000 million gallons per day with bypass flow and full treatment. Also, Marion City has an active storm water plan to eliminate storm water flow into the treatment plant which over time should help to reduce its daily flow rate and increase its capacity to serve new development without the need for additional major upgrades.

The other three waste water treatment plants in Grandview Estates, Harmony, and *North Quarry will need to be upgraded if significant new residential development is proposed that

Map 14

PUCO Regulated Natural Gas Company Service Areas

Website: http://www.puco.ohio.gov

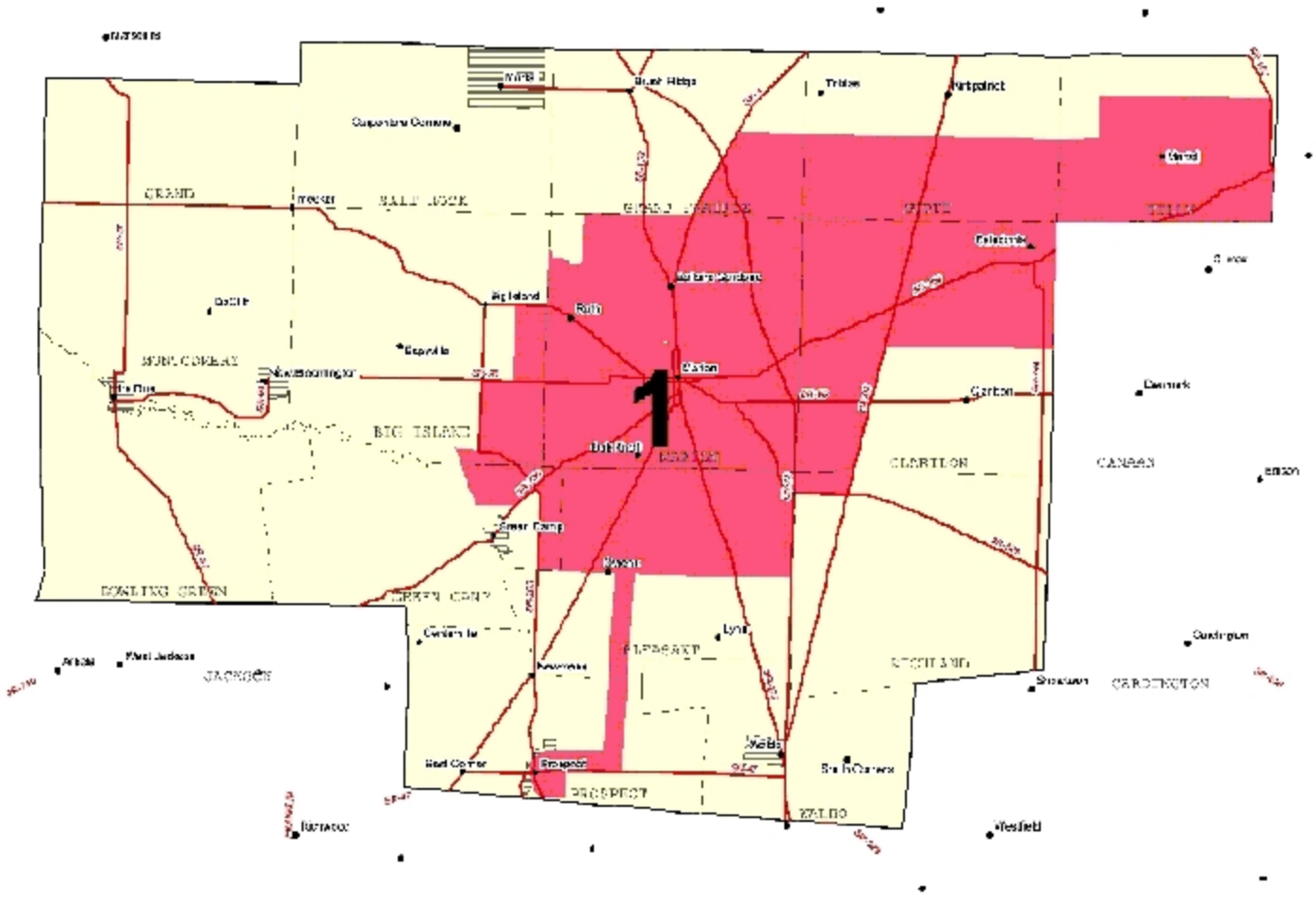


Public Utilities Commission of Ohio
http://www.puco.ohio.gov

Map 15

PUCO Regulated Water and Wastewater Utilities

Marion County - Regulated Water and Wastewater Utilities



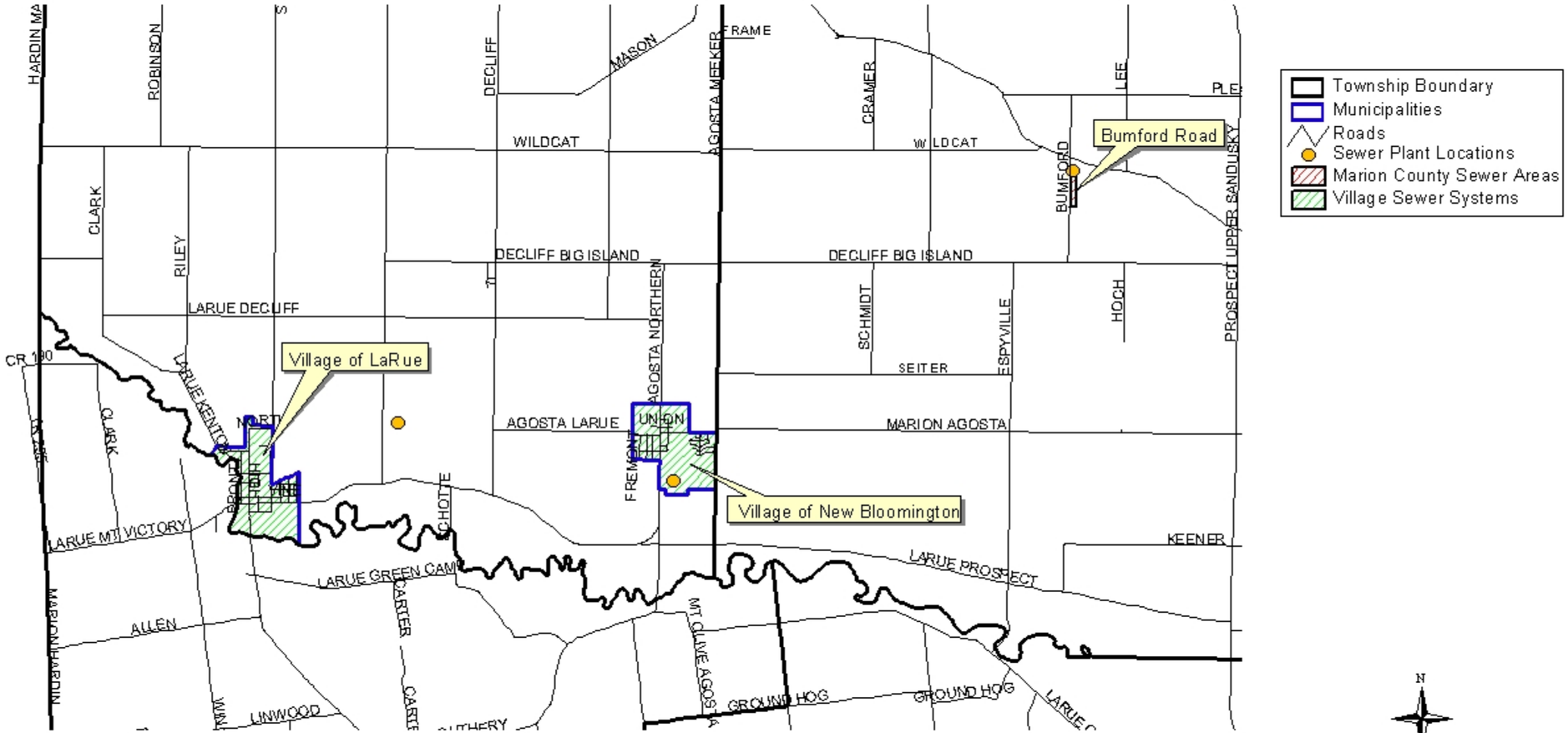
1 OHIO AMERICAN - MARION - W*

*W - WATER

Public Utilities Commission of Ohio
April, 2007
http://www.PUCO.ohio.gov

Map 16

Sanitary Sewer Areas

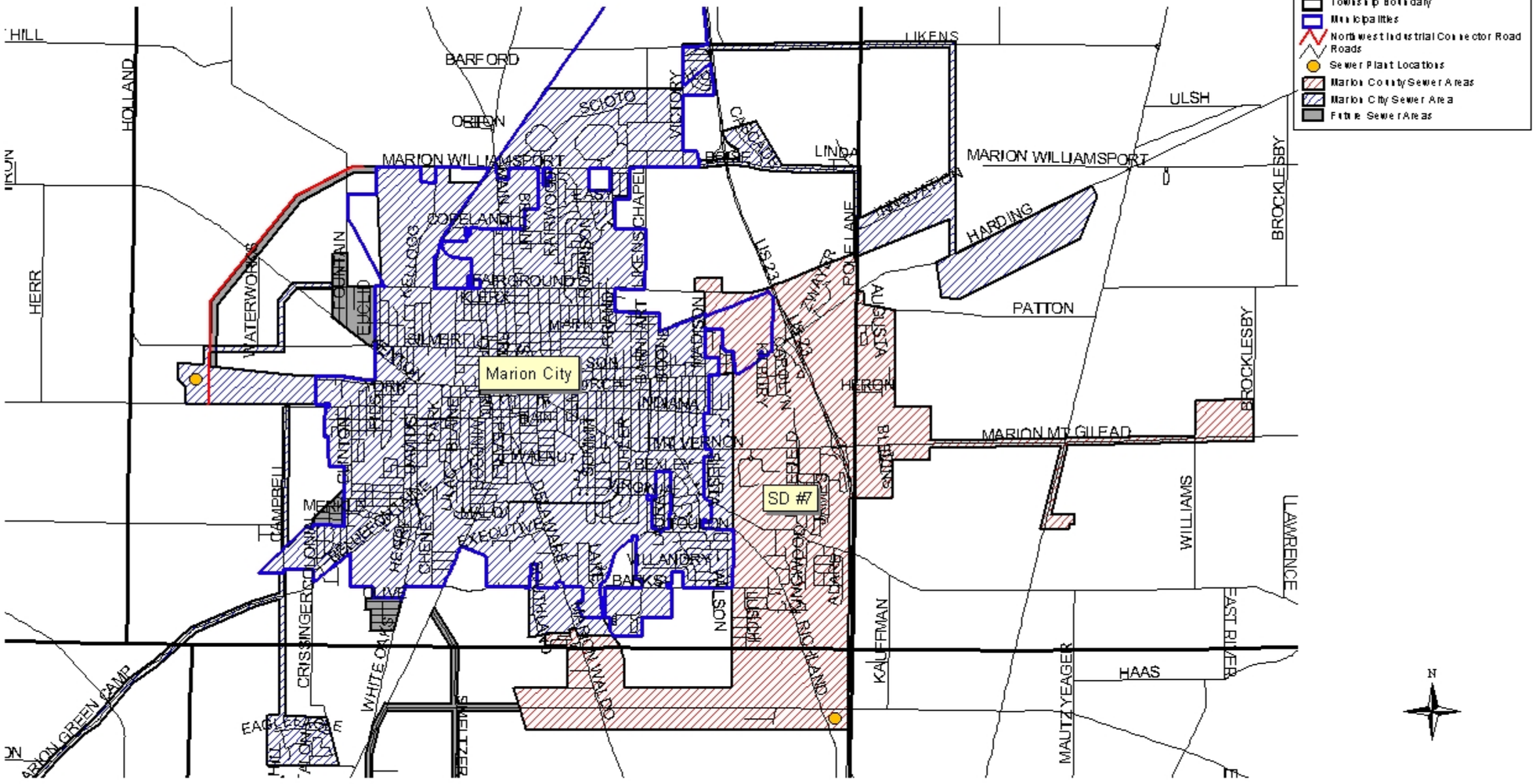


Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, Marion County Sanitary Engineer, Marion City Engineer

Map 17

Sanitary Sewer Areas

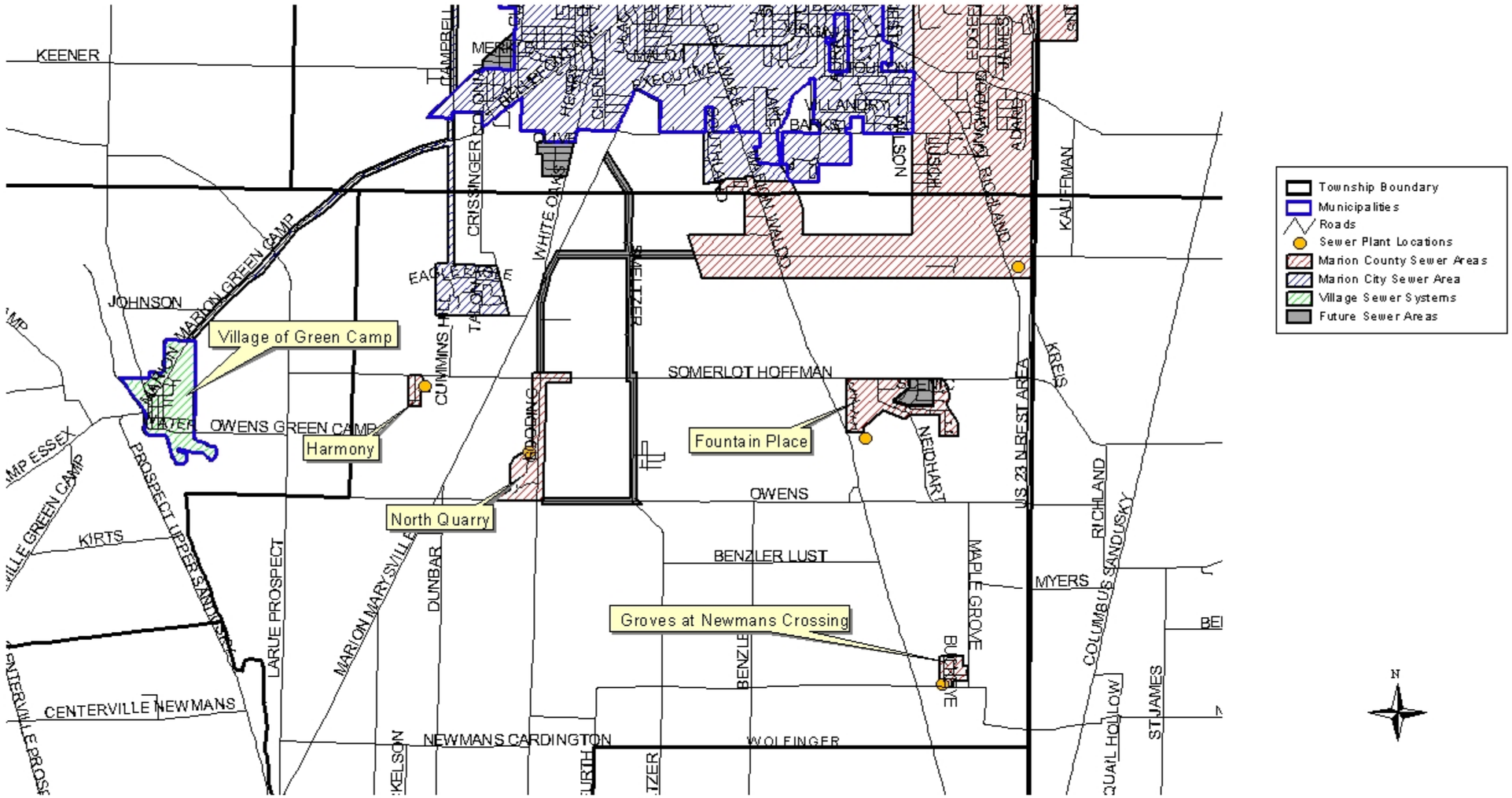


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010 , Marion County Sanitary Engineer, Marion City Engineer

Map 18

Sanitary Sewer Areas

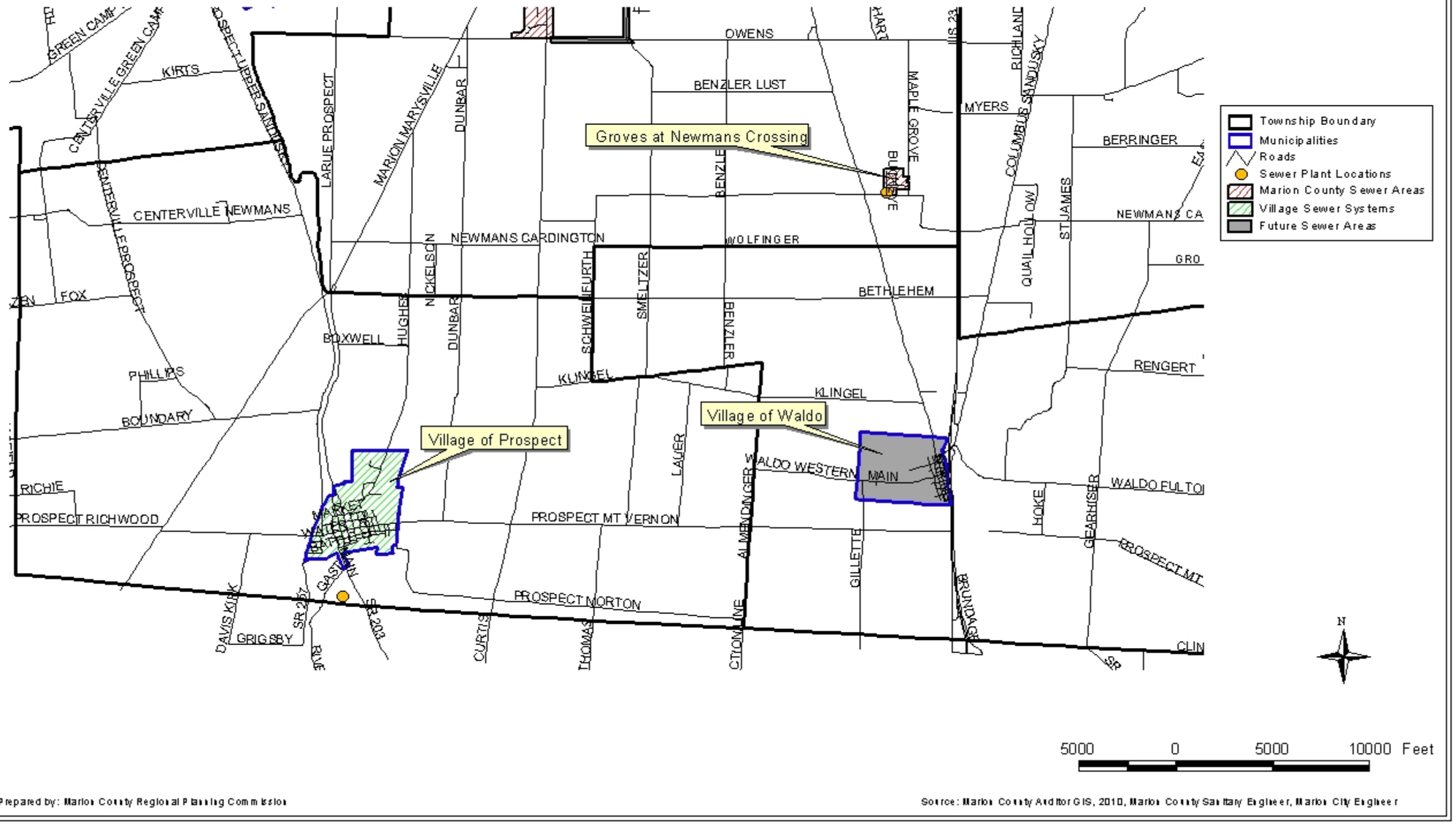


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010, Marion County Sanitary Engineer, Marion City Engineer

Map 19

Sanitary Sewer Areas

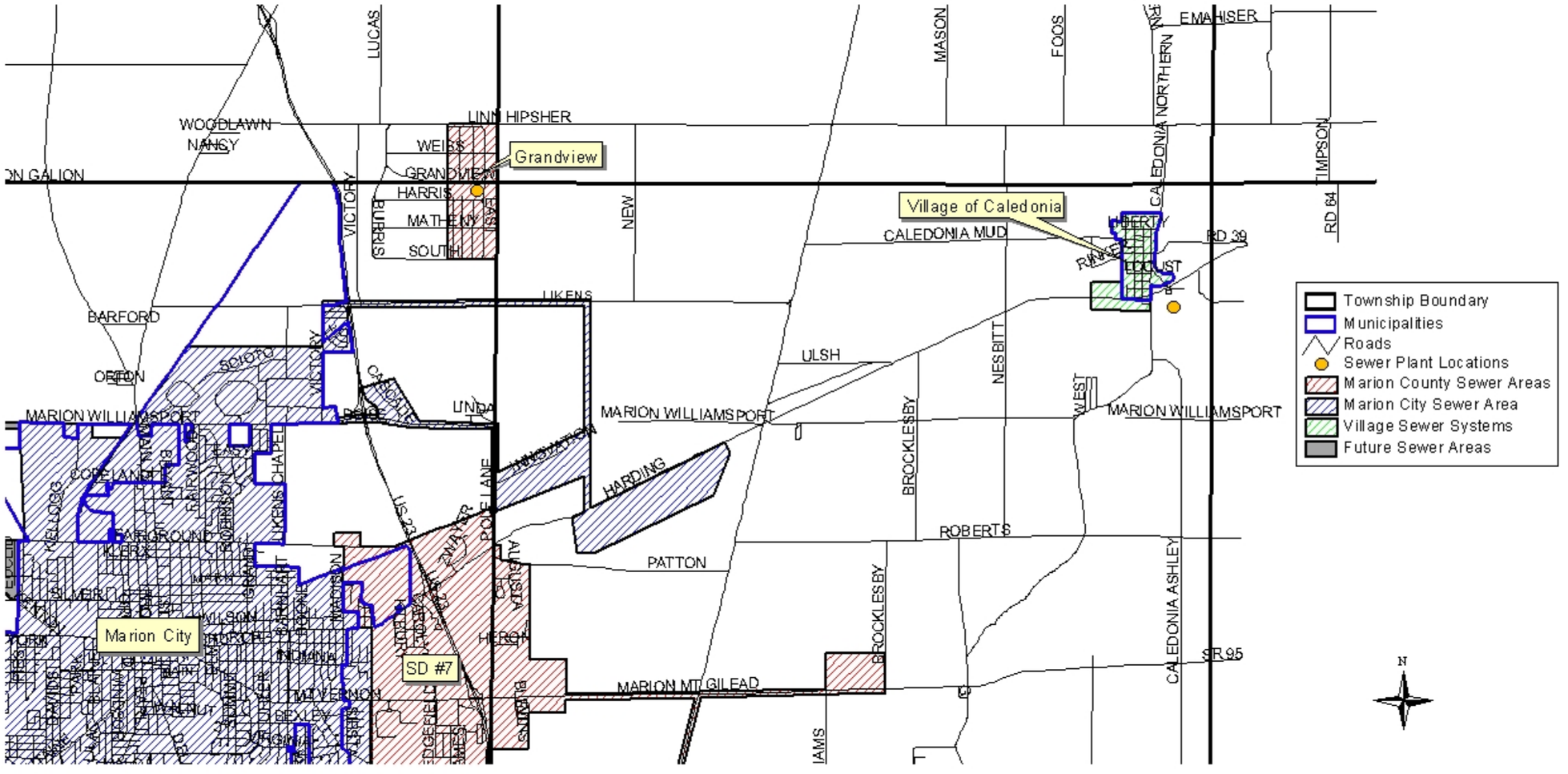


Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010, Marion County Sanitary Engineer, Marion City Engineer

Map 20

Sanitary Sewer Areas



Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010, Marion County Sanitary Engineer, Marion City Engineer

Table 1
Wastewater Treatment Plant Capacity

Location	Design Capacity	Current Rate	% Capacity
Bumford Road	6,000 gpd	4,000 gpd	67%
City of Marion	10,500,000 mgd	*9,000,000 mgd	86%
Fountain Place	100,000 gpd	65,000 gpd	65%
Grandview	280,000 gpd	240,000 gpd	86%
Groves at Newmans Crossing	22,000 gpd	3,000 gpd	14%
Harmony	10,000 gpd	9,000 gpd	90%
North Quarry	20,000 gpd	18,000 gpd	90%
SD #7	1.75 mgd	1.21 mgd	69%
Village of Caledonia	76,000 gpd	43,000 gpd	57%
Village of LaRue	100,000 gpd	53,000 gpd	53%
Village of New Bloomington	125,000 gpd	44,000 gpd	35%
Village of Prospect	400,000 gpd	125,000 gpd	31%

* During wet weather the Marion City WWTP can treat 33,000,000 mgd at full treatment and up to 41,000,000 mgd with bypass flow and full treatment.

will utilize these plants (*the North Quarry WWTP will be taken offline under future sewer service area plans which are discussed below). Maps 16 through 20 also show future areas to be served by sanitary sewer systems within the next five years. Marion City would like to construct a new sanitary sewer line along the Northwest Industrial Connector Road to open up the land along this road for industrial development.

The Marion County Health Department has identified three Marion Township residential areas directly adjacent to the west and south sides of Marion City that need to be served by sanitary sewer. The areas in question are the Euclid Avenue, Merkle Avenue, and Drexel Avenue residential areas. Homes in these areas are located on small lots with septic fields. Many of these septic fields are failing and the small lot size makes it difficult to site a new affordable septic system.

The Marion County Sanitary Engineer has identified several residential areas in Pleasant Township that need to be served with sanitary sewer. Current plans call for the construction

of sanitary sewer lines along Smeltzer, Owens, Gooding, and western Marion-Cardington Roads in Pleasant Township. These sewer lines will be able to serve numerous residential homes and the Pleasant School complex. This sewer system will form a loop with the Quarry Estates Subdivision and will be pumped directly to Sewer District 7. The Quarry Estates Subdivision waste water treatment plant will no longer be needed with this sewer line configuration. One other residential area that needs to be served by sanitary sewer is the un-sewered portion of Southern Estates.

Finally, the village of Waldo is under an Ohio EPA mandate to construct a sanitary sewer system.

Although not under any type of Ohio EPA mandate at this time, the village of Morral may be required to construct a sanitary sewer system if septic system pollution problems are found within the village.

Community Water Wells

Community water wells and one- and five-year well head protection areas are shown on Map 21. Ohio American Water Company has the large well field west of Marion City and provides water service to the Marion Urban Area, Prospect Village, Caledonia Village, and the unincorporated village of Martel in Tully Township. LaRue Village has its own water system. The other community wells shown provide water service for churches, manufactured home parks, community centers, etc. in the rural areas of the county.

Proposed land uses in the well head protection areas will need to be monitored for for compatibility with ground water resources (especially the Ohio-American well field west of Marion City which provides drinking water for the Marion Urban Area, Prospect Village, Caledonia Village, and the unincorporated village of Martel in Tully Township).

ADMINISTERING AGENCIES RELATED TO LAND USE

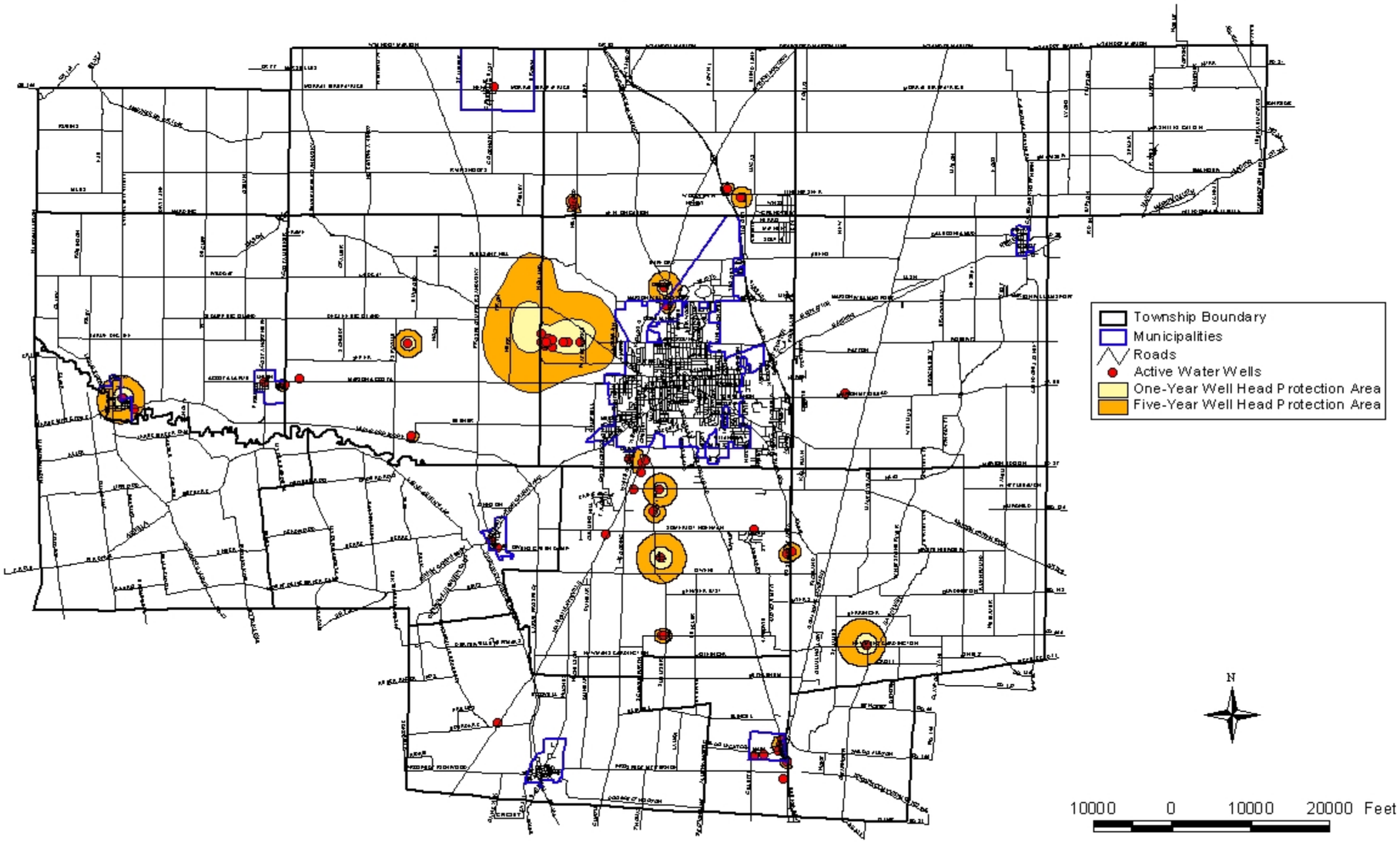
Below is a description of responsibility related to various areas of land use and land use control. It is apparent that many individuals and agencies are involved in important discussions affecting what will be done with our land resources. For the convenience of citizens, a list of agencies with current addresses and phone numbers is given in the back of this report in Appendix A.

Land Use Planning

The Marion County Regional Planning Commission has the prime responsibility for Comprehensive Land Use Planning and Community Development in the county. Participating members are:

Map 21

Community Water Wells



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, OEPA, 2006

Marion County
Marion City
Caledonia Village
LaRue Village
Green Camp Village
Morral Village
New Bloomington Village
Prospect Village
Waldo Village
Big Island Township
Claridon Township
Grand Township
Grand Prairie Township
Green Camp Township
Marion Township
Montgomery Township
Pleasant Township
Prospect Township
Richland Township
Waldo Township

In addition, projects can be carried out for non-participating political subdivisions on a contract basis.

Subdivision Regulations

The Marion County Regional Planning Commission staff coordinates the administration of the subdivision regulations for Marion County and the City of Marion. The Marion County Regional Planning Commission has jurisdiction over subdivisions within the unincorporated area of Marion County, while the Marion City Planning Commission has jurisdiction over subdivisions with the Marion City limits.

The villages of Caledonia, Prospect and Waldo have adopted subdivision regulations which are limited to their village boundaries. The Marion County Regional Planning Commission staff functions as the planning staff for the Caledonia, Prospect, and Waldo Village Planning Commissions.

While all public officials in Marion County, Marion City, Caledonia Village, Prospect Village, and Waldo Village are involved in enforcement of subdivision regulations, much of the day to day responsibility is shared by the Marion County Regional Planning Commission planning staff , Marion County Engineer's Office, Marion City Engineer's Office, Marion County Sanitary Engineer's Office, and the Marion County Health Department.

Zoning

Attempts at countywide zoning in the past have not materialized due to fears by local citizens in various townships of centralized control. Marion City, five villages and thirteen townships have established zoning. Zoning conformance with the county land use plan will be discussed in Chapter II.

Zoned political subdivisions (see Appendix B for a detailed map):

Marion City
Caledonia Village
Green Camp Village
LaRue Village
Prospect Village
Waldo Village
Big Island Township
Claridon Township
Grand Township
Grand Prairie Township
Marion Township
Montgomery Township
Pleasant Township
Prospect Township
Richland Township
Salt Rock Township
Scott Township
Tully Township
Waldo Township

Water

Quality: The Ohio Department of Health operating through municipal and general health districts may make such orders and regulations as are necessary for its own government, for the public health, and for prevention, abatement, or suppression of nuisances. While local municipal and general health districts are responsible for private sources of water supply, the Ohio Environmental Protection Agency is responsible for all public and community water supply systems. Locally, the O.E.P.A. district office is located in Bowling Green.

Quantity: The Ohio Department of Natural Resources is primarily responsible, with cooperation sought through the State Health Department and local municipal and general health districts, for establishing guidelines and general policy regarding water availability and the types and design of private water supply systems to secure an adequate supply.

Air Quality

The Ohio Air Quality Authority is a body both corporate and political to carry out the purposes, operation, and maintenance of air quality projects; to provide for the conservation of air as a natural resource; to present or abate the pollution thereof; to provide for the comfort, health, safety and general welfare. The Ohio Environmental Protection Agency is the State's air quality authority and this region is served from the Bowling Green district office.

Soil Management

The Marion County Soil and Water Conservation District is responsible for assisting residents in identifying soils, determine and improve the capability thereof, examine problem soil types and recommend policy to its best and most wise use. The district is supported by both county and state resources and is operated by a five member board elected by county land owners. Soil and Water Conservation service is supported by the U.S. Department of Agriculture.

Transportation

State:

The Ohio Department of Transportation responsibilities are to:

A. Establish state highways on existing road, streets, and new locations and to construct, reconstruct, widen, resurface, maintain, and repair the state system of highways and the bridges and culverts thereon.

B. Cooperate with the federal government.

C. Conduct research and to cooperate with organizations conducting research in matters pertaining to highway design, construction, maintenance, material, safety and traffic.

D. Cooperate with counties, municipal corporation, townships, and other subdivisions of the state in the establishment, construction, reconstruction, maintenance, repair, and improvement of the public roads and bridges.

County:

A county highway system is the responsibility of the County Commissioners as determined from statistics and information furnished by the several boards of township trustees. The county engineer is responsible for construction, reconstruction, improvement, maintenance and repair of all bridges and highways within his county.

Township:

The board of township trustees may construct, reconstruct, resurface, or improve any public road or part thereof under its jurisdiction, or any county road, inter-county or state highway within its township.

Municipal:

Municipal corporations have special power to regulate the use of streets. The legislative authority of such municipal corporation shall have the care, supervision, and control of public highways, streets, avenues, alleys, sidewalks, public grounds, bridges, aqueducts, and viaducts within the municipal corporation, and shall cause them to be kept open, in repair and free from nuisance.

Storm Drainage

Maps, plans, studies, recommendations and reports on general location and extent of public and private works, facilities and services are the responsibility of the Marion City Engineer, Marion County Engineer, and the Regional Planning Commission, which in most cases rely heavily upon the county or municipal engineers having jurisdiction on matters of storm drainage. The Regional Planning Commission published a 1975 report on Recommended Storm Drainage Facilities for Marion County.

Parks and Recreation

State:

Within the Department of Natural Resources is a division of parks and recreation to create, supervise, operate, protect, and maintain a system of state parks and promote the use thereof by the public.

County:

A board of county commissioners of any county may acquire, construct, improve, maintain, operate, and protect parks, parkways, and forests and provide an agency for their administration. In the early 1980's, Marion County created a park district for Grandview Estates. In 1995, the Marion County Park District was established. Presently, the park district manages several properties and is in the process of opening a bicycle path on former railroad right-of-way between Marion City and the western boundary of Marion County.

Municipal:

Section 735.02 of the Ohio Revised Code enables municipalities to own, operate, improve, or otherwise regulate, parks and recreation facilities. All county villages and the City of Marion have park boards. Recreation in Marion City is the function of the Recreation Department, separate from the park board.

Regional:

Two or more civil subdivisions may cooperate in forming a metropolitan park district to acquire, operate, maintain, and improve a park system within their jurisdiction. There are no metropolitan park districts in Marion County.

Sanitary Sewage Systems

County:

In accordance with Chapter 6117 of the Ohio Revised Code, the Board of County Commissioners may establish sewer districts within the county. The districts may be established for the purpose of pollution control of streams and provide collection and disposal of sewage. In Marion County one such sanitary sewer district exists east of the Marion City corporate limits, known as Sewer District #7. The county operates several waste water collection systems and treatment plants for various residential subdivisions within the county.

Municipal:

Cities and villages may provide sanitary sewerage collection, treatment and disposal. Marion City and the villages of Caledonia, Green Camp, LaRue, New Bloomington, and Prospect all have collection and treatment facilities. Waldo Village is under an Ohio EPA mandate and is in the planning stages of implementing a village wide sanitary sewer system and is in the process of taking steps to secure construction loans and grants.

Although not under any type of Ohio EPA mandate at this time, the village of Morral may be required to construct a sanitary sewer system, if septic system pollution problems are found within the village.

Solid Waste

State:

The Ohio Environmental Protection Agency has the responsibility of adopting regulations having uniform application throughout the state governing solid waste. Inspections and licenses are required for all disposal sites and facilities to assure adequate location, maintenance and operation so as not to create a nuisance, cause or attribute to water pollution or create a health hazard.

Marion City:

The city operates a solid waste collection system for city residents. All city solid waste is

received for disposal at the solid waste transfer station on Victory Road.

County:

Collection of solid waste in the county and villages is by private haulers operating under private contracts with individuals for service. All county and village solid waste is received for disposal at the solid waste transfer station on Victory Road.

Flood Control

State:

The Department of Natural Resources is the state agency administering the Federal Flood Insurance Program which provides subsidized insurance for personal and real property located in identified flood prone areas.

County:

Through aggressive action of the County Commissioners, Marion County has participated in the National Flood Insurance Program (NFIP) since the early 1980's and modified on February 4, 1987.

In 1987 the federal government competed a survey of the county's flood prone areas and released the Flood Insurance Rate Maps for Marion County. These maps better established the boundaries of the 100- and 500-year flood plains (a flood with a one in a hundred chance or a five in a hundred chance of occurring each year). Currently, the federal government is in the process of revising the 100- and 500-year floodplain boundaries.

Municipal:

Marion County villages identified as being flood prone include Prospect, Green Camp, LaRue, Morral, New Bloomington, and Caledonia. With the exception of New Bloomington, all of these villages participate in the National Flood Insurance Program.

Marion City and Waldo have been identified as not having flood prone areas. In fact, Marion City did not request participation in the National Flood Insurance Program and requested to be removed from the list of identified communities having flood prone areas.

Housing

Federal:

The Columbus Area Office of Housing and Urban Development administers all urban

housing development or redevelopment programs. The Ohio Department of Development Office of Housing and Community Partnerships handles the Small Cities Program funded by CDBG, HOME, and Ohio Housing Trust Fund monies. USDA, Rural Development out of Findlay administers housing projects and infrastructure development in small communities and rural areas.

County:

Marion County presently does not have a constant funding source to administer housing programs. The Regional Planning Commission does prepare reports, plans, and maps on housing needs, conditions, and trends for use by elected officials and citizens making housing decisions. The county is eligible to participate and compete for CDBG / HOME funds via the Ohio Department of Development Office of Housing and Community Partnerships Small Cities Program if necessary.

Marion County and Marion City have the Marion Metropolitan Housing Authority. The Marion Metropolitan Housing Authority does not rehabilitate housing but instead provides vouchers for low- and moderate-income persons for rental or owner-occupied purchases.

Municipal:

Under the Community Development Block Grant Program Marion City will be assisting homeowners with the rehabilitation of their properties to preserve neighborhoods. Further, the Marion City Safety Department activates demolition proceedings of vacant dilapidated structures under codified ordinances.

None of the county villages has an active housing program.

Private non profit organizations have expressed interest in providing elderly housing units in Marion City under Section 8 of the Housing and Community Development Act of 1974.

Building and Housing Codes

The Department of Commerce, Division of Industrial Compliance, Bureau of Building Code Compliance administers the Ohio Building Code covering industrial, commercial and residential (if more than three units), for all governmental subdivisions without local building code standards or staff to administer codes.

Local:

Marion County and Marion City adopted uniform building code standards and jointly administered a Building Department in the late 1990's. However, citizens were unhappy with inspections on existing homes that they felt went beyond health and safety and a citizen

initiative election was held in Marion City where the building code was repealed. Shortly thereafter, Marion County Commissioners rescinded the county building code.

Currently, neither Marion County nor Marion City have adopted a building code for any type of construction nor have standards been adopted for housing codes for existing dwellings and structures. Counties or municipalities may adopt building code standards, or they may cooperate and establish building code standards under a joint administration.

The Marion Public Health Department has adopted and administers a local countywide plumbing code.

The Marion County Sanitary Engineer administers a countywide building code for construction within floodplain areas.

CHAPTER II
PAST DEVELOPMENT AND LAND USE CONFORMANCE WITH PLANS

The following list summarizes the County's previous plans relating to land use:

YEAR	PLAN
1966	Land Use Plan
	Central Business District Plan
	Public Buildings Plan
	Schools, Parks and Recreation Plan
	Public Utilities Plan
1969	Major Highways and Thoroughfares Plan
1970	Land Use Plan
	Marion County Housing Report
1971	Comprehensive Area-Wide Water and Sanitary Sewerage Plan
1972	Solid Waste Report
	Marion County Housing Plan
1973	Recommended Storm Drainage Facilities Plan
	Marion County Housing Plan
1975	Housing Assistance Plan
1976	Housing Assistance Plan
	Criminal Justice Plan
1977	Marion County Housing Plan Land Use Plan

1980	EDA Overall Economic Development Program
	Prospect, Caledonia, Green Camp, and LaRue Land Use and Housing Plans
1981	Transportation Plan Update
1982	Subdivision Regulation Update
1984	Marion Economic Development Strategy
1986	911 Implementation Plan
1988	Downtown Marion Plan
1989	Business Retention and Expansion Plan (RE Study with Chamber of Commerce)
1992	Preliminary Plan for Airport Industrial Park (with Airport Commission and Wilbur-Smith as consultant)
1994	City of Marion Community Housing Improvement Strategy
1998	Marion Outer Perimeter Transportation Study (ms Consultants)
1999	Farmland Plan (included Land Use Plan update)
2003	Marion Campus Master Plan (OSUM and Marion Technical College)
2004	Barks Road Development Plan
	Marion City Community Housing Development Strategy
2005	Marion County Community Housing Development Strategy

2006	Downtown Marion Plan
	Marion County Natural Hazard Mitigation Plan
	Marion County Economic Development Plan
2008	Beginning of update of 1977 Land Use Plan

These plans have been followed with varying degrees of success.

1966 LAND USE PLAN

The 1966 Land Use Plan was the first land use plan to be done in Marion County. It was basically a much needed descriptive work on the land uses and development patterns of the City of Marion and surrounding area. The plan did evaluate and set goals for the development of the urban section of the county and these have been implemented by the Subdivision Regulations for Marion County and the City of Marion. In addition, the plan was implemented through the new zoning code for the City of Marion adopted in 1970, which generally followed the suggested land use area designations on the new map, except for specific minor modifications.

1970 LAND USE PLAN

While not the first land use plan published in Marion County, this was the first land use plan covering the entire county. It updated the 1966 plan for the urban area and it carried out the first analysis of existing and planned land use, for the remaining portion of the Marion County. As part of the project, an inventory of property and land use in the whole county was completed. In addition, background data on the natural conditions of the county were summarized. Growth projections were made and a plan was formulated for trying to keep growth in areas where the extension of urban utilities would be less expensive.

1977 LAND USE PLAN

The 1977 Land Use Plan provided an update of the 1970 Land Use Plan. Analysis focused on the effectiveness of the 1970 plan, on population and economic growth trends, on developing land use trends, and suggested policies to deal with these needs.

The report found commercial and industrial policies to be generally wise, but noted the requirement for additional commercial and industrial public infrastructure. Residential land use recommendations identified the need for creating more readily developable multi-family zoned land and toward forming selective policies to encourage more concentrated single-family housing development.

The report identified the need for a county soil survey and state enabling legislation permitting improved agricultural tax districts. Suggestions were also made to improve both professional input into land use planning decisions and citizen understanding of the planning process.

The following sections describe in more detail the degree of conformance that occurred with the 1977 plan.

Residential Conformance

Many of the 1977 Land Use Plan policies related to single-family homes and multi-family housing have been successfully implemented during the years following the adoption of the land use plan.

Single-Family Housing

Single-family home lots scattered throughout the county was identified as an issue in the 1977 Land Use Plan. In this instance, numerous single-family home lots were developed along existing township or county roads throughout the county and strip development (large number of homes developed in a linear fashion along one or both sides of the road) became prevalent especially in Pleasant and Richland Townships. This haphazard development pattern not only consumed farmland, but also made it expensive to serve areas of strip development with public utilities, should the need ever arise in the future because of the large frontages associated with many of these lots. Also, this type of development could bring residents into farming areas that truly do not understand the nature of farming, which may lead to conflict between residents and farm operators.

Policies of the plan sought to try and concentrate single-family home lots in moderate to high density major subdivisions preferably near established urban areas. Subdivision Regulation enforcement was adjusted to not approve a variance from the Planning Commission for any new single-family home lot developed, within a potential urban area for sanitary sewer or water (certain number of homes within a specified geographic distance) unless there was a hardship. Also, the review process was streamlined to make it easier for a developer to pursue the major subdivision route. In addition, several township zoning resolutions were adjusted to limit the number of small residential lots that could be created from the larger parent parcel. However, this split limitation could be waived if the developer followed the major subdivision route in developing residential lots or had the property rezoned to another residential zoning designation.

For the past several years, Marion City's Residential Community Reinvestment Area policy has helped encourage some new single-family home construction on the west and north sides of the city.

Over the past 32 years, the subdivision and zoning regulatory adjustments noted above

coupled with "smart growth policies" have been a success with regard to moderate and high density single-family housing being developed in numerous major subdivisions located primarily in Marion City, Marion Township, the west central and north western portions of Pleasant Township, Grandview Estates, western Claridon Township, and various villages. In addition, the single-family home lot strip development prevalent in Pleasant and Richland Townships was essentially eliminated under the zoning regulations governing lot splits. Also, Marion City's Residential Community Reinvestment Area policy has had some success in encouraging new single-family home construction on the west and north sides of the city.

Multi-family Housing

Prior to 1977, very little land was zoned for apartment units. The 1977 Land Use Plan identified a community need for more multi-family housing. In the years after the adoption of the plan, Marion City and Marion Township made adjustments to their zoning maps that allowed for the construction of numerous new apartment units at various locations with public utilities. For the past several years, Marion City's Residential Community Reinvestment Area policy has helped encourage new apartment construction on the west and north sides of the city.

Today there are many apartment unit complexes scattered throughout the Marion Urban Area providing numerous housing opportunities for persons of all income ranges. In addition, there is vacant land located in Marion City and Marion Township that is zoned for apartment units. These areas are located off of Barks Road along the south side of Marion City and have access to public utilities.

Other Residential

Mobile Home Parks

Since the mid 1970's, only one new mobile home park has been constructed within Marion County and several other existing mobile home parks have expanded. The new mobile home park (Northwoods) is located in Marion City. The new and expanded existing mobile home parks are located near or within established urban areas and conform with the location policies outlined in the 1977 Land Use Plan.

Condominiums

Although not very prevalent in Marion County in the 1970's and 1980's, condominiums have become more popular in recent years. Numerous moderate to high density condominium developments have been constructed within Marion City, eastern Marion Township, and western Claridon Township. The locations of these condominium developments complies with the policies outlined in the 1977 Land

Use Plan, which sought to concentrate moderate to high density housing developments near established urban areas.

Total Residential Conformance

Over the last 32 years, the residential development policies adopted in the 1977 Land Use Plan and resulting amendments to the Subdivision Regulations and several township zoning resolutions as well as "smart growth strategies" have channeled moderate to high density housing developments into or near established urban areas. The new subdivision and zoning regulations also helped to limit strip development occurring primarily in the southern townships of the county. Thus, the overall residential development strategy in the 1977 Land Use Plan has been a success. Besides being a positive for long term land use, this has also enabled many more residents to be served economically by public sewer and water systems.

COMMERCIAL CONFORMANCE

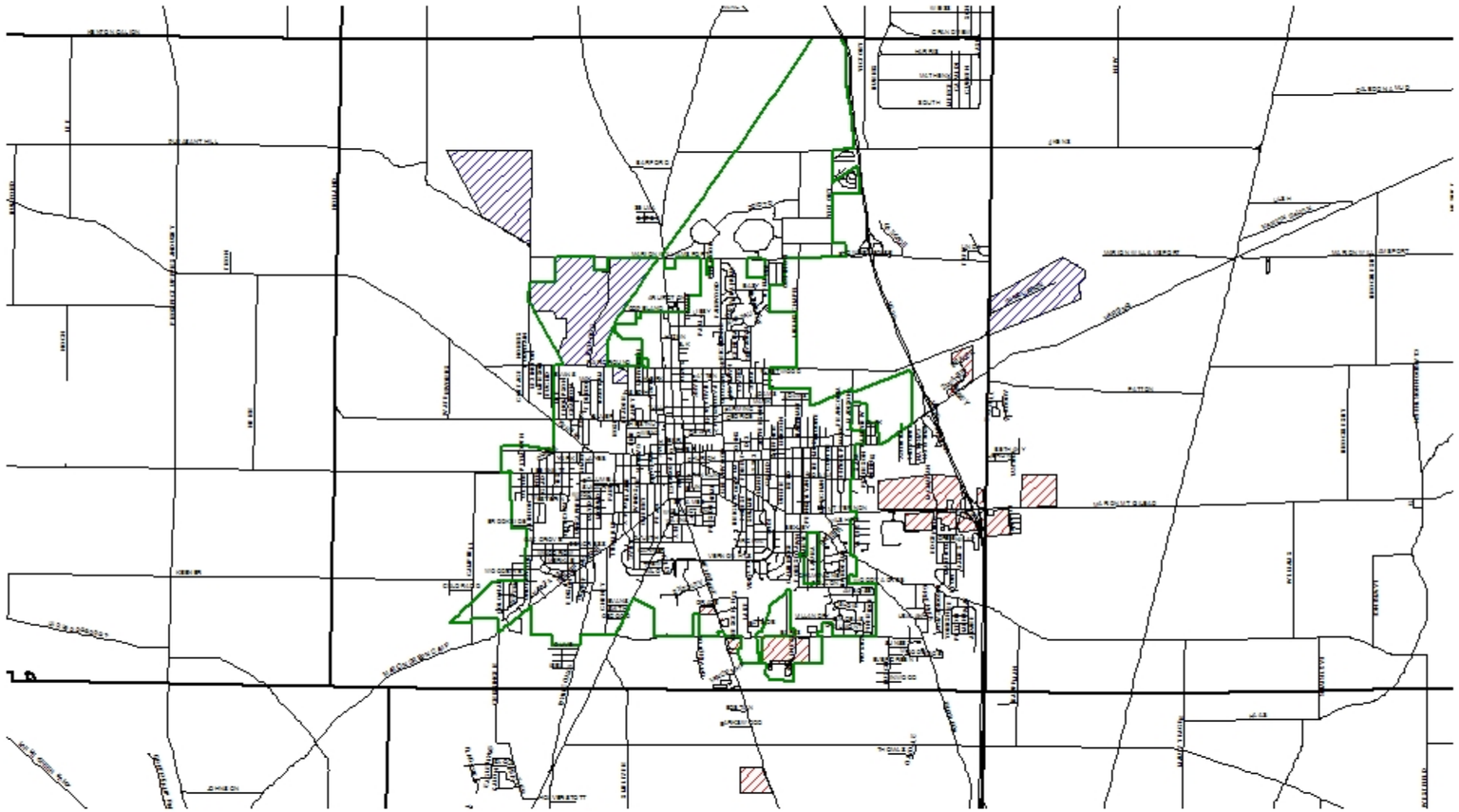
The 1977 Land Use Plan noted, for the most part, commercial development conformed to the 1970 plan. Most new businesses located in areas identified for commercial uses. An unexpected consequence was a significant number of businesses created new curb cuts onto existing public roads rather than grouping together and sharing common driveways. The 1977 Land Use Plan credited township zoning in the area around Marion as a limiting factor in helping to contain the scattering of commercial development which could have become a problem.

One policy to come out of the 1977 Land Use Plan was to continue encouraging commercial development within and next to existing urban areas in designated commercial areas. This policy coupled with "smart growth" practices has been successful in directing commercial development into vacant areas zoned or rezoned for commercial use with appropriate public utilities in eastern Marion Township, western Claridon Township, and on east Barks Road in Marion City (see Map 22). Also Marion City Council, Marion City Planning Commission, and the Marion City Board of Zoning Appeals have worked with developers over the years and have been successful in redeveloping numerous existing commercial sites with new businesses in Marion City.

Another policy to come out of the 1977 Land Use Plan was to reduce the number of commercial driveways on public roads and where possible, establish common driveways used by several businesses. This policy has been successfully implemented for new businesses especially those that located on state highways in eastern Marion Township and western Claridon Township. The Marion County Regional Planning Commission, Marion County Engineer's Office, Marion Township Zoning Commission / Trustees, and Claridon Township Zoning Commission / Trustees have worked with ODOT over the past 32 years and have been able to significantly limit the number of driveway requests for the former Kmart property, Walmart, Meijer, Legacy Plaza, Menards, East Lawn, Presidential Center, and New Park Drive commercial developments and where possible encouraged cross access easements for vehicular traffic between the various commercial centers.

Map 22

New Major Commercial / Industrial Areas 1977 to 2010



Township Boundary
Municipalities
Roads
New Commercial / Industrial Development 1977-2010
Commercial
Industrial

N

5000 0 5000 10000 Feet

Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, RPC Records

Marion City Council, Marion City Planning Commission, and the Marion City Engineer's Office are also aware of the need to limit commercial driveway access onto public roads and have recognized this in the approval of several recent major commercial subdivisions on east Barks Road. In addition, the city has been able to realign the main driveways between two existing commercial centers on the east and west side of Delaware Avenue through the use of a commercial TIF agreement associated with the new Delaware Avenue Walgreens.

Overall, the majority of new commercial development over the past 32 years has been in conformance with the commercial development policies of the 1977 Land Use Plan.

INDUSTRIAL CONFORMANCE

The 1977 Land Use Plan indicated the majority of industrial expansion and new facilities in the early- to mid-1970's were in conformance with the 1970 Land Use Plan. For the most part, the new industrial facility sites were located near existing urban areas, had adequate utilities and access to transportation systems, and were in minimum conflict to surrounding land uses. Zoning was credited as a factor in preserving areas suitable for industry and preventing the scattering of industry around the Marion Urban Area.

In order to make Marion more competitive at the regional, state, and national levels in attracting new industrial development, the 1977 Land Use Plan identified the need to open large tracts of vacant land for new industrial development. The idea was that these sites would be "shovel ready" having adequate utilities in place and be located near rail and arterial roads. Areas identified for industrial development were located northwest of Marion City in Marion Township and the Marion City Airport in Claridon Township (see Map 22). While these areas had access to rail and arterial roads, they lacked adequate sanitary sewer service.

In 1985, the Regional Planning Commission staff applied for and received federal Economic Development Administration monies and a Department of Development Economic Development Grant which allowed Marion County and Marion City to build the Northwest Interceptor Sewer. This sewer was instrumental in the development of what would become the Dual Rail Industrial Park. In the mid-1990's, the Dual Rail Industrial Park site was annexed to Marion City which enabled the city to apply for and receive a Department of Development Grant and a low interest Department of Transportation loan which allowed the city to build Kellogg Parkway. At the time the park was created, tax increment financing (TIF) was established to repay the Department of Transportation loan and build a fund for future public improvements to the park and surrounding area. The park's first industry was LTV Steel now ArcelorMittal. In addition to ArcelorMittal, the park hosts three other industries: US Yachiyo, Marion Industries, and Sakamura.

The other area identified for new industrial development was at the Marion City Airport. The Northwest Interceptor Sewer was extended to this area in the early 1990's. In 1995, Marion City applied for and received a Department of Development Economic Development Grant which constructed the first part of Innovation Drive. In 2001, Marion City applied for and received another

Department of Development Economic Development Grant which allowed the city to finish the construction of Innovation Drive. The Airport Industrial Park is presently home to two industries: Mopac and Silverline Windows.

Recently, the Northwest Interceptor Sewer was extended to the Marion Industrial Center to replace an outdated force main. This sewer will allow for future industrial expansion at the site. One new industry to locate at the site since the extension of the sewer is Marion Intermodal.

The industrial development policies that came out of the 1977 Land Use Plan have been successfully implemented over the past 32 years. Industrial development has taken place at locations within the Marion Urban Area at sites with appropriate utilities and access to rail and arterial roads. In addition, this new industrial development has had a minimal impact on the surrounding land uses.

ZONING CONFORMANCE

One key tool necessary for the implementation of any land use plan is zoning. The residential, commercial, and industrial development policies identified in the 1977 Land Use Plan could not have been successfully implemented without the help of zoning. When the 1977 Land Use Plan was adopted, the following subdivisions had zoning:

Big Island Township
Claridon Township
Grand Prairie Township
Marion Township
Pleasant Township
Salt Rock Township (just adopted in 1976)
Marion City
Caledonia Village (1976)

The concept of county wide zoning was discussed at various meetings in the county in the mid-to late-1970s, but did not gaine much acceptance. Two issues of concern were identified with the implementation of countywide zoning. They were:

1. The townships with zoning preferred to have local control.
2. The townships which did not have zoning were cautious about self-administered controls let alone controls administered by county officials.

The 1977 Land Use Plan credited zoning with stopping scattered commercial and industrial development in the Marion Urban Area.

Since the adoption of the 1977 Land Use Plan, the following subdivisions have adopted zoning:

Grand Township

Montgomery Township
Prospect Township
Richland Township
Scott Township
Tully Township
Waldo Township
Green Camp Village
LaRue Village
Prospect Village
Waldo Village

Recently, a Green Camp Township zoning plan was defeated by township residents. Concern over property rights seemed to be a major issue.

The Regional Planning Commission staff has worked hard with the county's many subdivisions on the issue of zoning especially in relation to the county's 1977 Land Use Plan. For the most part, the generalized zoning shown in Map 23 is a direct reflection of the plan's policies related to residential, commercial, and industrial development. The plan also recognized the importance of agriculture to Marion's economy. Through zoning high density residential, commercial, and industrial uses have been concentrated within and around the Marion Urban Area and the seven incorporated villages. In the more rural areas of the county, zoning for lower intensity uses such as low density residential have been developed, which are generally compatible with agricultural activities.

Currently, the Regional Planning staff is working on a land use plan for Pleasant Township which will involve potential changes to their zoning map and zoning resolution**.**

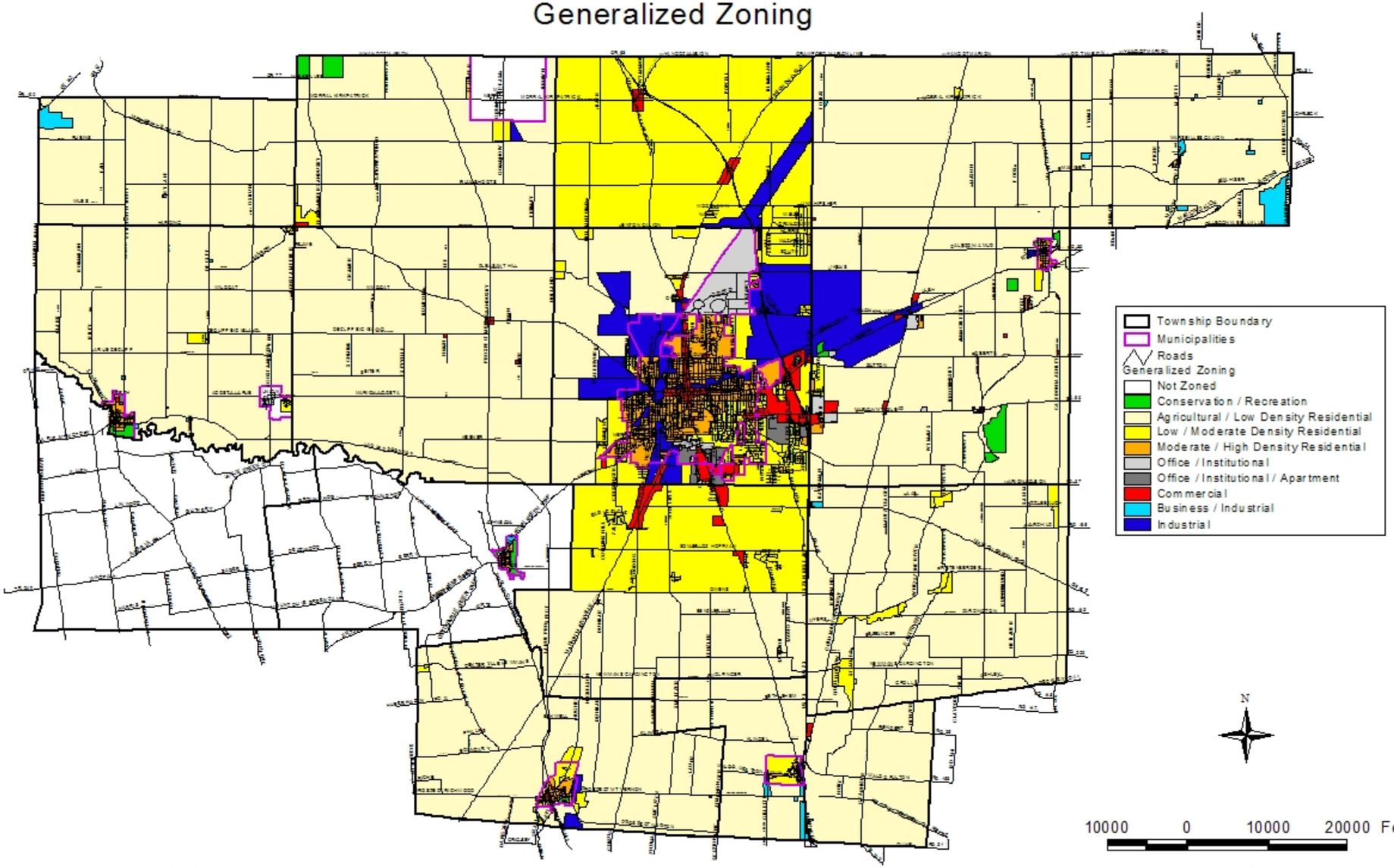
SUBDIVISION CONFORMANCE

Subdivision regulation administration is not intended to necessarily control the location of land uses, but sets standards for development which then must be met. The subdivision regulations and the Marion County Health Department have been very successful thus far in insuring that development in outlying areas not served by public sanitary sewer or public water have adequate lot size to help forestall health problems. Future access for streets has been provided and new platted subdivisions have met high standards. As these new subdivisions become parts of developed areas, they will serve residents and the public for years and for the most part will maintain their value.

As alluded to under residential conformance, one problem identified in the 1977 Land Use Plan was gaining some control over scattered and strip development in the county. Subdivision regulation enforcement was adjusted to not approve a variance from the Planning Commission for any new single-family home lot developed within a potential urban area for sanitary sewer or water (certain number of homes within a specified geographic distance) unless there was a hardship. In addition, the subdivision regulation review process was streamlined to make it easier for a developer to pursue the major subdivision route.

Map 23

Generalized Zoning



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, RPC Records

The subdivision regulations have also been a vehicle by which the Planning Commission has been able to reduce the number of commercial driveways on public roads and where possible establish common driveways used by several businesses. This was a policy that came out of the 1977 Land Use Plan and has been successfully implemented for new businesses especially those that located on state highways in eastern Marion Township and western Claridon Township.

The Subdivision Regulations have from time to time been amended to incorporate new construction standards or new requirements from the Marion Public Health Department. The most recent amendment was in 2001. Presently, the Marion City Engineer's Office and Marion County Engineer's Office are proposing amendments pertaining to storm water drainage calculations and road pavement specifications.

Variances of Subdivision Regulations

One problem identified in the 1977 Land Use Plan involved the number of variances granted from the subdivision regulations. From 1970 to 1976 the Planning Commission granted a total 128 variances for minor and major subdivisions averaging 21.3 variances a year. Data from this time period indicates the most common type of minor land division variance granted was related to lot size while the most common type of major land division variance granted was related to Potential Urban Area for Public Water. In the years after adoption of the 1977 Land Use Plan, the staff has worked with the Planning Commission to enforce the subdivision regulations.

Regional Planning Commission minutes from 1989 to July 2009 indicate a total of 111 variances were granted from the Subdivision Regulations averaging 5.6 variances a year. Comparing the variance data from the two time periods it would appear the staff and Planning Commission have been successful in enforcing and minimizing the number of variances granted from the subdivision regulations.

The following table lists variances granted by type and number for the 1989 to July 2009 time period:

Potential Urban Area for Sanitary Sewer Variances	37
Lot Frontage Variances	32
Lot Shape Variances	19
Elevation Variances	11
Block Length Variances	7
Minimum Lot Size Variances	2
Drainage Requirement Variance	1
Road Setback Variance	1
Sidewalk Variance	1

A review of the above table reveals the top three variances granted are related to Potential Urban Area for Sanitary Sewer, lot frontage, and lot shape. These three variances comprise about 80% of all variances granted during this time period.

CONFORMANCE WITH OTHER PLANS

Major Thoroughfares Plan - 1969

This is a long range plan from the late 1960's that analyzed the existing Marion Urban Area road network and made recommendations for a future primary perimeter road system, widening of certain existing primary roads, and targeted certain existing secondary roads for extension. Throughout the years various land use decisions and major subdivision developments have been adjusted to conform with the Major Thoroughfares Plan.

This plan was updated in 1981. The update prioritized the construction of various segments of the future primary perimeter road system, widening of certain existing primary roads, and targeted specific secondary roads for extension. The update also included new elements such as the widening of the eastern end of Barks Road, extension of three existing secondary roads, and a new road connector on the east side of Marion City between Carolyn Drive and Edgefield Boulevard. This connector provides a north-south road link between S.R. 309 and Marion-Edison Road to the developing S.R. 95 commercial areas.

However, the idea of a connector road between Carolyn Drive and Edgefield Boulevard was abandoned when it was realized that too high a volume of traffic would use these residential subdivision roads as a means to reach the commercial areas on S.R. 95. In 1999 and 2000, the Regional Planning Commission Transportation Committee reinforced the development idea of University Drive, originally shown on the 1969 Major Thoroughfare Plan, as a high development priority and endorsed the extension of Jamesway Drive to Marion-Edison Road.

Four benefits of University Drive and Jamesway Drive connectors are:

1. University Drive provides the north-south connector between S.R. 309 and Marion-Edison Road to the S.R. 95 commercial areas lost when the connector road idea between Carolyn Drive and Edgefield Boulevard was deemed to be impracticable.

2. These connectors provide a more direct means to reach the S.R. 95 commercial areas especially for residents residing in the southern and southeastern portions of the county that presently drive through existing residential neighborhoods to reach the S.R. 95 commercial areas.

3. These connectors will help alleviate some of the through traffic using residential subdivisions, especially University Heights, to reach the S.R. 95 commercial areas.

4. These connectors help lessen the back and fourth traffic on S.R. 95. Currently several elements of the 1969 Major Thoroughfare Plan have been implemented or are in the process of being implemented. A residential developer has platted the remaining portion of Jamesway Drive between where it currently ends and Marion-Edison Road. However, due to the economy the developer has asked for and been granted a time extension to delay the development of this subdivision. Hopefully, this section of Jamesway Drive will be built in the next few years.

A portion of University Drive between S.R. 95 and S.R. 309 was built several years ago as part of the East Lawn Commercial Subdivision. The Marion County Commissioners plan to complete the balance of University Drive between where it currently ends and S.R. 309 using a combination of Issue I grant and loan monies and general obligation bonds. The loan and bonds will be repaid through commercial TIF's established in this area of S.R. 95 over the past several years. The county has also been working with Ohio State University officials at the Marion Campus to locate University Drive along the west side of the campus.

Construction of one segment of the primary perimeter road system has recently begun. The Northwest Industrial Connector Road will link S.R. 95 with Marion-Williamsport Road. This road will allow industrial traffic serving Whirlpool and other industries located on the west side of the city a more direct and convenient route than the current route, which takes some west side industrial traffic through downtown Marion City. This road is being funded by both Marion City and Marion County and involves many different funding sources: Issue I grant and loan monies, Rail Commission monies, several Dual Rail Park industrial TIF's, and Federal Stimulus monies.

Marion County Farmland Plan - 1999

In 1999, the Marion County Agricultural Plan Task Force with the help of the Regional Planning Commission Staff and the OSU Extension Office prepared a Farmland Plan for Marion County. The purpose of the plan was to develop local policies for the preservation of the county's prime farmland which is approximately 95% of the county's land area.

The plan recognized, the fact, that while the county has large areas of good soil and good growing conditions, the county does not have any unique pockets of soil nor do we have areas of unique farmland because of climate or geography. Because of this situation, the Farmland Plan recommended not investing any local public monies (although state programs would be welcome) into saving any individual farms through preservation programs but:

1. Keep high density residential, commercial, and industrial growth next to Marion City or the villages through careful sanitary sewer and highway extension policies, i.e. "Smart Growth." Marion has already had some success with "Smart Growth" based on policies established in the 1970 and 1977 Land Use Plans.

2. Encourage urban in-fill through zoning, public works projects and brownfield redevelopment. This is also now part of what is called "Smart Growth."

3. Recommended the Ohio Environmental Protection Agency (OEPA) mandate inspections of rural septic systems, especially aerators, so that homeowners and taxpayers in the future are not hit with large expenses for otherwise unnecessary sewer extensions out into the county, which would then open the door for high density sprawl.

4. Recommend the State of Ohio strengthen the ability of township zoning and county subdivision regulations to limit the number of land divisions in rural areas. This is seen as more effective than large lot zoning, which raises the price of housing and ends up using extra acreage. The intent is to allow land divisions for people who truly want to move out to the country and understand country living versus encouraging a large number of semi-urban developments lacking urban service.

The Farmland Plan recognized the net effect of the above policies will be to:

1. Help preserve the farmland economy across the whole country versus selected areas.

2. Reduce the likelihood of high future assessments on rural landowners, farmers, and homeowners out in the country.

3. Save tax dollars on infrastructure.

4. For the time being, save tax dollars by not purchasing farmland or development rights of farmland.

The Farmland Plan also recognized two special situations:

1. Wetland Compensation Development

   Future land being purchased by the state for wetland development should be monitored. Local counties and townships should be given a voice in this process.

2. Factory Farms

   The committee is size neutral on farms, recognizing that larger farms for both crops and livestock production will be the future trend.

   On factory farms, however, some newer reasonable laws are needed before a few bad operators completely tear apart rural communities eventually hurting all farmers.

Besides changes in OEPA and Department of Agriculture rules, some limited local health and zoning review is badly needed based on projected impact.

Shortly after the complection of the Farmland Plan in 1999, the Marion County Regional Planning Commission amended the 1977 Land Use Plan by adopting the Farmland Plan as a land use component for future development decisions in the county. It is worth noting that the development policies and recommendations outlined in the Farmland Plan were already being implemented by the Regional Planning Commission in its land use decisions and development strategies prior to 1999.

Mitigation Plan for Natural Disasters - 2006

In 2006, the Marion County Mitigation Planning Committee with the help of the Marion City / County EMA Director and the Regional Planning Commission staff prepared the Mitigation Plan for Natural Disasters for Marion County. The purpose of the plan was to identify structures and populations within the county that are most at risk from the adverse impacts of natural disasters. The plan identified the various natural disasters that could impact the county: Class II dam failure, drought/extreme heat, earthquake, flood, hailstorm, severe winter storm, tornado, and windstorm.

The Marion County Mitigation Planning Committee analyzed and rated each of the identified natural disasters for mitigation potential. Flood, severe winter storm, and tornado all ranked high for mitigation potential. Extreme heat ranked moderate and all other natural disasters ranked low for mitigation potential Mitigation goals, activities, and actions plans were developed for the natural disasters that received a high rank for mitigation potential. The plan asked the Marion County Regional Planning Commission, to integrate, as necessary mitigation components within existing Marion County plans and to consider supporting the possible development of a county wide building code to deal with making structures and buildings more wind resistant.

The plan was adopted by various political subdivisions in Marion County and approved by FEMA in 2006. In early 2007, the Marion County Regional Planning Commission amended the 1977 Land Use Plan by adopting the Mitigation Plan for Natural Disasters as a land use component for future development decisions in the county. Prior to the adoption of this plan, the Regional Planning Commission worked to reduce flood hazards within the county to structures and people by discouraging high density or non-appropriate development in flood prone areas. Sometime in 2011, the Planning Commission staff will begin working with townships that have flood hazard areas within their jurisdictions to adjust their zoning resolutions to develop conservation regulations for these flood areas.

Barks Road Economic Development Plan - 2004

This plan (see Appendix C) identified the economic importance of the Barks Road corridor

for redevelopment of existing industrial facilities and commercial buildings and future growth of industry, commercial, office, and residential development on the south side of Marion City and Marion Township. This plan identified 10 infrastructure needs within this corridor that are critical to continued growth along Barks Road. Depending on location, either the Marion City Planning Commission or the Regional Planning Commission will have jurisdiction for review and approval of a new development.

Recently, several infrastructure improvements have been completed on Barks Road. Firstly, two recent developments within Marion City on Barks Road (Center Park and Barks Crossing) utilized TIF's to complete necessary Barks Road infrastructure improvements along each development's frontage. These and future TIF's on Barks Road will be able to help complete the identified infrastructure needs within this entire corridor. Secondly, due to increased rail traffic the state recently completed the construction of an overpass over the Norfolk and Southern Railroad tracks located at the western end of Barks Road. This overpass allows county residents residing in the southwestern areas of the county unimpeded access to medical, office, retail, and food services on the south side of Marion City and Marion Township.

Recognizing Barks Road is of major importance to the continued growth of the south side of Marion City and Marion Township, both the Marion City Planning Commission and the Regional Planning Commission have adopted this plan and added it as a component to the 1977 Land Use Plan when reviewing redevelopment and new development in this corridor. In addition, Marion City Council and the Marion County Commissioners have adopted general TIF policies for new development throughout Marion City and Marion County.

City of Marion: Community Housing Investment Strategy (CHIS)- 2004

The Community Housing Investment Strategy (CHIS) for Marion City is a strategy dealing with the needs of low- to moderate-income and special needs households. The strategy covers issues related to owner- and renter-occupied housing improvement and rental vouchers.

Specifically, the Regional Planning Commission administers the Community Housing Improvement Program (CHIP) for Marion City. This program focuses on owner- and renter-occupied housing repair for households with an income of less than 50% or 80% (Section 8 limits) of the area median income or special needs. The program addresses mechanical, structural, accessibility, and minor lead issues. Grants and deferred loans for home repair and private owner rehabilitation programs address minor and major housing needs for owner occupied and upgrades to rental housing is encouraged with matching grants from the private rental rehabilitation program and tenant based rental assistance. In addition, the Regional Planning Commission administers the local CDBG fair housing program and various other programs aimed at educating low-income home owners on foreclosure and predatory lending.

Since one of the main goals of the Community Housing Investment Strategy is the improvement of the existing owner- and rental-housing stock in Marion City, this strategy conforms with the "smart growth policies" of the 1977 Land Use Plan. As noted above, these polices identified the need to redevelop or improve existing properties and buildings within existing urban areas.

The city, county and Marion County Regional Planning Commission also are represented on the Continuum of Care to Prevent Homelessness Committee that deals with gaps in housing and low-income care programs. Other agencies include: Marion Area Counseling Center, Ohio Heartland Community Action Commission, Marion Community Foundation, Habitat for Humanity, Salvation Army, United Way, Turning Point, Marion Homeless Shelter, and the Center Street Community Clinic. The Marion Area Counseling Center has a 10-year plan to eliminate homelessness in Marion County.

Federal tax credit programs have been used for renovation or new building construction of affordable housing. Marion City gives priority for projects at in-fill locations in the downtown area or city neighborhoods. In addition, priority is given for projects in unincorporated areas near amenities such as medical facilities and retail establishments. One example of these programs is the Harding Hotel which was renovated into affordable senior housing using low-income and historic tax credits.

Marion Economic Development Plan - 2007

The Marion Economic Development Plan is an extension of the Envisioning the 21st Century Process. During the update of the Envisioning the 21st Century Process in 2006, the Marion Community identified specific economic development goals:

1. Target high-paying manufacturing and medical jobs that provide better opportunities for our workforce.
2. Establish Marion as a strong regional retail center
3. Continue efforts to revitalize Marion's downtown
4. Establish an entrepreneurial-friendly environment
5. Preserve our agricultural heritage and farmland

This plan was written to address the above goals and was developed by representatives from the Marion Chamber of Commerce, United Way, Marion City and County Government, Whirlpool Corporation, Marion County Regional Planning Commission, CANDO, The Ohio State Bank, The Ohio State University at Marion, Tri Rivers Career Center, and Marion Technical College. The intent of the plan is to set forth a vision for Marion's economic future and to outline broad steps the Marion Community can take toward achieving that vision.

With regards to the 1977 Land Use Plan, many of the polices and goals outlined in the land

use plan were implemented laying the foundation for achievement of many of the economic development goals outlined in the Marion Economic Development Plan i.e. creation of manufacturing jobs (some high paying), development of new retail centers on S.R. 95 at U.S. 23 in Marion and Claridon Townships and on the south side of Marion City, development of a plan to revitalize downtown Marion, and the creation of the a Farmland Preservation Plan in 1999.

In addition, the establishment of Enterprise Zones, Community Reinvestment Areas, and Tax Increment Financing (TIF) Districts has helped encourage corporate investment in certain areas. TIF financing was critical in developing the road through the Dual Rail Industrial Park and will play a significant role in the development of the Northwest Industrial Connector Road. Also, TIF financing has played a key role in development of commercial property on S.R. 95 near U.S. 23 in Marion Township and along Barks Road in Marion City.

The Marion Economic Development Plan recognized many of the existing policies and strategies from the 1977 Land Use Plan as still being valid and incorporated them into achieving the economic development goals outlined above. Specifically, long- and short-term policies were developed for residential, commercial, industrial, agriculture, recreation-conservation, institution, and utility-transportation.

The 2007 Plan stressed training and workforce needs, as well as, quality of life issues to:

A. Improve the workforce
B. Increase opportunities to attract professional positions back to Marion

One of the most important parallel needs for economic development was the need to clean up and revitalized older neighborhoods as the condition of houses and businesses could deter some companies or individuals from moving to Marion.

Downtown Marion Physical Improvement and Economic Plan - 2006

The last comprehensive plan for downtown Marion was written in 1988. Over the years, this plan was updated from time to time. The updates were prepared by the Regional Planning Commission in coordination with Envisioning the 21st Century (1999) and Downtown Marion (2000). The primary focus of the updates was on how to best implement the National Main Street Program which emphasizes a "Four Point Approach" to downtown development. The four points being: Organization, Promotions, Design, and Economic Restructuring.

The 2006 Downtown Marion Physical Improvement and Economic Plan recognized the efforts of the previous plan and updates and noted the numerous physical, economic, and organizational improvements that have occurred in downtown Marion since 1988. The plan recognized the revitalization efforts occurring in the public and private sector and noted that

often times these undertakings were joint ventures of public-private partnerships. The goal of this plan was to continue the momentum of the public-private cooperation by identifying the current physical and economic condition of downtown Marion and identify a course of action for future downtown improvements. The overall plan vision is to make downtown Marion the heart of our region - a vital place that will thrive as a business, cultural, governmental and residential center.

To achieve the goals and visions identified above, the plan focused on (and where necessary provided recommendations) on the following items:

1. Current situation
2. Major land use
3. Land and building owners
4. Building occupancy rate
5. Traffic conditions
6. Parking information
7. Market analysis
8. Market profile
9. Market strategy
10. Promotions
11. Condition of public improvements and buildings

Presently, many of the items of concern and recommendations identified in this plan are being carried out. Overall, this plan conforms to the smart growth polices identified in the 1977 Land Use Plan, which encourages urban redevelopment of existing urban areas in Marion County.

2003 Marion Campus Master Plan

In 2003, OSU released a master plan for the development of the OSUM and Marion Technical College Campus. The campus master plan identified the locations of new academic / service buildings, residence facilities, athletic fields, parking areas, bike path, and an arterial road located on the west side of the campus (see Recommended Master Plan in Appendix F).

This campus master plan conforms to the 1970 and 1977 Land Use Plans and the 1969 Transportation Plan. Previous county land use plans and the transportation plan identified the need to site an arterial road on the west side of the campus to allow for a north/south corridor for vehicular traffic movement within S.R. 95 commercial corridor.

Currently, one major concern with the current campus layout with regard to further development is the fact the campus only has one major entrance/exit onto S.R. 95. From a public safety standpoint, a natural or man made disaster that closes the S.R. 95 entrance / exit

will seriously limit the ability to move safety personal and equipment into the campus in a timely manner, in the event of an emergency. The recommended master plan alleviates this concern by providing two new entrance/exits on the proposed arterial road which provides three total major access points into the campus in the event of a disaster or emergency.

CHAPTER III
GROWTH PATTERNS

POPULATION

Growth from 1950 to 2000

Past tends in population are shown in the Table 2. Township figures, are for unincorporated areas only and exclude Marion City and the seven incorporated villages which are listed separately below.

Table 2
Population Trends 1950, 1960, 1970, 1980, 1990, and 2000
Marion County and Minor Civil Divisions

Subdivisions	1950	Percent Change 1940 to 1950	1960	Percent Change 1950 to 1960	1970	Percent Change 1960 to 1970
Marion County	49,959	11.3	60,221	20.5	64,724	7.5
Big Island Twp.	836	- 3.8	1,031	23.3	1,146	11.2
Bowling Green Twp.	534	- 8.7	591	10.7	555	- 6.1
Claridon Twp.	898	- 2.4	1,205	34.2	1,494	24.0
Grand Twp.	274	- 9.9	305	11.3	302	- 1.0
Grand Prairie Twp.	487	- 0.6	1,006	106.6	1,370	36.2
Green Camp Twp.	505	- 5.4	527	4.0	621	17.8
Marion Twp.	3,205	77.9	7,521	134.7	8,767	16.6
Montgomery Twp.	833	115.2	905	8.6	899	- 0.7
Pleasant Twp.	1,342	-30.5	2,066	53.9	2,712	31.3
Prospect Twp.	677	4.6	810	19.6	851	5.1
Richland Twp.	823	- 2.0	898	9.1	1,039	15.6
Salt Rock Twp.	269	-14.3	299	11.2	284	- 5.0
Scott Twp.	401	- 1.5	455	13.5	431	- 5.3
Tully Twp.	667	6.7	757	13.5	704	- 7.0
Waldo Twp.	419	-13.4	457	9.1	453	- 0.9
Marion City	33,817	9.7	37,079	9.6	38,646	4.2
Caledonia Village	655	4.1	673	2.7	792	17.7
Green Camp Village	388	18.7	492	26.8	537	9.1
LaRue Village	793	11.1	842	6.2	867	3.0
Morral Village	461	15.8	493	6.9	452	- 8.3
New Bloomington Village	288	54.0	368	27.8	343	- 6.8
Prospect Village	1,031	17.7	1,067	3.5	1,031	- 3.4
Waldo Village	356	4.4	374	5.1	428	14.4

Table 2 - Continued
Population Trends 1950, 1960, 1970, 1980, 1990, and 2000 Marion County and Minor Civil Divisions

Subdivisions	1980	Percent Change 1970 to 1980	1990	Percent Change 1980 to 1990	2000	Percent Change 1990 to 2000
Marion County	67,974	5.0	64,274	-5.4	66,217	3.0
Big Island Twp.	1,317	14.9	1,271	-3.5	1,223	-3.8
Bowling Green Twp.	576	3.8	699	21.4	569	-18.6
Claridon Twp.	1,901	27.2	1,854	-2.5	2,009	8.3
Grand Twp.	370	22.5	340	-8.1	385	13.2
Grand Prairie Twp.	1,828	33.4	1,697	-7.2	1,609	-5.2
Green Camp Twp.	687	10.6	795	15.7	821	3.3
Marion Twp.	9,348	6.6	9,489	1.5	7,574	-20.2
Montgomery Twp.	1,302	44.8	1,232	-5.4	1,175	-4.6
Pleasant Twp.	4,425	63.2	4,107	-7.2	4,368	6.4
Prospect Twp.	819	-3.8	902	10.1	1,016	12.6
Richland Twp.	1,644	58.2	1,531	-6.9	1,663	8.6
Salt Rock Twp.	314	10.6	333	6.1	311	-6.6
Scott Twp.	518	20.2	498	-3.9	521	4.6
Tully Twp.	809	14.9	744	-8.0	738	-0.8
Waldo Twp.	718	58.5	725	1.0	747	3.0
Marion City	37,040	-4.2	34,075	-8.0	37,334	9.6
Caledonia Village	759	-4.2	644	-15.2	578	-10.3
Green Camp Village	475	-11.5	393	-17.3	342	-13.0
LaRue Village	861	-0.7	802	-6.9	775	-3.4
Morral Village	454	0.4	373	-17.8	388	4.0
New Bloomington Village	303	-11.7	282	-6.9	548	94.3
Prospect Village	1,159	12.4	1,148	-0.9	1,191	3.8
Waldo Village	347	-18.9	340	-2.0	332	-2.4

Source: U.S. Dept. of Commerce, Bureau of the Census, Census of Population, GENERAL POPULATION CHARACTERISTICS 1950, 1960, 1970, 1980, 1990, and 2000.

A review of the population data from 1950 to 2000 in Table 2 reveals the greatest increase in county population occurred during the 1950 to 1960 time period. During this decade, the county's population increased by approximately 20 percent from 49,959 to 60,221. In addition, all subdivisions in the county during this decade experienced minor to substantial population growth ranging from approximately four to 135 percent. Most notable population growth occurred in townships located in the eastern, central, and north central areas of the county and in the villages of Green Camp and New Bloomington. The populations in the townships of Claridon, Marion, Grand Prairie, and Pleasant grew by approximately 34, 135, 107, and 54 percent, respectively. The populations in the villages Green Camp and New

Bloomington grew by approximately 27 and 28 percent, respectively.

County population continued to grow, but at a much slower pace from 1960 to 1970. During this time period, county population increased by approximately eight percent from 60,221 to 64,724. Subdivisions during this decade experienced minor to moderate population growth and loss. Population increases ranged from three to approximately 36 percent. The largest population increases occurred in the eastern, north central, and central areas of the county in the townships of Claridon, Grand Prairie, and Pleasant. Populations in these townships increased by approximately 24 to 36 percent. Minor population losses ranging from approximately one to eight percent occurred in the townships of Bowling Green, Grand, Montgomery, Salt Rock, Scott, Tully, and Waldo and the villages of Morral, New Bloomington, and Prospect. Geographically these population losses are primarily located in the western, southern, and northeastern areas of the county.

County population continued to grow from 1970 to 1980 at a rate similar to the 1960 to 1970 time period. During this decade, county population increased by five percent from 64,724 to 67,974. It should be noted, the county's 1980 population is the largest county population in the 1950 to 2000 time period. The majority of county subdivisions experienced minor to fairly substantial population increases ranging from to 0.4 to approximately 63 percent. The largest population increases occurred in the western, central, north central, southeastern, and southern areas of the county in the townships of Grand Prairie, Montgomery, Pleasant, Richland, and Waldo. Populations in these townships increased by approximately 33 to 63 percent. Minor to moderate population losses ranging from approximately one to 19 percent occurred in Prospect Township, Marion City, and the villages of Caledonia, Green Camp, LaRue, New Bloomington, and Waldo. The subdivisions with the largest population losses were the villages of Green Camp, New Bloomington, and Waldo. These villages experienced population declines ranging from approximately 12 to 19 percent. During this decade, the majority of urban areas in the county lost population, while the rural townships gained population. Only the villages of Morral and Prospect experienced minor population increases.

County population declined slightly from 1980 to 1990. During this decade county population decreased by approximately five percent from 67,974 to 64,274. It is interesting to note, the county's 1990 population size of 64,274 is similar to the county's 1970 population size of 64,724. The majority of county subdivisions during this decade experienced population loss. Minor to moderate population losses ranging from approximately one to 18 percent occurred in ten of the county's 15 townships, Marion City, and all seven villages. The subdivisions with the largest population losses were the villages of Caledonia, Green Camp, and Morral. These villages experienced population declines ranging from approximately 15 to 18 percent. With regard to population growth, three townships experienced minor to moderate population increases. The townships of Bowling Green, Green Camp and Prospect experienced population growth of approximately 10 to 21 percent. These townships are located in the southwestern area of the county.

The last time period to be reviewed is from 1990 to 2000. During this decade county population increased by approximately five percent from 64,274 to 66,217. County subdivisions during this time period experienced minor to moderate population growth and loss. One exception to this trend is the village of New Bloomington which experienced a population growth rate of approximately 94 percent during this decade. However, this increase in population is attributable to the annexation of a manufactured home park into the village as a condition of Ohio EPA approval of the village's sanitary sewer system (which was constructed during the late 1990's). This annexation essentially doubled the village's population. A review of the data indicates Marion Township lost approximately 20 percent of its population in the 1990 to 2000 time period. This is attributable to annexation of the state prisons into Marion City in the mid-1990's. Population increases ranged from three to approximately 13 percent. The largest population increases occurred in the eastern, north central, and central areas of the county in the townships of Claridon, Grand Prairie, and Pleasant. Populations in these townships increased by approximately 13 percent. Population losses ranged from approximately two to 19 percent. The subdivisions with the highest population losses were Bowling Green Township and the villages of Caledonia and Green Camp. Populations in these subdivisions decreased by approximately ten to 19 percent.

It can be readily seen that much of the county's population growth from 1950 to 2000 consistently occurred in and around the Marion Urban Area and in the townships of Claridon, Grand Prairie, and Pleasant.

The village gains and losses are interesting, but since they have been existing population centers for years, a longer term look into their past population trends is more revealing. A review of Table 3 indicates for the most part county villages have gained and lost large portions of their population at various times, but have essentially remained the same as a net result.

Projected Future Population

Table 4 shows the county's projected future population growth until the year 2030. The base year population for the projection is the 2000 Census population figure of 66,217. The projected future population figures for the county factored in birth, death, and migration data. Birth and migration data used in the study were obtained from the Ohio State Demographer in the Ohio Department of Development. Life expectancy data used in the study were obtained from the "National Vital Statistics Reports, Vol. 54 No. 14, April 19, 2006 - Table 1. Life table for the total population: United States, 2003". At the time this population projection was generated, the State of Ohio had one male juvenile detention facility and two male adult prisons in the county. These prison populations were accounted for during the generation of the population projection. Since these populations are relatively stable with regard to age and size, they were removed from the birth, death, and migration analysis and added back into the male population at the end of each five year analysis. One issue with the state prisons with regard to the county population projection is the recent closing of the

Table 3
Population of Marion County Villages

Village	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
Caledonia	562	492	526	629	655	673	792	759	644	578
Green Camp	308	278	362	327	388	492	537	475	393	342
LaRue	772	795	698	714	793	842	867	861	802	775
Morral	334	387	451	398	461	493	452	454	373	388
New Bloomington	340	240	187	187	288	368	343	303	282	*548
Prospect	945	949	1,013	915	1,031	1,067	1,031	1,159	1,148	1,191
Waldo	319	344	353	341	356	374	428	347	340	332

*New Bloomington's doubling of population is due to the annexation of a manufactured home park immediately east of the village as a condition of Ohio EPA approval of the village's sanitary sewer system which was constructed during the late 1990's. This annexation essentially doubled the village's population.

SOURCES: Marion County Regional Planning Commission, POPULATION DATA July 1972, from U.S. Department of Commerce, Bureau of the Census, Census of Population, GENERAL POPULATION CHARACTERISTICS 1910-1970.

U.S. Department of Commerce, Bureau of the Census, Characteristics of Population, NUMBER OF INHABITANTS, OHIO 1980.

U.S. Department of Commerce, Bureau of the Census, Summary File 1, Persons and Total Population, 1990 & 2000 Decennial Census.

Table 4
Projected Future Population

2005	Percent Change 2000 - 2005	2010	Percent Change 2005-2010	2015	Percent Change 2010-2015
66,091	-0.2	65,851	-0.4	66,196	0.5

2020	Percent Change 2015 - 2020	2025	Percent Change 2020-2025	2030	Percent Change 2025-2030
66,368	0.3	66,714	0.5	66,734	0.0

juvenile detention facility which had approximately 340 inmates, at all times.

A review of the projected population data indicates the county's population will remain relatively stable from 2000 to 2030. Data indicates the county will have a relatively minor population loss from 2000 to 2010. During this decade, county population is estimated to steadily decrease from 66,217 in 2000 to 65,851 in 2010. Percent change during this time

period averages approximately -0.3 percent. From 2010 to 2030, the county population begins to gradually increase and eventually surpasses the 2000 county population. Percent change during these two decades averages approximately 0.3 percent. It should be noted, the above projections are based on current populations trends. Changes in future employment opportunities, migration rates, or birth rates, may result in either positive or negative population growth for the county over the next two decades.

Age Cohorts

Five year interval age cohorts, were generated during the course of the population projection beginning in the year 2000 and ending in the year 2030. These cohorts are located in Appendix D. Table 5 shows population size and population percent change from one five year time interval to the next for male and female ten-year age groups. In addition, percent change was calculated between 2000 and 2030.

With regard to the male population, data indicates the county will experience minor to moderate losses of male population under the age of 49 between 2000 and 2030. For the most part, these five age groups will see a slow steady decline in population across this 30 year time period. These five age groups will lose between 3.55 to 28.12 percent of their 2000 year base populations by 2030. Conversely, this trend reverses beginning with the age of 50. Data indicates the remaining four age groups will mostly experience minor to moderate growth between 2000 and 2030. In this instance, the 50 to 59 year old age group will experience a 2000 year base population increase of 13.43 percent by 2030. The 2000 year base populations of the remaining three age groups beginning with age 60 with experience a doubling or more in size of their populations by 2030.

Female age cohort data indicates a somewhat similar pattern as the male cohort trends with a few exceptions. For the most part, data indicates a slow and steady decline of female population under age 59 from 2000 to 2030. In this instance, five of the six age groups in question experienced minor to moderate losses of between 5.61 to 18.53 percent of their 2000 base year populations by 2030. The only age group to gain population is the 20 to 29 year old age group. This age group experienced a moderate gain in its 2000 base year population of 16.68 percent by 2030. The 60 to 69 and 70 to 79 year old age groups mostly experienced positive growth between 2000 and 2030 with 2000 base year population increases of 27.97 and 19.37 percent, respectively. Lastly, the 80 years of age or older age group generally experienced minor loss of population resulting in a 7.95 percent change in this age group's 2000 base year population by 2030.

The trends described above are not completely unexpected. It has been documented that Ohio has lost and will continue to lose young adults and couples with families to other areas of the country with jobs due to the Ohio's current economic climate which has resulted in

Table 5
Cohort Percent Change by 10 Year Age Interval

	Year 2000	Year 2005	Percent Change 2000 to 2005	Year 2010	Percent Change 2005 to 2010	Year 2015	Percent Change 2010 to 2015	Year 2020	Percent Change 2015 to 2020	Year 2025	Percent Change 2020 to 2025	Year 2030	Percent Change 2025 to 2030	Percent Change 2000 to 2030
Male														
Under 9 Years	4,396	4,124	-6.18	4,033	-2.21	3,968	-1.62	4,024	1.41	4,013	-0.26	4,020	0.16	-8.55
10 to 19 Years	4,807	4,599	-4.32	4,312	-6.24	4,189	-2.87	4,048	-3.37	4,155	2.64	4,090	-1.56	-14.92
20 to 29 Years	4,677	4,414	-5.62	4,291	-2.79	4,419	2.99	4,439	0.45	4,297	-3.19	4,511	4.99	-3.55
30 to 39 Years	5,682	5,201	-8.47	4,784	-8.01	4,322	-9.65	4,219	-2.40	4,376	3.73	4,294	-1.87	-24.42
40 to 49 Years	5,779	6,043	4.57	5,559	-8.02	5,143	-7.48	4,699	-8.63	4,259	-9.35	4,154	-2.47	-28.12
50 to 59 Years	3,985	4,817	20.87	5,479	13.75	5,737	4.71	5,310	-7.43	4,927	-7.23	4,520	-8.26	13.43
60 to 69 Years	2,423	2,802	15.64	3,562	27.13	4,264	19.69	4,866	14.13	5,053	3.84	4,693	-7.13	93.69
70 to 79 Years	1,804	1,794	-0.58	1,869	4.19	2,140	14.53	2,681	25.25	3,199	19.33	3,610	12.86	100.11
80 Years and Over	654	795	21.58	898	12.98	952	6.01	1,013	6.37	1,176	16.08	1,474	25.34	125.38
Female														
Under 9 Years	4,129	3,916	-5.15	3,843	-1.88	3,822	-0.53	3,876	1.40	3,878	0.06	3,895	0.42	-5.66
10 to 19 Years	4,488	4,342	-3.26	4,022	-7.37	3,952	-1.72	3,865	-2.22	4,000	3.51	3,965	-0.88	-11.65
20 to 29 Years	3,651	3,780	3.53	4,041	6.91	4,158	2.90	4,123	-0.85	4,064	-1.43	4,260	4.84	16.68
30 to 39 Years	4,314	3,871	-10.26	3,609	-6.77	3,664	1.52	3,993	8.97	4,144	3.79	4,072	-1.73	-5.61
40 to 49 Years	4,858	4,743	-2.37	4,148	-12.55	3,779	-8.88	3,539	-6.37	3,612	2.06	3,958	9.57	-18.53
50 to 59 Years	3,867	4,348	12.43	4,564	4.97	4,463	-2.22	3,940	-11.72	3,598	-8.67	3,388	-5.83	-12.39
60 to 69 Years	2,703	2,918	7.97	3,449	18.19	3,833	11.13	4,033	5.21	3,919	-2.82	3,459	-11.75	27.97
70 to 79 Years	2,515	2,210	-12.15	2,045	-7.44	2,206	7.88	2,592	17.49	2,849	9.91	3,004	5.46	19.37
80 Years and Over	1,485	1,374	-7.45	1,344	-2.23	1,184	-11.86	1,111	-6.23	1,196	7.66	1,367	14.33	-7.95

a significant loss of manufacturing jobs over the last 30 or so years. One interesting result is the gradual increase in the county's female population in the 20 to 29 year old age group over the next 20 years. This may be attributed to single or divorced women with children that remain in the county due to the presence of other family which help care for their children.

It would also appear from the above age cohorts the county's elderly population age 60 and older will slowly increase over the next 20 years. Two factors can be attributed to this: minor positive migration rates (especially for males) for these age groups, and an aging baby boom population. With regard to percent of total county population, those persons 60 years of age or older steadily increase from 17.5 percent of the county's population in 2000 to 26.4 percent of the county's population by 2030.

Housing Trends

Composition and Age of Housing Stock

Currently, there are approximately 27,643 housing units in Marion County of which 24,579 are occupied housing units (Source: U.S. Census Bureau, 2006-2008 American Community Survey & 2008 American Community Survey). Of the 24,579 occupied housing units, 16,725 are owner-occupied while 7,854 are renter-occupied housing units (Source: U.S. Census Bureau, 2008 American Community Survey). Thus, there are approximately 2 owner-occupied housing units to every one renter-occupied housing unit the county.

The predominate housing unit type for both owner-occupied and renter occupied housing units is a one unit traditionally built detached structure which comprised approximately 92 percent of the owner-occupied units and 51 percent of the renter-occupied units (Source: U.S. Census Bureau, 2008 American Community Survey). Another important owner-occupied housing unit type is "mobile homes or other types of housing" which make up approximately five percent of the owner-occupied housing stock (Source: U.S. Census Bureau, 2008 American Community Survey). With regard to renter-occupied housing stock, other important unit types include two to nine unit structures. These buildings constitute approximately 36 percent of the renter-occupied housing stock (Source: U.S. Census Bureau, 2008 American Community Survey) .

The majority of both owner-occupied (99%) and renter-occupied (76%) units are two bedrooms or larger in size (Source: U.S. Census Bureau, 2008 American Community Survey) . Another important renter-occupied unit size is a one-bedroom unit. These units comprise approximately 23 percent of the rental housing stock (Source: U.S. Census Bureau, 2008 American Community Survey) .

The predominate heating sources for all occupied housing units are utility gas (65%), Electricity (21%), and bottled, tank, or LP gas (9%) (Source: U.S. Census Bureau, 2008 American Community Survey). Also, data indicates the majority of all occupied housing units have complete kitchen (99%) and plumbing facilities (100%) (Source: U.S. Census Bureau, 2008 American Community Survey).

Most of the county's owner-occupied and renter-occupied housing stock is fairly old. The Census Bureau indicates 82 percent and 74 percent of the owner-occupied and renter-occupied housing stock, respectively, were constructed prior to 1979 (Source: U.S. Census Bureau, 2008 American Community Survey). A further examination of the data indicates more than half of the county's owner-occupied (51%) and renter-occupied (52%) housing stock was constructed prior to 1959 (Source: U.S. Census Bureau, 2008 American Community Survey). In fact, the median year of housing unit construction was 1958 (Source: U.S. Census Bureau, 2006-2008 American Community Survey). Also, over the past several years the number of blighted residential housing units had increased in many of the older housing areas of the county. This is due to the lack of financial ability to maintain the structure and / or outright abandonment due to foreclosure.

One last measure to consider involves the issue of crowding. This is a condition where there is more than one person per room in a housing unit. According to the 2008 American Community Survey (U.S. Census Bureau), 100 percent of the owner-occupied and 95 percent of the renter-occupied units had one or less occupants per room. However, approximately five percent of the renter-housing stock is experiencing a crowding condition with more than one occupant per room. This finding is reaffirmed by Marion Metropolitan Housing Authority which notes in their Five-Year & Annual PHA Plan 2010 in Section 9.0 Housing Needs, Page 2 that "The economy has forced many households to "double up", even though there are significant numbers or quality rental units available throughout all areas of Marion County."

Number of Housing Units

Table 6 shows housing units by subdivision from 1970 to 2010. Census data on the number of housing units were obtained for the years of 1970, 1980, 1990, and 2000. Housing units for 2010 were estimated. This estimate is based housing unit construction and demolition. With regard to housing unit construction, the number of new housing units constructed from 2000 to 2007 were obtained by subdivision. In addition, the number of new housing units by subdivision for 2008 and 2009 were estimated based on the average number of new housing units constructed from 2005 to 2007. Housing unit demolition permits from 2006 to 2009 were obtained from Marion City. Given the fact that Marion City has the largest and some of the oldest housing stock in the county, the housing unit demolition rate for the city was

Table 6
Housing Trends 1970, 1980, 1990, 2000, and 2010
Marion County and Minor Civil Divisions

Subdivisions	Housing Stock								
	1970	1980	Percent Change 1970 - 1980	1990	Percent Change 1980 - 1990	2000	Percent Change 1990 - 2000	2010	Percent Change 2000- 2010
Marion County	21,257	25,308	19.1	25,149	-0.6	26,298	4.6	27,591	4.9
Big Island Twp.	351	451	28.5	461	2.2	496	7.6	523	5.4
Bowling Green Twp.	179	207	15.6	212	2.4	216	1.9	245	13.4
Claridon Twp.	462	700	51.5	734	4.9	813	10.8	983	20.9
Grand Twp.	98	124	26.5	122	-1.6	138	13.1	165	19.6
Grand Prairie Twp.	418	364	-12.9	612	68.1	623	1.8	645	3.5
Green Camp Twp.	192	244	27.1	292	19.8	307	5.1	336	9.4
Marion Twp.	2,395	3,130	30.7	3,116	-0.4	3,237	3.9	3,366	4.0
Montgomery Twp.	277	450	62.5	489	8.7	417	-14.7	445	6.7
Pleasant Twp.	809	1,523	88.3	1,545	1.4	1,728	11.8	2,042	18.2
Prospect Twp.	258	294	14.0	320	8.8	371	15.9	405	9.2
Richland Twp.	342	556	62.6	567	2.0	622	9.7	698	12.2
Salt Rock Twp.	83	104	25.3	110	5.8	115	4.5	131	13.9
Scott Twp.	140	171	22.1	174	1.8	190	9.2	223	17.4
Tully Twp.	233	284	21.9	272	-4.2	305	12.1	370	21.3
Waldo Twp.	154	236	53.3	249	5.5	275	10.4	316	14.9
Marion City	13,356	14,777	10.6	14,243	-3.6	14,713	3.3	14,930	1.5
Caledonia Vill.	254	287	13.0	265	-7.7	242	-8.7	245	1.2
Green Camp Vill.	172	181	5.2	157	-13.3	140	-10.8	145	3.6
LaRue Vill.	299	349	16.7	343	-1.7	330	-3.8	330	0.0
Morral Vill.	144	149	3.5	149	0.0	154	3.4	165	7.1
New Bloomington Vill.	112	113	0.9	119	5.3	223	87.4	232	4.0
Prospect Vill.	378	462	22.2	447	-3.2	490	9.6	497	1.4
Waldo Vill.	151	152	0.7	151	-0.7	153	1.3	155	1.3

Sources: U. S. Department of Commerce, Bureau of the Census, 1980 Census of Population and Housing.

U.S. Department of Commerce, Bureau of the Census, Summary File 1, Housing Units, 1990 & 2000 Decennial Census.

Marion County Auditor New Housing Unit Construction 2000 to 2007.

Marion City Zoning Inspector Demolition Permits 2006 to September 2009.

considered a worst case scenario, when being applied to all other subdivisions in the county. Housing unit construction and demolition rates were then applied to the 2000 Census housing unit totals by subdivision which served at the base year for the 2010 housing unit estimate.

A review of the housing unit data from 1970 to 2010 in Table 6 reveals the largest

increase in the number of new housing units occurred during the 1970 to 1980 time period. This increase in housing units also coincides with the county's largest total population in the last 60 years which peeked in 1980 at 67,974 residents. During the 1970 to 1980 decade, the county's housing units increased by approximately 19 percent from 21,257 to 25,308. In addition, almost all subdivisions in the county during this decade experienced minor to substantial housing unit growth ranging from approximately one to 88 percent. The only exception to this trend is Grand Prairie Township which experienced a housing unit decrease of approximately 13 percent. Notable population growth occurred in townships located in the eastern, central, western, and southeastern areas of the county in the townships of Claridon, Marion, Montgomery, Pleasant, Richland, and Waldo and in the village of Prospect. Housing units in the townships of Claridon, Montgomery, Pleasant, Richland, and Waldo grew by approximately 31 to 88 percent while housing units in Prospect Village grew by approximately 22 percent. As one would expect, the majority of subdivisions that experienced notable housing unit growth also experienced sizable population growth during the 1970 to 1980 decade. One notable exception to this trend is Grant Prairie Township which experienced a housing unit decrease of approximately 13 percent while township population increased by approximately 33 percent. However, this can be explained by the fact that the Census Bureau in the 1980 Census incorrectly allocated some of the housing units in Grand Prairie Township in Grand View Estates to Marion Township. Also in the 1980 Census, the Census Bureau undercounted some of Green Camp Village's housing units.

County housing units declined slightly from 1980 to 1990. During this decade county housing units decreased by approximately one percent from 25,308 to 25,149. The majority of county subdivisions during this decade experienced housing unit increases. Minor to substantial housing unit increases ranging from approximately one to 68 percent occurred in 12 of the county's 15 townships and New Bloomington Village. Notable housing unit increases occurred in Grand Prairie and Green Camp Townships. As noted above, one reason for the approximately 68 percent housing unit growth rate in Grand Prairie Township from 1980 to 1990 is due to the Census Bureau correctly allocating housing units from Marion Township to Grand Prairie Township in the 1990 Census. Green Camp Township experienced a housing unit increase of approximately 20 percent. This increase in housing units also coincides with Green Camp Township's population growth rate of approximately 16 percent from 1980 to 1990. Most urban areas during this decade experienced a minor decrease in housing

units from approximately one to 13 percent. This coincides with relatively minor population decreases in all urban areas during this decade. Two exceptions to this trend are the villages of Morral and New Bloomington. Morral Village experienced no decline or increase in housing stock during the decade while New Bloomington Village experienced a minor housing unit increase of approximately five percent from 1980 to 1990.

From 1990 to 2000 housing units in the county increased by approximately 5 percent from 25,149 to 26,298. The majority of county subdivisions during this time period experienced relatively minor increases in their housing stock. One exception to this trend is the village of New Bloomington which experienced a housing unit growth rate of approximately 88 percent during this decade. However, this increase in housing units is attributable to the annexation of a manufactured home park into the village as a condition of Ohio EPA approval of the village's sanitary sewer system which was constructed during the late 1990's. This annexation essentially doubled the village's housing units. Generally, housing unit increases ranged from approximately one to 16 percent. The largest housing unit increases occurred in the eastern, north western, south western, north eastern, and south eastern areas of the county in the townships of Claridon, Grand, Pleasant, Prospect, Tully, and Waldo. Housing units in these townships increased by approximately 10 to 16 percent. This coincides with stable to slight population increases in these townships during this decade. Four subdivisions experienced housing unit losses. These are Montgomery Township and the villages of Caledonia, Green Camp, and La Rue. Montgomery Township's housing unit loss can most likely be attributable to the annexation of the manufactured home park into New Bloomington Village as mentioned above. Housing units in the villages of Caledonia, Green Camp, and La Rue decreased by approximately four to 11 percent. Populations in each of these villages also declined slightly during this decade.

The last time period to be reviewed is from 2000 to 2010. As noted above, the 2010 housing unit numbers are estimated based on new housing unit construction and housing unit demolition permits . This decade experienced a housing unit growth rate similar to the 1990 to 2000 time period. During the 2000 to 2010 decade county housing units increased by approximately five percent from 26,298 to 27,591. All county subdivisions during this time period experienced minor to moderate housing unit growth. The largest population increases occurred in the eastern, northwestern, central, northeastern, and southeastern areas of the county in the townships of Claridon, Grand, Pleasant, Scott, and Tully Townships. Housing units in these townships increased by approximately 17 to 21 percent. All urban areas had zero or relatively minor housing unit increases during this decade.

It can be readily seen that much of the county's housing unit growth from 1970 to 2010 occurred in and around the Marion Urban Area and in the townships of

Claridon, Pleasant, Richland, and Waldo. Prospect Village also experienced fairly substantial housing growth during this time period. As one would expect, much of the housing growth also coincides with population growth in the above subdivisions.

ECONOMIC GROWTH

A very important determinant of future population and land use is the economic health of an area. The ability to earn a living in Marion Country will determine both the future population and the quality of life those residents enjoy. Wise programs for land use control, adequate housing, good schools, public utilities, public and private facilities, recreation and other amenities, in turn can allow Marion County to be attractive place for the location of new industries and business. Thus, the cycle of economic and physical growth can continue.

Tables 7, 8, and 9 provide selected statistics by economic sector for the years of 1997, 2002, and 2007 for Marion County. Data for shipments, sales, and receipts by industry for 2007 are not yet available from the Census Bureau for the majority of selected economic sectors. The only economic sector with data for shipments, sales, and receipts for 2007 is agriculture. The Census Bureau intends to release this data over a one-year period beginning in October of 2009 These data will be incorporated into this report when it becomes available. Also, one will notice some data by economic sector is not shown. This is due to the fact that some data has been suppressed for disclosure purposes or data are simply not available for certain economic sectors.

Where data are available, Tables 10 and 11 show percent changes for employment and shipments, sales, and receipts from 1997 to 2002 and from 2002 to 2007.

A review of Tables 7, 8, and 9 indicates "information" shows up as a new economic sector in the 2002 and 2007 data. In addition, "management of companies and enterprises" only shows up as a new economic sector in the 2007 data. Overall, the top six economic sectors by employment from 1997 to 2007 are: manufacturing, retail trade, administrative and support and waste management and remediation services, health care and social services, accommodation and food services, and government. Together these six economic sectors comprise approximately 82 percent of the county's employment across all three time periods. The employment break down is as follows:

Manufacturing - 26.2%
Government - 18.0%
Health Care & Social Assistance - 12.4%
Retail Trade - 12.0%
Accommodation & Food Services -7.1%
Administrative & Support & Waste Management & Remediation Services - 6.3%

Partial data on shipments, sales, and receipts for the 1997 and 2002 time periods indicates the top six economic sectors by earnings are manufacturing, retail trade, administrative & support & waste management & remediation services, health care and social assistance, accommodation and food

Table 7
Marion County Selected Statistics by Economic Sector 1997

Industry Description	Number of Establishments	Number of Employees	Annual Payroll (1,000)	**Shipments / Sales / Receipts (1,000)
Construction	150	924	23,665	-
Manufacturing	86	6,842	229,826	1,924,683
Wholesale Trade	61	559	17,491	219,255
Retail Trade	237	3,549	53,786	548,894
Transportation and Warehousing	41	354	8,638	-
Finance and Insurance	77	552	12,710	-
Real Estate / Rental / Leasing	55	202	3,858	17,492
Professional, Scientific, & Technical Services	81	399	8,204	22,999
Administrative & Support & Waste Management & Remediation Services	42	2,639	59,879	160,511
Educational Services	5	30	235	978
Health Care & Social Assistance	116	1,754	50,332	99,942
Arts, Entertainment, & Recreation	17	127	1,179	4,664
Accommodation & Food Services	116	1,947	15,357	57,708
Other Services (except public administration)	95	389	6,047	20,525
Agriculture	543	720	2,198	64,262
Government (schools, health, police, fire, etc)	-	*3,134	76,224	-

* Local government employment and payroll only. Does not include state and federal government employment or payroll.
** 1997 Shipments, Sales, and Receipts data not corrected for inflation

Sources: U. S. Department of Commerce, Bureau of the Census, 1997 Economic Census, Table 1. Statistics by Economic Sector, Marion County, Ohio

U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages Summary (QCEW or ES-202) Data, 1997-2001

U.S. Department of Agriculture, U.S. Census of Agriculture: 1987, 1992, 1997, Table 1. County Summary Highlights: Marion County, Ohio

U. S. Department of Agriculture, National Agricultural Statistics Service, 1997 Census of Agriculture-County Data, Table 3. Farm Production Expenses: 1997 and 1992, Marion County, Ohio

Table 8
Marion County Selected Statistics by Economic Sector 2002

Industry Description	Number of Establishments	Number of Employees	Annual Payroll (1,000)	**Shipments / Sales / Receipts (1,000)
Construction	149	1,208	37,917	-
Manufacturing	87	7,166	254,481	2,563,427
Wholesale Trade	47	375	-	-
Retail Trade	242	3,423	61,743	654,812
Transportation and Warehousing	52	637	19,078	-
Information	31	1,258	45,495	-
Finance and Insurance	87	500	14,082	-
Real Estate / Rental / Leasing	57	186	6,044	25,737
Professional, Scientific, & Technical Services	86	-	-	-
Administrative & Support & Waste Management & Remediation Services	49	1,259	23,962	41,367
Educational Services	8	-	-	-
Health Care & Social Assistance	130	4,213	119,666	263,002
Arts, Entertainment, & Recreation	23	277	1,837	7,809
Accommodation & Food Services	121	1,936	17,498	64,296
Other Services (except public administration)	120	-	-	-
Agriculture	520	716	2,979	47,603
*Government (schools, health, police, fire, etc)	-	5,971	195,704	-

*2001 data includes local, state, and federal government employees

** 2002 Shipments, Sales, and Receipts data not corrected for inflation

Sources:

U. S. Department of Commerce, Bureau of the Census, 2002 Economic Census, Table 1. Selected Statistics by Economic Sector, Marion County, Ohio

U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages Summary (QCEW or ES-202) Data, 2000-2007

U.S. Department of Agriculture, U.S. Census of Agriculture: 2002, Table 1. County Summary Highlights: 2002, Marion County, Ohio

U. S. Department of Commerce, Bureau of the Census, Compendium of Public Employment, 1997 Census of Governments, Volume 3, Public Employment, Table 19. Local Government Employment and Payrolls in Individual County Areas: March 2002

U. S. Department of Agriculture, National Agricultural Statistics Service, 2003 Census of Agriculture-County Data, Table 3. Farm Production Expenses: 2003 and 1997, Marion County, Ohio

Ohio Department of Development, Ohio County Profiles, Marion County, 2008

Table 9
Marion County Selected Statistics by Economic Sector 2007

Industry Description	Number of Establishments	Number of Employees	Annual Payroll (1,000)	**Shipments / Sales / Receipts (1,000)
Construction	113	808	31,995	-
Manufacturing	78	7,856	317,038	-
Wholesale Trade	40	412	18,713	-
Retail Trade	202	3,031	62,541	-
Transportation and Warehousing	41	749	26,482	-
Information	25	-	-	-
Finance and Insurance	104	614	20,854	-
Real Estate / Rental / Leasing	54	180	5,361	-
Professional, Scientific, & Technical Services	77	390	11,703	-
Management of Companies and Enterprises	10	219	6,121	-
Administrative & Support & Waste Management & Remediation Services	57	1,360	28,599	-
Educational Services	13	321	10281	-
Health Care & Social Assistance	160	4,334	148,695	-
Arts, Entertainment, & Recreation	23	123	1,286	-
Accommodation & Food Services	118	2,005	20,976	-
Other Services (except public administration)	181	1,038	16,865	-
Agriculture	654	790	3,432	100,230
*Government (schools, health, police, fire, etc)	-	5,934	213,047	-

* 2006 data includes local, state, and federal government employees
** 2007 Shipments, Sales, and Receipt data not corrected for inflation

Sources: U. S. Department of Commerce, Bureau of the Census, 2007 County Business Patterns, Table 1. Selected Statistics by Economic Sector, Marion County, Ohio

U.S. Department of Agriculture, U.S. Census of Agriculture: 2007, County Profile: 2007, Marion County, Ohio

Ohio Department of Development, Ohio County Profiles, Marion County, 2008

U. S. Department of Agriculture, National Agricultural Statistics Service, 2007 Census of Agriculture-County Data, Table 3. Farm Production Expenses: 1997 and 1992, Marion County, Ohio

Table 10
Percent Change in Employment by Economic Sector
From 1997 to 2007

Industry Description	1997 Number of Employees	2002 Number of Employees	Percent Change in Employees 1997-2002	2007 Number of Employees	Percent Change in Employees 2002-2007
Construction	924	1,208	30.7	808	-33.1
Manufacturing	6,842	7,166	4.7	7,856	9.6
Wholesale Trade	559	375	-33.0	412	9.9
Retail Trade	3,549	3,423	-3.6	3,031	-11.5
Transportation and Warehousing	354	637	80.0	749	17.6
Information	-	1,258	-	-	-
Finance and Insurance	552	500	-9.4	614	22.8
Real Estate / Rental / Leasing	202	186	-7.9	180	-3.2
Professional, Scientific, & Technical Services	399	-	-	390	-
Management of Companies and Enterprises	-	-	-	219	-
Administrative & Support & Waste Management & Remediation Services	2,639	1,259	-52.3	1,360	8.0
Educational Services	30	-	-	321	-
Health Care & Social Assistance	1,754	4,213	140.2	4,334	2.9
Arts, Entertainment, & Recreation	127	277	78.7	123	-45.8
Accommodation & Food Services	1,947	1,936	-0.6	2,005	3.6
Other Services (except public administration)	389	-	-	1,038	-
Agriculture	720	716	-0.6	790	10.3
Government (schools, health, police, fire, etc)	*3,134	**5,971	-	***5,934	-0.6
Total	24,121	29,125		30,164	

* Local government employees only. Does not include state and federal government employees.
** 2001 data includes local, state, and federal government employees
*** 2006 data includes local, state, and federal government employees

Table 11
Percent Change in Shipments, Sales, and Receipts by Economic Sector
From 1997 to 2007

Industry Description	1997 Shipments / Sales / Receipts (1,000)	2002 Shipments / Sales / Receipts (1,000)	Percent Change in Shipments / Sales / Receipts 1997-2002	2007 Shipments / Sales / Receipts (1,000)	Percent Change in Shipments / Sales / Receipts 2002-2007
Construction	-	-	-	-	-
Manufacturing	1,924,683	2,563,427	33.2	-	-
Wholesale Trade	219,255	-	-	-	-
Retail Trade	548,894	654,812	19.3	-	-
Transportation and Warehousing	-	-	-	-	-
Information	-	-	-	-	-
Finance and Insurance	-	-	-	-	-
Real Estate / Rental / Leasing	17,492	25,737	47.1	-	-
Professional, Scientific, & Technical Services	22,999	-	-	-	-
Management of Companies and Enterprises	-	-	-	-	-
Administrative & Support & Waste Management & Remediation Services	160,511	41,367	-74.2	-	-
Educational Services	978	-	-	-	-
Health Care & Social Assistance	99,942	263,002	160.2	-	-
Arts, Entertainment, & Recreation	4,664	7,809	67.4	-	-
Accommodation & Food Services	57,708	64,296	11.4	-	-
Other Services (except public administration)	20,525	-	-	-	-
Agriculture	64,262	47,603	-25.9	100,230	110.6
Government (schools, health, police, fire, etc)	-	-	-	-	-
Total	3,141,913	3,668,053			

services, and agriculture. Together these six economic sectors comprise approximately 96 percent of the earnings across all economic sectors for this time period. The earnings break down are as follows:

Manufacturing - 65.9%
Retail Trade - 17.9%
Health Care & Social Assistance - 5.3%
Administrative & Support & Waste Management & Remediation Services - 3.0%
Agriculture - 2.1%
Accommodation & Food Services -1.8%

A more detailed analysis of the various economic sectors is described below. It should be noted however, the above data does not reflect the economic upheaval over the last two years which may or may not have had a significant impact on each of the Marion's economic sectors.

Major Economic Sectors

The main ingredient of economic growth is a high rate of production of products demanded not only locally, but regionally, nationally, and internationally. While it is beyond the scope of this plan to analyze in depth the efficiency and stability of production in Marion County, mention must be made, however, concerning the major sectors of the local Marion economy.

Manufacturing

Marion is fortunate in having a diversified industrial base. In the last 30 years, there has been changes in the local economy as long time industries have closed and new industries have been attracted to the community.

Major industries that closed include the Marion Power Shovel Company (at one time Marion's largest employer with about 2,700 workers), Tecumseh Industries (with almost as many employees as the Power Shovel Company), Huber Manufacturing (one of the oldest companies in Marion), American Malleable, Armco Steel (with some of the highest wages paid), Quaker Oats, BF Goodrich, Great Lakes Carbon, Eaton (which later became Sypris), and the Erie Rail Yard.

Armco Steel was reopened as Marion Steel and is now Nucor Steel. New manufactures include Ohio Galvanizing, Highway Safety, Arcelormittal Marion, Sakamora, U.S. Yachiyo, Marion Industries, Sika, Graphic Packaging (in the former Quaker Oats building), Robot Works, Integration Technology, ConAgra, Silverline Windows, Poet Ethanol, and Union Tank Car.

General Mills purchased the Pillsbury facility in Tully Township and recently expanded this operation.

Whirlpool Corporation is now Marion's largest employer with 2,600 workers. With the exception of Whirlpool Corporation, the majority of industries in Marion are small to medium size firms producing many different products related to food, automotive parts, construction, and household appliances.

Approximately 1,000 Marion residents work at the Honda plant north of Marysville.

The local production economy is further balanced by the transportation area which now includes an Inter-Modal Facility at the Marion Industrial Center.

Tables 7 through 11 indicate Marion County has lost eight manufacturing establishments from 1997 to 2007. With regard to manufacturing jobs, the data indicates the county has gained 1,014 (14.8 percent increase) manufacturing jobs during this time period. This increase in manufacturing jobs appears to be contrary to the national trend of manufacturing job losses. Partial data on earnings indicates a 33.2 percent increase in manufacturing revenue from 1997 to 2002.

Retail Trade

Marion has been fortunate to have commercial growth throughout the past 33 years. Significant growth has taken place on the east side of Marion off of S.R. 95, on the south side of Marion along Barks Road and Delaware Avenue, and throughout Marion City in the form of scattered site redevelopment and in-fill development.

Major commercial development since the adoption of the 1977 Land Use Plan off of S.R. 95 includes Meijer, Walmart, Kmart (now Goodies and GFS), Kroger, Lowes, Menards, East Lawn Development, and Legacy Crossing which includes Kohls and other retail stores.

Development off of Barks Road and Delaware Avenue since the 1977 Land Use Plan includes Kroger, various restaurants including several fast food chains, a new post office, and a new YMCA building.

This sector experienced a slight increase of 2.1 percent in the number of retail establishments between 1997 and 2002. Conversely, Marion experienced a minor decrease of 16.5 percent in the number of retail establishments between 2002 and 2007. With regard to retail trade jobs, it appears the county has steadily lost jobs in this sector throughout the ten-year time period. The data indicates a loss of 518 jobs in this sector from 1997 to 2007. This represents a 14.6 percent decrease in retail jobs over this decade. Partial data on earnings indicates a 19.3 percent increase in retail trade revenue from 1997 to 2002.

Administrative and Support and Waste Management and Remediation Services

Another major economic sector related to employment and revenue within Marion County is Administrative and Support and Waste Management and Remediation Services. This sector experienced a 35.7 percent increase in the number of establishments from 1997 to 2007. However, this sector experienced a significant decline in employment from 1997 to 2002. In this instance, this sector experienced a 52.3 percent decrease in jobs (2,639 to 1,259) during this time period. Employment increased slightly (eight percent) from 2002 to 2007. Partial data on earnings indicates this sector experienced the greatest decrease in revenue from 1997 to 2002 than any other sector. During this time period, this sector experienced a 74.2 percent decrease in revenue ($160,511,000 to $41,367,000).

Health Care & Social Assistance

There has been significant growth in this sector over the past 14 years. Numerous doctor's offices, an imaging center (now closed), and specialized locally available medical procedures such as cardiac catheterization allow Marion's medical sector to serve a multi-county area.

Tables 7 through 11 indicate this sector has experienced a steady increase in the number of establishments from 1997 to 2007. In this instance, this sector experienced a 38.0 percent increase in the number of establishments within the county between 1997 and 2007. The greatest increase in jobs in any sector in either five-year period occurred in the health care and social assistance sector. This sector experienced a 140.2 percent increase in jobs from 1997 to 2002 (1,754 to 4,213). From 2002 to 2007, this sector experienced a minor increase of 2.9 percent in employment. Partial data on earnings indicates this sector experienced the greatest increase in revenue from 1997 to 2002 than any other sector. Data indicates the health care and social assistance sector experienced a 163.2 ($99,942 to $263,002) percent increase in revenue during this five-year period.

Accommodation and Food Services

Employment and revenue has remained fairly constant within this economic sector. From 1997 to 2002, this sector experienced a slight decrease in employment of 0.6 percent. Conversely, employment increased by 3.6 percent from 2002 to 2007. Partial data on earnings indicates this sector experienced a minor increase in revenue of 11.4 ($57,708,000 to $64,296,000) percent from 1997 to 2002.

Agriculture

The 1997, 2002, and 2007 Census of Agriculture indicates that an average of

approximately 740 persons or 2.7 percent of employed persons across all Marion County economic sectors worked in agriculture. Although this is one of the smaller sectors for employment, agriculture is an important part of the Marion economy due to the fact that this sector has fairly significant revenues and is the single largest land user in the county. Significant agricultural businesses that have located in Marion County since the development of the 1977 Land Use Plan are De Vries Dairy Farm in Bowling Green Township, a feed mill in Montgomery Township for the egg farms in Hardin and Wyandot County, and the Poet Ethanol Plant in Marion Township.

The number of farms in the county experienced a slight decrease of 4.2 percent between 1997 and 2002. Conversely, between 2002 and 2007 the number of farms in the county experienced a fairly significant increase of 25.8 percent . The average farm size for 1997, 2002, and 2007 are 406, 395, and 316 acres respectively. As one would expect, the more farms in the county the smaller the average farm size. This is especially apparent with the increase in the number of farms from 516 to 654 during the 2002 to 2007 time period which corresponds to a decrease in average farm size from 395 to 316 acres.

With regard to agricultural jobs, it appears that employment in this sector was fairly flat between 1997 and 2002 with 720 and 716 jobs respectively. However, jobs in this sector experienced a minor increase of 10.3 percent between 2002 and 2007. Data on earnings indicates a 25.9 percent decrease ($64,262,000 - $47,603,000) in agricultural revenue from 1997 to 2002. Conversely, agricultural revenue experienced a 110.6 percent increase ($47,603,000 to $100,230,000) during the 2002 to 2007 time period.

Government

Employment in the government sector is fairly significant accounting for 18 percent of the county's total employment during the 1997 to 2007 time period. The only economic sector with more employment than government is manufacturing which accounts for 26.2 percent of total employment in the County. Presently only data on local government employment is available for 1997. Data indicates 3,134 people are employed by local governments in 1997. If 1997 state and federal employment numbers become available, these data will be incorporated into the 1997 local government employment data. Government employment for 2002 and 2007 is fairly consistent at 5,971 and 5,934, respectively.

In late 1999 and early 2000 , the state expanded government employment in the county with the construction of a juvenile detention facility next to the two existing state prisons off of Marion-Williamsport Road. However, this facility is now closed. The county also built a new multi-county jail and the solid waste district opened a new waste transfer station.

All Other Sectors

Collectively all of the other economic sectors not mentioned above account for approximately 15.3 percent of county employment from 1997 to 2007. Employment data indicates the majority of these sectors have had both employment gains and losses. Partial data on earnings from 1997 to 2002 indicates these other sectors accounted for approximately four percent of the earnings across all of Marion's various economic sectors. Data also indicates those sectors for which data were available, all had positive revenue earnings during this time period.

Data suppression in 1997 and 2002 makes it difficult to gain an understanding of the performance of some of these economic sectors. For example, one economic sector that appears to be fairly significant with regards to earnings in 1997 is wholesale trade. However, data suppression on earnings in 2002 makes it difficult to determine if wholesale trade is still a significant economic sector in the county in the early 2000's.

EMPLOYMENT

Employment trends relate directly to population trends and land use pressures. Table 12 summarizes employed growth in Marion County from 1950 to 2008.

As can be seen, steady increases in employment have been the rule from 1950 until 2000 where employment leveled out at 30,500 between 2000 and 2008. The greatest annual increases in employment occurred between 1950 and 1970, when the manufacturing economy was strong. Employment growth after 1970 slowed due to the economic recession in the late 1970s and 1980s to approximately 0.3 percent per year during the decade from 1980 to 1990. In the 1990s, the economy recovered and began to grow again and employment growth increased to 0.9 percent per year from 1990 to 2000. There has been no increase in county employment since 2000.

The increase in the percent of the total population employed is also significant. Much of this increase is attributable to an increase in employment of women as can be seen below in Table 13 below.

Whereas, women comprised less than a quarter of those employed in 1950, they comprised approximately one half of Marion County's workforce in 2000. Changes in traditional family composition and economic status have lead to more women entering the workforce over the last 50 years.

Table 14 contains data on employment by place of work. Data indicates a gain of 1,088 (five percent increase) county residents living and working in the county between1990 and 2000. The number of workers living in the county and working outside the county increased by 1,425 from 1990 to 2000. This indicates the number of workers commuting to jobs outside the county jumped by 28.8 percent from 1990 to 2000. Finally the number of workers reporting Marion County as their place of residence and working outside of the state decreased by 88 persons between 1990 and 2000 (51.2

Table 12
Changes in Marion County Employment
1950 to 2008

Year	County Population	Number Employed	Percent of Total Population	Approximate Annual Percent Increase in Employment (Average per Year in Time Period) *
1950 (Spring)	49,959	17,852	35.7%	1.9%
1960 (Spring)	60,221	21,301	35.4%	1.4%
1970 (Spring)	64,724	24,365	37.6%	1.4%
1980 (Avg)	67,974	27,200	40.0%	0.7%
1990 (Avg)	64,274	27,900	43.4%	0.3%
2000 (Avg)	66,217	30,500	46.1%	0.9%
2008 (Avg)	**65,899	30,500	46.3%	0.0%

* Approximate average percentage per year obtained by dividing the decade percentage by 10. Not an exact method as annual figures will have to be compounded to be exact.
** Population Estimate

Sources: 1977 Land Use Plan

U.S. Dept. of Commerce, Bureau of the Census, Census of Population, GENERAL POPULATION CHARACTERISTICS 1950, 1960, 1970, 1980, 1990, and 2000

Ohio Jobs and Family Services, Historical Labor Force Estimates, 1970 to 2008

Table 13
Employment by Sex, Marion County

Year	Total Employed	Male Employed	Female Employed	Percent of Total Employment	
				Male	Female
1950	17,852	13,649	4,203	76.5%	23.5%
1960	21,301	14,978	6,323	70.3%	29.7%
1970	24,365	16,228	8,131	66.6%	33.4%
1980	27,200	16,200	11,000	59.6%	40.4%
1990	27,900	15,181	12,719	54.4%	45.6%
2000	30,500	15,883	14,617	52.1%	47.9%

percent decrease). Overall, approximately 20 percent of employed county residents either worked outside of Marion County or worked out of state in 1990 and 2000.

Table 14
Employment by Place of Work

Year	Worked in County of Residence	Worked Outside County of Residence	Worked Outside of State	Percent of Workforce Commuting or Working Outside of State
1990	21,603	4,940	170	19.1%
2000	22,691	6,365	82	22.1%

INCOME

One final factor to consider is the amount of income received by families and how Marion incomes compare to surrounding areas. Table 15 compares median-family income and per-capita income (from the 2000 Census) in Marion with surrounding rural and urban counties, by order of rank of median-family income. The rank by per-capita income is slightly different from the median-family income rank.

Among the six counties immediately surrounding Marion, three had median-family incomes above and three had median-family incomes below Marion. Delaware, Union, and Morrow all had median-family incomes higher than Marion. These counties are located east, south, and southwest of Marion. Rapid suburbanization over the past 30 years or so has taken place in Delaware and Union Counties. In addition, parts of Delaware and Union Counties include affluent suburbs of Columbus. The Columbus affluent suburbs located in Delaware and Union Counties may skew the median-family income towards the high end and may not be a true representation of long time residents. With regard to Morrow County, exurbanization had occurred over many years. Interstate 71 has allowed Morrow County to become a bedroom community for residents working in Cleveland and Columbus.

The three contiguous counties with median-family incomes lower than Marion are Wyandot, Crawford, and Hardin. For the most part, these counties are fairly rural and are located to the northeast, north, and west of Marion.

Per capita income rankings indicate only two of the six contiguous counties to Marion had a higher per-capita income. As one would expect the two counties in question are Delaware and Union Counties. Hardin, Wyandot, Crawford, and Morrow all had per-capita incomes less than Marion.

Overall, while Marion's median-family income and per-capita income are not high for the region, they still rank moderately well. In fact, Marion ranked sixth in both income measures out of the 10 counties listed.

Table 15
Region Comparison
Median Family and per Capita Incomes

County	Median-Family Income in 1999 Dollars	MFI Rank	Per-Capita Income in 1999 Dollars	PCI Rank
Delaware*	76,453	1	31,600	1
Union*	58,384	2	20,577	3
Hancock	51,490	3	20,991	2
Logan	47,516	4	18,984	4
Morrow*	45,747	5	17,830	7
Marion	45,297	6	18,255	6
Wyandot*	45,173	7	17,170	10
Richland	45,036	8	18,582	5
Allen	44,723	9	17,511	8
Crawford*	43,169	10	17,466	9
Hardin*	42,395	11	16,200	11

*Adjoining Counties

SUMMARY OF ECONOMIC PICTURE

In summary, the economic picture appears to be moderately good for Marion in terms of production employment and income. The Marion area is very accessible to national markets, produces a large volume of food, a wide variety of products, and expanding services. Many of the products and services have an income elastic demand, that is as the national income per person rises, so will extra demand for local products.

GENERAL ANTICIPATED GROWTH PATTERNS

A good way to start a discussion of growth patterns is through the use of maps. The base map used for evaluating growth and change in county land use patterns is the 1995 Marion County Land Use / Land Cover Map generated by the Ohio Department of Natural Resources. A brief evaluation of this map revealed some minor issues related to incorrect land use coding. However, this map will be sufficient for the purposes of general planning and gaining an understanding of land use change in the county over the past 14 years. Data from this map will be compared to current land use data maintained by the Marion County Auditor in the Auditor's GIS System. Land use change will be evaluated on a subdivision by subdivision basis to gain a better understanding of where growth has occurred in the county.

In addition to evaluating land use change, data on minor and major subdivisions by location is also evaluated to determine future growth areas in the county. These data include all available information on minor and major subdivisions from the mid 1970's to the fall of 2008.

Land Use Patterns

Big Island Township

Maps 24 and 25 show land use patterns in Big Island Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include residential, woods, brush / pasture, and wetlands. Table 16 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 82.5 and 77.0 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 1235.80 acres of crop land during the last 14 years which represents a -6.66 percent change in this land use.

The second largest land use is woods which are located in scattered clusters throughout the township. Woods occupied approximately 7.1 and 5.5 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 358 acres of woods resulting in a -22.41 percent change in this land use.

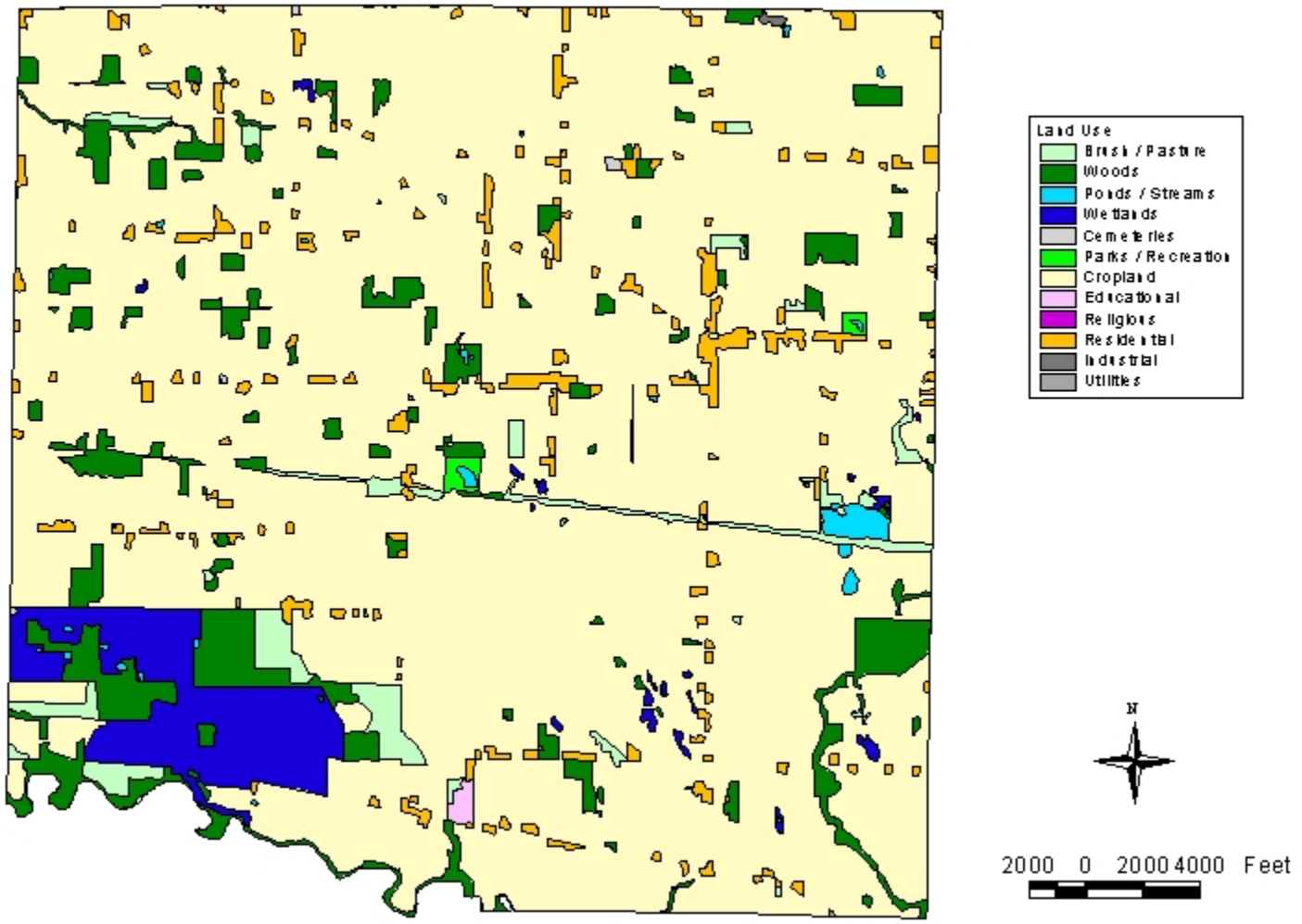
Table 16
Big Island Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	732.56	841.78	109.23	14.91
Commercial	0.00	18.27	18.27	-
Industrial	6.89	0.00	-6.89	-100.00
Brush / Pasture	502.94	422.15	-80.79	-16.06
Woods	1597.61	1239.60	-358.01	-22.41
Ponds/Streams	96.64	90.10	-6.54	-6.76
Wetlands	933.68	2489.90	1556.23	166.68
Cemeteries	9.37	9.37	0.00	0.00
Parks / Recreation	38.70	35.79	-2.91	-7.52
Cropland	18567.91	17332.11	-1235.80	-6.66
Educational	26.70	33.92	7.22	27.06
Religious	0.36	0.36	0.00	0.00
Utilities	0.49	0.49	0.00	0.00

The third largest land use is wetlands. Wetlands experienced significant growth from 1995 to 2009. Data indicates this land use comprised approximately 4.2 to 11.1 percent of the

Map 24

Big Island Township Land Use, 1995

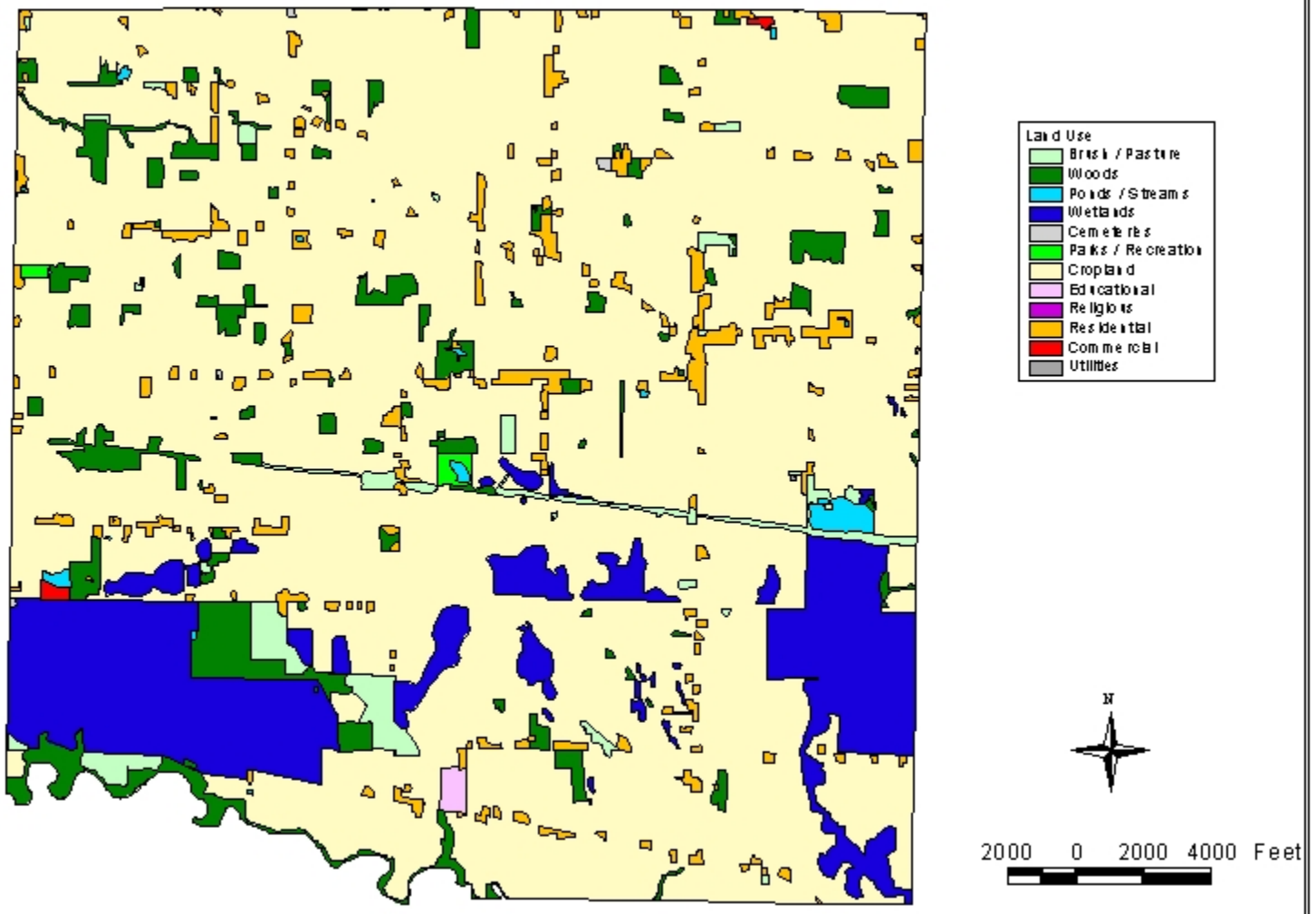


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 25

Big Island Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

township's total land area in 1995 and 2009, respectively. Wetlands gained approximately 1556 acres during the last 14 years resulting in a +166.68 percent change in this land use.

The fourth largest land use is residential. This land use experienced a gain in acerage from 1995 to 2009. Data indicates residential comprised approximately 3.3 to 3.7 percent of the township's total land area in 1995 and 2009, respectively. This land use grew be approximately 109 acres during the last 14 years resulting in a +14.91 percent change in this land use.

The fifth largest land use is brush / pasture. This land use experienced a loss of acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 2.2 to 1.9 percent of the township's total land area in 1995 and 2009, respectively. This land use experienced a loss of approximately 81 acres during the last 14 years resulting in a -16.06 percent change in this land use.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth. However, although relatively minor in terms of total acreage, two of these remaining land use categories experienced significant change from 1995 to 2009. The land use categories in question are commercial and industrial.

In 1995, ODNR data indicated there was no commercial land use in the township in the mid- 1990's. However, Marion County Auditor data indicates 18.27 acres of commercial land use in the township in 2009. Conversely, ODNR indicated the presence of 6.86 acres of industrial land use in the township in the mid-1990s. By 2009, Marion County Auditor data reveals the absence of any industrial land use in the township. One possible explanation for this may be mis-coding errors by ODNR in 1995 for commercial and industrial land uses in the township.

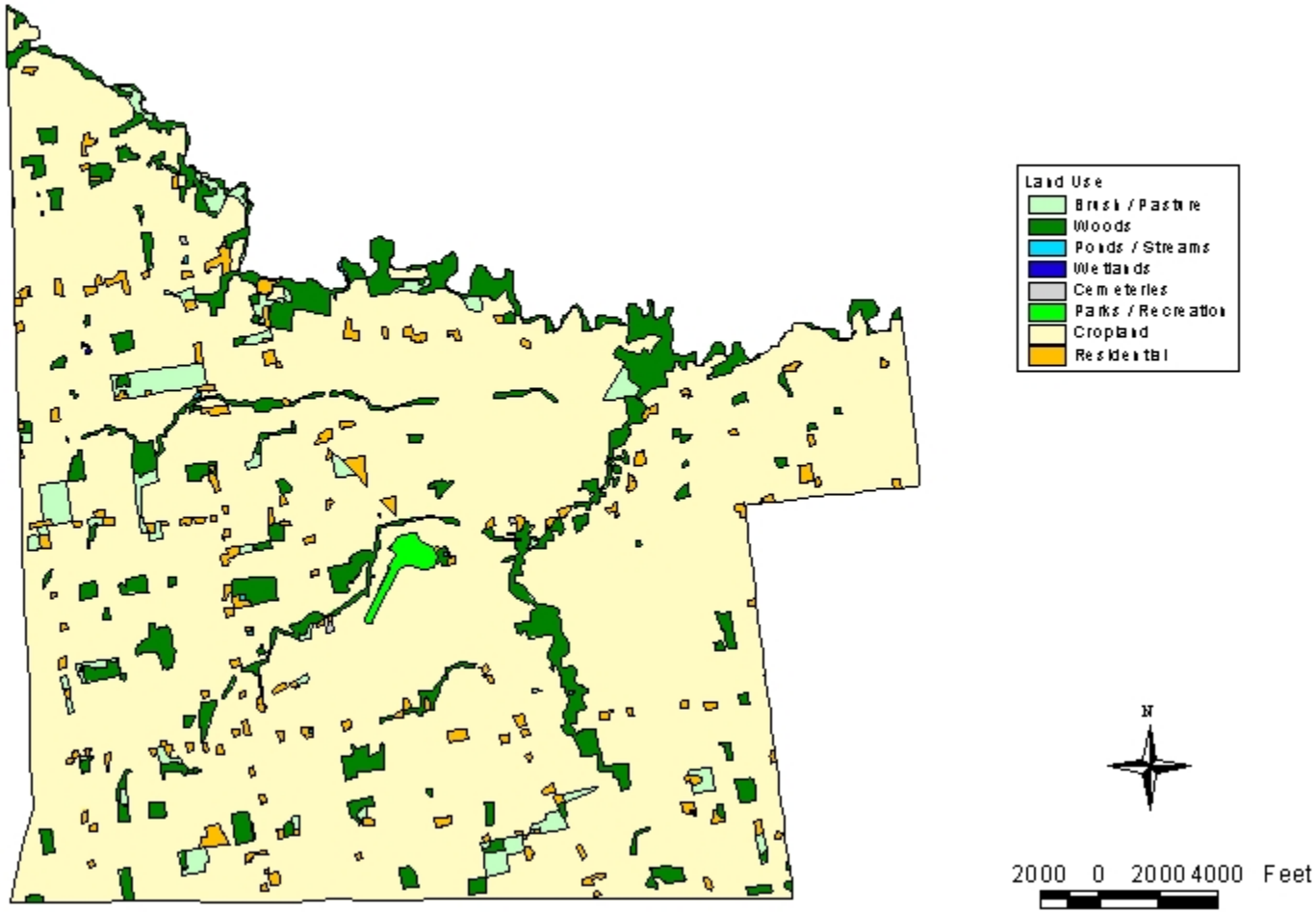
Overall, the majority land uses in the township have remained relatively stable from 1995 to 2009. During this time period the township experienced residential growth and a loss of cropland, woods, and brush / pasture areas. One land use that experienced significant growth during the last 14 years is wetlands which almost tripled in size from 1995.

Bowling Green Township

Maps 26 and 27 show land use patterns in Bowling Green Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include residential, woods, and brush / pasture. Table 17 shows data by land use type and acreage for 1995 and 2009.

Map 26

Bowling Green Township Land Use, 1995

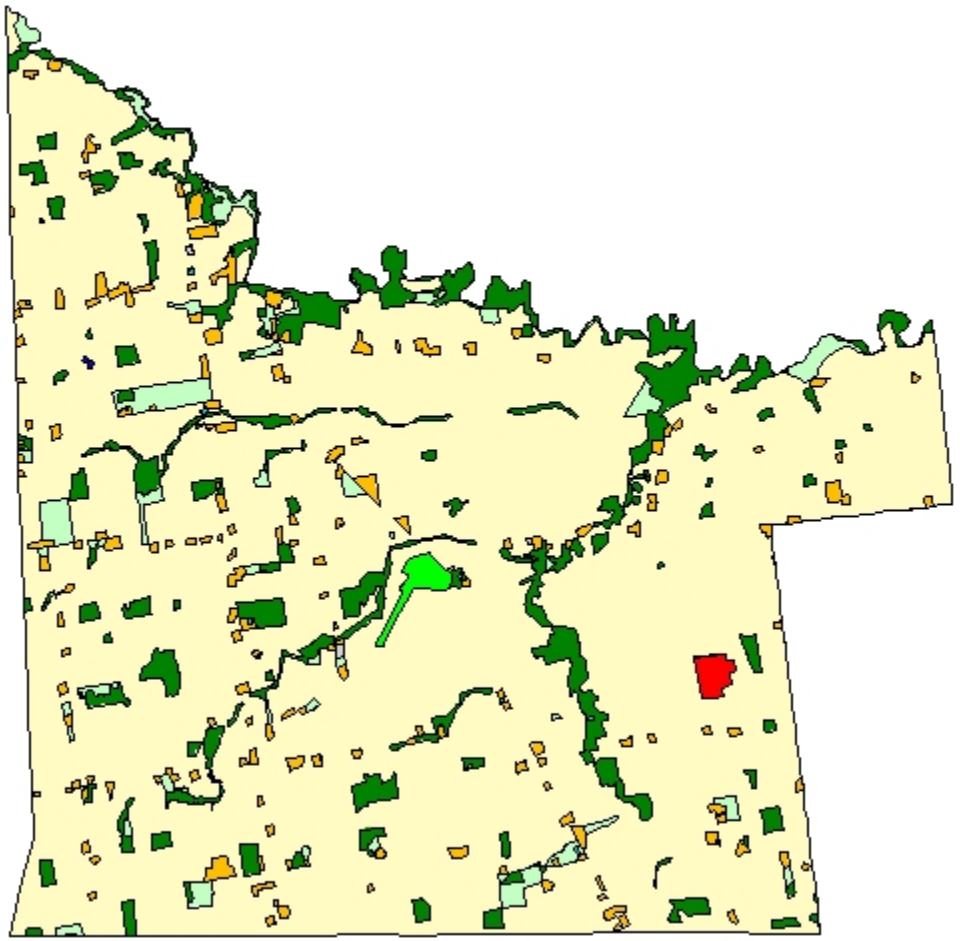


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 27

Bowling Green Township Land Use, 2009



2000 0 2000 4000 Feet

Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 17
Bowling Green Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	459.36	526.37	67.01	14.59
Commercial	0.00	40.82	40.82	-
Brush / Pasture	399.91	441.53	41.62	10.41
Woods	1531.31	1528.17	-3.14	-0.21
Streams / Ponds	10.01	10.89	0.88	8.77
Wetlands	1.75	1.75	0.00	0.00
Parks / Recreation	58.50	58.50	0.00	0.00
Cemeteries	5.08	5.08	0.00	0.00
Cropland	15222.14	15074.95	-147.18	-0.97

Data indicates cropland occupied approximately 86.1 and 85.2 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 147 acres of crop land during the last 14 years which represents a -0.97 percent change in this land use.

The second largest land use is woods which occupied approximately 8.7 percent of the township's total land area in both 1995 and 2009. From 1995 to 2009, the township experienced a loss of approximately three acres of woods representing a -0.21 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 2.6 and 3.0 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 67 acres during the last 14 years representing a +14.59 percent change in this land use.

The fourth largest land use category is brush / pasture which occupied approximately 2.3 and 2.5 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a gain of approximately 42 acres of brush / pasture representing a +0.21 percent change in this land use.

The remaining land use categories represent approximately one half percent of the township's land area in both time periods. The gain of approximately 41 acres in the commercial land use is due to the development of the Devries Dairy Farm. All remaining land use categories experienced little to no change.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced growth in residential and brush / pasture and a loss of cropland and woods.

Claridon Township and Caledonia Village

Maps 28 and 29 show land use patterns in Claridon Township and Caledonia Village in 1995 and 2009. For the purposes of description, both the township and village will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, brush / pasture, and industrial. Table 18 shows data by land use type and acreage for 1995 and 2009. Data indicates crop land occupied approximately 78.5 and 76.8 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 398 acres of cropland during the last 14 years which represents a -2.15 percent change in this land use.

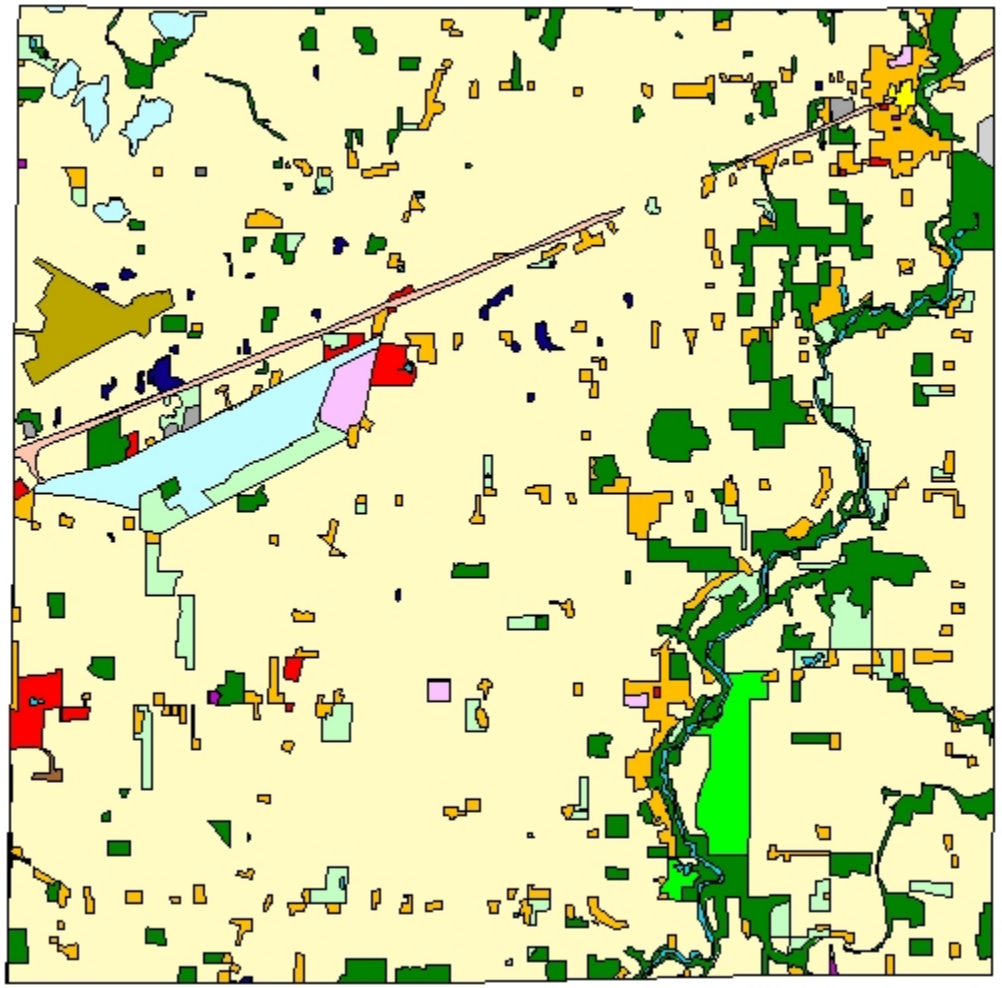
The second largest land use is woods. This land use occupied approximately 7.8 and 7.5 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 72 acres of woods which represents a -3.91 percent change in this land use.

Table 18
Claridon Township and Caledonia Village Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	1066.35	1375.58	309.23	29.00
Commercial	154.22	177.07	22.85	14.82
Industrial	428.00	483.25	455.52	12.85
Mixed Urban	14.79	14.79	0.00	0.00
Brush / Pasture	593.58	610.08	16.50	2.78
Woods	1840.17	1768.19	-71.98	-3.91
Ponds / Streams	119.98	123.47	3.49	2.91
Wetlands	65.55	20.41	-45.13	-68.86
Transitional Areas	0.00	36.43	36.43	-
Parks / Recreation	213.07	235.29	22.22	10.43
Cemeteries	23.01	23.01	0.00	0.00
Landfills	7.03	0.00	-7.03	-
Cropland	18529.71	18131.70	-398.01	-2.15
Educational	95.84	239.95	144.11	150.36
Religious	8.58	28.09	19.51	227.31
Military	517.39	0.00	-517.39	-
Airport	195.40	195.40	0.00	0.00
Railroad	129.74	129.74	0.00	0.00
Highway	7.22	7.22	0.00	0.00
Utilities	1.61	11.29	9.69	603.08

Map 28

ClaridonTownship and Caledonia Village Land Use, 1995



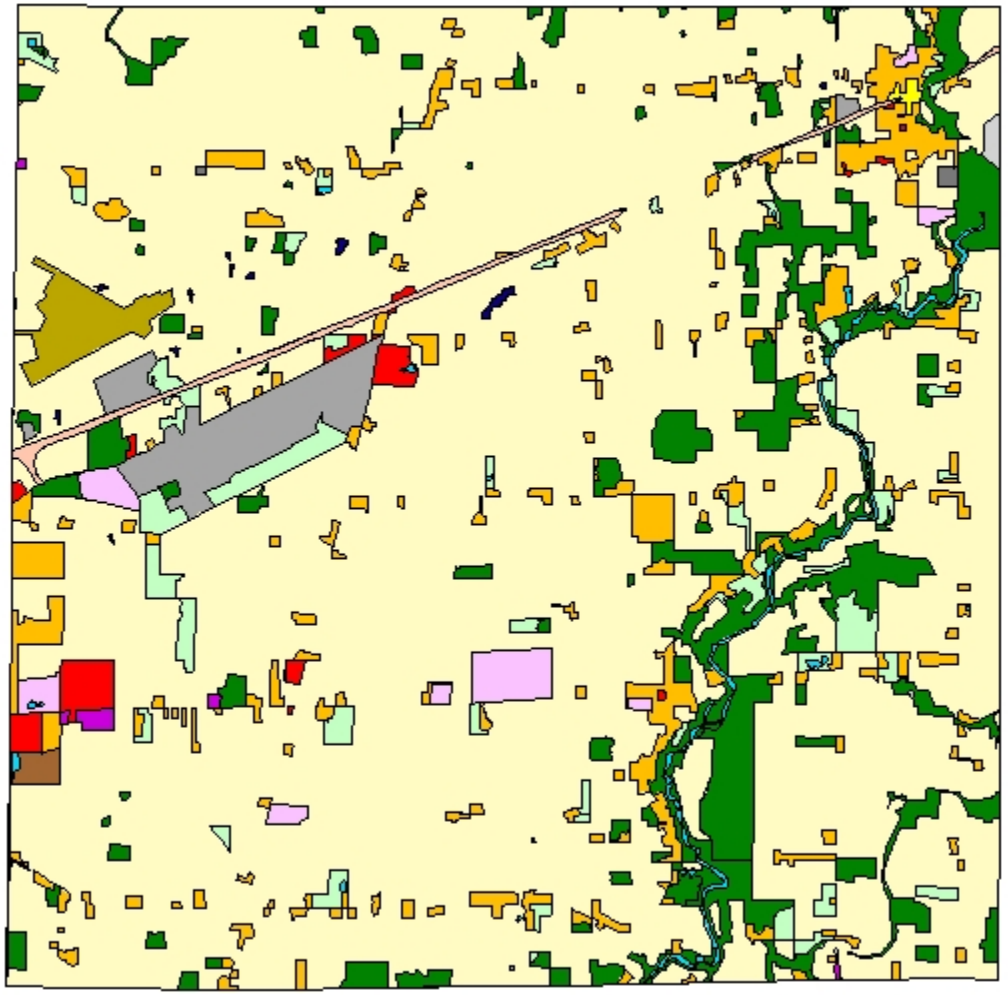
3000 0 3000 6000 Feet

Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 29

ClaridonTownship and Caledonia Village Land Use, 2009



3000 0 3000 6000 Feet

Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

The third largest land use is residential. The majority of new housing growth has been in the western part of the township off of Pole Lane Road and Blevins Boulevard. Data indicates this land use comprised approximately 4.5 to 5.8 percent of the township's total land area in 1995 and 2009, respectively. Residential land use grew by approximately 309 acres during the 14-year time period representing a +29.00 percent change in this land use.

Brush / pasture is the fourth largest land use in the township. Data indicates this land use occupied approximately 2.5 and 2.6 percent of the township's total land area in 1995 and 2009, respectively. Brush / Pasture gained approximately 17 acres during the last 14 years representing a +2.78 percent change in this land use.

The last major land use is industrial. This land use is predominately located in the west / central area of the township. In 1995, ODNR incorrectly coded the Marion Industrial Center and several areas in the northwest corner of the township to military when in fact these areas were used for industrial and agricultural land uses. Estimates indicate 428 acres should have been allocated to industrial land use in 1995. Data indicates this land use comprised approximately 1.8 and 2.0 percent of the township's total land area in 1995 and 2009, respectively. Industrial land use gained approximately 55 acres during the last 14 years representing a +12.85 percent change in this land use.

The remaining land use categories represent approximately five percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, four of these remaining land use categories experienced significant change from 1995 to 2009. The land use categories in question are wetlands, education, religious, and utilities.

Wetlands experienced a loss of approximately 45 acres from 1995 to 2009 resulting in a -68.86 percent change in this land use. This loss in wetlands may be due to incorrect land use codings in the 1995 ODNR Land Use / Land Cover Map or properties being taken out of the various wetland mitigation programs.

Education, religious, and utilities all experienced positive growth. Growth in education is attributable to the development of new primary and secondary school building sites in the River Valley School District. Growth in religious maybe due to construction of new church buildings or conversion of existing buildings into churches. Finally, growth in utilities may be due to the development of new residential, commercial, and industrial subdivisions or incorrect land use codings in the 1995 ODNR Land Use / Land Cover Map.

Overall, the township experienced growth in residential, industrial, and brush / pasture land uses from 1995 to 2009. Conversely, during this same 14-year time period the township experienced a loss in cropland and woods.

Grand Township

Maps 30 and 31 show land use patterns in Grand Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, brush / pasture, and quarries. Table 19 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 81.9 and 81.1 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 94 acres of crop land during the last 14 years which represents a -0.99 percent change in this land use.

Table 19
Grand Township Land Use Data, 1995 and 2009

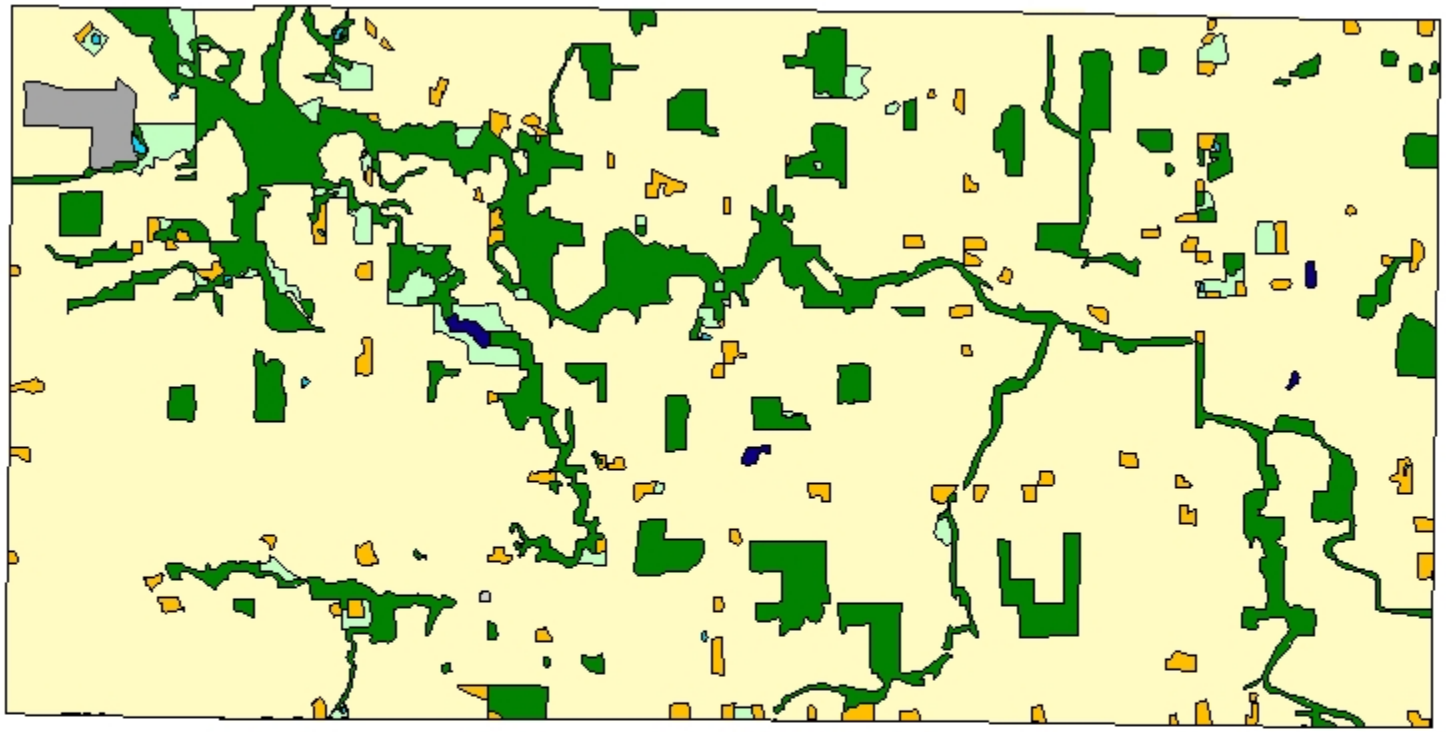
Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	239.39	307.24	67.85	28.35
Brush / Pasture	189.91	214.04	24.13	12.70
Woods	1582.48	1550.49	-31.99	-2.02
Ponds / Streams	7.38	20.75	13.37	181.16
Wetlands	14.91	11.92	-2.99	-20.05
Cemeteries	1.31	1.31	0.00	0.00
Cropland	9519.49	9425.18	-94.31	-0.99
Educational	0.07	0.07	0.00	0.00
Utilities	0.00	0.27	0.27	-
Quarries	69.05	92.72	23.67	34.28

The second largest land use is woods. Woods occupied approximately 13.6 and 13.3 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 32 acres of woods representing a -2.02 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 2.1 and 2.6 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 68 acres during the last 14 years representing a +28.35 percent change in this land use.

Map 30

Grand Township Land Use, 1995

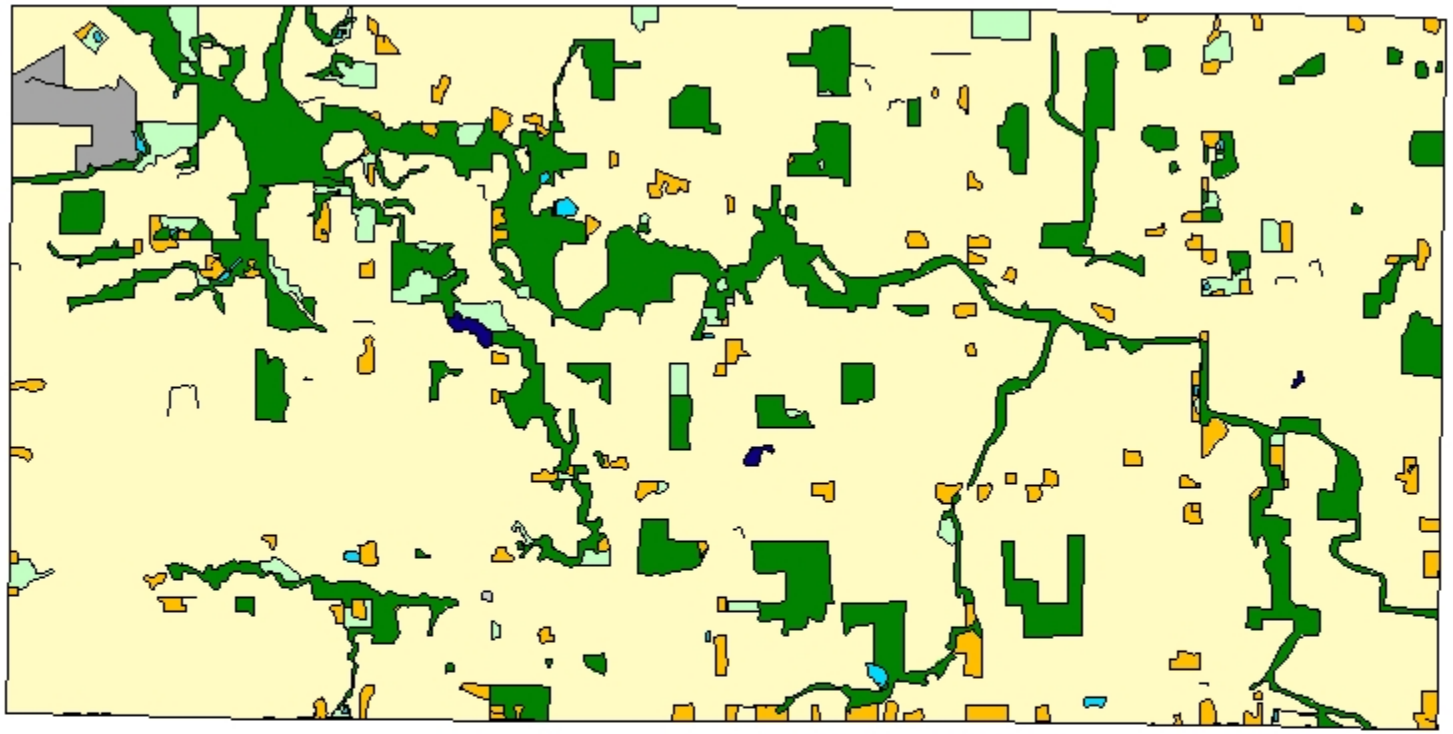


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 31

Grand Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

The fourth largest land use is brush / pasture. This land use experienced growth from 1995 to 2009. Data indicates brush / pasture occupied approximately 1.6 and 1.8 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 24 acres during the last 14 years representing a +12.70 percent change in this land use.

The fifth largest land use is quarries. This land use experienced growth from 1995 to 2009. Data indicates this land use occupied approximately 0.6 and 0.8 percent of the township's total land area in 1995 and 2009, respectively. This land use grew by approximately 24 acres during the last 14 years representing a +34.28 percent change in this land use.

The remaining land use categories represent approximately 0.3 percent of the township's land area in both time periods. The majority of remaining land use categories experienced relatively little change from 1995 to 2009. However, although relatively minor in terms of total acreage, two of these remaining land use categories experienced significant change from 1995 to 2009. The land use categories in question are steams/ponds and wetlands. Streams/ponds gained approximately 13.37 acres resulting in a +181.16 percent change. Wetlands lost approximately three acres and experienced a -20.05 percent change.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced growth in residential, brush / pasture, and quarries and a loss of cropland and woods.

Grand Prairie Township

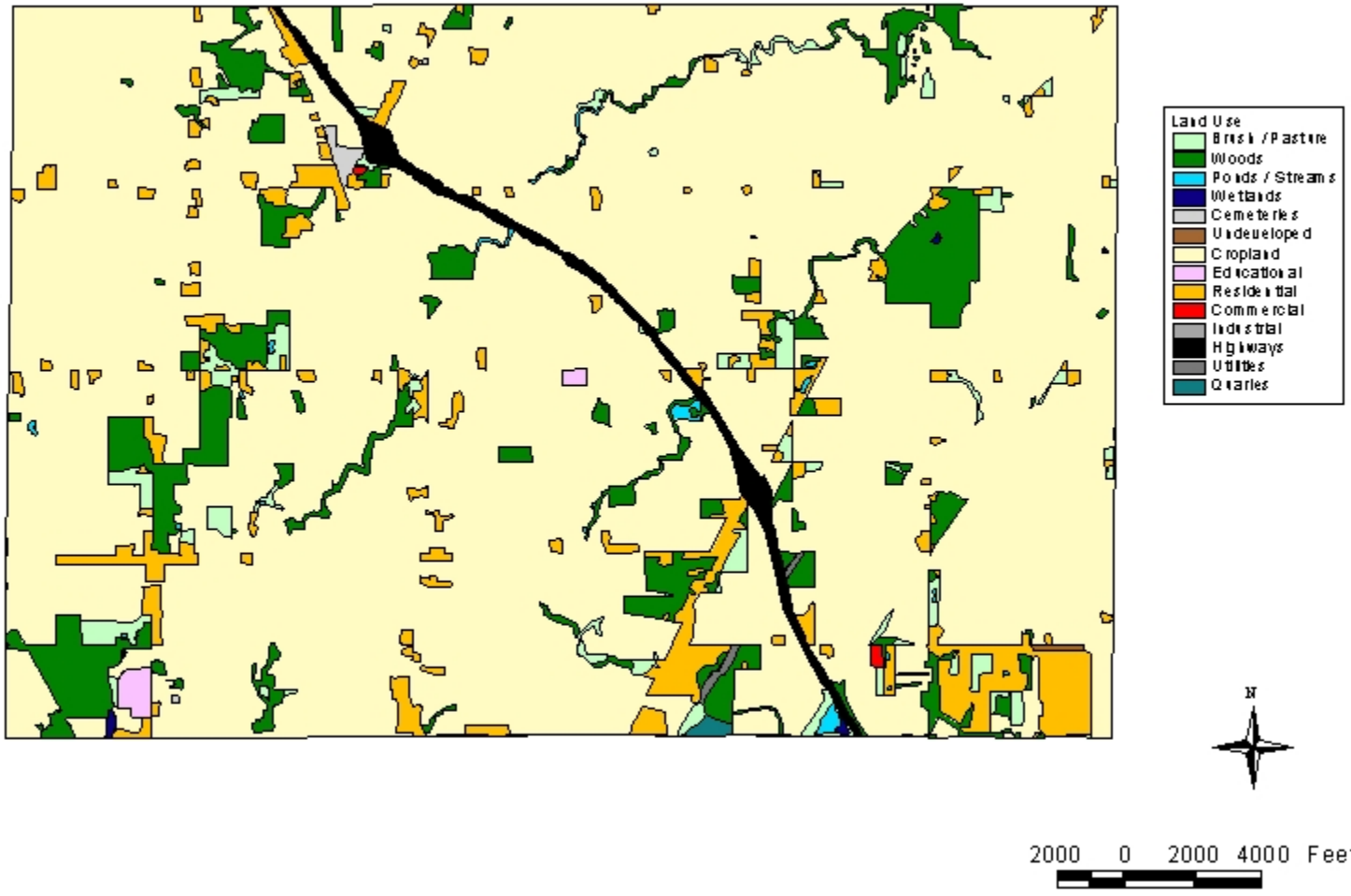
Maps 32 and 33 show land use patterns in Grand Prairie Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture, and highway. Table 20 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 82.9 and 82.2 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 117 acres of crop land during the last 14 years which represents a -0.91 percent change in this land use.

The second largest land use is woods which occupied approximately 7.5 and 7.4 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 17 acres of woods representing a -1.44 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 5.4

Map 32

Grand PrairieTownship Land Use, 1995

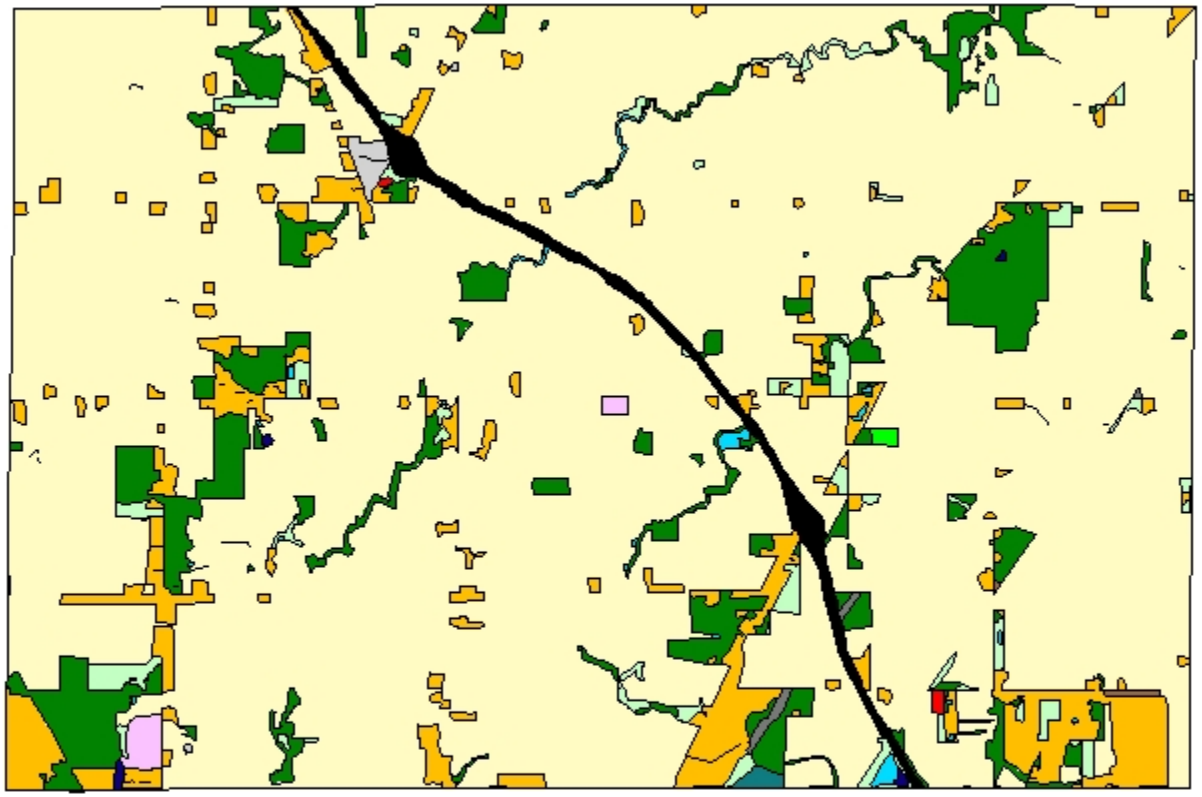


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 33

Grand PrairieTownship Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 20
Grand Prairie Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	840.58	1009.65	169.07	20.11
Commercial	6.49	6.49	0.00	0.00
Industrial	0.02	0.02	0.00	0.00
Brush/Pasture	315.03	259.42	-55.60	-17.65
Woods	1165.63	1148.81	-16.83	-1.44
Streams/Ponds	37.44	35.92	-1.52	-4.06
Wetlands	8.31	9.78	1.46	17.62
Recreational	0.00	7.43	7.43	-
Undeveloped	5.46	5.46	0.00	0.00
Cemeteries	20.41	28.19	7.78	38.12
Cropland	12865.99	12749.04	-116.95	-0.91
Educational	35.92	40.27	4.35	12.11
Highways	184.98	184.98	0.00	0.00
Utilities	13.25	14.06	0.81	6.08
Quarries	12.84	12.84	0.00	0.00

and 6.5 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 169 acres during the last 14 years representing a +20.11 percent change in this land use.

The fourth largest land use is brush / pasture. This land use experienced moderate loss from 1995 to 2009. Data indicates brush / pastures occupied approximately 2.0 and 1.7 percent of the township's total land area in 1995 and 2009, respectively. This land use lost approximately 56 acres during the last 14 years representing a -17.65 percent change in this land use

The fifth largest land use category involves highways specifically U.S. 23. U.S. 23 comprises approximately 185 acres or 1.2 percent of the township's total land area in 1995 and 1999.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. These land use categories remained relatively unchanged or experienced minor to moderate losses and gains in area.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period, the township experienced residential growth and a loss of cropland, woods, and brush / pasture.

Green Camp Township and Green Camp Village

Maps 34 and 35 show land use patterns in Green Camp Township and Green Camp Village in 1995 and 2009. For the purposes of description, both the township and village will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 21 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 85.1 and 84.8 percent of the township's total land area in 1995 and 2009, respectively The township experienced a loss of approximately 50 acres of cropland during the last 14 years which represents a -0.38 percent change in this land use.

Table 21
Green Camp Township and Green Camp Village Land Use Data, 1995 and 2009

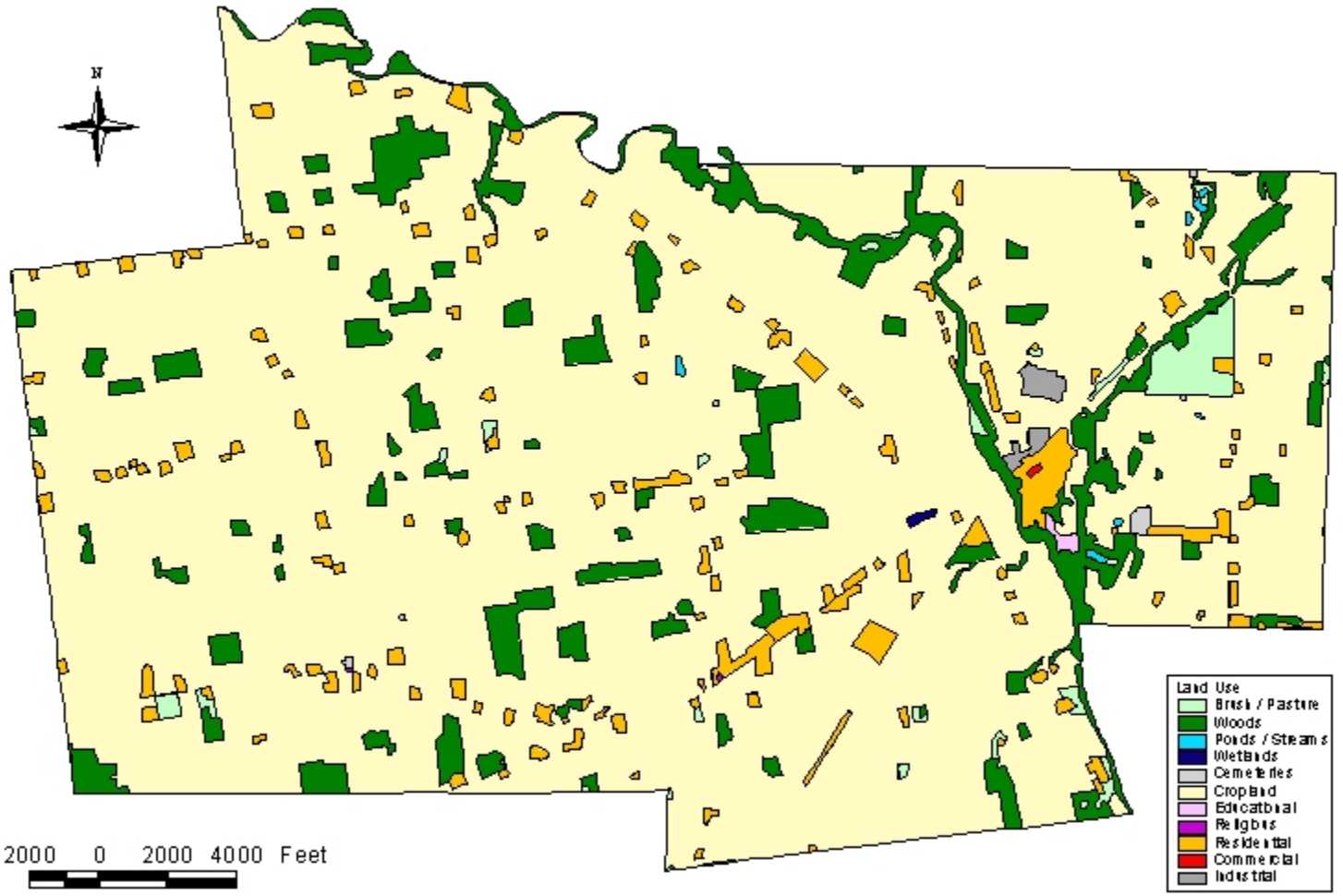
Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	594.52	676.63	82.11	13.81
Commercial	1.85	1.85	0.00	0.00
Industrial	38.55	38.55	0.00	0.00
Brush / Pasture	180.73	172.86	-7.87	-4.35
Woods	1,472.15	1,380.32	-91.83	-6.24
Streams / Ponds	12.37	70.10	57.73	466.69
Wetlands	4.74	17.52	12.78	269.62
Cemeteries	12.50	8.68	-3.82	-30.56
Cropland	13,315.86	13,265.86	-50.00	-0.38
Educational	10.35	10.95	0.60	5.80
Religious	1.15	1.15	0.00	0.00
Utilities	0.00	0.32	0.32	-

The second largest land use is woods. Woods occupied approximately 9.4 and 8.8 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 92 acres of woods representing a -6.24 percent change in this land use.

The third largest land use is residential. This land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 3.3 and 4.3 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 82 acres during the last 14 years representing a +13.81 percent change in this land use.

Map 34

Green Camp Township and Green Camp Village Land Use, 1995

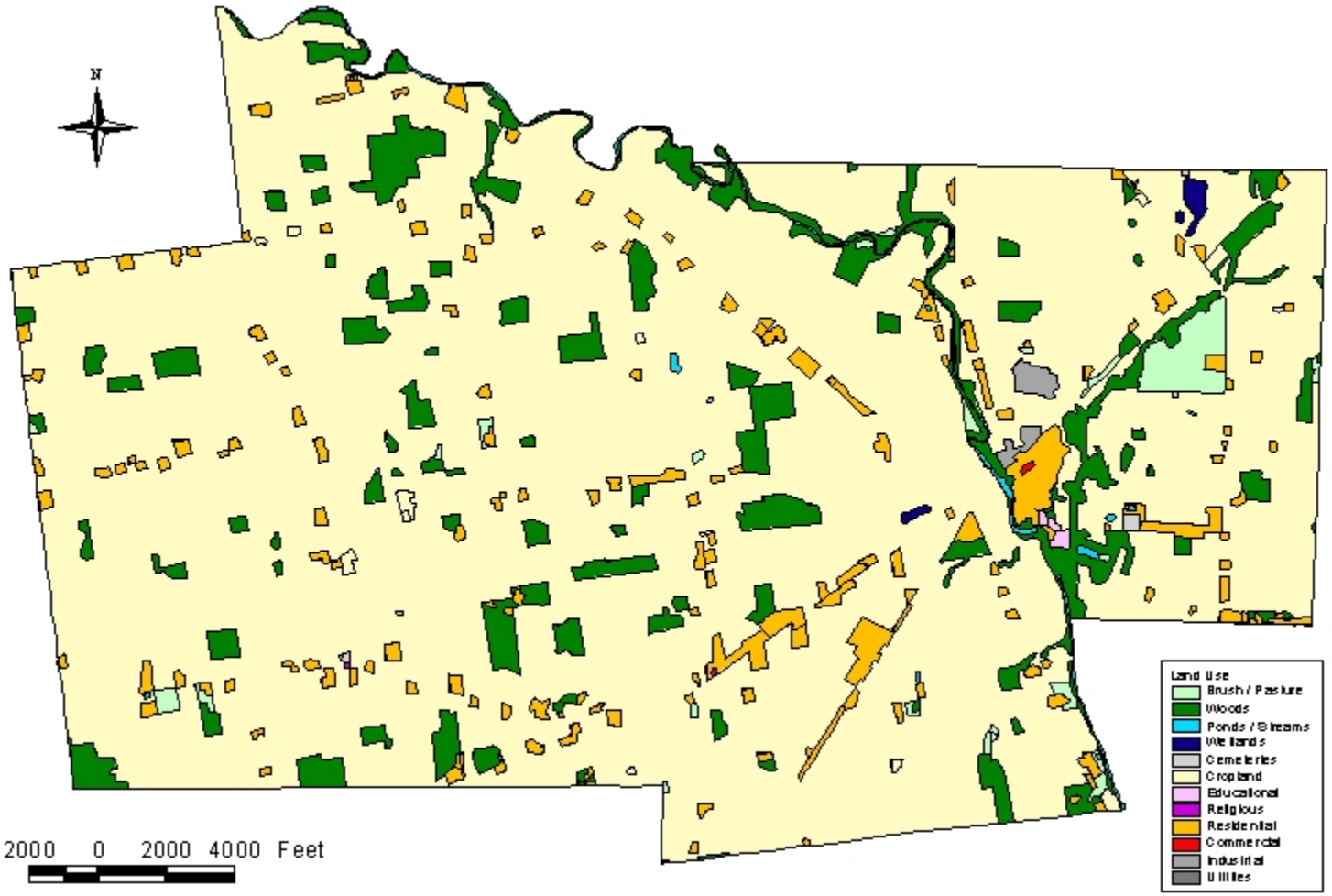


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 35

Green Camp Township and Green Camp Village Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

The fourth largest land use is brush / pasture. Brush / pasture occupied approximately 1.2 and 1.1 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 8 acres of brush / pasture representing a -4.35 percent change in this land use.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, two of these remaining land use categories experienced significant change from 1995 to 2009. The land use categories in question are steams / ponds and wetlands. Streams / ponds gained approximately 58 acres and experienced a change of +466.69 percent from 1995 to 2009. This gain may be explained by mis-coding of portions of the Scioto River by ODNR on the 1995 Land Use / Land Cover Map. Wetlands gained approximately 13 acres and experienced a change of +270 percent from 1995 to 2009. The gain in wetlands is due in part to wetlands programs.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced residential growth and a loss of cropland ,woods, and brush / pasture.

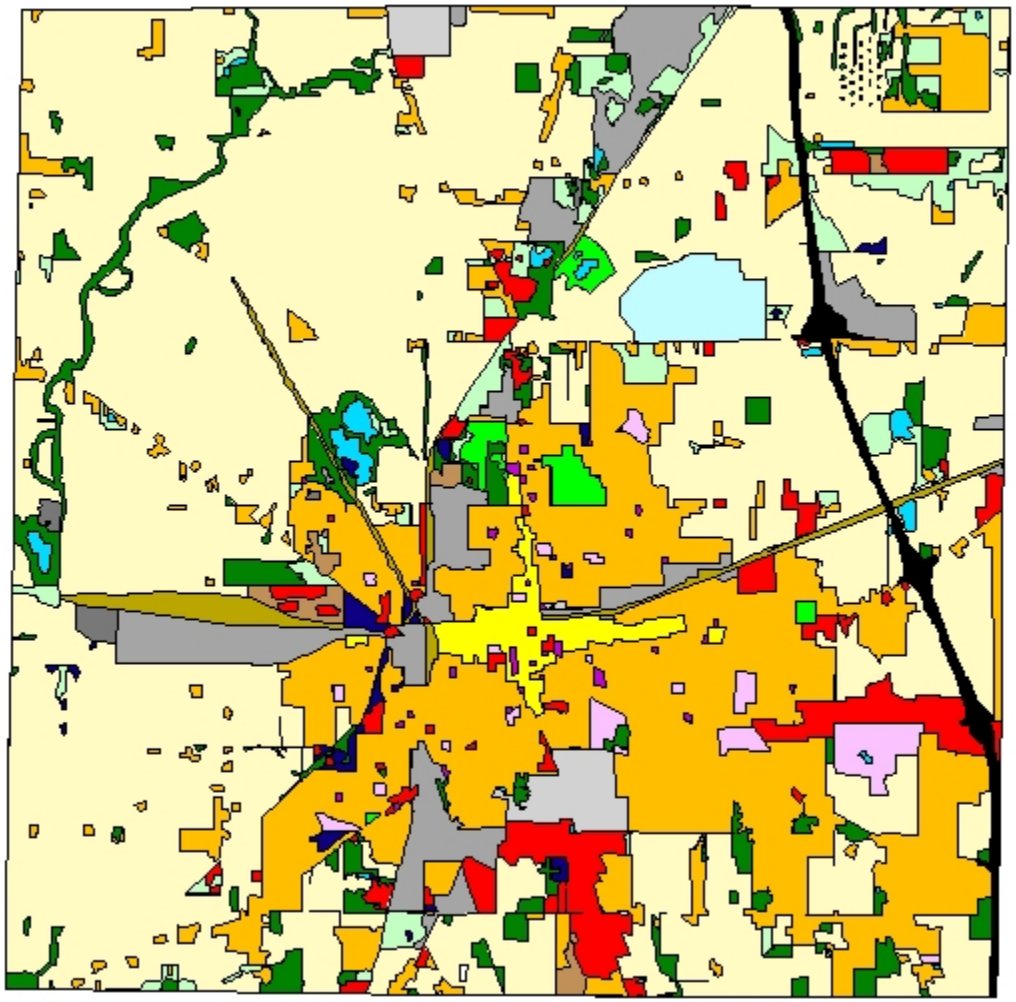
Marion Township and Marion City

Maps 36 and 37 show land use patterns in Marion Township and Marion City in 1995 and 2009. For the purposes of description, both the township and city will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include residential, industrial, woods, and commercial. Table 22 shows data by land use type and acreage for 1995 and 2009. As one would expect, there are more different types of land uses in the Marion urban area than in the rural townships. Data indicates cropland occupied approximately 54.4 and 48.9 percent of the township's total land area in 1995 and 2009, respectively. Cropland is predominately located in the western and northern areas of the township. The township experienced a loss of approximately 1,290 acres of cropland during the last 14 years which represents a -10.08 percent change in this land use.

The second largest land use is residential. This land use is primarily located in Marion City and areas of Marion Township contagious to Marion City and southern Marion Township. Residential land use occupied approximately 20.7 and 22.7 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a gain of approximately 484 acres for new homes which represents a +9.94 percent change in this land use.

Map 36

MarionTownship and Marion City Land Use, 1995

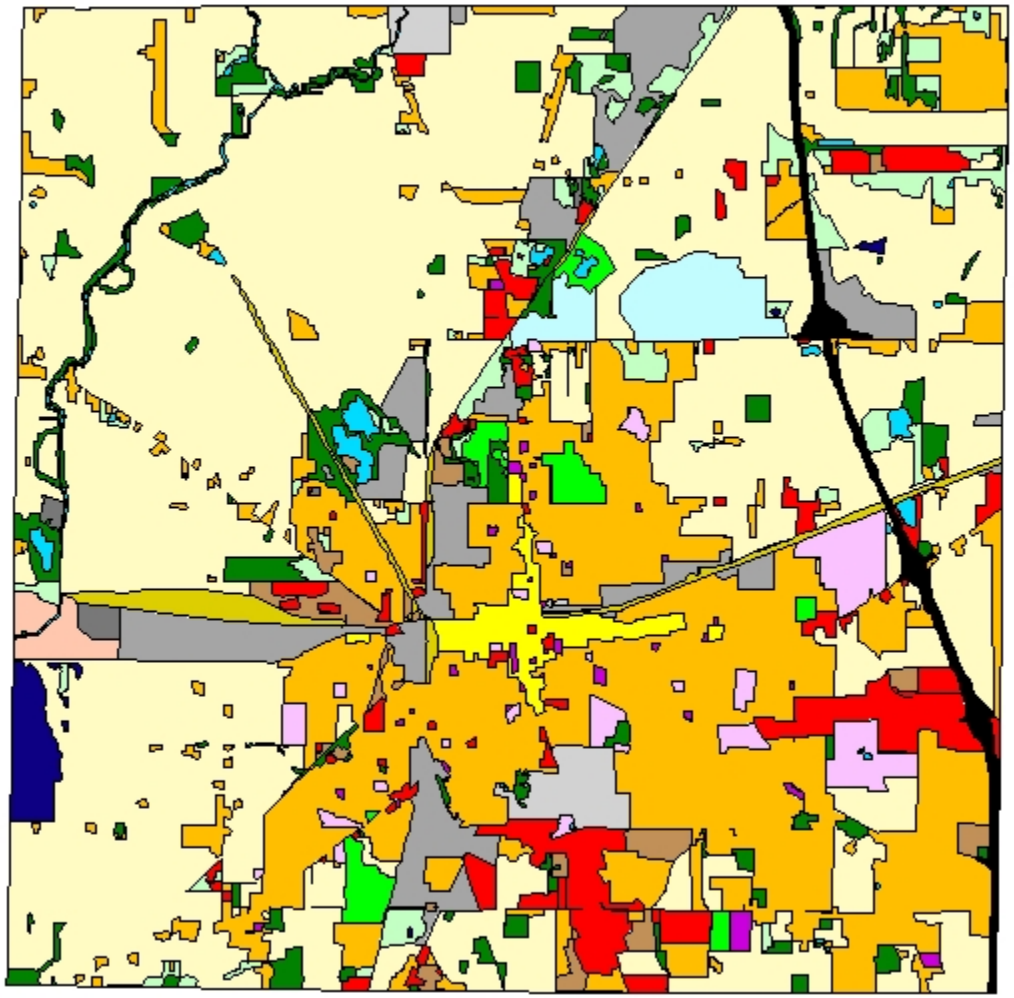


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 37

Marion Township and Marion City Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 22
Marion Township and Marion City Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	4863.76	5347.39	483.63	9.94
Commercial	864.84	997.31	132.46	15.32
Industrial	1073.43	1206.83	133.39	12.43
Mixed Urban	272.37	271.73	-0.64	-0.23
Brush / Pasture	640.46	610.33	-30.13	-4.70
Woods	1165.10	946.49	-218.62	-18.76
Streams/Ponds	131.44	183.24	51.80	39.41
Wetlands	112.19	167.16	54.97	49.00
Undeveloped	108.73	298.48	189.75	174.51
Cemeteries	241.96	240.34	-1.61	-0.67
Parks / Recreation	153.96	241.39	87.43	56.78
Landfills	0.00	117.27	117.27	-
Cropland	12793.01	11503.42	-1,289.58	-10.08
Educational	238.46	418.01	179.55	75.30
Religious	42.93	78.62	35.69	83.13
Correctional	254.71	350.72	96.01	37.69
Airports	0.02	0.02	0.00	0.00
Rail	263.05	263.05	0.00	0.00
Highways	254.70	252.83	-1.87	-0.73
Utilities	53.46	53.46	0.00	0.00

The third largest land use is industrial. This land use is predominately located in the southern, western, northern, and northeastern areas of Marion City and Marion Township. Industrial land use experienced growth from 1995 to 2009. Data indicates this land use comprised approximately 4.6 and 5.1 percent of the township's total land area in 1995 and 2009, respectively. Industrial land use gained approximately 133 acres during the last 14 years representing a +12.43 percent change in this land use.

Woods are the fourth largest land use in the township. Data indicates this land use occupied approximately 5.0 and 4.0 percent of the township's total land area in 1995 and 2009, respectively. Woods lost approximately 219 acres during the last 14 years representing a -18.76 percent change in this land use.

The fifth largest land use is commercial. This land use is predominately located in the southern and eastern areas of Marion Township and Marion City. Commercial land use experienced growth from 1995 to 2009. Data indicates this land use

comprised approximately 3.7 and 4.2 percent of the township's total land area in 1995 and 2009, respectively. Commercial land use gained approximately 132 acres during the last 14 years representing a +15.32 percent change in this land use.

The remaining land use categories represent approximately 13 percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, seven of these remaining land use categories experienced significant change from 1995 to 2009. The land use categories in question are steams / ponds, wetlands, undeveloped, parks / recreation, educational, religious, and correctional. Each of these land uses experienced positive growth over the last 14 years with percent changes ranging from approximately 38 to 175 percent. Wetland growth in western Marion Township can be attributed to wetlands programs. Growth in parks / recreation, education, religious, and correction are due to new city parks, new school buildings for the Marion City School System, new church building or conversion of existing buildings to churches, and a new youth prison and county jail. Increases in ponds / streams may be due to new development being required to have on-site storm water detention facilities. Finally, the substantial growth noted in the undeveloped land use category may be due to incorrect land use codings by ODNR on the 1995 Land Use / Land Cover Map.

One land use category that does not show up until 2009 is the Marion City Land Fill. ODNR incorrectly allocated the land fill site to cropland in 1995.
Overall, the township experienced growth in residential, commercial and industrial land uses from 1995 to 2009. Conversely, during this same time period the township experienced a loss in cropland and woods.

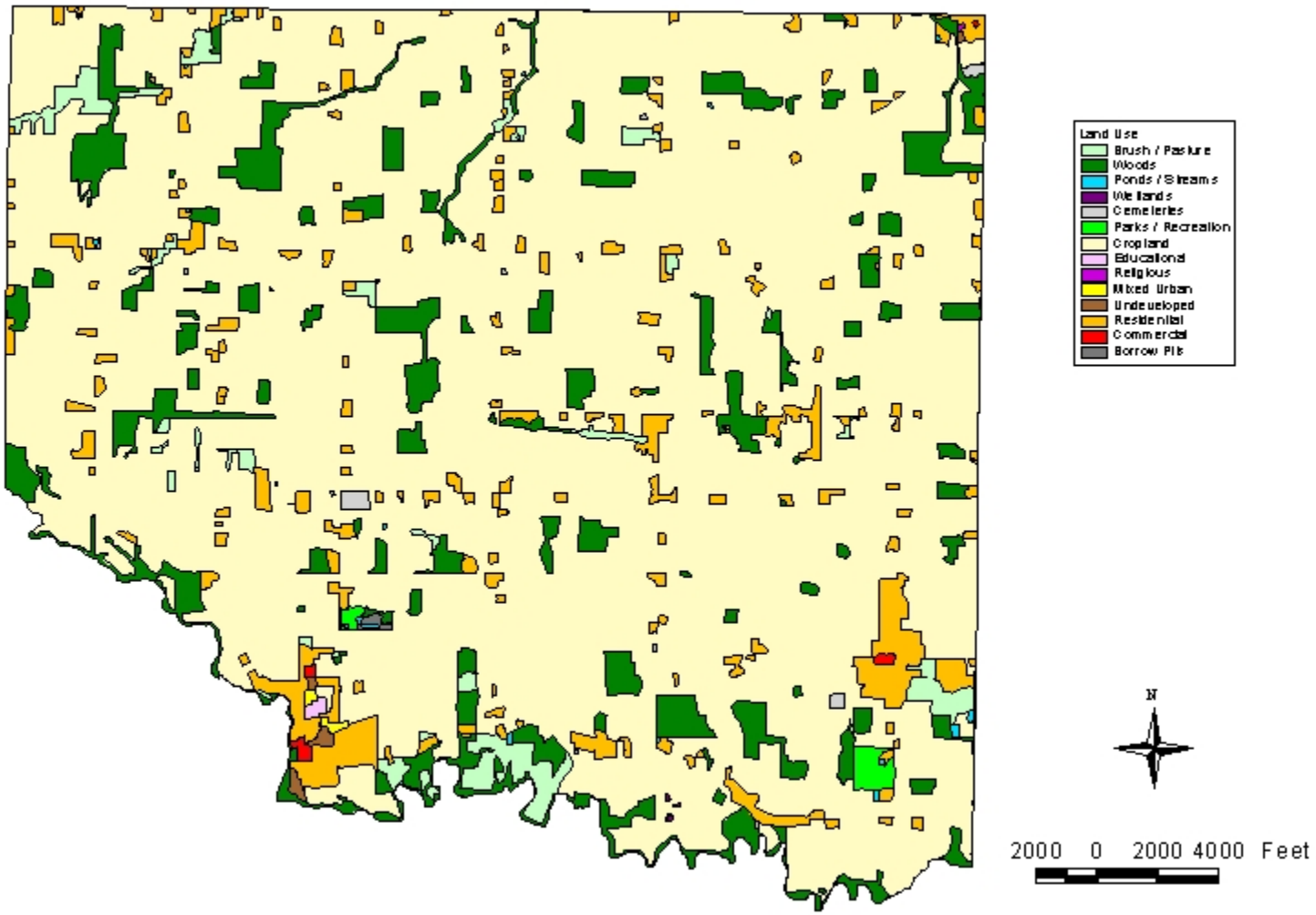
Montgomery Township and the villages of LaRue and New Bloomington

Maps 38 and 39 show land use patterns in Montgomery Township and villages of LaRue and New Bloomington in 1995 and 2009. For the purposes of description, both the township and villages will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 23 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 82.3 and 80.5 percent of the township's total land area in both 1995 and 2009, respectively. The township experienced a loss of approximately 321 acres of cropland during the last 14 years which represents a -2.14 percent change in this land use.

The second largest land use is woods. Woods occupied approximately 9.4 and 9.1 percent of the township's total land area in 1995 and 2009, respectively. From 1995

Map 38

Montgomery Township and LaRue Village and New Bloomington Village Land Use, 1995

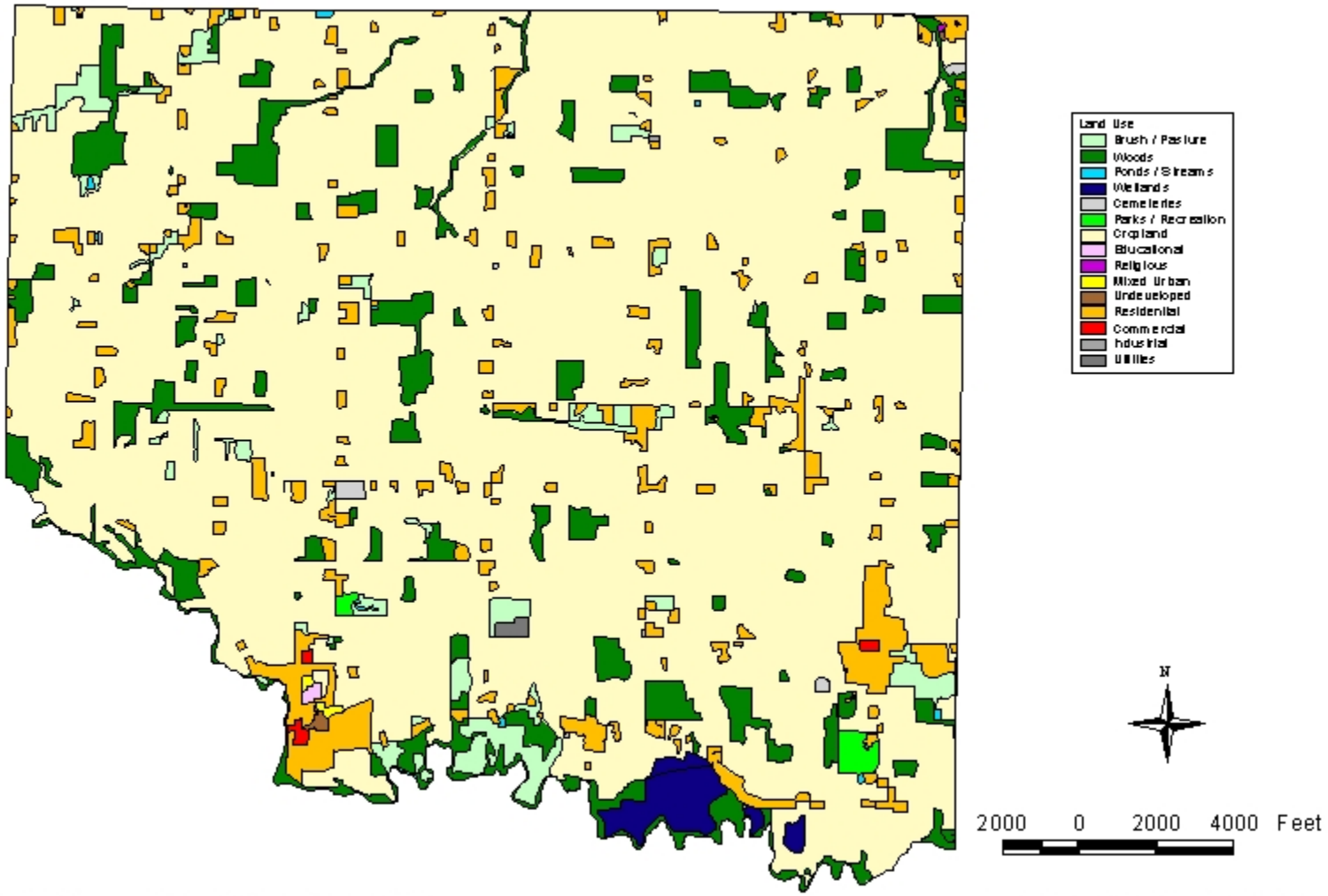


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 39

Montgomery Township and LaRue Village and New Bloomington Village Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 23
Montgomery Township and the Villages of LaRue and New Bloomington Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	994.78	1092.72	97.94	9.84
Commercial	16.93	16.93	0.00	0.00
Industrial	0.00	1.47	1.47	-
Mixed Urban	16.93	9.35	-7.58	-44.77
Brush / Pasture	364.06	467.49	103.43	28.41
Woods	1707.60	1646.35	-61.25	-3.58
Streams / Ponds	16.35	18.53	2.18	13.33
Wetlands	2.81	185.16	182.35	6489.32
Undeveloped	20.42	9.67	-10.75	-52.64
Cemeteries	27.93	26.74	-1.19	-4.26
Parks/Recreation	50.49	50.38	-0.11	-0.21
Cropland	14965.92	14645.28	-320.64	-2.14
Educational	7.86	7.86	0.00	0
Religious	1.12	1.12	0.00	0
Utilities	0.00	14.16	14.16	-
Borrow Pits	7.58	0.00	7.58	-

to 2009, the township experienced a loss of approximately 61 acres of woods representing a -3.58 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 5.5 to 6.0 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 98 acres during the last 14 years representing a 9.84 percent change in this land use.

The fourth largest land use is brush / pasture. Brush / pasture occupied approximately 2.0 and 2.6 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a gain of approximately 103 acres of brush / pasture representing a -28.41 percent change in this land use.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. However, although relatively minor in terms of total acreage, one of these remaining land use categories experienced significant change from 1995 to 2009. The land use category in question is wetlands. Wetlands gained approximately 182 acres and experienced a change of +6489.32

percent from 1995 to 2009. The gain in wetlands is due in part to the wetlands programs.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced growth in residential and brush / pasture and a loss of cropland and woods.

Pleasant Township

Maps 40 and 41 show land use patterns in Pleasant Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, brush / pasture, and parks / recreation. Table 24 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 73.7 and 70.1 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 650 acres of cropland during the last 14 years representing a -4.83 percent change in this land use.

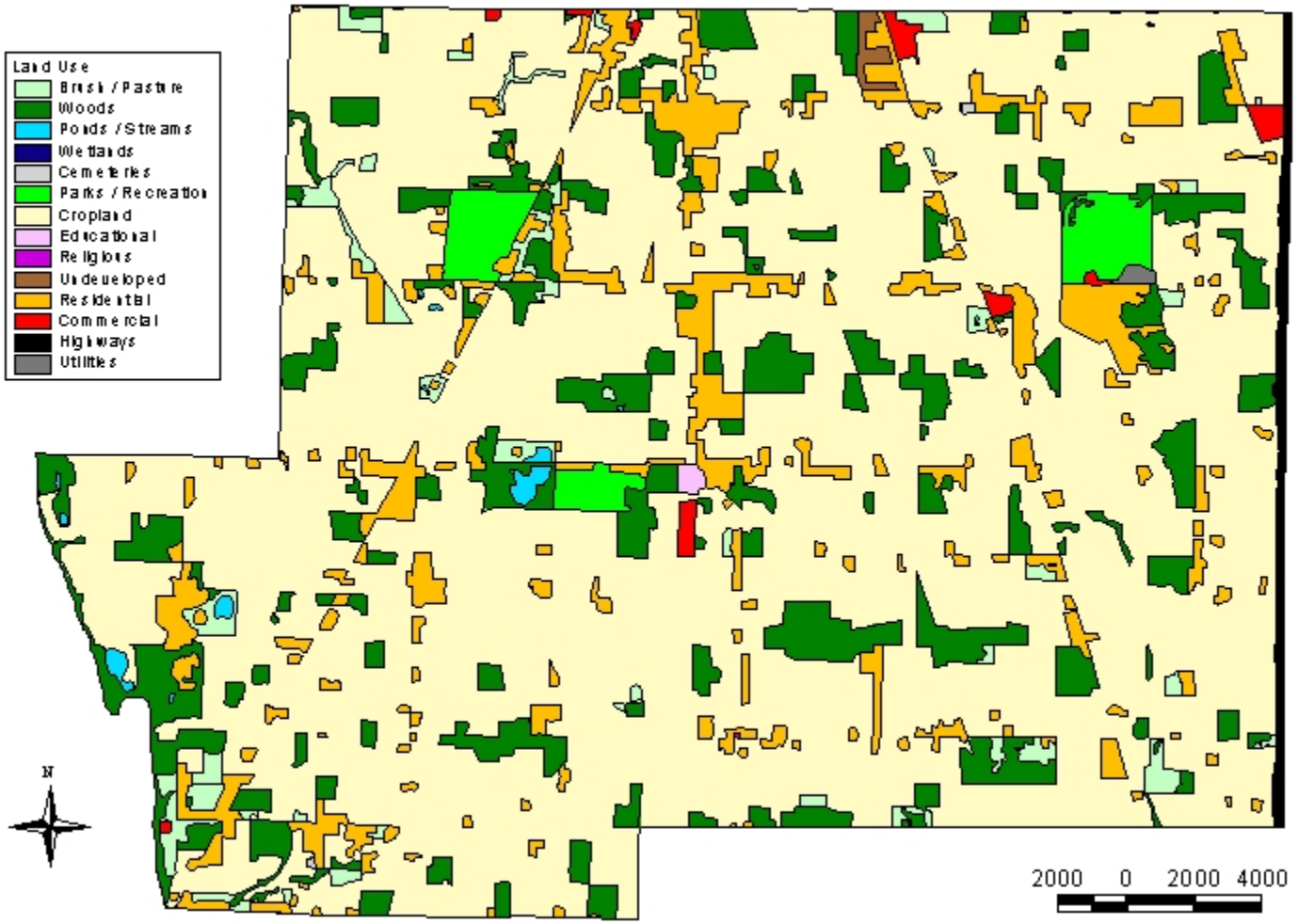
Table 24
Pleasant Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	1546.18	2374.56	828.38	53.58
Commercial	87.92	53.93	-33.99	-38.66
Brush / Pasture	388.72	332.18	-56.55	-14.55
Woods	2219.26	2011.76	-207.50	-9.35
Streams / Ponds	51.56	66.68	15.12	29.33
Wetlands	0.51	0.00	-0.51	-
Undeveloped	29.83	0.00	-29.83	-
Cemeteries	5.18	5.18	0.00	-0.00
Parks / Recreation	324.26	389.65	65.40	20.17
Cropland	13454.64	12804.20	-650.44	-4.83
Educational	13.82	64.50	50.69	366.87
Religious	0.50	10.05	9.55	1904.39
Highways	130.93	130.93	0.00	0.00
Utilities	11.93	20.79	8.86	74.29

The second largest land use in the township is woods. Woods occupied 12.2 and 11.0 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 208 acres of woods representing a -9.35 percent change in this land use.

Map 40

Pleasant Township Land Use, 1995

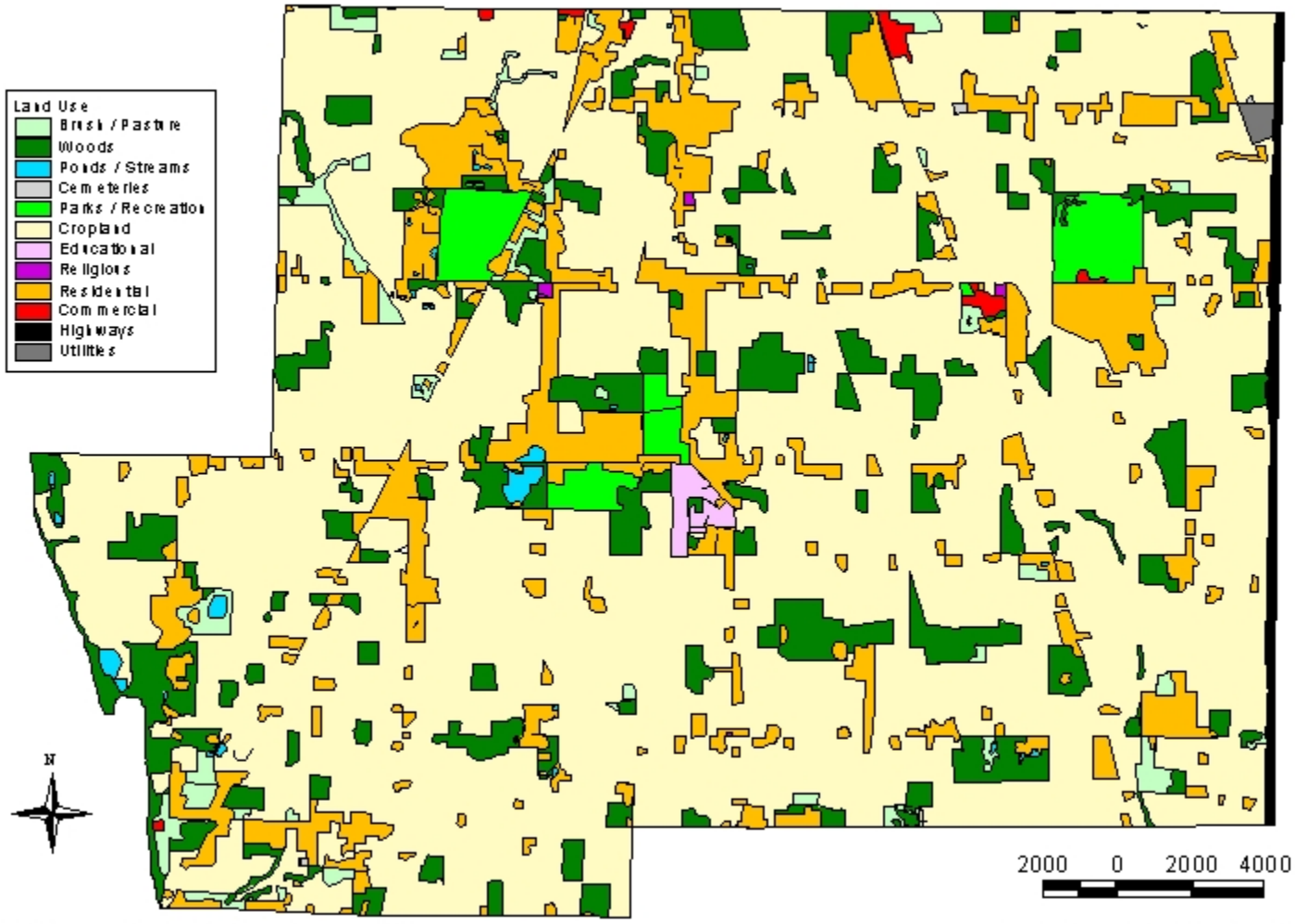


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 41

Pleasant Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

The third largest land use is residential. Residential land use grew significantly from 1995 to 2009. A comparison of Maps 39 and 40 show the majority of residential growth occurred north of Owens Road in the northern half of the township. Data indicates residential land use comprised 8.47 to 13.00 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 828 acres during the last 14 years representing a +53.58 percent change.

The fourth largest land use is brush / pasture. Brush / pasture occupied approximately 2.1 and 1.8 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 57 acres of brush / pasture representing a -14.55 percent change in this land use.

The fifth largest land use is parks / recreation. This land use experienced growth from 1995 to 2009. Data indicates this land use comprised approximately 1.8 and 2.1 percent of the township's total land area in 1995 and 2009, respectively. Parks / recreation land use gained approximately 65 acres during the last 14 years representing a +20.17 percent change in this land use.

Two land use categories in 1995 which disappear by 2009 are wetlands and undeveloped. The wetlands and undeveloped categories have been assigned new land use types in the 2009 County Auditor's GIS land use codes.

The remaining land use categories comprise approximately two percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, two of these remaining land use categories experience significant change from 1995 to 2009. The land use categories in question are religion and education. Religion gained approximately 10 acres and experienced a change of +1,904 percent from 1995 to 2009. The 1995 land use data from ODNR indicates 0.5 acres was allocated to religion. The staff feels this data is in error. The 2009 Auditor GIS Data indicates 10.05 acres is allocated to religion and this was probably the amount of land that should have been allocated to religion in 1995. Education gained approximately 51 acres and experienced a +270 percent change from 1995 to 2009.

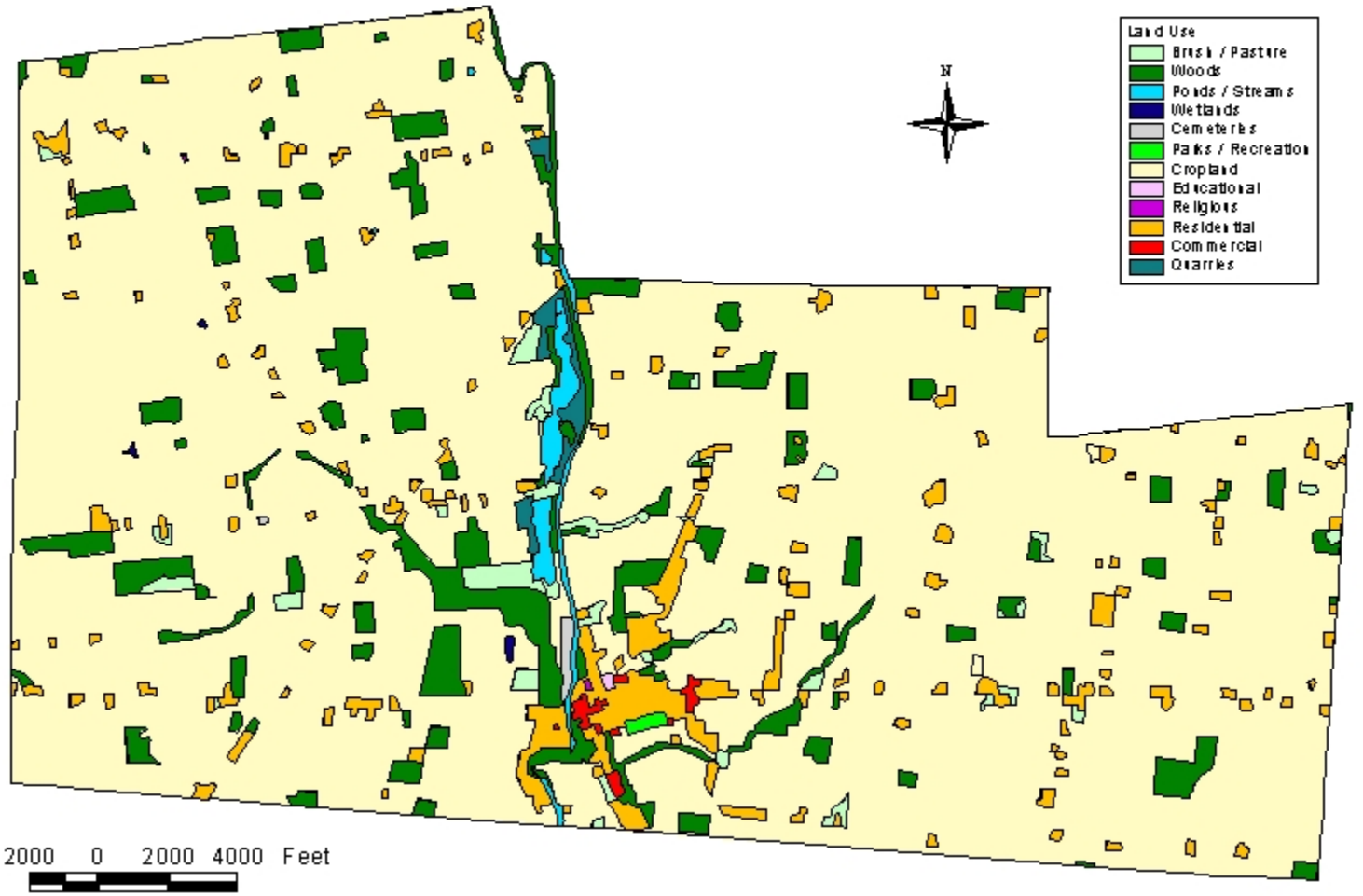
Over the course of the past 14 years, Pleasant Township has experienced significant residential growth and a loss of cropland, woods, and brush / pasture.

Prospect Township and Prospect Village

Maps 42 and 43 show land use patterns in Prospect Township and Prospect Village in 1995 and 2009. For the purposes of description, both the township and village

Map 42

Prospect Township and Prospect Village Land Use, 1995

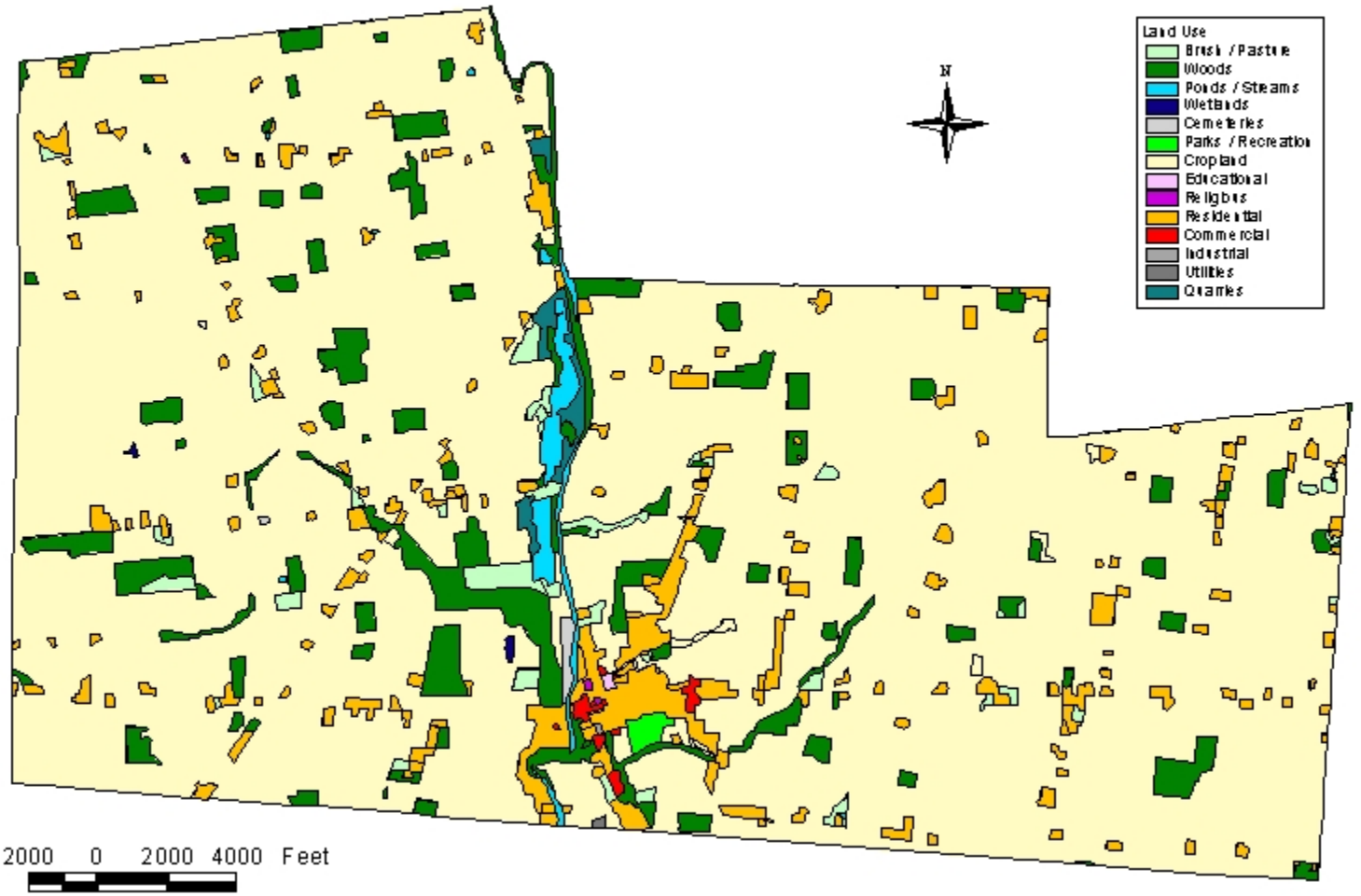


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 43

Prospect Township and Prospect Village Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include residential, woods, and brush / pasture. Table 25 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 84.4 and 83.6 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 120 acres of cropland during the last 14 years which represents a -0.92 percent change in this land use.

Table 25
Prospect Township and Prospect Village Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	784.07	940.06	155.99	19.89
Commercial	29.44	27.23	-2.21	-7.51
Industrial	0.00	1.21	1.21	-
Pasture / Brush	195.07	194.20	-0.87	-0.45
Woods	1,186.06	1,138.72	-47.34	-3.99
Streams / Ponds	124.30	126.06	1.77	1.42
Wetlands	6.32	3.55	-2.78	-43.83
Cemeteries	18.19	18.19	0.00	0.00
Crop Land	13,152.78	13,032.33	-120.45	-0.92
Parks	10.91	22.65	11.74	107.61
Educational	3.30	3.30	0.00	0.00
Religious	2.33	3.01	0.68	29.18
Utilities	0.00	2.26	2.26	-
Quarries	71.08	71.08	0.00	0.00

The second largest land use is woods. Woods occupied approximately 7.6 and 7.3 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 47 acres of woods resulting in a -3.99 percent change in this land use.

The third largest land use is residential. This land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 5.0 to 6.0 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 156 acres during the last 14 years representing a +19.89 percent change in this land use.

The fourth largest land use is brush / pasture. Brush / pasture occupied approximately 1.3 percent of the township's total land area in both 1995 and

2009.From 1995 to 2009, the township experienced a loss of approximately 0.87 acres of brush / pasture representing a -0.45 percent change in this land use.

The remaining land use categories represent approximately 1.8 percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, two of these remaining land use categories experience significant change from 1995 to 2009. The land use categories in question are parks and wetlands. Parks gained approximately 12 acres and experienced a change of +108 percent from 1995 to 2009. Wetlands lost approximately 2.78 acres and experienced a change of -44 percent from 1995 to 2009.

For the most part, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced residential growth and a loss of cropland, woods, and brush / pasture.

Richland Township

Maps 44 and 45 show land use patterns in Richland Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 26 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 79.2 and 77.7 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 307 acres of crop land during the last 14 years which represents a -1.98 percent change in this land use.

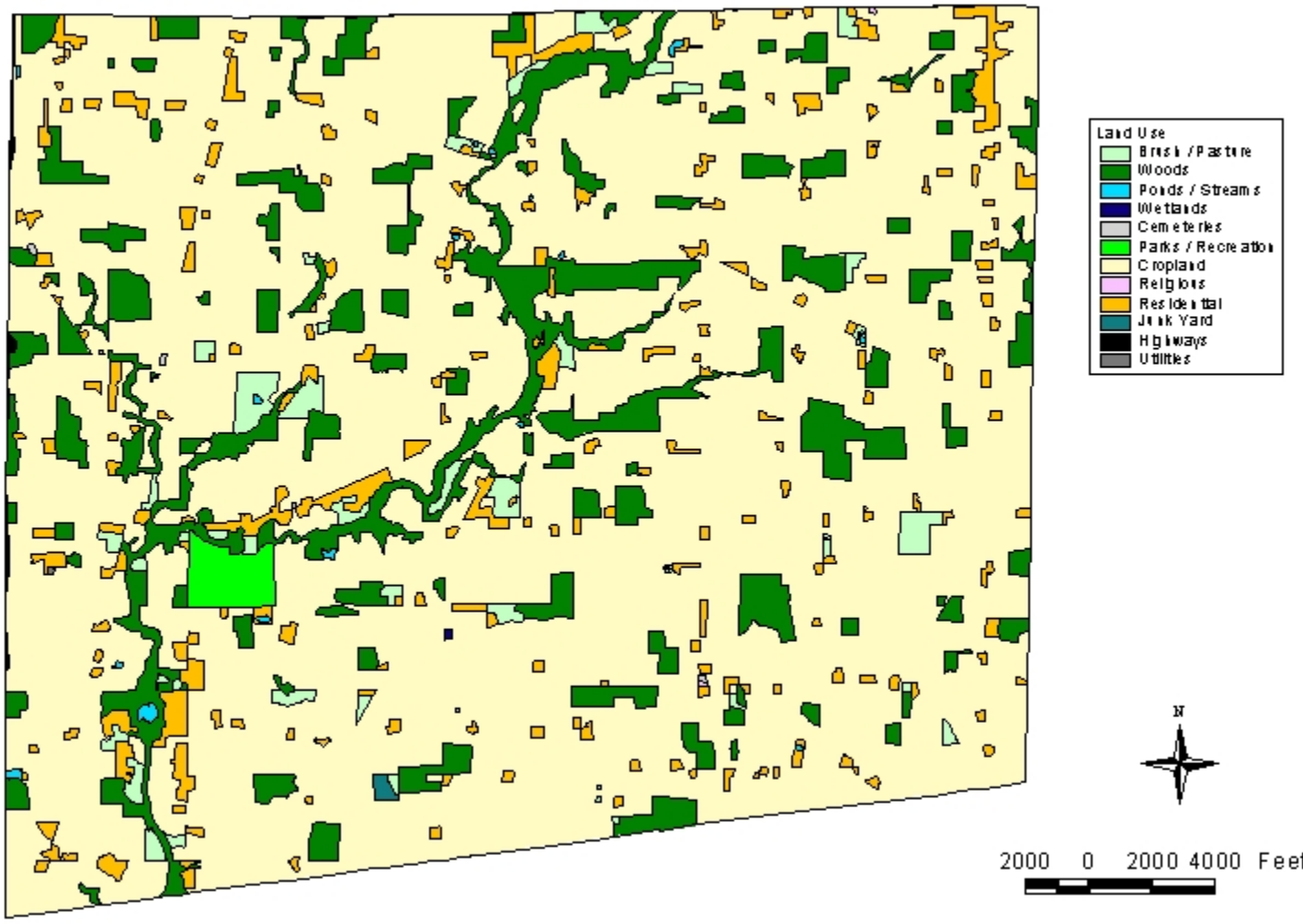
The second largest land use is woods. Woods occupied approximately 13.1 and 12.9 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a slight loss of approximately 38.74 acres of woods representing a -1.51 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 4.8 and 6.7 percent of the township's total land area in 1995 and 2009, respectively. Residential land use gained approximately 366 acres during the last 14 years representing a +38.67 percent change in this land use.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth with respect to percent change

Map 44

Richland Township Land Use, 1995

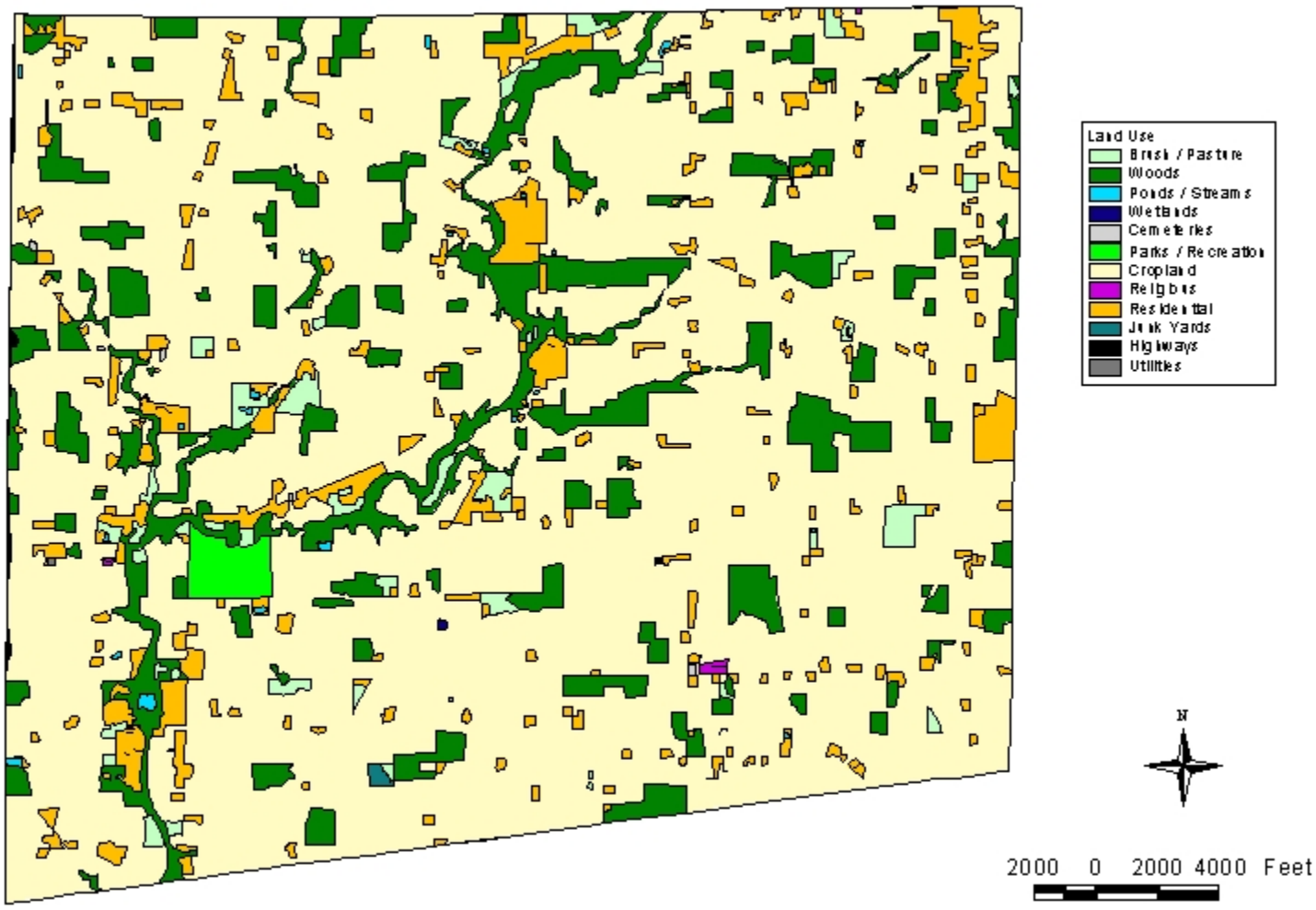


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 46

Richland Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 26
Richland Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	946.64	1312.67	366.04	38.67
Brush / Pasture	382.21	343.99	-38.22	-10.00
Woods	2562.15	2523.40	-38.74	-1.51
Streams / Ponds	25.73	31.76	6.03	23.44
Wetlands	1.83	1.83	0.00	0.00
Golf Course	118.67	118.67	0.00	0.00
Cemeteries	5.47	6.35	0.88	16.04
Cropland	15536.68	15229.78	-306.90	-1.98
Religious	1.75	12.67	10.92	622.97
Junk Yards	9.56	9.56	0.00	0.00
Highways	19.01	19.01	0.00	0.00
Utilities	1.03	1.03	0.00	0.00

from 1995 to 2009. However, although relatively minor in terms of total acreage, one land use category experience significant change from 1995 to 2009. The land use category in question is religion. This land use gained approximately 11 acres and experienced a change of +623 percent from 1995 to 2009.

For the most part, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced residential growth and a loss of cropland , woods, and brush / pasture.

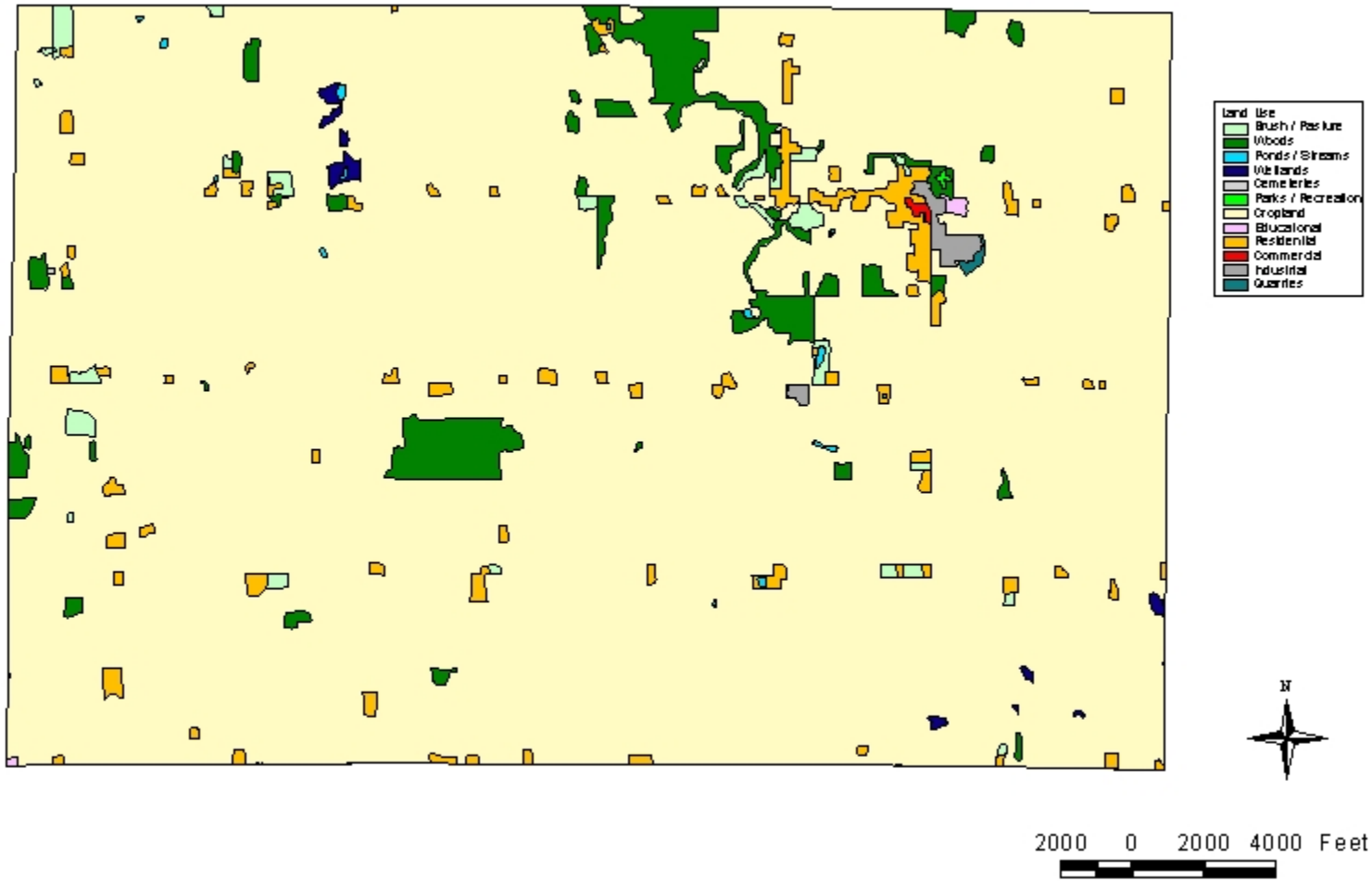
Salt Rock Township and Morral Village

Maps 46 and 47 show land use patterns in Salt Rock Township and Morral Village in 1995 and 2009. For the purposes of description, both the township and village will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include brush / pasture, residential, and woods. Table 27 shows data by land use type and acreage for 1995 and 2009. Data indicates crop land occupied approximately 93.1 and 92.1 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 156.21 acres of crop land during the last 14 years which represents a -1.07 percent change in this land use.

The second largest land use is woods. Woods occupied approximately 3.4 and 3.3 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 14.37 acres of woods representing a -2.68 percent change in this land use.

Map 46

Salt Rock Township and Morral Village Land Use, 1995

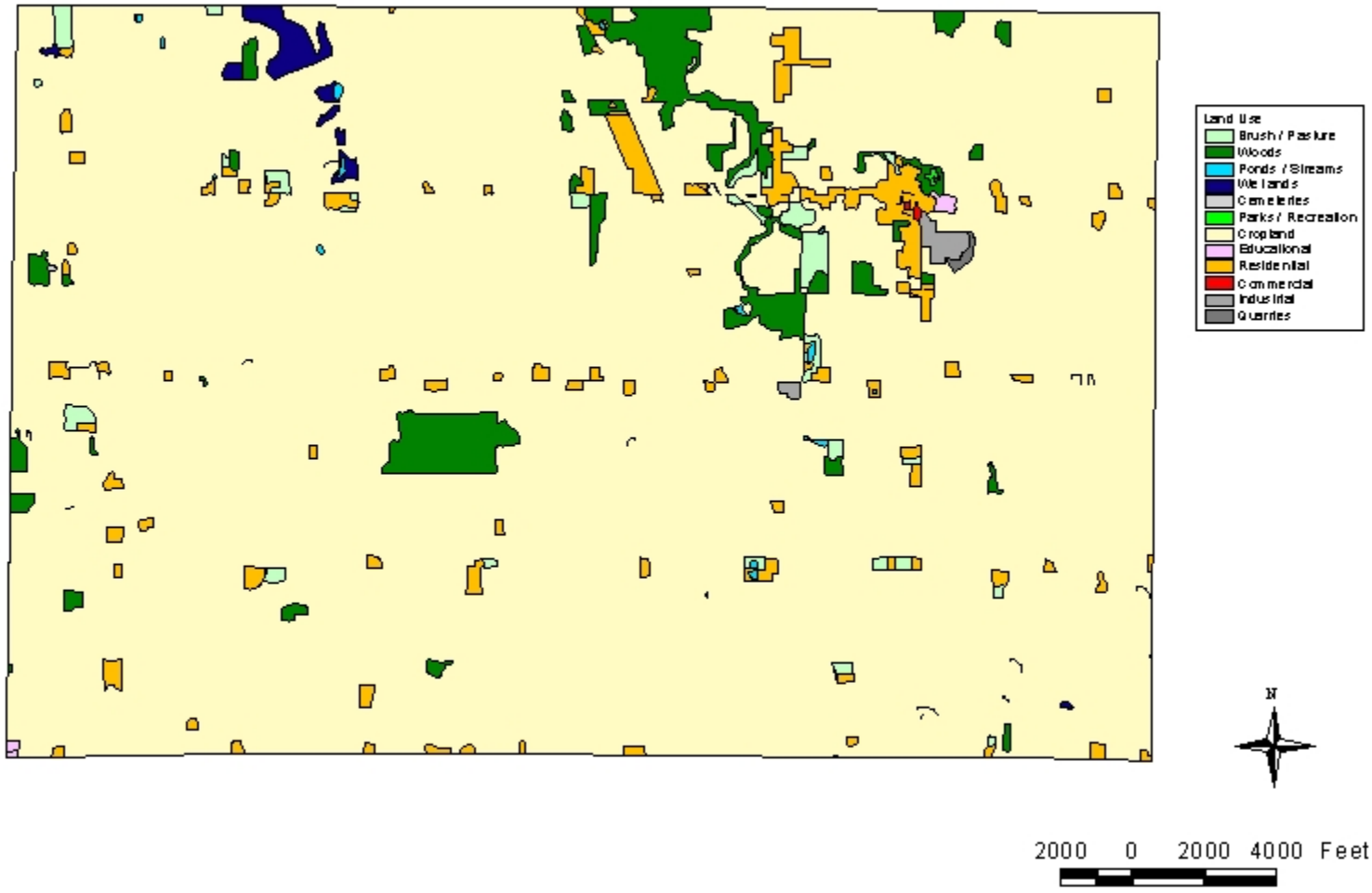


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 47

Salt RockTownship and Morral Village Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 27
Salt Rock Township and Morral Village Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	319.08	430.34	111.25	34.87
Commercial	5.37	3.10	-2.27	-42.23
Industrial	41.83	32.01	-9.81	-23.46
Brush / Pasture	117.51	140.61	23.11	19.66
Woods	535.88	521.51	-14.37	-2.68
Ponds / Streams	13.60	14.66	1.06	7.77
Wetlands	33.24	78.39	45.15	135.82
Parks	2.04	2.04	0.00	0.00
Cemeteries	0.79	0.79	0.00	0.00
Cropland	14591.01	14434.80	-156.21	-1.07
Educational	7.90	10.00	2.10	26.52
Quarries	5.99	5.99	0.00	0.00

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 2.0 to 2.8 percent of the township's total land area in 1995 and 2009, respectively. Residential land use gained approximately 111 acres during the last 14 years resulting in a +34.87 percent change in this land use.

The fourth largest land use is brush / pasture. This land use experienced a gain in acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 0.8 to 0.9 percent of the township's total land area in 1995 and 2009, respectively. This land use increased by approximately 23 acres during the last 14 years representing a +19.66 percent change in this land use.

The remaining land use categories represent approximately one percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, one land use category experienced significant change from 1995 to 2009. The land use category in question is wetlands. This land use gained approximately 45 acres and experienced a change of +136 percent from 1995 to 2009.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period, the township experienced growth in residential and brush / pasture and a loss of cropland and woods.

Scott Township

Maps 48 and 49 show land use patterns in Scott Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 28 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 90.0 and 89.9 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 28 acres of crop land during the last 14 years which represents a -0.20 percent change in this land use.

Table 28
Scott Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	332.41	449.96	117.56	35.37
Commercial	6.56	7.69	1.13	17.17
Brush / Pasture	302.55	239.61	-62.94	-20.80
Woods	735.49	738.75	3.26	0.44
Ponds / Streams	11.09	13.34	2.25	20.30
Wetlands	131.46	129.83	-1.62	-1.24
Undeveloped	1.37	1.37	0.00	0.00
Cemeteries	1.89	1.89	0.00	0.00
Cropland	14052.55	14024.57	-27.99	-0.20
Religious	1.52	1.52	0.00	0.00
Military	31.07	0.00	-31.07	-100.00
Utilities	6.76	6.19	-0.57	-8.48

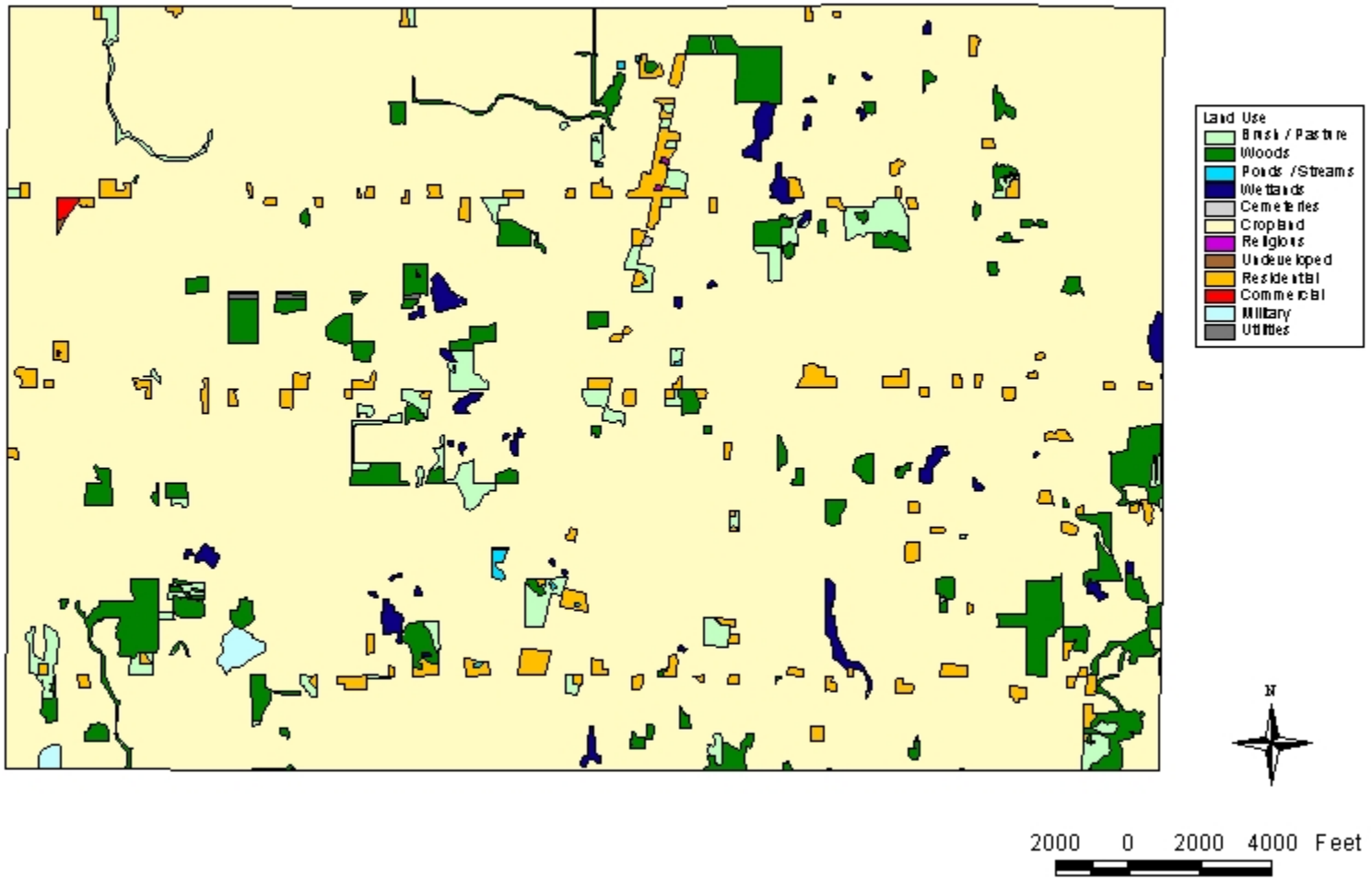
The second largest land use is woods. Woods occupied approximately 4.7 percent of the township's total land area in both 1995 and 2009. From 1995 to 2009, the township experienced a gain of approximately 3.26 acres of woods representing a +0.44 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 2.1 and 2.9 percent of the township's total land area in 1995 and 2009. Residential land use gained approximately 118 acres during the last 14 years representing a +35.37 percent change in this land use.

The fourth largest land use is brush / pasture. This land use experienced a loss in acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 1.9 and 1.5 percent of the township's total land area in 1995 and 2009, respectively. This land use lost approximately 63 acres during the last 14 years representing a -20.80 percent change in this land use.

Map 48

Scott Township Land Use, 1995

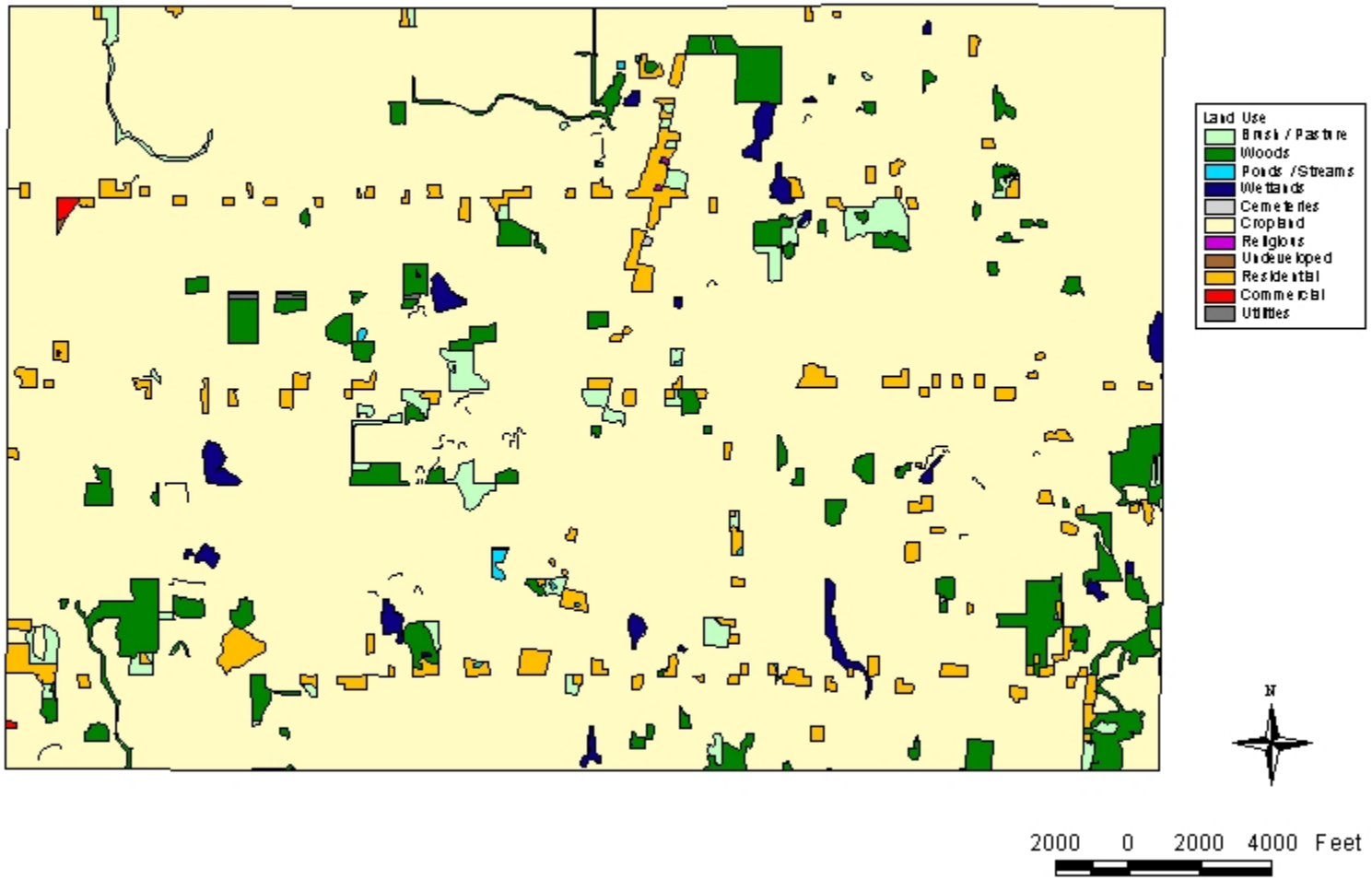


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 49

Scott Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

The remaining land use categories represent approximately one percent of the township's land area in both time periods. Incorrect coding by ODNR in 1995 indicated there were approximately 32 acres for military land use. This is incorrect and was corrected in the 2009 land use data. All other remaining land use categories were fairly stable with no major losses or gains in acreage across the 14-year time period.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced growth in residential and woods and a loss of cropland and brush / pasture.

Tully Township

Maps 50 and 51 show land use patterns in Tully Township in 1995 and 2009. A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 29 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 80.0 and 78.8 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 166 acres of crop land during the last 14 years which represents a -1.54 percent change in this land use.

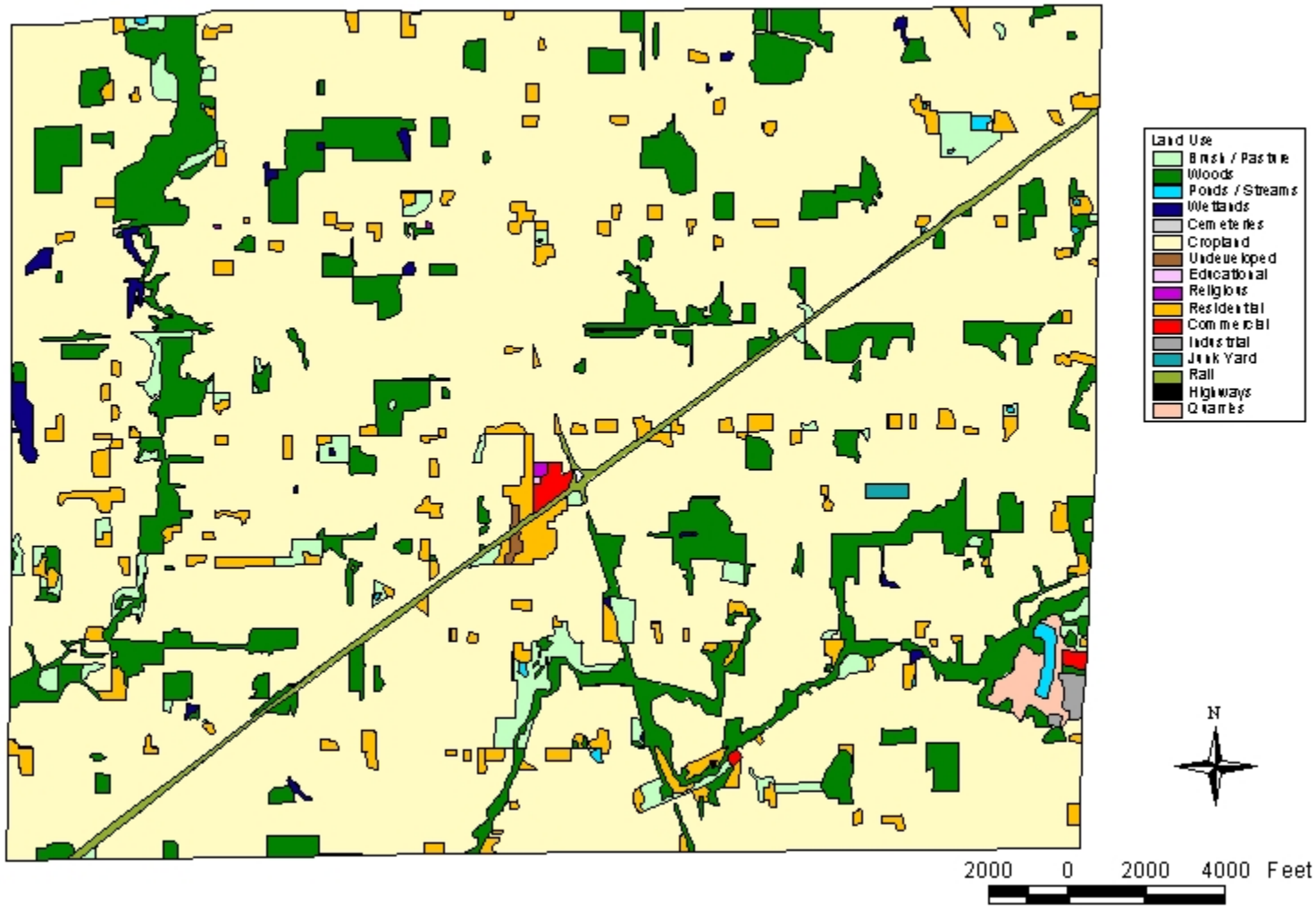
Table 29
Tully Township Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	478.83	651.55	172.72	36.07
Commercial	25.32	26.95	1.64	6.46
Industrial	15.21	15.21	0.00	0.00
Brush / Pasture	289.41	306.89	17.48	6.04
Woods	1603.04	1567.20	-35.84	-2.24
Ponds / Streams	26.33	10.17	-16.16	-61.39
Wetlands	61.26	58.96	-2.30	-3.75
Undeveloped	8.83	8.83	0.00	0.00
Cemeteries	0.55	0.55	0.00	0.00
Cropland	10751.29	10585.22	-166.08	-1.54
Educational	1.06	1.06	0.00	0.00
Religious	3.74	1.05	-2.70	-72.09
Rail	108.61	108.61	0.00	0.00
Utilities	2.59	2.59	0.00	0.00
Quarries	53.19	94.34	41.14	77.35

The second largest land use is woods. Woods occupied approximately 11.9 and 11.7 percent

Map 50

Tully Township Land Use, 1995

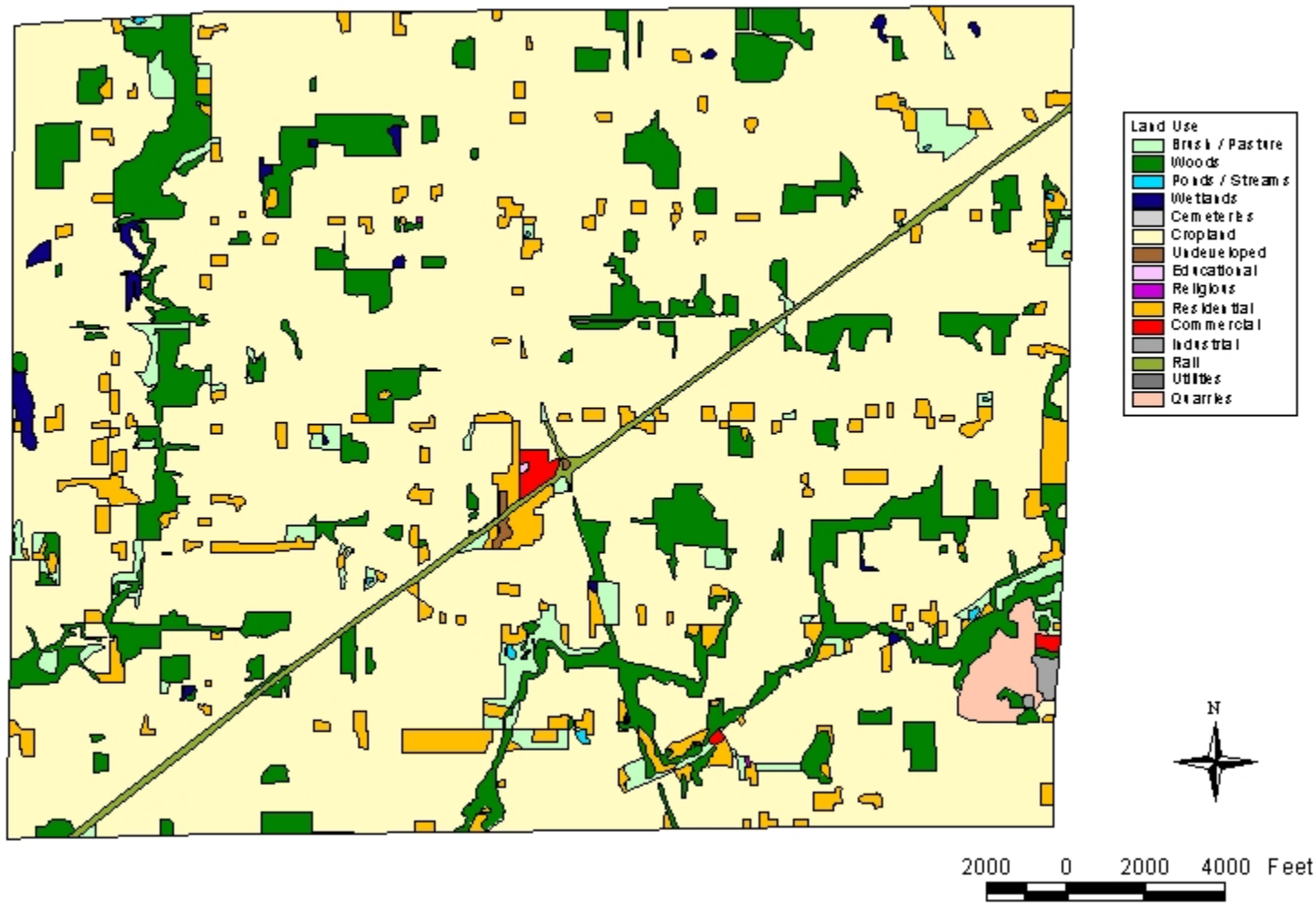


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 51

Tully Township Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 36 acres of woods representing a -2.24 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 3.6 and 4.9 percent of the township's total land area in 1995 and 2009, respectively. Residential land use gained approximately 173 acres during the last 14 years representing a +36.07 percent change in this land use.

The fourth largest land use is brush / pasture. This land use experienced a gain in acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 2.2 and 2.3 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 17 acres during the last 14 years representing a +6.04 percent change in this land use.

The remaining land use categories represent approximately 2.3 percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to minor growth and loss with respect to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, three land use category experienced significant change from 1995 to 2009. The land use categories in question are ponds / streams, religious, and quarries. Ponds / streams land use lost approximately 16 acres and experienced a change of -61.39 percent from 1995 to 2009. Religious land use lost approximately 3 acres resulting in a -72.09 percent change. Quarries experienced growth of approximately 41 acres resulting in a +77.35 percent change. The change in quarries is due to the expansion of the Glen Gery Brick company.

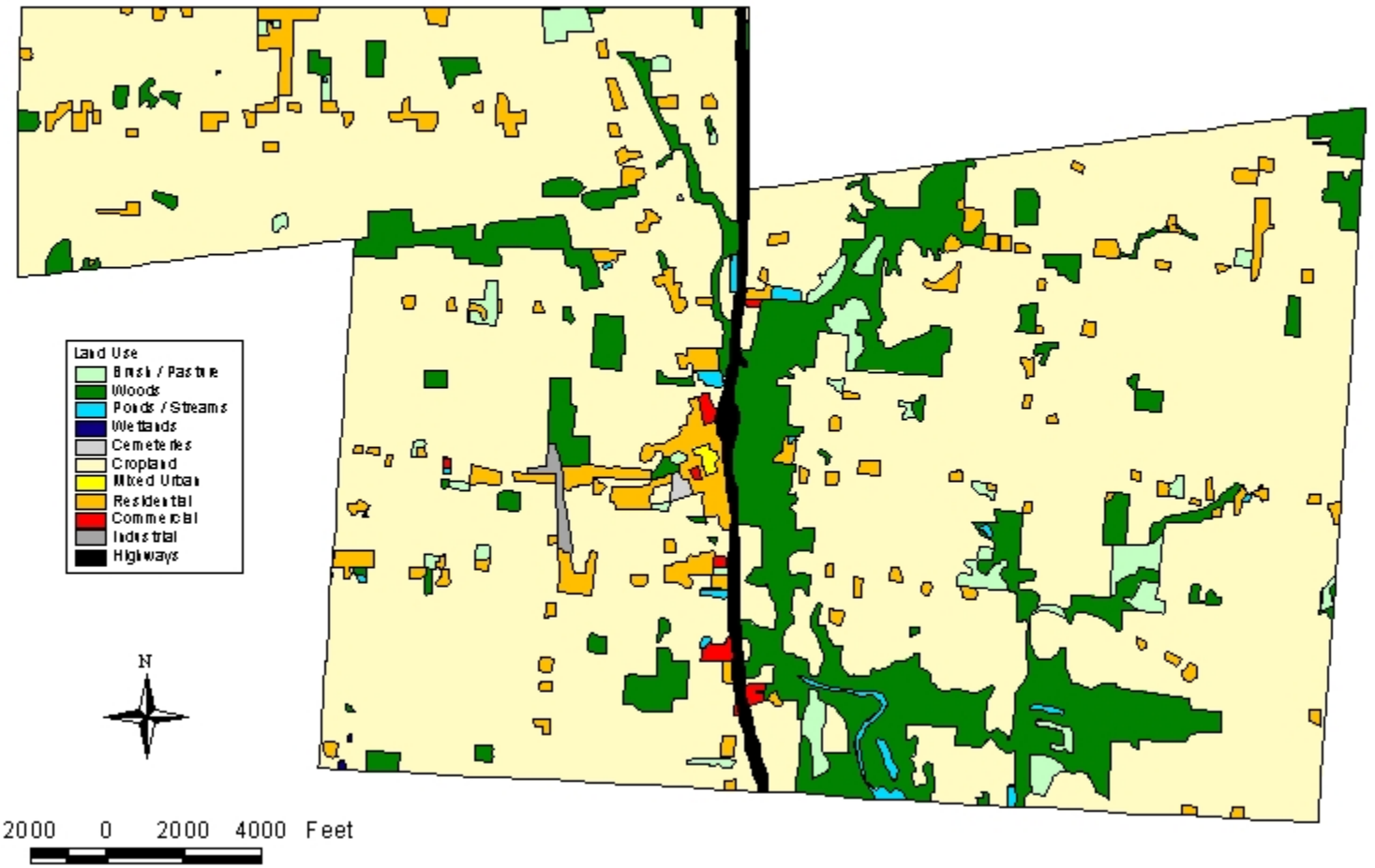
Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period the township experienced growth in residential and brush / pasture and a loss of cropland and woods.

Waldo Township and Waldo Village

Maps 52 and 53 show land use patterns in Waldo Township in 1995 and 2009. For the purposes of description, both the township and village will be referred to as the "township". A visual examination of both maps indicates the dominate land use pattern across the 14-year time period is cropland. Other prevalent land uses include woods, residential, and brush / pasture. Table 30 shows data by land use type and acreage for 1995 and 2009. Data indicates cropland occupied approximately 78.2 and 76.5 percent of the township's total land area in 1995 and 2009, respectively. The township experienced a loss of approximately 207 acres of crop land during the last 14 years which represents a -2.19 percent change in this land use.

Map 52

Waldo Township and Waldo Village Land Use, 1995

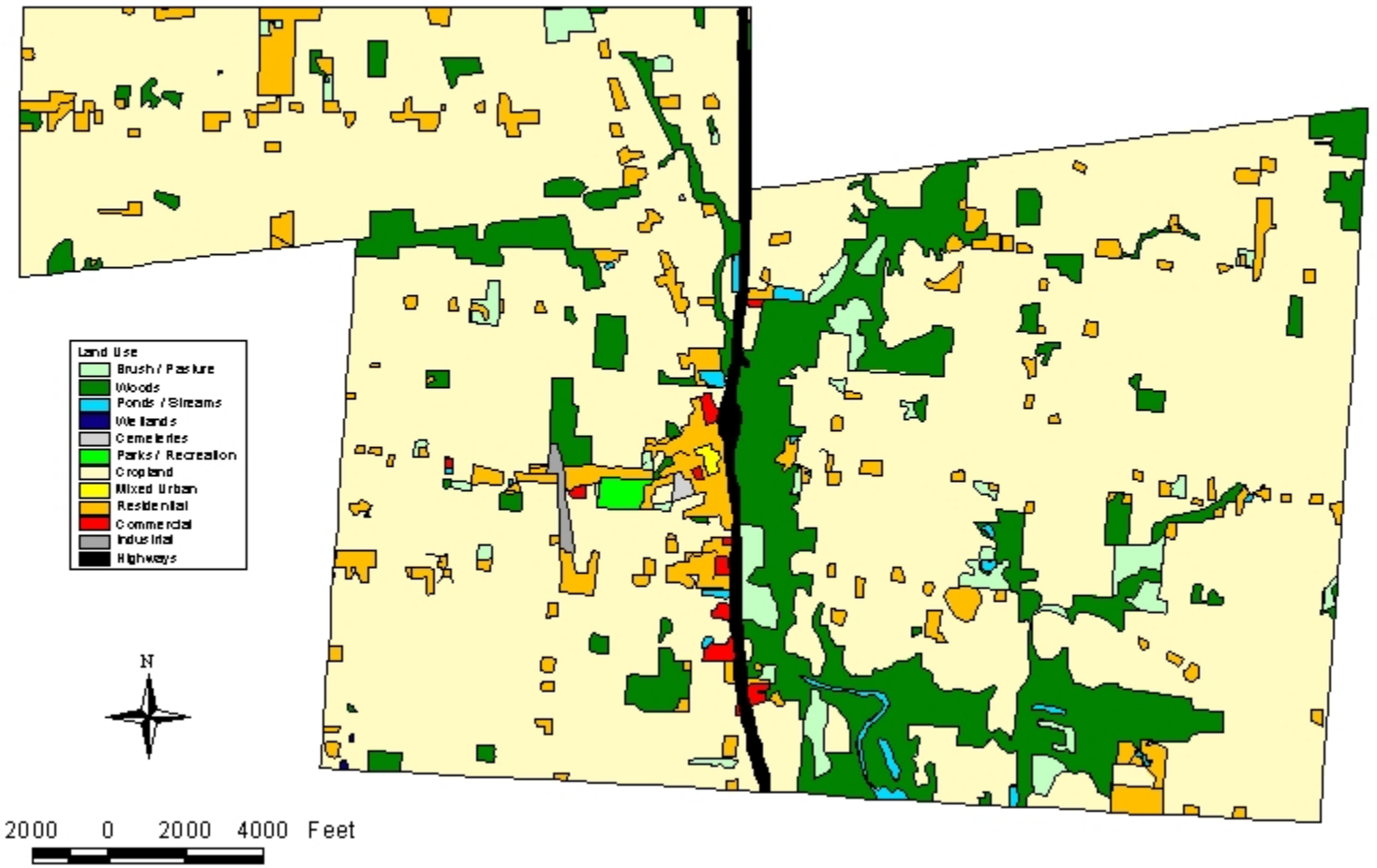


Prepared By: Marion County Regional Planning Commission

Source: ODNR, Land Use / Land Cover, Marion County, 1995

Map 53

Waldo Township and Waldo Village Land Use, 2009



Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009

Table 30
Waldo Township and Waldo Village Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	534.07	695.03	160.96	30.14
Commercial	27.01	36.21	9.20	34.06
Industrial	20.12	18.47	1.65	-8.19
Mixed Urban	6.45	6.45	0.00	0.00
Brush / Pasture	231.69	267.16	35.47	15.31
Woods	1619.18	1597.90	-21.28	-1.31
Ponds / Streams	53.58	56.48	2.90	5.41
Wetlands	1.36	1.36	0.00	0.00
Cemeteries	7.73	7.73	0.00	0.00
Parks / Recreation	0.00	21.57	21.57	-
Cropland	9462.92	9255.75	-207.17	-2.19
Highways	130.74	130.74	0.00	0.00

The second largest land use is woods. Woods occupied approximately 13.4 and 13.2 percent of the township's total land area in 1995 and 2009, respectively. From 1995 to 2009, the township experienced a loss of approximately 21 acres of woods representing a -1.31 percent change in this land use.

The third largest land use is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 4.4 and 5.8 percent of the township's total land area in 1995 and 2009, respectively. Residential land use gained approximately 161 acres during the last 14 years representing a +30.14 percent change in this land use.

The fourth largest land use is brush / pasture. This land use experienced a gain in acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 1.9 and 2.2 percent of the township's total land area in 1995 and 2009, respectively. This land use gained approximately 35 acres during the last 14 years representing a +15.31 percent change in this land use.

The remaining land use categories represent approximately 2.2 percent of the township's land area in both time periods. The majority of remaining land use categories experienced no growth to moderate growth and loss with respect to percent change from 1995 to 2009.

Overall, land uses across the township have remained relatively stable from 1995 to 2009. During this time period, the township experienced growth in residential and brush / pasture and a loss of cropland and woods.

Countywide Land Use Patterns

The above land use data by individual township was utilized to develop Table 31 which shows countywide land use patterns. A review of Table 31 indicates the top eight land uses in the county by size include cropland, woods, residential, brush / pasture, wetlands, industrial, commercial, and parks / recreation. These results should come as no surprise based on the above analysis of land use patterns by individual township.

Table 31
Marion County Land Use Data, 1995 and 2009

Land Use	1995 Acres	2009 Acres	Gain/Loss in Acres from 1995 to 2009	Percent Change from 1995 to 2009
Residential	14,732.57	18,031.53	3,298.96	22.39
Commercial	1,225.95	1,413.86	187.91	15.33
Industrial	1,624.06	1,797.03	172.97	10.65
Brush / Pasture	5,093.77	5,022.54	-71.23	-1.40
Woods	22,523.11	21,307.65	-1,215.46	-5.40
Ponds/Streams	737.80	872.14	134.34	18.21
Wetlands	1,379.92	3,177.53	1,797.61	130.27
Cemeteries	381.36	383.39	2.03	0.53
Parks / Recreation	970.60	1,183.37	212.77	21.92
Cropland*	206,819.86	201,494.19	-5,325.67	-2.58
Educational	441.28	831.42	390.14	88.41
Religious	63.99	136.11	72.12	112.70
Utilities	91.12	126.90	35.78	39.27
Mixed Urban	310.54	302.32	-8.22	-2.65
Transitional Areas	0.00	36.43	36.43	-
Landfills*	117.27	117.27	0.00	0.00
Airport	195.42	195.40	-0.02	-0.01
Railroad	501.40	501.40	0.00	0.00
Highway	727.58	725.72	-1.86	-0.26
Quarries	212.16	276.97	64.81	30.55
Undeveloped	174.63	323.80	149.17	85.42
Correctional	254.71	350.72	96.01	37.69
Borrow Pits	7.58	0.00	-7.58	-100.00
Junkyard	9.56	9.56	0.00	0.00

* Corrected totals due to ODNR incorrect land use coding on the 1995 Marion County Land Use / Land Cover Map

Data indicates cropland is the dominate land use pattern in the county. Cropland occupied approximately 80.0 and 77.9 percent of the county's total land area in 1995 and 2009, respectively. The county experienced a loss of approximately 5,326 acres of cropland during the last 14 years which represents a -2.58 percent change in this land use.

The second largest land use in the county is woods. Woods occupied approximately 8.7 and 8.2 percent of the county's total land area in 1995 and 2009, respectively. From 1995 to 2009, the county experienced a loss of approximately 1,215 acres of woods representing a -5.40 percent change in this land use.

The third largest land use countywide is residential. Residential land use experienced growth from 1995 to 2009. Data indicates residential land use comprised approximately 5.7 and 7.0 percent of the county's total land area in 1995 and 2009, respectively. Residential land use gained approximately 3,299 acres during the last 14 years representing a +22.39 percent change in this land use.

The fourth largest land use in the county is brush / pasture. This land use experienced a slight loss in acreage from 1995 to 2009. Data indicates brush / pasture comprised approximately 2.0 and 1.9 percent of the county's total land area in 1995 and 2009, respectively. This land use lost approximately 71 acres during the last 14 years representing a -1.40 percent change in this land use.

The fifth and sixth largest land uses in the county are industrial and wetlands. Both land uses experienced growth from 1995 to 2009. Data indicates industrial land use comprised approximately 0.6 and 0.7 percent of the county's total land area in 1995 and 2009, respectively. This land use gained approximately 173 acres during the last 14 years representing a +10.65 percent change in this land use. Wetlands land use occupied approximately 0.5 and 1.2 percent of the county's total land area in 1995 and 2009, respectively. Wetlands gained approximately 1,798 acres during the last 14 years representing a +130.27 percent change in this land use.

The seventh largest land use in the county is commercial. Commercial land use occupied approximately 0.5 percent of the county's total land area in both 1995 and 2009. From 1995 to 2009, the county experienced a gain of approximately 188 acres of commercial land use representing a +15.33 percent change in this land use.
The eight largest land use countywide is parks / recreation. This land use experienced growth from 1995 to 2009. Data indicates parks / recreation land use comprised approximately 0.3 and 0.4 percent of the county's total land area in 1995 and 2009, respectively. This land use gained approximately 124 acres during the last 14 years representing a +15.09 percent change in this land use.

The remaining land use categories represent approximately two percent of the county's land area in both time periods. Seven of remaining land use categories were fairly stable with regard to percent change from 1995 to 2009. However, although relatively minor in terms of total acreage, eight of the remaining land use category experienced moderate to significant change from 1995 to 2009.

Overall, countywide land use patterns over the course of the last 14 years exhibit

trends similar to those at the individual township level. Data reveals the two fastest growing land uses are residential and wetlands. In addition, commercial, industrial, and parks and recreation land uses experienced minor growth. Conversely, the land use to that lost the greatest amount of acreage is cropland. Other land uses that experienced minor losses include woods and brush / pasture.

Minor and Major Subdivisions

Tables 32 through 35 contain information of minor and major subdivisions by acreage, land use type, and location. These data were available from the mid 1970s through the fall of 2008. Few minor or major subdivisions have occurred since the fall of 2008 due to the current state of the economy. It should be noted that by state law, most land divisions five acres or larger are exempt from Regional Planning Commission review. Thus, the minor land division data contained in the following table typically reflects minor land divisions under five acres in size.

Minor Land Divisions

Townships:

Table 32 data indicates the most prevalent land use type with regard to total acreage is residential new home construction. Data indicates Pleasant, Richland, and Claridon Townships had the largest amount of acreage for new home construction. Combined these three townships accounted for approximately 39 percent of the total acreage for minor land divisions involving new home construction across all townships. The second and third largest land use types by total acreage are related to existing homes (i.e. farm house divided off of farm ground) and sales between adjoining owners, respectively. Together these three land use types account for approximately 91 percent of the total acreage related to all minor land division within the townships.

Table 32
Minor Land Divisions by Subdivision and Land Use Type
Mid1970s to Fall of 2008

Subdivision	Apartment (acres)	Cemetery (acres)	Church (acres)	Commercial (acres)	Government (acres)	Industrial (acres)	Office (acres)	Residential Existing (acres)	Residential New (acres)	Sale Between Adjoining Owners (acres)	School / Non-Profit / Other (acres)	Utilities (acres)	**TOTAL (acres)**
Big Island Township			0.35					203.57	241.14	29.69			474.75
Bowling Green Township								93.52	132.55	12.03			238.10
Claridon Township		0.20	3.00	28.76	11.62	17.95		66.87	363.06	66.32		3.74	561.52
Grand Township						4.40		36.17	112.27	18.74			171.57
Grand Prairie Township				5.73				78.97	217.63	62.22		2.50	367.04
Green Camp Township								76.33	187.88	38.27	2.09		304.58
Marion Township	19.72	0.88	4.00	222.72	5.88	78.98	3.93	60.03	204.36	125.73	20.67	6.58	753.47
Montgomery Township.		2.40				1.92		100.41	237.27	25.87			367.87
Pleasant Township			4.66	19.89	5.27	8.82		115.47	566.46	150.95		19.87	891.39
Prospect Township	2.28				0.90	4.13		96.80	227.31	45.14			376.56
Richland Township			4.73	1.15				106.45	538.57	28.69		7.20	686.80
Salt Rock Township								34.26	83.65	12.61		2.77	133.29
Scott Township				3.49				76.35	116.26	17.70	2.16		215.95
Tully Township				1.64				19.04	344.19	48.96		1.00	414.83
Waldo Township		4.00		19.00		0.24		69.85	215.87	31.53		25.80	366.28
TOTAL (ac.)	22.00	7.48	16.74	302.38	23.67	116.43	3.93	1234.07	3788.46	714.44	24.92	69.45	6323.97
Caledonia Villlage					32.20				5.14	1.36			38.70
Green Camp Village										0.06			0.06
LaRue Village													
Marion City	6.61		1.35	44.46	6.04	54.41		8.48	127.35	36.53		1.40	286.61
Morral Village										6.05			6.05
New Bloomington Village													
Prospect Village				1.11	0.17			0.56	6.92	0.12			8.88
Waldo Village								2.71	3.63			1.37	7.71
TOTAL (ac.)	6.61		1.35	45.56	38.40	54.41		11.75	143.04	44.12		2.77	348.02

SOURCE: Marion County Regional Planning Commission

Total minor land division acreage by township indicates Pleasant, Marion, Richland, and Claridon Townships had the largest amount of acreage involving minor land divisions. Combined, approximately 46 percent of all acreage related to minor land divisions occurred in these townships. The dominant land use type within the townships of Pleasant, Richland, and Claridon, is new home construction which accounted for 64, 78, and 65 percent respectively, of all minor land division acreage. Within Marion Township new housing construction and commercial development accounted for 27 and 30 (57 percent total) percent respectively, of all minor land division total acreage.

Villages and Marion City:

As noted above for the townships, the dominate minor land division land use type with regard to total acreage in the villages and Marion City is residential new home construction. Data indicates Caledonia, Marion City, Prospect, and Waldo all experienced new home construction. However, the majority of these land divisions occurred in Marion City which accounted for approximately 89 percent of the total acreage associated with minor land divisions for new home construction. The second and third largest land use types by total acreage are related to industrial and commercial development, respectively. All industrial land divisions and the majority of the commercial land divisions occurred in Marion City. Together these three types of minor land divisions accounted for approximately 70 percent of the total acreage related to all minor land divisions within Marion City and the villages.

Total minor land division acreage by city and village indicates Marion City and Caledonia Village had the largest amount of acreage involving minor land divisions. Combined, these two subdivisions accounted for approximately 93 percent of all acreage related to minor land divisions. New home construction accounted for approximately 44 percent of all minor land division total acreage within Marion City while a new county park accounted for approximately 83 percent of all minor land division total acreage in Caledonia Village.

Major Land Divisions (Subdivisions)

Townships:

Table 33 indicates major land divisions were located in only four townships: Claridon, Grand Prairie, Marion, and Pleasant. Residential development for new detached single-family homes is the most prevalent type of major land

Table 33
Major Land Divisions by Subdivision and Land Use Type
Mid1970s to Fall of 2008

Subdivision	Apartment (acres)	Commercial (acres)	Condominium (acres)	Industrial (acres)	Manufactured Home Park (acres)	Nursing Home (acres)	Office (acres)	Residential (acres)	Road R/W Only - Commercial, Office, Industrial Uses (acres)	**TOTAL (acres)**
Big Island Township										
Bowling Green Township										
Claridon Township		96.85	24.66	37.48	4.43			60.28	4.26	227.96
Grand Township										
Grand Prairie Township								30.73		30.73
Green Camp Township										
Marion Township	47.28	137.65	38.32	37.21		5.68		241.34	18.62	526.10
Montgomery Township										
Pleasant Township			30.70				6.50	451.48		488.68
Prospect Township										
Richland Township										
Salt Rock Township										
Scott Township										
Tully Township										
Waldo Township										
TOTAL (ac.)	47.28	234.50	93.68	74.69	4.43	5.68	6.50	783.83	22.88	1273.47
Caledonia Village										
Green Camp Village										
LaRue Village										
Marion City	16.02	25.88	38.85	383.31	50.00	6.27	8.46	269.18	4.81	802.78
Morral Village										
New Bloomington Village										
Prospect Village								6.56		6.56
Waldo Village										
TOTAL (ac.)	16.02	25.88	38.85	383.31	50.00	6.27	8.46	275.74	4.81	809.34

SOURCE: Marion County Regional Planning Commission

division. This type of major land division was developed in all four of the townships. A review of Table 32 indicates Pleasant (58%) and Marion Townships (31%) experienced the bulk of this type of development. Combined these two townships had 89 percent of the total acreage utilized for construction of new detached single-family homes in major land divisions. Other significant land use types by total acreage include commercial, condominium, and industrial development. Commercial and Industrial developments were located in Marion and Claridon Townships while condominium developments were located in Claridon, Marion, and Pleasant Townships.

Total major land division acreage by township indicates Marion, Pleasant, and Claridon Townships had the largest amount of acreage involving major land divisions. Combined, approximately 98 percent of all acreage related to major land divisions occurred in these townships. The dominant land use type within the townships of Pleasant and Marion is detached single-family home construction which accounted for 92 and 46 percent respectively, of all major land division total acreage within each township. In Claridon Township, detached single-family home construction and commercial development accounted for 26 and 42 percent respectively, of all major land division total acreage in the township.

Villages and Marion City:

Table 33 indicates the majority of major land divisions developed in municipalities are located in Marion City. Within the city, the dominant land use type is industrial development which accounted for approximately 48 percent of all major land division acreage. Another significant major land division type in Marion City is residential development for detached single-family home construction which accounted for approximately 34 percent of all major land division acreage. Combined, these two land use types accounted for approximately 82 percent of all acreage related to major land divisions in Marion City.

Residential Unit Development Full Build Out by Land Division (Subdivision)

New housing unit development by minor and major land division and location is shown in Table 34. The data in this table assumes full build out of every minor and major land division approved by the Regional Planning Commission. As one would expect based on the above information, the areas of the county that experienced the greatest number of new housing units over the course of the last 33 years are the townships of Marion, Pleasant, and Claridon and Marion City.

Table 34
Minor and Major Land Division Residential Dwelling Unit Development by Subdivision
Mid1970s to Fall of 2008

Subdivision	Minor Land Division Residential Dwelling Units	Major Land Divisions Residential Dwelling units	Total Residential Dwelling Units
Big Island Township	109		109
Bowling Green Township	34		34
Claridon Township	128	277	405
Grand Township	29		29
Grand Prairie Township	95	51	146
Green Camp Township	105		105
Marion Township	112	1,135	1,247
Montgomery Township	86		86
Pleasant Township	315	630	945
Prospect Township	145		145
Richland Township	185		185
Salt Rock Township	28		28
Scott Township	38		38
Tully Township	50		50
Waldo Township	91		91
TOTAL	1,550	2,093	3,643
Caledonia Village	2		2
Green Camp Village			
LaRue Village			
Marion City	164	1,340	1,504
Morral Village			
New Bloomington Village			
Prospect Village	5	11	16
Waldo Village	1		1
TOTAL	6	11	17

SOURCE: Marion County Regional Planning Commission

Table 35
Percent of Subdivision Land Area Related to Minor and Major Land Divisions
Mid1970s to Fall of 2008

Subdivision	Total Minor and Major Land Division Acres	Subdivision Land Area Acres	Percent of Political Subdivision Land Area related to Minor and Major Subdivisions
Big Island Township	474.75	22,029.00	2.16%
Bowling Green Township	238.10	17,600.00	1.35%
Claridon Township	789.48	22,887.00	3.45%
Grand Township	171.57	11,520.00	1.49%
Grand Prairie Township	397.77	15,360.00	2.59%
Green Camp Township	304.58	15,612.00	1.95%
Marion Township	1,279.57	15,520.00	8.24%
Montgomery Township	367.87	17,526.00	2.10%
Pleasant Township	1,380.07	18,624.00	7.41%
Prospect Township	376.56	15,887.00	2.37%
Richland Township	686.80	23,040.00	2.98%
Salt Rock Township	133.29	13,685.00	0.97%
Scott Township	215.95	15,360.00	1.41%
Tully Township	414.83	13,651.00	3.04%
Waldo Township	366.28	13,287.00	2.76%
Caledonia Village	38.70	153.00	25.29%
Green Camp Village	0.06	228.00	0.03%
LaRue Village	0.00	300.00	0.00%
Marion City	1,089.39	7,520.00	14.49%
Morral Village	6.05	1,675.00	0.36%
New Bloomington Village	0.00	286.00	0.00%
Prospect Vilage.	15.44	446.00	3.46%
Waldo Village	7.71	364.00	2.12%

SOURCE: Marion County Regional Planning Commission

An average housing unit density was calculated based on the total number of housing units and acreage consumed by both minor and major land divisions. Claridon and Pleasant Townships had an average housing unit density of approximately 1.11 acres per dwelling unit. As should be no surprise, Marion Township and Marion City have a greater housing density than Claridon or Pleasant Townships. In this instance, Marion Township had a housing unit density of 0.44 acres per dwelling unit while Marion City had a housing unit density of 0.30 acres per dwelling unit.

Percent of Subdivision Land Area Related to Minor and Major Land Divisions

The percent of subdivision land area related to minor and major land divisions in shown in Table 35. For the most part, minor and major land divisions typically comprised a relatively small percentage (approximately one to 3.45 percent) of the majority of individual township total land areas. However, Marion and Pleasant

Townships experienced a slightly higher percentage of their total land area involved with minor and major land divisions. In this instance, Marion and Pleasant Townships had approximately 8.24 and 7.41 percent of their total land areas respectively, involved with minor and major land divisions.

With regard to Marion City and the villages, data indicates LaRue and New Bloomington Villages did not experience any minor or major land divisions. Minor and major land divisions within Green Camp, Morral, Waldo, and Prospect Villages comprised relatively minor percentages (approximately 0.3 to 3.46 percent) of the village total land areas.

Caledonia Village and Marion City had moderate percentages of approximately 25 to 14 percent respectively, of their land areas involved with minor and major land divisions. Data indicates Caledonia did not have any major subdivisions only minor land divisions. The large percentage of the village land area involved with minor land divisions can be attributed to a new 32.2 acre county park created on the east side of the village. Over the past 33 years, Marion City has experienced a number of minor and major land divisions involving new development as well as numerous annexations.

Summary

Overall, countywide land use trends over the course of the last 14 years indicate the subdivisions that experienced the most growth are Marion City, Marion Township, Claridon Township, Pleasant Township, and Richland Township. With regard to land uses, the two fastest growing land uses are residential and wetlands. In addition, commercial, industrial, and parks and recreation land uses experienced minor growth. Conversely, the land use that lost the greatest amount of acreage is cropland. Other land uses that experienced minor acreage loss include woods and brush / pasture.

The majority of past growth involving minor and major subdivisions in Marion County has taken place in Marion City, Marion Township, northern Pleasant Township, western Claridon Township, Richland Township, and in the southeast corner of Grand Prairie Township in Grandview Estates. Given the availability of water and sanitary sewer systems (and plans for future sanitary sewer system extension in northern Pleasant Township) growth should continue in these areas.

In addition, growth may be experienced in Waldo Village and the surrounding township area when the new village sanitary sewer system is constructed in the near future. Waldo Village's location in southern Marion County and proximity to U.S. 23 may make this area an appealing bedroom community for those who work in Delaware or Franklin Counties but want a more small town or rural home environment.

CHAPTER IV
LAND USE NEEDS

In this chapter we are concerned with commenting on major land use needs including residential, agricultural, commercial, industrial, public and private recreation, open space and to a lesser extent, institutional, public and semi-public needs. Map 54 shows vacant or underutilized land by zoning classification within 1,000 feet of a sanitary sewer service area. For the purposes of this report, these areas are considered the most desirable areas for future growth in the county. In this instance, only large tracks of land with access or potential access to public streets were considered in determining what land was considered vacant or underutilized. It should be noted the land identified for development on Map 54 is by no means a complete inventory of all land with development potential in the county. For example, individual vacant lots within Marion City or the villages were not included in the developable land calculations. Thus, this map is fairly conservative with regard to the total land area in the county that may be potentially developed.

A review of Map 54 reveals the majority of developable land resides within Marion Township, Pleasant Township, and Claridon Township. In addition, Marion City and the villages of La Rue, New Bloomington, Green Camp, Prospect, and Caledonia have some areas within their boundaries that can be developed for various land uses.

RESIDENTIAL NEEDS

An increasing use of land is for new single-family homes and other housing unit types in which people live. Having adequate land to build affordable housing units is an important prerequisite for the health of a local economy.

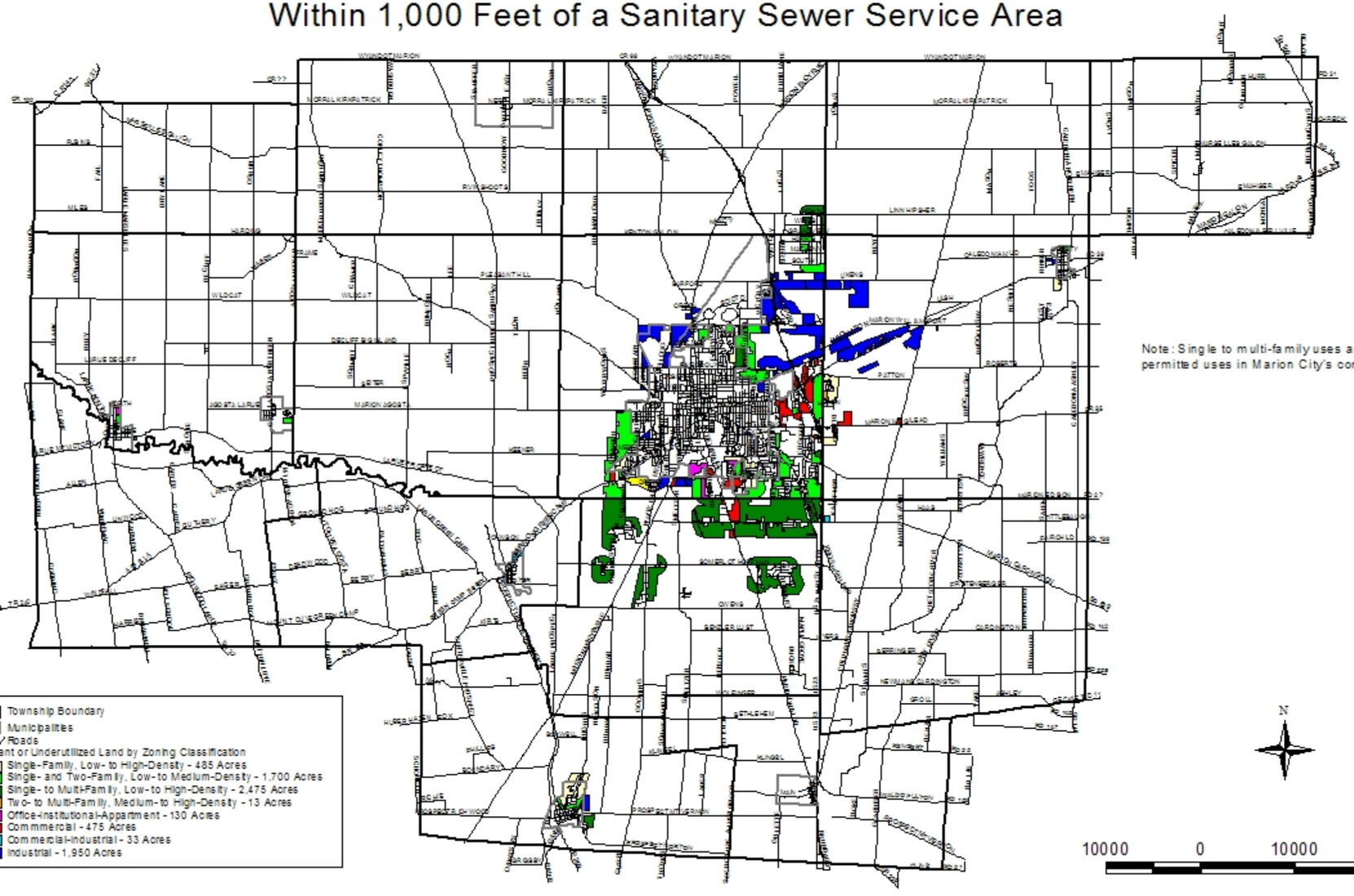
Single-Family

In order to project future single-family home land use needs several factors need to be considered such as previous single-family home land use trends, past and projected county population trends, new replacement housing for demolished housing, average household size, age of housing, and the amount of land available for single-family home use.

For the purposes of this report, past population and single-family home land use trends will focus on the time period of 1980 to the fall of 2008. During this time period, the county population remained fairly stable ranging in size from 67,974 in 1980 to a projected population of 65,608 in 2008 (American Community Survey - 3 Year Estimates 2006-2008, U.S Census Bureau). In addition, single-family housing trends during this period are considered to be more reflective of possible future single-family home land use needs. Prior to 1980 the county experienced substantial population, economic, and housing growth which is not typical of population, economic, or housing trends since 1980.

Map 54

Developable Land by Zoning Classification
Within 1,000 Feet of a Sanitary Sewer Service Area



Note: Single to multi-family uses are also permitted uses in Marion City's commercial Districts.

Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010, Marion County Regiona Planning Commision Zoning Data

In the time period from 1980 through the fall of 2008, approximately 2,674 acres of land were converted mostly from farmland into an estimated 2,891 lots for single-family homes. This constitutes approximately 4.2 square miles of land. Table 36 below shows minor and major land divisions involving new single-family homes and the amount of acreage consumed by each type of land division.

Table 36
Land Used for Single-family Building Lots / Units
1980 Through the Fall of 2008

Type of Lot	Number of Lots / Units	Total Acreage Used	Average Acreage Used Per Lot
Minor Subdivisions	1,013	1,832	1.80
Major Subdivisions	1,878*	842	0.45
Total	2,891	2,674	

*Several recent major subdivisions are not fully built out with a single-family or home(s) developed on each lot or site (i.e. condominium development). Current estimates indicate another 484 single-family homes can be developed in these major subdivisions.

It is readily apparent that a wide variation exists between minor and major land divisions for residential land used per lot. Major land divisions consumed much less land per lot (figure above is gross acres including new streets, parks, drainage ponds, etc). Furthermore, many of these platted lots are commonly considered spacious suburban lots.

Minor land divisions which mostly occurred in the rural areas of the county consumed approximately 2.9 square miles of area for the development of 1,031 homes from 1980 to the fall of 2008. Conversely, major land divisions consumed approximately 1.3 square miles of area for the development of 1,878 homes during the same 28-year time period. One reason minor land divisions may have consumed large quantities of land over the years is due to Marion County Health Department minimum lot size requirements for on-site sewage treatment. The majority of minor land divisions in the county have occurred in rural areas lacking public water and sanitary sewer services. During the late 1970s and 1980s, the Marion County Health Department permitted new homes in the rural areas of the county to be developed on 0.5 acre lots. At that time, aerators with sand filters were the preferred method for on-site sewage treatment. During the mid- to late-1990s, sewage treatment policy changes occurred at the State Department of Health and the Marion County Health Department. Aerators with sand filters were no longer permitted and the preferred on-site sewage treatment method required leaching fields. These leaching fields are somewhat large depending on the size of the home and required a future replacement area site. In the late 1990s, the Marion County Health Department began to require a minimum lot size of one acre. In 2001, the Marion County Subdivision Regulations were amended to require a one

acre minimum lot size for lots with individual water wells and on-site sewage systems. Many townships with zoning also adopted this one acre lot area minimum.

From 1980 to the fall of 2008, an average total of 96 acres of land were consumed per year during this 28-year time period with the development of 86 new single-family homes each year. Of this total, minor land divisions comprised 65 acres with the development of 36 single-family homes while major subdivisions consumed 30 acres with the development of 50 single-family homes.

As noted above, the county population has remained fairly stable since 1980 ranging in size from 67,974 to a Census Bureau projected population of 65,608 in 2008 (American Community Survey 3-Year Estimates, 2006-2008, U.S. Census Bureau). Regional Planning Commission population estimates indicate the county will experience slow but steady population growth between 2010 and 2030. Estimates indicate a county population increase of approximately 882 residents during this 20-year period (65,851 in 2010 with the county population leveling out in 2025/2030 at approximately 66,714/66,734 residents).

According to the Census, the median year of construction for county housing units is 1958 (American Community Survey 3-Year Estimates, 2006-2008, U.S. Census Bureau). This means approximately 13,821 housing units of the county's total 27,643 housing units were constructed prior to 1958 (American Community Survey 3-Year Estimates, 2006-2008, U.S. Census Bureau). One factor to consider when attempting to project future single-family housing land use needs are the rates of demolition of older single-family homes to the rates of construction of new single-family housing units built to replace the demolished units. Data on housing unit demolition and new home construction on individual lots outside of major land divisions were obtained for Marion City, which has some of the oldest housing stock in the county, and was used to project demolitions for the entire county for the purposes of this report.

Data indicates an average of 18 homes a year were demolished in Marion City while an estimated 14 homes a year were demolished in the townships and villages from 2000 to 2009. During this same time period new housing unit construction on vacant individual lots in Marion City accounted for approximately 164 new housing units. The Residential Community Reinvestment Area program on the west and north sides of Marion City can be credited with the development of 12 new single-family housing units. Thus, housing unit demolition to replacement rates in Marion City were roughly one unit demolished to slightly less than one new single-family home replacement unit from 2000 to 2009.

Presently, the Neighborhood Stabilization Program is in effect and the goal of this program is to demolish 57 housing units (the majority of which are single-family units located in Marion City) in the County. However, because of aggressive implementation of this program and low bids the number of demolished housing units will likely reach 100. Ninety of which will probably be in Marion City and ten in the outlying townships and villages.

If the current demolition rate of 32 housing units a year is maintained in addition to the 100 housing units projected to be demolished under NSP, approximately 740 housing units (450 in Marion City and 290 in the county) will be removed the county's housing stock over the next 20 years. Given the current economic climate and the condition of the surround neighborhood housing stock, many of these demolished housing units in Marion City and the villages will be replaced in other existing build up areas.

For the purposes of this report, it will be assumed that one new single-family home will replace every three single-family homes that are demolished in Marion City and the county. Therefore, 150 new single-family homes will replace the estimated 450 housing units projected to be demolished in Marion City. Of the 290 housing units projected to be demolished in the county, 97 will be replaced with new single-family homes. Thus, a total of 247 new single family homes are assumed to be constructed as replacement units.

According to the Census Bureau, the average household size has decreased between 2000 and 2008. In 2000, an average of 2.5 people resided in each household (2000 Census) in the county. By 2008, the Census Bureau estimates this average to decrease to 2.45 persons per household (American Community Survey 3-Year Estimates, 2006-2008, U.S. Census Bureau). Another factor to consider with regard to household size is related to the elderly population within the County. Typically, these households are fairly small one to two person households. A review of the population pyramids for 2010 and 2030 indicates an increase in the county's elderly population (65 years of age and older) during this 20-year time period. In 2010, the elderly constituted approximately 14 percent of the county's projected population of 65,851. By 2030, the elderly comprise approximately 20 percent of the county's projected population of 66,734. This represents a +49 percent change from 2010 to 2030.

Based on the above data, projections, and assumptions, future single-family home land use needs are projected in Table 37. A total of 346 new single-family homes / units will be needed in the county by 2030 based on the current population projection, single-family home demolition and replacement rates, and undeveloped major land division lots / sites. However, the Mid-Ohio Regional Planning Commission (MORPC) is projecting a 450,000 population increase for the 12 counties they feel comprise the Central Ohio Region (Marion County being one of the 12 counties). MORPC attributes this increase in population to this region's abundance of water which is lacking in other parts of the country specifically the south and southwestern areas of the United States.

If MORPC is correct, most of the population growth will probably continue in Columbus and the surrounding urban areas. However, Marion County may experience some population growth. The two columns on the right side of Table 37 provide an example of how many new single-family homes / units would be needed if the county's projected population increase from 2010 to 2030 doubles from 882 to 1,764 residents. In this instance, a total of 899 new single-family homes / units would be needed.

Table 37
Future Single Family Home Land Use Needs
2010 to 2030

	Amount of Single-Family Housing Units Needed		Amount of Single-Family Housing Units Needed
Projected Population Increase of 882 between 2010 to 2030 Elderly Population 65 years of Age or Older is Projected to be 20% x 882 = 176 Housing Required for Elderly Population: 176 / 2 Persons Per Household = 88 Housing Units Housing Required for Balance of Population: 706 / 2.45 Persons Per Household = 288 Housing Units	376	Projected Population Doubles to 1,764 between 2010 to 2030 Elderly Population 65 years of Age or Older is Projected to be 20% x 1,764 = 353 Housing Required for Elderly Population: 353 / 2 Persons Per Household = 177 Housing Units Housing Required for Balance of Population: 1,411 / 2.45 Persons Per Household = 576 Housing Units	929
Demolition / Replacement Single- Family Homes Demolished Single-Family Units = 740 New Replacement Single-Family Homes in Existing Built Up Neighborhoods = 247 Total New Replacement Single-Family Housing Units Needed: 740 - 247 = 493	493	Demolition / Replacement Single- Family Homes Demolished Single-Family Units = 740 New Replacement Single-Family Homes in Existing Built Up Neighborhoods = 247 Total New Replacement Single-Family Housing Units Needed: 740 - 247 = 493	493
Existing and Recently Approved / Proposed Undeveloped Major Land Division Lots / Sites = 523	-523	Existing and Recently Approved / Proposed Undeveloped Major Subdivision Lots / Sites = 523	-523
Total Required New Single-Family Housing Units / Sites	869 - 523 = 346	Total Required New Single-Family Housing Units / Sites	1,422 - 523 = 899

As noted above, several factors could influence the need for future land for single-family homes such as changes in county population, single-family home demolition and replacement rates, and the local economy. Also, nationwide economic issues over the last two years have resulted in limited growth in the local single-family housing market in late 2008 and 2009. The national economy will recover in time but the extent of recovery is uncertain at present and how this will impact the local single-family housing market is unknown at this time.

Map 54 shows areas of the county with appropriate zoning and utilities for the development of single-family homes. The majority of developable land is located in Marion City, Marion Township, Pleasant Township, and Claridon Township. Prospect and Caledonia Villages also have land available within and immediately adjacent to their boundaries for the development of new single-family homes. From 1980 to 2008, 65 percent of all lots for new single-family homes were located in major land divisions. If this development rate remains constant from 2010 to 2030, a total of 319 acres of land will be needed for new single-family homes (101 acres of land will be needed for single-family home major land divisions while 218 acres of land will be needed for single-family home minor land divisions). Acreage calculations from Map 53 indicate there are 4,660 acres of land presently available for single to multi-family housing development ranging from low to high density. Thus, it would appear the county is well positioned to accommodate additional single-family housing growth in the county in the future.

One issue identified in the 1977 land use plan was the need for moderately priced new single-family homes. Over the last 15 to 20 years, housing has been constructed across all price ranges in the Marion County.

Mobile / Manufactured Home Parks and Manufactured Homes on Individual Lots

The 1977 land use plan noted the main concern with mobile/manufactured home parks were having a good location for the park and assuring adequate space in internal development. In addition, there were concerns with health and the extension of utilities to adequate locations, and zoning that permits mobile home parks.

Presently, there are approximately nine mobile/manufactured home parks in the county. Many of these parks have internal room to expand. Recently, River Valley Estates and Blue Willow Manufactured Home Park expanded the number of lots internally available for mobile / manufactured homes.

One new mobile/manufactured home park was developed in the County in the mid- 1990s. Northwoods Manufactured Home Park is located in Marion City off of Marion - Williamsport Road and has room to accommodate 166 units when fully constructed. Presently, only a small portion of this park had been developed.

With regards to health and safety, all mobile / manufactured home parks are regulated by the

State Department of Health. Local jurisdictions can decide where the parks are located through zoning and storm water drainage and road access can be reviewed through local subdivision regulations but all internal activities within mobile / manufactured home parks are regulated by the State Department of Health.

With regard to placement of mobile / manufactured homes on individual lots, one concern over the years has been to assure the unit had an adequate foundation and was secured properly to that foundation. This is due to the fact the county experiences high winds from time to time which could push the unit off its foundation. Without a local building code, local zoning inspectors in the county had to determine if the foundation was adequate and the unit was secured properly to the foundation. Recent policy changes by the state now require manufactured home foundations to be inspected by the Ohio Manufactured Home Commission.

With regard to mobile/manufactured parks it would appear that many of the existing parks have internal room to expand. Therefore, it would appear county is well positioned to accommodate this land use type in the future.

Multi-Family and Condominiums

Multi-Family

Prior to 1977 very little land was zoned for apartment units. The 1977 Land Use Plan identified a community need for more multi-family housing. In the years after the adoption of the 1977 Land Use Plan, Marion City and Marion Township made adjustments to their zoning maps that allowed for the construction of numerous new apartment units at various locations with public utilities. For the past several years, Marion City's Residential Community Reinvestment Area policy has helped encourage new apartment construction on the west and north sides of the city.

Since 1977, the Marion City Planning Commission and the Marion County Regional Planning Commission have approved numerous rezoning requests for new apartment developments as well as apartment complex site plans. Records indicate 938 apartment units have been constructed in Marion City and Marion Township since the late 1970s. These new units were developed on approximately 85 acres of ground with an average density of 11 units per acre. Keep in mind these records do not track the development of a single small apartment building on an existing city or township lot.

Many of these new large apartment complexes have been developed on the east side of Marion Township and the north, west, and south sides of Marion City. Marion City's Community Reinvestment Area policies can be directly attributed to the development of 92 apartment units on the City's west and north sides over the past

several years. The locations of these apartment complexes complies with the policies outlined in the 1977 Land Use Plan which sought to concentrate moderate to high density housing developments near established urban areas.

With regard to future multi-family land use needs, projections at this time are difficult to determine for several reasons. Firstly, the Marion Metropolitan Housing Authority in their Five-Year & Annual PHA Plan 2010 (note in Section 9.0 Housing Needs, Page 2) that "The economy has forced many households to "double up", even though there are significant numbers or quality rental units available throughout all areas of Marion County." Secondly, the county population projection indicates over the next 20 years the county will slowly lose young people and young family's which typically rent while building capital to purchase a single-family home. Thirdly, the county population projection indicates the county's elderly population will slowly increase by 2030. Typically, these individuals downsize from large single-family homes to smaller housing units. Due to the state of the economy, this may translate into a need for more senior apartment units rather than smaller single-family homes or condominiums which may impact the estimated need for single-family homes.

One comment the staff has heard relating to apartment units is a need for larger two and three bedroom quality family oriented units with washer/dryer hookup and playgrounds.

Map 54 indicates there is approximately 4,300 acres of ground with utilities available for the development of duplex to three or more unit apartment buildings.

Condominiums

Although not very prevalent in Marion County in the 1970's and 1980's, condominiums have become more popular in recent years. Numerous condominium developments have been constructed within Marion City, eastern Marion Township, and western Claridon Township. The locations of these condominium developments complies with the policies outlined in the 1977 Land Use Plan which sought to concentrate moderate to high density housing developments near established urban areas.

Thirteen condominium sites have been established with a total build out of 736 units. These units were included above with the single-family housing unit data. The majority of these developments were built after 1995. The condominium units come in many different configurations from stand alone single-unit detached buildings, duplex, quad cluster, and six unit buildings. At present, only 365 units have been built.

Map 54 indicates there is approximately 4,673 acres of ground with utilities available for condominium development.

Residential Land Use Summary

A key to future residential land use patterns is determined by how successful Marion County is able to satisfying basic desires of residents for privacy, quiet, pollution control, space, and a well planned, pleasant neighborhoods. To the extent that built-up areas become deteriorated, noisy, and with conflicting uses, there will be more households desiring to relocate into rural areas even if it means a loss of convenience and a waste of natural resources.

Successful government action to control housing decay, noise, and crime will lead to land use patterns that, in the end, will be less costly for taxpayers if the root problems are addressed by public bodies. Marion City's Residential Community Reinvestment Area has been successful in helping spur reinvestment in the housing stock on the west and north sides of Marion City. In addition, the Neighborhood Stabilization Program will help to remove approximately 100 dilapidated homes in Marion City and Marion County.

Residential growth policies outlined in the 1977 land use plan were successfully implemented with regard to utility expansion and changes in zoning. This not only allowed for the housing growth the County has experienced in recent years but also allowed the majority of this new housing to be concentrated in moderate to high density developments in Marion City, Marion Township, northern Pleasant Township, and western Claridon Township.

Specific trends in residential land use are difficult to predict at this time. The current state of the economy and a population projection that indicates the county's elderly population will grow over the next 20 years may shift emphasis away from single-family homes and condominiums towards apartment housing. However, given the amount of land with access to utilities and presently zoned for various types of housing, Marion County will be able to easily accommodate future housing growth over the next 20 years.

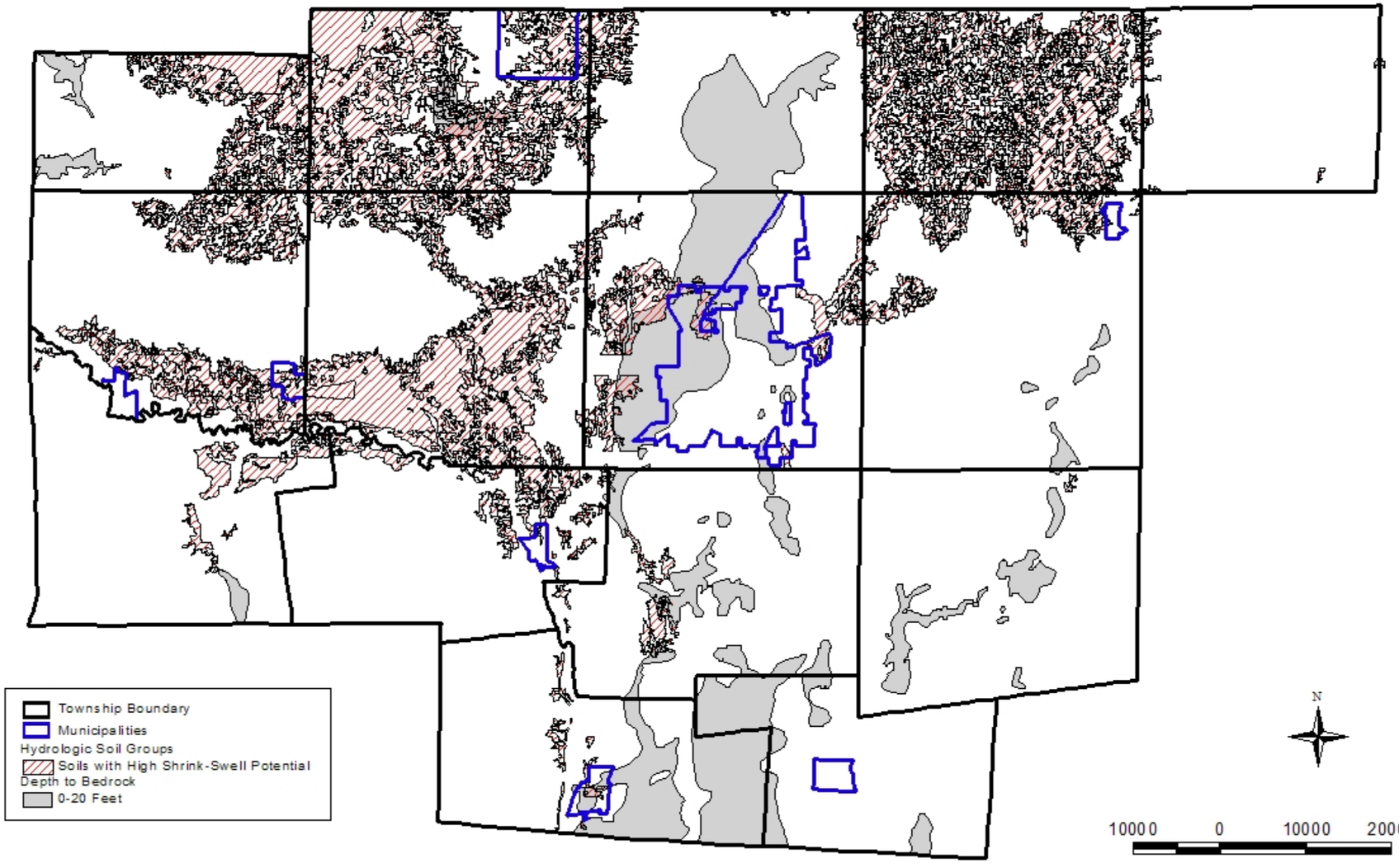
Areas of Concern for Residential Development

Map 55 shows areas of the county that may limit the use of a leaching type septic system for new residential development. These are areas with soils that have a high shrink-swell potential and areas of shallow bedrock depth. A review of Map 55 indicates the majority of soils with a high shrink-swell potential are located primarily in the northen and western areas of the county while areas of shallow bedrock are primarily located in the central and eastern areas of the county.

The leaching type septic system is presently the most cost effective system allowed by the

Map 55

Areas of Concern for Residential Development Utilizing Septic Systems



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 1985 & 2005

Marion County Health Department. Soils with a high-shrink swell potential typically have a high clay content and a high water table which do not permit effective leaching of household effluent into the surrounding soil with a leaching septic system. Areas of the county with shallow bedrock may not have enough soil between the soil surface and bedrock to permit the minimum required soil cover for a leaching septic system. Thus, in these areas residential development may still occur but require more expensive sewage treatment systems such as a mound or drip system which can typically cost two to three times more than a typical leaching septic system.

AGRICULTURAL LAND USE NEEDS

Shortly after the complection of the Farmland Plan in 1999, the Marion County Regional Planning Commission amended the 1977 Land Use Plan by adopting the Farmland Plan as a land use component for future development decisions in the county. It is worth noting that the development policies and recommendations outlined in the Farmland Plan were already being implemented by the Regional Planning Commission in its land use decisions and development strategies prior to 1999.

The plan recognized the fact the while the county has large areas of good soil and good growing conditions, the county does not have any unique pockets of soil nor do we have areas of unique farmland because of climate or geography. Because of this situation, the Farmland Plan recommended not investing any local public monies (although state farmland preservation programs would be welcome) into saving any individual farms through preservation programs but:

1. Keep high density residential, commercial, and industrial growth next to Marion City or villages through careful sanitary sewer and highway extension policies, i.e. "Smart Growth." Marion has already had some success with "Smart Growth" based on policies established in the 1970 and 1977 Land Use Plans.

2. Encourage urban in-fill through zoning, public works projects and brownfield redevelopment. This is also now part of what is called "Smart Growth."

3. Recommending the Ohio Environmental Protection Agency (OEPA) mandate inspections of rural septic systems, especially aerators, so that homeowners and taxpayers in the future are not assessed with large expenses for otherwise unnecessary sewer extensions out into the county, which would then open the door for high density sprawl.

4. Recommend that the State of Ohio strengthen the ability of township zoning and county subdivision regulations to limit the number of land divisions in rural areas. This is seen as more effective than large lot zoning, which raises the price of housing and ends up using extra acreage. The intent is to allow land divisions for people who truly want to move out to the country and understand country living versus

encouraging a large number of semi-urban developments lacking urban service

This item was recently addressed by the state through enabling legislation that allows county's through their subdivision regulations to have the ability to regulate large lots between five and 20 acres in size.

The Farmland Plan also recognized two special situations:

1. Factory Farms

   The committee is size neutral on farms, recognizing that larger farms for both crops and livestock production will be the future trend.

2. Wetland Compensation Development

   Future land being purchased by the state for wetland development should be monitored. Local counties and townships should be given a voice in this process.

Wetland compensation development was a concern of the 1999 Farmland Plan. Presently, there are state and federal programs in Marion County that encourage the development of wetlands. One state agency involved with wetland development is the Ohio Department of Natural Resources (ODNR). Presently ODNR owns approximately 6,500 acres of land in Big Island, Grand, Green Camp, Marion, Montgomery, and Salt Rock Townships. ODNR also controls U.S. government owned land that makes up the Delaware Wildlife Area. Map 56 shows ODNR owned /controlled land in relation to prime agricultural land classification and 100- and 500-year flood plain areas. A review of Map 56 indicates the bulk of this ODNR land is located in Big Island Township in the Big Island Nature Preserve. The majority of ODNR land in Big Island Township falls within the 100-year flood plain and has an agricultural soil rating of either prime or prime when drained.

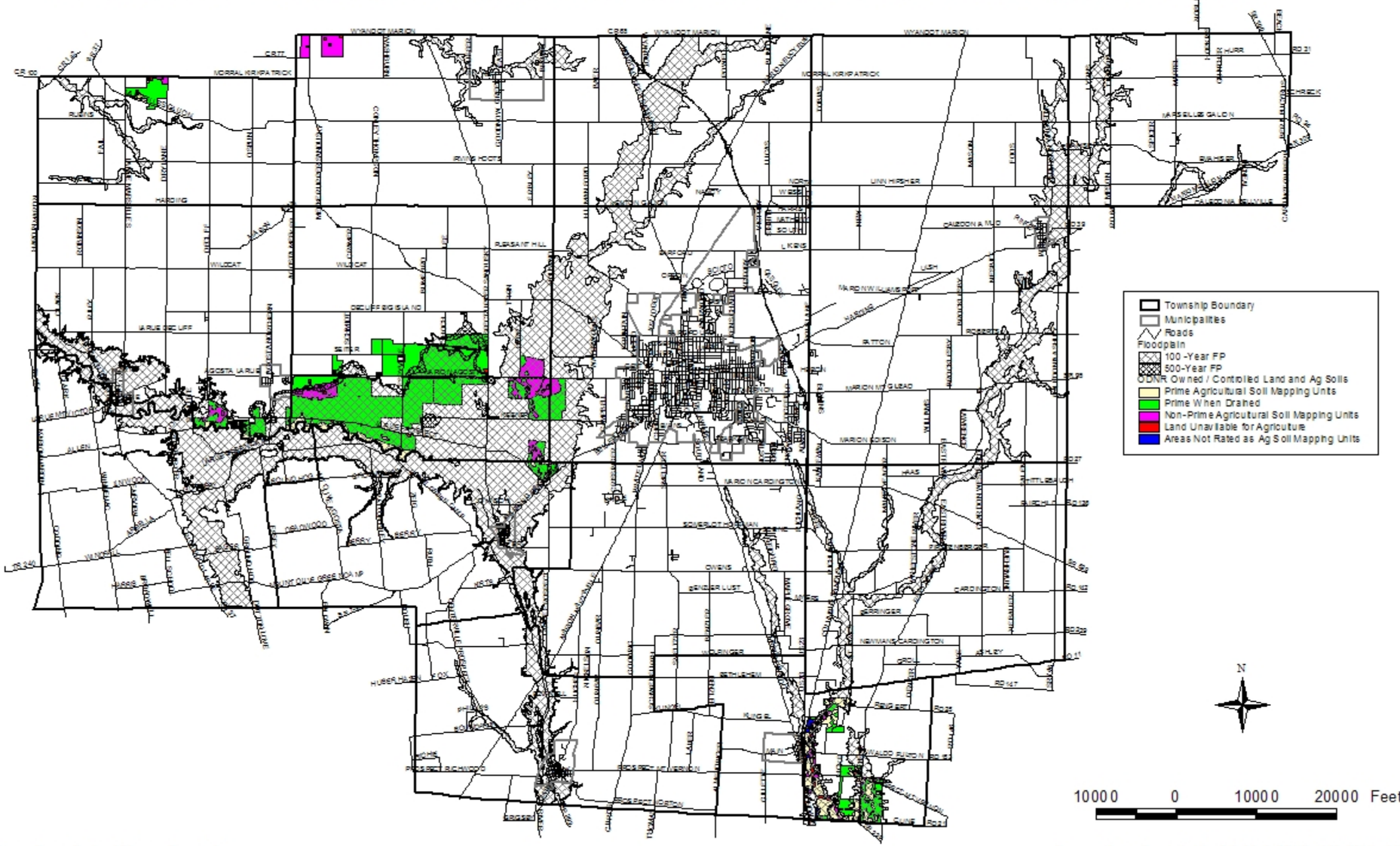
In addition to state agencies, individual land owners can participate in the various wetland development programs. For example, recently there was a land owner in Scott Township that had applied to participate in a wetlands development program. In addition, wetlands may be under development on private land in Waldo Township.

Since 1995, the amount of wetlands in Big Island, Marion, Green Camp, Montgomery, and Salt Rock Townships have increased by approximately 1556, 55, 13, 182, and 45 acres respectively (total of 1851 acres). We will have a better understanding of the wetlands issue with the arrival of the 2010 aerial photography for the entire county

One wetland development issue identified by the Land Use Committee is related to drainage problems involving the adjoining farm land. It has come to the Land Use Committee's attention, that surrounding farm land doesn't drain as well as it did after the development of the wetlands. This in turn negatively impacts the surrounding farmland's productivity.

Map 56

ODNR Owned / Controlled Land in Relation to Prime Farmland and Flood Plain Areas



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, ODNR, 1985, FEMA 1987

Another issue to consider involves the state's policies with regard to farm land. Ohio realizes the importance of good farmland and how important it is to preserve this land. Currently, the state has an active program to preserve agricultural land through protective easements and transfer of development rights. However, the wetland development programs seem to be at odds with the states farm land preservation policy especially when prime farm land is converted into wetlands which is happening in Marion County.

In summary, farm land is an important resource for Marion County. In 2007, the agricultural industry had over $100,000,000 in revenue. While the Land Use Committee recognizes the importance of wetlands as a valuable resource for providing wildlife habitant, a water cleaning system and a mechanism for storage of storm water, the Committee also recognizes the importance of agricultural land as a resource to not only help feed the nation and world but also as a potential mechanism to help combat global warming (Ohio Farmland Preservation Summit, Adapting to Climate Change through Sustainable Soil Management, 11/5/2009). To this end the Land Use Committee recommends the following:

1. Further study of the wetlands compensation development programs and their impact on agricultural land in Marion County. Using the 1995 land use data as a base year, the extent of wetland development will be determined using the new 2010 aerial photography for the entire county.

2. Local counties and townships should be given a voice in where new wetlands are developed in their jurisdictions.

3. Bring this issue to the attention of state and federal law makers to change wetland development policy to direct new wetland development away from prime farmland areas.

COMMERCIAL LAND USE NEEDS

Important to the growth of any community is the availability of prime sites for commercial development. New commercial areas should be of adequate size to allow the grouping of business and be located on sites having adequate access to public streets. Over the past several years, major commercial development has occurred at prime locations in eastern Marion and western Claridon Townships between S.R. 95 and S.R. 309 along or near U.S. 23. These new commercial areas are large commercial sites where multiple commercial were grouped on one site with adequate access to public roads and good visibility from U.S. 23.

Presently, there are approximately 475 acres of land (within 1000' of a sanitary sewer line) available for commercial development in the majority of which are concentrated in Marion and Claridon Townships between S.R. 95 and S.R. 309 along or near U.S. 23 and on the south side of Marion City and Marion Township along Barks Road and in Pleasant Township along S.R. 423. There is not an urgent need to rezone more land for commercial land use needs in the Marion Urban Area at this

time.

However, three major commercial land use needs remain. These include the need for preserving the Marion Central Business District as a viable commercial area, the need to control the number of curb cuts involved with highway commercial development, and the need to attract more professional office development.

The Marion Central Business District

The Marion Central Business District, also known as "Uptown" by some on the near south or west side, or "Downtown" by most, has continued to show decline in business activity as has happened in other cities.

Today, there are no department stores downtown and no major general retailers. Many buildings in the 1970's and 1980's deteriorated and by 1988, when the Regional and City Planning Commission authored a downtown plan, vacant structures included, but were not limited too:

1. Great Scott Grocery Store
2. Patten Building (former Islay Building)
3. Post Office
4. Kresge Building
5. Harding Hotel
6. Harding Freshman Building
7. Uhler Building (mostly vacant)

Underutilized was also a strip shopping center built on the north side of Center Street from Oak Street to Campbell Street. On the positive side, another vacant building, the Marion County Bank Building had just been renovated for the new Marion Bank.

A CDBG (Community Development Block Grant) program was established in 1989-91 and assisted with half the cost of facade and roof improvements in over 30 downtown businesses, mostly on East Center Street and South Main Street. At about the same time, the Marion County Historical Society took over the vacant post office and opened "Heritage Hall".

Other action included forming a downtown Community Reinvestment Area (CRA) and an urban Enterprise Zone (EZ). Taking advantage of the CRA was local builder D.J. Beeney who rehabilitated and added on to the vacant Great Scott Grocery Store. Taking advantage of the Enterprise Zone was the Ohio American Water Company which renovated the Patten Building to use as their regional office.

One of the biggest downtown projects and most daunting was the rehabilitation of the vacant eight story Harding Hotel. This structure had good interior concrete floors and a good

masonry exterior. However, the interior walls, paneling, trim etc. had completely deteriorated. This structure was converted into a 67-unit apartment complex for seniors, with a ballroom and restored first floor commercial areas. This project involved the city, county, the nonprofit Marion HAND, the Ohio Department of Development and numerous grants, loans, and investors. Both low income and historic tax credits were also used.

The city sought reuse of the vacant Harding Freshman building in back of City Hall, but was unsuccessful because the layout fit that of a school, the building needed a heating system, and was constructed in such a way with multiple floors and different outdoor grades to make handicapped accessability almost impossible. Finally, most of the building was razed with the exception of the gymnasium and one building wing which were in relatively good condition and accessible. The building presently functions a city recreation center.

Another building, the Kresge Building, had been made out of 3 separate combined structures. The west building was found to be unstable and was leveled for an urban park. Recently, the other two building sections were renovated for banquets and have been recently active on weekends. A beautiful mural was, with private contributions, painted on the west wall of the remaining middle building. This mural highly complements the street view when walking and looking to the east on West Center Street.

Private investment and public loans have helped turn the vacant Uhler Building into a hub of activity with housing and commercial uses. A recent setback involved the relocation and merger of the Snyder Athletic Club with another fitness club. The Snyder Athletic Club was located on the first floor and basements levels of the building. However, the renovated first floor commercial space remains.

A weed filled lot at the northeast corner of Church Street and Main Street, with grant help and private contributions, has been turned into an pleasantly landscaped urban pocket park.

Marion County, needing more office space, spent 11 million dollars to turn a vacant strip development into a county office building. The architectural firm of Burris and Behne did a tremendous job of making a flat long and low building fit the mass and materials which compliment the mixture of styles which surround it. This in now one of the most striking structures in downtown and has plenty of parking behind the building which can also be used during off hours by neighboring uses, including the Palace Theater.

Speaking of the Palace Theater, this gem of downtown, renovated in the 1970's, has taken advantage of grants to continuously rebuild the structure. In 2008, a pavilion was added to the theater.

Other downtown CDBG funds have been used to assist private investment and hard work on the Center / State Building, Marion Star Building, former Philips Building on Main Street and several smaller but still very important structures. Grants have helped to rehabilitate

upstairs apartments and the CRA was used in the important renovations of Fahey Bank, Badertscher Communications, CANDO Building, and Carroll's Jewelers projects.

An important part of the process of renovation, and a requirement of CDBG programs, is having either a local historic or design review board. Marion chose a design review board and the members have actively reviewed and given suggestions on all projects. The goal is not to make downtown look like somewhere (i.e. Colonial Williamsburg, Worthington, Ohio, etc.) but be authentic to its present state.

Nearby renovation of Marion Towers Senior Housing, the start of a cleanup by Columbia Gas and the city on a site on Columbia Street, and a new Rite Aide store are also positives.

Positive and Negative Features of Downtown Marion:

Positive:

1. Residential areas adjacent have been preserved so there is a seamless transition from surrounding neighborhoods into downtown.
2. Specialty shops, including jewelry, antiques, children's clothing, glass shop, art and book stores.
3. Abundance of surface parking.
4. Church activities.
5. Free dental and medical clinics
6. Summer festivals, including the Popcorn Festival
7. Good inventory of buildings and several property owners who have done significant renovations.
8. Active Downtown Organization.
9. West downtown cultural / government / housing hub.

Negative:

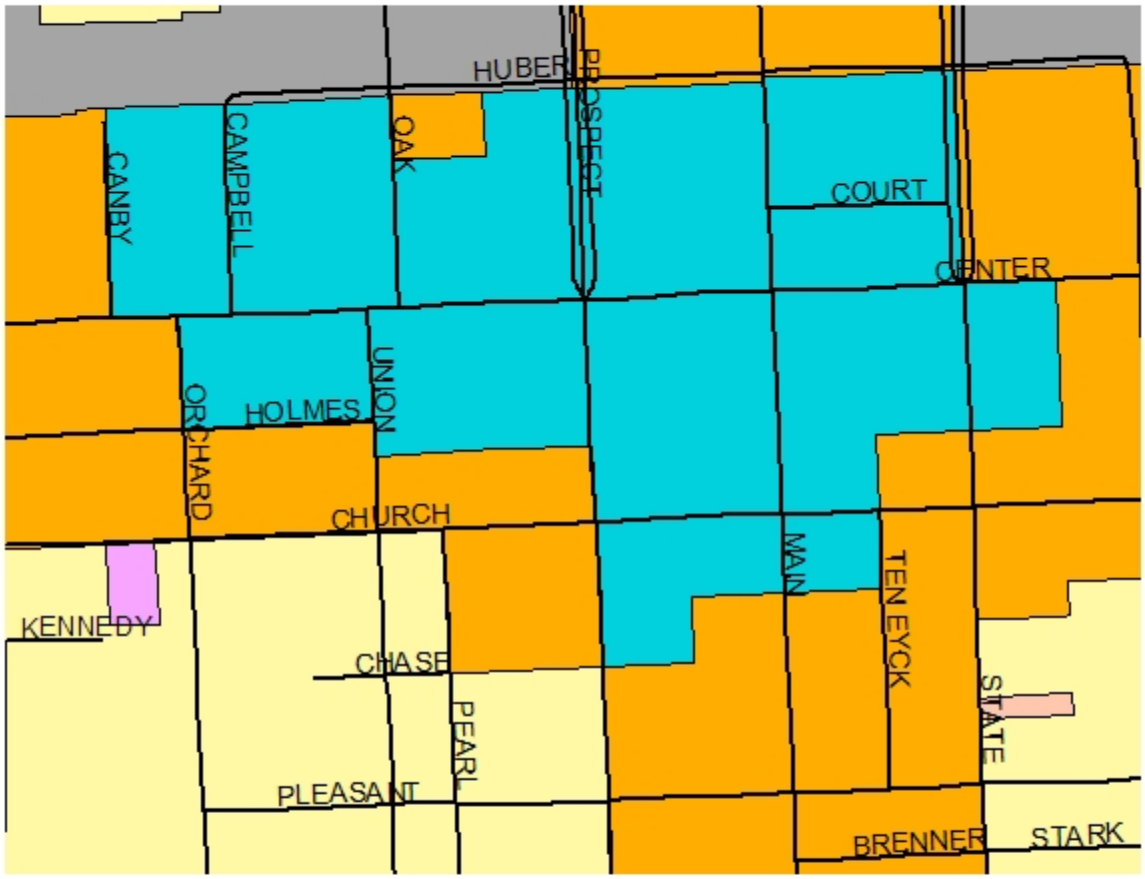
1. No central square to focus activities.
2. No adjacent college or hospital facilities that are sometimes near other downtown areas.
3. Deteriorated buildings.
4. Parking not always near businesses or restricted if it is.
5. Difficulty keeping some businesses going.
6. YMCA now out of downtown.

Proposal:

Map 57 shows Downtown Marion Zoning and Map 58 shows Downtown Marion Land Use Areas by major categories. There are other various types of businesses

Map 57

Downtown Marion Zoning



Roads
Zoning
- R-3, Multi-Family District
- C-1B, Neighborhood Shopping District
- C-2, Community Shopping District
- C-3, Central Core Business District
- C-4, Central Frame Business District
- I-1, Limited Industrial District

N

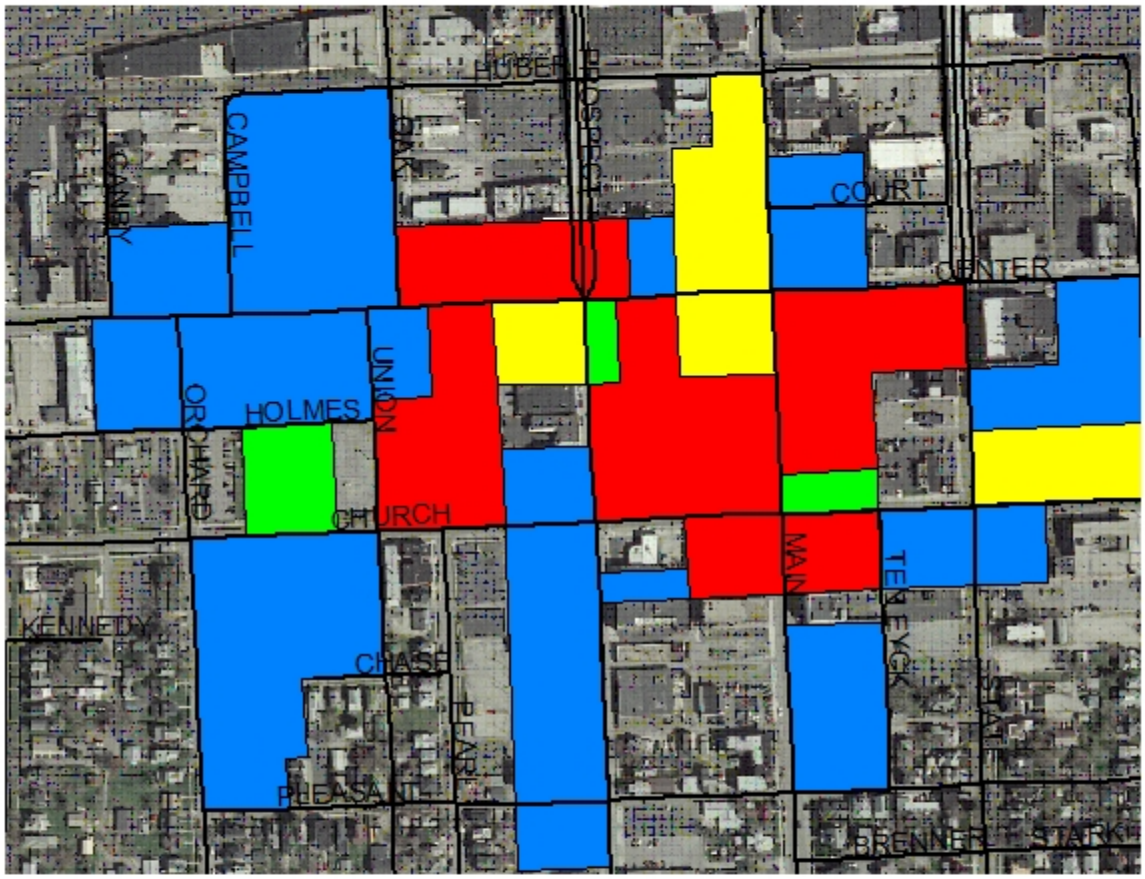
300 0 300 600 Feet

Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009, & RPC Records

Map 58

Downtown Marion Land Use Areas



Roads
Downtown Districts
- Financial
- Religious, Cultural, and Government
- Recreation / Open Space
- Potential Storefront District
- Other Proffessional, Services, Auto Repair, and Administrative

N

300 0 300 600 Feet

Prepared By: Marion County Regional Planning Commission

Source: Marion County Auditor GIS Data, 2009, & RPC Records

which add to the fabric of the city but are not shown due to mapping constrains (i.e. making the map to "busy" to be readable). These businesses include but are not limited to a muffler and car care shop and a newspaper building. Also, there are many different types of professional buildings scattered within the area. Finally, there has been much use turnover so a detailed map would keep changing over time.

Proposed instead, is that economic efforts be focused by the major land use areas shown on the map in relation to the "Potential Storefront District". The idea would be to take public and private policy initiatives and develop these areas as a compressed walking storefront area, instead of the scattered storefronts that have existed in the past after connecting businesses have gone out of business or changed uses. Special design guidelines allow outdoor seating in restaurants, street friendly facade design, tasteful sale signs and message boards, improving the walkability of connecting alleys, and trimming trees so that business signs can be seen, etc. are some of the items that could be considered.

Meanwhile the surrounding religious, governmental, cultural, service, and professional areas can help feed the more compact commercial area.

Strip Commercial Development, the Problem of Curb Cuts

A second major need is to minimize the impact of strip commercial development. In many cities, a cycle has evolved where, extensive strip development has occurred. Numerous curb cuts and increased traffic flow have made driving in and out of business places hazardous. In turn, these businesses have experience decreased business.

The last stages have not occurred yet in Marion County, but the potential exists on several major thoroughfares. The major thoroughfares in question are eastern S.R. 95 in Marion City and Marion Township and western Claridon Township and southern S.R. 423 in Marion City and Marion Township and northern Pleasant Township. Numerous offset commercial curb cuts are located in these areas resulting in numerous left-turn and rear-end type vehicular accidents. ODOT has plans to install a median in these areas that will eliminate left turning movements. However, one major issue with these plans include providing adequate vehicular u-turn areas in the state highway right-of-way that accommodates passenger vehicles, trucks, and commercial vehicles (i.e. tractor-trailers making deliveries on the opposite side of the street).

Specific needs in this area include the following :

1. Need to prevent the extension of continuous strips down major thoroughfares in the future (i.e eastern S.R. 95 in Claridon Township and southern S.R. 423 in Pleasant Township).

2. Need for more off street connection of parking lots for existing strip commercial development either by private agreement or public access roads (we have had some success with this i.e. WalMart Plaza).

3. Need to control the distance between curb cuts, especially in areas not yet subdivided into small commercial lots (ODOT is also becoming more active in the spacing of private commercial drives on state highways).

Commercial Land Use Issues

Most commercial land use needs will be met easily with the amount of land presently zoned for commercial use. However, there are several commercial land use issues:

1. In the villages, a major need will be to separate new businesses from incompatible uses for both their benefit and for the benefit of other uses. This at present is not a major problem, to the extent that many of the villages are growing slowly, and to the extent that many village businesses are neighborhood instead of regional scale. A problem in a few of the villages will be the deterioration of existing commercial buildings, not new ones.

2. Development of small neighborhood commercial areas in Marion Township (i.e. Grandview Estates).

3. Need to continue concentrating commercial development in eastern Marion Township and western Claridon Township between S.R. 95 and S.R. 309 along or near U.S. 23.

4. Need to diversify and promote professional office development in all commercial areas but especially at the southeast corner of S.R. 309 / U.S. 23.

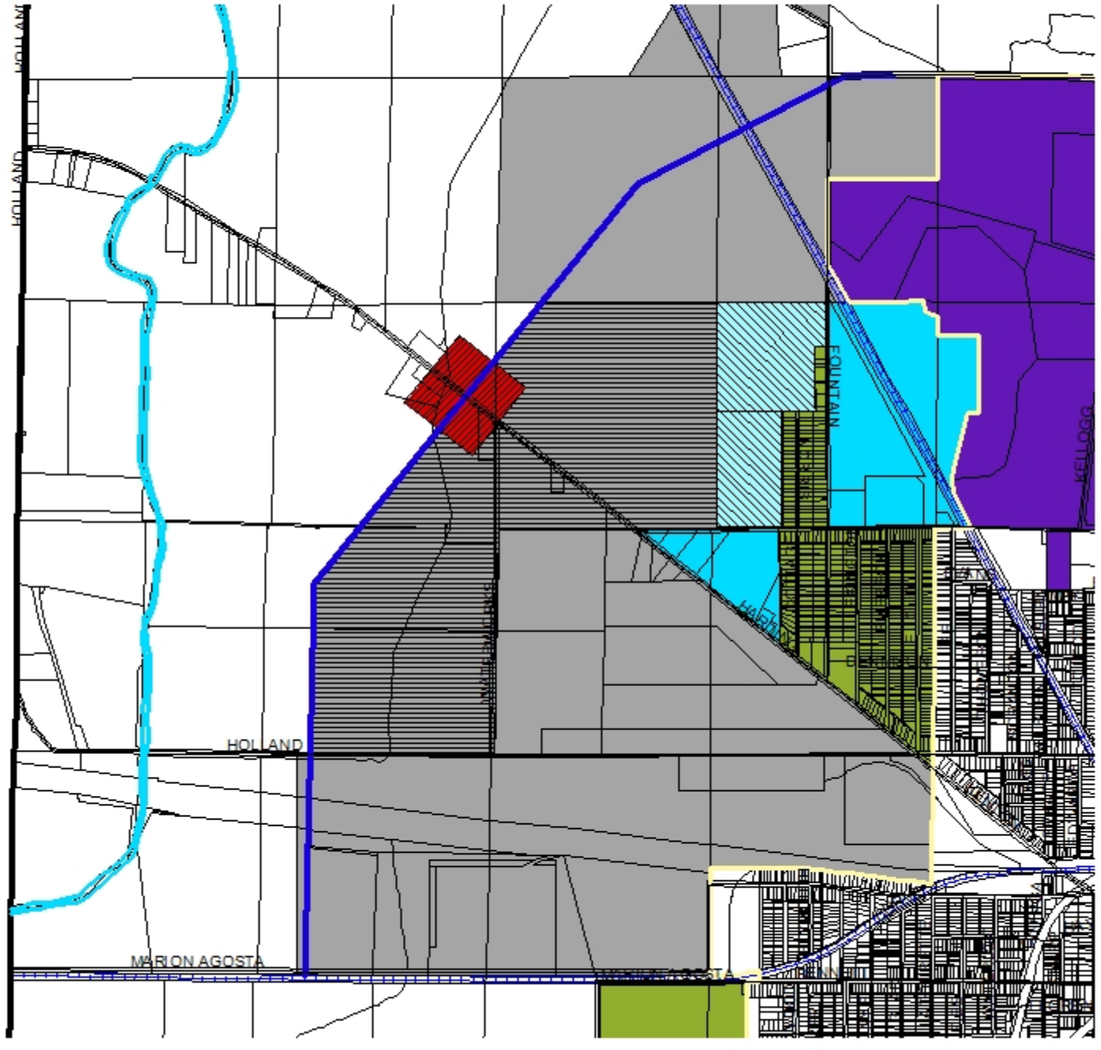
5. Need to develop ancillary health related uses to help Smith Clinic and Marion General Hospital along Barks Road.

6. Development plan for Southland Mall and former Hills Department Store land. Presently, the mall retail area is difficult to access from certain parts of the county (i.e. northwest area) although University Drive Extension will help. Study could also include economic impact study for possible southwest connector road and development of financial incentives to encourage certain types of development (this plan will be developed when the individual property owners present the city and the county with a vision of how they want their property to develop).

7. Work with Marion Township to rezone a 1,000 feet by 1,000 feet area (approximately 23 acres) at the intersection of the Northwest Industrial Connector Road and S.R. 309 (see Map 59).

Map 59

Proposed Zoning Along Northwest Industrial Connector Road



Proposed Marion Township Zoning
- B-2 (23 Acres)
- I-1 (59 Acres)
- I-3 (319 Acres)

Marion Township Zoning
- A-1
- R-S
- R-1A
- R-1B
- R-2
- O-I-A
- O-I
- B-1
- B-2
- I-1
- I-2
- I-3
- Scioto River
- Roads
- Marion City Boundary
- Industrial Connector Road
- Marion Township Boundary
- Parcel Boundary
- Railroads

Marion City Zoning
- I-2 Industrial Zoning

N

2000 0 2000 4000 Feet

Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010

INDUSTRIAL LAND USE NEEDS

One major issue identified as stopping industrial growth in the 1977 Land Use Plan was the lack of utilities, namely water but especially sanitary sewer, to areas zoned for industrial use. The financing and construction of the northwest interceptor sewer in the 1980s (and its subsequent extensions) allowed for the development of the Dual Rail Industrial Park and the Marion City Airport Industrial Park. This sanitary sewer line also provides service to the Marion Industrial Center. Thus, a lack of utilities is no longer a limiting factor for industrial development. However, tributary sewers will need to be constructed at several locations to accommodate future industrial development (i.e. area east of Northwest Industrial Connector Road and areas outside of the Dual Rail Industrial Park).

Presently, 1,950 acres of land are zoned for in industrial use within 1,000 feet of a sanitary sewer line. Most industrial land use needs will be met easily with the amount of land presently zoned industrial. However, there are several industrial land use issues:

1. One problem is that many of these industrial areas are not exclusively zoned for industry. In some of the townships any use permitted in any other district is also allowed in industrial districts. Thus, by the time industry develops an interest in one of these townships there might be scattered homes and businesses with which to contend.

2. Work with Marion Township to rezone approximately 378 acres of land (59 acres I-1, 319 acres I-3) on the east side of the Northwest Industrial Connector Road to industrial zoning (see Map 59).

3. Provide utilities now to newly zoned industrial land east of Northwest Industrial Connector Road in Marion Township.

4. Establishment of a 1,000 acre large industrial site.

5. Creation of a development plan focusing on transportation access improvements for the Marion Industrial Center (which now includes the Marion Intermodal Facility) and the Marion City Airport Industrial Park (currently the owner of the Marion Industrial Center is working with an engineer and ODOT through the TRAC program to obtain funding to study the transportation system around the industrial center). The development plan my also determine if there is a need to:

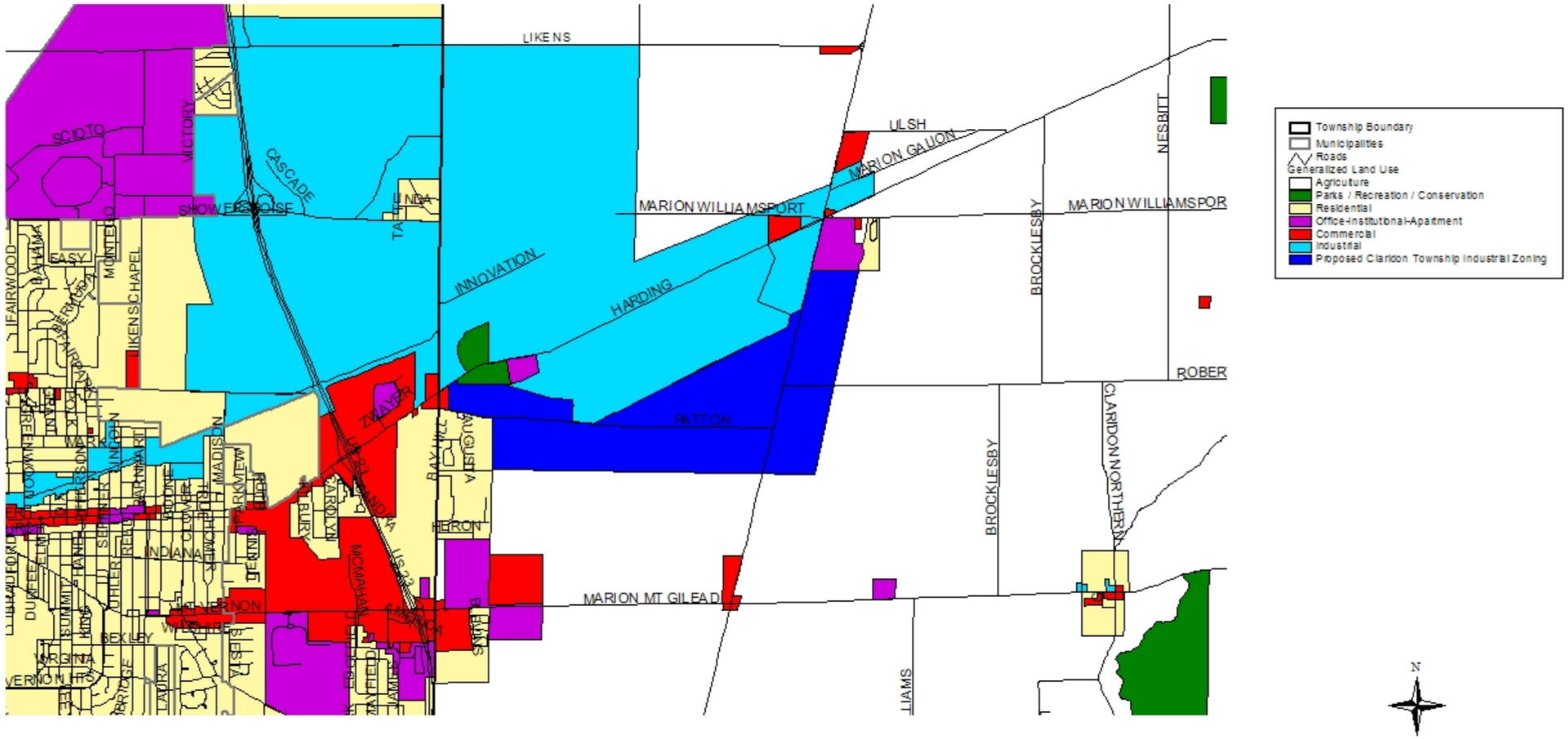
    1. Rezone more ground to industrial to the immediate south and east of the Marion Industrial Center (see Map 60).

    2. Expand utilities into the newly zoned industrial areas.

6. Focus industrial development efforts towards the Northwest Industrial Connector Road / Dual Rail Industrial Park and Marion City Airport Industrial Park / Marion Industrial Center.

Map 60

Proposed Zoning Around Marion Industrial Center



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, & RPC Zoning / Land Use Data

RECREATION AND CONSERVATION LAND USE NEEDS

Map 61 shows public and private recreation areas in Marion County. The county hosts three state nature and wildlife areas. Big Island Nature Area is located in the western part of the county north of the Scioto River. The Delaware Wildlife Area is partly in Marion County east of the village of Waldo. Just north of the county is Killdeer Plains Wildlife Area, which includes some land in Marion.

Nearby major state parks within one hour's driving time of Marion include Delaware, Indian Lake, Mount Gilead and Mohican (Marion County Regional Planning Commission - Schools, Parks, and Recreation, Carroll V. Hill and Associates, Columbus, Ohio 1966, page 43).

Appendix E contains data on recreation opportunities available in Marion County. Recreation data is divided into three categories: public parks, public and private schools, and major privately owned recreation activities. The public park recreation inventory data was developed after consultation with the Marion City Park Director, Marion City Recreation Director, and the Marion County Park Director. The private recreation inventory is not meant to be an exhaustive list of all privately owned recreation facilities in the county but merely to highlight some of the more popular privately owned recreation activities.

Local Public Parks / Facilities

With regard to local public parks by subdivision data indicates the following:

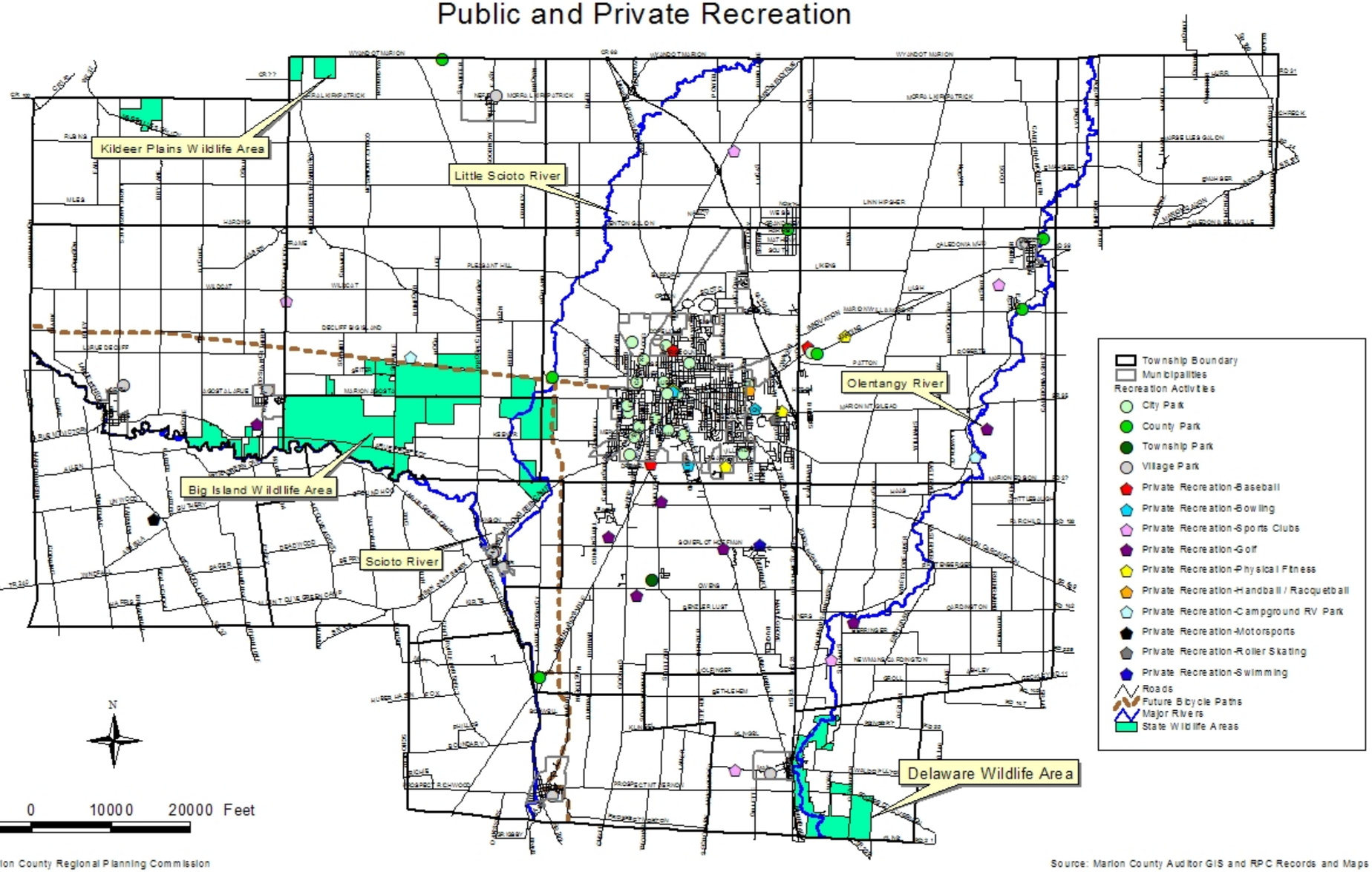
Grandview Estate Park District - 1 Park
Marion City - 19 Parks
Marion County - 7 Parks
Caledonia Village - 1 Park
Green Camp Village - 3 Parks
LaRue Village - 1 Park
Morral Village - 1 Park
New Bloomington Village - 1 Park (undeveloped)
Prospect Village - 1 Park
Waldo Village - 1 Park
Pleasant Township - 1 Park

Marion City has a recreation center in downtown Marion next to City Hall and a 10 mile signed bicycle path utilizing public roads.

The total number of public parks in the county is 38. Thirteen parks and Marion City's Recreation Center were been developed after the adoption of the 1977 Land Use Plan. These parks are:

Map 61

Public and Private Recreation



Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS and RPC Records and Maps

Marion City:

- Busby Park
- Chateau Ridge Park
- Founders Park
- Oakland Park
- Olney Park
- Quarry Park

Marion County:

- Caledonia Nature Preserve (undeveloped at this time)
- Gateway Center
- Greenspur
- Myers Woods Nature Preserve
- Terradise Nature Preserve
- Terridise Canoe Access -Whetstone River Road

Township Park:

- Pleasant Township Park

National Recreation and Park Association (NRPA) population based recreation standards have been included in this plan. These standards provide a benchmark to determine how well the county is doing in providing various recreation opportunities to county residents. The projected population for Marion County in 2010 is 65,851. This population figure will be the basis for determining the number of NPRA recreation activities / facilities needed in the county.

The public park and school recreation activity / facility summary is shown in Table 38 along with NRPA standards. Overall, the county meets or exceeds NRPA recommended standards for most of the recreation activities found in the county. However, data indicates there is a complete lack of several types of recreation activities / facilities:

Badminton - 13 units needed
Ice Hockey - 1 unit needed
Multiple Recreation Courts - 6 units needed

In addition, data indicates there is a need for more units for several types of existing recreation activities / facilities:

Tennis Courts - 11 units needed
Volleyball Courts - 9 units needed
Trail System - one system per region
Several of the above recreation activities above such as ice hockey, tennis courts, and a regional trail system are addressed below under envisioned enhancements and priorities by

the Marion City Park Director and Marion County Park Director.

In addition to the future recreation activities outlined in Table 38, the Marion City Park Director envisions the development of the following recreation activities and improvements to enhance access to existing city parks and the Marion YMCA:

1. Construction of additional picnic shelters throughout the various Marion City Parks.
2. Canoe / kayak / paddle boats at Quarry Park.
3. Walking path from residential areas on north side of Barks Road to YMCA.
4. Widen Barks Road to add sidewalks and designated bike lane.
5. Development of five mile multi-use trails.
6. Development of indoor tennis courts at existing park or new park site.
7. Outdoor ice skating rink that can serve as a picnic shelter in summer.
8. Development of additional public parks on the north, east, and southeast sides of Marion City.
9. Development of sidewalks on one side of Mount-Vernon Boulevard from Brightwood Drive to South Prospect Street.
10 Paved multi-use trail at Harding High School.

Marion County Park District priorities are:

1. Establishment of a stable funding source for the Parks Department.
2. Development of Tallgrass Trail (12 mile bike trail from western Marion City limits to the western county boundary and formerly known as the Phoebe Snow Trail) and Gateway Center. Currently, funding is in place to build the first segment of the Tallgrass Trail.
3. Development of former CDM rail line now Ohio Edison property into bike trail from the Gateway Center through Prospect Village to an existing bike trail in Delaware County.
4. Acquisition and further development of nature preserves.

One problem identified in the 1977 Land Use Plan involved the development neighborhood parks in platted subdivisions located outside of Marion City and the villages. The Land Use Plan noted subdivision developers have no government department or agency to dedicate the parks to if required by the Regional Planning Commission. This is still true today.

The Marion County Park District functions outside of the county's municipalities. However, the County Park District's current mission is to establish and maintain countywide passive recreation activities such as nature areas, walking trails, bike paths, and canoe access on the Olentangy River. In addition, budget and personal constrains prohibit the County Park District from accepting and maintaining local neighborhood parks. Thus, there is still a need for some type of government department or agency to accept and maintain local neighborhood parks.

Table 38
Public Park and Public / Private School Activity / Facility by Type and Current and Future Number

	Current Number	Future Number based on Conversations with Park and Recreation Directors	NPRA Recommended Number of Activity / Facility Units Per Population (Population/Units)	Activity / Facility Units needed to comply with NPRA Recommended Standards
Badminton	0	0	1 per 5,000 / 13	13 units needed
Basketball: Youth High School Collegiate	 31 6 1	2	1 per 5,000 / 13	 - - -
Handball / Racquetball	0	0	1 per 20,000 / 3	Standard met by Private Business in Table 33
Ice Hockey	0	0	1 per 100,000 /1	1 unit needed
Tennis	21	1	1 per 2,000 / 33	11 units needed
Volleyball	2	2	1 per 5,000 / 13	9 units needed
Baseball / Softball Fields	54	6	BB 1 per 5,000 / 13 SB 1 per 5,000 / 13 26 Total Lighted 1 per 30,000 / 2	-
Field Hockey	0	0	1 per 20,000 / 3	None needed (can utilize football or soccer field)
Football	7	0	1 per 20,000 / 3	-
Soccer	16	6	1 per 10,000 / 6	-
1/4 Mile Running Tract	8	0	1 per 20,000 / 3	-
Multiple Recreation Court (basketball, volleyball, tennis)	0	0	1 per 10,000 / 6	6
Trails (walking path)	10	4	1 system per region	Walking trails are separate unlinked trail system scatted through County

Table 38
- Continued -

	Current Number	Future Number based on Conversations with Park and Recreation Directors	NPRA Recommended Number of Activity / Facility Units Per Population (Population/Units)	Activity / Facility Units needed to comply with NPRA Recommended Standards
Archery Range	0	0	1 per 50,000 / 1	There are 5 private clubs / sportsmen clubs in the County offering various sport / hunting type activities
Combination Skeet and Trap Field (8 Stations)	0	0	1 per 50,000 / 1	There are 5 private clubs / sportsmen clubs in the County offering various sport / hunting type activities
Swimming Pools	4	0	1 per 20,000 / 3	-
Beach Area	NA	NA	NA	-
Recreation Centers	1	1-2	-	-
Bike Paths	1	2	-	-
Playground	25	2	-	-
Urban Pocket Park	3	0	-	-
Dog Park	1	0	-	-
Skateboard Park	1	1	-	-
Fishing	1	0	-	-
Canoe Access	1	1	-	-
Wildlife / Nature Areas	5	1	-	-

Private Recreation Activities

A summary of major private recreation activities located in the county is shown in Table 39. There are a total of 31 private businesses providing various recreational activities the most numerous of which are Baseball for Youth Baseball Fields (11), 18 hole golf courses (5), personal fitness centers (4), private club / sportsman club (5).

With regard to personal fitness centers, one of the five mentioned above is the new Marion YMCA which was build several years ago on Barks Road. The YMCA offers a host of recreation activities for both adult and youth.

Several NRPA recreation standards can be applied to private recreation activities / facilities in the county. Of the identified activities, the majority meet or exceed NRPA recommended standards. However, data indicates there is a complete lack of nine-hole standard golf courses. NRPA standards require the county to have two of these golf courses. Currently, there are no plans to build this type golf course in the county.

Presently, two private camping areas operate in the county. Thus many vacation and weekend outing needs can be met easily.

Finally, the Marion International Raceway is located in western Marion County providing a motorsport recreational opportunity.

Conservation

With regard to local land use development policy, a final consideration is related to conservation of wetlands (many already are protected by the two state reserves mentioned before), the conservation of wooded areas that exist in Marion County, the conservation of aquifer recharge areas, the halting of building in the flood plain which disrupts flood flows, and the preservation, as much as possible, of the areas next to the county's rivers and major creeks both to prevent erosion and pollution, but also for aesthetic reasons.

The above conservation issues will have to be explored with the various subdivisions with zoning authority over the different natural resources or flood plain.

INSTITUTIONAL, PUBLIC AND SEMI PUBLIC NEEDS

While beyond the scope of this report to analyze individual future site needs of various institution and public uses, general needs must be commented on:

A major need is to make decisions concerning the location of new facilities with professional planning assistance and other needed professional, assistance such as legal, engineering and architectural assistance. Thus, the public dollar will be helping to promote the orderly growth of an area and adequately serve citizens.

Table 39
Private Recreation Activity / Facility by Type and Current Number

	Current Number	NPRA Recommended Number of Activity / Facility Units Per Population (Population/Units)	Activity / Facility Units needed to comply with NPRA Recommended Standards
Baseball Batting Cages	2	-	-
Baseball Fields	11	1 per 5,000 / 13	Standard met by Park and School units in Table 32
Handball / Racquetball	6	1 per 20,000 / 3	-
Go-Cart Track	1	-	-
Miniature Golf	3	-	-
Basketball: Youth	2	1 per 5,000 / 13	Standard met by Park and School units in Table 32
Bowling	3	-	
Campground RV Park	2	-	
Race Track	1	-	
Fishing	1	-	
Golf:			
Par 3 (18 Hole)	2	-	-
9-hole standard	0	1 per 25,000 / 2	2
18-hole standard	3	1 per 50,000 / 1	-
Golf Driving Range	2	1 per 50,000 / 1	-
Swimming Pool	3	1 per 20,000 / 3	-
Personal Fitness	4	-	-
Roller Skate	1	-	-
Indoor Walking Track	1	-	-
Private Club / Sportsman Club	5	-	-
Game Arcade	3	-	-
Pool Tables	3	-	-

Such public improvements as new federal office sites, office sites of county and local political subdivisions, police stations, fire stations, schools and specialized facilities such as libraries and youth centers should be reviewed not only by public decision makers, but also by local planning bodies for recommendations.

CHAPTER V
LAND USE DEVELOPMENT POLICIES

The purpose of this chapter is to outline land use development policies, short and long term, by land use type and identify changes needed in documents such as the Marion City / County Subdivision Regulations, various zoning documents, etc. This chapter also will take into account the cost of providing community services to the various land use types and how this may impact future land use decisions.

Based on the above data and information, Map 62 shows existing and proposed land use. A review of this map indicates more intensive land use activities are generally limited to the Marion Urban Area, incorporated village areas, and small cross road urban areas. Also identified are the flood plain hazard areas (comprised of 100- and 500-year flood plain areas), Delaware Dam flood easement area, state wildlife areas, agricultural areas, five-year well head protection areas, and proposed rezoning areas. The following sections on long and short term land use policies, adjustment of existing land development documents (subdivision regulations and zoning documents), and cost of community services based on land use type will all be considered as the basis for achieving the land use patterns shown on Map 62.

SHORT AND LONG TERM LAND USE GOALS, POLICIES, AND OBJECTIVES

The general goals of the 1977 Land Use Plan still are valid and can serve as an introduction to the goals of the 2010 Land Use Plan. They are:

1. Prepare the county for constructive absorption of the population and economic growth which will occur in the coming decades and for preservation of agricultural development opportunities. In furtherance of this goal, take the necessary steps through planning and action as set forth under Specific Goals and other goals to be formulated.

2. Take the steps necessary to strengthen Marion County as the major center of employment, trade, education, and culture in its seven county region. To this end, establish and implement goals for land use and community development (1970 Land Use Plan, pages 43 and 44) .

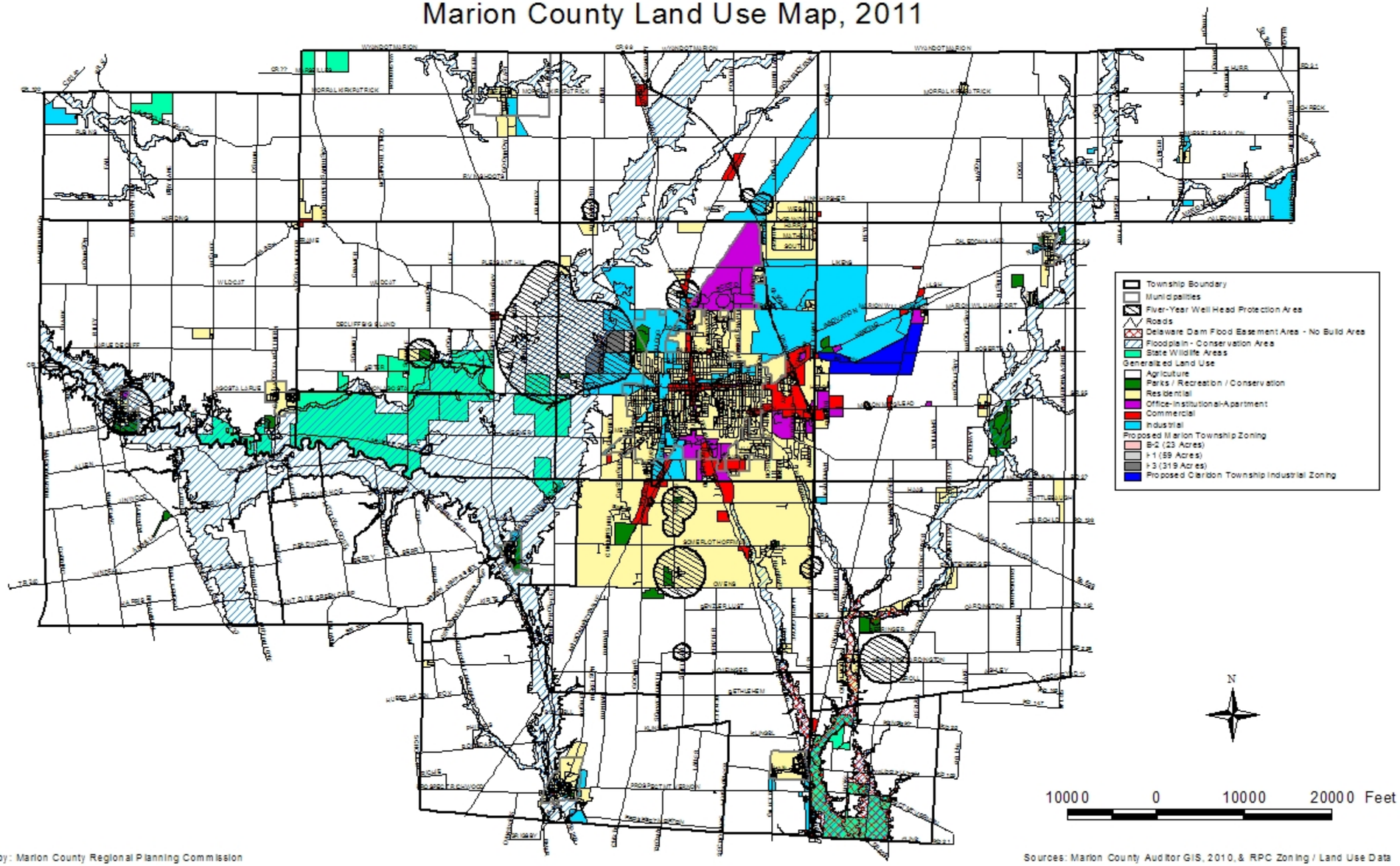
In carrying out the above two goals, third and fourth goals are here offered:

3. Minimize both public and private expenses by reducing conflicts between land owners and society.

4. Promote the public health, safety, and welfare of the residents of Marion County.

Map 62

Marion County Land Use Map, 2011



Prepared by: Marion County Regional Planning Commission

Sources: Marion County Auditor GIS, 2010, & RPC Zoning / Land Use Data

Specific Goals

Residential

a. Promote the expansion of single-family residential housing in such a way as to meet housing need and provide for sound, healthful and economically stable neighborhoods with a minimal future need for public expenditure and maintenance and a minimal future need for large investments by property owners.

b. Promote apartment and / or rental units to give consumers who wish an energy saving, cost saving alternative. Recognizing that rental units also are easier for people to move in and out of as job prospects change and a more liquid investment.

c. Promote policies which allow mobile home parks and condominium development to remain viable but require that minimal standards continue to be met.

Commercial

a. Foster the expansion of commercial and office opportunities through providing inducements for business to locate in areas where they can complement one another and best serve the long term needs of the community, according to good planning principals.

b. Have commercial activities in different parts of the community.

Industrial

a. Promote the extension of utilities and sewers and provide other positive growth inducements to aid the expansion of existing industry and the attraction of new industry.

b. Promote rail spurs where needed and inter-modal transportation.

Agriculture

a. Help keep competitive agriculture profitable by discouraging development in rural areas, especially in areas of prime farmland.

b. Support industries using agricultural products.

Recreation - Conservation

a. Promote the conservation of naturally unique and valuable areas from an ecological and environmental standpoint.

b. Reserve and develop adequate recreation and open space sites so that neighborhood and area wide needs are met.

c. Promote wetland development in flood plain areas but seek to avoid conflict with prime farmland retention.

d. Work with the Olentangy Watershed Planning Partnership to improve the water quality of the Olentangy River.

Institution

a. Promote maximum public service with minimum public expense through the careful planning of new facilities.

Utility-Transportation

a. Provide utilities, such as public sewer and water, and facilities and services such as various transportation modes; to promote the expansion of planned industrial, commercial, and residential areas.

b. Control development in areas where urban facilities and utilities would be very costly, so they will not be mandated in the near future, which would be at great expense to the public and to the property owners.

c. Provide facilities, such as road improvements, transit stations, and inter-modal facilities in ways as to encourage optimal land use patterns and savings in cost and energy.

d. Continue to promote airport developments that service industry.

e. Monitor proposed land use in well head protection areas for compatibility with ground water resources (especially the Ohio-American well field west of Marion City which provides drinking water for the Marion Urban Area, Prospect Village, Caledonia Village, and Martel in Tully Township).

Policies and Objectives

Residential - Short Term

a. Assist potential developers of planned subdivisions in submitting good subdivision proposals and in coordinating approval with other agencies.

b. Pursue the planned rezoning of areas for apartment dwellings and other multi-family housing where feasible.

c. Work in accordance with official housing plans and housing assistance plans, conserve and to the degree possible, rehabilitate existing housing in older, but still viable neighborhoods, using appropriate land use policies.

d. Promote zoning of adequate land for manufactured housing.

e. Promote planned unit developments and other new concepts in housing development.

f. Promote demolition of seriously blighted and damaged housing units which bring down the value of surrounding neighborhoods.

g. Establish criteria for staff and committee use in judging subdivisions, including both minor and major land divisions based on goals of the land use plan.

h. Reduce, or eliminate land use controls that are discriminatory.

i. Discourage development in flood plain areas which would decrease stream flows and increase flood hazards.

Residential - Long Term

a. Establish binding criteria for judging all subdivisions, both minor and major based on official plans.

b. Make available to developers and other citizens more detailed physical information on which to base decisions.

Agricultural - Short Term

a. Promote the establishment of zoned agricultural districts to lessen the legal burden of farmers to show they are not nuisances to new residential

development, in carrying out everyday agricultural operations.

b. Promote the use of CAUV and establishment of any future agricultural districts for taxing purposes, to save farmers unfair development taxes, at such time as the State of Ohio adopts enabling legislation.

c. Limit strip development to a minimum number of lots in agricultural areas.

Agricultural - Long Term

a. Encourage state enabling legislation to allow counties to preserve prime and unique farmland.

b. Encourage the state and federal governments to make policy changes with regard to the wetlands compensation programs to limit the conversion of prime farmland into wetlands.

c. Encourage the use of soil survey information in Marion County.

d. Support the establishment of Agricultural Security Areas (ASA)

e. Support the Ohio Agricultural Easement Purchase Program (AEPP) and the Ohio Agricultural Easement Donation Program (AEDP).

f. Work with the townships to create a voluntary overlay agricultural protection zoning district.

Commercial - Short Term

a. Increase assistance in reviving the slow but progressive deterioration of the Marion Central Business District and village centers.

b. Establish increased commercial zoning where needed.

c. Minimize strip commercial zoning and limit number of curb cuts.

Commercial - Long Term

a. Restudy and update the 1988 Downtown Plan.

b. Promote the establishment of access roads, private, or public where needed, sidewalks, bike lanes, and street lighting for “Complete Streets”.

Industrial - Short Term

a. Promote land near the northwest industrial connector and the Northwest Interceptor Sewer by working with government, business, and industry in applying for substantial outside funding.

b. Encourage zoning to set aside adequate amounts of industrial land especially where existing and future public utility service and transportation access will be feasible and where physical soil characteristics are adequate.

c. Encourage industrial zoning districts to be zoned primarily for industry, and not all other uses.

d. Promote all types of industry in large industrial districts.

Industrial - Long Term

a. Promote Economic Development Plan Updates to:

    1. Evaluate, study, and recommend public improvements to support the industrial growth of Marion in cooperation with Marion CANDO and other interested organizations such as the Marion Area Chamber of Commerce.

    2. Evaluate new changes in job opportunities by working with Marion CANDO and Jobs and Family Services.

Recreation and Conservation - Short Term

a. Support city, county, township, and village parks.

b. Support bike and pedestrian trails starting with areas near OSUM-MTC, the YMCA, and Sawyer-Ludwig Park.

c. Recognizing sky rocketing health care costs over the last 15 years, encourage recreation opportunities that allow residents to walk and exercise.

d. Where possible conserve wetlands, wooded areas, aquifer recharge areas, areas near rivers and creeks, and discourage building in flood plain areas.

e. Comment on the new Olentangy Watershed Planning Partnership (OWPP) now being formulated by the Mid-Ohio Regional Planning Commission.

Recreation and Conservation - Long Term

a. Continue to study local recreation and facility needs using National Recreation and Park Association (NRPA) standards.

b. Continue to update land use policies to consider new dangers to valuable or newly discovered valuable and possible endangered ecosystems, plant life, and animal life.

c. Utilize Olentangy Watershed Planning Partnership (OWPP) development strategies and tools to improve the water quality of the Olentangy River. Where possible adjust local zoning resolutions / codes and subdivision regulations as necessary.

Institution - Short Term

a. Promote locations of public buildings and institutions at locations where they will best serve the public consistent with good land use planning, beneficial economic, and social impacts.

b. Assist semi-public and private institutions with recommendations and alternatives on new locations.

c. Promote reuse of the vacant state juvenile prison.

Institution - Long Term

a. Promote reuse of other vacant institutional facilities.

Utility, Facility, and Services (Except Transportation) - Short Term

a. Assist and promote public sewer and water projects in villages and urbanized areas.

b. Participate in the State of Ohio water quality planning to aid the control of both point and “nonpoint" water pollution in line with land use goals.

c. Maintain a close working relationship with energy and communication companies in reviewing platted subdivisions and other projects such as any future power siting projects.

d. Continue to seek funding for better storm sewers in Marion City / Township and other areas as identified.

Utility, Facility, and Services (Except Transportation) - Long Term

a. Study the feasibility of future public sewer extensions in the county, including impact on land use and transportation costs from increased development.

b. Update utility and capital improvement reports.

c. Recommend public sanitary sewage facilities for the village of Waldo and Morral.

d. Recommend public water facilities for the villages of Green Camp, New Bloomington, Morral, and Waldo.

e. Encourage street lighting in all residential areas.

f. Encourage public water supplies in developing areas where water is known to be scarce and / or of inferior quality.

Transportation - Long Term

a. Update the past transportation and thoroughfare plans in line with recent land use changes and in line with the current land use plan.

b. Study the feasibility of promoting other modes of transportation in Marion in cooperation with the State of Ohio. Such modes including, but not limited to, public and private mass transit, the advocating of ways to make bicycling a more safe and enjoyable alternative, and intermodal freight facilities.

c. Develop an access management plan for critical county roads.

d. Work with OSUM and Marion Technical College to site an arterial road (University Drive) on the west side of the campus.

Other General Objectives - Short Term

a. Distribute explanations of existing and new land use regulations to attorneys realtors, and other citizens expressing an interest. Publicize changes in the benefit of the general public.

b. Inform citizens of the minor and major land division process.

c. Inform citizens of the potential benefits of zoning in townships and villages

without it. Offer to assist political subdivisions in amending present, or writing new land control regulations in accordance with other comprehensive plans.

Other General Objectives - Long Term

a. Distribute pamphlets to officials and other citizens on the costs of various types of development including the energy cost component. This would include information comparing the types of buildings and also the location of structures in relation to utilities and traveling distances to services such as referred to earlier in this report.

b. Distribute information to officials on the revenue vs. cost impacts of various types of development.

c. Work with Marion County Soil and Water, Marion County Farm Bureau, OSU Extension, and Mid-Ohio Regional Planning Commission to develop a series of seminars for farmers on topics such as farmland preservation, farm business planning, local food systems, estate planning, etc.

ADJUSTMENT / UPDATE OF EXISTING LAND DEVELOPMENT DOCUMENTS

Marion / City County Subdivision Regulations

Current major updates of the subdivision regulations are:

a. Update road base / pavement specifications.

b. Update storm water drainage runoff calculation requirements.

Also consider incorporation of low-impact development (LID) standards into the subdivision regulations. "Low-impact development (LID) is the general term for a wide array of site planning principals and engineering treatment practices used to manage both water runoff and water quality. LID is an ecologically friendly approach to site development and storm water management. The benefits of LID are: universally applicable, economically sustainable, environmentally sustainable, multiple design benefits, and its ideal for urban retrofit." (American Planning Association, PAS QuickNotes No. 23)

Review recent changes in state law regarding condominiums and make necessary adjustments to subdivision regulations for this type of development.

Enforce the sidewalk regulations as written which require sidewalk installation when the street is built or within the two-year construction bond window (i.e. no more variances to

allow the installation of sidewalks when either home or business is built which could take several years).
Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP)which can be used to not only improve the water quality of the Olentangy River but all major rivers in the county.

Village Subdivision Regulations

Work with the villages to update their subdivision regulations and consider incorporation of low-impact development standards.

Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP) which can be used to improve the water quality of the various county rivers.

Zoning Documents

Update local zoning documents starting with Marion City and then the villages and townships. Modernize standards and incorporate regulations for alternative energy sources. Where possible incorporate low-impact development standards.

Where possible, incorporate development tools identified by the Olentangy Watershed Planning Partnership (OWPP) which can be used to improve the water quality of the various county rivers.

COST OF COMMUNITY SERVICES BASED ON LAND USE TYPE

Different land use types generate various levels of revenue and require various levels of public services. Cost of Community Services (COCS) studies evaluate land use revenue to cost of public services. While a local COCS study is beyond the scope of this plan, the Farmland Information Center has prepared a fact sheet (Cost of Community Services Studies, August 2010) that summarizes the results of 151 COCS studies (10 of which were conducted in Ohio) located in 26 states.

According to the Farmland Information Center Fact Sheet on COCS Studies, "Cost of Community Services (COCS) studies are a case study approach used to determine the fiscal contribution of existing local land uses. Their particular niche is to evaluate working and open lands on equal ground with residential, commercial and industrial land uses. COCS studies are a snapshot in time of costs versus revenues for each type of land use.

COCS studies conducted over the last 20 years show working lands (median cost per dollar of revenue raised to provide public services to different land uses: commercial & industrial $0.29, working and open land $0.35, residential $1.16) generate more public revenues than

they receive back in public services. Their impact on community coffers is similar to that of other commercial and industrial land uses. On average, because residential land uses do not cover their costs, they must be subsidized by other community land uses. Converting agricultural land to residential land use should not be seen as a way to balance local budgets.

The findings of the COCS studies are consistent with those of conventional fiscal impact analyses, which document the high cost of residential development and recommend commercial and industrial development to help balance local budgets. What is unique about COCS studies is that they show that agricultural land is similar to other commercial and industrial uses. In nearly every community studied, farmland has generated a fiscal surplus to help offset the shortfall created by residential demand for public services. This is true even when the land is assessed at its current, agricultural use. " (Farmland Information Center Fact Sheet, Cost of Community Services Study, August 2010).

For the purposes of this land use plan, cost of community services studies discussed above will be useful as a general planning tool recognizing the fact that residential land uses typically require more in public service costs than is returned in revenue while agricultural, commercial, and industrial land uses generate a fiscal surplus. From a land use planning standpoint, Marion will be challenged to balance the need to provide new residential land use opportunities allowing for growth in the community, while at the same time increasing local commercial and industrial land uses and conserving agricultural land. This will be especially important over the next several years due to the current state of the economy and shrinking local government budgets.

APPENDIX A

Agencies Related to Development and Land Use

AGENCIES INVOLVED IN DEVELOPMENT AND LAND USE

Listed below are federal, state and local agencies, complete with address and telephone as well as contact person, if known, which are involved, either directly or indirectly with programs, regulations or criteria for land usage or community development or redevelopment in Marion County.

LOCAL AGENCIES

Agency	Address	Telephone	Contact Person
Marion County Regional Planning Commission	222 West Center St. Marion, Ohio 43302	740-223-4140	Ken Lengieza

Responsibility: Preparation of land use plan, administration of Subdivision Regulations for Marion County and City. Planning staff for Marion County RPC, Marion City, Caledonia Village, Waldo Village, and Prospect Village.

Marion City Zoning Department	233 West Center St. Marlon, Ohio 43302	740-383-4114	Judy Rawlins

Responsibility: Administration of city zoning code.

Caledonia Zoning Department	Contact Mayor or Clerk to leave message for Brucker		Jim Brucker

Responsibility: Administration of village zoning code.

Big Island Township Zoning Inspector	2838 Harding Highway, W. Marion, Ohio 43302	740-382-3862	Walter Yancey

Responsibility: Administration of zoning resolution.

Claridon Township Zoning Inspector	4420 Roberts Rd. Caledonia, Ohio 43314	740-251-8650	Scott Carter

Responsibility: Administration of zoning resolution.

Grand Township Zoning Inspector	8111 LaRue-Prospect Rd. W. New Bloomington, Ohio 43341	740-499-3735	Pearl Gamble

Responsibility: Administration of zoning resolution.

Grand Prairie Twp. Zoning Inspector	3624 Marion-Bucyrus Rd. Marion, Ohio 43302	740-383-2548	James Rohler

Responsibility: Administration of zoning resolution.

Agency	Address	Telephone	Contact Person
Green Camp Zoning Department	P.O. Box 238 Green Camp, Ohio 43322	740-528-2107	Frank Jackson

Responsibility: Administration of zoning resolution.

LaRue Zoning Department	181 S. Chestnut St. LaRue, Ohio 43332	740-499-3938	Dan Hicks

Responsibility: Administration of zoning resolution.

Marion Township Zoning Inspector	1228 East Fairground St. Marion, Ohio 43302	740-225-0652	Charles Fosnaugh

Responsibility: Administration of zoning resolution.

Montgomery Twp. Zoning Inspector	9619 LaRue-Mt. Victory Rd. LaRue, Ohio 43332	740-499-2942	Jeff Mouser

Responsibility: Administration of zoning resolution.

Pleasant Township Zoning Inspector	989 Somerlot-Hoffman Rd., W. Marion, Ohio 43302	740-389-1706	Dwain Williams

Responsibility: Administration of zoning resolution.

Prospect Township Zoning Inspector	100 North Main St. Marion, Ohio 43302	740-494-9911	Harry Burdick

Responsibility: Administration of zoning resolution.

Prospect Zoning Department	100 North Main St. Marion, Ohio 43302	740-494-9911	Harry Burdick

Responsibility: Administration of zoning resolution.

Richland Township Zoning Inspector	P.O. Box 443 Marengo, Ohio 43334-0443	419-253-8830	Charles Ciola

Responsibility: Administration of zoning resolution.

Agency	Address	Telephone	Contact Person
Salt Rock Township Zoning Inspector	5616 Morral-Kirkpatrick Rd. Morral, Ohio 43337	740-465-9033	Ted Bosley

Responsibi1ity: Administration of zoning resolution.

Scott Township Zoning Inspector	5246 Columbus-Sandusky Rd. Marion, Ohio 43302	419-845-3527	Sally Knapp

Responsibi1ity: Administration of zoning resolution.

Tully Township Zoning Inspector	7165 Emahiser Rd. Caledonia, Ohio 43314	419-845-3758	Dan Purdy

Responsibi1ity: Administration of zoning resolution.

Waldo Township Zoning Inspector	947 Bethlehem Rd. Prospect, Ohio 43342	740-726-2366	Melvin Evans

Responsibi1ity: Administration of zoning resolution.

Waldo Zoning Department	2843 County Road 146. Waldo, Ohio 43356	740-272-7777	Judy Miley

Responsibility: Administration of zoning resolution.

Marion City / County Health Dept.	233 West Center St. Marion, Ohio 43302	740-387-3604	Sandy Bridenstine

Responsibility: Plumbing Inspector, water quality, environmental quality, drainage.

Marion County SWCD District	1100 East Center St. Marion, Ohio 43302	740-387-1314	Michelle Mattix

Responsibility: Soil and water preservation.

Marion County Engineering Dept.	222 West Center St. Marion, Ohio 43302	740-223-4110	Brad Irons

Responsibility: roads, public facilities, storm sewers and ditches.

Agency	Address	Telephone	Contact Person
Marion City Engineering Dept.	233 West Center St. Marion, Ohio 43302	740-387-2240	Jim Bischoff
Responsibility: Streets, public facilities, storm, sanitary sewers.			
Marion County Auditor	222 West Center St. Marion, Ohio 43302	740-223-4020	Joan Kasotis
Responsibility: Tax records and maps.			
Marion County Park District	222 West Center St. Marion, Ohio 43302	740-223-4160	Karen Kelley
Responsibility: Director.			
Marion County Sanitary Eng.	222 West Center St. Marion, Ohio 43302	740-223-4130	Roger Dietrich
Responsibility: County Flood Plain Administrator, sanitary sewers			
Marion City Park Department	233 West Center St. Marion, Ohio 43302	740-387-5446	Mike Cheney
Responsibility: Park Superintendent.			
Marion City Sanitation Division	233 West Center St. Marion, Ohio 43302	740-387-2020	
Responsibility: Sanitation Services (City only).			
Marion City Mayor	233 West Center St. Marion, Ohio 43302	740-383-5816	Scott Schertzer
Responsibility: Administrator, Community Development			
Marion CANDO	205 West Center St. Marion, Ohio 43302	740-387-2267	Craig Thompson
Responsibility: Community Development			

Other programs with no local public control:

A. No Zoning

1 - Bowling Green Township
2 - Green Camp Tonwnship
3 - Morral Village
4 - New Bloomington Village

B. No Subdivision Regulations

1 - Green Camp Village
2 - LaRue Village
3 - Morral Village
4 - New Bloomington Village

C. Not Participating in Flood Insurance Program

1 - Marion City (not in flood plain)
2 - New Bloomington Village
3 - Waldo Village (not in flood plain)

D. Building and Housing Codes

1 - Limited to plumbing code only (countywide)
2 - Flood Insurance

STATE AGENCIES

Agency	Address	Telephone	Contact Person
Environmental Protection Agency	347 North Dunbridge Road Bowling Green, Ohio, 43402	419-352-8461	

Responsibility: Public facilities, environmental abatement, air and water quality.

Department of Natural Resources	2045 Morse Road Columbus, Ohio 43229-6693	614-265-6565	

Responsibility: Flood plain water management, land use and water quality management.

Department of Development **District Office**	175 Mansfield Avenue Shelby, Ohio 44875	419-347-1284	

Responsibility: Assistance to local governments in community development.

Department of Transportation **District 6 Office**	400 E. William Street Delaware, Ohio 43015	740-833-8000	

Responsibility: State highways.

Department of Health	246 North High Street Columbus, Ohio 43215	614-466-3543	

Responsibility: Public health and safety.

Public Utilities Commission	180 East Broad Street Columbus, Ohio 43215	800-686-7826	

Responsibility: Regulating utilities.

Public Works Commission	65 East State Street Suite 312 Columbus, Ohio 43215	614-466-0880	Donna Kirkbride

Responsibility: Development of new and redevelopment of existing infrastructure.

FEDERAL AGENCIES

Agency	Address	Telephone	Contact Person
Housing and Urban Development	200 North High St. Columbus, Ohio 43215-2463	614-469-2540	Thomas Leach

Responsibility: Community development programs.

Economic Development Administration	111 North Canal Street Suite 855 Chicago, IL 60606-7208	312-353-7706	C. Robert Sawyer

Responsibility: Industrial, commercial and residential development.

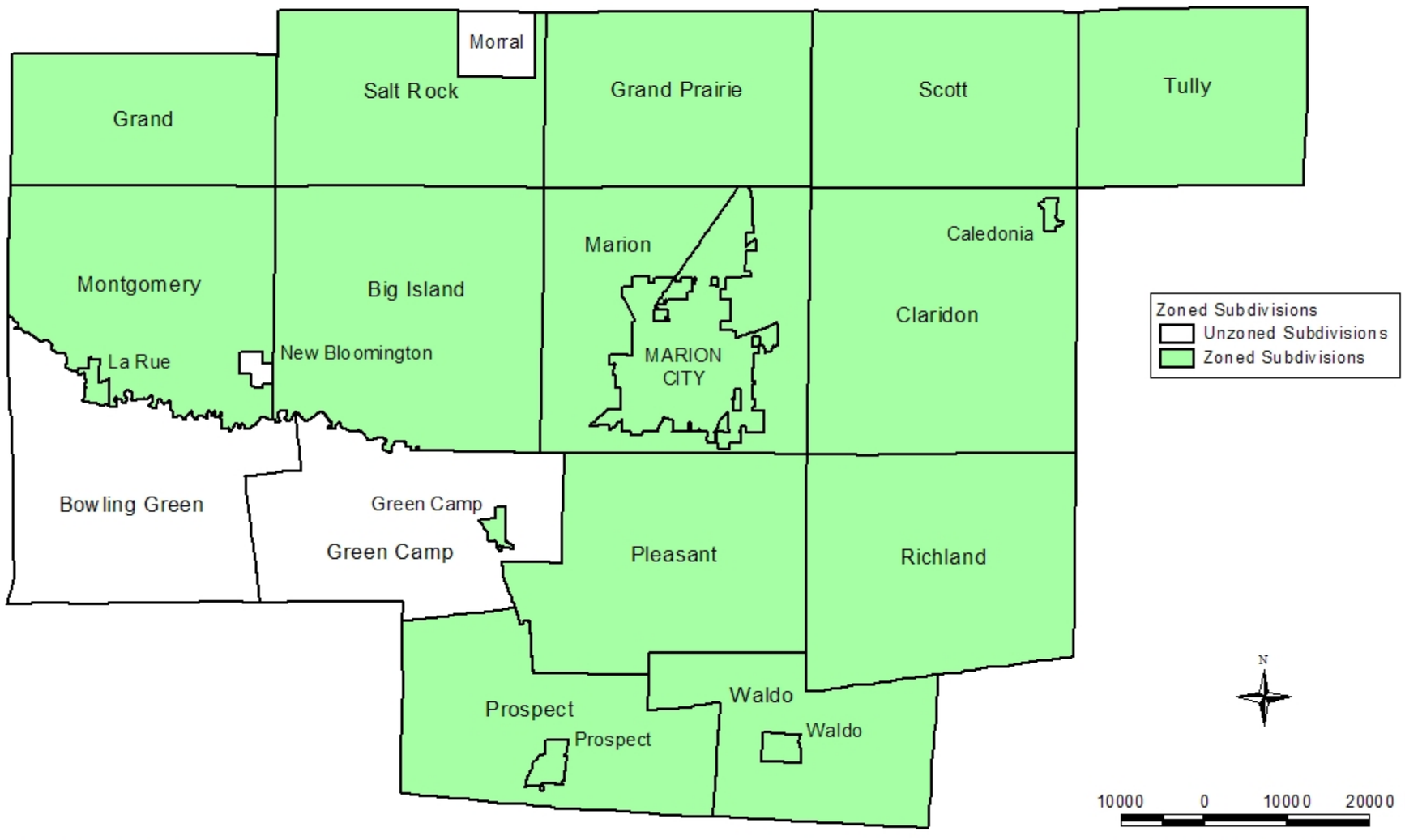
USDA Rural Development	Federal Building, Room 507 200 North High Street Columbus, Ohio 43215	614-255-2400	

Responsibility: Business development and cooperative services, community facilities, rural utilities

APPENDIX B

Zoned Political Subdivisions

Zoned Political Subdivisions



Prepared by: Marion County Regional Planning Commission

Source: Marion County Auditor GIS, 2010 and RPC Records

APPENDIX C

Barks Road Economic Development Plan

BARKS ROAD

ECONOMIC DEVELOPMENT

PLAN

8/11/2004

PREFACE:

Barks Road is the main east-west traffic artery on the south side of Marion. At the edge of the City of Marion it has over the last few years and will be subject to extensive growth pressure.

Unfortunately, for most of its length it is a two lane road with no turning lanes that has had the pavement gradually widened a foot at a time from that of the rural farm road that it was. Sewer and Storm Drainage are also issues as this area develops.

The purpose of this plan is to summarize the policies that the Planning and Zoning Commissions have developed with regard to land use, and any policies of the City, County and Township of Marion relating to infrastructure and development.

STUDY AREA

All of Barks Road. Barks Road includes the former Sawyer Road from Sawyer Park east to State Route 4 on the way crossing the CSX Railroad, and then proceeds east across the N and S Railroad, across State Route 424 (originally U.S. 23) and then east to State Route 529 for a total distance of 3.2 miles.

BACKGROUND:

Past City and County Plans have identified the whole length of Barks Road for future development including commercial, industrial and residential (LAND USE PLAN FOR MARION COUNTY, Marion County Regional Planning Commission, 1970). At that time there were

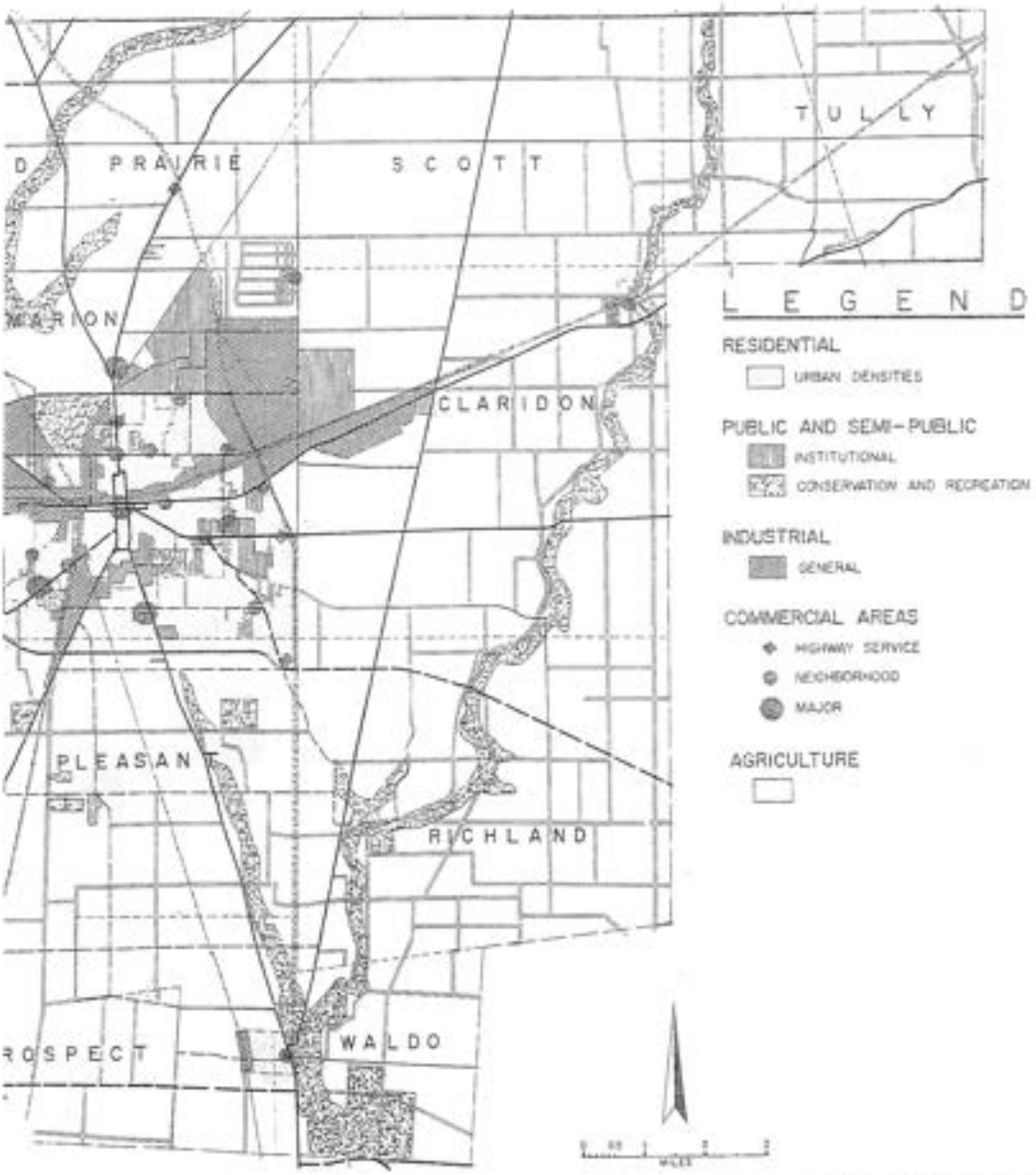
PLATE VIII

LAND USE PLAN F
MARION COUNT

THE PREPARATION OF THIS MAP WAS FINANCIALLY AIDED THROUGH A FEDERAL GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT UNDER THE URBAN PLANNING ASSISTANCE PROGRAM AUTHORIZED BY SECTION 701 OF THE HOUSING ACT OF 1954, AS AMENDED.

PLATE VIII

USE PLAN FOR
ON COUNTY



MARION COUNTY REGIONA
PLANNING COMMISSION
MARION, OHIO

four major uses on the road:

1. Marion Power Shovel Plant II on Barks Rd. and Cheney Ave.(near the western end of the road)
2. The brand new Southland Plaza at the corner of Marion-Waldo Rd. which at that time was still U.S. 23
3. Lusch Addition, a single family housing development. (near the eastern end of the road)
4. Farmland with scattered single family homes, a fertilizer store, and the back of a salvage yard.

The new Southland Plaza Development was noteworthy because of it and state improvements Barks Road was widened to five (5) lanes for about one third of a mile. Also, then Southland Apartments, west of the plaza started to be built in phases.

The only other large public improvement was around 1981 when the County Engineer and State Department of Transportation cooperated to widen the lanes and add a left hand turning at the intersection with State Rt. 4.

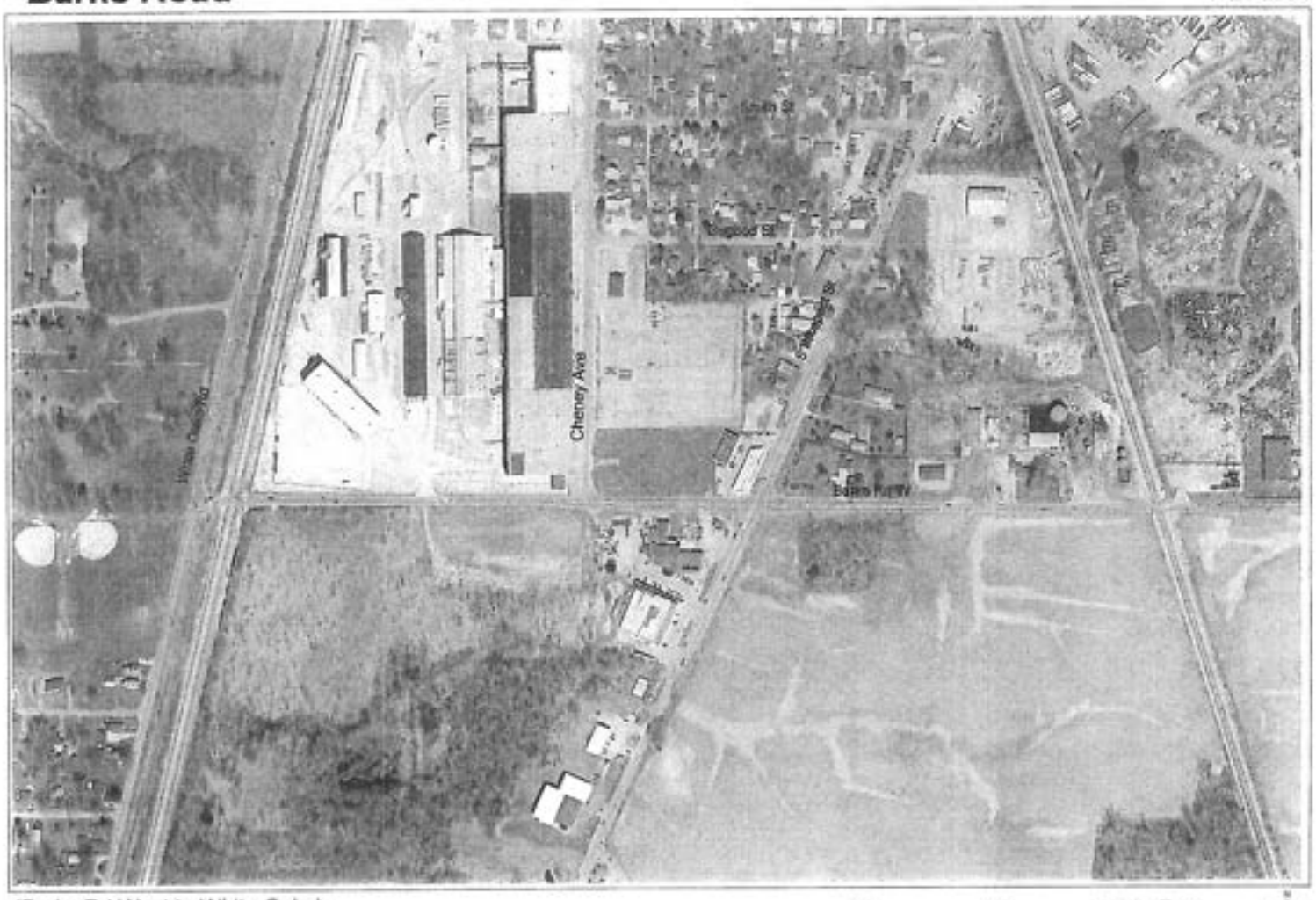
Since that time major changes include a new post office with the County of Marion taking over its first traffic signal on a County road, the building of a new Krogers grocery store with the Planning Commission requiring Krogers to add turning lanes at the driveway lining up with Crescent Dr. and to pay for the traffic signal, addition of a large office building on Barks Rd West next to the post office. In addition, the construction on Barks Rd East of a mixed housing/office development, the rapid construction and build out of a condominium project, the opening of a new YMCA and the connection to Barks of three major upscale single family housing developments has greatly increased traffic.

POLITICAL JURISDICTION:

All of Barks Road, for its full length is in Marion Township. About half, however, is within the Marion City corporation limits and

Barks Road

7-29-2004

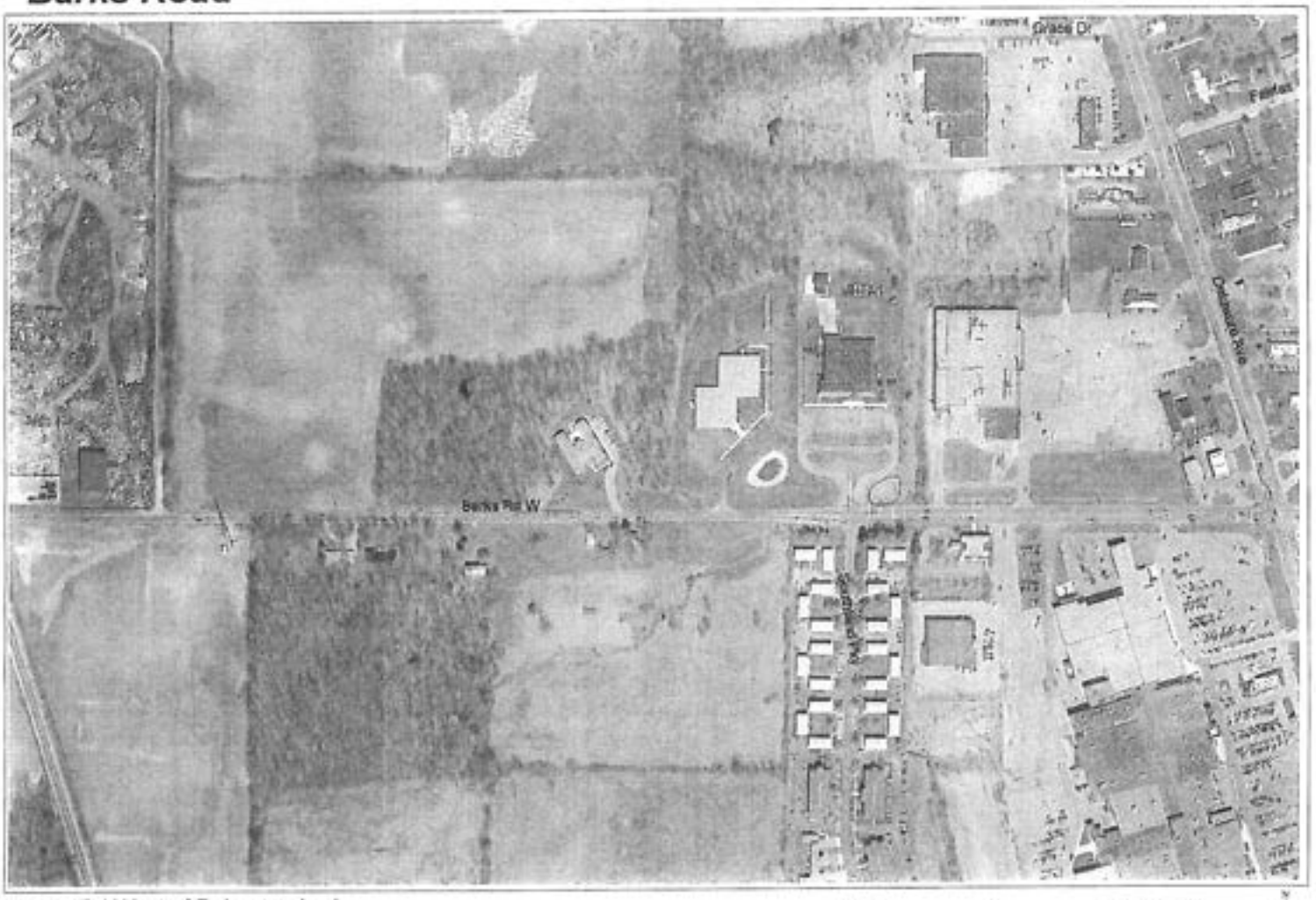


(Barks Rd West to White Oaks)
Sheet 5

400 0 400 Feet

Barks Road

7-29-2004

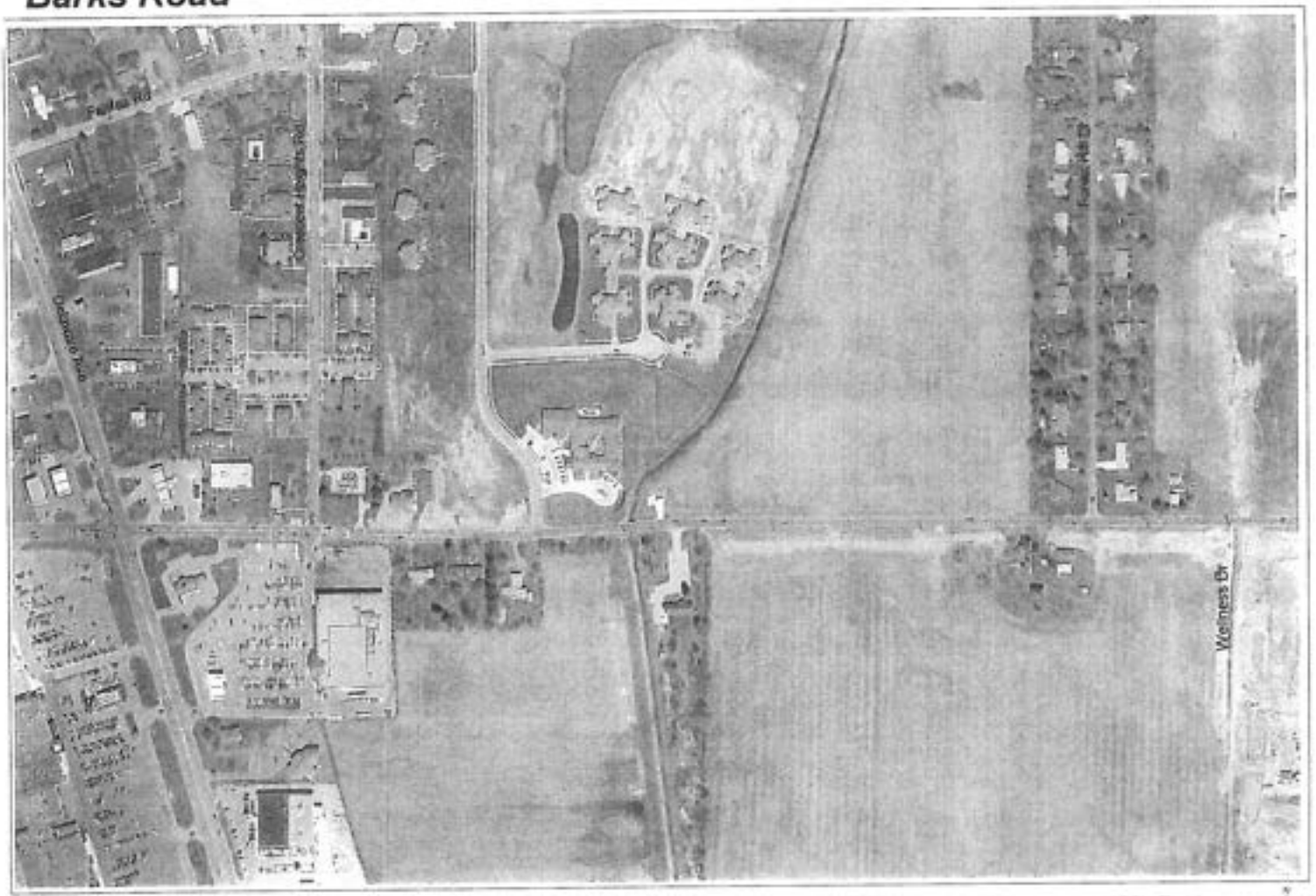


(Barks Rd West of Delaware Ave)
Sheet 4

400 0 400 Feet

Barks Road

7-29-2004



(Wellness Dr to Delaware Ave)
Sheet 3

400 0 400 Feet

Barks Road

7-29-2004

(Lakeview Blvd to Wellness Dr)

Sheet 2

400 0 400 Feet

Barks Road

7-29-2004

(Richland Rd to Lakeview Blvd)
Sheet 1

400 0 400 Feet

half is not. The boundary zig zags back and forth and will soon change again if the former Masons/Hills/Aimes store property is accepted into the City. If it is, most of the land north of Barks Road, with the exception of two tracts of farmland, two dead end streets, several homes, a gas station , a fertilizer store, salvage yard and post office would be in the City. Meanwhile, most of the land south of Barks Rd. with the exception of the Blanks farm (being developed by John Domo) and the Management Expansion land, is outside of the City.

Almost all properties are in Pleasant Local School District, with the exception of the north side of the road from White Oaks Rd. east just past St. Rt. 4, and three businesses north of the road and east of St. Rt. 423.

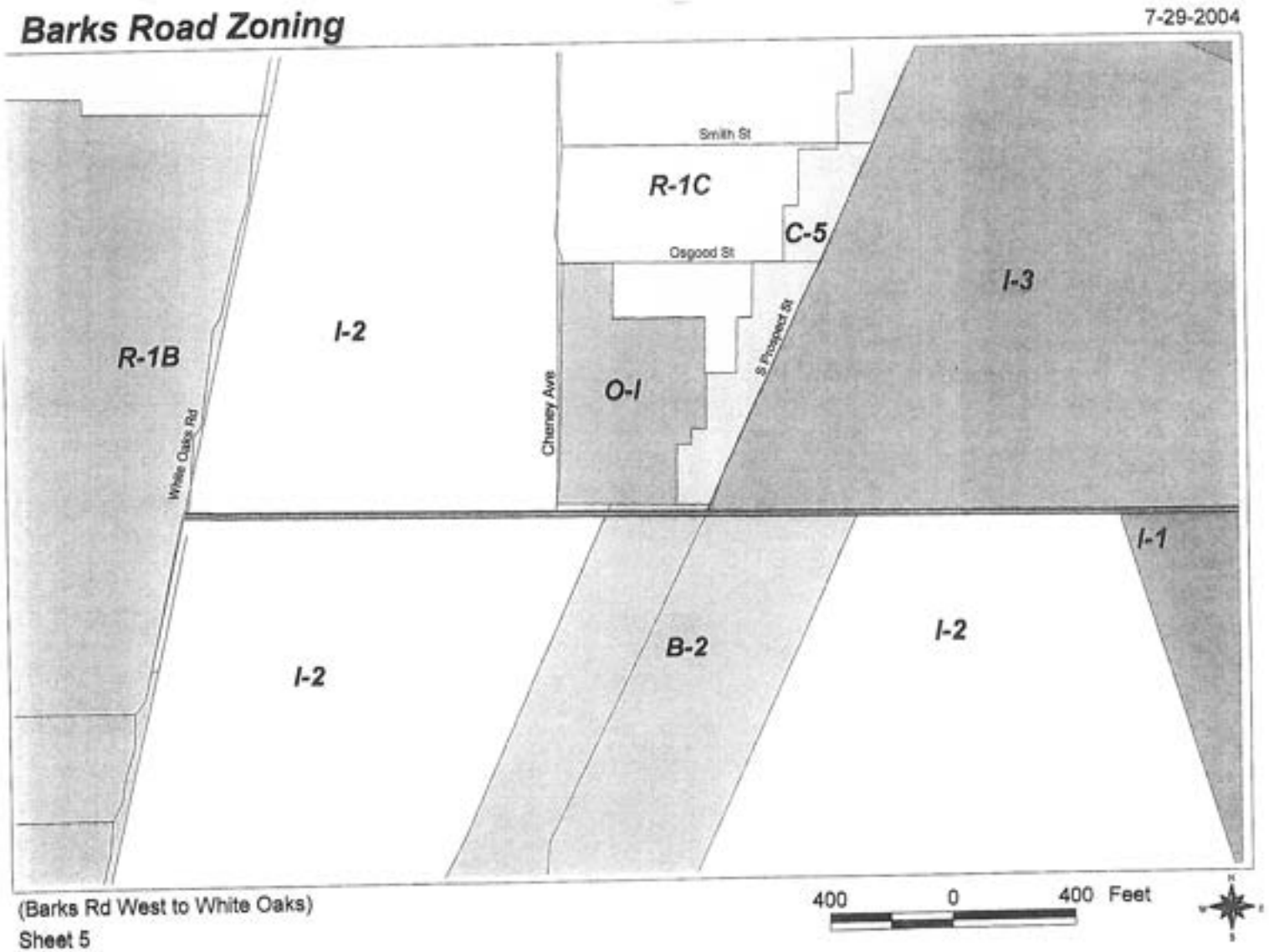
ZONING:

Fortunately, the Marion City and Marion Township Zoning Codes are similar. This road includes various industrial (I), commercial (C) or (B), Office-Institutional- Apartment(OIA), and Residential (R) Districts with numbers signifying types, such as I-1,I-2, etc. (SEE ZONING MAPS). The Point is that both the rural township and the city have carefully planned various appropriate uses at locations that will need additional road capacity and utility extensions when built out.

ECONOMIC IMPORTANCE:

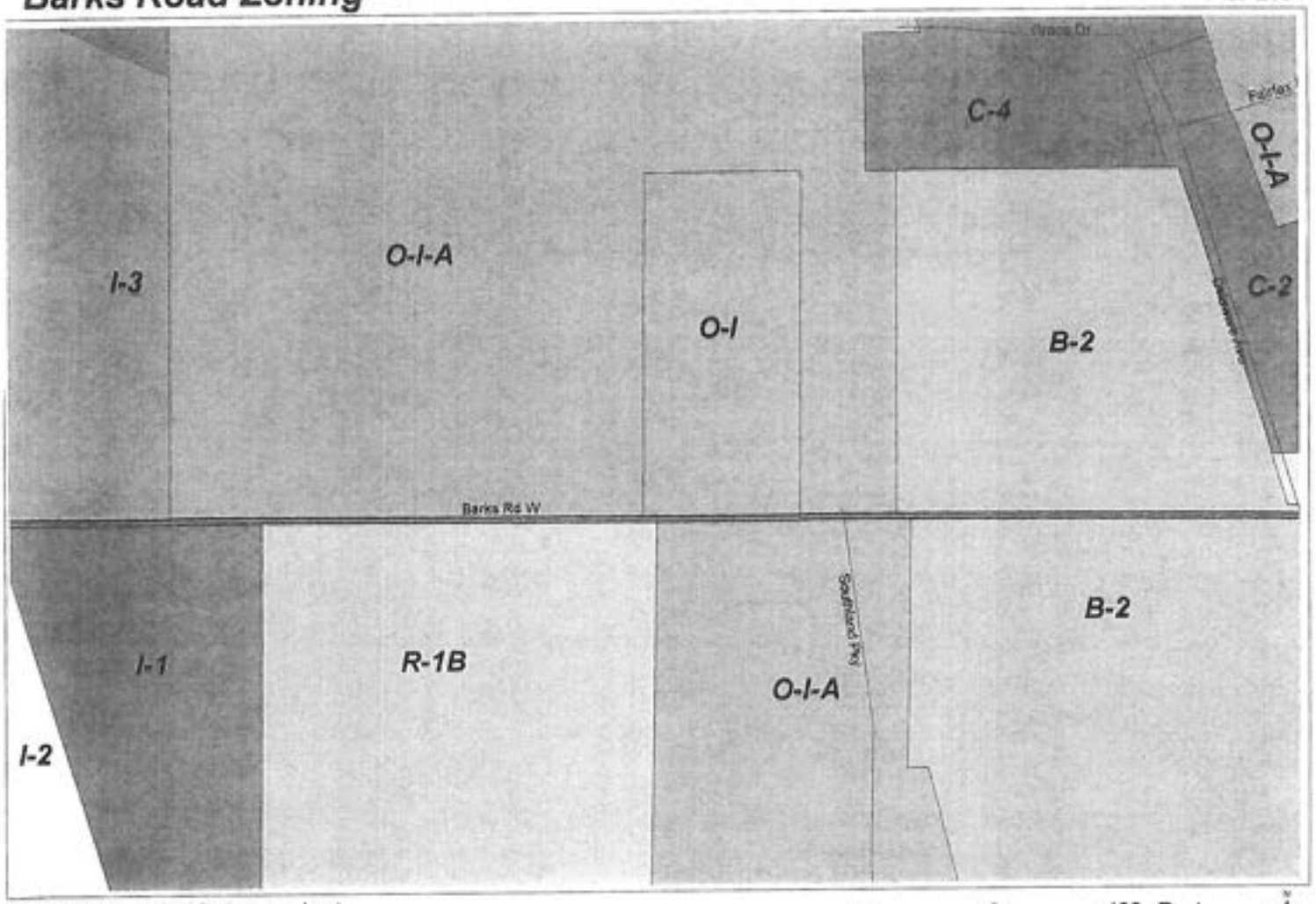
Industrial, commercial, office and residential development of the south side of the City of Marion largely rests on the fate of the Barks Rd. corridor. It has much potential including:

1. Aiding in the upgrading of older manufacturing facilities on the western end.
2. Revitalization of older commercial buildings, preserving and creating jobs.
3. New office and commercial facilities providing needed services


Barks Road Zoning
7-29-2004
Smith St
R-1C
C-5
Osgood St
I-3
R-1B
I-2
Cheney Ave
O-I
S Prospect St
White Oaks Rd
I-1
I-2
B-2
I-2
400
0
400 Feet
(Barks Rd West to White Oaks)
Sheet 5

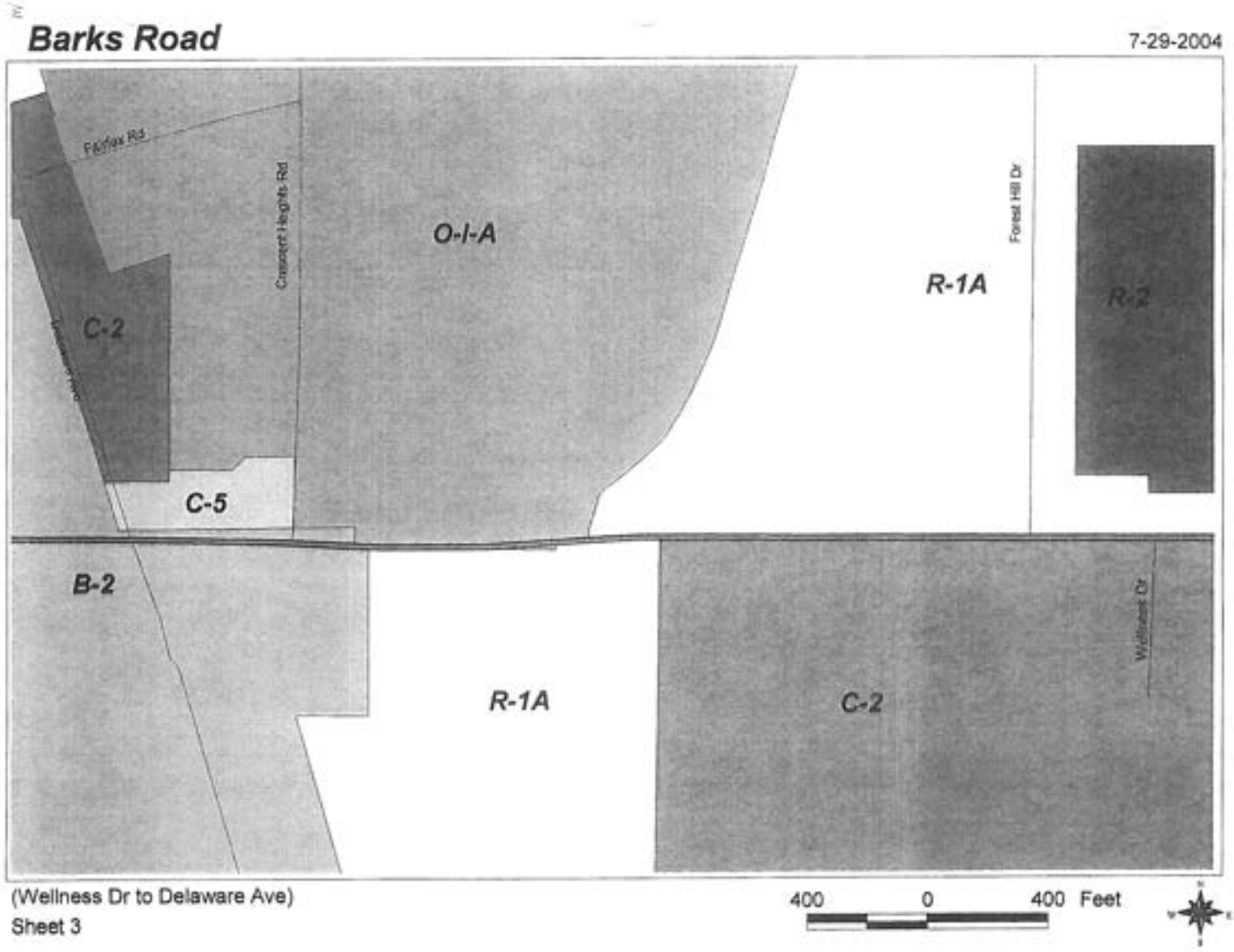
Barks Road Zoning

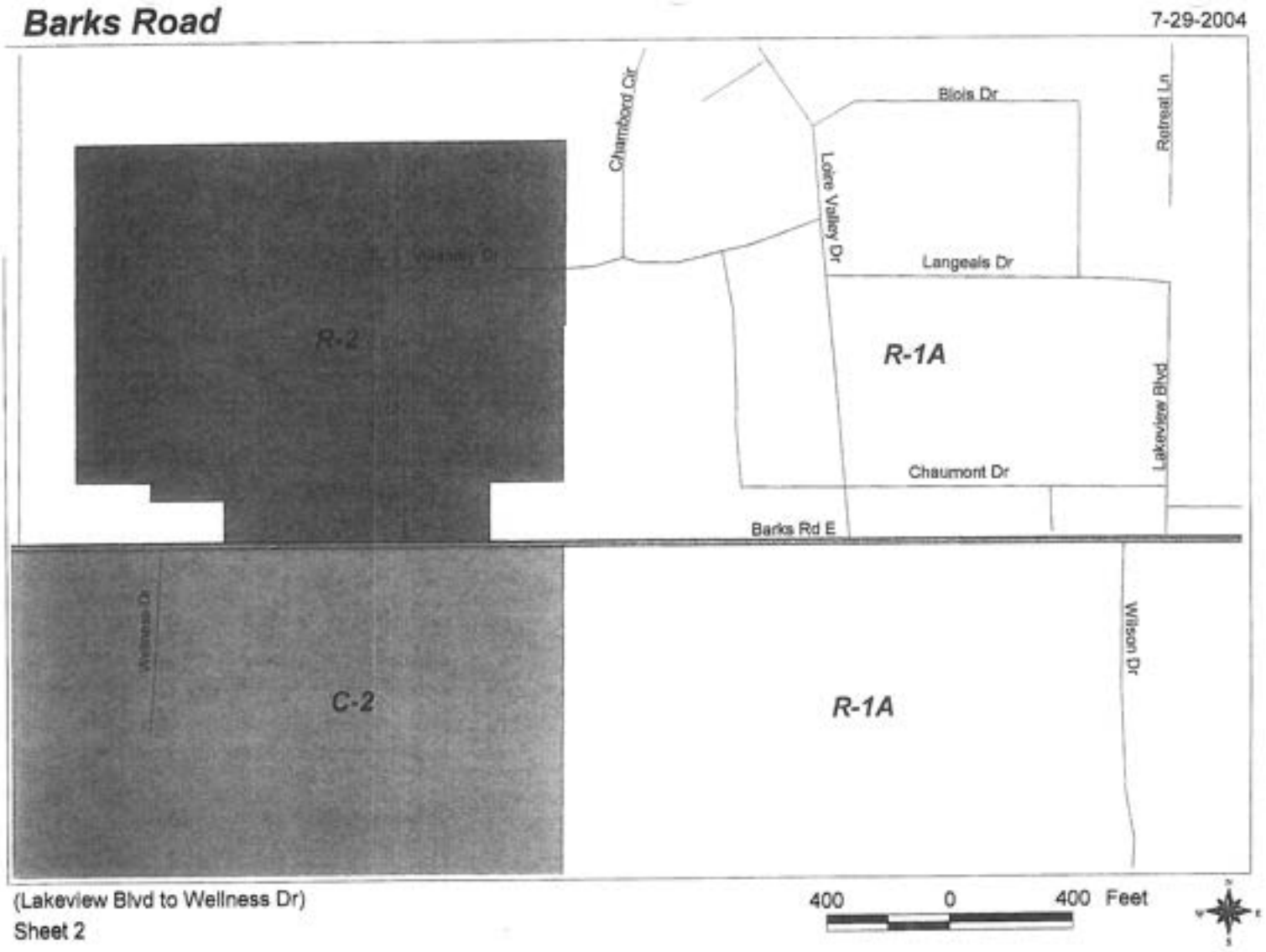
7-29-2004

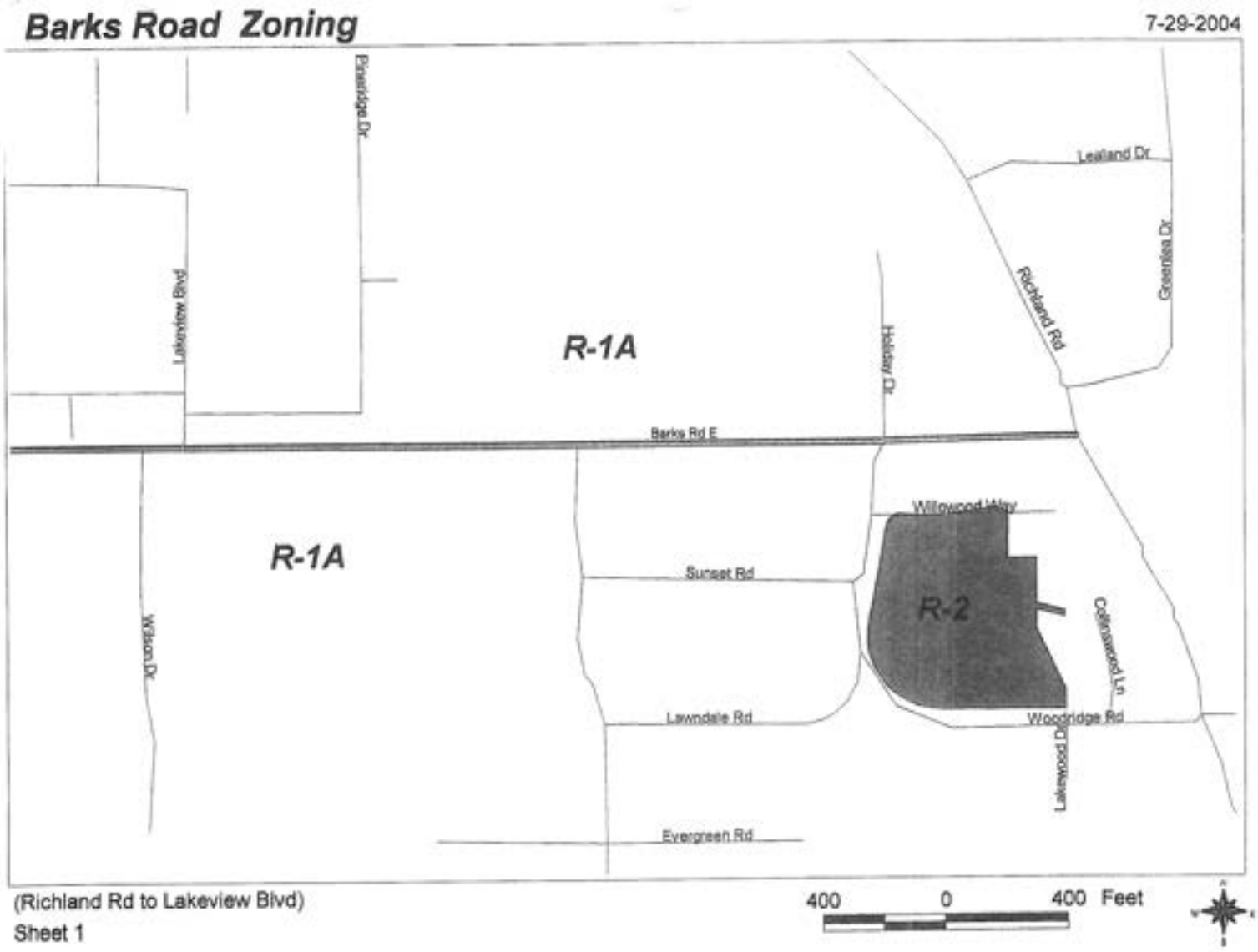


(Barks Rd West of Delaware Ave)
Sheet 4

400 0 400 Feet


Barks Road
7-29-2004
Fairfax Rd
Crescent Heights Rd
O-I-A
R-1A
Forest Hill Dr
R-2
C-2
C-5
B-2
R-1A
C-2
Wellness Dr
(Wellness Dr to Delaware Ave)
Sheet 3
400 0 400 Feet


Barks Road
7-29-2004
Chamford Cir
Blois Dr
Retreat Ln
Loire Valley Dr
Langeals Dr
R-2
R-1A
Lakeview Blvd
Chaumont Dr
Barks Rd E
Wellness Dr
C-2
R-1A
Wilson Dr
(Lakeview Blvd to Wellness Dr)
Sheet 2
400 0 400 Feet


Barks Road Zoning
7-29-2004
Eastridge Dr
Lakeview Blvd
R-1A
Lealand Dr
Richland Rd
Greenlea Dr
Halsey Dr
Barks Rd E
Willowood Way
R-1A
Sunset Rd
R-2
Collinswood Ln
Wilson Dr
Lawndale Rd
Woodridge Rd
Lakewood Dr
Evergreen Rd
(Richland Rd to Lakeview Blvd)
Sheet 1
400 0 400 Feet

right next to town and next to the hospital area creating hundreds of jobs.

4. The opportunity for more pedestrian and bicycle friendly residential developments near retail services. Note that we have several already constructed, but the main impediment is that most of Barks Rd. in the center of these areas does not have sidewalks and in places is very dangerous for cyclists.

5. The prospect of much more convenient access for west side Marion residents when the RR grade separation over the N+S is finished and if other road improvements can be made.

INFRASTRUCTURE NEEDS:

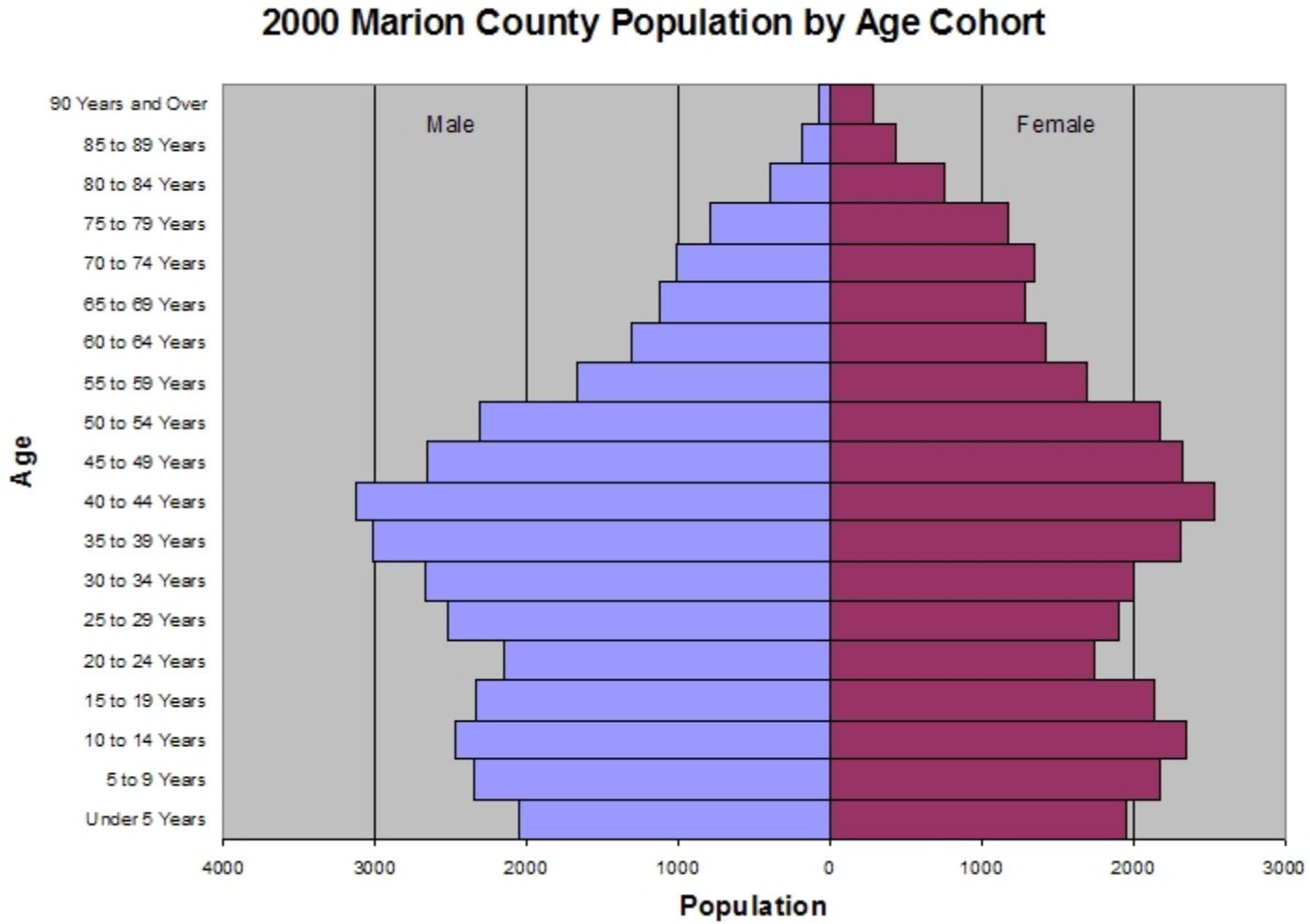
1. Widen Barks Road to at least three(3) lanes for its whole length with the middle being a left turn lane. In several places vertical line of site needs to be improved by grading hills.
2. Provide right turn lanes where needed.
3. Consider widening the section from Lake Blvd. To Delaware Ave. to four(4) or five (5) lanes
4. Extension of storm drainage and related curbs and catch basins, but to lessen the speed of run off into water courses, onsite wet or dry detention is already being used and would continue to be required.
5. Provision of sidewalks and, near the new YMCA, a bike path or bike crossing area.
6. Extension of Sanitary Sewer lines with coordination between the City and County on which districts should serve which areas.
7. Street lights.
8. Traffic signals
9. Electric, gas, water, phone, fiber optic cable, etc. Of

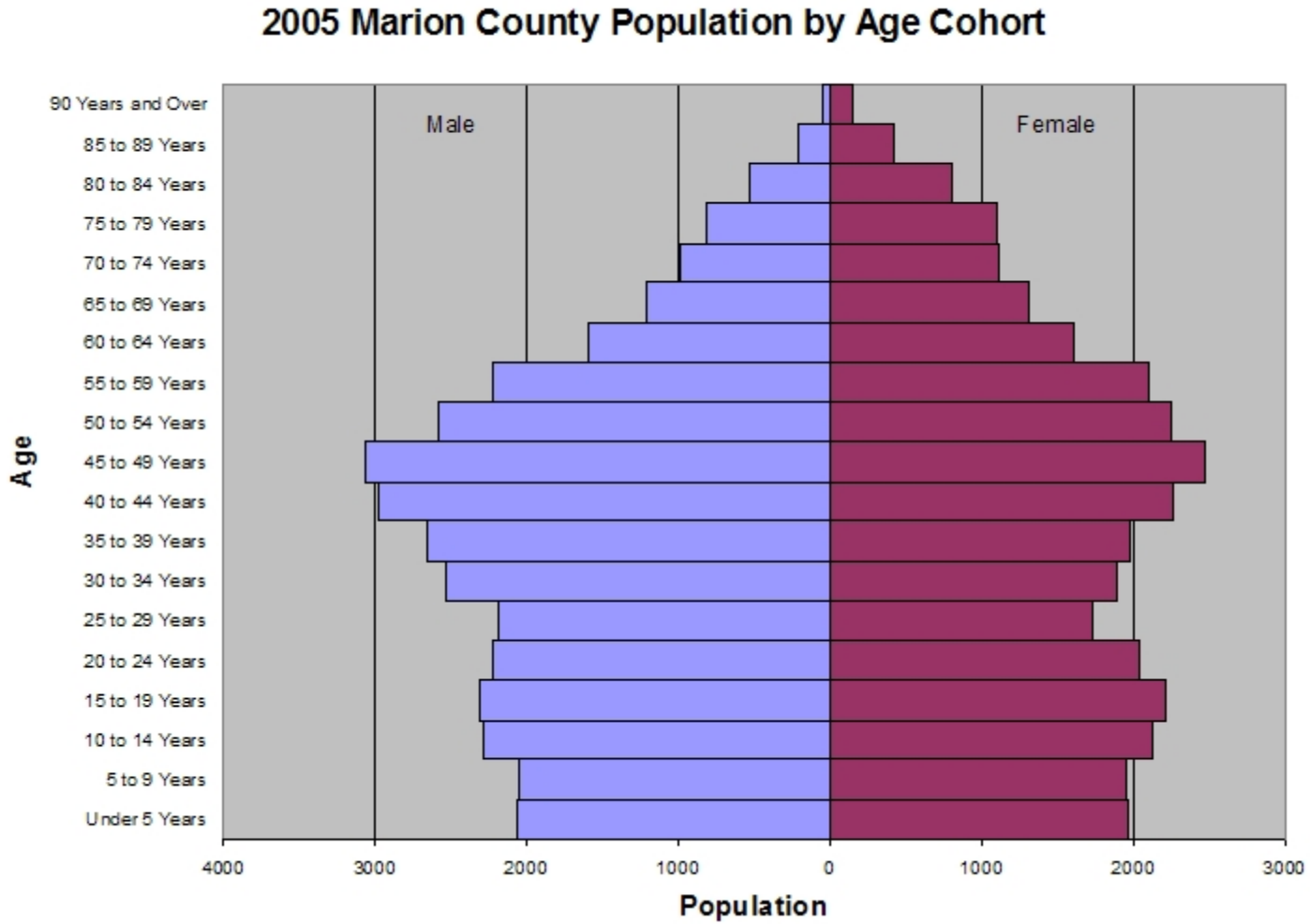
particular concern is the vulnerability of electric and phone poles (and service)which are now close to the road pavements and could also result in personal injury in traffic collisions.

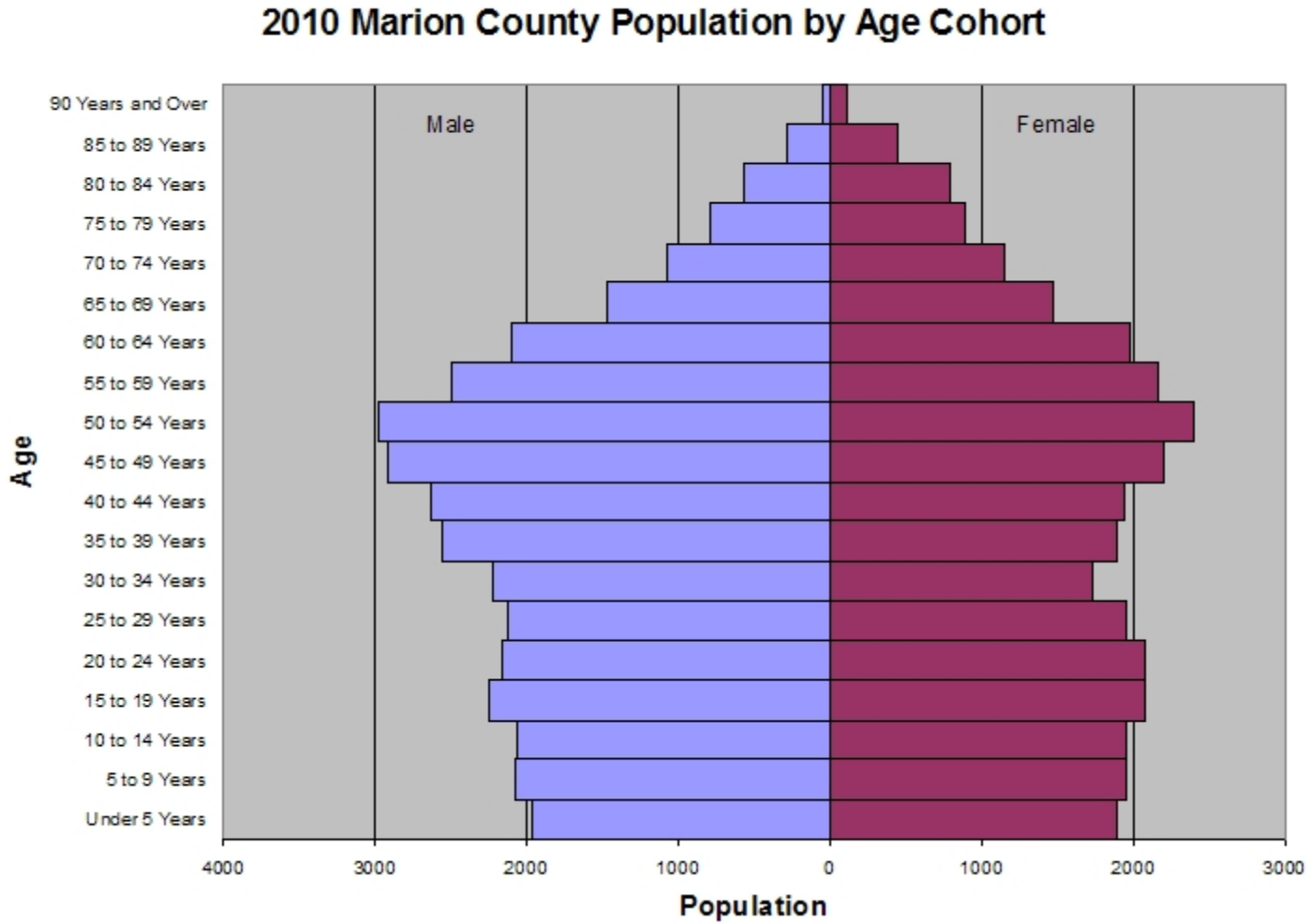
10. Potential need for another fire station, given the fact that the area has and will have more nursing homes, senior apartments and shopping areas which increase the rate of squad calls.

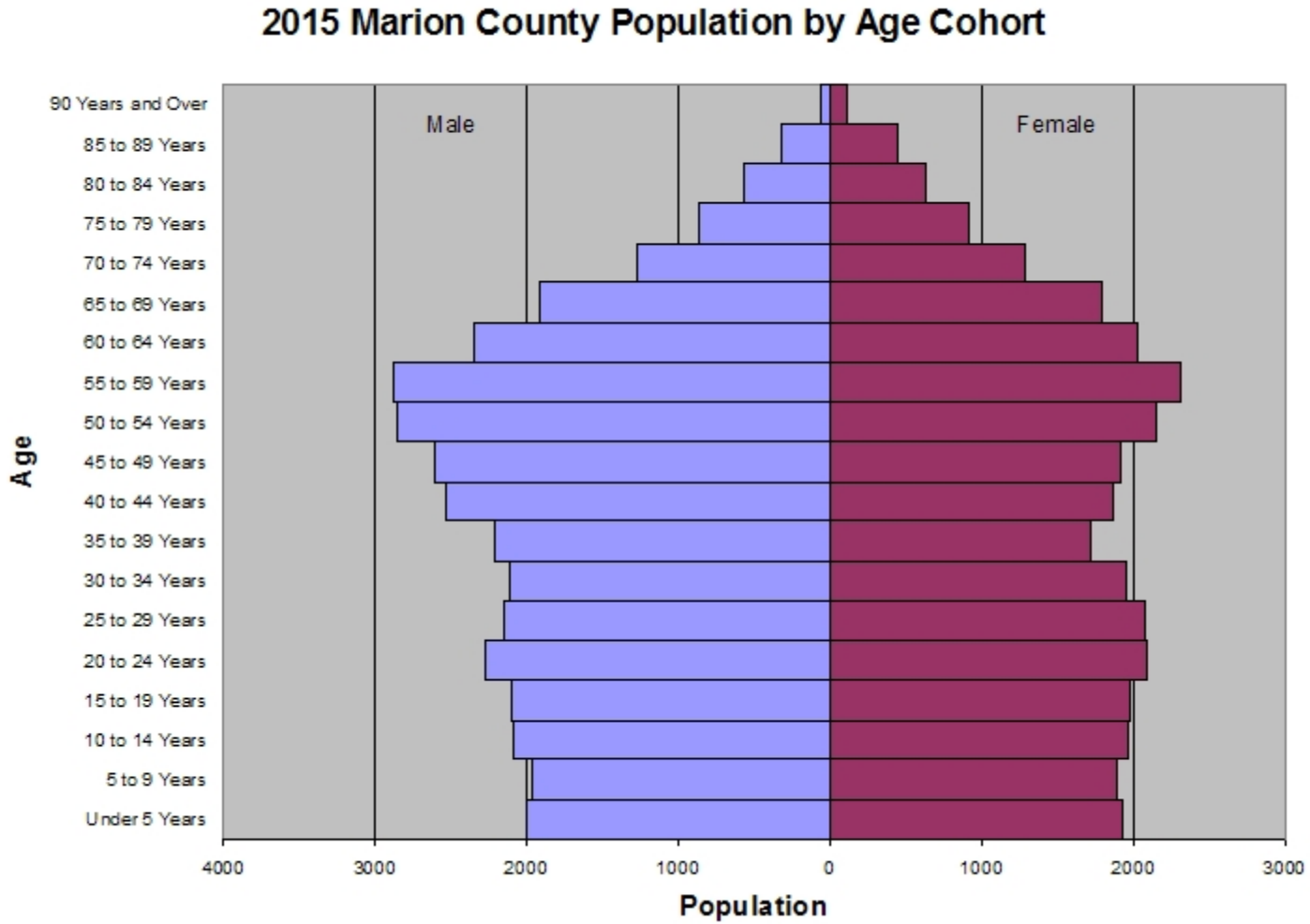
APPENDIX D

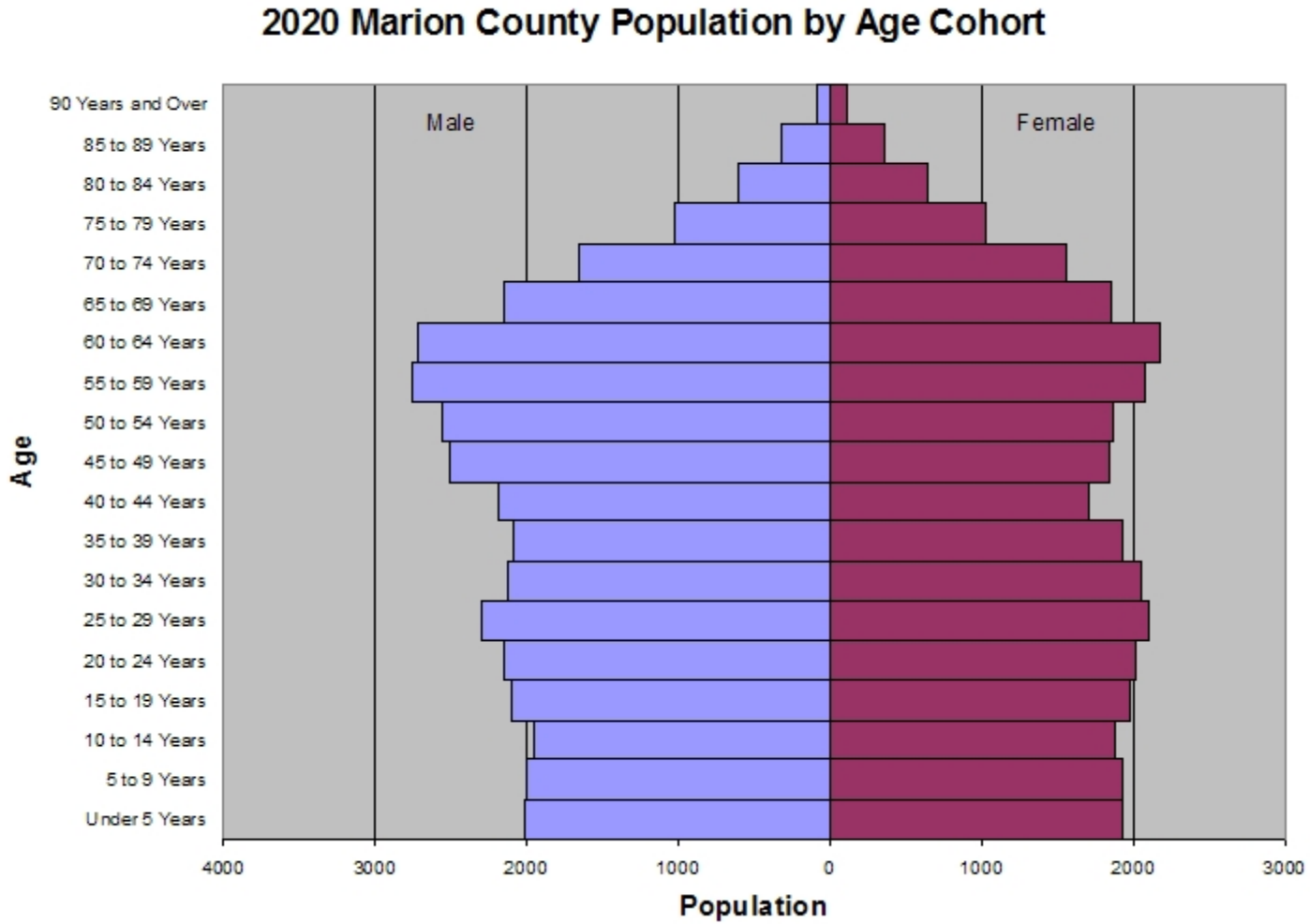
Age Cohorts

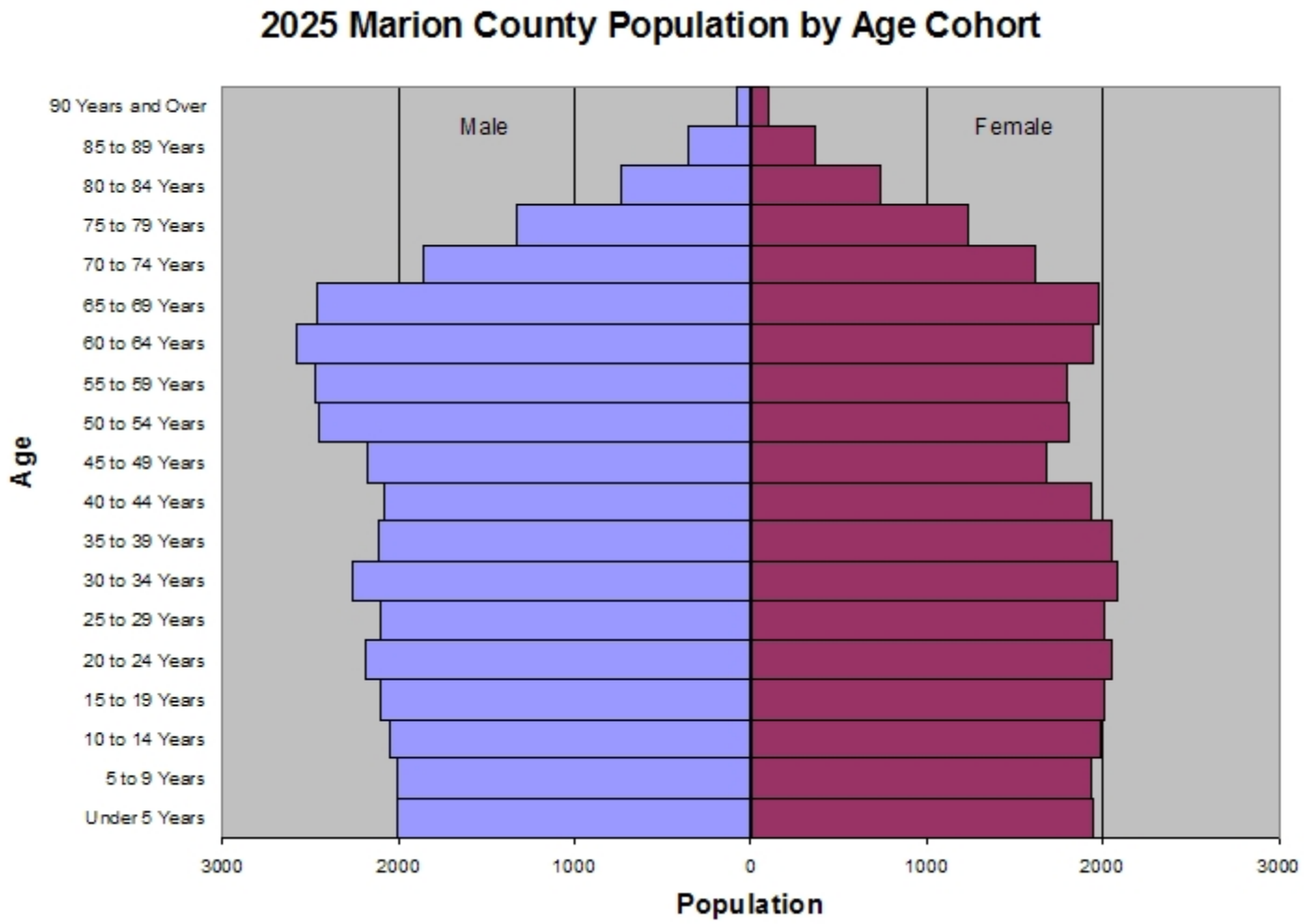

2000 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
4000
3000
2000
1000
0
1000
2000
3000
Population

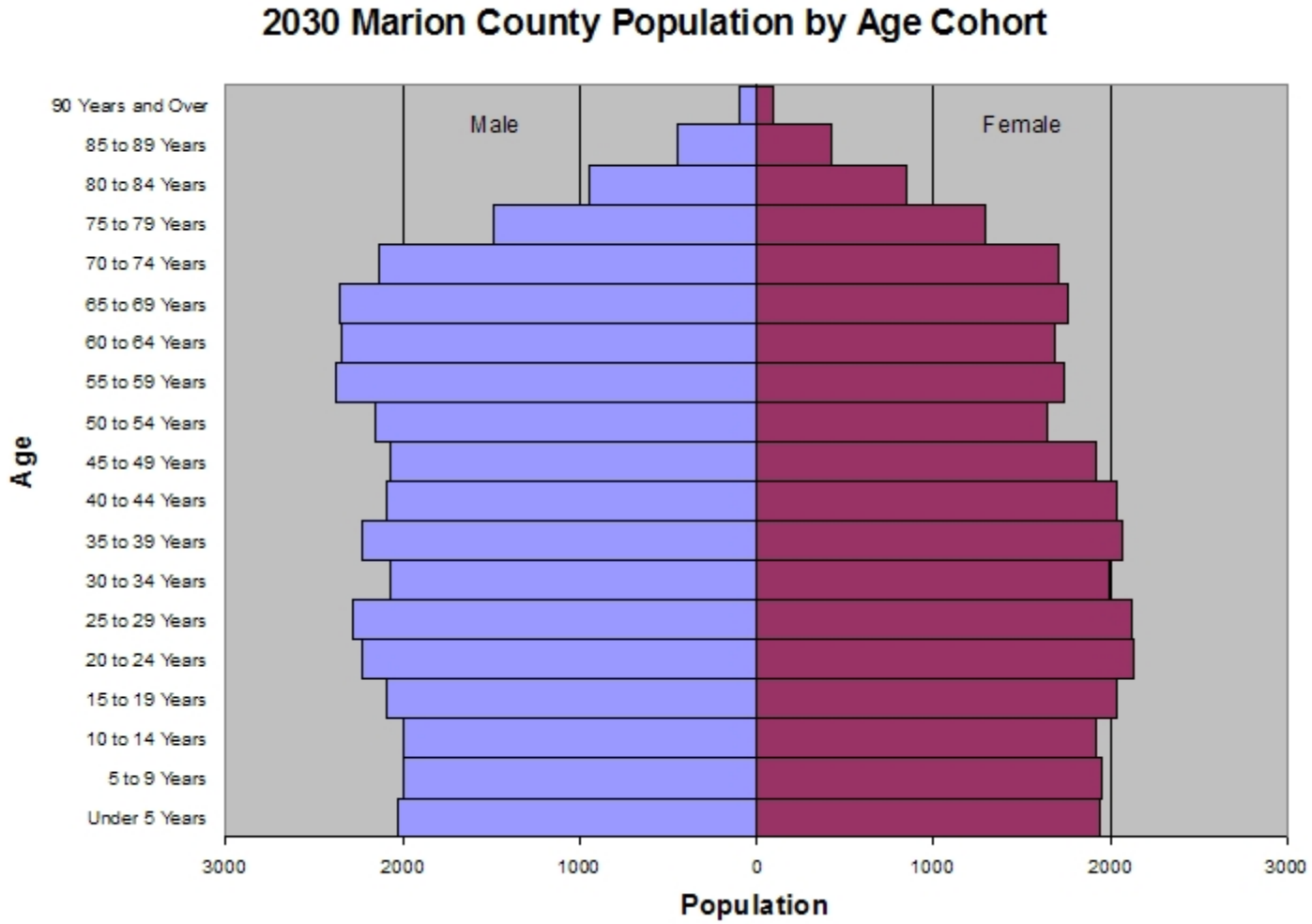

2005 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
4000
3000
2000
1000
0
1000
2000
3000
Population


2010 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
4000
3000
2000
1000
0
1000
2000
3000
Population


2015 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
4000
3000
2000
1000
0
1000
2000
3000
Population


2020 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
4000
3000
2000
1000
0
1000
2000
3000
Population


2025 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
3000
2000
1000
0
1000
2000
3000
Population


2030 Marion County Population by Age Cohort
Male
Female
90 Years and Over
85 to 89 Years
80 to 84 Years
75 to 79 Years
70 to 74 Years
65 to 69 Years
60 to 64 Years
55 to 59 Years
50 to 54 Years
45 to 49 Years
40 to 44 Years
35 to 39 Years
30 to 34 Years
25 to 29 Years
20 to 24 Years
15 to 19 Years
10 to 14 Years
5 to 9 Years
Under 5 Years
Age
3000
2000
1000
0
1000
2000
3000
Population

APPENDIX E

Recreation Opportunities

Public Ownership	Name	Current Amenities / Facilities	Future Amenities / Facilities
Grandview Estate Park District:	Grandview Estates Park	Basketball Court Parking Area Walking Path	2nd Basketball Court Baseball Field Picnic Shelter Playground Shuffle Board Court Soccer/Football Field
Marion City Bicycle Route:	Marion City Bicycle Route	Signed Bike Route in Marion City Utilizing Public Roads Approx 10 Miles In Length	For Safety Reasons Bike Route Length Will Be Reduced To Approx 9 Miles
Marion City Parks:	Bauldauf Park	Playground	Basketball Court
	Brandy Winfield Park	Baseball/Softball Backstop Basketball Court Playground	Picnic Shelter
	Busby Park	Urban Pocket Park	New Trash Receptacles
	Chateau Ridge Park	Basketball Court Playground	New Playground Equipment
	Founders Park	Urban Pocket Park	
	Garfield Park	Softball Field Basketball Court Horseshoe Pits Parking Area Picnic Shelter Playground	Sand Volleyball Courts
	Glenwood Park	4 Soccer Fields Parking Area Walking Paths	Plant 25 Trees
	Kennedy Park	Softball Field Dog Park Parking Area Soccer Field Tennis Courts Picnic Shelter	All Season Rental Building Renovate Tennis Courts
	Lincoln Park	12 Baseball Fields Parking Area Picnic Shelters Playground Snow Sledding Hill Swimming Pool	18 Hole Disk Golf Course Another Restroom Facility New Skateboard Park New Swimming Pool Paving Internal Road Sidewalks Along Streets Walking Path
	Martin Luther King Park	Basketball Court (Lined) Picnic Shelters Parking Area Playground	Bleachers Pave Parking Area Water Fountain

Public Ownership	Name	Current Amenities / Facilities	Future Amenities Facilities
Marion City Parks Cont:	McKinley Park	2 Sand Volleyball Courts Basketball Court Parking Area Picnic Shelter Pond Pavilion Walking Path	Complete Walking Path New Lighted Fountain
	Oakland Park	Urban Pocket Park	Landscaping and Trees Sidewalks
	Olney Park	Playground	
	Patterson Park	Baseball Field Picnic Shelter Playground Basketball Court	Additional Trees
	Quarry Park	Fishing Parking Area Picnic Shelters Ponds Walking Paths	ADA Accessible Fishing Pier Additional Paved Walking Paths Boat Launch Paved Parking Lots and Roadways Self Contained Restrooms
	Roosevelt Park	Basketball Court Playground	Replace Fence
	Rotary Park	Parking Area Playground	
	Sawyer-Ludwig Park	18 Hole Disk Golf Course 2 Baseball/Softball Fields 2 All Season Rental Buildings Parking Area Picnic Shelters Playground	2 Full Size Soccer Fields 2 Mile Bike Loop 3 Softball Field Complex Large All Season Rental Building New Parking Lot New Playground Set New Restroom New Road To Bellefontaine Ave.
	Veterans Park	Parking Area Walking Paths War Memorials	Replace Underground Electric
Marion City Recreation Center	Recreation Center	Community Center Game Room Indoor Basketball Court Parking Area Offsite Wellness Programs Skateboard Park	SB Park Improv - New Half Pipes May Move SB Park To Another Park in Future New Rec Center on West and North or East Sides City

Public Ownership	Name	Current Amenities / Facilities	Future Amenities / Facilities
Marion County Board of County Commissioners	Larry Bigford Memorial Field	Baseball Field Parking Area	
Marion County Park District:	Caledonia Nature Preserve	Undeveloped	Walking Paths
	Gateway to Health Park & Marion Tallgrass Trail Nature Center / Shelter	Undeveloped Paved Parking Area	Future Bike Paths
	Greenspur	Parking Area Mowed Grass Walking Path	
	Myers Woods Nature Preserve	Parking Area Mowed Grass Walking Paths	Future Site Expansion
	Terradise	Parking Area Picnic Area Nature Trail with Tree I.D. Signs	
	Terridise Canoe Access - Whetstone Rd.	Access to Olentangy River Parking Area	

Public Ownership	Name	Current Amenities / Facilities	Future Amenities / Facilities
Village Parks:	Caledonia Park	Baseball Field Parking Area Community Building Playground Gazebo	Rehabilitate Playground Picnic Shelters
	Green Camp Parks:		
	Veterans Park	Gazebo Horseshoe Pit Shuffle Board Court	
	Community Center	Picnic Shelter Playground	
	Park	3 Baseball Fields Parking Area	3 Soccer Fields
	LaRue Park	Basktball Court 2 Baseball Fields Horseshoe Pit Lake Parking Area Picnic Shelters Playground Swimming Pool Walking Paths	Renovate Basketball Court New Tennis Court
	Morral Park	2 Baseball Fields Concession Stand Parking Area Picnic Shelter	T-Ball Field Increase Size Of Parking Area
	New Bloomington Park	Undeveloped	Baseball Field Playground Picnic Shelter
	Prospect Park	2 Basketball Courts 3 Baseball Fields Parking Area Picnic Shelters Swimming Pool Walking Paths	
	Waldo Park	Concession Stand 2 Baseball Fields Parking Area Picnic Shelters Swimming Pool	Restore T-Ball Field Build another lean-to-shelter at Swimming Pool

Public Ownership	Name	Current Amenities / Facilities	Future Amenities / Facilities
Township Park:	Pleasant Township Park	Parking Area Picnic Shelter Walking Paths Wetland/Wild Flower Area Windmill	Bike Trail Gazebo
Ohio Department of Natural Resources:	Big Island Wildlife Area	Wildlife Area	
	Kildeer Plains Wildlife Area	Wildlife Area	
	Delaware Wildlife Area	Wildlife Area	

Schools	Current Amenities / Facilities
Elgin Local School District	6 Baseball Diamonds 1 Football Stadium 1 Track 4 Indoor Basketball Courts 1 Outdoor Basketball Court 2 Playgrounds
Marion Catholic Schools	1 Football Stadium 1 Track 2 Indoor Basketball Courts 1 Playground
Marion City Local School District	4 Baseball Diamonds 2 Football Stadium 3 Tracks 7 Indoor Basketball Courts 4 Outdoor Basketball Courts 10 Tennis Courts 5 Playgrounds 5 Soccer Fields
Pleasant Local School District	4 Baseball Diamonds 1 Football Stadium 1 Track 3 Indoor Basketball Courts 4 Tennis Courts 1 Playgrounds 2 Soccer Fields
Ridgedale Local School District	2 Baseball Diamonds 1 Football Stadium 1 Track 2 Indoor Basketball Courts 1 Playground
River Valley School District	4 Baseball Diamonds 1 Football Stadium 1 Track 3 Indoor Basketball Courts 5 Tennis Courts 2 Playgrounds 2 Soccer Fields
Tri-Rivers	2 Baseball Diamonds
Ohio State University Marion	1 Indoor Basketball Court 2 Soccer Fields

Private Ownership by Recreation Type	Name	Current Amenities / Facilities
Baseball:	Center Field Batting Cages	Batting Cages Go-Cart Track Miniature Golf Parking Area
	Marion Baseball For Youth - Steve Hogg Recreation Center	Batting Cages Basketball Court Parking Area Pool Tables
	River Valley Baseball for Youth - Baseball Field Complex	11 Baseball Fields Concession Stand Parking Area Picnic Shelters
Bowling:	Buckeye Lanes	Bar / Snack Area Bowling Lanes
	Blue Fusion	Bowling Lanes Game Arcade Miniature Bowling Miniature Golf Parking Area Pool Tables Pro Shop Restaurant
	Southland Lanes	Bar / Snack Area Bowling Lanes Game Arcade Parking Area Pool Tables
Campground RV Park:	River Bend Resorts	Campground RV Park
	Hickory Grove Lake Campground	Campground RV Park
Drag Strip Racing:	Marion International Raceway	Concession Stands Drag Strip Parking Area
Fishing:	OSU Pond	Fishing
Golf:	Green Acres Golf Course	18 Hole Golf Course
	King Mills Golf Course	18 Hole Golf Course
	Marion Country Club	18 Hole Golf Course Swimming Pool

Private Ownership by Recreation Type	Name	Current Amenities / Facilities
Golf Continued:	Miracle Driving Range	Golf Driving Range
	Paradise Park Miniature Golf	Miniature Golf
	Whetstone Golf Course	18 Hole Golf Course
	Windy Acres Golf Course	18 Hole Golf Course Golf Driving Range
Handball / Racquetball:	Marion Racquet and Health Club	6 Handball / Racquetball Courts Exercise Equipment
Personal Fitness:	Anytime Fitness	24 Hour Convenience Exercise Equipment
	Mid-Ohio Gymnastics	Gymnastic Classes Gymnastic Equipment
	Power Factory	Exercise Equipment Exercise Classes
	YMCA	Indoor Basketball Court Indoor Swimming Pool Indoor Walking Track
Private Clubs:	Club Meeker Sportsman	Hunting / Rifle Shooting
	Club Rock and River Fishing	Fishing Pond
	Club Waldo Sportsman	Hunting / Rifle Shooting
	Marion City Police Athletic Association	Fishing Pond Picnic Shelter
	Marion County Fish & Game Association	Fishing / Hunting / Rifle Shooting
Roller Skating	Zoomers Roller Skating	Gaming Arcade Roller Skating Rink Snack Area
Swimming:	Brookside Swimming Pool	Swimming Pool

APPENDIX F

Recommended Campus Master Plan
OSUM and Marion Technical College Campus

Figure E-2
Recommend Plan

WOOLPERT LLP

The Ohio State University at Marion
Marion Technical College
MARION, OHIO

NOTE ON DEFINITIONS USED IN THIS REPORT

Terms used in this report, unless defined. are meant to be taken in the vernacular interpretation. Some further clarifications are noted below:

1. Variance: The approval of a condition not conforming with established rules and regulations as permitted under state enabling law.

2. Community Sewer or Water: A central system constructed to serve one development.

3. Public Sewer or Water: A central system serving a whole developed area of a county.

4. Developer: One who coordinates conversion of raw land with improvements.

5. Builder: A person in the business of constructing, modifying, or erecting structures by putting together materials and parts.