

A photograph of the Champaign County Courthouse building, a modern structure with a curved facade and large windows. The building is light-colored with dark accents. In the foreground, there are several plants with autumn-colored leaves in shades of green, yellow, and red. The sky is a pale, clear blue.

CHAMPAIGN
COUNTY

Champaign County Comprehensive Plan

2020 Update

Champaign County Comprehensive Plan 2020 Update

Acknowledgements.

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Survey.

Public Survey
711 Responses

Interviews.

Key Leader Interviews
24 Interviews

Funders.

County

Champaign County
Commissioners

Municipalities

City of Urbana
Village of Mechanicsburg
Village of North Lewisburg
Village of St. Paris

Townships

Adams Township
Concord Township
Goshen Township
Harrison Township
Jackson Township
Johnson Township
Mad River Township
Salem Township
Urbana Township
Wayne Township

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§1.0 Executive Summary

In February 2018, the Champaign County Commissioners initiated an update to the County’s Comprehensive Plan and several municipalities and townships joined in funding the endeavor. A Steering Committee formed to guide the Plan Update and several subcommittees of local area experts formed to review and comment on each of the several sections drafted as part the Plan Update. Each section was reviewed and approved by the Steering Committee with special attention given to the vision statement, goals, and objectives contained within each section. A total of 19 Steering Committee and subcommittee meetings were held during the two years in which the Plan Update occurred. The Plan Update was split into three phases.

The first phase was a review of existing conditions, trends, data, and related plans and studies. Preceding comprehensive plans were reviewed and those which provided the most context are below:

- *Logan, Union, Champaign Regional Plan (1970)*
- *Soil Survey of Champaign County, Ohio (1971)*
- *Comprehensive Plan for City of Urbana/Champaign County (1993)*
- *Champaign County Comprehensive Plan for Unincorporated Areas (2004)*
- *LUC Regional Transportation Plan (2015)*
- Zoning Codes of the City, all villages, and all townships.

This Plan Update does not replace prior planning endeavors, but is intended as an update and an addition to them.

In 2018, a list of survey questions was approved by the Steering Committee for the purpose of conducting an online public survey. The internet survey was initially opened May 2018 and closed June 2018. At the time of closure, 157 surveys had been submitted. In July 2018, it was decided to reopen the survey in conjunction with a marketing plan to increase responses. The survey was closed on October 1, 2018. At the time of closing, there were 711 responses.

Following the internet survey, the Steering Committee approved a list of questions for the purpose of interviewing key leaders in the community to understand prevailing notions. Twenty-four interviews were conducted throughout the two-year period in which this Plan Update occurred.

The second phase included the development of each of the sections included in this Plan Update. The Existing Conditions section was created first to provide background to each of the subcommittees and it was reviewed in March 2019. After subcommittee review of each section, a draft of each section was provided to the Steering Committee for modifications and approval. This occurred over a period of 10-12 months. During the second phase, input was solicited from administrators/mayors, township trustees, and fiscal officers in the form of a questionnaire during a Champaign County Township Association meeting and during a Champaign County Community Group meeting (a group including local mayors). The final sections were approved in November 2019 and a final draft of the Plan Update was circulated in December 2019. Each section includes a vision statement, goals, and objectives.

The third and final phase included a public open house where the final draft was presented to the public and public comment was taken. Hardcopies were made available with public comment sheets at locations in the County two weeks prior to the open house. A digital version was also made available two weeks prior to the open house. A final Steering Committee meeting occurred in January 2020 to review public comments prior to sending the draft to the Commissioners for consideration.

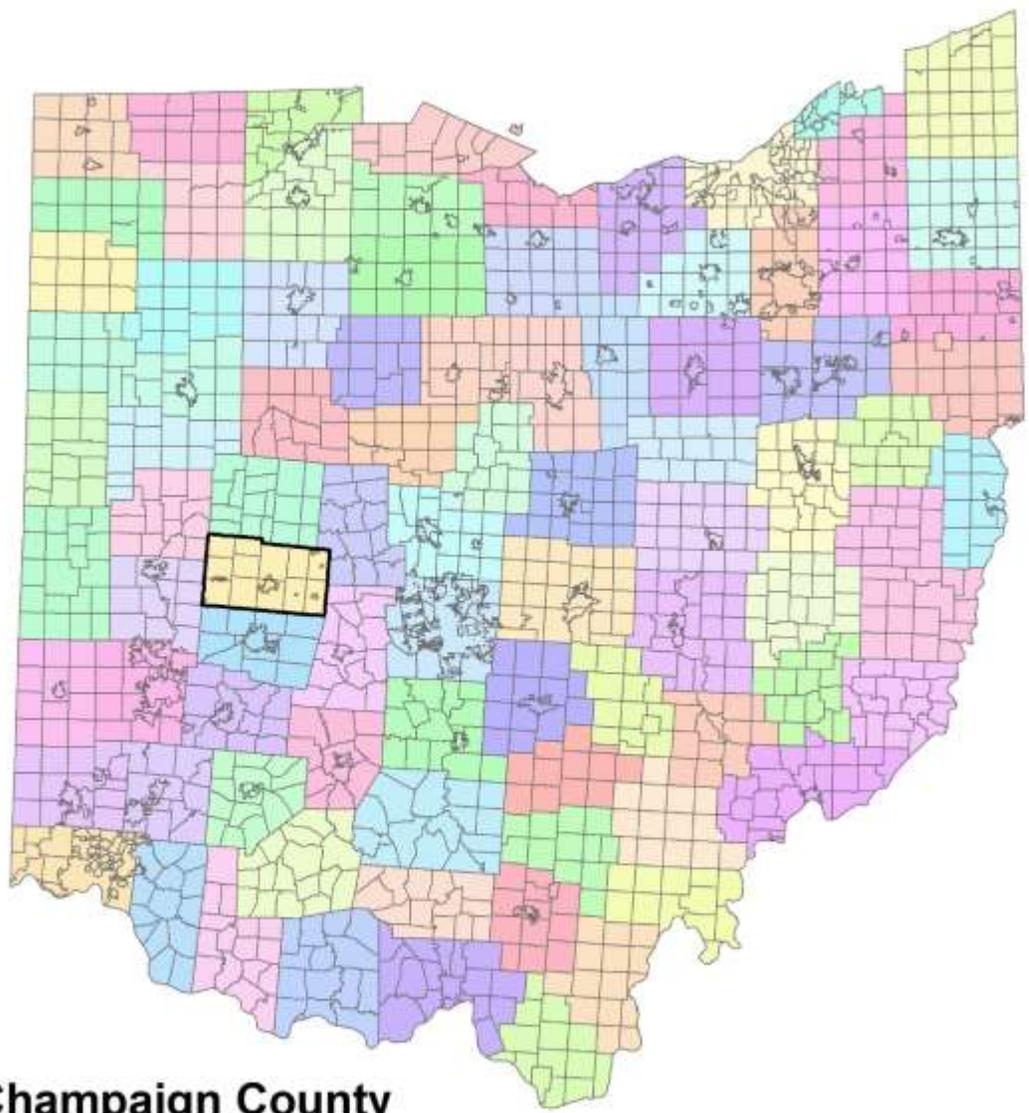
The broad vision statements included in this plan are:

- Preservation of farmland resources, promotion of agriculture through public education and tourism events, protection of water quality, and an economic environment supportive of diversified crops.
 - To stimulate economic growth throughout Champaign County, Ohio by strengthening the County's competitive position and facilitating investments that build capacity with existing businesses, create jobs, generate economic opportunity, and improve the quality of life.
 - Encouragement of efficient housing policies that repurpose, redevelop, and reoccupy areas of the County. In this instance, efficiency refers to proximity to existing public services.
-

- Advocate for land use decisions supportive of existing areas of development and industries, and preservation and protection of the County’s natural resources, rural character, and small-town atmosphere through careful decision-making.
- Build on successful recreational initiatives, implement new amenities, increase connectivity between facilities, improve the physical and mental wellness of the citizens, and preserve natural, historical, and culturally important resources.
- View transportation activities through the lens of transportation safety; network connectivity, reliability, and efficiency; improve and expand multi-modal access; support economic vitality; and be good stewards of the transportation network.
- To see the preservation of the County’s rural character and development of the majority of residential, commercial, and industrial in areas where public services are already available or nearby.

The above described planning process has been critical to the development of this Plan Update. The last update occurred in 2004 and this update is intended to serve until the next update in approximately 10 years (~2030). This Plan Update is an official public document adopted as a policy guide (not legislation) for decisions about the physical development of the County; plans are guides only, but can result in laws. Comprehensive plans are expressions of development patterns residents wish to achieve over time and are a basis for justification of and for decision-making on land use and subdivision regulations and development proposals. It can be used as a guide for the timing and location of public improvements and as a vehicle to coordinate and discuss development actions among public agencies. It is a means of providing advice and guidance to developers and to public officials who are local decision-makers at the County, City, village, and township level.

The next steps of this Plan Update include forwarding the Plan Update to political jurisdictions so those entities might consider the adoption of this Plan Update. Additionally, convening of the Steering Committee and subcommittees every six months is recommended in order to advance the visions, goals, and objectives of this Plan Update.

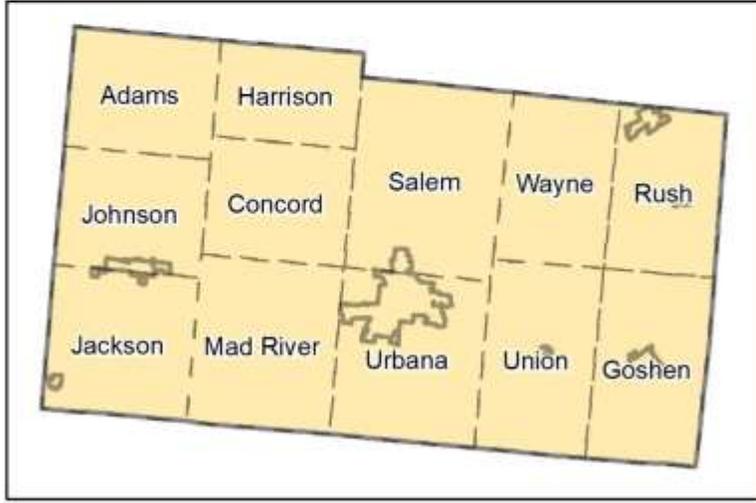
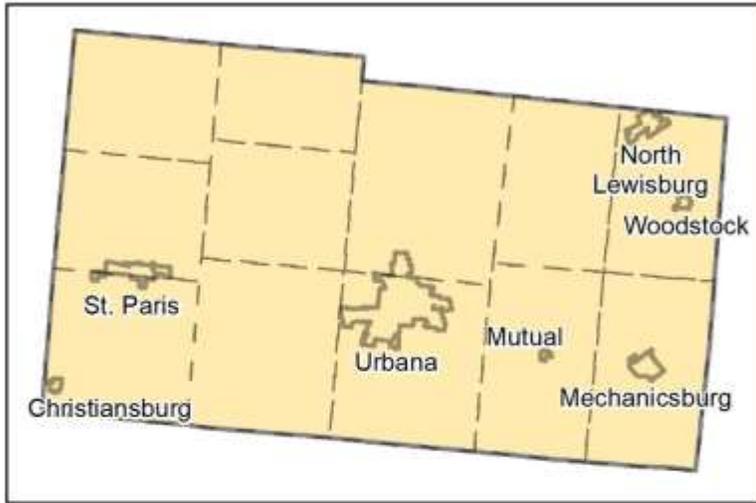


Champaign County

State of Ohio with Insets of Municipalities and Townships

Location within State of Ohio

by Block Group



Map Created: February, 2019.
Sources: Census, 2015.

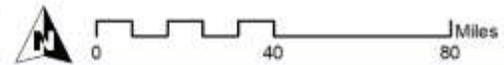


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§2.0 Existing Conditions

2.1 Population

Analysis of population data was performed as part of this Comprehensive Plan Update. Sources used include the U.S. Census Bureau's Census of Population and Housing and cohort-component population projections from the Ohio Development Services Agency (ODSA). This section provides population percent changes in table format and figures depicting population and racial makeup. Population trends are compared to ODSA's (2013) cohort-component population projections in order to anticipate future population changes.

State, County, and municipal populations from 1900-2010 are provided in **Table 1**; percent changes describe population growth rates. Township population counts from 2000 and 2010 are provided in **Table 2** and describe recent growth rates in the unincorporated areas of the County.

The population counts and percent changes describe the distribution of population within the County and rates of change occurring over time. During most of the decades since and including 1980, the State's population growth has generally been stationary. The County's recent growth rates are higher than those of the State, but two contractions in the population pyramids in **Figure 1** suggest the population is aging.

The City of Urbana's overall percent change between 1970-2010 was 4.95% or a population increase of 556. The population of most villages reported in 2010 is reminiscent of the populations reported in each village in the early 1900s. Two villages experienced significant growth, North Lewisburg and St. Paris; the St. Paris population pyramid depicts expansion in the younger age groups.

Population in unincorporated townships experienced a net increase of 1,200 between 2000-2010, accounting for the 3.10% change in the County population during the same period. The County's municipalities saw a net increase of 6 during the same period. The majority of population growth (73.33% or 880) occurred on the eastern side of the

County in Goshen, Union, and Wayne townships. Harrison, Jackson, and Mad River townships also saw noticeable population growth (35.08% or 421) on the western side.

Population by race is depicted in **Figure 1**. None of the political subdivisions is more diverse than the State (82.69% white); villages are the least diverse and the City is the most diverse. Population density and minority populations are greatest in block groups where there is a municipality.

Table 1. Comparison of State, County, and Municipal Populations (U.S. Census Bureau, 1995, 2000a, 2010a).

YEAR	STATE OF OHIO		CHAMPAIGN COUNTY		CITY OF URBANA	
	OBSERVED POPULATION	PERCENT CHANGE	OBSERVED POPULATION	PERCENT CHANGE	OBSERVED POPULATION	PERCENT CHANGE
1900	4,157,545	--	26,642	--	6,808	--
1910	4,767,121	14.66%	26,351	-1.09%	7,739	13.68%
1920	5,759,394	20.81%	25,071	-4.86%	7,621	-1.52%
1930	6,646,697	15.41%	24,103	-3.86%	7,742	1.59%
1940	6,907,612	3.93%	25,258	4.79%	8,335	7.66%
1950	7,946,627	15.04%	26,793	6.08%	9,335	12.00%
1960	9,706,397	22.14%	29,714	10.90%	10,461	12.06%
1970	10,652,017	9.74%	30,491	2.61%	11,237	7.42%
1980	10,797,630	1.37%	33,649	10.36%	10,762	-4.23%
1990	10,847,115	0.46%	36,019	7.04%	11,353	5.49%
2000	11,353,140	4.67%	38,890	7.97%	11,613	2.29%
2010	11,536,504	1.62%	40,097	3.10%	11,793	1.55%

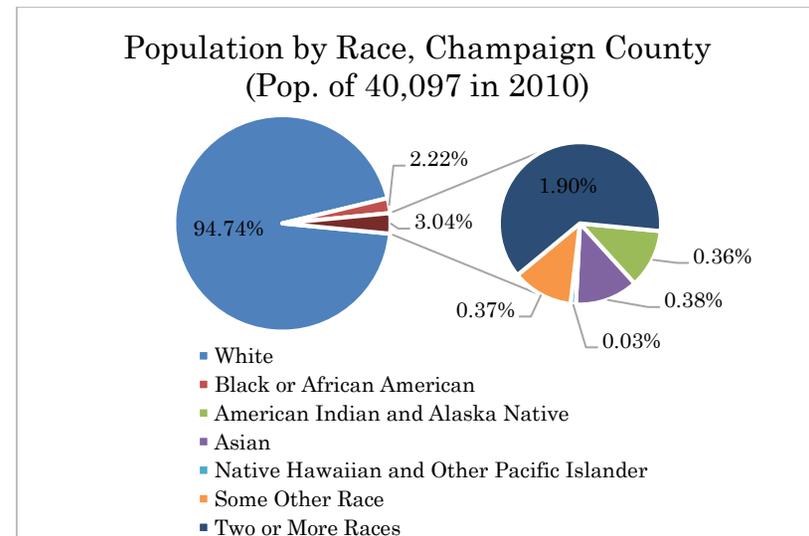
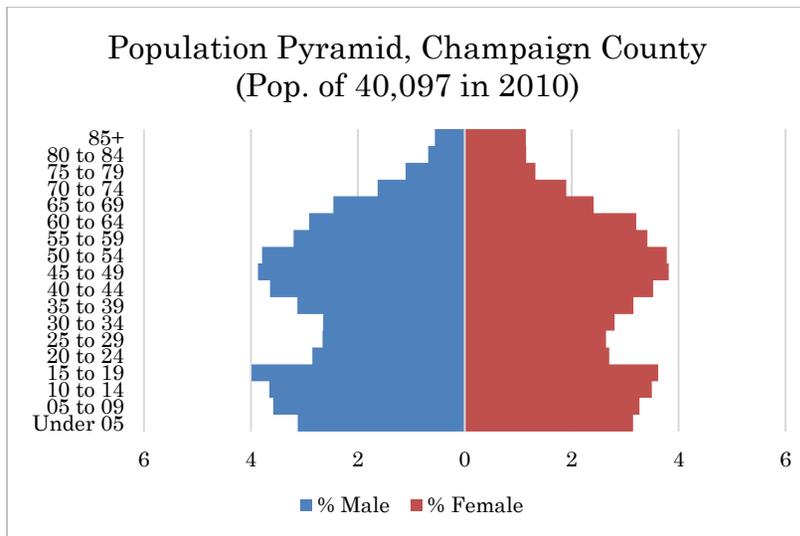
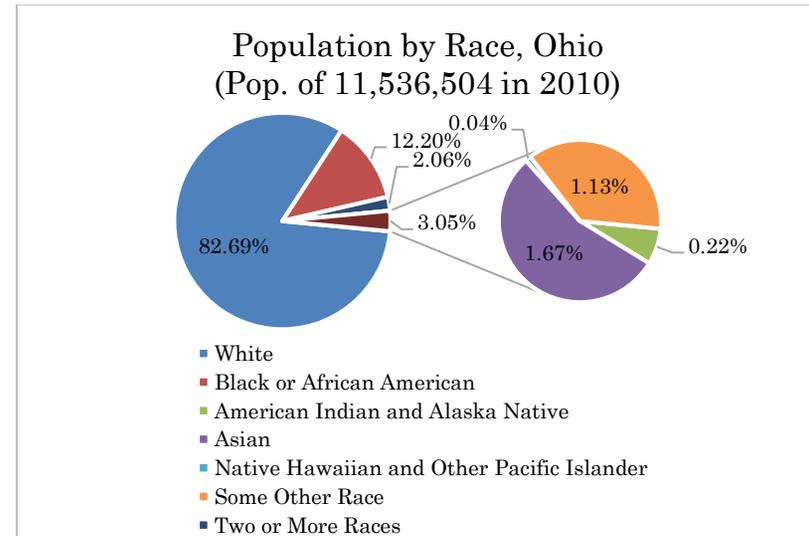
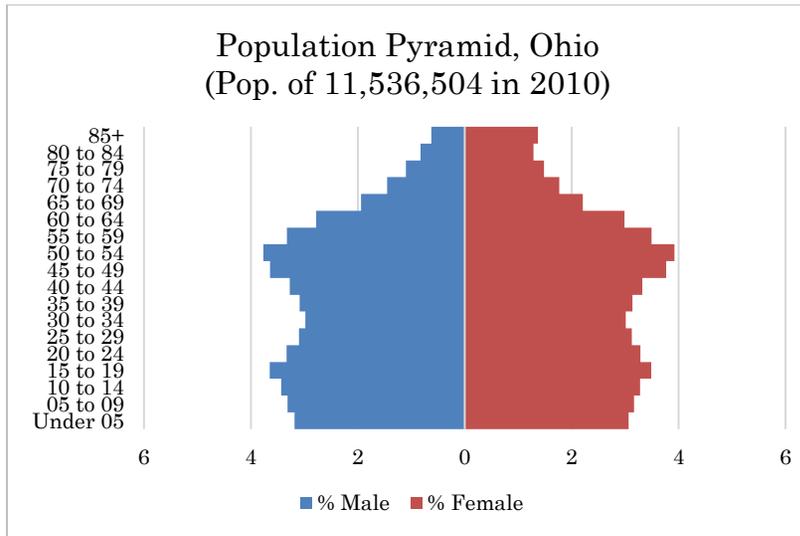
YEAR	CHRISTIANSBURG		MECHANICSBURG		MUTUAL	
	OBSERVED POPULATION	PERCENT CHANGE	OBSERVED POPULATION	PERCENT CHANGE	OBSERVED POPULATION	PERCENT CHANGE
1900	--	--	1,617	--	163	--
1910	--	--	1,446	-10.58%	134	-17.79%
1920	473	--	1,470	1.66%	157	17.16%
1930	482	1.90%	1,424	-3.13%	129	-17.83%
1940	536	11.20%	1,653	16.08%	120	-6.98%
1950	666	24.25%	1,920	16.15%	178	48.33%
1960	788	18.32%	1,810	-5.73%	163	-8.43%
1970	724	-8.12%	1,686	-6.85%	177	8.59%
1980	593	-18.09%	1,792	6.29%	159	-10.17%
1990	599	1.01%	1,803	0.61%	126	-20.75%
2000	553	-7.68%	1,744	-3.27%	132	4.76%
2010	526	-4.88%	1,644	-5.73%	104	-21.21%

YEAR	NORTH LEWISBURG		ST PARIS		WOODSTOCK	
	<i>OBSERVED POPULATION</i>	<i>PERCENT CHANGE</i>	<i>OBSERVED POPULATION</i>	<i>PERCENT CHANGE</i>	<i>OBSERVED POPULATION</i>	<i>PERCENT CHANGE</i>
1900	846	--	1,222	--	325	--
1910	793	-6.26%	1,261	3.19%	310	-4.62%
1920	720	-9.21%	1,226	-2.78%	336	8.39%
1930	686	-4.72%	1,177	-4.00%	293	-12.80%
1940	720	4.96%	1,308	11.13%	263	-10.24%
1950	854	18.61%	1,422	8.72%	316	20.15%
1960	879	2.93%	1,460	2.67%	310	-1.90%
1970	840	-4.44%	1,646	12.74%	281	-9.35%
1980	1,072	27.62%	1,742	5.83%	292	3.91%
1990	1,160	8.21%	1,842	5.74%	296	1.37%
2000	1,588	36.90%	1,998	8.47%	317	7.09%
2010	1,490	-6.17%	2,089	4.55%	305	-3.79%

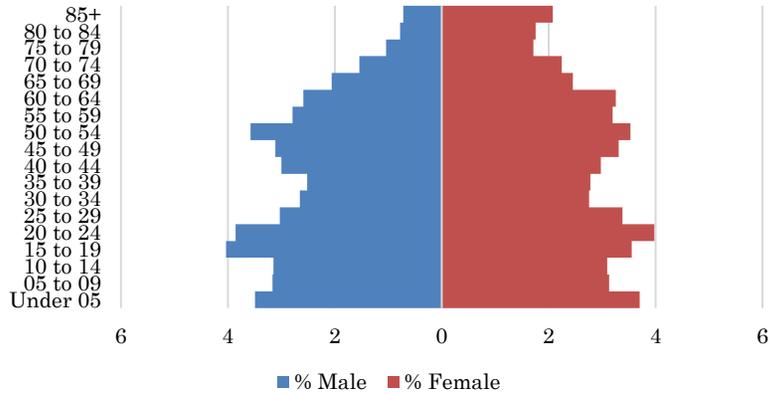
Table 2. Comparison of Township Population (U.S. Census Bureau, 2000b, 2010c).

	2010 OBSERVED POPULATION	2000 OBSERVED POPULATION	PERCENT CHANGE	UNINCORPORATED AREA SQ MILES
<i>ADAMS</i>	1,110	1,100	0.91%	31.05
<i>CONCORD</i>	1,422	1,408	0.99%	30.16
<i>GOSHEN</i>	2,052	1,639	25.20%	36.62
<i>HARRISON</i>	932	823	13.24%	24.42
<i>JACKSON</i>	1,904	1,763	8.00%	36.67
<i>JOHNSON</i>	1,631	1,578	3.36%	29.42
<i>MAD RIVER</i>	2,821	2,650	6.45%	42.75
<i>RUSH</i>	818	874	-6.41%	30.28
<i>SALEM</i>	2,382	2,296	3.75%	50.08
<i>UNION</i>	2,106	1,788	17.79%	37.45
<i>URBANA</i>	3,159	3,366	-6.15%	36.26
<i>WAYNE</i>	1,809	1,660	8.98%	32.41

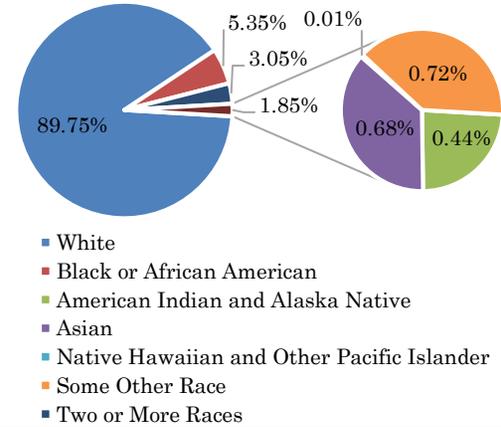
Figure 1. Comparison of County Population Compositions and Race (U.S. Census Bureaus, 2010a).



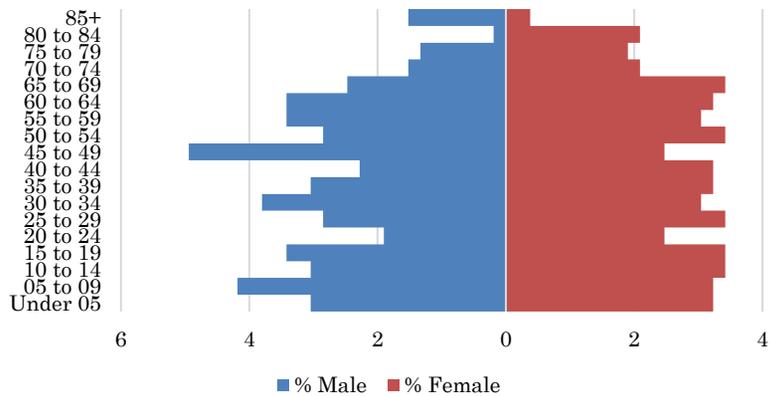
Population Pyramid, City of Urbana
(Pop. of 11,793 in 2010)



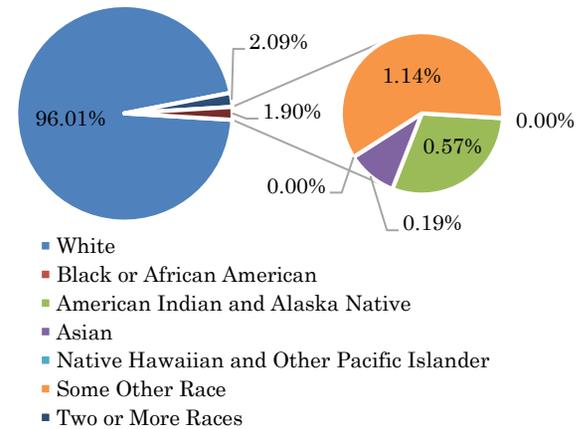
Population by Race, City of Urbana
(Pop. of 11,793 in 2010)



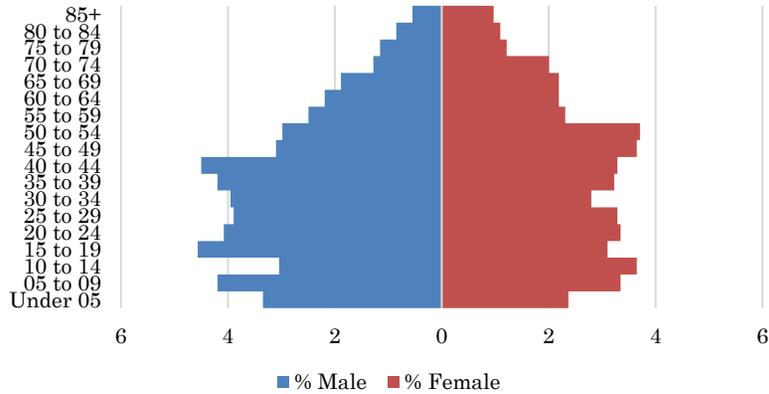
Population Pyramid, Village of Christiansburg
(Pop. of 526 in 2010)



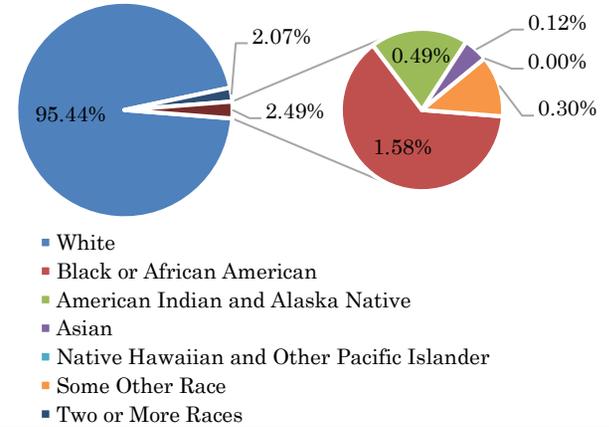
Population by Race, Village of Christiansburg
(Pop. of 526 in 2010)



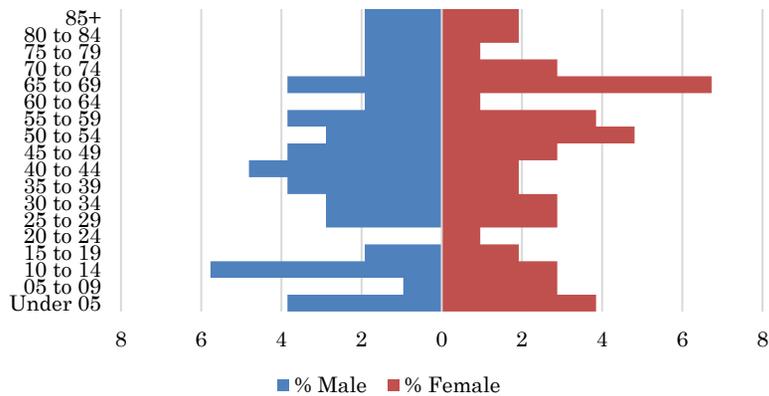
Population Pyramid, Village of Mechanicsburg (Pop. of 1,644 in 2010)



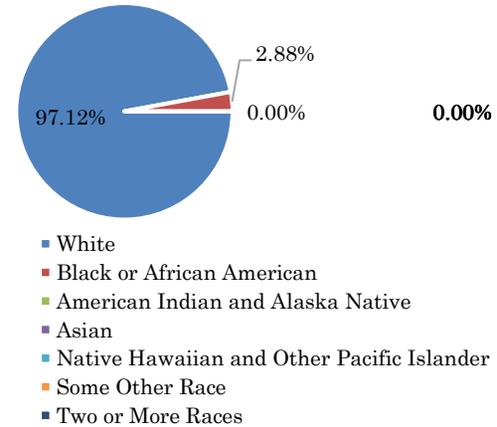
Population by Race, Village of Mechanicsburg (Pop. of 1,644 in 2010)



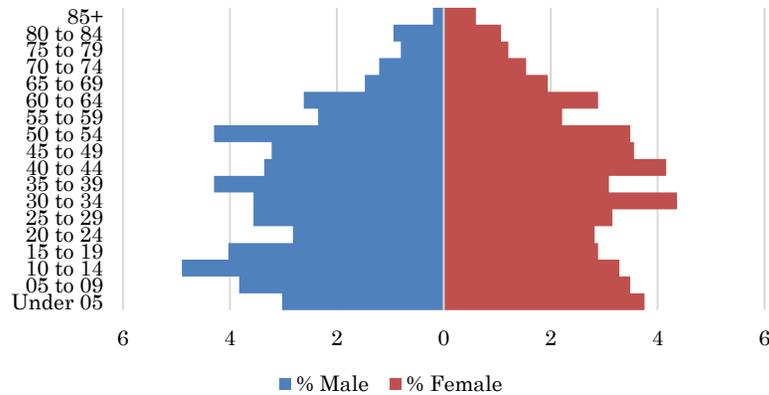
Population Pyramid, Village of Mutual (Pop. of 104 in 2010)



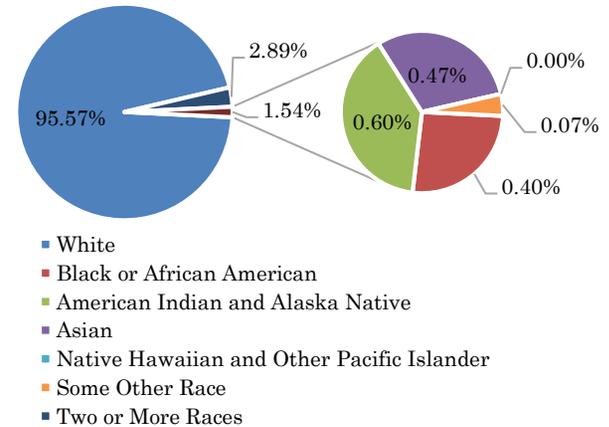
Population by Race, Village of Mutual (Pop. of 104 in 2010)



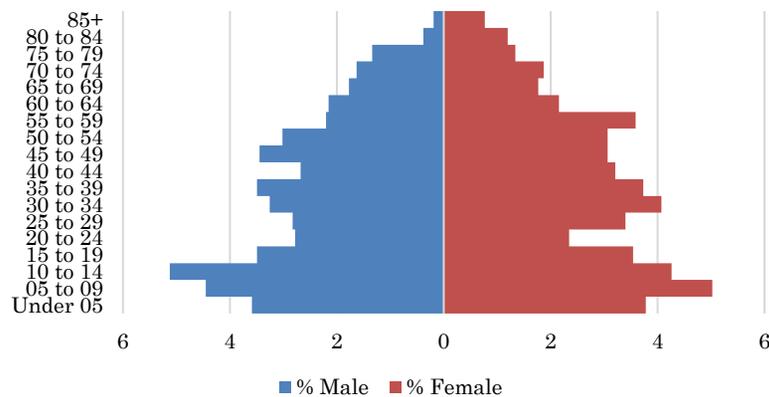
Population Pyramid, Village of North Lewisburg (Pop. of 1,490 in 2010)



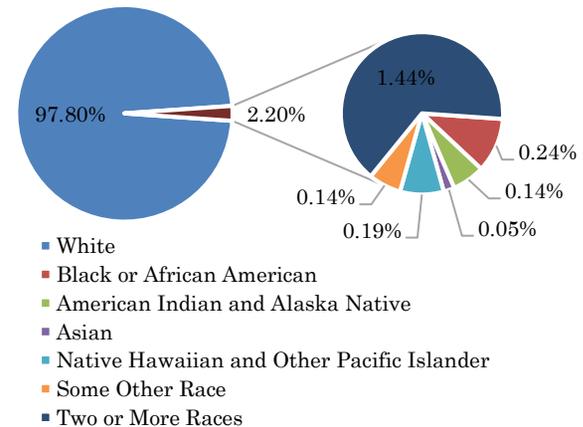
Population by Race, Village of North Lewisburg (Pop. of 1,490 in 2010)



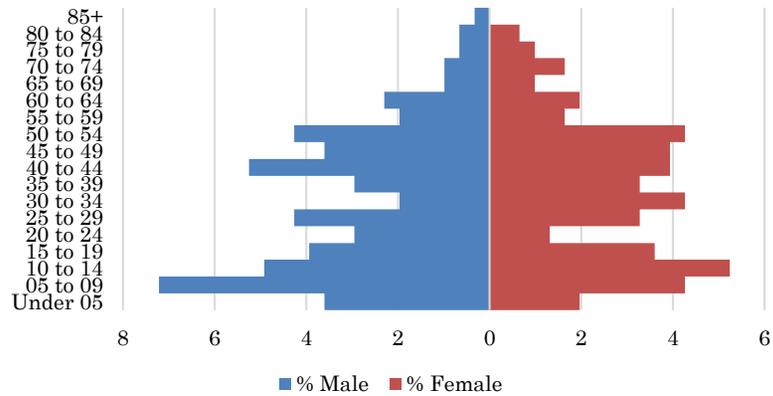
Population Pyramid, Village of St. Paris (Pop. of 2,089 in 2010)



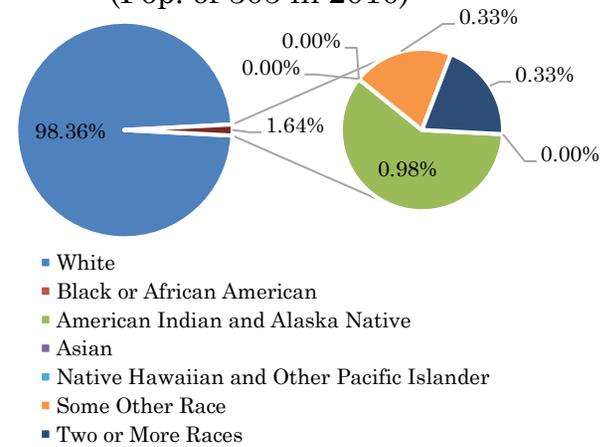
Population by Race, Village of St. Paris (Pop. of 2,089 in 2010)



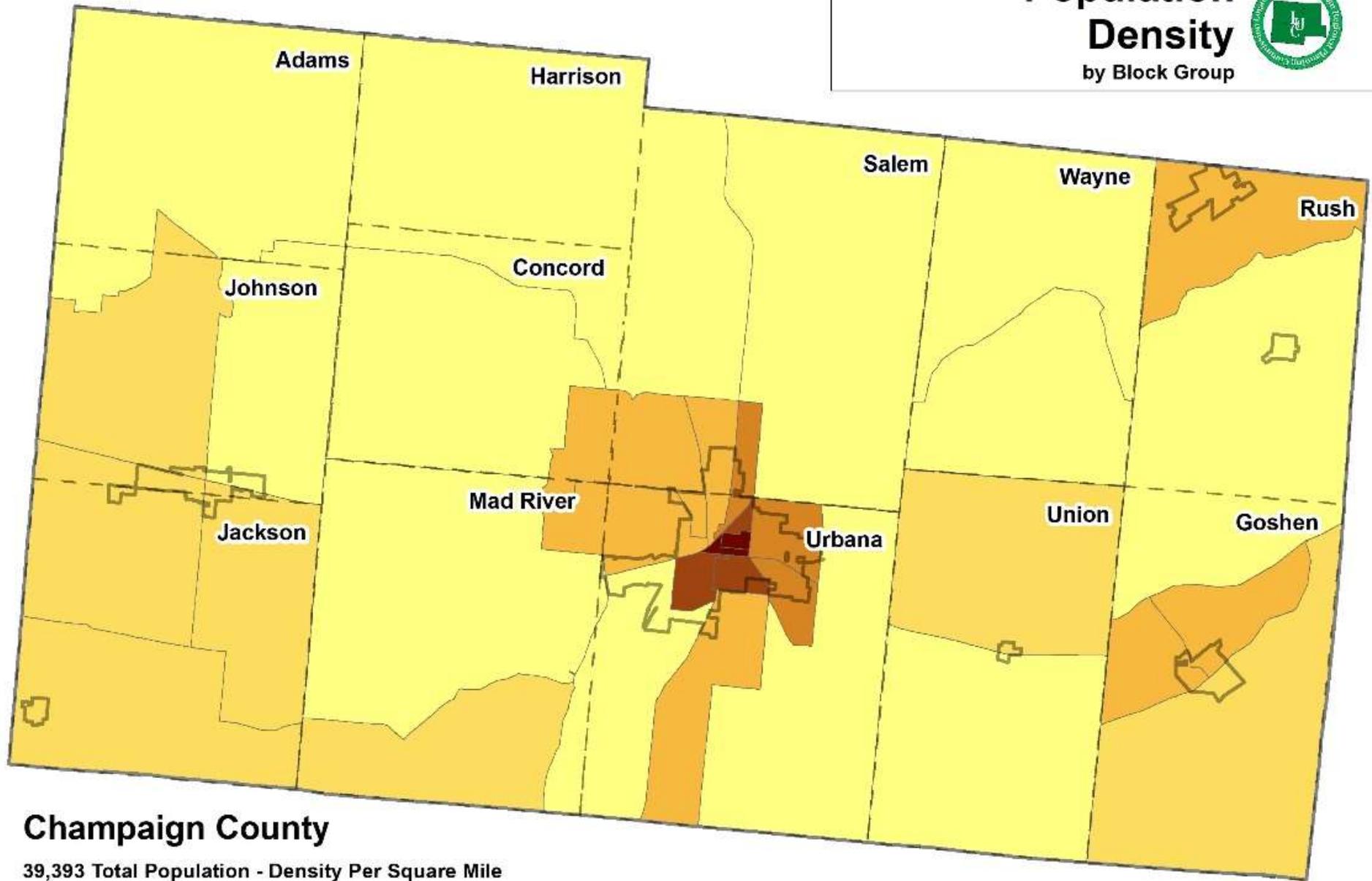
Population Pyramid, Village of Woodstock
(Pop. of 305 in 2010)



Population by Race, Village of Woodstock
(Pop. of 305 in 2010)

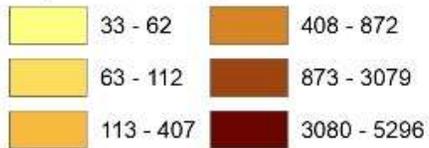


Population Density by Block Group

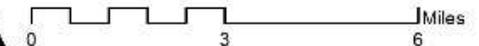


Champaign County

39,393 Total Population - Density Per Square Mile



Map Created: February, 2019.
Sources: Census, B01001e1/Sq Mi, 2015.



The Ohio Development Services Agency (ODSA) provides migration flow estimates based on the 2015 American Community Survey (ACS) 5-year estimates. The estimates represent one year of migration. The data’s scope excludes international migration. The data includes a map of State-to-State migration and a map of county-to-county net migration. In Champaign County, the estimated net migration was +125. The total migrants to the County estimated was 2,498 plus 43 from abroad and the total out migrants from the County estimated was 2,373.

Most Champaign County residents are not moving. The majority of those moving are doing so from place to place inside the County’s borders—see **Table 5** and **Table 6**. Most of the migration occurring in Ohio is between counties; migration in and out of Ohio is a small proportion of the migration occurring in the State—see **Table 3** and **Table 4**.

Table 3. Comparison of State & County In Migrants Origins (ODSA, 2017).

STATE OF OHIO		CHAMPAIGN COUNTY	
Nonmovers	85.3%	Nonmovers	84.7%
Within Ohio	12.7%	Within Ohio	13.6%
From different state	1.7%	From different state	1.6%
Moved from abroad	0.4%	Moved from abroad	0.1%

Table 4. Comparison of State & County Out Migrants Destinations (ODSA, 2017).

STATE OF OHIO		CHAMPAIGN COUNTY	
Nonmovers	85.5%	Nonmovers	85.1%
Within Ohio	12.7%	Within Ohio	13.4%
To different state	1.8%	To different state	1.5%
To Puerto Rico	0.0%	To Puerto Rico	0.0%

Table 5. In Migrant Origins (ODSA, 2017).

CHAMPAIGN COUNTY		CHAMPAIGN COUNTY	
<i>TOP 5 COUNTY ORIGINS</i>		<i>ORIGIN DISTRIBUTION</i>	
Clark County, OH	406	Nonmovers	84.7%
Logan County, OH	334	Within Champaign county	8.8%
Union County, OH	302	From different county in OH	4.8%
Franklin County, OH	153	From different state	1.6%
Fayette County, OH	100	Moved from Abroad	0.1%

Table 6. Out Migrant Destinations (ODSA, 2017).

DESTINATION DISTRIBUTION, STATE OF OHIO		DESTINATION DISTRIBUTION, CHAMPAIGN COUNTY	
<i>TOP 5 COUNTY DESTINATIONS</i>		<i>DESTINATION DISTRIBUTION</i>	
Clark County, OH	558	Nonmovers	85.1%
Palm Beach County, FL	275	Within Champaign county	8.8%
Logan County, OH	216	To different county in Ohio	4.6%
Franklin County, OH	186	To different state	1.5%
Union County, OH	134	To Puerto Rico	0.0%

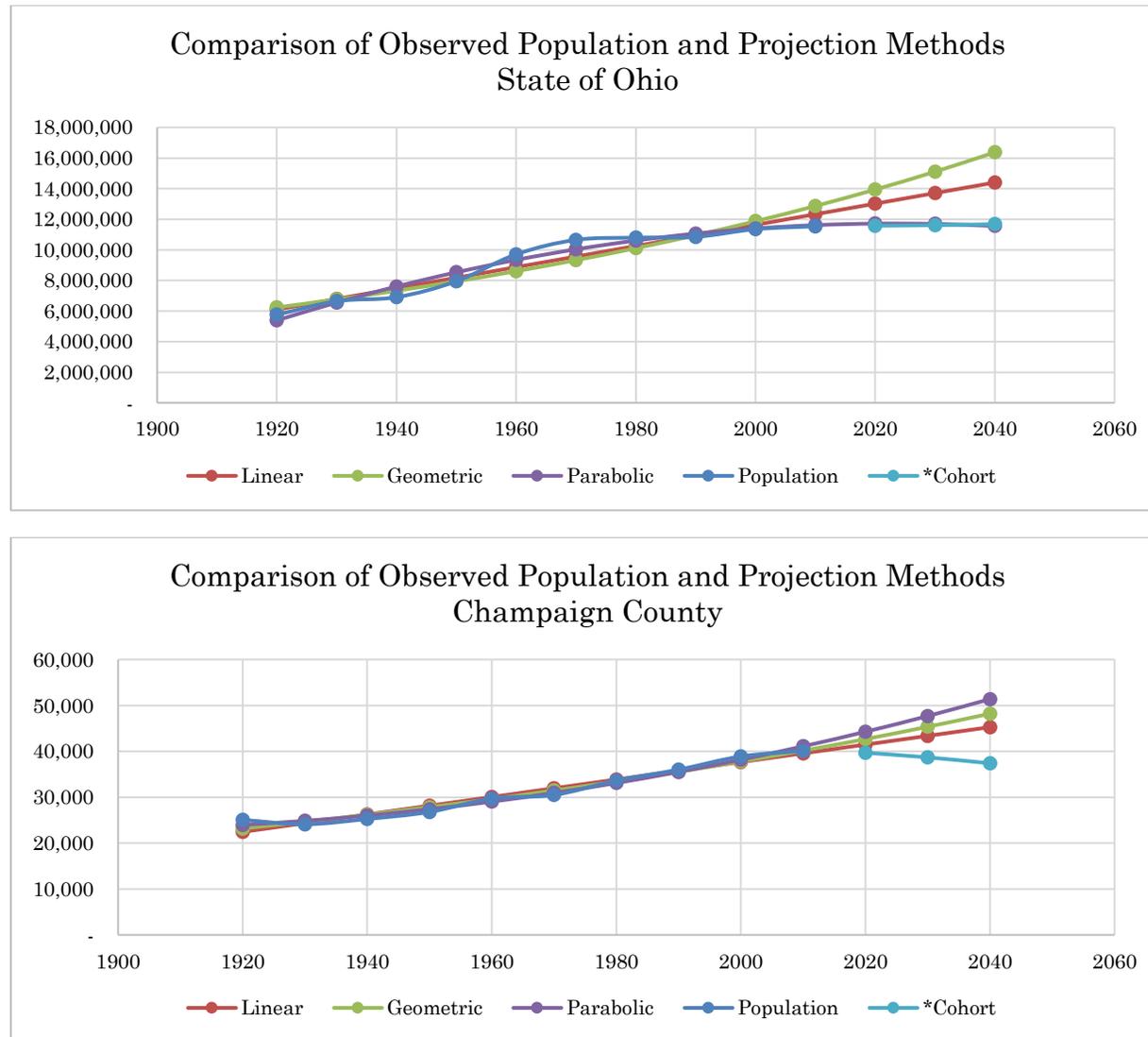
Population projections provided in this analysis are typical projection models, and the models are compared to ODSA cohort-component projections in **Figure 2**. Models run include the linear, geometric, and parabolic models.

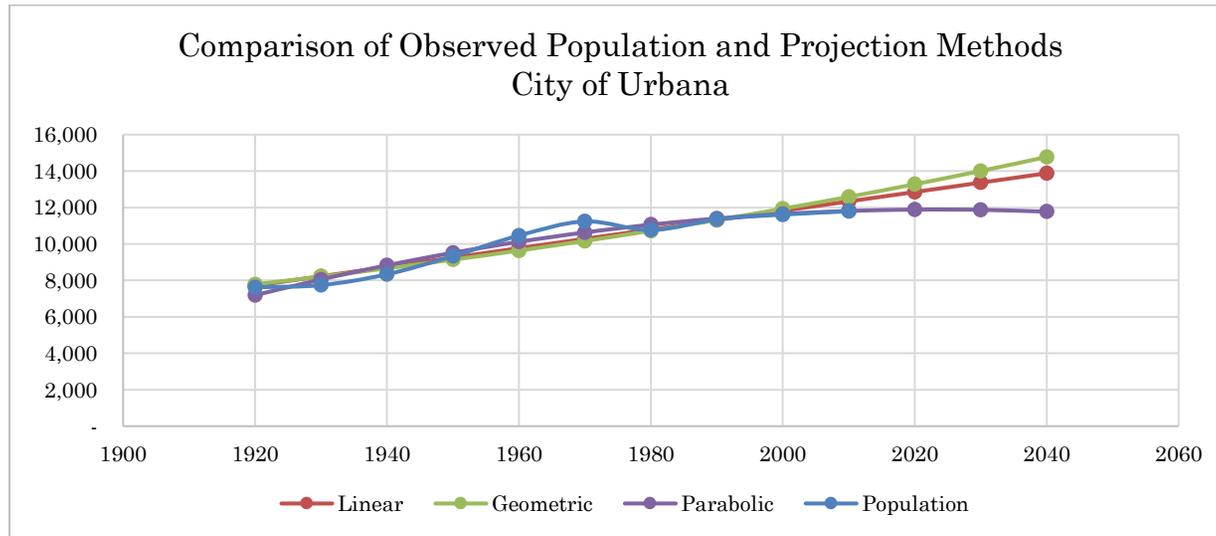
Each model includes assumptions. The linear model assumes constant population change. The geometric model assumes constant percent change. The parabolic model is based on two slopes and assumes an increase and a decrease. The cohort-component model attempts to account for historical changes.

The cohort-component model of Ohio from ODSA reflects the historical population and most closely follows the parabolic model. With regards to the cohort-component model provided for Champaign County by ODSA, the model should be viewed through a skeptical lens because, as reported in **Table 1**, the County's total population has not decreased since 1930. The parabolic model run for the City and the population pyramid in **Figure 1** mirror the State's stabilization trend.

Population projections are a tool to discuss and better understand a population. It is difficult to say whether the projections provided have merit. Were new variables introduced, such as new housing units, it is difficult to predict how things might change. In general, the models do not predict sharp increases or decreases in growth.

Figure 2. Population Projections (U.S. Census Bureau, 1995, 2000a, 2010a; ODSA, 2013).





2.2 Economy

What is the employment impact if new jobs are added in an important local industry? What is the employment impact if jobs are lost? This section estimates local effects on employment using data from the 2010 Census.

Employment data from the U.S. Census Bureau’s 2010 Census County Business Patterns series was collected and analyzed. Proportions of employment are calculated and the concentration of labor in each sector is described by percentage in **Table 7**. Data in **Table 8** divides employment in two groups, basic and non-basic employment. Please note: The series excludes **public administration (government), **agriculture, and *household sector employees.

Basic industries are those sectors exceeding local demand and being exported outside the County; exports bring income into the County. Non-basic industries are local industries, unlikely to be fulfilling local demand entirely and imported into the County.

Using a combination of two methods called the assumption method and the location quotient method, it is possible to estimate the number of non-basic jobs created with each new basic job created—i.e. each basic job creates additional non-basic jobs.

The assumption method assumes certain industries are altogether basic industries. The location quotient determines which industries are basic industries based on a high concentration of employment relative to the United States. The location quotient calculation is below:

$$\frac{\left(\frac{e_i^t}{e_T^t}\right)}{\left(\frac{E_i^t}{E_T^t}\right)}$$

e_i^t = Local employment in sector_{*i*} at time_{*t*} e_T^t = Local employment (total) in all sectors_{*T*} at time_{*t*}

E_i^t = National employment in sector_{*i*} at time_{*t*} E_T^t = National employment (total) in all sectors_{*T*} at time_{*t*}

Table 7. 2010 Employment Proportions, Champaign Co (U.S. Census Bureau, 2010b)

SECTORS		*2010 EMPLOYMENT BY SECTOR			*2010 EMPLOYMENT PROPORTIONS		
<i>2007 NAICS</i>	<i>MEANING OF NAICS</i>	<i>UNITED STATES</i>	<i>OHIO</i>	<i>CHAMP CO</i>	<i>UNITED STATES</i>	<i>OHIO</i>	<i>CHAMP CO</i>
0	Total for all sectors	111,970,095	4,352,481	8,517	100.00%	100.00%	100.00%
11	**Agriculture, forestry, fishing, hunting	156,055	1,333	5	0.14%	0.03%	0.05%
21	Mining, quarrying, oil and gas extract	581,582	9,043	19	0.52%	0.21%	0.23%
22	Utilities	638,058	25,786	19	0.57%	0.59%	0.22%
23	Construction	5,389,271	161,336	217	4.81%	3.71%	2.55%
31-33	Manufacturing	10,862,838	599,130	3,043	9.70%	13.77%	35.73%
42	Wholesale trade	5,598,507	210,536	301	5.00%	4.84%	3.53%
44-45	Retail trade	14,496,625	543,051	1,075	12.95%	12.48%	12.62%
48-49	Transportation and warehousing	4,011,989	148,593	190	3.58%	3.41%	2.23%
51	Information	3,124,036	88,566	74	2.79%	2.03%	0.87%
52	Finance and insurance	5,928,696	245,566	214	5.29%	5.64%	2.51%
53	Real estate and rental and leasing	1,946,424	59,899	63	1.74%	1.38%	0.74%
54	Professional, scientific, and tech services	7,822,417	228,364	301	6.99%	5.25%	3.53%
55	Mgt of companies and enterprises	2,832,953	143,743	99	2.53%	3.30%	1.16%
56	Administration and support and waste mgt and remediation services	8,977,265	304,019	365	8.02%	6.98%	4.29%
61	Educational services	3,273,527	107,451	218	2.92%	2.47%	2.57%
62	Health care and social assistance	17,787,859	789,118	1,065	15.89%	18.13%	12.50%
71	Arts, entertainment, and recreation	2,003,595	58,819	68	1.79%	1.35%	0.80%
721	Accommodation	1,821,149	30,489	4	1.63%	0.70%	0.05%
722	Food services and drinking places	9,490,973	391,614	673	8.48%	9.00%	7.90%
81	**Other services (except public admin)	5,204,445	205,668	503	4.65%	4.73%	5.91%
99	Industries not classified	21,831	357	1	0.02%	0.01%	0.01%

Table 8. Combined Location Quotient Method + Assumption Mthd, Champaign Co (U.S. Census Bureau, 2010b).

SECTORS		*2010 EMPLOYMENT BY SECTOR			COMBINED LOQ & ASM METHOD		
<i>2007 NAICS</i>	<i>MEANING OF NAICS</i>	<i>UNITED STATES</i>	<i>OHIO</i>	<i>CHAMP CO</i>	<i>LOQ</i>	<i>BASIC</i>	<i>NON-BASIC</i>
0	Total for all sectors	111,970,095	4,352,481	8,517	-	3,178	5,339
11	**Agriculture, forestry, fishing, hunting	156,055	1,333	5	-	5	-
21	Mining, quarrying, oil and gas extract	581,582	9,043	19	-	19	-
22	Utilities	638,058	25,786	19	-	-	19
23	Construction	5,389,271	161,336	217	-	-	217
31-33	Manufacturing	10,862,838	599,130	3,043	-	3,043	-
42	Wholesale trade	5,598,507	210,536	301	-	-	301
44-45	Retail trade	14,496,625	543,051	1,075	-	-	1,075
48-49	Transportation and warehousing	4,011,989	148,593	190	-	-	190
51	Information	3,124,036	88,566	74	-	-	74
52	Finance and insurance	5,928,696	245,566	214	-	-	214
53	Real estate and rental and leasing	1,946,424	59,899	63	-	-	63
54	Professional, scientific, and tech services	7,822,417	228,364	301	-	-	301
55	Mgt of companies and enterprises	2,832,953	143,743	99	-	-	99
56	Administration and support and waste mgt and remediation services	8,977,265	304,019	365	-	-	365
61	Educational services	3,273,527	107,451	218	-	-	218
62	Health care and social assistance	17,787,859	789,118	1,065	-	-	1,065
71	Arts, entertainment, and recreation	2,003,595	58,819	68	-	-	68
721	Accommodation	1,821,149	30,489	4	-	4	-
722	Food services and drinking places	9,490,973	391,614	673	-	-	673
81	**Other services (except public admin)	5,204,445	205,668	503	-	107	396
99	Industries not classified	21,831	357	1	-	-	1

The preceding analysis in **Table 7** and **Table 8** estimates each basic sector job creates 1.68 non basic sector jobs. The largest concentration of employment in the 2010 Champaign County data is in the manufacturing sector (35.73%). This concentration is noteworthy because it differs from the United States (9.7%) and Ohio (13.8%). Because the Census data omits the agriculture sector, it is important to keep in mind the sector is not included in the calculation. Agriculture sector data is measured in a separate Census, the USDA Census of Agriculture.

For several reasons, agriculture sector employment figures are not supplemented, but the importance of the agriculture sector as a source of basic sector jobs cannot be stressed enough. The USDA 2017 Census of Agriculture Hired Farm Labor – Workers and Payroll: 2017 series identifies hired farm labor in Logan (565 workers), Union (955 workers), and Champaign (653 workers) counties, where hired farm labor includes regular workers, part-time workers, and members of the operator’s family if they receive payment for labor; data exclude contract laborers (U.S. Census of Agriculture, 2007, 2012, 2017c). The agriculture sector is a pillar of these communities and fuels the local economies; it comprises the largest land use and the County has rich prime agricultural lands.

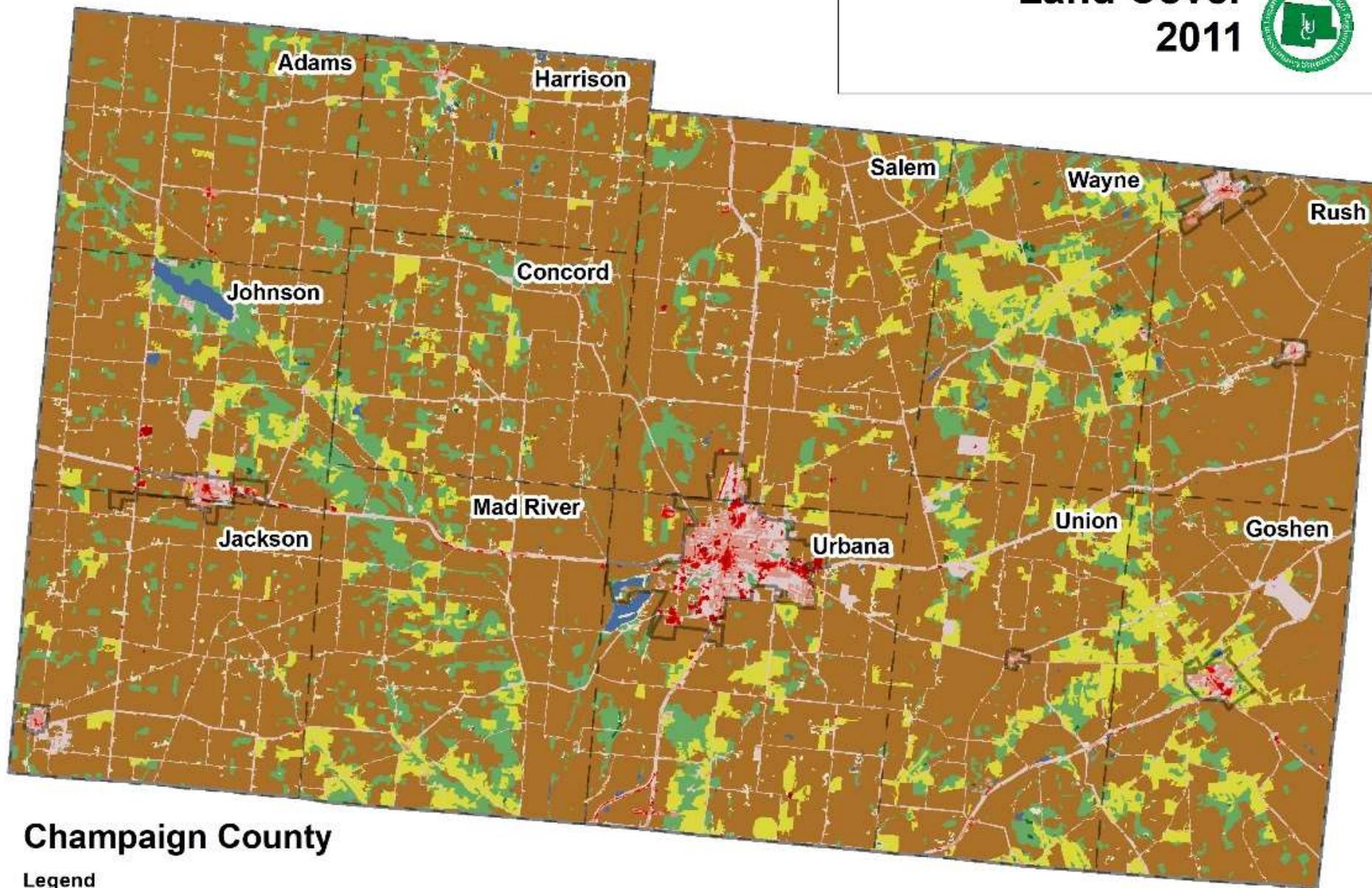
A portion of the concentration in manufacturing may be due to Honda and its affiliates. There are also renown national and global manufacturers within the three counties. Using the results of the combined technique, a base multiplier calculation can be estimated to approximate the number of non-basic jobs associated with each basic job. That ratio is expressed as either:

$$base\ multiplier = \frac{total\ employment}{basic\ employment}$$

$$base\ multiplier = \left(\frac{total\ employment}{basic\ employment} \right) + 1$$

In Champaign County, the calculation estimates each 1 basic sector job creates 1.68 non-basic jobs. This estimate is useful when considering land use decisions, economic development proposals, tax incentive proposals, or the like.

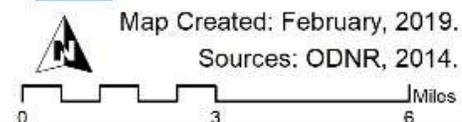
Land Cover 2011



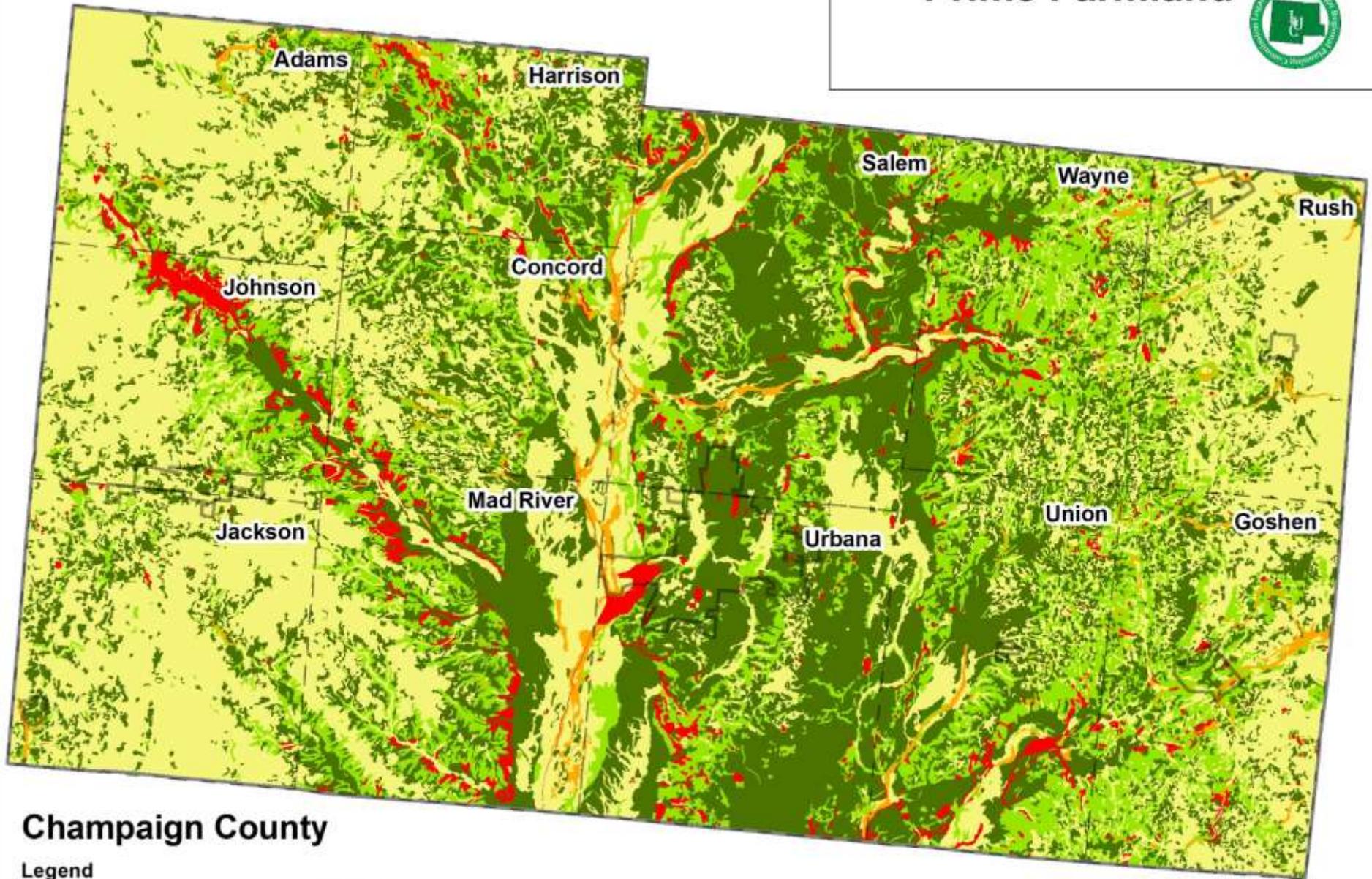
Champaign County

Legend

	Open Water		Developed, Medium Intensity		Deciduous Forest		Grassland/Herbaceous		Emergent Herbaceous Wetlands
	Developed, Open Space		Developed, High Intensity		Evergreen Forest		Pasture/Hay		
	Developed, Low Intensity		Barren Land (Rock/Sand/Clay)		Mixed Forest		Cultivated Crops		



Prime Farmland



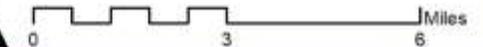
Champaign County

Legend

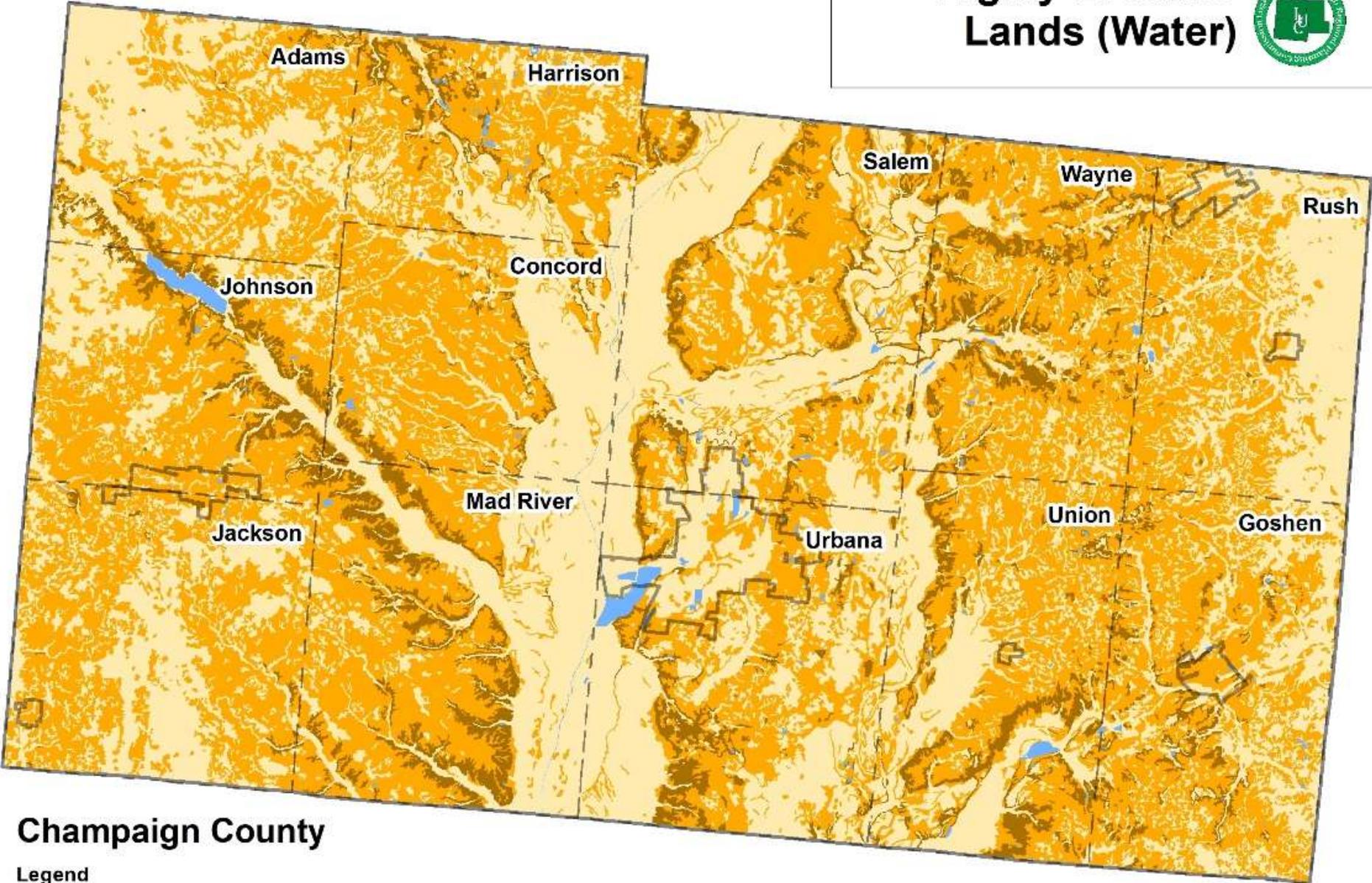
17.2%	Farmland of local importance	45.2%	Prime farmland if drained
37.3%	Prime farmland	0.1%	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
0.3%	Not prime farmland		

Map Created: February, 2019.

Sources: Champaign County Engineer, n.d.



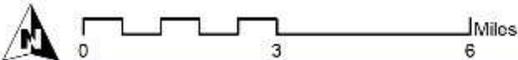
Highly Erodible Lands (Water)



Champaign County

Legend

- Not highly erodible land
- Potentially highly erodible land
- Highly erodible land
- Body of Water



2.3 Housing

This section provides existing housing data. According to the U.S. Census Bureau (2015a), the estimated number of housing units in the County is 15,237; 73.5% units are owner-occupied and 26.5% units are renter-occupied. Housing unit density, and population, is greatest in and around municipalities, which tend to be located on the southern half of the County. When compared to the State of Ohio, there is a larger proportion of single-family detached housing units and a smaller proportion of multi-family unit buildings in Champaign County. The proportion of units built 1939 or earlier is relatively larger in Champaign County (**Table 11**) and may be part of the reason there are so many single-family detached housing units identified as renter-occupied units (**Table 10**). Data was also gathered to create a sense of housing values, gross rents being paid, and the income needed for a living wage.

Housing data from the U.S. Census Bureau (2015a) was analyzed and mapped. GIS analysis looked at median age and special age groups, depicting areas of higher concentrations on several maps that follow. Block groups in closer proximity to amenities, population density, and services appear to trend older and have lower median household incomes compared to the County median household income of \$50,974 (U.S. Census Bureau, 2015c).

Table 9. Comparison of County Occupied Housing Units (U.S. Census Bureau, 2015a)

	OCCUPIED HOUSING UNITS	OWNER OCCUPIED	RENTER OCCUPIED
<i>OCCUPIED</i>	<i>15,237</i>	<i>11,195</i>	<i>4,042</i>
1-person household	23.0%	20.7%	29.4%
2-person household	38.2%	42.7%	25.8%
3-person household	16.7%	15.2%	20.6%
≥4-person household	22.1%	21.3%	24.1%

Table 10. Units in Structure (U.S. Census Bureau, 2015a)

	STATE OF OHIO	CHAMPAIGN COUNTY		
	<i>OCCUPIED HOUSING UNITS</i>	<i>OCCUPIED HOUSING UNITS</i>	<i>OWNER-OCCUPIED UNITS</i>	<i>RENTER-OCCUPIED UNITS</i>
1, Detached	70.4%	80.0%	92.4%	45.6%
1, Attached	4.5%	1.9%	0.6%	5.3%
2 Apartments	3.9%	3.3%	0.8%	10.2%
3 or 4 Apartments	4.1%	3.6%	0.2%	13.0%
5 to 9 Apartments	4.6%	2.0%	0.0%	7.6%
10 or more Apartments	8.9%	3.1%	0.0%	11.6%
Mobile Home or other Type of Housing	3.6%	6.2%	6.0%	6.7%

Table 11. Year Structure Built (U.S. Census Bureau, 2015a).

	STATE OF OHIO	CHAMPAIGN COUNTY
	<i>OCCUPIED HOUSING UNITS</i>	<i>OCCUPIED HOUSING UNITS</i>
2014 or later	0.1%	0.0%
2010 to 2013	1.0%	0.4%
2000 to 2009	10.3%	9.4%
1980 to 1999	21.5%	25.2%
1960 to 1979	26.9%	24.2%
1940 to 1959	20.9%	13.0%
1939 or earlier	19.3%	27.7%

Table 12. Value of Owner-occupied units (U.S. Census Bureau, 2015a).

	STATE OF OHIO		CHAMPAIGN COUNTY	
	<i>ESTIMATE</i>	%	<i>ESTIMATE</i>	%
Less than \$50,000	303,057	10.0%	998	8.9%
\$50,000 to \$99,999	760,641	25.0%	3,149	28.1%
\$100,000 to \$149,999	715,135	23.5%	3,269	29.2%
\$150,000 to \$199,999	526,169	17.3%	2,042	18.2%
\$200,000 to \$299,999	444,515	14.6%	1,235	11.0%
\$300,000 to \$499,999	215,313	7.1%	367	3.3%
\$500,000 to \$999,999	61,838	2.0%	87	0.8%
\$1,000,000 or more	13,776	0.5%	48	0.4%
Median (dollars)	\$129,900	-	\$123,200	-

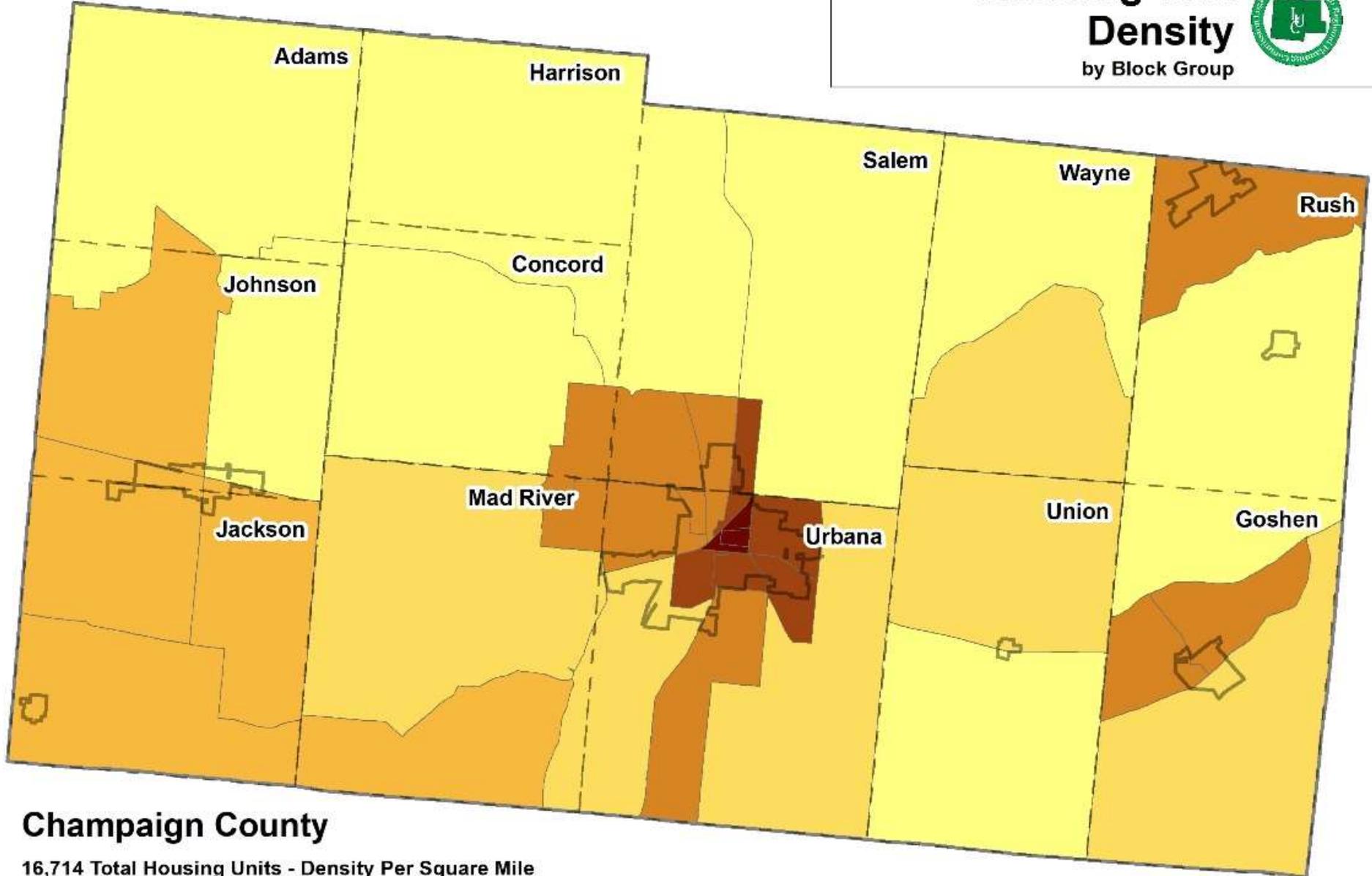
Table 13. Gross Rent of Occupied Units Paying Rent (U.S. Census Bureau, 2015a).

	STATE OF OHIO		CHAMPAIGN COUNTY	
	<i>ESTIMATE</i>	%	<i>ESTIMATE</i>	%
Less than \$500	264,653	18.1%	673	17.6%
\$500 to \$999	907,125	62.0%	2,539	66.3%
\$1,000 to \$1,499	233,924	16.0%	570	14.9%
\$1,500 to \$1,999	36,515	2.5%	40	1.0%
\$2,000 to \$2,499	11,579	0.8%	9	0.2%
\$2,500 to \$2,999	3,667	0.3%	0	0.0%
\$3,000 or more	4,899	0.3%	0	0.0%
Median (dollars)	\$730	-	\$700	-

There are several websites online for communities to use to estimate a living wage. In addition to monthly rent and utilities, living wage estimates attempt account for other regular, monthly costs like food, clothing, and other expenses. Some websites break-out wages needed for different types of households, such as a single parent with one or two children. For more information, visit <https://livingwage.mit.edu/> (Glasmeier, A. & MIT, 2018).

Housing Unit Density

by Block Group

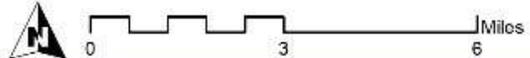


Champaign County

16,714 Total Housing Units - Density Per Square Mile



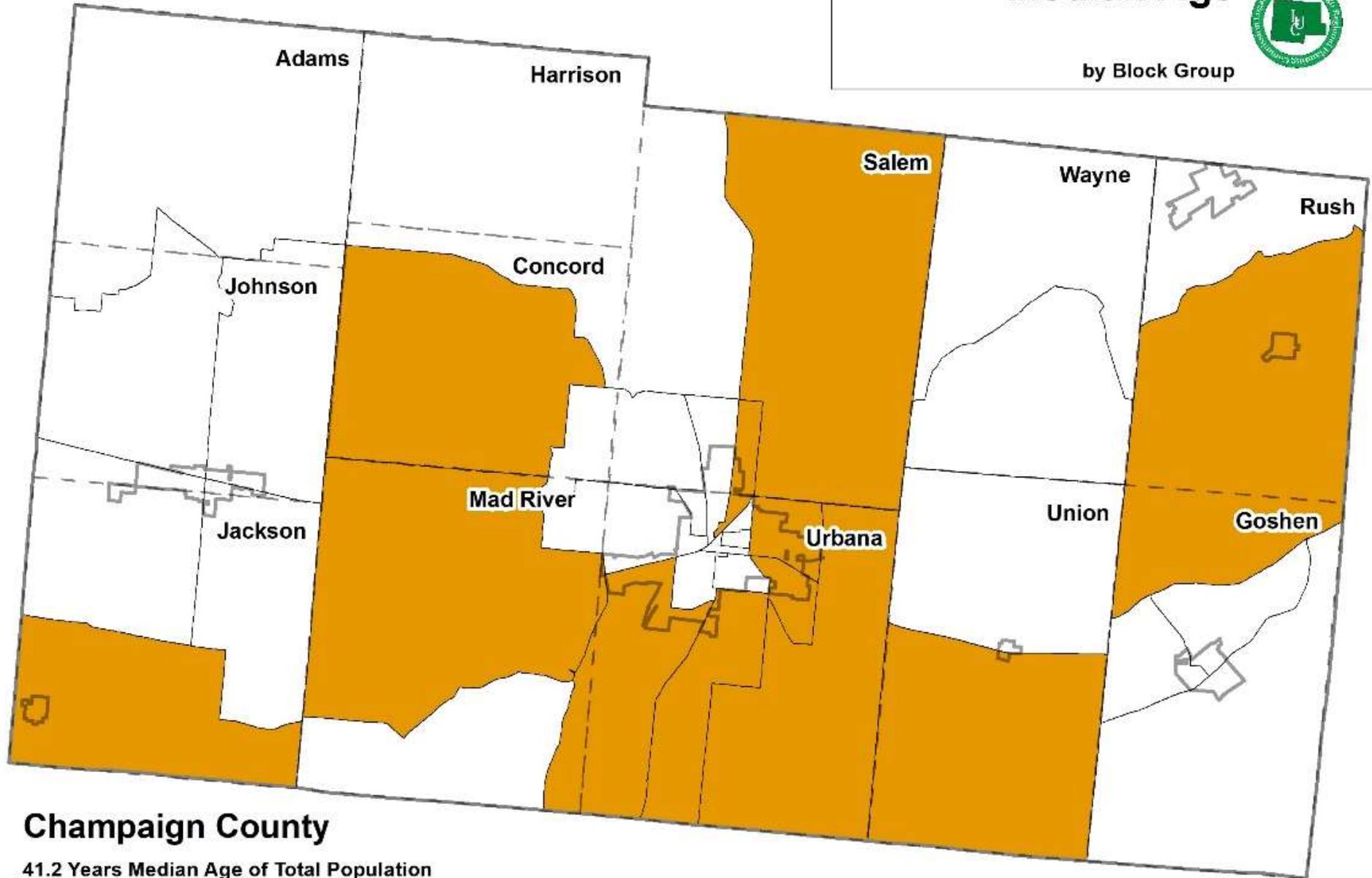
Map Created: February, 2019.
Sources: Census, B25001e1/Sq Mi, 2015.



Median Age



by Block Group

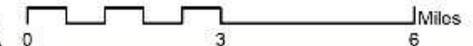


Champaign County

41.2 Years Median Age of Total Population

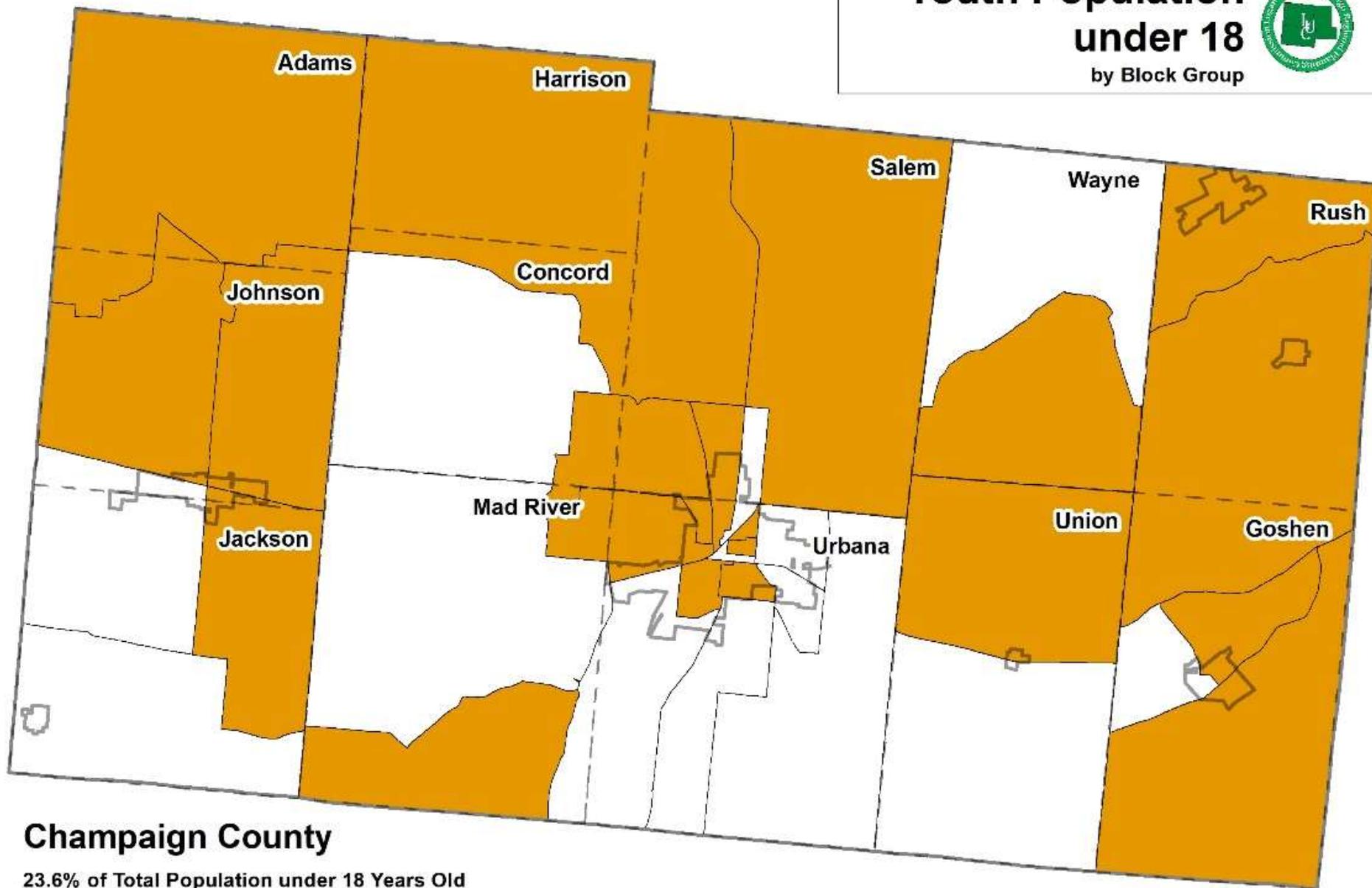
-  Median Age Below 41.2 Years
-  Median Age Above or Equal to 41.2 Years

Map Created: February, 2019.
Sources: Census, B01002e1, 2015.



Youth Population under 18

by Block Group

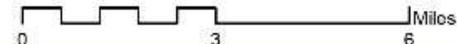


Champaign County

23.6% of Total Population under 18 Years Old

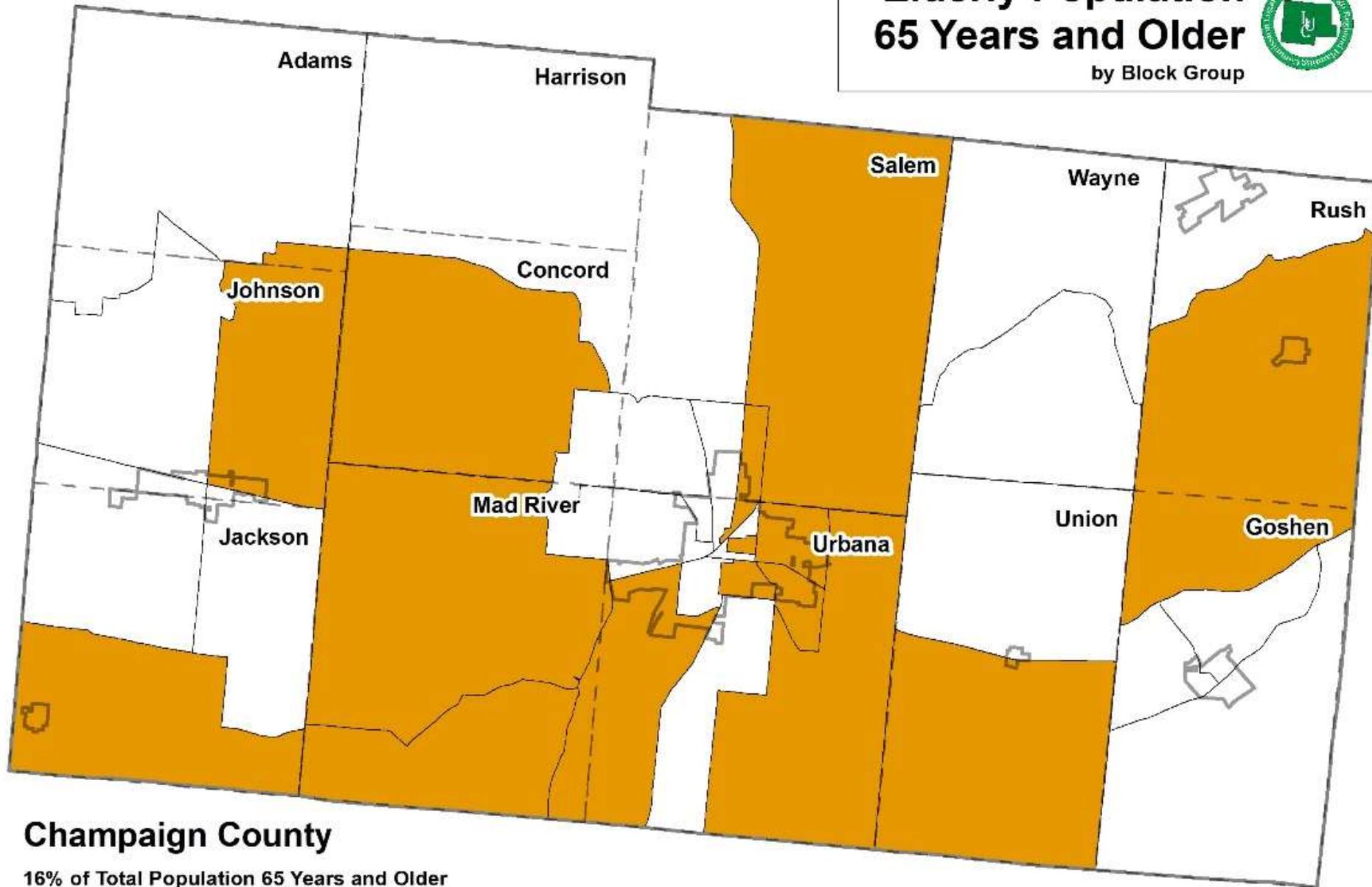
-  Population under 18 Below or Equal to 23.6%
-  Population under 18 Above 23.6%

Map Created: February, 2019.
Sources: Census, (B01001e3...B01001e30)/B01001e1, 2015.



Elderly Population 65 Years and Older

by Block Group



Champaign County

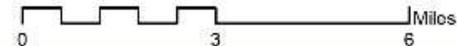
16% of Total Population 65 Years and Older

 Population 65 Years and Older Below or Equal to 16%

 Population 65 Years and Older Above 16%

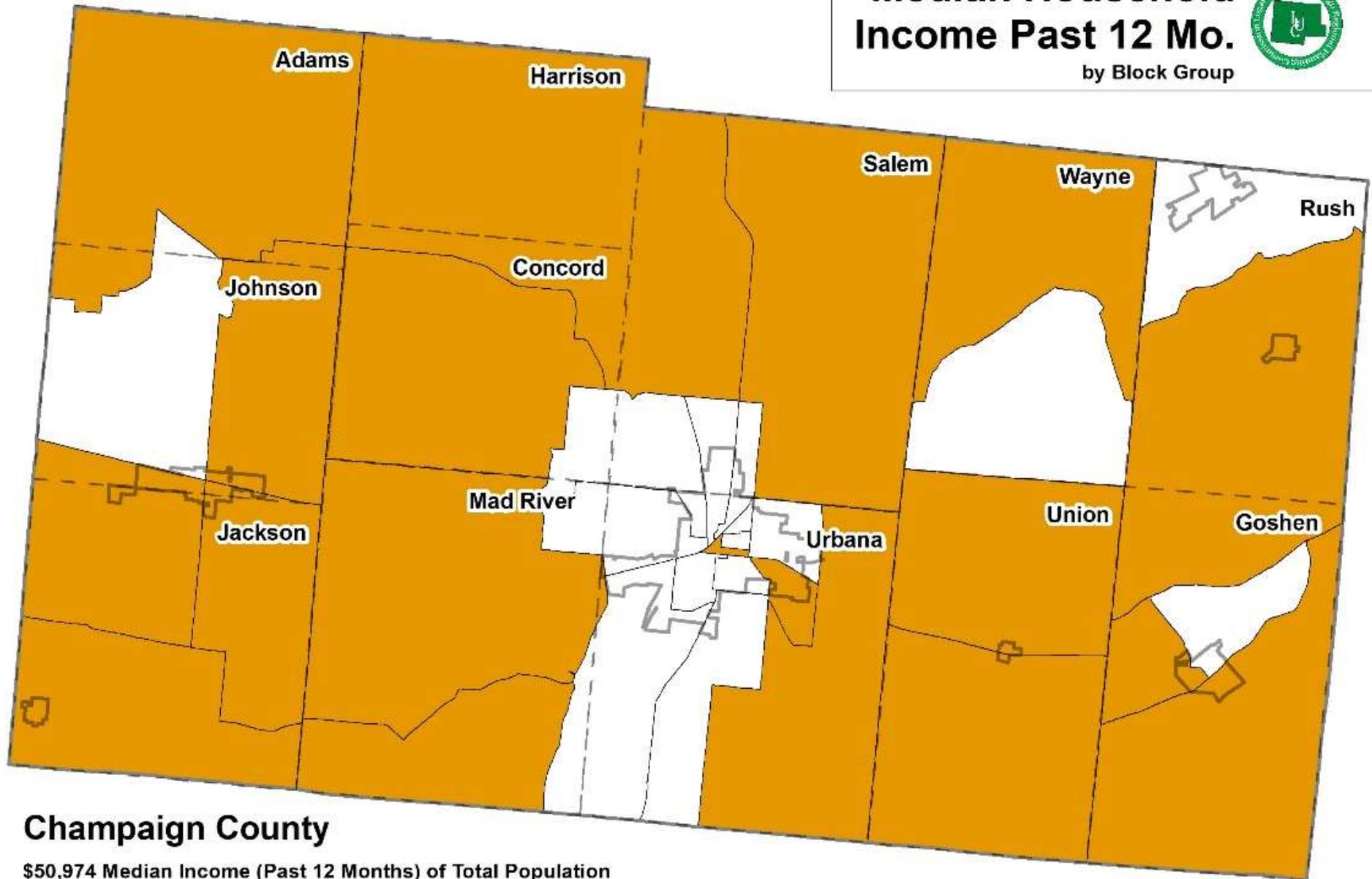
Map Created: February, 2019.

Sources: Census, B09020e1/B01001e1, 2015.



Median Household Income Past 12 Mo.

by Block Group

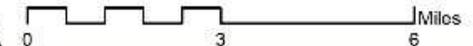


Champaign County

\$50,974 Median Income (Past 12 Months) of Total Population

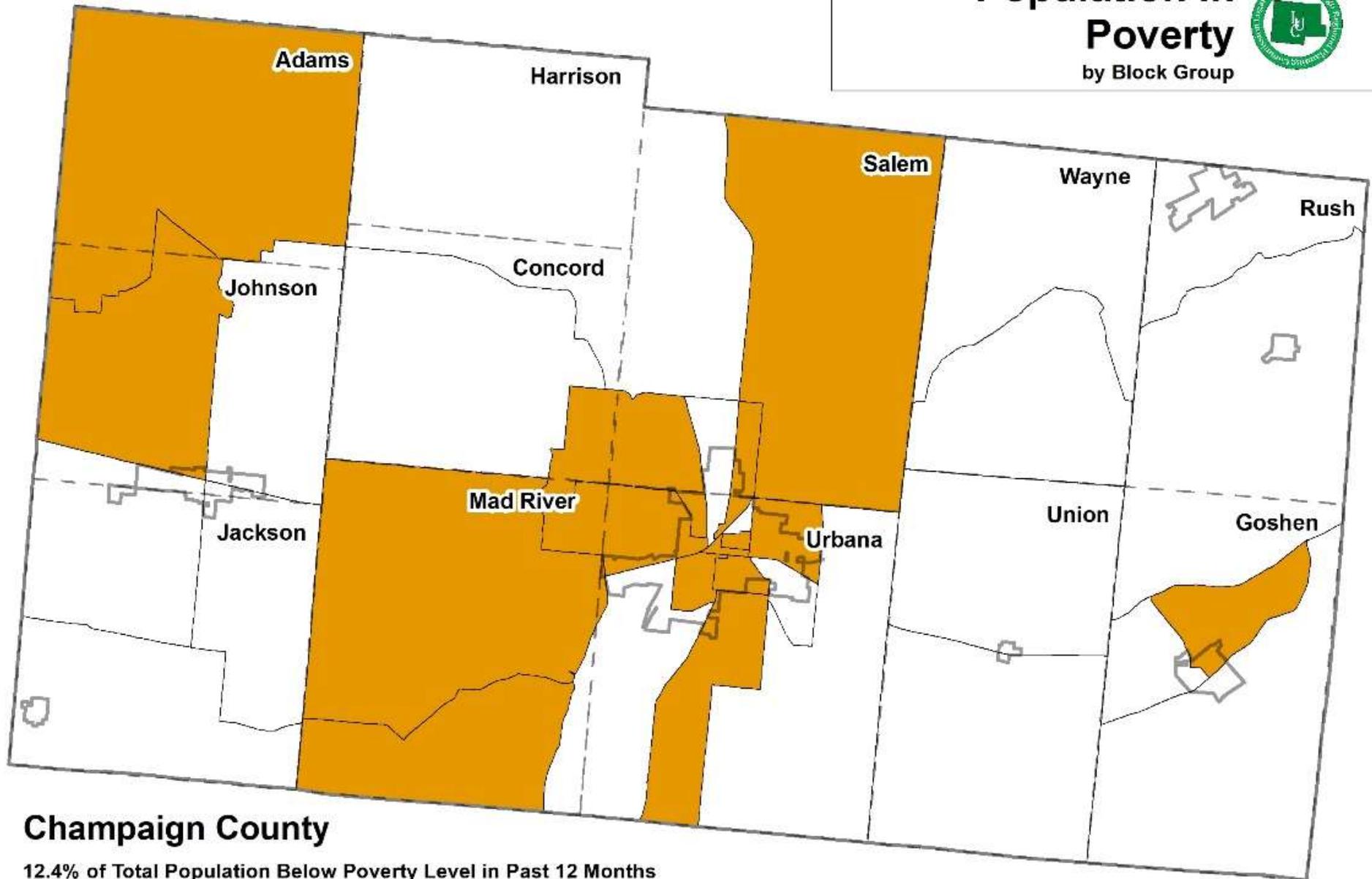
-  Median Income Below \$50,974
-  Median Income Above or Equal to \$50,974

Map Created: February, 2019.
Sources: Census, B19013e1, 2019.



Population in Poverty

by Block Group

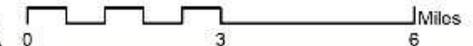


Champaign County

12.4% of Total Population Below Poverty Level in Past 12 Months

-  Population below Poverty Level Equal to or Less than 12.4%
-  Population below Poverty Level Above 12.4%

Map Created: February, 2019.
Sources: Census, (C17002e2+C17002e3)/C17002e1, 2015.



2.4 Education

Five school districts are based within Champaign County. There are 14 schools in the County split among the districts. Of the districts, Urbana City Schools has most recently constructed new schools. The largest districts are Urbana City Schools and Graham Local Schools. This section provides context for the education landscape in the County.



Graduation rates are ranked by the Department of Education as either A or B, and Mechanicsburg Exempted Village, Ohio Hi-Point Career Center, and West Liberty-Salem Local Schools have relatively high graduation rates. The largest minority populations are respectively students with disabilities and economic disadvantage.

Ohio Hi-Point Career Center is a career-technical school based in Bellefontaine serving 14 partner schools in Auglaize, Champaign, Hardin, Logan, and Union counties. It is a school of choice for students and serves 7th through 12th grade students. Students attending have additional opportunities to prepare for careers or higher education. Students receive professional certifications, real-world experience, and specialized credentials as well as earn college credits. Hi-Point also offers classes for adults. The 2017-2018 District Profile reported 548 students enrolled at the Bellefontaine Main Campus and 3,418 students enrolled at satellites.

Urbana University is a private university located in Urbana. Founded in 1850, the University became a branch campus of Franklin University in 2017 and has enrollment of 1,800+ students. The average undergraduate tuition is \$22,012. There are over 600 campus-based undergraduates and 55% of students live on campus. Clark State Community College services the County and several other universities are within an hour drive of Urbana.



Educational attainment beyond high school is proportionately higher in the County's female population (**Table 20**). There is a higher proportion of total high school graduates and lower proportion of total college education in the County compared to the State (**Table 20**). While median earnings for males is higher than the State, the median earnings for females is lower than the State. Generally, females are shown as having lower median earnings than males of the same educational attainment (**Table 19**).

Table 14. Districts and Schools (Ohio Department of Education, 2018).

	SCHOOLS
Graham Local	3
Mechanicsburg Exempted Village	3
Urbana City	3
Triad Local	3
West Liberty-Salem Local	2

Table 15. Enrollment (Ohio Department of Education, 2017-2018).

	ALL STUDENTS	AM. INDIAN OR NATIVE ALASKAN	ASIAN OR PACIFIC ISLANDER	BLACK, NON-HISPANIC	HISPANIC	MULTIRACIAL	WHITE, NON-HISPANIC	STUDENTS WITH DISABILITIES	ECONOMIC DISADVANTAGE
Graham Local	1,761	NC	12	12	29	41	1,665	288	624
Mechanicsburg Exempted Village	829	NC	NC	NC	13	33	775	132	255
Urbana City	1,926	NC	18	62	55	164	1,626	356	1,022
Triad Local	810	NC	NC	NC	18	22	761	126	302
West Liberty-Salem Local	1,169	NC	NC	NC	NC	48	1,100	118	256

Table 16. Attendance (Ohio Department of Education, 2017-2018).

	ALL STUDENTS	AM INDIAN OR NATIVE ALASKAN	ASIAN OR PACIFIC ISLANDER	BLACK, NON-HISPANIC	HISPANIC	MULTIRACIAL	WHITE, NON-HISPANIC	STUDENTS WITH DISABILITIES	ECONOMIC DISADVANTAGE
Graham Local	95.2%	NC	94.4%	94.8%	96.4%	95.8%	95.2%	93.6%	93.9%
Mechanicsburg Exempted Village	93.5%	NC	NC	NC	93.5%	94.9%	95.3%	94.9%	94.6%
Urbana City	93.7%	NC	96.7%	94.1%	92.5%	93.7%	93.7%	91.7%	92.6%
Triad Local	93.7%	NC	NC	NC	93.9%	94.3%	93.7%	92.6%	91.4%
West Liberty-Salem Local	95.8%	NC	NC	NC	NC	96.1%	95.8%	95.0%	94.7%

Table 17. Graduation Rates (Ohio Department of Education, 2017-2018).

	4-YEAR (CLASS OF 2017)	5-YEAR (CLASS OF 2016)
Graham Local	91.0%	94.1%
Mechanicsburg Exempted Village	98.5%	97.0%
Urbana City	81.7%	92.6%
Triad Local	93.8%	93.5%
West Liberty-Salem Local	98.9%	100.0%

Table 18. Spending per Pupil (Ohio Department of Education, 2017-2018).

	OPERATING SPENDING PER PUPIL	CLASSROOM INSTRUCTION	NON-CLASSROOM SPENDING
State	\$9,353	\$6,326	\$3,027
Graham Local	\$8,324	\$5,498	\$2,826
Mechanicsburg Exempted Village	\$7,866	\$4,912	\$2,953
Urbana City	\$9,424	\$6,972	\$2,452
Triad Local	\$9,148	\$4,877	\$4,271
West Liberty-Salem Local	\$9,532	\$6,688	\$2,844

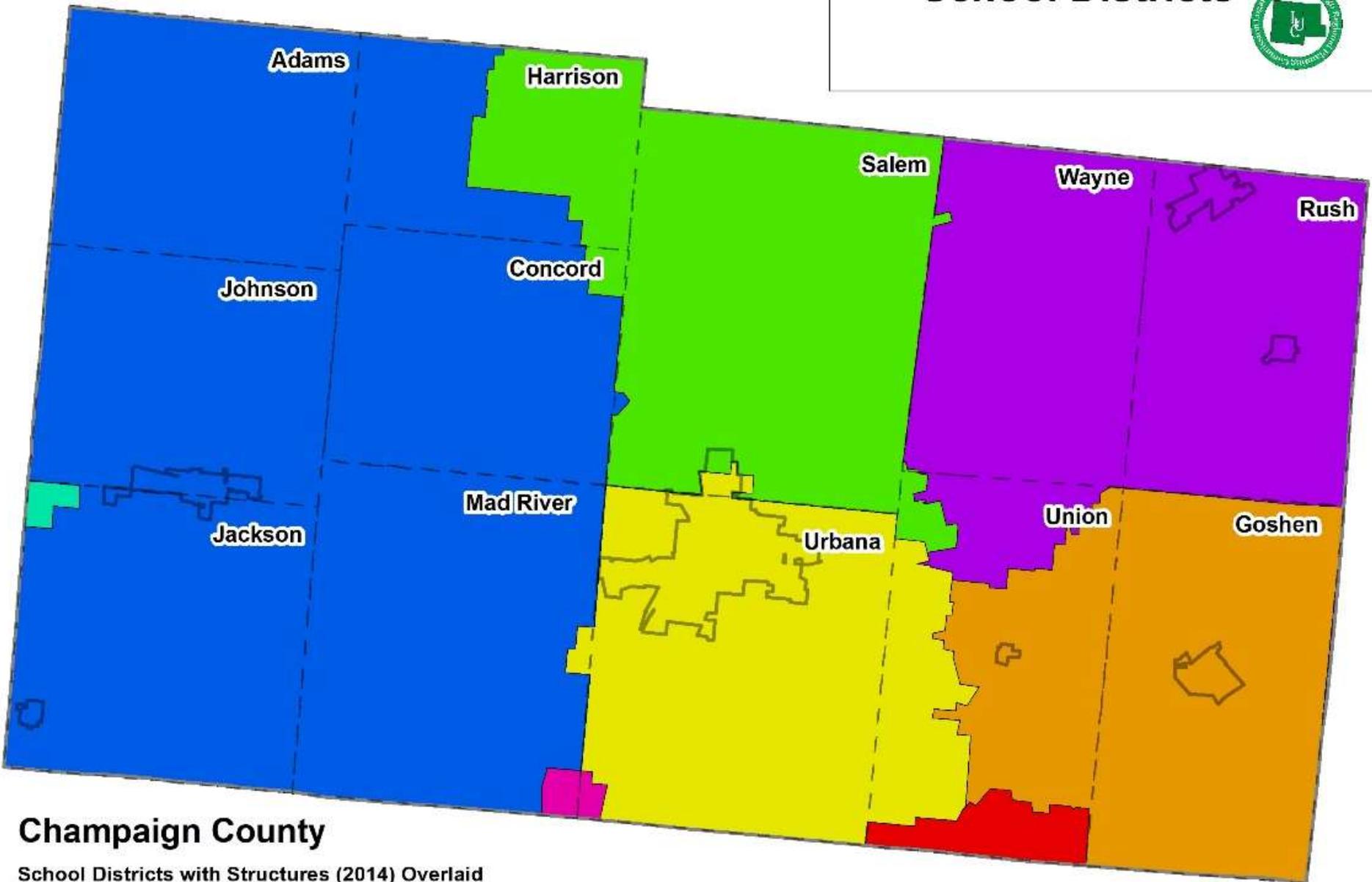
Table 19. Median Earnings in Past 12 Months by Educational Attainment, Age 25 Years and Over (U.S. Census Bureau, 2015b).

	STATE		CHAMPAIGN COUNTY	
	<i>MALE</i>	<i>FEMALE</i>	<i>MALE</i>	<i>FEMALE</i>
Less than high school graduate	\$23,559	\$14,774	\$19,345	\$14,091
High school graduate (includes equivalency)	\$34,957	\$21,882	\$37,168	\$23,931
Some college or associate's degree	\$40,715	\$27,163	\$42,095	\$28,546
Bachelor's degree	\$60,509	\$40,346	\$55,904	\$36,692
Graduate or professional degree	\$76,941	\$55,153	\$65,100	\$50,156

Table 20. Education Attainment of Population 25 years and over (U.S. Census Bureau, 2015b).

	STATE		CHAMPAIGN COUNTY			
	<i>TOTAL</i>	<i>%</i>	<i>TOTAL</i>	<i>%</i>	<i>MALE</i>	<i>FEMALE</i>
Less than 9th grade	12,093,869	5.7%	849	3.2%	429	420
9th to 12th grade, no diploma	16,135,225	7.6%	2,407	9.0%	1,113	1,294
High school graduate (includes equivalency)	58,722,528	27.8%	12,033	45.1%	6,112	5,921
Some college, no degree	44,529,161	21.1%	5,253	19.7%	2,670	2,583
Associate's degree	17,029,467	8.1%	2,009	7.5%	875	1,134
Bachelor's degree	39,166,047	18.5%	2,863	10.7%	1,211	1,652
Graduate or professional degree	23,786,225	11.2%	1,285	4.8%	571	714

School Districts

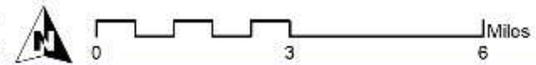


Champaign County

School Districts with Structures (2014) Overlaid

- | | | | |
|---------------|--------------|--------------|--------------------|
| Graham | Miami-East | Northwestern | Urbana |
| Mechanicsburg | Northeastern | Triad | West Liberty Salem |

Map Created: February, 2019.
 Sources: Champaign County Engineer, 2014.



2.5 Land Use

The following section details the existing environmental conditions for Champaign County. Environmental data was gathered from sources such as the Federal Emergency Management Agency (FEMA), the National Oceanic and Atmospheric Administration (NOAA), the National Park Service (NPS), the Ohio Department of Natural Resources (ODNR), the Ohio Department of Transportation (ODOT), and the United States Geological Survey (USGS). The data was collected, then analyzed and mapped to provide an overview of the current environmental conditions of the area. According to the National Oceanic and Atmospheric Administration (NOAA) *‘What is the difference between land cover and land use?’* document, land cover demonstrates how much of a region is covered by forests, wetlands, impervious surfaces, agriculture, and other land and water types. Land cover is usually determined by analyzing satellite and aerial imagery. Land cover maps provide information to help understand the current landscape. Using imagery for several different years, land cover maps can show a change over time.

Land cover maps can help assess urban growth, model water quality issues, predict and assess impacts from floods and storm surges, track wetland losses and potential impacts from sea level rise, prioritize areas for conservation efforts, and compare land cover changes with effects in the environment or to connections in socioeconomic changes such as increasing population.

One major land cover issue is that every survey defines similarly named categories in different ways. For instance, there are many definitions of "forest"—sometimes within the same organization—that may or may not incorporate a number of different forest features. The majority of land cover in Champaign County is cultivated crops, pasture/hay, and forest. There is noticeable developed land cover in the City of Urbana as well as along the major US Highways. The Land Cover (2011) map, shown at the end of this section, displays the most recent land cover available from the National Land Cover Database (NLCD) for the County. The Land Cover Change map, immediately following the Land Cover map, displays the areas of land that changed classification between 2001 and 2011.

2.5.1 Watersheds, Floodplains, & Wetlands

Watersheds

According to the USGS ‘Hydrologic Unit Maps’ document, the United States is divided and sub-divided into sequentially smaller hydrologic units which are classified into six levels: regions, sub-regions, basins, sub-basins, watersheds, and sub-watersheds.

Watersheds are studied and Total Maximum Daily Load (TMDL) Plans are developed for the purpose of identifying impaired waters, the causes of impairments, potential solutions, and to allocate pollutant loading to achieve attainment of water quality standards. The mix of proposed approaches to improve water quality is determined by the unique issues in each watershed.

There are currently five watersheds in the County. The Great Miami River and Deer Creek watersheds do not have a TMDL Plan. The Mad River watershed drains 657 square miles. The Mad River TMDL report was approved by U.S. EPA in 2010. Potential solutions include habitat improvement and stream restoration, reduction of nutrients through agricultural best management practices, fixing and replacing failing home sewage treatment systems, and implementation of the combined sewer overflow long term control plan in Springfield (once it is final).

Floodplains

A floodplain is an area of land next to a waterway that stretches from the channel banks to the surrounding valley wall banks. This area experiences flooding during periods of high discharge and therefore is prone to flooding.

It is important to note the location of floodplains when planning future conditions and needs. If a permitted land use is in a floodplain, costs are likely to increase due to the additional measures that must be taken for flood prevention and mitigation.

The largest floodplain in Champaign County follows the largest river, the Mad River. The Mad River flows 66 total miles from Logan County to downtown Dayton, where it meets the Great Miami River. In Logan and Champaign

counties, the Mad River flows 29 miles southwest from its source near Campbell Hill through West Liberty, along U.S. Route 68 west of the City of Urbana.

Flood hazard areas identified on the Floodplains map, shown at the end of this section, are identified as a Special Flood Hazard Area (SFHA). According to Federal Emergency Management Agency (FEMA), SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Wetlands

Wetlands are intermediate areas between land and water. Wetlands are saturated with water or covered by shallow water at least part of the year. Wetlands include swamps, marshes, and bogs. However, less obvious wetlands may only hold water for a few weeks in the spring.

Wetlands provide ecological and economic benefits because they protect and preserve drinking water supplies, provide a natural means of flood and storm damage protection, provide essential habitats for fish and wildlife, provide special vegetation communities, and serve important functions for surface and groundwater supplies. Federal, state, and local authorities regulate wetlands because of their importance.

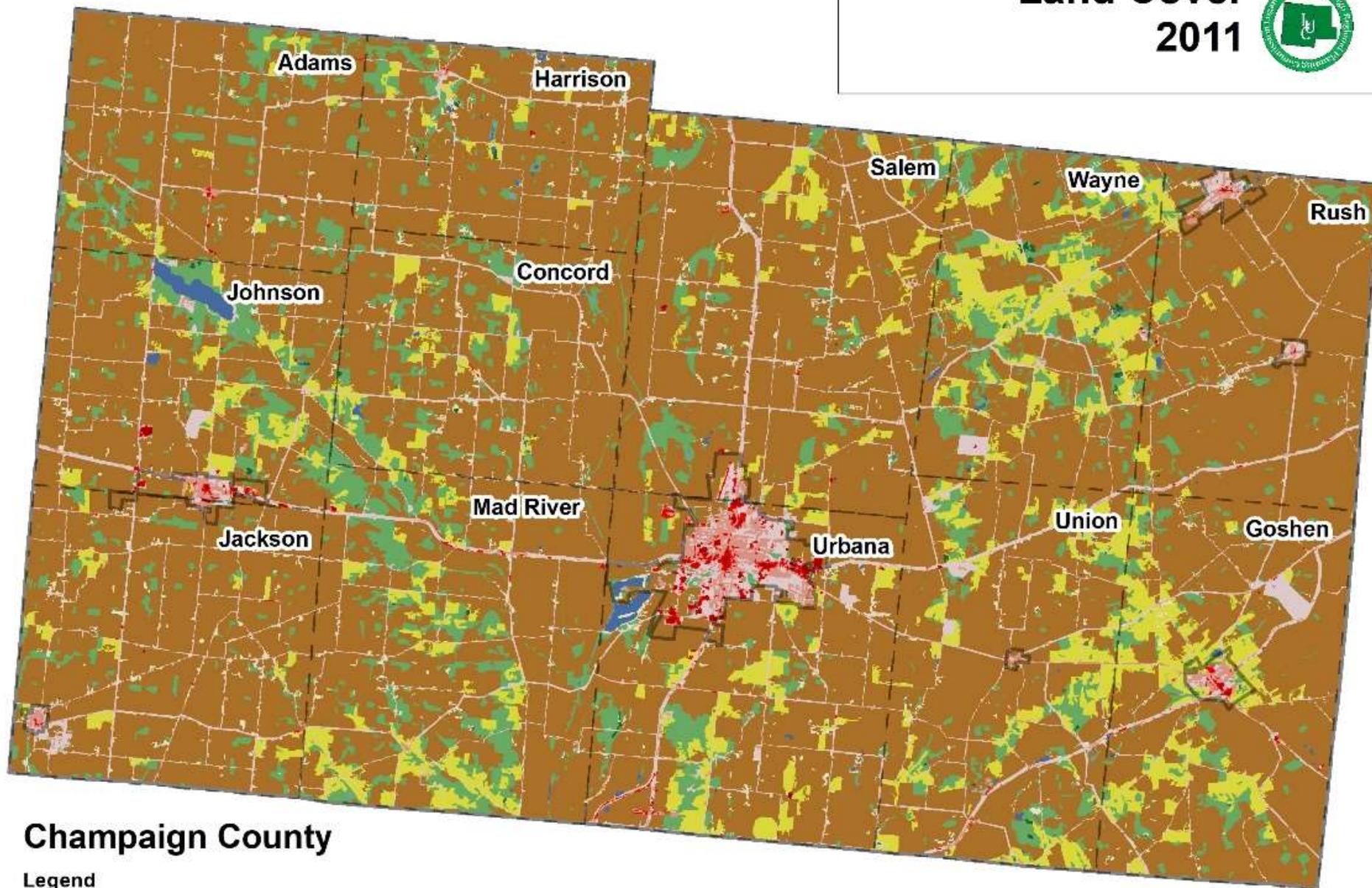
Cedar Bog comprises most of Champaign County's wetlands. Cedar Bog State Nature Preserve is a protected area of about 450 acres. Ground water from the Mad River Valley percolate through hundreds of feet of gravel left behind from a glacier. The glacier also left behind plants that are unique to Cedar Bog, many of these plants are rare or endangered. Trees like Bog Birch and Northern White Cedar are also unique because they are more commonly found in the northern Boreal Forest.

2.5.2 Historic Places

Historic places were gathered from the National Park Service (NPS) database of The National Register of Historic Places (NRHP) and subsequently mapped. NRHP generates, lists, and designates certain areas or buildings that have significant historical values worthy of preservation.

In Champaign County, there are 2 historic bridges, 31 historic buildings or groups of buildings, 1 historic site, 3 historic districts, and 1 landscape. There is a higher concentration of NRHP historic resources in municipalities.

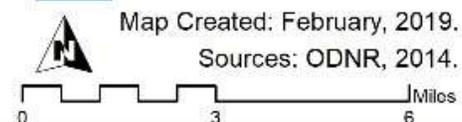
Land Cover 2011



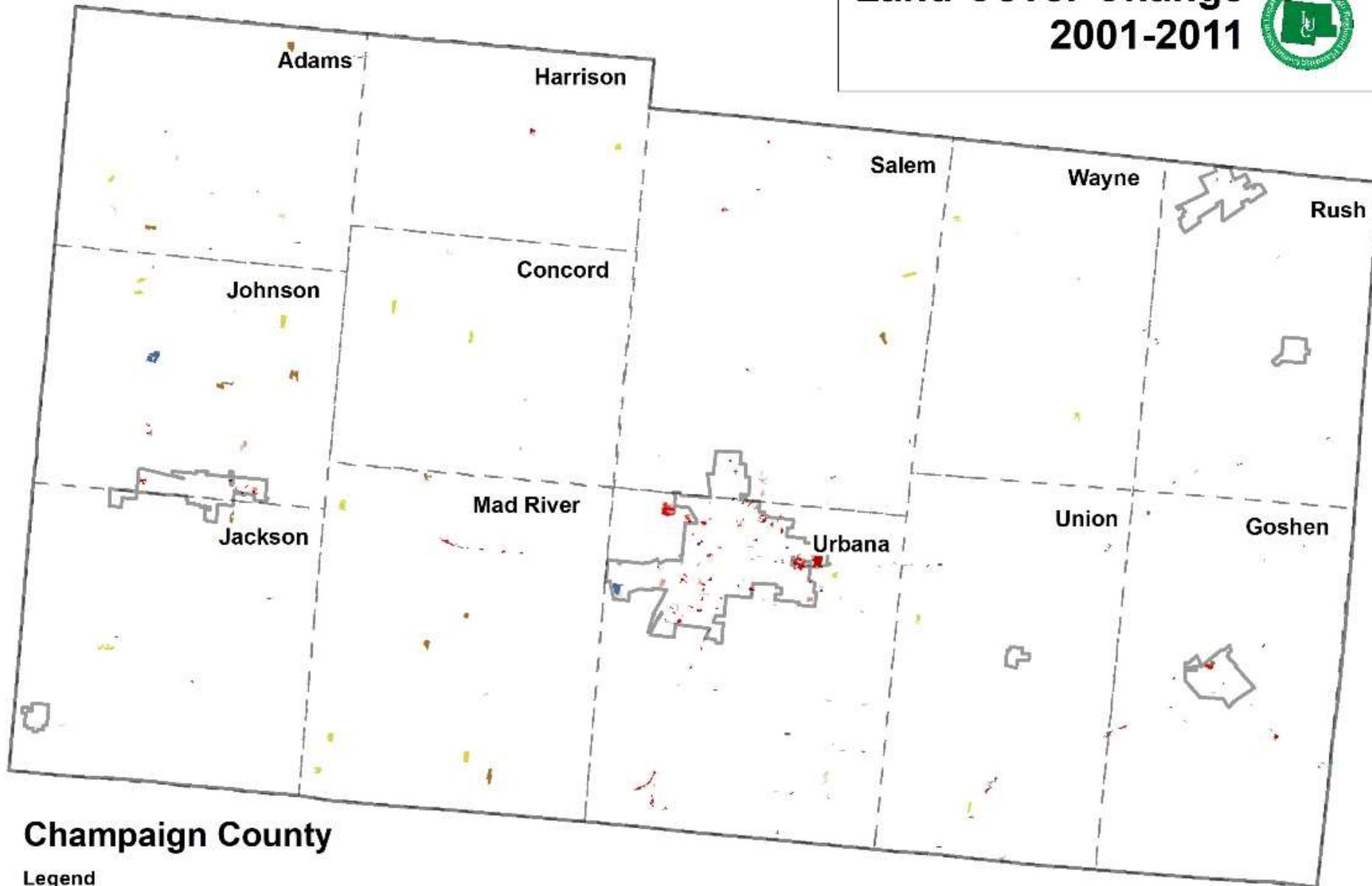
Champaign County

Legend

	Open Water		Developed, Medium Intensity		Deciduous Forest		Grassland/Herbaceous		Emergent Herbaceous Wetlands
	Developed, Open Space		Developed, High Intensity		Evergreen Forest		Pasture/Hay		
	Developed, Low Intensity		Barren Land (Rock/Sand/Clay)		Mixed Forest		Cultivated Crops		



Land Cover Change 2001-2011



Champaign County

Legend

	Open Water		Developed, Medium Intensity		Grassland/Herbaceous
	Developed, Open Space		Developed, High Intensity		Pasture/Hay
	Developed, Low Intensity		Barren Land (Rock/Sand/Clay)		Cultivated Crops

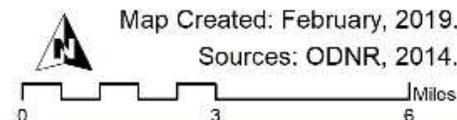
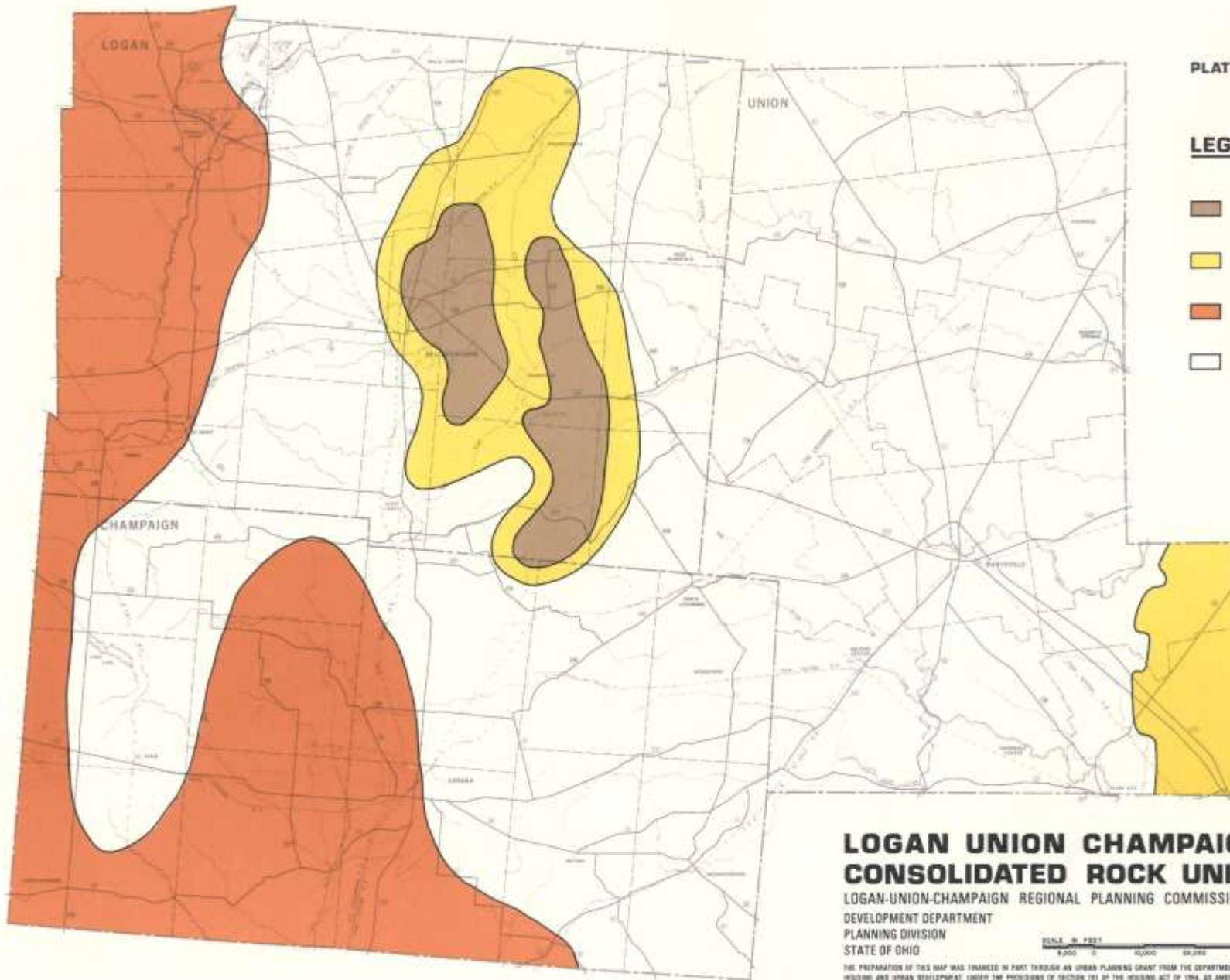


PLATE 3

LEGEND

-  OHIO OLENTANGY SHALE
-  COLUMBUS DELAWARE LIMESTONE
-  NIAGARA LIMESTONE AND SHALE
-  BASS ISLAND DOLOMITE



**LOGAN UNION CHAMPAIGN REGION
CONSOLIDATED ROCK UNITS**

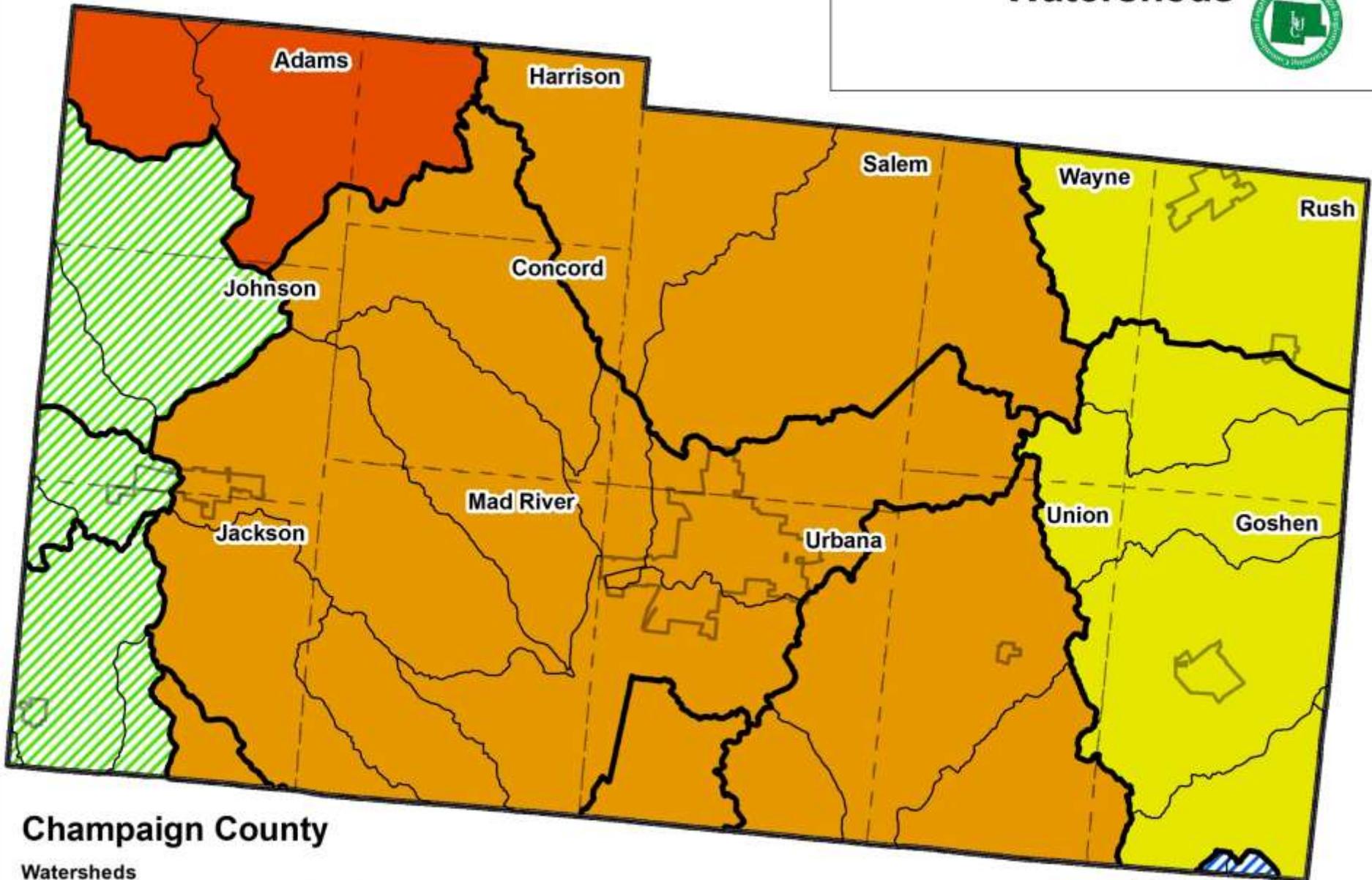
LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION
DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STATE OF OHIO



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN REDEVELOPMENT, UNDER THE PROVISIONS OF SECTION 181 OF THE HOUSING ACT OF 1964, AS AMENDED.



Watersheds



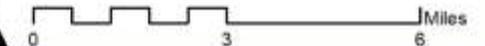
Champaign County

Watersheds

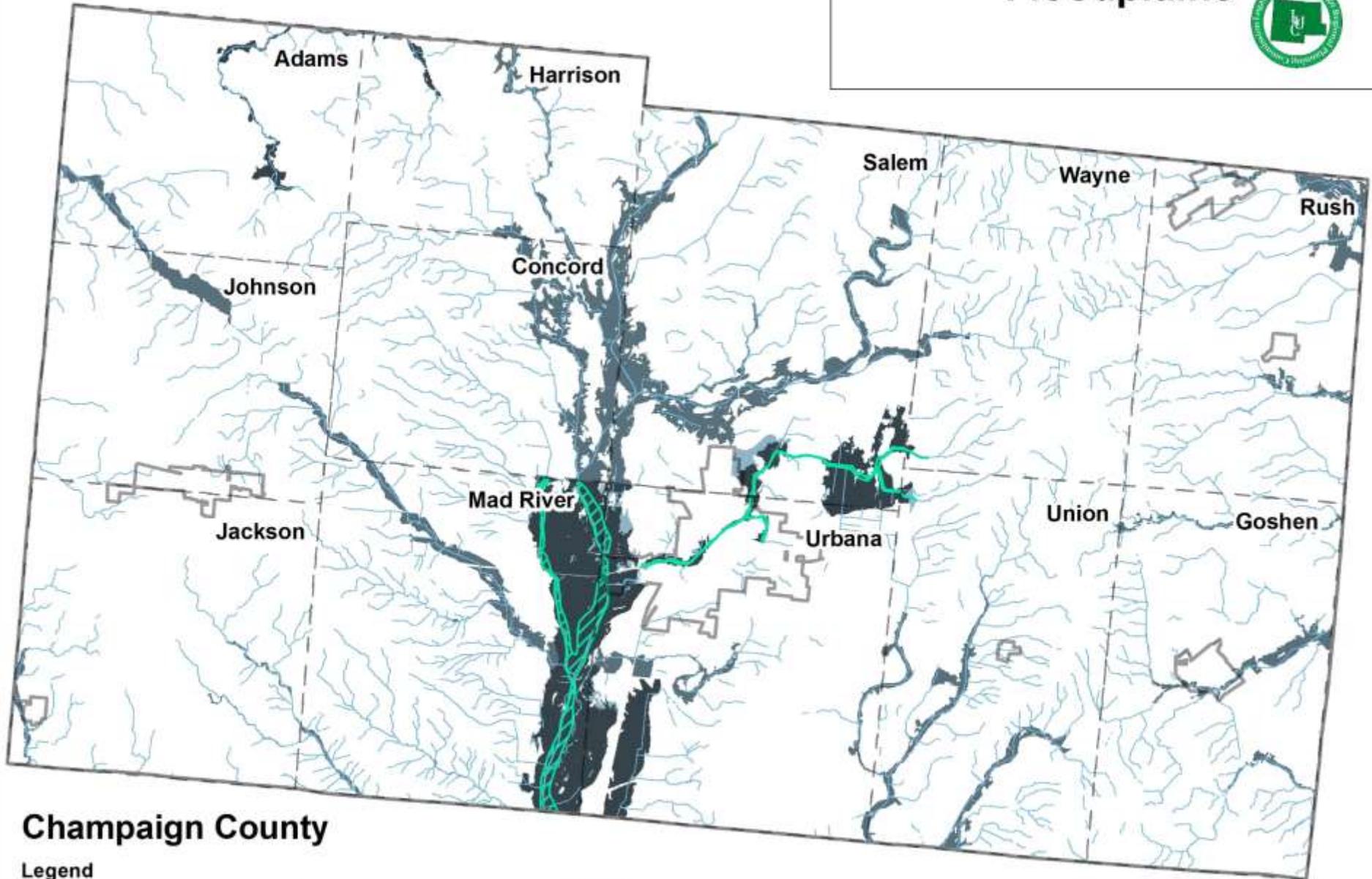
- | | | | | |
|--|---|--|--|---|
|  Big Darby Creek |  Great Miami River (upper) |  Watersheds |  Sub-watersheds |  TMDL Plan Scheduled |
|  Deer Creek |  Mad River | | | |
|  Great Miami River (middle) | | | | |

Map Created: February, 2019.

Sources: ODNR, 2014.



Floodplains

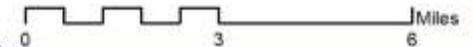


Champaign County

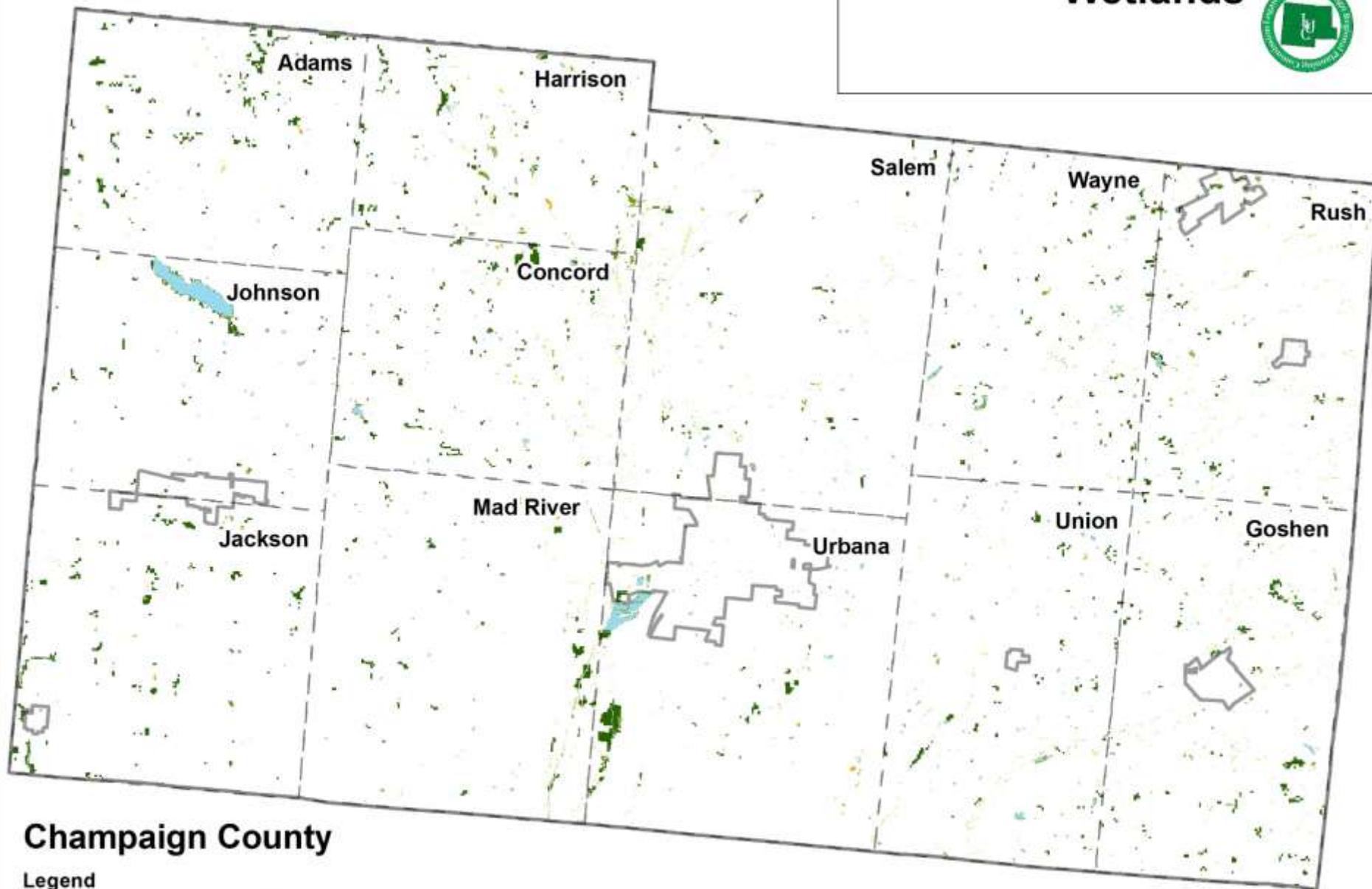
Legend

- | | | |
|---|--|--|
|  Riverine |  Zone A (Approximate) |  FLOODWAY |
|  0.2 PCT Annual (500 Year) |  Zone AE (Detailed Study) | Zone X (Outside) |

Map Created: February, 2019.
Sources: Champaign County Engineer, n.d.



Wetlands

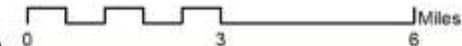


Champaign County

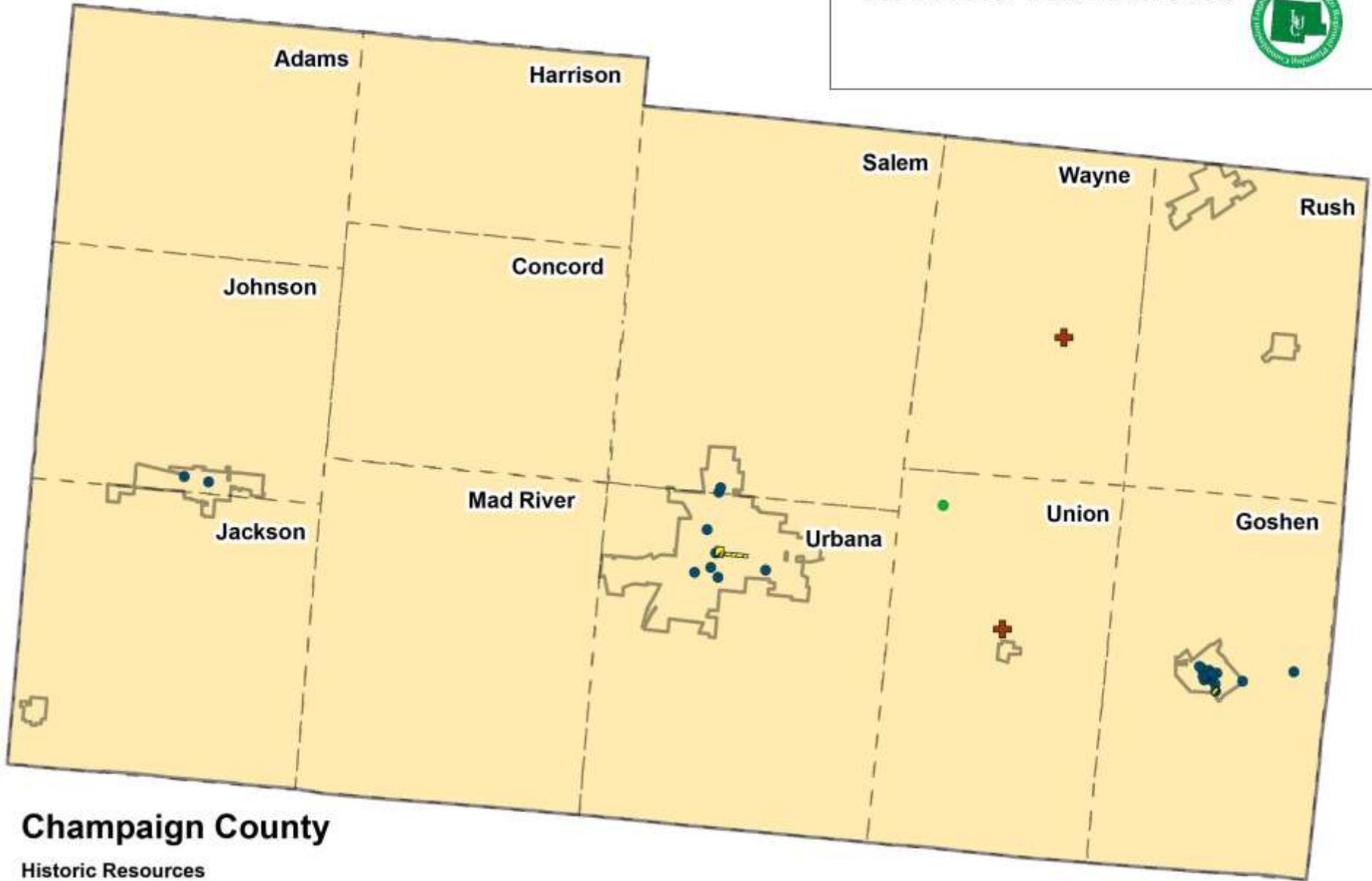
Legend

	Open water		Woods on hydric soil
	Wet meadow		Shallow marsh
	Farmed wetland		Shrub/scrub wetland

Map Created: February, 2019.
Sources: ODNR, 2014.



Historic Resources

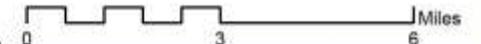


Champaign County

Historic Resources

-  Districts
-  Landscapes
-  Buildings
-  Bridges

Map Created: February, 2019.
Sources: National Register of Historic Places, 2014; SHPO 2019 Approval Letters, 2019.



§3.0 Agriculture

A sustainable food system must benefit Ohio’s producers, consumers, and the environment. This Plan’s vision for agriculture is preservation of farmland resources, promotion of agriculture through public education and tourism events, protection of water quality, and an economic environment supportive of diversified crops.

3.1 Local Context

Agriculture is a key industry in the local economy and an important part of local cultural identity. The USDA’s (2017c) Hired Farm Labor – Workers and Payroll series reported 653 hired farm laborers, where hired farm labor includes regular workers, part-time workers, and members of the operator’s family if they receive payment for labor; data exclude contract laborers. There is a high proportion of prime farmlands, which are lands of major importance in meeting national food and fiber needs. (The lands have good moisture, favorable temperatures and growing seasons, soil quality, etc.) "Locally important farmlands” are designated by appropriate local agencies.

The 2011 Land Cover map in the Existing Conditions Section shows the largest proportion of land cover is cultivated crops; other large land covers include pasture/hay and forests. Local characteristics of these relatively large land covers are important considerations to understanding local definitions of “rural” and “scenic beauty”.

Generally, the County population is not projected to increase or decrease by large rates. Population increase was mostly observed in unincorporated areas of the County between the 2000 Census and 2010 Census. Goshen and Union townships, townships with significant prime farmlands and farmlands of local importance, experienced the largest population increases. The number of farms and land in farms between 2002 and 2007 did not decrease significantly, but significant decrease was observed between 2007 and 2012. Another period of less significant decrease was observed between 2012 and 2017 (U.S. Census of Agriculture, 2007, 2012, 2017b).

Over time, the number of farms is declining and the average age of principal operators is increasing (from 55.1 in 2007 to 58.2 in 2017). The 2017 Census of Agriculture showed a decrease in hired farm laborers from 853 (2012) to 653 (2017) and total payroll from \$6,260,000 (2012) to \$4,844,000 (2017) (U.S. Census of Agriculture, 2007, 2012, 2017c). Despite the trend, the industry remains a key sector in the County and covers more land than any other use.

Table 21 – Farms by NAICS (U.S. Census of Agriculture, 2007, 2012, 2017a).

	2017 # OF FARMS	2012 # OF FARMS
<i>TOTAL FARMS</i>	<i>860</i>	<i>873</i>
Oilseed & grain farming (1111)	378	398
Vegetable & melon farming (1112)	15	14
Fruit & tree nut farming (1113)	15	17
Greenhouse, nursery, & floriculture production (114)	10	10
Other crop farming (1119)	186	177
Tobacco farming (11191)	--	--
Cotton farming (11192)	--	--
Sugar cane farming, hay farming, & all other crop farming (11193, 11194, 11199)	186	177
Beef cattle ranching & farming (112111)	86	83
Cattle feedlots (112112)	6	2
Dairy cattle & milk production (11212)	15	11
Hog & pig farming (1122)	11	18
Poultry & egg production (1123)	13	12
Sheep & goat farming (1124)	34	30
Animal aquaculture & other animal production (1125, 1129)	91	101

3.2 Changes in the Number of Farms

There was little change in the number of farms and land in farms between 2007 (931 farms and 204,901 acres) and 2002 (937 farms and 207,554 acres), but there was a significant reduction in the number of farms and land in farms between 2012 and 2007. According to the 2012 Census of Agriculture (U.S. Census of Agriculture, 2007, 2012, 2017b), there were 873 farms in the County and 190,060 acres in farms; the average size was 218 acres and the median size was 59 acres. Crop sales in 2007 totaled \$84,420,000 and livestock sales totaled \$16,631,0000; crop sales in 2012 totaled \$112,985,000 and livestock sales totaled \$17,429,000.

The 2017 Census of Agriculture indicated a slowing in the reduction of the number of farms and land in farms. The number of farms reduced slightly from 873 (2012) to 860 (2017) and the land in farms reduced slightly from 190,060 acres (2012) to 188,977 acres (2017). The average farm size stayed roughly the same from 218 (2012) acres to 220 (2017) acres. The value of crop sales decreased from \$112,985,000 (2012) to \$99,156,000 (2017) and the value of livestock sales increased from \$17,429,000 (2012) to \$20,430,000 (2017) (U.S. Census of Agriculture, 2007, 2012, 2017b).

Table 22 – Farms by Size (U.S. Census of Agriculture, 2007, 2012, 2017b).

	2017 CHAMPAIGN COUNTY FARM SIZES	2012 CHAMPAIGN COUNTY FARM SIZES
1 to 9 acres	104	94
10 to 49 acres	295	308
50 to 179 acres	245	251
180 to 499 acres	109	119
500 to 999 acres	60	51
1,000 acres or more	47	50

3.3 Infrastructure to Support Diversified Crops

Agriculture is Ohio's largest industry, but it is a changed industry. Regions of the United States have become more specialized in the production of specific crops. As a result, Ohio's production of specialty crops and produce has also declined. Unsurprisingly, consumers associate produce with the grocery store, rather than local farms and farmers markets.

There is a trend among consumers to know more about the food they purchase and to know the person from whom they are purchasing it; this is an opportunity for local foods production. Increased interest in agritourism and related changes in State law is an opportunity to educate and engage consumers.

In the drafting of this Plan, the Steering Committee and Agriculture Subcommittee both stressed the importance of crop diversity and infrastructure to support it, citing increased sustainability and increased crop sales opportunity. Diversity means the production of a variety of goods on a farm and value added through processing and marketing through nearby markets or on the farm itself. Specialty farms in the County identified include Michael Farms and Old Soul's.

Local infrastructure includes farmers' markets, agritourism events, a virtual market run by the YMCA, a community garden, and a buy local movement at local restaurants. Community Supported Agriculture (CSA) is another alternative method to accessing local foods and produce; consumers pay an annual fee and regularly receive a box of food from a regional farm(s) with local foods. Agritourism includes activities where the public can engage with agriculture through u-picks for apples, pumpkins, sweet corn, berries, Christmas tree farms, etc.



Specialty Farm in Johnson Township

3.4 Survey Trends Related to Agriculture

Questions about agriculture were included in the survey performed as part of this Plan Update and respondents highly ranked preservation of open space, scenic beauty, small town and rural atmosphere, and farmland; both open space and farmland/soils were ranked important natural resources. Top reasons respondents reported living in the County included having lived here all their life, the small and rural town atmosphere, and proximity to work, friends, and family. Most respondents (84%) reported attending agriculture fairs and festivals. Another significant portion of respondents (60%) reported attending farmers' markets. Smaller, but still significant proportions, reported attending farms, corn mazes, orchards, u-picks, and wineries. Entertainment, social, and recreational activities included concerts, theatre and dance productions, festivals and fairs, historic preservation, and community gardens. The most important land use issue ranked was preservation of farmland.



Community Gardens in Urbana

Although respondents identified the importance of commercial development, respondents indicated it should locate in or adjacent to Urbana or villages. Top reasons respondents left the County weekly included shopping, social, and recreation; they also left the County monthly for medical reasons. Regarding where development might be prioritized in unincorporated quadrants of the County, most respondents preferred no additional new development.

Respondents identified opportunities in the County. Capitalizing on the County's proximity to larger cities and becoming a tourism destination related to agriculture. A challenge identified, related to agriculture, is maintaining the rural environment and beauty while trying to grow. Scenic beauty, water and waterways, and open space were identified as important natural resources. Respondents emphasized the importance of maintaining the small town atmosphere and locating development in or adjacent to Urbana and County villages.



Corn Bales in Salem Township

3.5 Prior Champaign County Comprehensive Plans

Existing Comprehensive Plans were reviewed during the creation of this Plan Update. Those plans include *Comprehensive Plan Update, The City of Urbana/Champaign County, Ohio* (June 1993) and *Champaign County Comprehensive Plan for Unincorporated Areas* (March, 2004). Agriculture preservation is an important goal in each plan.

3.5.1 Comprehensive Plan for City of Urbana/Champaign County (June 1993)

The document's preface describes the County as primarily rural, agricultural and concedes some growth occurred in efficient, compact patterns and some growth occurred not in the best interest of the community. The challenge of the Plan was for the County and City to encourage desired patterns and discourage growth counter-productive to the stability of the community. A key component of the Plan was to manage growth and determine the County's future character through a joint venture between the County and the City of Urbana. The Plan included interviews with twenty selected individuals and two public workshops. With regards to farmland/rural character preservation, the following was identified:

- Champaign County is characterized by vast amounts of good farmland.
- The rural character of the townships is an important community value.
- Scattered development patterns are detracting from this rural character.
- Growth needs to be controlled in the agricultural/rural areas to prevent piecemeal developments.

The Plan created research findings related to farmland preservation/rural character:

- Current subdivision and zoning regulations threaten the rural character of the County by encouraging scattered development.
 - The total amount of land being farmed has decreased by 20,000 acres from 1975 to 1990.
-

- The number of farms in Champaign County has decreased by 360 farms from 1970 to 1990. The average farm size increased by 34% in the same period.
- There are widespread areas within Champaign County that lack building, electrical, and plumbing codes. This threatens the quality of housing through the County.

The Plan created goals for farmland preservation/rural character:

- Improve the current subdivision and zoning regulations to preserve the existing rural character.
- Designate areas well suited for agricultural uses to be protected from development to maintain farming activities.
- Investigate the opportunity to develop county-wide building, electrical, and plumbing codes.
- Improve alignments and capacity of County and township roads that are inadequate for current and future transportation.

The Land Use Plan encouraged growth boundaries to accomplish:

- Promote efficient patterns of development.
- Preserve valuable farmland.
- Protect natural resources and environmentally sensitive lands.
- Contain development within areas where basic services can be planned for and efficiently provided.
- Make it possible for utility extensions, transportation facilities and schools to be designed, planned and located so as to more closely match population growth.

The Plan recommendations included:

- Development should be grouped or clustered in order to minimize the visual impact on the rural landscape.
 - Development should recognize the constraints soils present to installation of septic systems. The integrity of the water table and natural environment should not be jeopardized.
-

- Farms and developers should be encouraged to better utilize their land through clustered development. Such development can allow more homes on the same amount of land with less negative impact (to the rural character).
- The consolidation of residential driveways should be promoted to limit access of township roads.

The Plan approaches included:

- Cluster zoning with density bonuses and reduction of lot dimension standards.
- Large lot zoning up to 40 acres.
- Combination of cluster zoning and large lot zoning with density bonuses.
- Farmland preservation easements.
- Purchase of development rights to farmland.

3.5.2 Comprehensive Plan for Unincorporated Areas (March, 2004)

The introduction of this Plan identifies the impact of urbanization from the Dayton-Springfield and Columbus regions as having a profound impact on the rural character of the County unless managed properly. While planned development can contribute to and enhance quality of life, urbanization without the application and benefits of growth management techniques can result in the loss of prime agricultural lands, increased congestion, depletion of natural resources, and increased demand for County services.

Agricultural Land Use Policies included:

- Plan Partners will not support the conversion of prime agricultural lands to nonagricultural uses and will guide land development to those areas which are shown as urban service areas on the Township Land Use Plan Map.
-

- Urban service boundaries will only be extended where the resulting benefits from economic development can be clearly shown to exceed the land's value as agricultural use and where it can be clearly demonstrated that prime agricultural land will not be adversely impacted.
- Existing agricultural uses will be protected from conflicting development. Efforts will be made to minimize the negative impacts of large-scale agriculture, as well as, development in rural areas including building impacts on field drainage.
- Research and, if warranted, establish a Champaign County Agricultural Easement Purchase Fund to serve as a local supporting fund for the Clean Ohio Fund Agricultural Easement Purchase Program.

3.6 Neighboring Comprehensive Plans

3.6.1 Connect Contribute Collaborate Create Clark County Comprehensive Plan

Clark County recently updated its Comprehensive Plan. With respect to agriculture, it recommended preservation of existing agricultural lands, limited development in those areas, and protection and enhancement of natural and scenic areas. Primary uses for those areas included agriculture and single-family residential. Secondary uses included small scale commercial/retail and civic uses (pp.55). This objective included the following action items:

- Implement planning policies that encourage development in urbanized areas already supported by public utilities, or that are easily accessible by public utilities.
 - Conduct an advocacy campaign for agricultural interests to be represented in government.
 - Review zoning regulations implemented more than ten years ago to assess success relative to protecting agricultural lands and revitalizing urban areas.
 - Encourage collaboration between educational institutions and agricultural organizations.
-

- Support the Tecumseh Land Trust easement program through technical and advocacy assistance (pp. 60).

3.6.2 Knox County Comprehensive Plan

The Knox County Plan identifies a high proportion of prime farmlands, noting farm workers are the second highest concentration of workers in the County.

The Plan encourages purchasing development rights, but acknowledges it is an expensive tool to preserve farmland. These purchases are made through agricultural easements and conservation easements by, mostly, private land trusts utilizing the Ohio Local Agricultural Easement Purchase Program (LAEPP). Due to the costs associated with local matches and costs to establish these easements, donations are required and this limits the ability of land trusts.

The Plan also encourages municipalities to adopt long-term approaches to limit exurban sprawl through denser development corridors and urban growth boundaries; it encourages municipalities to coordinate and update zoning regulations, comprehensive land-use guidelines, and utilize strategic infrastructure development to areas already served on the grid.

The Plan's outcome is to develop a unified and understandable approach to effectively protecting farmland resources through the development of a Farmland Preservation Plan; this would combine the collective efforts of public and private entities into a common plan. That plan is recommended to include:

- Provide townships with educational materials as to agricultural protection zoning.
 - Encourage public participation in so-called agricultural security area and agricultural district programming.
 - Study the development of farmland and open space conversion impact fees to offset county-wide reductions in agricultural and prime farmland resources by providing a mitigation alternative by allowing purchases of offsetting development rights.
-

3.7 Goals & Objectives

The following goals and objectives were drafted after having reviewed data gathered in this section, the Existing Conditions Section of this Plan, prior County comprehensive plans, and plans of neighboring counties. This section was developed with guidance from the Agriculture Subcommittee and adopted by the Steering Committee.

Review zoning regulations implemented more than ten years ago to assess success relative to protecting agricultural lands and revitalizing urban areas.

- Encourage cluster zoning to preserve open spaces and farmlands.
- Implement planning policies to encourage development in urbanized areas already supported by public utilities.
- Encourage municipalities to adopt long-term approaches for sprawl and growth boundaries.
- Promote agritourism and agriculture-oriented industries in township U-1 zoning districts.
- Encourage educational opportunities among County and zoning officials to better understand agency regulations related to agriculture preservation and building, health, subdivision, and zoning regulations.

Promote and preserve agriculture in the County.

- Develop a unified and understandable approach to protect farmland resources through the creation of a Preservation Plan with other County partners.
-

- Support and encourage agricultural events. These events should be viewed as opportunities to increase tourism in the County.
- Develop a cross-agency checklist to educate potential homeowners seeking small lot splits in the County about septic systems, drainage, and living in a rural setting.
- Encourage the purchasing of development rights, understanding this is an expensive tool to preserve farmland. Support purchases of development rights through agricultural easements and conservation easements by, mostly, private land trusts.
- Promote technical support for the agriculture easement program.

Promote and protect the County's water quality.

- Explore ways to protect areas with the highest ground water pollution potential. The lands along the Mad River have a high ground water pollution potential.
 - Coordinate with the County Soil & Water Conservation District to identify tiles in need of replacement in the larger drainage system.
 - Encourage concentrated animal feeding operations to work with Soil & Water Conservation District and the National Resources Conservation Service on best practices. These operations are otherwise regulated by the State.
 - Coordinate with Soil & Water Conservation District to identify potential log jams in waterways and reach out to other counties, including Auglaize County and Logan County to identify best practices and solutions.
-

Encourage and support diversified crops through promotion of infrastructure to support diversified crops.

- Promote the virtual farmer’s market run by the YMCA. This provides a local market for sales.
 - Promote Community Supported Agriculture (CSA) as an option to support and access regional produce.
 - Promote marketing of local farmers’ markets. This provides a local market for sales.
 - Encourage establishment of a commercial kitchen. This provides an opportunity to add value to crops.
 - Encourage speaking opportunities and focus groups about crop diversification.
 - Encourage establishment of community gardens.
 - Encourage connections and networking between local crop growers, local groceries, and specialty eating and drinking establishments. For example, there is a local winery, barley, and hops operations in the County. Facilitating discussion and networking may foster opportunity, resulting in demand for diversified crops and/or local specialty eating and drinking establishments.
-

§4.0 Economic Development

Just as a heart pumps blood, with its vital oxygen, to the whole body, economic development supplies Champaign County with prosperity. The vision for economic development is “to stimulate economic growth throughout Champaign County, Ohio by strengthening the County’s competitive position and facilitating investments that build capacity with existing businesses, create jobs, generate economic opportunity, and improve the quality of life”.

4.1 Local Context

The above vision should look familiar; it is the mission statement for the Champaign Economic Partnership, or CEP. Created in 2015, CEP took flight with funding from the Champaign County Commissioners, the City of Urbana, private businesses, and other funding sources. CEP leads the way in economic development in the County and was a partner in creation of this plan.

CEP is working to identify areas for new housing types to encourage population growth. As stated in other sections of this plan, small population change is anticipated by population projections and Plan partners are seeking to identify goals and objectives to encourage growth in targeted areas.

- In 2019, according to the Dayton Development Coalition’s (DDC) March 2019 Emsi Dataset, manufacturing made up 33.79% of all jobs in Champaign County, compared to just 12.26% for all of Ohio. As mentioned in the Existing Conditions Section of this Plan Update, when jobs are added to industries with high concentrations of employees (**Table 8**), potentially more jobs are created in other industries. Although employment figures in the agriculture sector are not reported by the Census, the recently released 2017 Census of Agriculture (U.S. Census of Agriculture, 2007, 2012, 2017c) reported 653 hired farm workers, where hired farm workers include regular workers, part-time workers, and
-

members of the operator’s family if they receive payment for labor; data excludes contract laborers. Because of the export nature of the agriculture industry, this means the agriculture industry is also likely to have a multiplier effect and is an important industry in the County.

Table 23. Top 5 Employment Industries in Champaign County by NAICS (DDC Emsi 2019.3 Dataset).

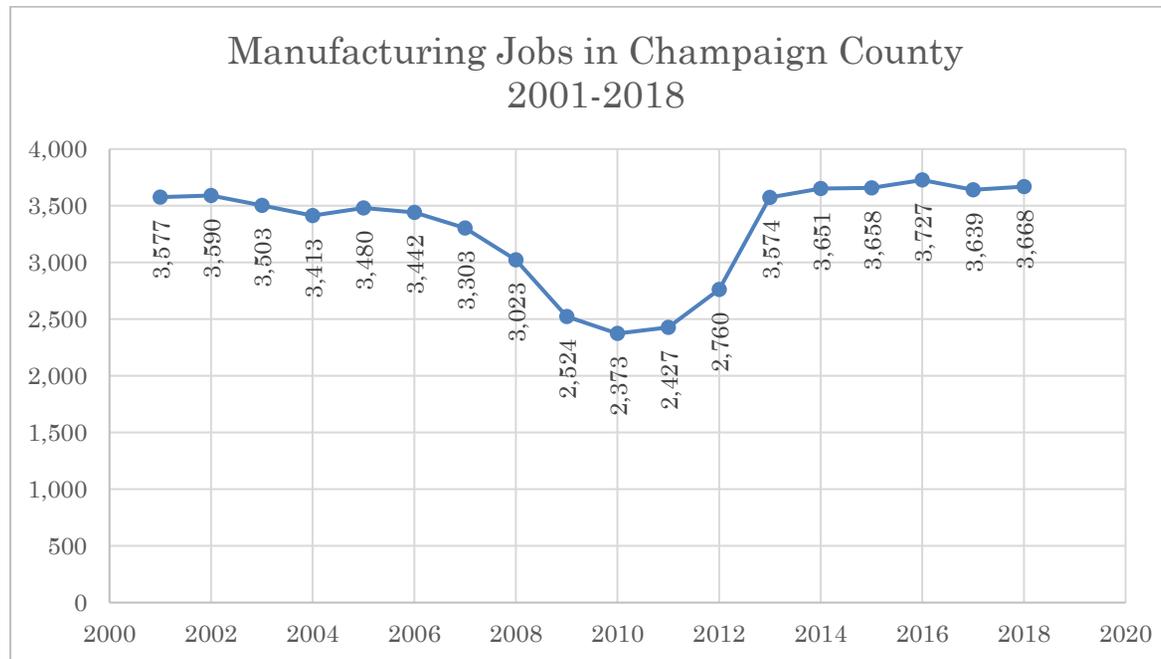
NAICS	DESCRIPTION	CHAMPAIGN COUNTY WORKFORCE	OHIO WORKFORCE	CHAMPAIGN COUNTY WORKFORCE %	OHIO WORKFORCE %
31	Manufacturing	3,831	694,273	33.79%	12.26%
90	Government	2,005	811,318	17.69%	14.33%
44	Retail Trade	979	570,489	8.63%	10.08%
62	Healthcare and Social Assistance	881	827,169	7.77%	14.61%
72	Accommodation and Food Services	625	488,866	5.52%	8.64%

A negative impact in the manufacturing industry may adversely affect Champaign County due to the high concentration of manufacturing jobs. The Ohio Manufacturers’ Association attributes potential talent gaps to three key factors – A shrinking labor pool and increasing baby boomer retirements; rapid technology change that requires training for today’s systems and tomorrow’s; and competitive recruitment tactics from other sectors (OMA 2018 Workforce Roadmap: Priorities for Systems Change in Workforce Development, 2018).

4.2 Opportunities for Growth

The number of manufacturing jobs between 2001 (3,577) and 2018 (3,688) is relatively the same. However, at the lowest point in 2010, there were 2,373 manufacturing jobs (DDC Emsi 2019.3 Dataset). The United States, and much of the world was going through the “Great Recession” around that time.

Figure 3. Manufacturing (NAICS 31 only) Jobs in Champaign County, 2001-2018 (DDC Emsi 2019.3 Dataset)



A 2017 Wage and Benefit Study by Dr. Wendy Gradwohl of Wittenberg University provided insight into these manufacturing jobs. A revealing statistic is that the average earnings per job is \$68,487, or \$55,658 without benefits, showing just how lucrative these positions can be. The amount of filled manufacturing positions is over four times the national average with 70.8% of those jobs having been held by men and 29.2% by women. The age brackets show the breakdown by percentage: 6% 19-24; 18.6% 25-34; 21.8% 35-44; 29.3% 45-54; 21.4% 55-64; 2.8% 65+. This reiterates that almost an entire quarter of the manufacturing workforce consists of the “Baby Boomers” (55+) that are in prime retirement position.

To emphasize the importance of manufacturing, CEP created the Champaign County Manufacturing Human Resources Council, which represents local manufacturing companies, and oversees the activities and meetings. This Council addresses mutual concerns such as workforce needs, partners with local schools to promote manufacturing careers, and collaborate on marketing and other special projects. They hold events such as Manufacturing Day, where high school students can receive tours of manufacturing facilities and participate in Q&A sessions with industry professionals. One member participating on the Economic Development Subcommittee of this Plan Update shared an anecdote about a career signing day, an event similar to an athletic signing day, that a brother and sister were hired by the same company. After hearing of the success of the siblings, 15 students and a parent applied for employment and internships; all but a couple were hired.

Another development opportunity are partnerships with DriveOhio. Although not located directly in Champaign County, the US 33 Smart Mobility Corridor is expanding in size and scope, and partnership opportunities would relate to research and business, all revolving around transportation tracking and smart vehicle travel. Smart Mobility projects are being developed in neighboring counties.

The past 5-10 years has seen an increase in healthcare providers within the borders of the County. This reflects a Statewide trend of an increase in healthcare positions. But when survey respondents were asked about healthcare, there were comments from patients and care providers about needing to leave the County in order to receive care. The Economic Development Subcommittee of this Plan Update recognizes the potential for growth of existing providers and facilities, as well as attracting new providers and facilities. Attracting qualified and committed

healthcare professionals was a statement made during key leader interviews performed as a part of this Plan Update and is also an opportunity.

A tool that will assist in identifying opportunities for growth is the use of Geographic Information Systems (GIS). As part of this Plan Update, data visualization and mapping to identify opportunities was demonstrated. One example shared included a map of single, vacant lots within existing municipal neighborhoods, where new houses might be constructed along existing roadways (infill opportunities). Using GIS, economic developers can identify lands for potential development by refining the datasets using zoning classifications, targeted areas, and parcel sizes. GIS is a powerful tool that can help provide focus and save time for economic development initiatives.



Large Champaign County Employer, KTH Parts Industries, Inc.

4.3 Incentive Programs

The County, municipalities, and townships have participated in tax incentive programs made available through the State to attract and retain businesses; it is also possible to use some of these programs to leverage residential redevelopment. The programs provide tax breaks on increased values resulting from real property improvements. At the time of this Plan Update, there is work being done to change the existing incentive programs offered to include residential development as well.

4.3.1 Tax Increment Financing (TIF)

Local jurisdictions seeking to establish a TIF project must enact legislation that: a) designates the parcel(s) to be exempted from taxation; and, b) declares improvements to private property within the specified area as serving a public purpose; and, c) delineates the public infrastructure improvements to be made that will directly benefit the parcel; and, d) specifies the equivalent funds to be created for those redirected monies. Only those public infrastructure improvements directly serving the increased demand arising from the real property improvements to the parcel(s) or an Incentive District are eligible for TIF financing. This is a tool that can assist with infrastructure improvements.

4.3.2 Community Reinvestment Areas (CRA)

The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings. This program permits municipalities or counties to designate areas where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures. Local municipalities or counties can determine the type of development to be supported by the CRA Program by specifying the eligibility of residential, commercial, and/or industrial projects. These projects must be approved prior to construction and be within the designated area.

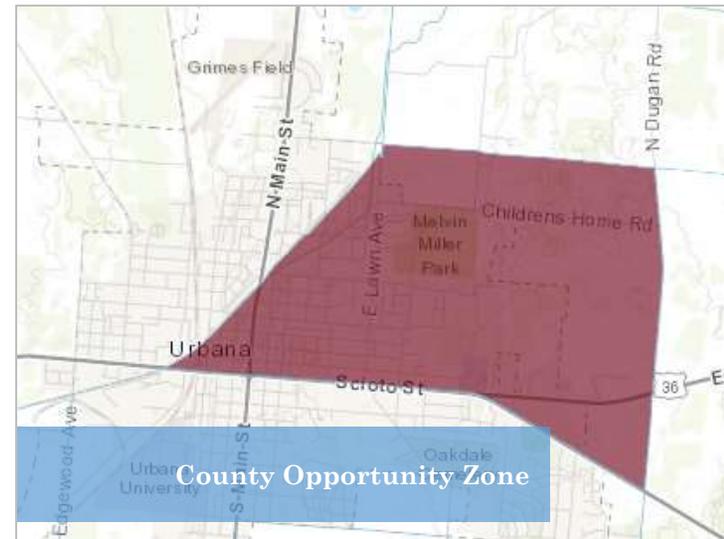
At the time of the writing of this Plan, existing legislation does not allow for new residential structures, but CEP is encouraging those changes to be made.

4.3.3 Enterprise Zones (EZA)

The Ohio Enterprise Zone Program is an economic development tool administered by municipal and county governments that provides real and personal property tax exemptions to businesses making investments in Ohio. The geographic area of an Enterprise Zone is designated locally and approved at the State level. Businesses within the zone can receive tax incentives in the form of tax exemptions on eligible new investment. The Enterprise Zone Program can provide tax exemptions for a portion of the value of new real and personal property investment (when that personal property is still taxable) when the investment is made in conjunction with a project that includes job creation. Existing land values and existing building values are not typically eligible, and the project must be approved prior to construction and be within the designated zone.

4.3.4 Opportunity Zone

The Opportunity Zones were established as part of the 2017 Tax Cuts and Jobs Act, which allowed states to identify low-income, high-poverty census tracts for the program. The program will provide federal tax advantages to investors who seek to reduce or defer their capital gains tax burden and who invest in funds that funnel money into economically distressed areas. Champaign County has one opportunity zone, shown on the adjacent map.



4.3.5 Joint Economic Development Districts

Joint Economic Development Districts (JEDD) allow municipalities and townships to enter into a contract for the purpose of facilitating economic development. This area cannot exceed 2,000 acres in area and cannot include existing residential areas or areas zoned for residential use. A joint board of directors are given the power to levy an income tax within the boundaries of the JEDD, determine and administer land use regulations and zoning, control tax incentives, and control annexation.

4.4 Survey Trends Related to Economic Development

Questions about economic development were included in the survey performed as part of this Plan Update and when asked, 56.40% of respondents reported living in Champaign County, 6.05% reported working in Champaign County, and 37.55% reported both living and working in Champaign County. Over 30% of respondents reported traveling outside of Champaign County for work or school, and over 60% reported traveling once a week for shopping, social activities, and recreation. Those are opportunities for additional tax revenue and investment in local businesses.

When respondents were asked about the type of development they would like to see (on a scale from 1-10), respondents reported housing and eating/drinking establishments as the most desirable. The same question, but focused on business development, brought responses of manufacturing, office/research and development, and small business start-ups as the most desirable.

Outside of the survey, data from the Dayton Development Coalition (DDC) projects job sector increases by 2022. The five growth areas with the largest projected increase in jobs are listed in **Table 24**.

Table 24. Projected Job Growth Areas (Emsi 2019.3 Dataset)

NAICS	DESCRIPTION	2017 JOBS	2022 JOBS	2017 - 2022 CHANGE	2017 - 2022 % CHANGE
3321	Forging and Stamping	711	898	187	26%
5613	Employment Services	306	474	168	55%
3328	Coating, Engraving, Heat Treating, and Allied Activities	321	429	108	34%
3363	Motor Vehicle Parts Manufacturing	1,539	1,627	88	6%
4931	Warehousing and Storage	145	220	75	52%

4.6 Prior Champaign County Comprehensive Plans

Existing Comprehensive Plans were reviewed during the creation of this Plan Update. Those plans include *Comprehensive Plan Update, The City of Urbana/Champaign County, Ohio (June 1993)* and *Champaign County Comprehensive Plan for Unincorporated Areas (March, 2004)*.

4.6.1 Comprehensive Plan for City of Urbana/Champaign County, Ohio (June 1993)

This document’s preface describes the County as primarily rural, agricultural and concedes some growth occurred in efficient, compact patterns and some growth occurred not in the best interest of the community. The challenge of the Plan was for the County and City to encourage desired patterns and discourage growth counter-productive to the stability of the community. A key component of the Plan was to manage growth and determine the County’s future

character through a joint venture between the County and City of Urbana. The Plan included interviews with twenty selected individuals and two public workshops.

The Plan created goals for Economic Development:

- Identify areas around Urbana appropriate for development of industrial and manufacturing activities to increase job opportunities and expand the County tax base.
- Improve transportation routes throughout Champaign County and beyond to Marysville.
- Monitor the development of the 68 Bypass, recognizing the impact an interchange at Urbana may have in development opportunities in Urbana Township, Salem Township, and the City of Urbana.
- Maintain the existing industrial base throughout the County.

The Land Use Plan encouraged growth boundaries:

- Downtown Urbana should be strengthened to act as the “downtown for the entire County”. As the largest urbanized area in the County, Urbana should make efforts to attract County residents to the downtown area on a regular basis.
 - New commercial development should occur in the existing commercial districts in eastern or southern Urbana or land should be preserved in the suburban residential growth area to the east of Urbana to accommodate this need.
 - Industrial development should be encouraged to the southwest of Urbana as infill in the existing industrial area. Long range industrial development is appropriate to the northwest of Urbana adjacent to the airport and the proposed bypass.
 - Industrial development is also appropriate northwest of St. Paris where there is existing industries.
 - Efforts should be made to maintain and expand the existing industrial base throughout the County.
 - Improvements to routes throughout Champaign County and beyond to Springfield and Marysville are recommended to allow industrial traffic to travel safely.
-

4.6.2 Comprehensive Plan for Unincorporated Areas (March, 2004)

The introduction of this Plan Update identifies the impact of urbanization from the Dayton-Springfield and Columbus regions as having a profound impact on the rural character of the County unless managed properly. While planned development can contribute to and enhance quality of life, urbanization without the application and benefits of growth management techniques can result in the loss of prime agricultural lands, increased congestion, depletion of natural resources, and increased demand for County services.

Commercial Land Use Policies included:

- Plan Partners will not support the lot-by-lot conversion of sites to commercial uses along thoroughfares in order to prevent commercial strip development. Plan Partners will support the unified grouping of commercial and other nonresidential land uses and the locating of individual businesses at appropriate sites.
- Plan Partners will support larger scale, general commercial developments in locations which are bordered by one or more major arterial thoroughfares, not conflicting with established residential neighborhoods and presenting a marketable area for such intense activity.
- Highway service activities will be planned as a unified site design with particular attention to minimizing traffic congestion through the use of access roads and effective interior circulation.
- Plan Partners will preserve property in proximity to major highway interchanges which represent the greatest potential for commercial development.

Industrial Land Use Policies included:

- Plan Partners will support and encourage industrial activity concentration in industrial parks and adjacent lands served by municipal utilities and will strongly discourage new industrial development on individually spot-zoned sites.
 - Plan Partners will preserve property in proximity to major highway interchanges which represent the greatest potential for industrial park development.
-

- Plan Partners will support the use of available development incentives to attract industrial growth at appropriate locations.

4.6.3 Neighboring Comprehensive Plans

Connect Contribute Collaborate Create Clark County Comprehensive Plan.

Clark County recently updated its Comprehensive Plan. With respect to economic development, it recommended developing a labor force to be competitive in attracting and retaining business, improve the County's image to attract new business through marketing, and recruit new businesses to the County (pp. 67). These objectives included the following action items:

- Create a "Your Hometown" program to keep young people in the County.
 - Initiate a Labor Force Recruitment Program
 - Develop a messaging campaign around the strategic location of Clark County in a growing region.
 - Leverage tourism branding to support economic development.
 - Market the County's affordability.
 - Package key incentives for locating in Clark County.
 - Target key industries for location in Clark County through multifaceted campaigns.
-

4.7 Goals & Objectives

The following goals and objectives were drafted after having reviewed data gathered in this section and the Existing Conditions Section of this Plan Update, prior County comprehensive plans, and plans of neighboring counties:

Attract, train, and retain a workforce.

- Encourage, develop, or support existing, specialized programming in the five local school districts, Ohio Hi-Point Career Center, Clark State, and Urbana University to give graduates the skills they need to fill open positions in Champaign County. Utilize private business partners to make the learning environment hands-on and not just lecture series.
 - Offer workshops on career building skills such as job interviewing and resume writing.
 - Offer networking among Champaign County graduates and link them with job openings, housing, and other opportunities.
 - Host career fairs and career “signing days” to promote visibility of what Champaign County has to offer.
 - Allow opportunities for high school and college students to “job shadow” industry professionals.
 - Encourage business partners to offer incentives such as housing stipends or tuition reimbursement.
 - Work to maintain the County’s current workforce and encourage training options so the current workforce can continue moving up the ladder.
 - Work to attract healthcare providers and professionals to relocate and move to the community.
-

- Continue to network with and sustain strong relationships with the Manufacturing Human Resources Council.

Attract new workers and businesses through marketing.

- Build upon the work that the Champaign County Chamber of Commerce has started and emphasize the rural character and affordability of the area.
- Create a marketing plan to showcase various incentive opportunities.

Recruit new businesses.

- Market what is available.
 - Utilize Geographic Information Systems (GIS) to show prospective businesses where parcels and properties are available, tax incentive and other opportunity areas, and properties that have potential for commercial or industrial development.
 - Educate existing and prospective businesses and developers about incentive programs such as Community Reinvestment Areas, Enterprise Zones, Joint Economic Development Districts, Tax Increment Financing, Opportunity Zones, and historic tax credits.
 - Help landowners prepare their sites to be certified “Shovel Ready” through JobsOhio.
 - Act as advisors to walk landowners through the process.
-

- Help landowners search for and apply for funding opportunities.
- Investigate the feasibility of a business incubator space to foster growth in entrepreneurship and small business to put new generations of trade workers and small business owners in contact with older generations to build relationships, provide mentoring, and create opportunity for the purchase of existing businesses.

Encourage commercial growth to support existing residents and businesses. This supports the multiplier effect of a dollar spent in the County, provides amenities and recreation, and encourages people to live in the community.

- Support downtown revitalization, downtown preservation activities, commercial corridor development and overlays, ongoing commercial and retail planning studies, specialty restaurants (wineries, craft breweries, etc.), agritourism activities, buy local movements, and local groceries in population centers (Rosewood, North Lewisburg, etc.).
 - Build on tourism as a strategy to bring money back into the community to invest money back into tourism activities and updates to local hotels.
-

§5.0 Community Services and Housing

Development styles and the proximity of housing to community services contributes to the character and aesthetic of a community. Urban areas are densely developed and invoke a sense of density, development, noise, and bustle, while rural areas might evoke images of open landscapes, agriculture, and long drives into town.

This section considers current housing conditions and goals for the future. The vision for community services and housing is encouragement of efficient housing policies that repurpose, redevelop, and reoccupy areas of the County. In this instance, efficiency refers to proximity to existing public services.

5.1 Local Context and Survey Responses

Champaign County is located between several metropolitan areas, the City and villages in the County are within a 45-minute commute to populations between 552,689-1,401,359 and workforces between 242,457-808,489 (CEP, 2019). Ohio Labor Market Inflow and Outflow (ODJFS, 2015) data reported 10,965 workers are employed in Champaign County. Of those workers, 5,967 work but do not live in the County and 4,998 both work and live in the County. The top counties for in-commuters are Clark County (2,029), Logan County (761), and Miami County (471). An additional 11,293 workers live in the County but are employed in other counties. The top counties for out-commuters are Clark County (2,367), Union County (1,439), Logan County (1,336), and Franklin County (1,162).

In Champaign County, the population growth rate is decelerating, and the population is aging. This may result in increased demands on senior services, such as the rural transit system and senior citizens center, and further support for these services may be needed.

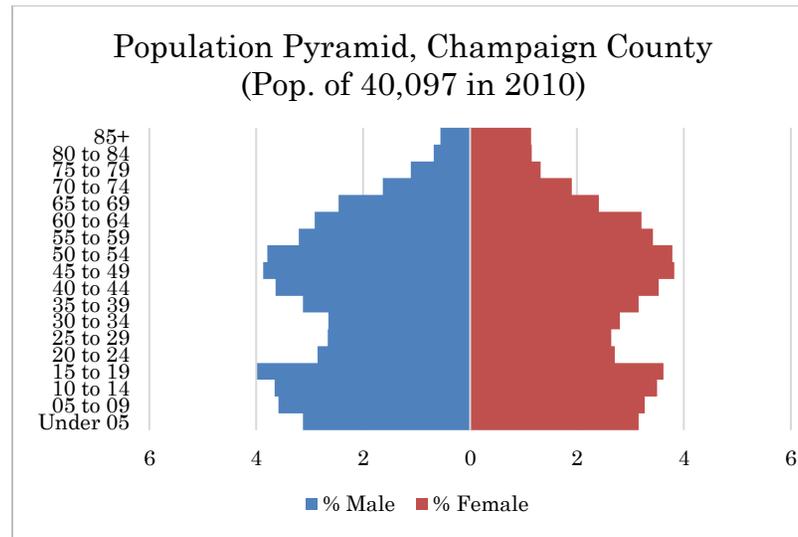
Data from the Census indicates the County's population growth occurred in unincorporated areas, where residents are farther from public services; the 1993 Comprehensive Plan sought to encourage a split of 2/3 future population

growth in municipalities and 1/3 of future population growth in townships. Data shows 1,201 of the 1,207 total population increase between 2000 and 2010 occurred in the unincorporated areas of the County (U.S. Census Bureau). Around the same time, between 2007 and 2012, the number of farms decreased from 931 to 873 (-6%) and the land in farms decreased from 204,901 to 190,060 (-7%) acres (U.S. Census of Agriculture, 2007, 2012, 2017b). Key leaders indicated conversion of frontage in unincorporated areas from farms to housing was a threat to the County's sense of place.

Table 25. Comparison of County, Unincorporated, and Incorporated Populations (U.S. Census Bureau, 2000b, 2010c).

	ALL COUNTY AREAS	UNINCORPORATED AREAS ONLY	INCORPORATED AREAS ONLY
<i>YEAR</i>	<i>OBSERVED POPULATION</i>	<i>OBSERVED POPULATION</i>	<i>OBSERVED POPULATION</i>
2000	38,890	20,945	17,945
2010	40,097	22,146	17,951

Figure 4. Population Pyramid Depicting Aging Cohorts (U.S. Census Bureau, 2010a).



The majority of survey respondents opposed impacts to the rural atmosphere as a result of new housing development, but generally desired an increase in the number of housing units; they also expressed interest in a mix of new housing types. Both respondents and key leader interviews identified a desire for an increase in three types of housing construction. Those types included affordable multi-family, workforce housing and moderately-sized single-family homes on lots around 80' x 160'. Key leader interviews also identified a need, albeit a smaller one, for large lots too. A variety of lot sizes is important to attract all housing types.

There was interest in new development adjacent to municipalities, but not at the cost of the rural atmosphere; there was interest in development of housing and eating/drinking establishments, especially specialty restaurants like craft breweries and wineries.

The desire expressed by survey respondents for more food and beverage restaurants was validated in a recent Retail and Secondary Market Analysis (2019) done for the City of Urbana. Both the Retail Trade and Food & Drink Industry were identified as undersupplied, meaning County residents are spending money outside the County on these industries. Specifically, the study identified opportunities for specialty retail—i.e. pharmacies—and restaurants, such as craft breweries and wineries. Encouraging development, expansion, and diversity of amenities contributes to a community’s quality of life—factors relating to the attraction and retention of employees.

County housing data from the Census indicates a concentration of 2-person owner occupied households and a relatively even split number of persons in renter occupied households.

Table 26. Comparison of County Occupied Housing Units (U.S. Census Bureau, 2015a).

	OCCUPIED	OWNER	RENTER
	<i>HOUSING UNITS</i>	<i>OCCUPIED</i>	<i>OCCUPIED</i>
Occupied	15,237	11,195	4,042
1-person household	23.0%	20.7%	29.4%
2-person household	38.2%	42.7%	25.8%
3-person household	16.7%	15.2%	20.6%
≥4-person household	22.1%	21.3%	24.1%

The County’s proportion of renter occupied housing units is lower than the State and some neighboring counties, but the proportion of 1 unit detached renter occupied units is higher compared to the State and some neighboring counties; this is depicted in **Table 27**. The proportion of renter occupied units built in 1939 or earlier is relatively high compared to the State; this is also the case for owner occupied housing units. In a recent study from Greater Ohio Policy Center (2019), developers reported costs of a new site being ~\$40,000 and costs to build a new house ~\$250,000; the proportion of older homes may not be reducing in the near future due to high cost of construction.

Table 27. Comparison of Renter Occupied Proportions (U.S. Census Bureau, 2015a)

	OHIO	CHMPGN	CLARK	LOGAN	MADISON	MIAMI	SHELBY	UNION
Renter Occupied	28.8%	26.5%	33.8%	26.4%	29.7%	29.7%	29.1%	22.5%
% in 1 Unit Detached	32.9%	45.6%	44.9%	45.2%	50.6%	41.0%	37.5%	37.3%

Table 28. Year Structure Built (U.S. Census Bureau, 2015a)

	STATE OF OHIO		CHAMPAIGN CO	
	<i>OWNER OCCUPIED HOUSING UNITS</i>	<i>RENTER OCCUPIED HOUSING UNITS</i>	<i>OWNER OCCUPIED HOUSING UNITS</i>	<i>RENTER OCCUPIED HOUSING UNITS</i>
2014 or later	0.1%	0.1%	0.0%	0.1%
2010 to 2013	0.9%	1.1%	0.3%	0.8%
2000 to 2009	11.6%	7.8%	9.8%	8.1%
1980 to 1999	21.9%	20.9%	25.6%	24.1%
1960 to 1979	25.3%	30.2%	24.5%	23.4%
1940 to 1959	21.9%	19.0%	12.7%	13.7%
1939 or earlier	18.4%	21.0%	27.0%	29.8%

Village & Twp Housing Stock.



Urbana Housing Stock.





Urbana Township Hall

5.2 Community Services

It is not uncommon to see roadway replacement and maintenance, but there are other costs associated with public services not always readily noticed—e.g. replacement/maintenance of sewer and water facilities, schools, libraries, police/fire protection, etc. The cost of these services increases as the services span larger distances, especially when servicing lower densities. Reducing distances between residential, commercial, and other uses can reduce the cost to public services. Traditional downtowns are a great example of neighborhoods with a mix of uses, higher densities, and walkable distances.

According to the Ohio Township Association (2019), there are 1,308 townships in Ohio with varying population sizes, operating budgets, and public services offered to residents. Services might include road maintenance and repair including snow and weed removal, fire protection and emergency management systems, parks and recreation, zoning, cemetery maintenance, and maintenance and repair of ditching and surface water management. Most funding comes from property tax and state/local tax sharing.

Different uses have different costs and this is an important consideration when developing land use policies. For example, multi-family developments tend to have less families with children and may help pay for costs to schools and other public services.

Density is a relative term; it varies from community to community. What is considered higher density for one region may be different in another. In an area of single-family dwellings on 1.0 acre lots, higher density might be single-family dwellings on 0.25 or 0.50 acre lots.

Halifax Regional Municipality (2005) developed a cost of servicing study, considering costs of roads, transit, water, wastewater and stormwater, solid waste, parks and recreation, libraries, police, and fire. The densities and associated costs reported illustrate the public service costs associated with very low, low, medium, and high densities. Although an acre of developed ground might generate more revenue for a political jurisdiction, it may also cost significantly more to provide public services when compared to the service costs associated with an acre of land used for agriculture. Densities, uses, and related public service costs are important considerations for land use officials because the purpose and intent of zoning districts is based, in part, on these considerations.

5.3 Additional Land Use Policy Considerations

Development in unincorporated areas may need additional considerations compared to what is currently required. The Ohio Firewise program was designed to lessen the risks of wildfire in Ohio communities; more houses built in and near woods and fields have made it more difficult to protect property and homes at the same time as controlling wildfires. According to the Firewise Program, bridges leading to scattered residential are not always designed to accommodate the weight of EMS vehicles. There are also recommendations for gates and driveways to plan for EMS vehicles. Driveway minimum widths recommended are at least 12' with 14' gates and vertical clearances recommended are at least 13.5'. Additional widths are recommended for landscaping planted along driveways because plants, like trees, grow in width as they mature.



JSP Fire District Building

EMS providers contacted during creation of this Plan Update indicated a desire to be involved in zoning processes, including the conditional use process. This helps to keep EMS agencies aware of uses being permitted in zoning districts and to provide opportunities for feedback on the availability and adequacy of public services when applicants seek conditional use permits.

5.4 Other Planning Processes

Other agencies plan and those initiatives should be incorporated and supported by this Plan Update. Some example planning initiatives are referenced in the following paragraphs.

The Champaign Health District began performing community health assessments in 2012. These assessments summarize County population health statistics and needs and visualize data through mapping. These planning documents help with prioritization and to focus limited resources. The strategic issues developed after review of the data in the 2015 Health Assessment included prioritizing healthy living, early child wellness, mental health, and substance abuse.

Champaign Transit System (CTS) is the local public transit system; everyone is eligible to use it. The service is demand responsive, requiring passengers to make a 24-hour advance reservation. The County Department of Job and Family Services (CDJFS) provides transportation services to protective cases and non-emergency assistance for Medicaid recipients by contracting with CTS for many of these trips. The agency has a planning document adopted by a county planning committee in 2017. The plan establishes four goals: 1) Expand current transportation services in Champaign County to meet public needs; and, 2) Increase out-of-County service to Dayton, Columbus, and Lima. Reduce duplication of service through multi-county coordination; and, 3) Establish a volunteer network of drivers to assist non-traditional needs of transportation; and, 4) Educate the residents of Champaign County regarding public and coordinated transportation.

At the time of this Plan Update’s drafting, Champaign County is in the process of updating its Hazard Mitigation Plan. This disaster preparedness and public safety document is focused on identifying and mitigating hazards, preparedness, response, and recovery. The assessments in hazard mitigation plans are important considerations during land use planning to provide for resilient and sustainable communities.

5.5 Aging in Place & Workforce Housing

Planning for a range of housing options in a community can be complicated. Many factors are involved, such as the availability or lack of public water and centralized sanitary sewer, land values, market demand, proximity to major employment and shopping centers, and transportation network. In addition, there is the vision of how the community wants to look. There are also legal considerations related to non-discrimination in housing, and “fair share” provision of the regional housing needs, to the extent necessary services can be provided (Liberty Township, pp. 23).

Increasing the supply of affordable housing may require construction of different forms of housing. A large portion of the County’s housing is comprised of detached single-family dwellings. Although this follows the predominant housing trend of the mid to late 20th Century, it may not provide the best type of housing for all residents, especially those who are aging or struggling financially. Housing costs are an important consideration for community decision-makers to keep in mind. Funds are available to homeowners making less than 80% of the County median income for roofing, guttering, HVAC, plumbing, electrical, structural, and ADA access improvements through the Community Housing Impact and Preservation (CHIP) grant.

Affordable, or workforce, housing was identified in survey responses and key leader interviews. The table below shows the typical annual salary for various professions in Champaign County’s Bureau of Labor Statistics region. In column two—30% of Monthly Income for Housing Costs—are the housing expenses that someone in that profession can afford to pay without being considered cost burdened according to HUD guidelines. Housing costs include more than just rent, housing costs also include other utilities necessary to housing, such as water, sewer, electric, etc.

Table 29. West Northwestern Ohio Nonmetro. Employment & Wage Estimates (Bureau of Labor Statistics, 2018).

OCCUPATION TITLE	MEAN ANNUAL SALARY	30% OF MONTHLY INCOME FOR HOUSING COSTS	MEAN HOURLY RATE
Management	\$96,850	\$2,421.25	\$46.56
Business and Financial Operations	\$62,730	\$1,568.25	\$30.16
Computer and Mathematical	\$71,080	\$1,777.00	\$34.17
Architecture and Engineering	\$69,420	\$1,735.50	\$33.38
Life, Physical, and Social Science	\$58,920	\$1,473.00	\$28.33
Community and Social Service	\$43,920	\$1,098.00	\$21.12
Legal	\$64,880	\$1,622.00	\$31.19
Education, Training, and Library	\$52,400	\$1,310.00	\$25.19
Arts, Design, Entertainment, Sports, and Media	\$39,990	\$999.75	\$19.22
Healthcare Practitioners and Technical	\$64,830	\$1,620.75	\$31.17
Healthcare Support	\$27,760	\$694.00	\$13.35
Protective Service	\$40,800	\$1,020.00	\$19.62
Food Prep and Serving Related	\$21,330	\$533.25	\$10.25
Building and Grounds Cleaning and Maintenance	\$26,840	\$671.00	\$12.91
Personal Care and Service	\$24,610	\$615.25	\$11.83

Sales and Related	\$36,380	\$909.50	\$17.49
Office and Administrative Support	\$35,720	\$893.00	\$17.17
Farming, Fishing, and Forestry	\$34,350	\$858.75	\$16.52
Construction and Extraction	\$46,450	\$1,161.00	\$22.33
Installation, Maintenance, and Repair	\$46,450	\$1,161.25	\$22.33
Production	\$39,490	\$987.25	\$18.99
Transportation and Material Moving	\$37,980	\$949.50	\$18.26

According to HUD, families who pay more than 30% of their income for housing and utilities are considered cost burdened and may have difficulty affording necessities such as food, clothing, transportation and medical care. An estimated 12 million renter and homeowner households now pay more than 50% of their annual incomes for housing. A family with one full-time worker earning the minimum wage cannot afford the local fair-market rent for a two-bedroom apartment anywhere in the United States (HUD, n.d.).

Although not emphasized by survey respondents, key leader interviews identified the County’s aging population as one the County’s biggest strengths and biggest challenges. According to Ohio Department of Aging’s *State Plan on Aging 2019-2022* (2018):

- 8 in 10 Americans prefer being in a community that offers sidewalks and good places to walk.
- 6 in 10 Americans prefer a neighborhood that features a mix of houses, shops, and services within an easy walk versus a neighborhood that requires a car for every errand.
- People who live in neighborhoods with sidewalks are 47% more likely than residents of areas without sidewalks to be active at least 39 minutes a day.

- Mobility is an important part of well-being. Loss of mobility due to health or financial reasons can lead to depression, isolation, decreased participation in meaningful activities, decreased ability to care for one's self, or diminished wellness. Older adults are particularly at risk, and new trips by seniors account for 22% of the nation's growth in adult biking.

The study reported additional information related to aging in place, relevant because of Champaign County's aging population:

- 87% of adults age 65+ want to remain in their current home and community as they age.
- Living independently is a key reason for wanting to remain at home.
- For many seniors, housing-related costs are their biggest household expenditures.
- Over the next 20 years, almost 40% of older Americans over age 62 are projected to have financial assets of \$25,000 or less. Risks include: Maintenance of home, modification of home, and meeting monthly housing expenses.
- Only 1% of US housing units have all five universal design features: No-step entry, single-floor living, extra-wide doorways/halls, accessible electrical control/switches, lever-style door and faucet handles.

5.6 Goals & Objectives

It is efficient to utilize existing amenities and avoid stretching the limited resources of community services by locating housing away from existing facilities. Preservation and revitalization of existing cultural resources such as municipal downtowns ranked important to survey respondents. There was also support for extension of bike paths, community gardens, festivals/fairs, concerts, athletic events, downtown revitalization and historic resources, and public transportation. Were new housing stock to be constructed, proximity to these types of amenities and placement for convenience and access to services would be efficient. For example, if new housing is built outside population centers, it may be less efficient and costly for transit services to serve new occupants. If new housing

were built far from existing bike paths, costly extensions would be required to connect the new housing developments to the existing bike path network.

Having a defined vision and goals are important in order to define and guide growth management in Champaign County. The following are a list of goals for services and housing:

Neighborhoods and housing development should be walkable. Encourage infrastructure to increase walkability and accessibility at the time of construction.

Support creation and infrequent updates of the Champaign County Housing Study being developed by Greater Ohio Policy Center to identify needs and market opportunities. A mix of housing, including workforce housing, middle-income housing, condominiums, and clusters of executive housing, is important.

- Encourage new housing around areas with existing services.
 - New schools on the edge of municipalities are opportunities to extend and develop residential neighborhoods. Encourage a mix of housing products in these neighborhoods.
 - Generally, the objective of this section is to encourage housing development in areas where public services such as sewer and water are available. It is also understood that some townships encourage residential development. Where this is the case, this Plan encourages further consideration for context-sensitive development guided by the goals and objectives of this Plan Update.
-

Encourage specialty restaurants and retail in municipalities.

Explore and support policies to repurpose, redevelop, and reoccupy existing development.

- The Health District has a basic property maintenance code prohibiting maintenance issues threatening to health. Encourage jurisdictions to consider further development to tackle blight.
 - Consider creation of a land bank to tackle blighted, vacant, and tax-delinquent properties.
 - Support infill development policies to redevelop vacant properties.
 - Redevelop existing sites and repurpose old buildings, such as old schools. These are opportunities for affordable/workforce and/or senior housing projects.
 - Encourage the preservation and protection of older housing stock and traditional downtown central business districts.
 - Consider TIF districts in traditional downtowns to fund infrastructure improvements.
 - Encourage revitalization of downtowns and marketing of Community Reinvestment areas and Enterprise Zone tax incentive programs with an emphasis on high density residential development. Coordinate incentives with other entities to prevent competition within the County.
 - Reconsider requirements for grades and turn radii of driveways and encourage increased communication between property owners with local EMS.
-

Maintain and enhance communication channels with other public service providers when considering development proposals.

- Support other county agencies by participating in and remaining active in planning initiatives.

Local governments within the County should continue to support the various educational institutions serving the County to ensure that residents have excellent choices to educate themselves and their families.

- Actively communicate with local school districts, vocational schools, and universities with regards to their anticipated needs. In addition, those entities should have an active voice and seat at the table.
 - There should be a concerted effort to recruit families and residents in the support and involvement of local schools.
 - Support efforts to increase connectivity to local schools.
-

§6.0 Land Use

Planners, residents, and elected officials work to guide the development, redevelopment, and preservation of communities and regions. Planning examines how people move around the community, how businesses are retained and attracted, where people want to live, recreational opportunities, and the like (American Planning Association, 2019).

This section considers how land is being used in the County and related goals for the future. The vision for land use is to advocate for land use decisions supportive of existing areas of development and industries, and preservation and protection of the County’s natural resources, rural character, and small-town atmosphere through careful decision-making.

6.1 Local Context and Survey Results

The Land Use Section of this Plan Update was the last section to be written. It was developed after gathering information for all other sections, working with members of the Steering Committee, and working with the several members participating on subcommittees. Prior to the development of this section, several hundred survey responses were received through the public survey, over two dozen key leader interviews occurred, and input was received from the Champaign County Township Association and Champaign County Community Group (a group including local mayors). This section was intentionally developed last in order to promote an informed vision statement, goals, and objectives.

Survey Responses.

Survey responses indicated a preference to focus commercial, industrial, and residential growth within or adjacent to municipalities. With regards to residential growth, respondents and the Services & Housing Subcommittee identified the need for a variety of housing products. Products identified included affordable and workforce housing, middle-income housing, condominiums, and clusters of executive housing.

Survey respondents indicated interest in preservation of farmlands, open space, soils, water and air quality, rural and small-town atmosphere, and historic resources.

Most respondents reported attending fairs and festivals in the County. Examples provided included fairs/festivals, farmer's markets, farms, corn mazes, orchards, u-picks, wineries, and educational events.

A need identified by respondents was eating/drinking establishments, especially specialty restaurants like craft breweries and wineries. The Land Use Subcommittee felt wineries seem to be related to agritourism. The Retail Trade and Food & Drink industries were identified as undersupplied by a recent Retail and Secondary Market Analysis (2019) done for the City of Urbana.

The Agriculture Subcommittee identified a general consumer trend to know more about where food being eaten comes from and felt it was important to create infrastructure supportive of this. Examples include encouraging farmers' markets, agritourism events, virtual markets, and community gardens.

There were also comments for and against alternative energy developments. In the Utilities Section, it was recommended that it may be important to establish and update model zoning text for alternative energy systems including solar and small wind projects under 5 MW.

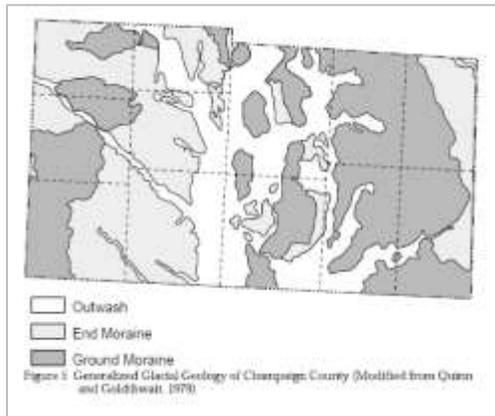
6.2 Further Context

The Agriculture, Services & Housing, and Utilities sections identified impacts and established goals and objectives. Those considerations were used to develop vision statements for each section and those vision statements were important considerations during the development of this Land Use Section. Vision statements from those sections are repeated below for reference:

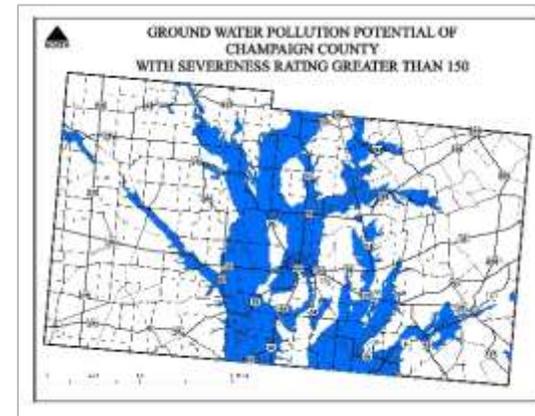
- **Agriculture:** To preserve farmland resources, promote agriculture through public education and tourism events, protect water quality, and promote an economic environment supportive of diversified crops.
- **Services & Housing:** To encourage efficient housing policies that repurpose, redevelop, and reoccupy areas of the County.
- **Utilities:** To see the preservation of the County’s rural character and development of the majority of residential, commercial, and industrial in areas with public services available or nearby.

An important impact identified was population growth, that it mostly occurred in unincorporated areas away from public services. Around the same time, the number of farms, lands in farms, and hired farm laborers declined despite the high proportion of prime farmlands in the County.

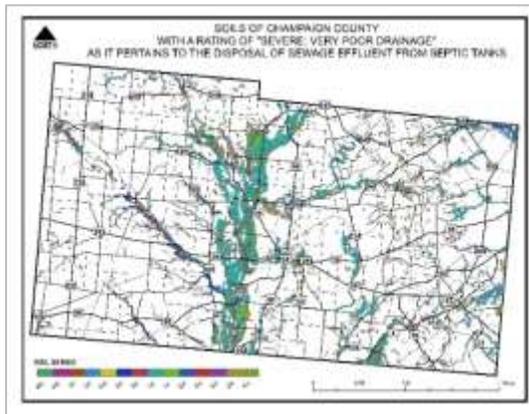
Considering most of the recent population growth occurred in unincorporated areas without public sewer service, it was important to determine if the 1993 Plan’s septic suitability map was still relevant. After reviewing maps of glacial geology, soils with a rating of “Severe: Very Poor Drainage”, and areas with high pollution potential, it was determined the 1993 map remains relevant.



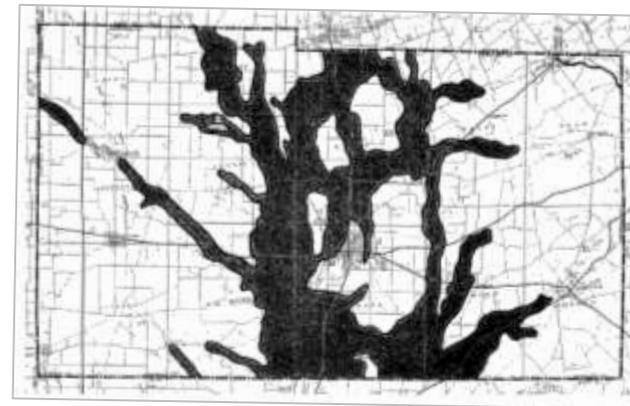
Map 20. Glacial Geology (ODNR, 1995).



Map 22. Ground Water Pollution Potential with Severeness Rating > than 150 (Co Engineer, 2019).



Map 21. Soils with “Severe Very Poor Drainage” (Co Engineer, 2019).



Map 23. Septic Suitability (1993 Plan, 1993).

There is significant average daily traffic in the County and there are generally more major collector roads on the east and south sides of the County. The County is located within a 45 minute drive to many large population centers. Each municipality is within driving distance of populations between 550,000-1,400,000 and workforces between 240,000-800,000. Significant proportions of commuters to and from the County during the day occur between Champaign County and Clark, Franklin, Logan, Miami, and Union counties. These populations and traffic numbers were identified as potential opportunities to support agritourism, diversified crops sales, and residential development.

An objective from the Economic Development Section of the Plan is to utilize GIS to identify and market parcels with potential for commercial or industrial, and even residential development. As part of the 1993 Plan, planned growth areas were identified for some municipalities. Those growth areas were reviewed as part of this Plan Update. Utility priority areas are also included.

6.3 Subdivision Regulation & Scattered Residential

Chapter 711 of the Ohio Revised Code allows for establishment of subdivision regulations. These regulations provide standards on how buildable lots may be produced. This is an important tool to protect the public health, safety, comfort, convenience, and general welfare by regulating things like development of subdivided areas, promoting proper arrangement of streets and layout of lots, and providing for adequate and convenient provision of open spaces, utilities, water, drainage, sewer, and other sanitary facilities.

The regulations are triggered when lands are subdivided, when there is opening, widening, or extending of public or private streets, division/allocation of land as open spaces for common use, or as easements for extension and maintenance of public or private utilities.

Subdivision regulations exempt divisions of land into parcels of more than five acres not involving new streets or easements of access and also when there is an exchange of parcels between adjoining lot owners provided the exchange does not create additional building sites.

Splits can be permitted without major subdivision review provided the splits occur along existing public streets, do not involve the opening, widening, or extension of any street or road, and involve no more than five lots after the original tract has been completely subdivided per tax map. This can result in scattered residential in districts intended for agriculture.

It is not uncommon to see roadway replacement and maintenance, but there are other costs associated with public services not always readily noticed—e.g. replacement/maintenance of sewer and water facilities, schools, libraries, police/fire protection, etc. The cost of these services increases as the services span larger distances, especially when servicing lower densities. Reducing distances between residential, commercial, and other uses can reduce the cost to public services. Traditional downtowns are a great example of neighborhoods with a mix of uses, higher densities, and walkable distances.

As mentioned in the Utilities Section, the Ohio Firewise program was designed to lessen the risks of wildfire in Ohio

communities; more houses built in and near woods and fields have made it more difficult to protect property and homes. According to the Firewise Program, bridges leading to scattered residential at the back of lots are not always designed to accommodate the weight of EMS vehicles. Recommendations include minimum gate widths and driveway clearances. Additional widths are recommended for landscaping planted along driveways because plants, like trees, grow in width as they mature.

EMS providers contacted during creation of this Plan indicated desire to be involved in zoning processes, including the conditional use process. This helps to keep EMS agencies aware of uses being permitted in zoning districts and



to provide opportunities for feedback on the availability and adequacy of public services when applicants seek conditional use permits.

6.4 Existing Zoning Resolutions

In Champaign County, each community is zoned, except the Village of Mutual. Zoning is not county-wide, which means each individual municipality and township amends and maintains its own zoning map and zoning resolution. Because of this, it is sometimes a challenge to find volunteers to serve on planning/zoning commissions and board of zoning appeals, as this requires a minimum of 10 volunteers per jurisdiction; this is a minimum of 180 volunteers serving in volunteer roles on zoning boards and commissions across the County.

Zoning maps communicate where communities permit uses like commercial, industrial, and residential. Zoning regulations are a powerful tool to achieve community visions, like agriculture preservation or encouraging manufacturing in areas where there is existing infrastructure.

If administration of zoning regulations is not consistent, achieving the broader goals of agriculture preservation and locating development where there are public services may be difficult. Each entity is assisted in its zoning endeavors by the local regional planning commission, Logan-Union-Champaign Regional Planning Commission (LUC).

During and after creation of the LUC Regional Plan in the early 1970s, many zoning codes were established or reviewed and updated. This encouraged consistency between regulations in municipalities and townships. Since that time, some regulations have changed and some have stayed the same.

During the development of this section, a questionnaire was shared during a Champaign County Township Association meeting and a Champaign County Community Group (a group including local mayors) meeting. The intent of the questionnaire was to consider if basic tenets of the zoning regulations in the County still made sense, to identify areas decision-makers might be interested in seeing changes, and to gauge the level of decision-maker interest in training opportunities.

- Question: Most zoning resolutions separate uses into four main districts: agriculture, residential, commercial, and manufacturing. Each of those districts are separated again based on intensity. Does separating those districts based on intensity still make sense?
 - 97% of responses were “Yes”.
- Question: In some areas, there are a lot of uses allowed in the U-1 District. Are you interested in seeing suggestions geared more towards agribusiness? (Industries dealing with agricultural produce and services required in farming.)
 - 83% of responses were “Yes”.
- Question: Are there small zoning districts on your maps and has there been discussion about rezoning those small areas to match another large, neighboring zoning district?
 - 68% of responses were “Yes”.
- Question: Some townships have indicated a need for greater flexibility for home occupations but have also raised concerns about residential properties becoming a warehousing business. Darby Township in Union County allows home occupations in 1 unattached building up to approximately 600 sq. ft. Are you in favor something similar to Darby Township?
 - 75% of responses were “Yes”.
- Question: LUC began doing annual trainings with zoning inspectors back in 2015. In 2018, the training was for Board of Zoning Appeals. Are these types of trainings important to you?
 - 100% of responses were “Yes”.

Training and educational opportunities, including the sharing of what is happening in other communities, may be useful in achieving the desire to see the development of expanded home occupation regulations, training of zoning officials, and development of agribusiness uses. Although it tends to be outside the scope of zoning regulations, inviting speakers from outside the community might be helpful to communities interested in doing more with enforcement of nuisance violations.

Because of the responses with regards to retooling U-1 district uses towards agribusiness and the concerns of the Services & Housing Subcommittee about scattered residential, the zoning resolution for all townships in the County

was analyzed as part of this section. In an effort to encourage consistency between jurisdictions, a table was generated comparing minimum zoning requirements with special attention to minimum frontage, minimum acreage, and ratio requirements. Also, a table is provided comparing U-1 district permitted and conditional uses.

- The average minimum lot size is 73,723 sq. ft. for on-site sewer and 21,013 sq. ft. for central sewer.
- The average minimum frontage is 192' for on-site sewer and 119' for central sewer.
- 75% of townships have a depth:width ratio requirement. Four townships require a 3:1 ratio and five townships require a 4:1 ratio. Nearly half of those townships (four) exempt lots over 10 acres from this requirement.
- 50% of townships have a width ratio requirement. This prohibits the width of a parcel from being less than 80% of the parcel's frontage. Most of those townships exempt lots over 10 acres from this requirement.
- Most townships allow only very low density residential, but some allow single-family residential. The difference between these two is that very low density residential does not typically allow major subdivisions which may include construction of new roadways and/or easements of access.
- Most townships allow a variety of conditional uses in U-1 districts. Uses vary from kennels to light and heavy manufacturing.

In order to assist jurisdictions in their efforts to locate and rezone isolated districts, two land use maps were provided in this section of the Plan. The first is a general land use map, which has appeared in other sections of the Plan. The second map was generated using data from the Champaign County Auditor's Office; it displays the taxing land use code of most parcels in the County. While this may not be 100% accurate, it is a useful map when attempting to identify outlier properties or to make rezoning decisions where there may exist a small, isolated zoning district on a zoning map—officials may wonder about adjacent and neighboring land uses.

Table 30. Comparison of Minimum Lot Requirements in U-1 Districts.

COMPARISON OF MINIMUM ACREAGE, FRONTAGE, AND RATIO REQUIREMENTS IN TOWNSHIP U-1 DISTRICTS.							
<i>TOWNSHIP</i>	<i>SEWER SERVICE</i>	<i>MIN. LOT SIZE</i>	<i>MIN. FRONTAGE</i>	<i>RATIO, DEPTH</i>	<i>RATIO EXCEPTION</i>	<i>RATIO, WIDTH</i>	<i>RATIO EXCEPTION</i>
Adams	On-site	120,000 SF	200'	3:1		Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
	Central	10,800 SF	80'	3:1		Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
Concord	On-site	130,680 SF	200'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
	Central	10,800 SF	80'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
Goshen	On-site	65,340 SF	150'				
	Central						
Harrison	On-site	39,060 SF	150'				
	Central						
Jackson	On-site	72,500 SF	250'	3:1			
	Central	72,500 SF	250'	3:1			
Johnson	On-site	87,120 SF	300'	3:1			
	Central	20,000 SF	150'	3:1			
Mad River	On-site	43,560 SF	150'				
	Central	10,800 SF	80'				
Rush	On-site	65,000 SF	150'	4:1		Width at any point cannot be less than 80% of the lot's Frontage	Lots on cul-de-sacs

	Central	21,600 SF	150'	4:1		Width at any point cannot be less than 80% of the lot's Frontage	Lots on cul-de-sacs
Salem	On-site	65,340 SF	150'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
	Central	10,800 SF	80'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
Union	On-site	87,120 SF	300'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
	Central						
Urbana	On-site	43,560 SF	150'	3:1			
	Central						
Wayne	On-site	65,400 SF	150'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres
	Central	10,800 SF	80'	4:1	Lots over 10 acres	Width at any point cannot be less than 80% of the lot's Frontage	Lots over 10 acres

*This table is for discussion purposes only. It is not for official use. Measurements assumed exclusive of right-of-way. Frontage requirements may be measured differently on cul-de-sacs. Created 12-26-2019.

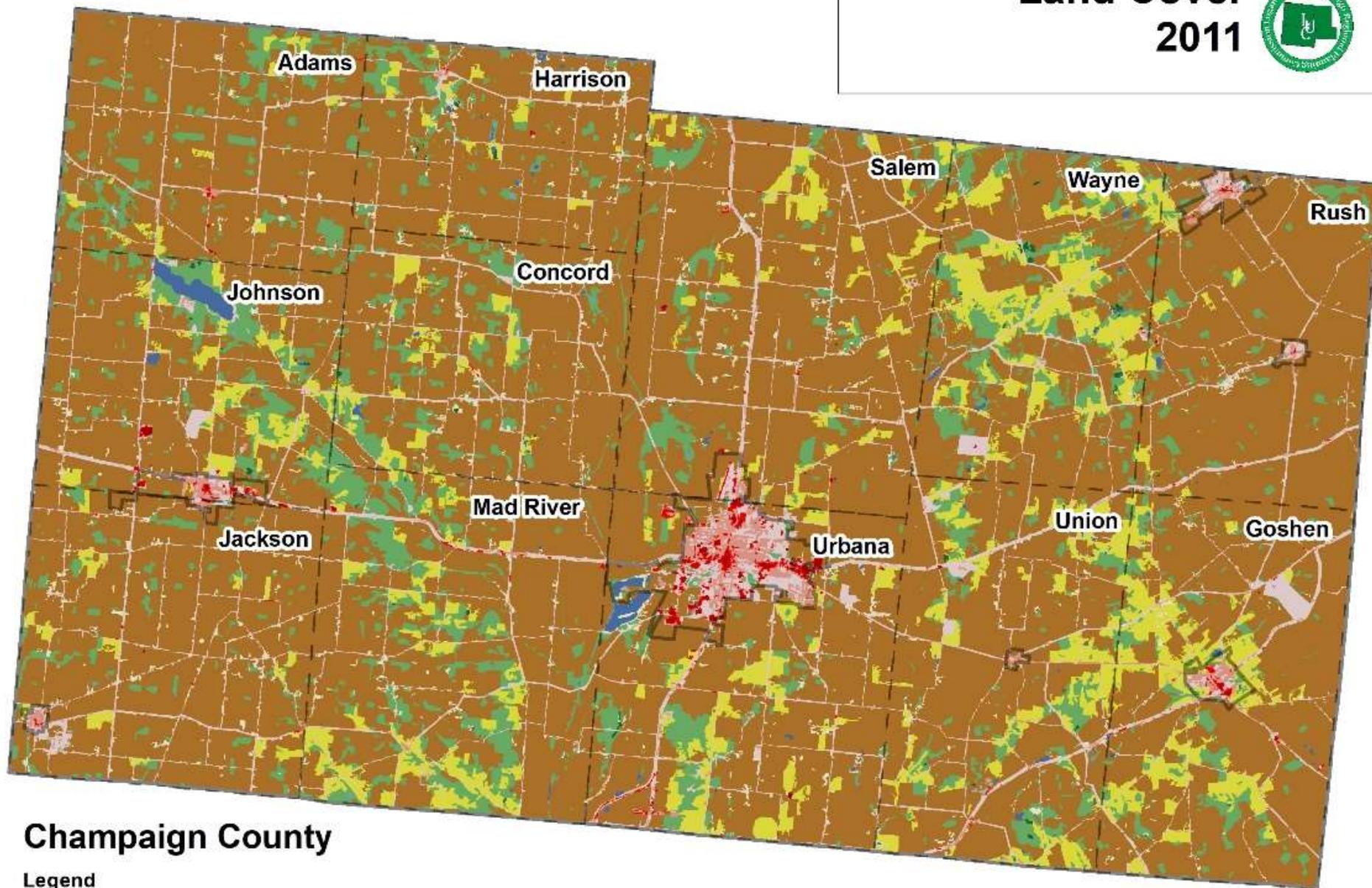
Table 31. Comparison of Permitted & Conditional Uses in Township U-1 District Schedules.

COMPARISON OF PERMITTED & CONDITIONAL USES		
<i>TOWNSHIP</i>	<i>U-1 PERMITTED USES</i>	<i>U-1 CONDITIONAL USES</i>
Adams	Agriculture; Low density res.; Clinic; Home occupation; Public & quasi-public uses	Kennel; Public service facility; Service business; Mineral extraction; Food processing; Light & heavy manufacturing; Junk storage & sales; Commercial rec.; Manufactured or mobile home park; Mobile homes individually; Non-commercial rec.; Animal hospital & clinic
Concord	Agriculture; Low density res.; Clinic; Home occupation; Public & quasi-public uses	Kennel; Public service facility; Service business; Mineral extraction; Food processing; Light & heavy manufacturing; Junk storage & sales; Commercial rec.; Manufactured or mobile home park; Mobile homes individually; Telecommunication towers; Non-commercial rec.; Animal hospital & clinic
Goshen	Agriculture; Animal Feed Lot (Confined Animal Feeding Operation); Dwelling, Single Family; Home occupation; Forestry; Nursery (tree and plant); Orchards; Telecommunications Towers	Agritourism; Commercial rec.; Food processing; Public & quasi-public uses; Vet. animal hospital or clinic; Kennel; Offices; Light manufacturing; Non-commercial rec.; Personal storage facility; Restaurants/Eating & drinking establishments; Public service facility; Service business; Shopping type retail
Harrison	Single-family dwelling; Agriculture; Conservation; Very low density res.; Home occupation; Roadside vegetable produce stands; Tree & plant nursery; Manufactured dwelling (modular & sectional); Public & quasi public use	Farm implement sales & service; Shopping-type retail; Convenience-type retail; Craft & gift shop; Service business; Vet. animal hospital or clinic; Kennel; Junk yard; Motor vehicle salvage facility; Non-commercial rec; Commercial rec; Public service facility; Offices; Light manufacturing; Manufactured dwelling (mobile); Essential services; Mineral extraction
Jackson	Single family dwelling; Agriculture; Conservation; Very low density res.; Home occupation; Roadside vegetable produce stands; Manufactured dwelling (Modular and sectional units); Public and quasipublic uses; Nursery (Greenhouse) Tree & Plant	Kennel; Service business; Mineral extraction; Convenience & shopping-type retail; Public service facility; Personal services; Offices; Light manufacturing; Wholesale & warehousing; Essential services; Junk yard; Commercial & non-commercial rec.; Manufactured dwelling (mobile); Manufactured dwelling (mobile) park; Vet. animal hospital or clinic; Motor vehicle salvage facility
Johnson	Single-family dwelling; Agriculture; Forestry; Home occupation; Public uses	Personal services; Craft & gift shop; Service business; Quasi-public uses; Animal hospital & clinic; Food processing; Accessory dwelling; Non-commercial rec.; Mobile homes individually

Mad River	Agriculture; Low density res.; Clinic; Home occupation; Public & quasi-public uses	Kennel; Public service facility; Service business; Food processing; Junk storage & sales; Commercial rec.; Manufactured or mobile home park; Mobile homes individually; Non-commercial rec.; Animal hospital & clinic; Farm implement sales & service; Agricultural product sales & service
Rush	Agriculture; Very low-density res.; Animal hospital clinic; kennel; Public & quasi-public use; Permanently sited manufactured housing; Small wind projects	Public service facility; Low density residence; Home occupation; Commercial rec.; Service business; Mineral extraction; Light & heavy manufacturing; Signs & advertising structures; Manufactured or mobile home park
Salem	Agriculture; Low density res.; Clinic; Home occupation; Public & quasi-public uses; Small wind systems less than 5MW	Kennel; Public service facility; Service business; Mineral extraction; Food processing; Light manufacturing; Commercial rec.; Manufactured or mobile home park; Mobile homes individually; Non-commercial rec.; Animal hospital & clinic; Farm implement sales & service; Animal husbandry
Union	Single-family dwelling; Agriculture; Conservation; Very low density res.; Home occupation; Roadside vegetable produce stands; Manufactured dwelling (Modular & sectional units); Public & quasi-public uses; Nursery (Greenhouse) tree & plant	Vet. animal hospital or clinic; Kennel; Mineral extraction; Service business; Commercial & non-commercial rec.; Convenience type retail; Public service facility; Personal services; Offices; Wholesale & warehousing; Essential services; Light manufacturing; Manufactured dwelling (mobile) park; Junk yard; Motor vehicle salvage facility; Craft & gift shop; Transport terminal; Shopping-type retail
Urbana	Agriculture; Very low density res.; Animal hospital; Clinic; Agricultural products processing & sales; Public use; Quasi-public use; Home occupation	Kennel; Public service facility; Low & medium density residential; Commercial & non-commercial rec.; Service business; Light & heavy manufacturing; Signs; Mobile homes; Mobile home park
Wayne	Agriculture; Low density res.; Clinic; Home occupation; Public & quasi-public uses	Kennel; Public service facility; Service business; Mineral extraction; Food processing; Light & heavy manufacturing; Junk storage & sales; Commercial rec.; Manufactured or mobile home park; Mobile homes individually; Non-commercial rec.; Animal hospital & clinic

*This table is for discussion purposes only. It is not for official use. Created 12-26-2019.

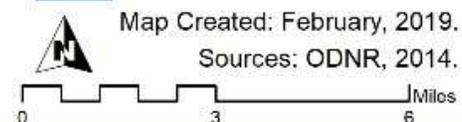
Land Cover 2011



Champaign County

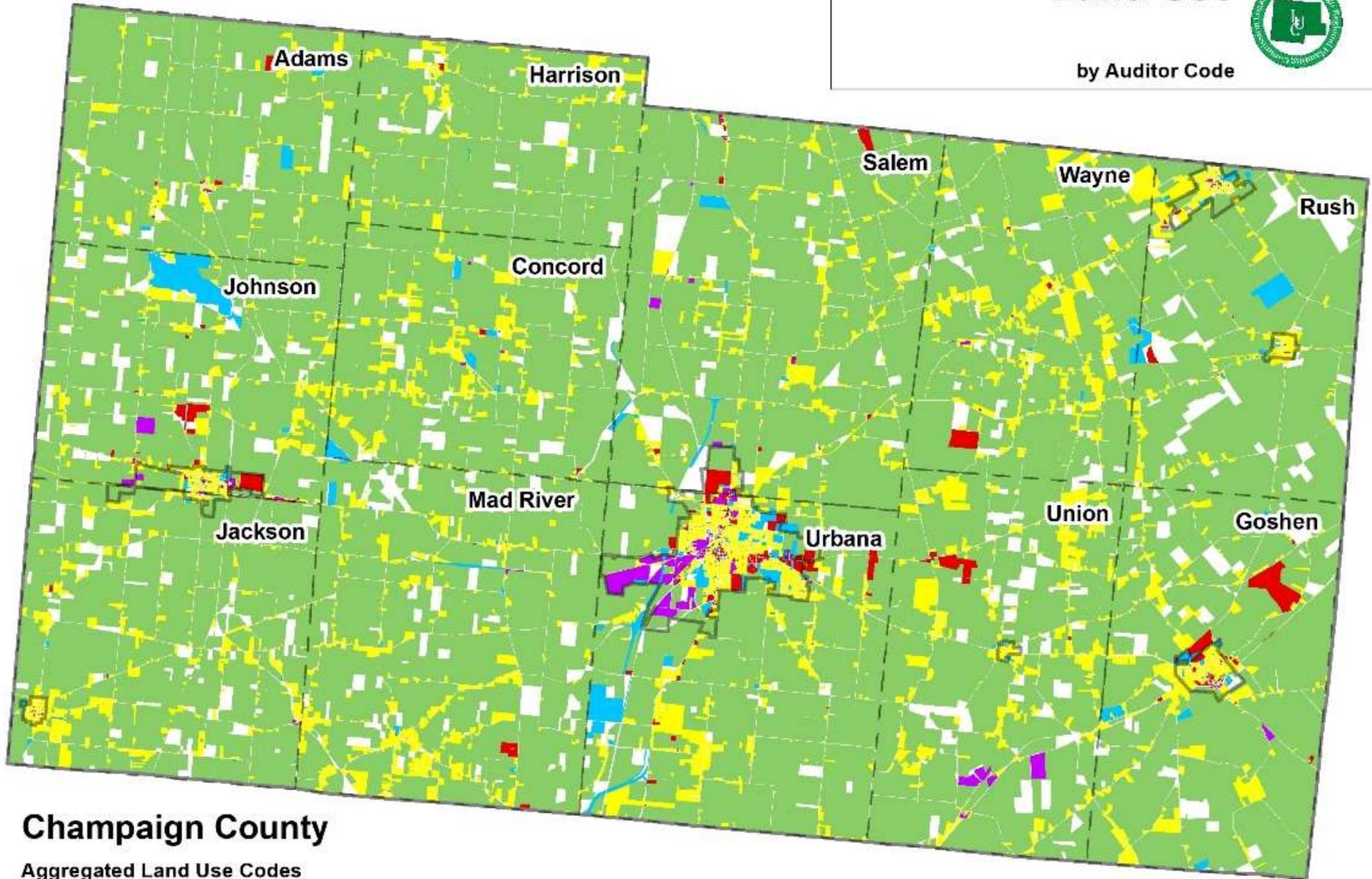
Legend

	Open Water		Developed, Medium Intensity		Deciduous Forest		Grassland/Herbaceous		Emergent Herbaceous Wetlands
	Developed, Open Space		Developed, High Intensity		Evergreen Forest		Pasture/Hay		
	Developed, Low Intensity		Barren Land (Rock/Sand/Clay)		Mixed Forest		Cultivated Crops		



Land Use

by Auditor Code

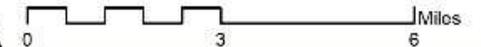


Champaign County

Aggregated Land Use Codes

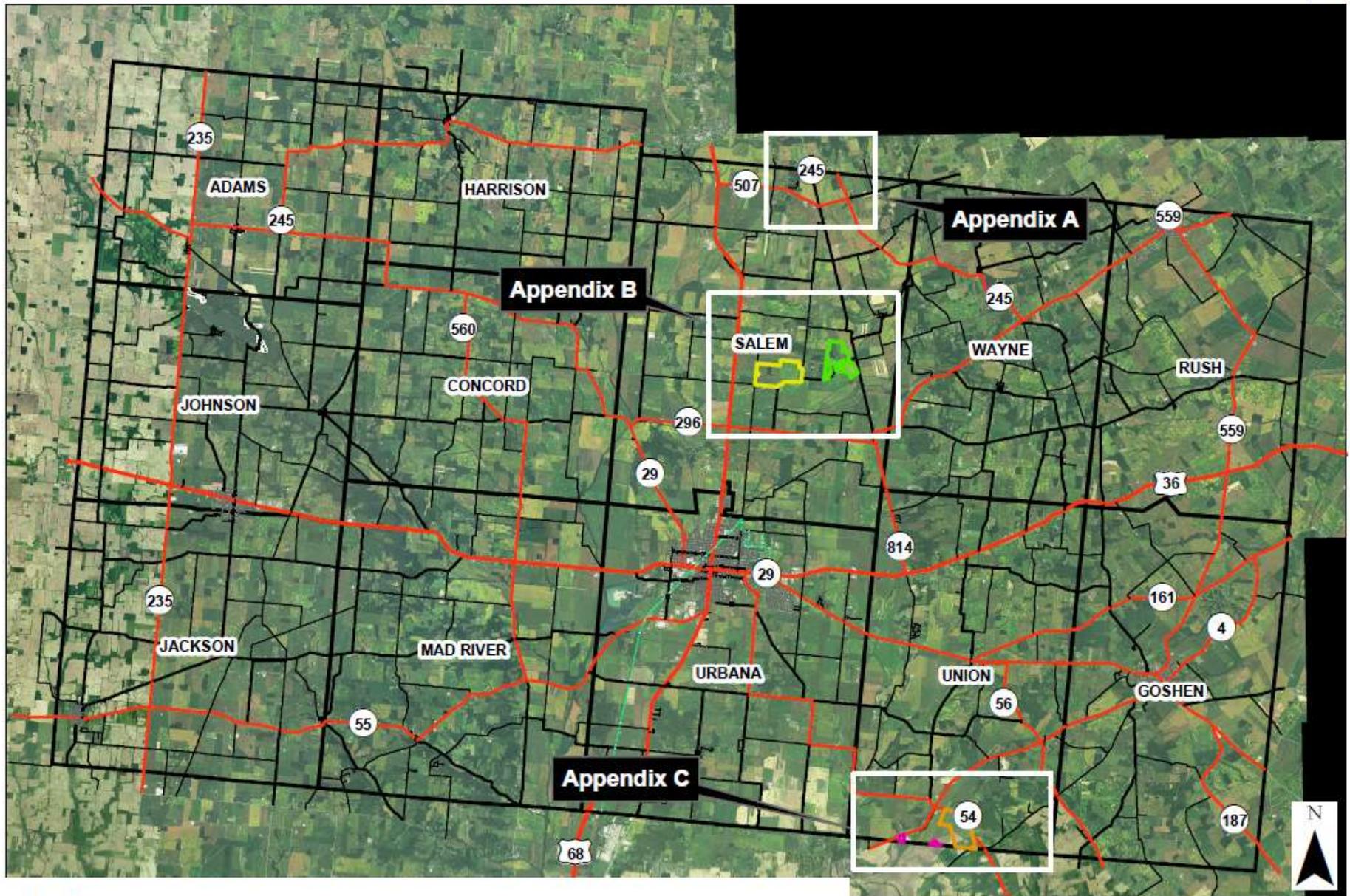


Map Created: October, 2019.
Sources: Champaign County Engineer, CAMA Data, 2015.



Champaign County Farmland Preservation Location Map

1:200,000



Legend

Bowman Easement	Townships	State Route	County Road	Forest Road	High Occupancy Vehicle Lane
Clyburn Easement	Champaign	Ramp	Township Road	Bike Path	High Occupancy Vehicle Exit
Morgan Easement	Roadway Type	Rest Area	Municipal Street	Railroad	
Runyan Easement	Interstate	Weigh Station	Private Road	Alley	
T. Smith Easement	U.S. Route	Connector	Park Road	Dedicated Drive	



Champaign SWCD
As of October 2019

In order to encourage repurposing, redevelopment, and reoccupation of areas in the County, the following redevelopment tools were identified:

- Community Reinvestment Areas and Tax Increment Financing are tools that can be used to incentivize housing development in places like the upper floors of downtown buildings and provide financing for public infrastructure improvements in existing areas. (More information about these tools is provided in the Economic Development Section of this Plan Update.)
 - Land Banks are another opportunity. Land Banks can clear title and remove delinquent taxes and liens, hold properties in a tax-free status during rehabilitation or a tax credit application process, can mothball properties during stabilization or maintenance efforts, and are another way for lenders to donate properties for demolition or rehabilitation. Land Banks can be funded through a variety of sources but are frequently funded through the delinquent tax and assessment collection fund (DTAC). Because these organizations are run by local stakeholders, land banks can empower a community to achieve its vision and goals.
 - Planned Unit Developments (PUDs) are a potential tool for redeveloping unique or challenging sites. These developments are at the election of a property owner and encourage efficient use of land and resources, promote greater efficiency in providing public and utility services and innovative planning and building development solutions. In most cases, a PUD map change and text is proposed by a property owner and accounts for the unique circumstances of a piece of property. Through a PUD, it may be possible to achieve the purpose and intent of the zoning regulations and also those of the developer. PUDs may be particularly useful in the repurposing of older buildings, such as vacant school buildings, where these buildings might be an otherwise unique use or building within a district.
-

- Tactical Urbanism is the use of short-term, low-cost solutions to move toward a long-term vision. For example, perhaps there are vacant lots in a downtown and the vision for downtown is revitalization. These vacant spaces might be used for low-cost activities like yoga classes on Saturdays, pocket parks, community gardens, or seating areas for movies projecting against an adjacent building wall on Friday nights; these uses are generally low-cost and reactivate otherwise vacant spaces. Two recent examples in downtown Urbana include: 1) Conversion of the gravel lot at the corner of Monument Square into a park; and, 2) Small improvements to the alley next to the Sowles hotel project, making it a more attractive pedestrian walkway. These types of solutions are typically temporary in nature or phased, intended to improve and evolve as the long-term vision for the neighborhood is achieved over time.



- Vacant property ordinances and maintenance codes are all tools to address empty and/or unmaintained buildings. These types of regulations could be investigated further and be a part of the solution to stabilizing neighborhoods.

The Services & Housing Section of this Plan Update recommended a range of housing product types. The Land Use Subcommittee generally discussed a need for diversity of densities and housing product types within new subdivisions and requiring shared open spaces to preserve unique and natural features. Buffers and open spaces can serve as common recreational spaces, reducing a need for larger lots. In other words, subdivisions could be created that memorialize natural features and recreational space through common open space, rather than running individual lot lines to the center of woodlands or creeks.



Connectivity is important to those who are aging in a community. Although not emphasized by survey respondents, key leader interviews identified the County's aging population as one the County's biggest strengths and biggest challenges. The Ohio Department of Aging's (ODA) *State Plan on Aging 2019-2022* (2018) reported most Americans prefer living in communities with sidewalks and good places to walk, with a mix of houses, shops, and services within walking distance. The Department of Aging reported mobility is an important part of well-being and older adults are particularly at risk. Additionally, new trips by seniors account for 22% of nation's growth in adult biking.



Increased Connectivity: Newly Designed and Installed Pedestrian Crossing with Island

6.6 Goals & Objectives

Having defined goals and objectives is important to achieving the visions of this Plan Update. The list of goals and objectives that follow are intended to support existing areas of development and industries, and preserve and protect the County's natural resources, rural character, and small-town atmosphere.

Encourage logical extension of utilities and land uses.

- Avoid spot zoning. This term generally describes when a relatively small acreage is rezoned within a larger zoned area in contrast to planning documents and/or current zoning regulations.
- Encourage development in urbanized areas with public utilities.
- Encourage municipalities to establish growth boundaries.

Encourage educational opportunities for zoning and legislative officials.

- Invite speakers from local agencies. Share information about programs like the Ohio Firewise Program, subdivision regulations, and involve other local agencies, like EMS, to keep agencies informed and supportive of one another.
 - Invite speakers from outside the County.
 - Provide learning opportunities for nuisance and blight officials with regards to grant programs, environmental courts, and enforcement best practices.
-

Preserve and protect cultural and natural resources.

- Map and share conservation easements.
- Encourage participation in Tree City programs and share preferred tree lists.
- Explore and consider the establishment of a zoning overlay to protect the Mad River from dense or industrial development.
- Encourage protection of the night sky to the extent allowable in local zoning regulations. A simple means to do so would be requiring new site lighting to be full cutoff or downlighting.
- Preserve cultural resources through creation of historic districts and municipal downtown design plans. Currently, there are designated historic districts and downtown zoning overlays in Urbana and Mechanicsburg.

Encourage creative reuse of existing properties by remaining flexible and adaptive.

- Use Planned Unit Developments selectively as a tool to redevelop existing, complex properties or where there are important cultural or natural resources.
 - Tactical Urbanism is an adaptive strategy to temporarily or permanently transform existing properties through low cost actions. Examples include transforming a vacant lot into a community garden or pocket park. Because public uses are typically allowed in most zoning districts, these types of uses may be easier to allow.
 - Develop expanded, yet limited, home occupation regulations. Many existing zoning codes restrict home occupations to a certain percentage of a principal building's floor area. A more
-

flexible approach may be warranted in response to the cultural and workforce changes resulting from advancements in technology allowing for telecommuting.

- Consider creation of a county land bank as a tool to acquire and return vacant, abandoned, or tax-delinquent properties to productive use.
- Support the pursuit of funding applications to clean-up and redevelop challenging properties such as brownfields.

Encourage consistency in land use regulations between political jurisdictions.

- Provide comparisons of permitted/conditional uses and minimum lot dimensioning requirements between Official Schedule of Regulation charts.
 - Encourage use of similar map color schemes between jurisdictions.
 - Promote agritourism and agriculture-oriented industries in U-1 districts.
 - Work to develop a zoning layer for displaying on the Champaign County GIS map.
 - Support the pending subdivision regulations update occurring between Logan, Union, and Champaign counties. Encourage the sharing of technical design standards between jurisdictions.
 - Appreciate the autonomy of individual political jurisdictions, but also encourage coordination when possible.
-

Increase connectivity.

- Discourage variances on infrastructure like sidewalks.
- Encourage planning to connect paths to institutional uses and population centers.

Encourage creation of targeted planning studies.

- Examples include topics related to the sections of this plan, including housing and market studies, creating consensus among industries in the County, farmland preservation, and connectivity and paths.
 - Investigate the creation of a stormwater drainage plan for unincorporated areas.
-

§7.0 Parks, Recreation, Cultural, & Natural Resources

The Parks, Recreation, Cultural, & Natural Resources Section of this Plan seeks to consider existing park and recreation services within the County, while at the same time exploring the expansion and connectivity of these parks into a unified park system. This section will also promote the natural resources and historic and cultural heritage of Champaign County.

The vision of this section is to build on successful recreational initiatives, implement new amenities, increase connectivity between facilities, improve the physical and mental wellness of the citizens, and preserve natural, historical, and culturally important resources.

7.1 The Case for Why

Parks and other recreational facilities are commonly thought to have three major effects. The first impact is as an economic benefit. Parks and recreation development are associated with economic activity, and higher property values.

The second impact is health. The Champaign County Community Health Assessment (2015) reported 74% of the residents identified as obese or overweight. Better and more readily available access to parks and other recreational facilities provides recreational opportunities. According to the Ohio Division of Natural Resource's *Ohio Statewide Comprehensive Outdoor Recreation Plan* (2018), "Outdoor recreation provides many benefits, including improved health and happiness, enhanced socialization and productivity, and increased environmental awareness....of Ohioans at every stage of life."

The last is environmental. This might seem like an obvious impact but setting aside and preserving natural and open spaces helps with many aspects of the environment. Water quality through reducing stormwater effects and filtering water. Air quality through lack of development and plants that take in carbon dioxide and produce oxygen (American Planning Association, 2003).

During the survey portion of this plan, most respondents ranked historic preservation as an important activity and highly valued the County's small-town atmosphere. The Advisory Council on Historic Preservation (ACHP) (2011) suggests historic preservation is good for the economy, pulling from a growing body of research that explores the impact of historic preservation on the economy. ACHP (2011) identifies six areas of impact: 1) jobs, 2) property values, 3) heritage tourism, 4) environmental impact, 5) social impact, and 6) downtown revitalization.

An overlooked impact of parks, recreation, and cultural and natural resources is identity. The existing system and inventories of cultural and historical resources contributes to the County's identity.

7.2 Local Context

Champaign County has an ever-expanding inventory of parks and other recreational facilities. For example, the Simon Kenton Pathfinders, a local cycling group, raised enough funds to finish chipsealing the final section of the Simon Kenton Path between the cities of Bellefontaine and Urbana during the writing of this Plan Update. This trail enhancement is only one part of a larger effort to increase Champaign County's cycling connectivity, which includes asphalt Bike Route 23, asphalt North Lewisburg Multi-Use Trail, asphalt Simon Kenton Trail, on-road Route E, on-road Cardinal Trail, and the proposed State Bike Routes 23, 36, and 54. These efforts show the established bonds of partnerships with grassroots organizations such as the Simon Kenton Pathfinders and Columbus Outdoor Pursuits, local governments, and the State of Ohio.

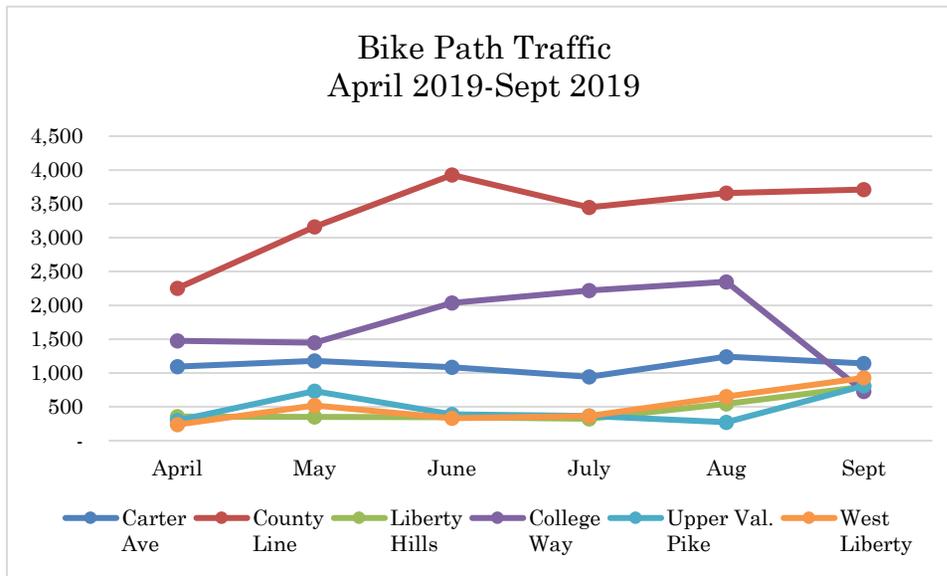


Figure 9. Bike Path Traffic April 2019-Sept 2019.

Urbana. In 2015, the City held a grand opening for the Pointe North location. Previously a gravel pit/mining area, the location now plays host to a prime public fishing area and excellent views of wildlife, with locations to have a picnic if the visitor wishes to do so. The City has also partnered with “EVERYbody Plays!” to raise money and install an inclusive playground. This way, all children can play together, including those with mobility limitations, developmental and emotional disabilities, and no disabilities.

When it comes to historical and cultural resources, two local groups spearhead preservation efforts: The Champaign County Historical Society and the Champaign County Preservation Alliance (CCPA). The Historical Society hosts a museum, historical site markers, and holds events throughout the year. In 2017, the Historical Society installed an elevator at the museum to allow visitors with mobility limitations to better enjoy the space. The museum is now engaged with museum experts to improve the displays and layout and has developed a capital plan and action plan

Although cyclists may be the most visible user of these trails, the impacts of having a trail network go much farther. Every four years, the neighboring Miami Valley Regional Planning Commission (MVRPC) publishes their *Tale of the Trails* (2018) report. Trails generate positive economic activity in the region in which they are located. They attract visitors, as well as, the local population, and purchases of “hard goods” like bicycles and footwear, “soft goods” like food and beverages, and stays in nearby hotels. Trails also promote a healthy lifestyle, with a 30-minute bike ride burning 300-400 calories and a 30-minute walk burning 150-250 calories.

Another recent success lies north of the City of

to expand services. Rigorous fund-raising and community support have allowed the museum to be open five days a week and hire part-time staff.

CCPA hosts a historic home and garden tour, urban loft tour, and historic train rides, as well as, raises funds for façade restorations, statue refurbishments, and saving historic structures from demolition. Events serve as educational opportunities, as examples of how older homes and commercial buildings can be adapted to modern uses, and as fundraisers. For several years, CCPA has offered downtown façade grants and residential grants. In the past, CCPA has hosted tours of local cemeteries and graveyards and have produced a self-guided tour. These cemeteries are not only the final resting place of historically and culturally significant people, but the design and layout of the grounds, buildings, and markers make the cemeteries themselves significant resources. There has been renewed interest in the County for more preservation efforts of these locations, and the cemeteries themselves provide a dual purpose by functioning as park-like spaces where people can utilize paths and observe the surrounding landscape.



Maple Grove Cemetery in Goshen Township

7.3 Local Leader Input

The subcommittee that guided the development of this section had representation from a wide variety of organizations including two Township representatives, the City of Urbana Parks Superintendent, a former village parks board and library board member, a Cedar Bog representative, a former State Park ranger, an Ohio Department of Natural Resources representative, a Simon Kenton Pathfinders officer, an Ohio Caverns representative, a CCPA board member and realtor, the Chamber of Commerce & Visitor's Bureau Director, and a YMCA representative. The Champaign County Township Association and Champaign County Community Group (a group including local mayors) were also given questionnaires to get input on goals and objectives they had as it relates to this section.

At the township and municipal level, there was general interest in several issues:

- The creation of a County Park District.
 - Majority support for tax levy to support a County Park District.
- Improving cemeteries and graveyards to serve a dual purpose as a park-like space in addition to the historical and culturally significant roles they play.

In specific Townships, representatives commented:

- Wayne Township wishes to develop a general-purpose park or ballpark in Mingo.
- Salem Township would like to redevelop a vacant mobile home park into a park and/or playground.

At the Municipal level, representatives commented:

- The City of Urbana
 - Wishes to develop a conference center at Pointe North that caters to family-oriented activities and events.
 - Wishes to establish shelter houses at multiple parks.
-

- Wishes to connect the City park system with multi-use paths and connect directly to the Simon Kenton Trail.
- Mechanicsburg
 - Wishes to develop a multi-use path.
- North Lewisburg
 - Wishes to expand the tourism events for the North Lewisburg Multi-Use Trail and covered bridge.
 - Wishes to connect via multi-use path to Urbana, Honda, and Marysville.
 - Wishes to add a concession stand for events at the Park.
 - Wishes to make improvements to the existing park and explore the possibility of a swimming pool, putting green, and more walking paths.
- St. Paris
 - Wishes to construct a splash pad, improve the surface, update playground equipment, and update security at Harmon Park.
 - Wishes to establish playground equipment, improve the parking lot, and add lights to the ball fields at Graham Youth Athletic Association park.

In addition to the committee and township/municipal representatives, the Steering Committee of this Plan Update expressed interest in creating a county-wide park district. The Ohio Revised Code, Chapter 1545 allows for a county to establish a park district and acquire lands “for conversion into forest reserves and for the conservation of the natural resources of the State, including, streams, lakes, submerged land and swamp lands, and to those ends may create parks, parkways, forest reservations and other reservations and forests, develop, protect and promote the use of the same in such manner as the board deems conducive to the general welfare.” The reasoning behind establishing a county-wide district is the availability of resources. Individual jurisdictions would now be combined into a single jurisdiction where equipment, personnel, and programming can be shared and distributed as needed. This takes the strain off jurisdictions with smaller tax bases, but still allows the public to access the facilities and programs normally. It also makes it simpler to pursue grant dollars and other incentives with one jurisdiction

applying for the needs of the whole district, instead of many smaller jurisdictions competing with one another. Surrounding counties have county-wide park districts: Clark, Madison, Miami, and Shelby counties. Union County has a joint district with Paris Township and the City of Marysville and the Bellefontaine Joint Recreational District manages a nature preserve outside of the corporation limits in Logan County.

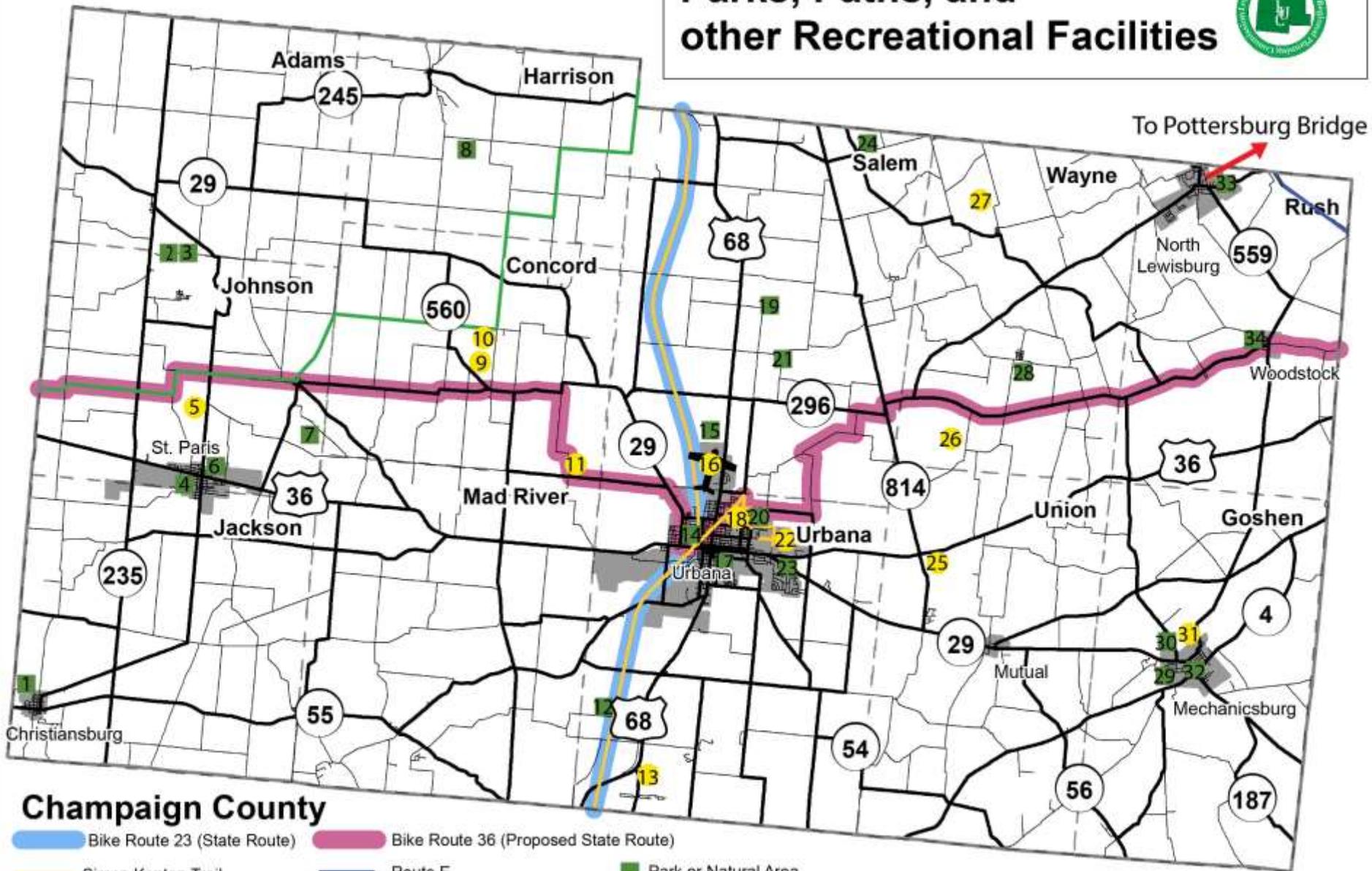
Another topic discussed at the committee level was a desire for joint planning activities. This would be an important step if the creation of a county-wide park district is considered, and a good tool to have for future development and funding applications. A plan would be similar to this Comprehensive Plan Update but focused solely on parks and recreation. An inventory would be taken of existing facilities and identified goals and objectives to make improvements and additions. During the creation of this Plan Update, Union County was working on an update to their 2013 Trails and Greenways Master Plan.

Other comments included:

- A desire for restroom facilities at Kiser Lake State Park (with ODNR also identifying it as a need).
- Promotion of the Mad River as a water trail. The Miami Conservancy District publishes a map identifying amenities and hazards along the length of the Mad River. Recently, an access point was obtained by ODNR at State Route 29 and State Route 296.

As part of this Plan Update, a *draft* map of parks, paths, and other recreational facilities was created and reviewed by the Subcommittee and Steering Committee.

Parks, Paths, and other Recreational Facilities



Champaign County

- Bike Route 23 (State Route)
- Bike Route 36 (Proposed State Route)
- Simon Kenton Trail
- Route E
- North Lewisburg Multi-Use Trail
- Cardinal Trail
- Park or Natural Area
- Other Recreational Facility
- Collector Road
- Local Road

Map Created: October, 2019.

Sources: Champaign County Engineer, n.d.; Ohio Department of Transportation, TIMS, 2019.

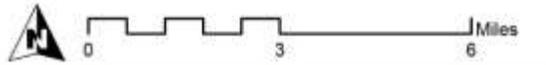
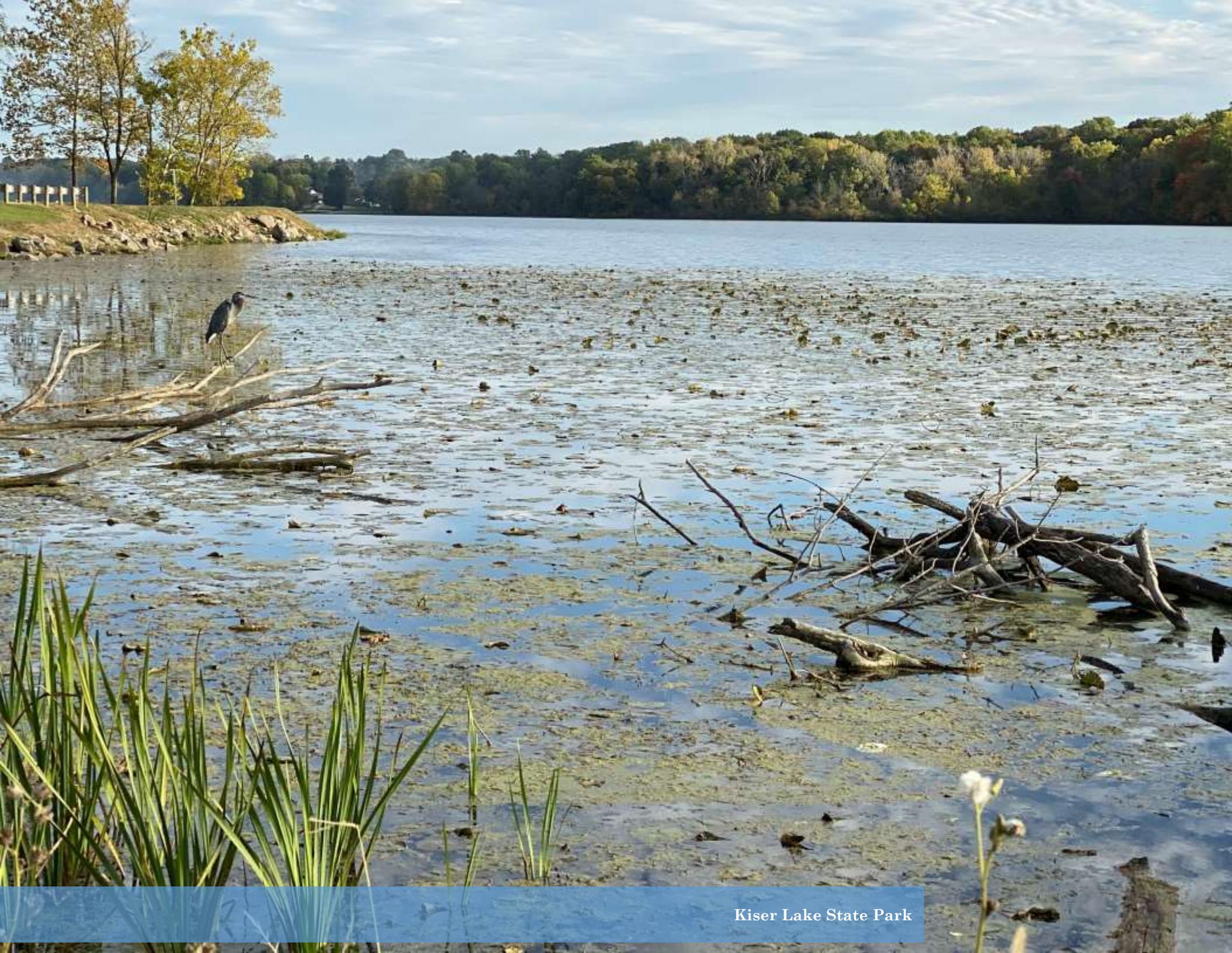


Table 32. Legend to Parks, Paths, and other Recreational Facilities Map.

NUMBER	NAME	NUMBER	NAME
1	Village Park, Christiansburg	18	Champaign County Historical Society
2	Kiser Lake State Park	19	Urbana Wildlife Area
3	Kiser Lake Dedicated Nature preserve	20	Melvin Miller Park, Urbana
4	Harmon Park, St. Paris	21	Kingscreek Community Ball Park
5	Lakeland Golf Course	22	Champaign Family YMCA
6	GYAA Park, St. Paris	23	Roadside Park, Urbana
7	Davey Woods Dedicated Nature Preserve	24	Ohio Caverns
8	Siegenthaler Kaestner Esker Dedicated Nature Preserve	25	Urbana Country Club/Golf Course
9	Concord Community Center	26	Woodland Golf Course
10	Rittenhouse Resort	27	Camp Shiffer, Champaign Family YMCA
11	Birchbark Canoe Livery	28	Cable Ball Park, Cable
12	Cedar Bog Dedicated Nature Preserve	29	Prospect Park, Mechanicsburg
13	Game Time Sports Center	30	Goshen Memorial Park, Mechanicsburg
14	Gwynne Street Park, Urbana	31	Van Darby Club
15	Pointe North, Urbana	32	Unity Park, Mechanicsburg
16	Champaign Aviation Museum	33	North Lewisburg Community Park, North Lewisburg
17	Barbara Howell Park, Urbana	34	Woodstock Ballpark, Woodstock



Kiser Lake State Park

7.4 Public Input

According to survey responses, there is a preference for preservation of open space, scenic beauty, small town and rural atmosphere, and farmlands. Important natural resources included water, air, open space, and farmlands/soils with most participants ranking water resources as highest. Being located between the Dayton-Springfield urban areas to the south and the Columbus urban area to the east makes the County attractive to residents wishing to escape the congestion of the urban area for a more rural, open setting. However, 63% of respondents reported traveling outside of the County weekly for shopping, social, and recreational reasons.

Regarding parks and bike paths in Champaign County, 72.26% of respondents reported utilizing these. The survey sought to identify a preference among respondents about whether they preferred paving the aggregate section of the bike trail, extending the trail east to North Lewisburg or Mechanicsburg, or extending the trail west toward St. Paris and Piqua. While the majority of respondents responded yes to these activities, there was support for all three options and no clear preference for a particular choice.

Respondents were split when it came to tax levies to support expanding amenities. The majority of respondents voted yes for each item. The item that received the most support for a tax levy is the Public Parks with 62.44% people in favor. Additionally, support for Bike Path's received 61.07% voting in support.

When asked about activities they would like to see in Champaign County, there was interest in all activities listed with Festivals/Fairs; Concerts; and Historical Preservation Activities getting the highest votes. Respondents were given the option of adding other suggestions and two suggestions mentioned repeatedly included Athletic Events and Craft Brew/Wine Events.

7.4.1 1993 Comprehensive Plan

In the *Comprehensive Plan for City of Urbana/Champaign County Comprehensive Plan Update (June 1993)*, there were several important key findings and goals. Key findings included:

- Kiser Lake State Park is comprised of approximately 474 acres of mature woodland and fields.
 - Kiser Lake is a 396-acre freshwater lake providing a recreational focal point for residents in Champaign County as well as surrounding counties.
 - Davey Woods State Nature Preserve offers the largest Beech-Maple Woods in the plains of West Central Ohio. The 103 acres of nature land was recently opened in May of 1992.
 - The State Game Farm (Urbana Wildlife Preserve) is operated by the State of Ohio and provides recreational activity to Champaign County residents.
 - Cedar Bog State Natural Preserve is comprised of approximately 427 acres. The Natural Preserve provides trails and educational opportunities.
 - In addition to the areas identified above, there are 27 parks and recreation facilities, both publicly and privately owned within Champaign County.
 - A majority of the parks and recreation facilities are located on the east side of Route 68 and north of route 36.
 - Several Townships lack adequate recreation facilities.
 - The Simon Kenton Corridor, State Route 36, is Champaign County's only locally designated historical corridor. The historic corridor begins in Piqua and follows Route 36 through Urbana to Mechanicsburg.
 - The corridor provides the traveler with pleasant scenic views of rural farmland, historic buildings, and six villages.
 - The Urbana Monument Square Historic District is a nationally recognized historic district. The District encompasses the major portion of the existing central business district in Urbana.
 - The Scioto Street Historic District is also a nationally recognized historic district to the east of Monument Square in Urbana.
 - The historic districts contribute significantly to the rural quality and attractive atmosphere of Urbana.
 - Cedar Bog is a State recognized nature preserve, noted for its historic qualities.
-

Goals include:

- Continue support for State and County parks, nature preserves, and recreational areas.
- Increase publicity and activities in recreation areas and encourage county-wide participation.
- Provide recreational spaces for areas that lack adequate facilities.
- Improve prominence of the Simon Kenton Corridor by improving appearance and increasing image.
- Maintain existing character of County by preserving historic buildings and rural farmland atmosphere.
- Encourage continued revitalization and preservation in existing and potential historic districts.
- Protect Cedar Bog because of historic qualities.

Land Use Goals:

- Implement a greenway park system.

7.5 2004 Comprehensive Plan

The 2004 Comprehensive Plan focused a lot on development and utilities, wanting to promote growth in the urban areas, and preserve agricultural land. The plan did speak briefly to park and recreation facilities. The goals, as they relate to parks, recreation, and cultural resources included:

- Plan Partners will support the location of appropriate recreation and open space facilities to meet the needs and interests of County residents. These facilities will vary in terms of size, number, and variety in order to provide a full range of activities.
 - Plan partners will consider the overall needs of County residents and respective impacts in locating, developing, and maintaining park and open space areas. These needs and impacts will include the following:
 - Type of facility at a specific location
 - Impacts of traffic patterns including increased volumes and parking
-

- Impacts on the physical environment
- Impacts on surrounding land uses
- Plan partners will encourage the preservation of open space in floodplain areas, heavily forested areas, areas with steep slopes, stream and river corridors, sensitive groundwater sources and aquifers, and other areas with unique features.

Green space area creation, as well as, multi-use trail development and designation of Scenic Byways and Highways will be supported by Plan Partners.

7.8 Goals & Objectives

The following goals and objectives were created after review of data gathered in this section and the Existing Conditions Section of this Plan, prior County comprehensive plans, working with the Subcommittee, reviewing public input, key leader interviews, and review of neighboring county plans:

Improve existing parks and recreation facilities.

- Add amenities including, but not limited to, playgrounds, picnic facilities, and restrooms.
 - Create a comprehensive list and map of locations that can be hosted on the Chamber of Commerce & Visitor's Bureau Website. The list and map should designate which amenities and activities are at each location.
-

Provide recreational spaces for areas that lack adequate facilities.

- New parks and recreation facilities should focus on connectivity, if possible. When feasible, encourage travel from one location to another via a multi-use path or other non-automotive method.

Investigate the feasibility of a county-wide parks system or joint recreation district.

- Create a Champaign County parks, trails, and greenways plan.
 - Explore opportunities to establish a scenic byway in the County.
 - Explore and identify funding sources. The Clean Ohio Conservation Fund has funds for environmental conservation, acquisition of green space, and protection and enhancement of river and stream corridors. These are typically awarded through the Ohio Public Works Commission (OPWC) through the Natural Resources Assistance Council (NRAC). Parks districts have historically used these funds to protect natural areas, improve connectivity, and promote passive recreation.
-

Preserve historical and culturally significant buildings and locations.

- Support organizations such as the Champaign County Preservation Alliance and the Champaign County Historical Society.
- Encourage the adoption of historic districts.
- Encourage designation of local, County, State, and national designations.

Continue building on success of the bike trail system.

- Encourage cooperation with the Simon Kenton Pathfinders group, adjacent counties and regional planning commissions, county engineers, and ODOT.
 - Support small modifications to the existing trail network, such as, connection points between locations like the Coffee Depot, downtowns, schools, and other areas.
 - Encourage programming with organizations such as the YMCA to educate drivers and cyclists on rules of the road.
-



UNIVERSALIST
CHURCH 1894

UNIVERSALIST
CHURCH
1894

Universalist Church in Woodstock

§8.0 Transportation

In July 2013, the Ohio Department of Transportation (ODOT) began a two-year pilot program with five multi-county planning organizations providing them with funding to conduct regional transportation planning in coordination with local stakeholders, MPOs, and ODOT. The Logan-Union-Champaign Regional Planning Commission (LUC) is one of those five multi-county planning organizations and Governor Kasich designated LUC as an Ohio Regional Transportation Planning Organization (RTPO) for Logan and Champaign counties in January 2016, formalizing the program that started as a pilot to help spur better and more informed transportation decision-making in Ohio.

The goals of the Transportation Plan have been reinterpreted into a vision statement as part of this Plan Update. That vision is to view transportation activities through the lens of transportation safety; network connectivity, reliability, and efficiency; improve and expand multi-modal access; support economic vitality; and be good stewards of the transportation network.

8.1 Rural Transportation Planning Agency

LUC developed the LUC Regional Transportation Plan as its first RTPO transportation planning document. The Transportation Plan identifies and prioritizes needed investments for maintaining and improving the region's multi-modal transportation network.

The two-year process that developed the Transportation Plan was driven by a Steering Committee of stakeholders from Logan and Champaign counties. Each section was prepared by LUC staff under the direction of a mentor agency—the Miami Valley Regional Planning Commission (MVRPC)—and recommended by the Steering Committee to the LUC Executive Committee. Both local and central office ODOT staff participated in development of the

Transportation Plan and LUC attended several trainings offered by ODOT to develop transportation planning skills and expertise.

In addition to public and regional agency participation in the form of a Steering Committee and mentor relationship with MVRPC and ODOT, public participation was sought at the onset of the Transportation Plan. This occurred through a survey performed by an ODOT consultant. The survey sought public input on the existing transportation network and future needs. This was used, in addition to input from the Steering Committee, MVRPC, and ODOT, to develop goals and guide the development of the Transportation Plan.

The Transportation Plan analyzed existing conditions—such as socio-demographic data, environmental conditions, existing transportation data—and comments on future conditions and fiscal analysis.

After establishment of goals, analysis of existing conditions, and comment on future conditions and fiscal analysis, projects were solicited from jurisdictions within the two counties. Using the goals established, Steering Committee, MVRPC, and ODOT input, criteria was created to rank projects submitted by Steering Committee members, political subdivisions, and city and county engineers. This resulted in a project matrix that listed and ranked the submitted projects.

Finally, the Transportation Plan in its entirety, with specific attention drawn to the project matrix, was presented to the public for input in two open houses—one in each of the counties. After this was completed, a final review of the Transportation Plan was completed and submitted with the recommendation of the Steering Committee to the LUC Executive Committee for adoption.

Without the RTPO process and financial support from ODOT, the Transportation Plan would not have happened. Through the process, LUC staff participated in State committees and regional groups it would otherwise not have participated in. The document, and the collaboration which occurred regionally and with ODOT, will guide both the State and the region's transportation decisions in the future; resulting in better dialogue between the region's stakeholders and members of the public—acting as a single, collective body—to ODOT and the State.

8.2 Goals & Objectives

The intent of this Plan Update is to incorporate and affirm the goals and objectives from the LUC Regional Transportation Plan. Furthermore, this Plan Update incorporates and affirms the recommendations of ongoing and future RTPO studies.

Transportation Safety: Improve and maintain safety of roadway network, reducing the number of crashes in the area and striving to fall within the nation's average range of crash data.

- Identify high crash areas.
- Identify traffic enforcement target areas.
- Create and implement a signage plan to assist in wayfinding, speed regulation, and traffic control.
- Evaluate existing signage for conformance to current standards in high crash areas (intersection and curves).
- Establish a public service announcement system to reduce animal crashes during deer season.

Network Connectivity, Reliability, & Efficiency: Evaluate and improve the highway network to promote safe, reliable, and efficient travel for all road users.

- Evaluate crash data and traffic volume to identify areas of improvement.
-

- Evaluate the need for additional infrastructure at intersections with high traffic volumes.
- Assess local congestion and discuss infrastructure improvements.
- Perform feasibility study of congestion alleviation opportunities.
- Preserve and maintain the existing transportation network.

Multi-modal Access: Improve and expand the public transportation network and non-motorized transportation options to allow easy mobility to all residents and visitors.

- Create a comprehensive Bicycle and Pedestrian Plan for the two counties.
- Identify bicycle-pedestrian connections within activity centers such as schools, hospitals, shopping areas, universities, etc.
- Evaluate trip data for current public transportation.
- Centralize all modes of transportation with one multimodal access hub.

Economic Vitality: Improve economic growth in the region by providing transportation options that support existing businesses and encourage new economic development opportunities.

- Ensure that large manufacturing businesses in the region have adequate access to the freight infrastructure network.
-

- Facilitate the movement of goods into and out of the area and improve the mobility of all freight modes.

Stewardship: Commit to the future and longevity of the transportation network by evaluating the social, environmental, and financial circumstances surrounding each project.

- Address transportation priorities in a manner consistent with fostering social and environmental principles.
 - Develop a fiscally responsible plan and explore funding options to fund proposed transportation improvements.
-

§9.0 Utilities

The Utilities Section of this Plan Update provides a general guide for utility expansion and service during the next several years in order that proper measures can be taken for the protection of health, welfare, and safety of both rural and urban residents. This Plan Update recognizes the need for adequate water supply and distribution systems and wastewater collection and treatment facilities. Additionally, this section briefly discusses other types of utilities such as electric, gas, storm sewer, and internet.

In developing this section, major considerations included future land uses, anticipated population changes and distribution, thoroughfares and transportation facilities, and economic potential. The Comprehensive Plan is intended to assist in the orderly development and redevelopment of the County with present technology and related projections. Orderly development and redevelopment means the intentional effort to control the location, type, amount, rate, and quality of developments in relation to the ability to provide the necessary infrastructure in a fiscally sound and responsible manner.

The vision of this section is to see the preservation of the County’s rural character and development of the majority of residential, commercial, and industrial in areas where public services are already available or nearby.

9.1 Local Context

Water supply is important to any community. An adequate and potable supply is essential, having a direct impact on the health and general well-being of citizens; it is essential to sustaining life, sanitation, commerce, industry, and fire protection. Wells are the major source of water outside municipal boundaries. Ground water is the source of the County’s municipal water systems and wells; protection of the ground water supply is vital to the County. Public

water in Champaign County is available in Christiansburg, Mechanicsburg, North Lewisburg, St. Paris, and Urbana.

Eventually, communities must consider installation of central facilities for collection and treatment of wastewater. The earlier in the urbanizing process that construction of central sanitary sewage facilities are planned and programmed, the more efficient and economical the installation of such facilities is likely to be. Retroactively installing lines along front yards not spaced to consider such installation is difficult enough, but so too is obtaining direct, wider easements for installation of larger neighborhood lines without jogs and bends. Public sewage collection in Champaign County is available in Christiansburg, Mechanicsburg, North Lewisburg, St. Paris, and Urbana. Public sanitary service is also available in Woodstock through a sanitary sewer forced main along State Route 559 from North Lewisburg.

Storm water drainage becomes more of a problem as the landscape becomes urbanized because buildings, roads, and parking lots reduce the area of a watershed which is capable of absorbing rain and melted snow. Separation of storm and sanitary sewage is required as communities become more urbanized. Increased runoff increases the probability that sewage treatment facilities will become overloaded, the result being that the untreated sewage will be discharged into streams along with effluent from treatment plants. This becomes more important as pollution levels in streams increase.

Technology enables placement of utilities almost anywhere regardless of limitations imposed by nature. Several factors affect utility systems. Topography affects considerations such as services areas, location of sites for wastewater treatment facilities, the rate of rainfall runoff, pattern and location of gravity flow services, high pressure water service areas, and water storage facilities. Soil characteristics and subsurface conditions not only affect the use of septic tanks and leaching beds in rural areas, but also influence the cost and type of land development and the cost of construction of underground facilities; soils affect the rate of ground water recharge affecting underground water supply.

Parts of the County indicate a general unsuitability for septic tank systems. Most areas do not possess the size tax base to provide an adequate supply of funds for public works projects. Installation or expansion of public utility

systems in villages and small communities is a difficult financial burden. Construction of a centralized sewer system was most recently undertaken by Christiansburg, which emphasized the burden and expense of the project during the creation of this Plan Update. Additionally, villages emphasized the difficulty in hiring, retaining, and paying an operator to operate plants; a Sewer Class 2 license requires an operator 4 hours a day, 5 days a week and a Water Class 1 license requires 30 minutes a day for 3 days a week. Unlike the City, the villages may not have large commercial and industrial users to help cover these costs.

In 2007, a Champaign County Sanitary Improvements Plan was created; it identified six areas of the County for service, depicted how those areas might be serviced, and provided estimates. If the County were to pursue the sewerage of one of the areas studied in the Sanitary Improvements Plan, the Utilities Subcommittee who worked on this section of the Comprehensive agreed Area A, the Kiser Lake area, would be a high priority for centralized sewerage. Other areas included in the Sanitary Plan were Christiansburg (largely completed), Thackery/Terre Haute area, the areas along US Highway 36 and Dugan Road adjacent to the Urbana Wal-Mart, Cable east toward Woodstock, and scattered residential around Mechanicsburg. There are currently no County-owned or operated centralized sewer treatment facilities in the County and the County is not seeking to construct, own, or operate these types of facilities at this time.

Several soil types commonly found in the County are exceptionally permeable and several others lack adequate permeability; both are unsuitable for septic systems. Soils that are exceptionally permeable pose a risk of contamination of groundwater supplies.

Until 2015, the County was able to write its own rules for private sewer treatment systems; the State now writes the rules for private sewer treatment systems and it requires a site evaluation to determine suitability of the soil for on-site sewage treatment. Results of the soil analysis—permeability, topography, etc.—determine the size and length of the system on contour. Narrow or shallow lots may cause practicality issues: If a 3-4 bedroom house needs lengths between 160-200', this may be a challenge for a lot of 150' width when contours run parallel to the roadway but not for lots of 150' when contours run perpendicular to the roadway. It is therefore prudent to coordinate with the

Health District or to apply for a Site Evaluation prior to performing a lot split. Property owners may experience problems when splitting land without a Site Evaluation.

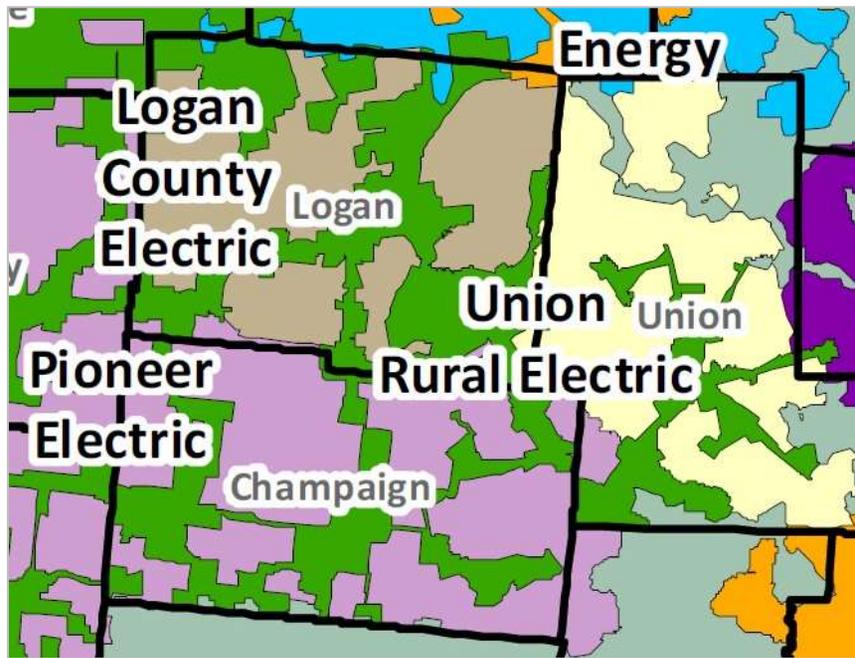
Another complicating factor is the requirement for both a primary and a secondary location and how, on occasion, buildings are found to have been constructed on top of these locations. Particularly, buildings exempt from zoning and/or building regulations, such as agricultural buildings, may be the most frequent problem because those buildings are sometimes constructed without contacting zoning, building, or health officials.

Subdivision statutes are a means of subdividing land, not regulating land use; regulation of land use is a zoning matter. Jurisdictions in the County permitting flag lots are uncommon, but those that do may be interested in seeing increased development. A flag lot is a lot with narrow frontage at the street right-of-way, running a narrow access strip—the pole—back to a larger acreage where the principal building sits. Due to the significant cost of construction of sanitary sewers, providing service to areas of clustered flag lots can be cost prohibitive. These lots are not desirable from the efficiency perspective of traffic, land use, utility planning, and construction. Minimum lot size and frontage requirements have been associated with objectives of sewage treatment, controlling population density, ease of access for firefighting equipment, and economic considerations related to increased aesthetic values. For more information, see *Clark v. Village of Woodmere*.

Current State subdivision statutes permit sprawl through two processes. The statutes exempt lot splits of more than five acres not involving new streets or easements of access and permit splits of up to four lots and one remainder lot along existing public streets. Typically, acreage fronting major thoroughfares in unincorporated areas is subdivided into single-family lots tax year after tax year; this depletes the existing rural character and can reduce prime farmlands; it also does not take advantage of the efficiency provided by public facilities. Schools, police, fire, sewer, and water are inadequately utilized by sprawled development patterns. Guiding growth to the already urbanized areas works to protect the rural character of the County, prime farmland, water quality, and efficient use of public services.

Additionally, discussion amongst the Utilities Subcommittee raised several important points. One issue raised was a need for mapping or communication from other utility providers, such as fiber and electric; this would help with

economic development projects and site selection for developers interested in the County. North Lewisburg is seeking a natural gas distributor, so natural gas may be made available to residents. Concerns were raised among the Utilities Subcommittee members of a need to develop a county-wide understanding of where to encourage manufacturing. For example, there is a large manufacturing district around the Grimes Field airport, but no utilities available on the west side of the airport and only limited discussion has occurred around this. The Utilities Subcommittee also pointed-out the utility priority area for Urbana should be expanded as a result of the construction of new schools on the south side of Urbana; specifying a need for residential in the southeast section of the City between US Highway 68 and State Route 54. Were this to occur, Urbana anticipates its existing well field and treatment plants can adequately serve these needs. With regard to City infrastructure needs, new water mains to support development and looping of the water system will be needed; there is also a need for a water storage tank to supplement the existing east tower, which is nearing demand capacity.



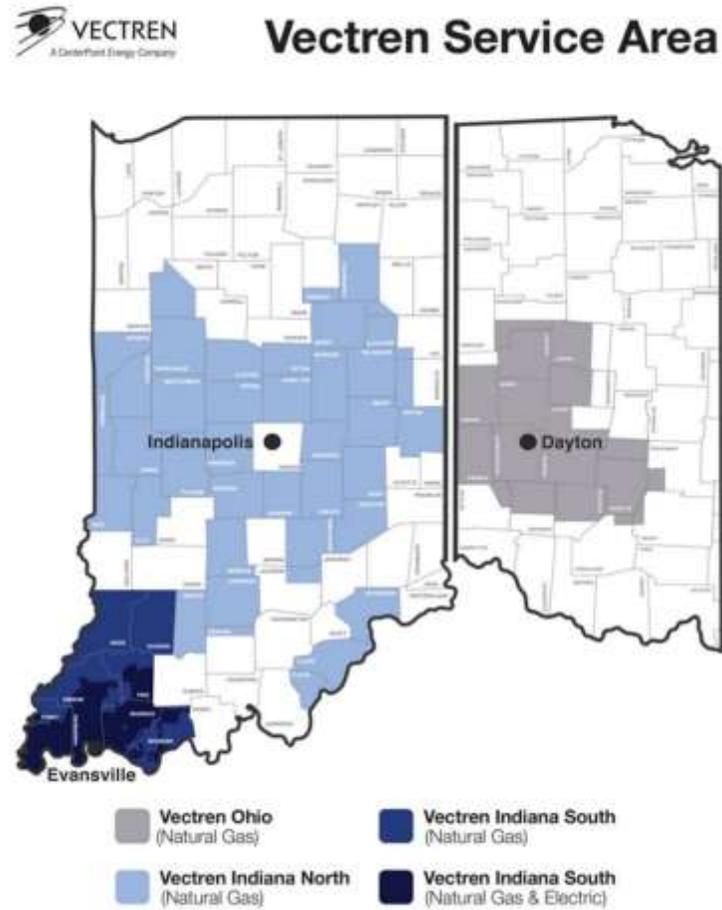
Map 28. Electric Service Areas. (PUCO, 2017).

 Blue	Mid-Ohio Energy
 Brown	Logan County Electric Gas Coop
 Gray-Green	Ohio Edison
 Green	Dayton Power & Light
 Orange	AEP Ohio
 Light Purple	Pioneer Electric
 Purple	Consolidated Electric
 Yellow	Union Rural Electric

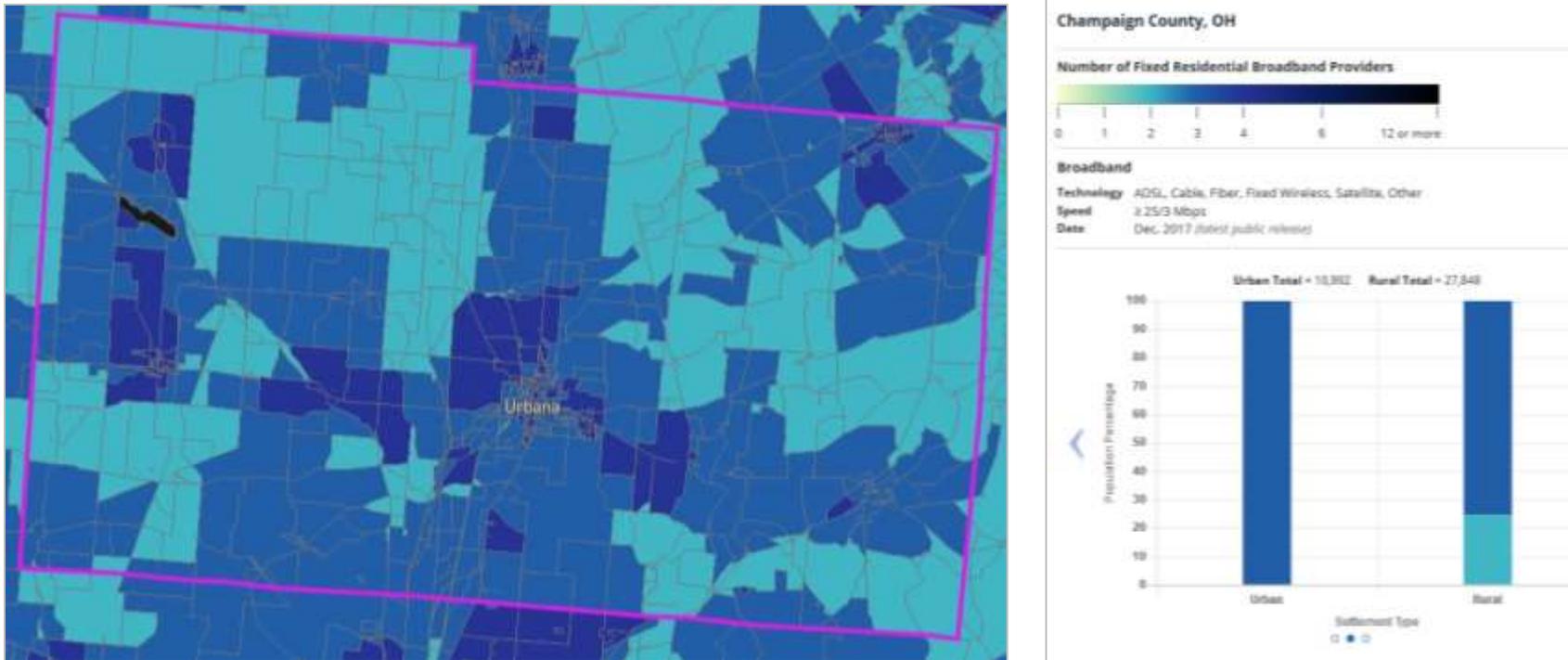


Map 29. Natural Gas Distribution Providers. (PUCO, 2019).

AAE	All American Energy, Gas Coop
CER	Community Energy Resource, Gas Coop
CGO	Col. Gas of OH, PUCO Reg Large Co
MEC	Madison Energy Coop Association, Inc
VEO	Vectren Energy, PUCO Reg Large Co



Map 30. Vectren Service Area. (Vectren, 2019).



Map 31. Number of Fixed Residential Broadband Providers. (FCC, 2017).

9.2 Public Input

The impact of urbanization can have a profound impact on the rural character of Champaign County unless managed properly. On one hand, planned development can contribute positively and enhance the quality of life for County residents. On the other hand, if urbanization occurs without the application and benefits of growth management techniques, the result could be loss of prime agricultural land, increased congestion, depletion of natural resources, and increased demand for County services.

The majority of survey responses indicated a preference for preservation of open space, scenic beauty, small town and rural atmosphere, and farmlands. Important natural resources included water, air, open space, and farmlands/soils with participants ranking water resources as highest. Being located between the Dayton-Springfield urban areas to the south and the Columbus urban area to the east makes the County attractive to residents wishing to escape the congestion of the urban area for a more rural, open setting. Population increases were observed in North Lewisburg and St. Paris and most of the townships on the eastern and southern side of the County.

Responses indicated development preferences. Although most respondents wanted to see housing and manufacturing development, they did not want the development to occur at the expense of the rural atmosphere. Respondents ranked commercial development important, but in or adjacent to municipalities. When asked to rank a preference for a quadrant of the County where respondents preferred to see economic development occur, respondents most frequently chose the preference of no development. Ranking by respondents indicated the most satisfaction with electric service and the lowest rating of satisfaction with sewer service. Respondents identified challenges including lack of housing in all ranges of affordability, rural connectivity and high-speed internet, infrastructure maintenance, and wind turbines, mega farms, pig farms, and industrial farms. (Note: The latter—wind turbines and concentrated animal feeding operations—are regulated by State law and agencies.)

9.3 1993 Comprehensive Plan

In the *Comprehensive Plan for Urbana/Champaign County Comprehensive Plan Update (June 1993)*, there were several important goals. Goals related to utilities included:

- Encourage growth to occur within and adjacent to the existing communities of Mechanicsburg, North Lewisburg, St. Paris, and Urbana.
- Establish growth policies to prevent overburdening of existing utility services or expensive expansion of existing systems.
- Identify areas that are vital to the ground water supply and establish ordinances for the protection of the ground water from contamination.
- Identify areas unsuitable for septic system development and establish a policy to prevent septic systems (and/or aeration units) in unsuitable soils.
- Establish policies to address overburdened leach fields and failed septic systems that currently exist throughout the County.
- Establish standards for minimum lot requirements for the installation of septic systems in the County.
- Investigate the existing storm water system problems.
- Establish a policy of requiring percolation testing before issuing approval for new septic systems.
- Identify areas around Urbana appropriate for development of industrial and manufacturing activities to increase job opportunities and expand the County tax base.

The 1993 Plan estimated 66% of the County's growth during the 1980's occurred in the townships; it sought to redirect growth through a guided growth policy, aiming for 66% of the County's growth to occur in the municipalities and 33% of the County's growth to occur in the townships. Between 1990 and 2010, the townships grew by 3,306 (81% total growth) and the municipalities grew by 772 (19% total growth). In order to have achieved the 2010 Guided Growth Target, all southern and eastern townships would have had to experience no growth and Urbana would have had to meet its Guided Growth Target.

Table 33. Comparison of 1993 Plan Guided Growth Target to Observed Populations (U.S. Census Bureau, 1995, 2000a, 2010a; Champaign County, 1993).

	2010 GUIDED GROWTH TARGET	2010 OBSERVED POPULATION	2000 OBSERVED POPULATION	1990 OBSERVED POPULATION
<i>COUNTY TOTAL</i>	<i>40,171</i>	<i>40,097</i>	<i>38,890</i>	<i>36,019</i>
Adams	1,124	1,110	1,100	1,114
Concord	1,210	1,422	1,408	1,122
Goshen	1,451	2,052	1,639	1,369
Mechanicsburg	2,044	1,644	1,744	1,803
Harrison	838	932	823	713
Jackson	1,554	1,904	1,763	1,435
Christiansburg	621	526	553	599
Johnson	1,657	1,631	1,578	1,539
St. Paris	2,131	2,089	1,998	1,842
Mad River	2,525	2,821	2,650	2,353
Rush	965	818	874	792
North Lewisburg	1,490	1,490	1,588	1,160
Woodstock	314	305	317	296
Salem	2,117	2,382	2,296	2,045
Union	1,665	2,106	1,788	1,525
Mutual	118	104	132	126
Urbana	3,903	3,159	3,366	3,417
Urbana	12,836	11,793	11,613	11,353
Wayne	1,603	1,809	1,660	1,416

The 1993 Plan also depicted service areas and planned growth areas for each municipality. In the update of this Plan, each municipality discussed the feasibility of each of those growth areas and how said areas relate to utility access. Additional maps follow, depicting septic suitability, groundwater availability, and groundwater pollution potential. These maps are included to further emphasize the need for water quality protection.

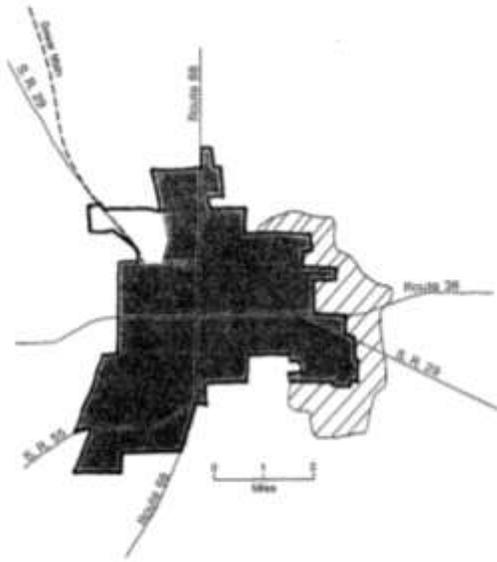


Figure 10. Urbana Growth Area (1993 Plan)

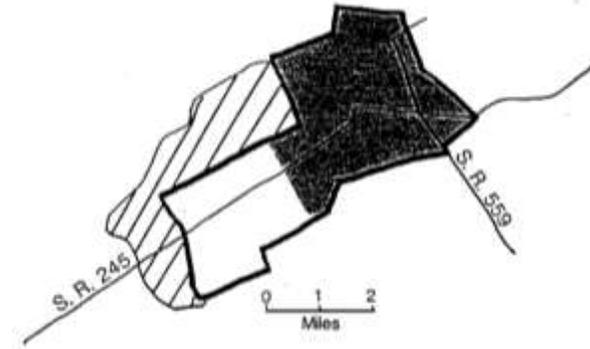


Figure 12. North Lewisburg Growth Area (1993 Plan)

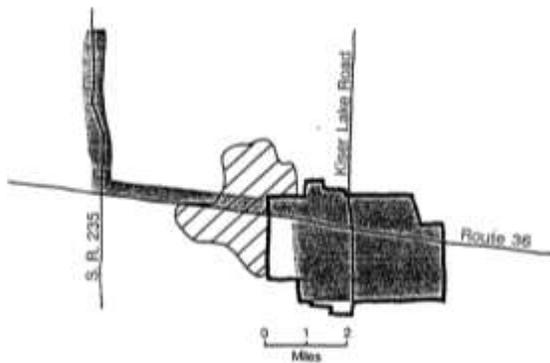


Figure 11. St. Paris Growth Area (1993 Plan)

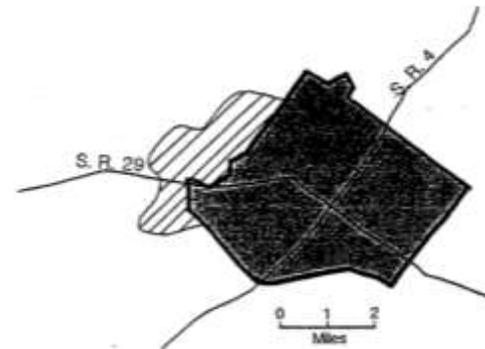
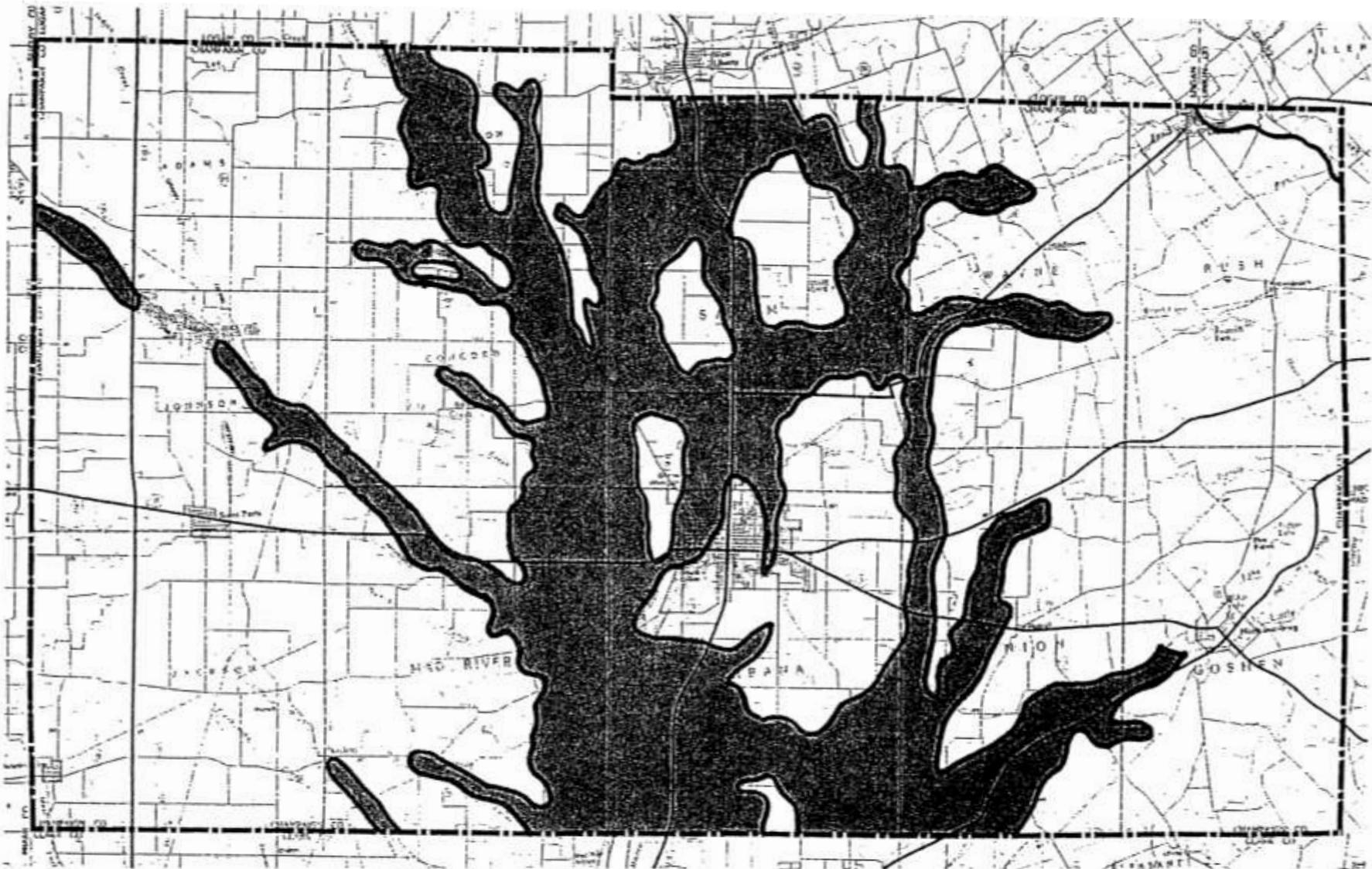


Figure 13. Mechanicsburg Growth Area (1993 Plan)



KEY

 AREAS WHERE SOILS NOT SUITABLE FOR SEPTIC SEWAGE SYSTEMS ARE COMMON

 PLANNING & DESIGN
 CONSULTANTS

URBANA/CHAMPAIGN COUNTY

COMPREHENSIVE PLAN

SEPTIC SUITABILITY

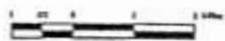


Figure 6B



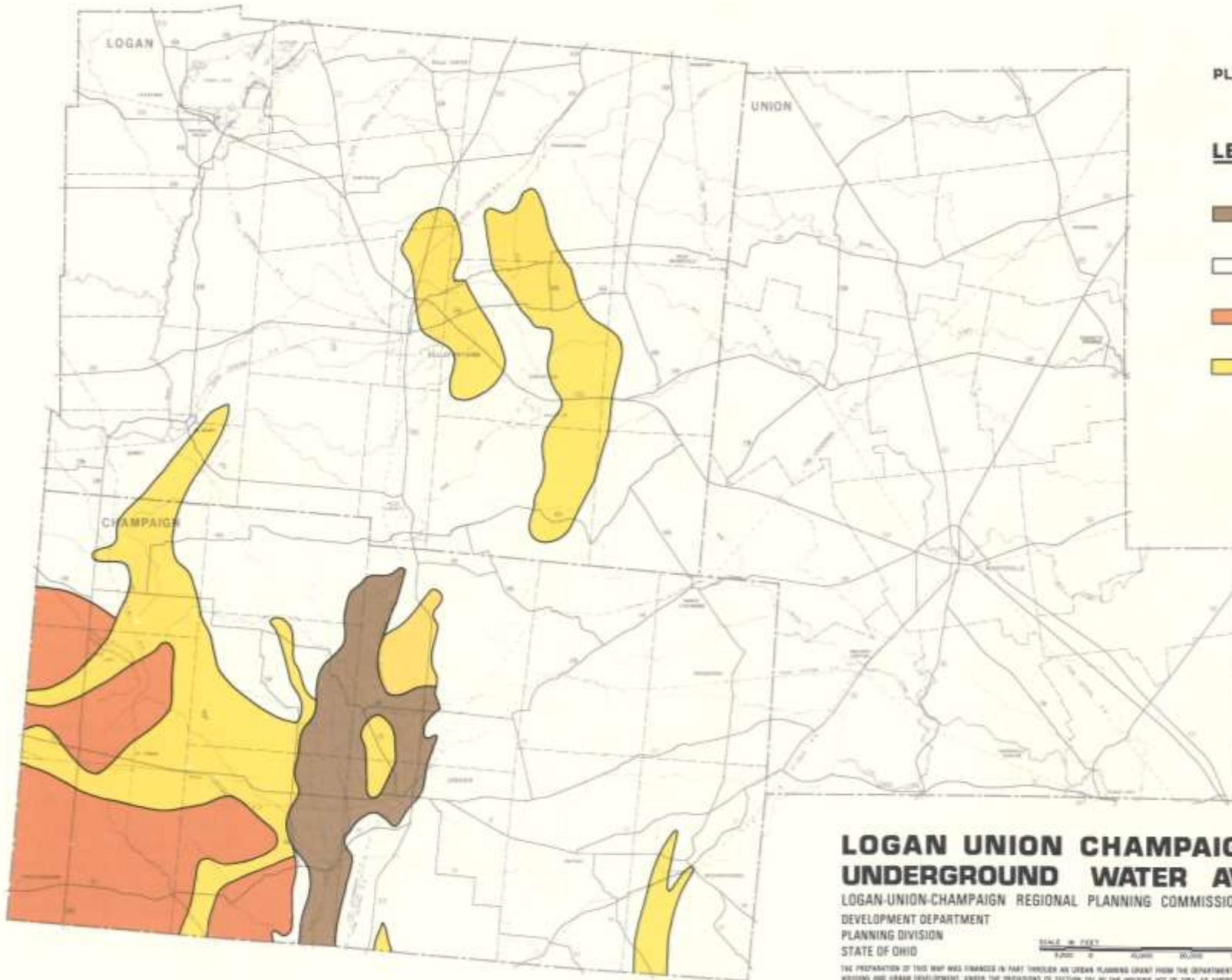


PLATE 9

LEGEND

- YIELD OVER 500 GALLONS/MINUTE
- YIELD 100-500 GALLONS/MINUTE
- YIELD 25-100 GALLONS/MINUTE
- YIELD 5-25 GALLONS/MINUTE

**LOGAN UNION CHAMPAIGN REGION
UNDERGROUND WATER AVAILABILITY**

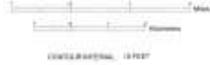
LOGAN-UNION-CHAMPAIGN REGIONAL PLANNING COMMISSION
DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STATE OF OHIO



THE PREPARATION OF THIS MAP WAS FINANCED IN PART THROUGH AN URBAN PLANNING GRANT FROM THE DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNDER THE PROVISIONS OF SECTION 101 OF THE HOUSING ACT OF 1954, AS AMENDED.

Ground Water Pollution Potential of CHAMPAIGN COUNTY

by
Wayne Jones



- County Line
- - - - - Township Line
- - - - - Incorporated City Line



Hydrogeologic Settings

- 7A6 - Gault Till Over Glacial Sedimentary Rock
- 7A4 - Gault Till Over Limestone
- 7A1 - Sand & Gravel interbedded in Gault Till
- 7B - Outwash
- 7B - Outwash Over Limestone
- 7C - Bullitt Valley
- 7C - Alluvium Over Glacial Sedimentary Rock
- 7E - Alluvium Over Shale/Till
- 7E - Alluvium Over Outwash

A more detailed description of the hydrogeologic settings and the evaluation of the pollution potential may be found in the publication "Ground Water Pollution Potential of Champaign County", (GWPP Report No. 38), Ohio Department of Natural Resources, Division of Water.

Pollution Potential Index Range

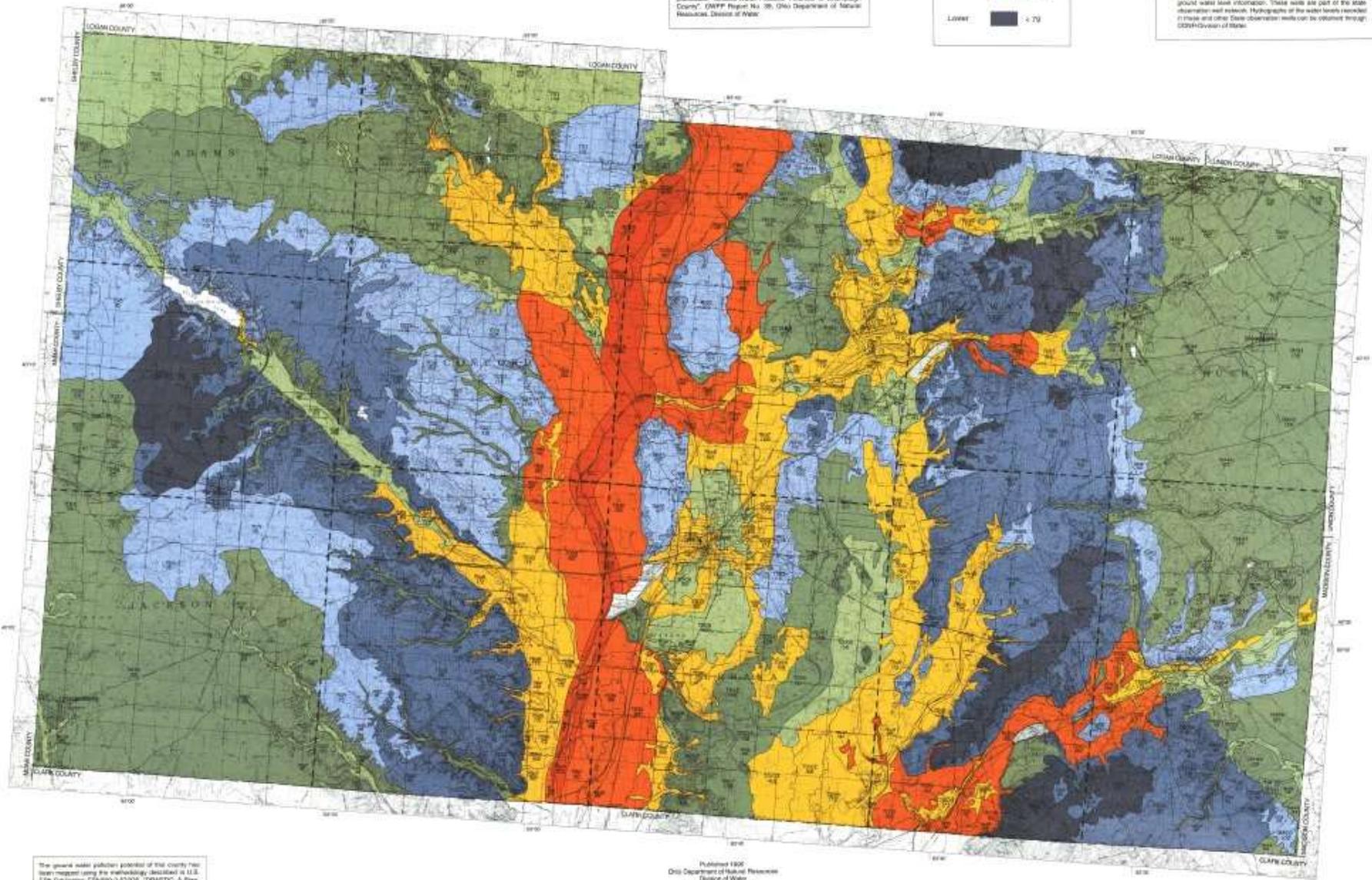


Description of Map Symbols



Observation Well Site:
 Gravel Pit / Quarry:

*Observation well sites indicate the location of wells used to collect ground water level information. These wells are part of the state observation well network. Hydrographs of the water levels recorded in these and other state observation wells can be obtained through the Division of Water.



The ground water pollution potential of this county has been mapped using the methodology described in U.S. EPA Publication 600/3-82/006, "DGMATIC: A Standardized System for Evaluating Ground Water Pollution Potential Using Hydrogeologic Settings" (EPA et al., 1982).

Published 1995
 Ohio Department of Natural Resources
 Division of Water
 Water Resources Section
 4925 Fountain Square
 Columbus, Ohio 43224

9.4 Goals & Objectives

Keeping in mind the goals and objectives of the 1993 Plan, the 2004 Plan, and research done during the creation of this Plan Update, the following goals and objectives were created:

Promote land use decisions which recognize and address the impact of development on the County's drainage system, roads, streams, groundwater, natural areas, prime agricultural land, and public services.

- Manage growth by defining a rational pattern of urban expansion, checking costly suburban sprawl and preventing overburdening of existing utility services or expansive expansion, while protecting natural assets and scenic qualities of the County's rural landscape. Encourage growth to occur within and adjacent to the existing communities of Mechanicsburg, North Lewisburg, St. Paris, and Urbana.
 - Guide the development of residential areas to infill where existing urban community services are located while providing a wide range of living accommodations for a variety of family types and income levels.
 - Encourage preservation of agricultural lands, protection of farming activity, and maintenance of open spaces in unincorporated areas of the County. Population centers may see infill and redevelopment.
 - Revisit standards for minimum lot requirements for the installation of septic systems, to control population density, to provide ease of access for firefighting equipment, and for economic considerations related to increased aesthetic values and preservation of the County's rural character.
-

- Due to technology advancements, it may be important to establish and update model zoning text for alternative energy systems including solar and small wind projects under 5 MW.

Protect the quality of surface and ground water.

- Work with the Health District and the Soil & Water Conservation District to prevent septic systems (and/or aeration units) in unsuitable soils and to decommission unused wells.
- Protect areas with high ground water pollution potential such as the areas along the Mad River.
- Due to soil and drainage limitations in some areas, avoid expansion of residential development in those areas unless they are capable of being served by central water and sewer facilities.

Continue and expand upon recycling options available in the County. Encourage the continuation and expansion of curbside recycling in municipalities.

Develop a county-wide understanding of where to encourage manufacturing.

- Encourage increased mapping and communication of other utility providers, such as fiber and electric, to assist with economic development projects and site selection.
- Identify areas around Urbana appropriate for development of industrial and manufacturing activities to increase job opportunities and expand the County tax base.
- Avoid closing the door to unanticipated opportunities by getting land use mapping on the same page and showing opportunities within existing zoning districts.

Stay informed of and promote adequate volumes and access to natural gas. Eliminate and reduce the number of “no service” letters.

- Promote North Lewisburg’s efforts to find a natural gas distributor so natural gas may be made available to residents.

Reassess and consider opportunities where the County Sewerage Plan, created in 2007, recommends centralized sewage. Although density may not currently support these numbers, this may not always be the case.

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Champaign County Commissioners

COMMISSIONERS

BOB E. CORBETT
STEVEN R. HESS
DAVID E. FAULKNER



CLERK/ADMINISTRATOR

ANDREA MILLICE

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RECEPTIONIST/BOOKKEEPER

NATALIE RANSELL

September 30, 2020

COMPREHENSIVE PLAN – 2020 UPDATE - ADOPTED

THE BOARD OF COMMISSIONERS of Champaign County, Ohio met in regular session September 29, 2020 with the following present:

Bob Corbett
Steve Hess
Dave Faulkner

Mr. Faulkner moved for the adoption of the following Resolution:

RESOLUTION APPROVING AND ADOPTING THE CHAMPAIGN COUNTY COMPREHENSIVE PLAN 2020 UPDATE

WHEREAS, the Champaign County Board of Commissioners (Board) authorized the Logan-Union-Champaign Regional Planning Commission (LUC) to undertake and complete a detailed Comprehensive Plan of transportation, utilities, land use, open space, environmental influences, and the social, cultural, and economic conditions of Champaign County; and,

WHEREAS, representatives of numerous agencies and organizations in Champaign County and members of the public participated in the creation of the Comprehensive Plan; and,

WHEREAS, the Comprehensive Plan was prepared to serve as a planning tool to help guide growth and development within Champaign County; and,

WHEREAS, the Comprehensive Plan contains numerous recommendations, goals, and objectives which may result in future changes in land uses, traffic patterns, locations of streets and roads, sanitary sewers, water lines, storm sewers, and other public utility facilities, and social, cultural, and economic conditions within Champaign County; and,

WHEREAS, the Board held a public hearing and otherwise solicited public input on the Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CHAMPAIGN COUNTY BOARD OF COMMISSIONERS, that in the interest of the public convenience, comfort, prosperity, or general welfare in accordance with RC §303.02:

1. The Champaign County Comprehensive Plan 2020 Update dated September 29, 2020, as prepared by the Logan-Union-Champaign Regional Planning Commission is hereby approved and adopted as the most current Comprehensive Plan for Champaign County.
2. The Champaign County Comprehensive Plan 2020 Update as adopted this day shall serve as the official planning guide for Champaign County until superseded by a subsequent legally adopted plan.
3. This Board shall appoint a Steering Committee to oversee and lead the implementation of the various recommendations, goals, and objectives contained in this Comprehensive Plan.
4. It is hereby found and determined that all formal actions of this Board concerning and relating to the adoption of this Resolution were passed in an open meeting of the Board, and that all deliberations of this Board that resulted in such formal action, were in meetings open to the public, and in compliance with all legal requirements including RC §121.22.

Mr. Hess seconded the motion and the result of the vote was:
Mr. Corbett, yes; Mr. Hess, yes; Mr. Faulkner, yes.

I, Andrea Millice, Clerk/Administrator of the Board of Commissioners, certify this to be a true and correct statement as taken from the minutes of the Commissioners' Journal, Volume 64, under the date of September 29, 2020.



Andrea Millice, Clerk/Administrator
Champaign County Board of Commissioners
Champaign County, Ohio

cc: LUC Regional Planning