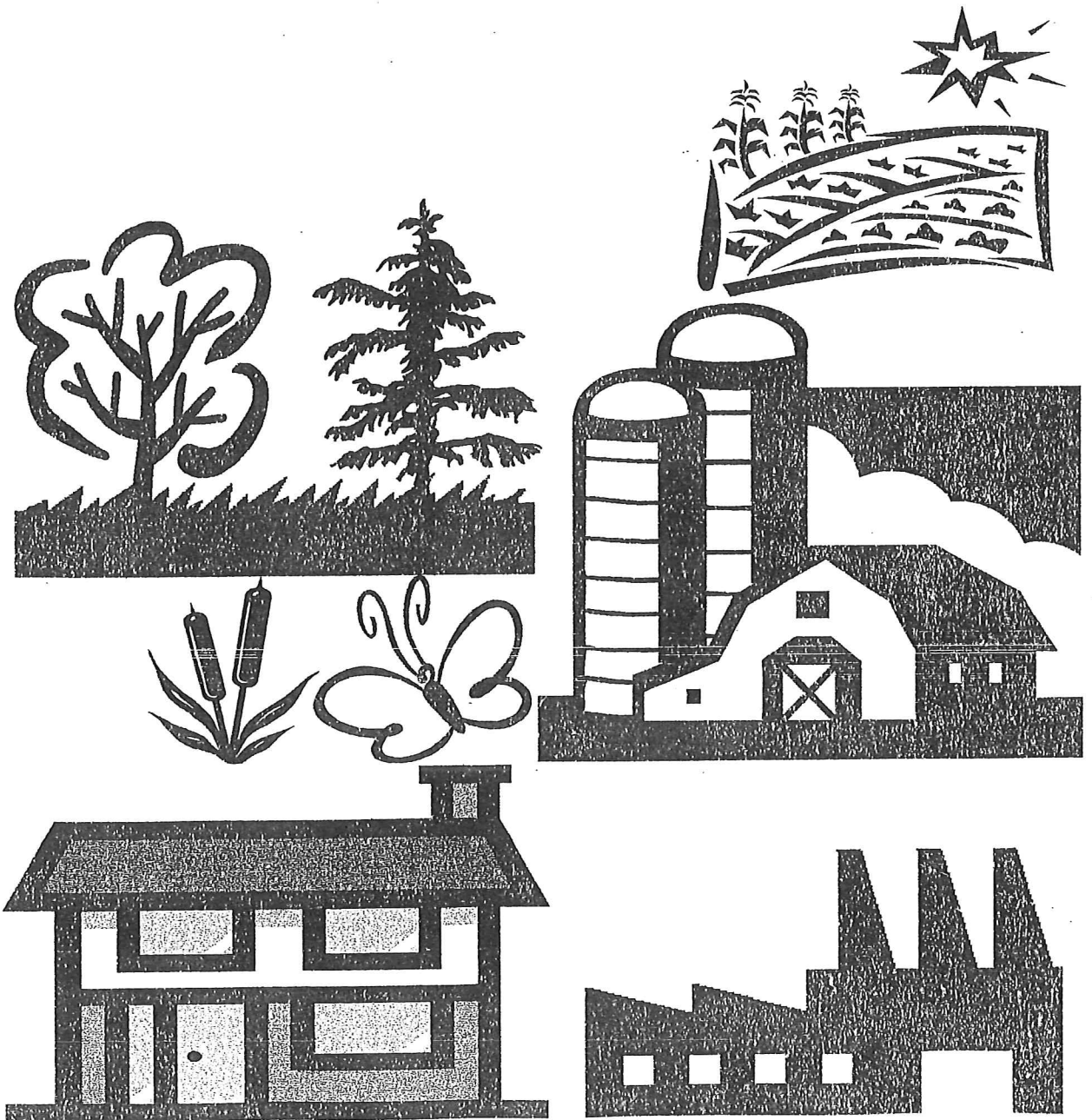


Spencer Township Land Use Plan



**SPENCER TOWNSHIP FUTURE LAND USE PLAN
CONTRIBUTING COMMITTEE MEMBERS**

James O'Shea, Chairman

Patricia Long, Secretary

Ray Croskey, Sr.

Carol Gaffney

Michael Koepplinger

Rena Lancaster

Shirley Meredith

James Meredith

John Nagy

Ken Pheils

Terry Seidel

and

TOWNSHIP TRUSTEES

Anthony Kazmierczak, Chairman

Michael Hood, Vice Chairman

Tim Lewis, Member

TABLE OF CONTENTS

<u>TITLE</u>	<u>PAGE</u>
INTRODUCTION	1
CHAPTER 1 - PROCESS	3
CHAPTER 2 - GOALS AND OBJECTIVES	
OVERVIEW	5
GENERAL AND ECONOMIC	5
INFRASTRUCTRE	6
ENVIRONMENTAL	6
REGIONAL	6
CHAPTER 3 - COMMUNITY PROFILE	7
CHAPTER 4 - PHYSICAL AND NATURAL FEATURES	
INTRODUCTION	9
NATURAL FEATURES	9
WETLANDS OF THE OAK OPENINGS	11
AGRICULTURAL AREA	11
SOILS	12
GROUNDWATER	12
CHAPTER 5 - IMPACT OF TOLEDO EXPRESS AIRPORT ON SPENCER TOWNSHIP	17
CHAPTER 6 - WATER AND SEWER SERVICES	20
CHAPTER 7 - TRANSPORTATION	23
CHAPTER 8 - CURRENT LAND USE AND ZONING	
CURRENT LAND USE	25
LAND USE DISTRIBUTION	28
LAND USE SUMMARY	29
ZONING	29
CHAPTER 9 - PROPOSED LAND USE	
AGRICULTURAL	31
RESIDENTIAL	32
INDUSTRIAL	32
COMMERCIAL	32
OPEN SPACE/CONSERVATION AREAS	32
CONCLUSION	33

<u>TITLE</u>	<u>PAGE</u>
CHAPTER 10 - PLAN IMPLEMENTATION	
LAND USE POLICIES	35
STRATEGIES AND RECOMMENDATIONS	35
SERVICES AND FACILITIES	36
ZONING RECOMMENDATIONS	36

<u>TABLES</u>	<u>PAGE</u>
1 - LOT SPLIT APPLICATIONS	7
2 - POPULATION	8
3 - SOCIO-ECONOMIC PROFILE	8
4 - AIRPORT ACCESS IMPROVEMENT PRIORITIZATION PLAN	19
5 - LAND USE DISTRIBUTION BY ACRES	28
6 - TOWNSHIP SURVEY RESULTS	38

<u>MAPS</u>	<u>PAGE</u>
1 - GENERAL LOCATION	4
2 - SOIL ASSOCIATIONS	14
3 - NATURAL FEATURES	15
4 - OAK OPENINGS BOUNDARY	16
5 - FUTURE TWO-HUB NOISE COMPATIBILITY	18
6 - SEWER SERVICES	21
7 - WATER SERVICES	22
8 - TRANSPORTATION ROADWAY MAP AND TRAFFIC FLOW	24
9 - CURRENT LAND USE	26
10 - ZONING	27
11 - FUTURE LAND USE	34

<u>ADDITIONAL INFORMATION</u>	<u>PAGE</u>
COMMUNITY SURVEY	38

SPENCER TOWNSHIP FUTURE LAND USE PLAN

INTRODUCTION

Located three miles west of the City of Toledo in western Lucas County, land in Spencer Township consists of farmland, protected natural areas, single and multiple family residences, an industrial park and some scattered neighborhood commercial areas. Single family dwellings are found throughout the Township on large acreage parcels, many of which include ponds. Farmland is being reused for single-family homes as growth continues to the west.

In the early 1940's, African-Americans, Hispanics and other ethnic groups began moving into Spencer Township to purchase land and build their homes. There were few building codes in Lucas County at that time and many of the houses were built sub-standard. Before long, some of them became uninhabitable and fell or burned down. The only affordable land available was located in the eastern end of the Township, but it was low-lying, prone to flooding and difficult to farm due to the standing water.

The most active area in the Township was the intersection of Angola and Irwin Roads. There was a grocery store and gas station on the southwest corner owned by Henry and Mabel Wallace and a grocery store and gas station on the southeast corner owned by Jim and Agnes Russell. On the northeast corner was the Spencer Sharples School system which accommodated grades one through eight. Once the students completed eighth grade, they transferred to the Swanton School System until the early 1960's when an addition was constructed to accommodate grades nine through twelve at the Spencer Sharples school.

The corner of Crissey and Angola Roads provided a grocery store, gas station and hardware store that were owned and operated by the Lammon family. The stores were on the southwest corner and the residence was on the northwest corner. In the early 1950's, another grocery store and gas station, owned by Henry and Thelma Smith, were constructed on Angola Road west of Eber Road. Additionally, churches and other public and private buildings were built in the area.

In the 1970's, the State of Ohio forced Spencer Township to join the Toledo Public School System and the Spencer Sharples school closed in the late 1970's. There were not enough students to keep it open. Some residents felt that Toledo and other areas of the County had more opportunities and moved out of the Township. At the same time, the Lucas County Board of Commissioners created a "newtown" plan which consisted of new homes, businesses and more services to the Township and its residents. This, however, did not stop the residents from leaving the Township. Many of the residents who stayed and assisted with the improvements felt that development plan was good for the overall benefit of the Township.

The Township has been plagued with unattractive businesses, the worst being automobile salvage yards. At one time, the Township had twenty-two salvage yards with more intending to move in. Due to the diligence of the Township Trustees creating a Zoning Commission and the subsequent action on their part, the Spencer Township Zoning Resolution was adopted. It was passed by the voters in November 1963 and was certified

three days after the election. The Zoning Rules and Regulations gave the Township a legal means in which to control and regulate the various land uses coming into the area.

The purpose of this Land Use Plan is to anticipate and guide the physical development of Spencer Township. It is an overall Land Use Plan that addresses the affects and impacts of development and will provide a means in which to protect the Township's unique natural areas.

In a greater sense, the Land Use Plan will incorporate long and short term County land use and development policies which will help ensure that future growth within the Township is consistent with the overall goals and objectives for Lucas County as a whole. The land use and development policies recommend the plan conform to adopted county and areawide development policies. This framework is a realistic one in that it recognizes the responsibility of the county to adopt a general plan for the entire county, yet at the same time acknowledges the zoning authority of the individual townships, who must base their zoning decisions on a locally acceptable long range land use map.

The plan process begins by establishing the goals and objectives for plan development. The process continues by the development of an inventory of existing conditions and uses which includes natural and physical features of the Township, its population distribution, economics and growth and its current land use and zoning. This background information is analyzed in light of the plan's goals and objectives. Conclusions and recommendations are based upon these findings and reflected in the Land Use Plan. Planning and development policies are proposed as a means to assure plan implementation. The success of the plan's goals and objectives relies on the adherence to these policies.

SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 1: PROCESS - HOW WE GOT HERE

In 1979, the Board of Lucas County Commissioners adopted the "Policy Plan on Land Use and Housing for Lucas County." This plan divided the county into the following five development zones:

- Redevelopment Zone
- Revitalization Zone
- In-Fill Zone
- Expansion Zone
- Agriculture Zone

Delineation of these five development zones was based on several factors, including area needs, availability of services, projected growth, and the orderly development of land uses. The 1979 plan included the entirety of Spencer Township within the Agricultural Zone, due to the Township's predominantly rural character and the lack of services such as public water and sewer with the exception of Lucas County's Westwinds Industrial Center, which was identified in the Expansion Zone because of the availability of water and sewer lines. The goal for the Agricultural Zone was to maintain low intensity residential development and long term agricultural usage and to not provide urban infrastructure, such as public water and sewer, in this zone.

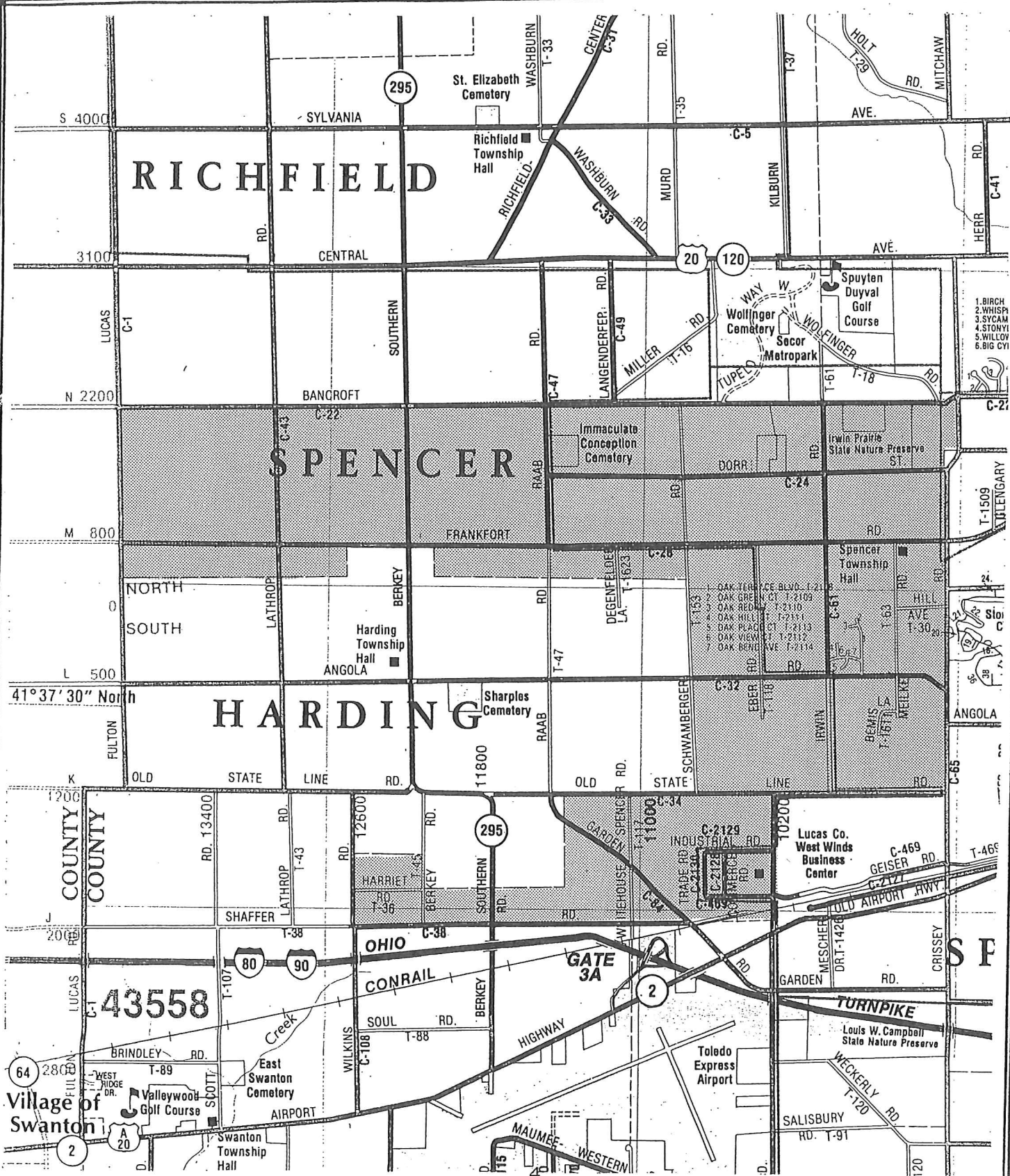
This plan was used as the general basis for zoning and land use recommendations in the 1980's and 1990's. Since this time, the 1979 Lucas County Policy Plan has been updated and is expected to be formally adopted in 1999.

However, the continued westward growth of the Springfield and Sylvania Township areas, the extension of public utilities along Airport Highway to Toledo Express Airport, the increased air cargo and related economic development activity centered on the Airport and the interest in preserving the unique natural land forms have highlighted the need for an up-to-date land use plan for Spencer Township.

The Spencer Township Trustees appointed a land use planning team to work with the Lucas County Plan Commission staff to guide the development of a land use plan for the Township. The planning team included members of the Spencer Township Zoning Commission, Board of Zoning Appeals, citizen representatives and representatives from the Nature Conservancy. The Lucas County Commissioner's Office, Engineer's Office, Health Department, Auditor's Office, Sanitary Engineer and Soil and Water Conservation District also provided critical information in formulating the plan.

The Spencer Township Land Use Planning Team held its initial meeting in January 1998. Work sessions were held monthly with all Planning Team members contributing their expertise to the process. After reviewing information from an area citizen survey, holding public work sessions, and drafting several versions of the plan, the document was finalized. The Spencer Township Board of Trustees endorsed the plan which was recommended for approval by the Lucas County Plan Commission. The plan was ultimately adopted by the Lucas County Board of Commissioners.

GENERAL LOCATION



SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 2: GOALS AND OBJECTIVES

OVERVIEW

The plan concept is more strategic than comprehensive in nature. It sets overall planning direction, establishes development goals and objectives, policies for guiding land development and strategies for implementation. This approach lacks the specific information and detail of a comprehensive plan, but gives focuses on the need for development of sound land use policy and proposes implementation measures through zoning, land use regulation and the provision of services.

The first step was to develop an inventory of existing land use and development activities in the township. A land use inventory was completed in November 1998. Existing conditions were evaluated, land use concerns and issues were addressed and concepts formed for future development planning. To implement the plan, goals and objectives were established and will serve as the framework for plan development.

Goals are concepts or ideas that are directed to some action or accomplishment. Goals should be few in number, general in nature, and long range. Objectives need to be specific targets that are measurable and serve as guide posts toward accomplishing the goal. Objectives may be revised as conditions and circumstances change, but overall direction should be maintained by always focusing on the goal. To meet the objectives of the plan, land use and development policies need to be adopted. Policies are definite courses of action that should be used to guide planning, direct capitol expenditures and determine future development. Adherence to adopted land use policies is key to plan implementation and assuring that overall goals and objectives are met for future land use, development, and maintenance of a quality living environment.

The following development goals and objectives are established for the Township.

GENERAL AND ECONOMIC

GOAL: Maintain economic stability and environmental quality through implementation of consistent land use policies.

OBJECTIVES

- To provide for orderly and planned development of the Township in order to minimize existing and future land use conflicts within the Township and neighboring jurisdictions.
- To preserve the rural character of the Township, especially adjacent to conservation areas.
- To minimize conflict between agricultural-related land uses and current and future residential development.
- To maintain the Township's tax base

GENERAL AND ECONOMIC

OBJECTIVES (continued)

- To support planning and development of Spencer Township in accordance with Spencer Township Land Use Plan and Lucas County Policy Plan on Land Use and Housing.
- To encourage land use and development that is compatible with the natural and physical features of the "Oak Openings" land forms.
- Endeavor to cooperate with other jurisdictions in matters of zoning and land use.

INFRASTRUCTURE

GOAL: To support public improvements of water, sewers, drainage, roads, etc. consistent with the wishes of Township residents.

OBJECTIVES

- To plan street and utility improvements to best meet the wishes of the Township's residents and businesses.
- To seek planning and coordinated management in the use of surface water and drainage.

ENVIRONMENTAL

GOAL: Maintain environmental quality by focusing on the preservation of high quality natural and agricultural areas.

OBJECTIVES

- To identify and preserve environmentally sensitive areas, such as wetlands and unique natural areas as well as agriculturally productive areas.
- To preserve and maintain the level and quality of the shallow water table. Discourage overuse and improper placement of septic systems.
- To identify "development corridors" and "zones" which may require specific land use policies and encourage development compatible and consistent with the Spencer Township Land Use Plan.

REGIONAL

GOAL: Seek implementation of land use plan through inter-jurisdictional cooperation and coordination of planning and in the provision of services.

OBJECTIVES

- To promote cooperation with neighboring jurisdictions and county government.
- To coordinate Township land use and development with adopted plans of Metro Parks, Lucas County and neighboring Townships.

SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 3: COMMUNITY PROFILE

Located in Western Lucas County, Spencer Township covers 7,616 acres (approximately 12 square miles). While agricultural land uses portray a significant portion of the total land area (2,986 acres), the Township has a number of unique features that contribute to the overall character of the Township. Spencer Township encompasses the Kitty Todd Nature Preserve and other protected areas owned by the Nature Conservancy, whose land holdings total nearly 356 acres of the Township. Additional protected open such as the Irwin Prairie State Nature Preserve, which is owned by the State of Ohio, brings the total natural areas in Spencer Township to 591 acres. Lying west of the City of Toledo and rapidly developing Springfield Township, Spencer abuts Fulton County, the Townships of Sylvania, Richfield, Swanton and virtually encircles Harding Township. Although predominately rural in nature, Spencer is home to the Westwinds Industrial Center located in the Southeast section of the Township. In short, Spencer possesses unique natural features, is home to existing and future potential industrial growth, and is in the path of the westward expansion of the Toledo urban area.

From 1970 to present, the Township has experienced a 13.5% drop in population, but by the year 2010 (TMACOG) has projected a modest but steady growth in the Township.

Table 1
Lot Split Applications

<u>Year</u>	<u>Number of Lot Split Applications</u>
1990	2
1991	7
1992	4
1993	4
1994	9
1995	22
1996	21
1997	9
1998 (through September)	4
Total 1990-1998	82

Table 2
Spencer Township Population

<u>Year</u>	<u>Population</u>	<u>Change</u>
1970	1,925	-----
1980	1,744	-181
1990	1,665	-79
1995	1,663	-2
2000	1,662	-1
2005	1,697	+35
2010	1,732	+35

Source: 1970-1990 U.S. Census
1995-2010 TMACOG Projections

In terms of socio-economic characteristics, Spencer Township's demographics compare favorably to Lucas County as a whole. The Township's median household income exceeds the County's median, while the Township's poverty rate is lower than the County's rate.

Table 3
Spencer Township Socio-Economic Profile*

	<u>Spencer Township</u>	<u>Lucas County</u>
Population	1,734	462,361
Median Age	32	31.1
Households	593	177,500
Persons Per Household	2.92	2.56
Persons 65 years and older	168	59,930
Percent of persons 65 and older	10.3%	13.0%
Percent high school graduates	67.7%	76.2%
Median Household Income	\$28,401	\$28,245
Poverty Rate	13.2%	15.3%
Median Housing Value	\$39,667	\$56,900
Housing Units	653	191,388
Percent Owner-Occupied	53.1%	65.0%
Percent Racial Balance:		
Caucasian	60.6%	82.2%
African-American	35.4%	14.8%
Other	4.0%	3.0%

*These figures are for Census Tract 94 (Source: 1990 U.S. Census)

SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 4: PHYSICAL AND NATURAL FEATURES

INTRODUCTION

As a component of a land use planning process it is useful to initially analyze what conditions and features already exist before planning for future changes. In addition to assessing existing man-made features such as the presence of water and sewer lines or main traffic arteries, a review of the township's natural features is also important. It is often the natural features that make an area a desirable place to live and work. The monetary value of these features can be hard to directly quantify; however they do provide added value in regards to the residents' enhanced quality of life. If the quality of life of an area is maintained at a high value for the long term, then demand for property in the area will be high and values will increase. Similarly if quality of life declines, in this example due to the degradation of the area's natural features, then property values will likely decline over time.

Natural features can distinguish an area from its neighbors and provide the very qualities that give a community some sense of place. In Northwest Ohio, Perrysburg and Maumee are distinctive because of their cultural history and proximity to the Maumee River. Point Place stands out because of its proximity to the waters of Maumee Bay. From a state and local perspective, Spencer Township is notable because of its Oak Openings landscape and the existence of two of the finest nature preserves in the state, Kitty Todd and Irwin Prairie. These natural features are truly unique assets that could be utilized as a theme under which township pride could be greatly enhanced. Spencer Township might be known as "A natural township, where people and nature co-exist" or "Spencer Township - Heart of the Oak Openings Region" etc, etc. Creating a sense of community is critical towards generating long term support for a community land use plan.

NATURAL FEATURES

Within Spencer Township, the primary natural features can be divided into two types of areas; the "woods and fields" of the Oak Openings Region in the eastern 2/3 of the township and the agricultural area in the northwestern 1/3.

Oak Openings Region

The Oak Openings Region is a 130 square mile sandy area located in Lucas, Henry and Fulton Counties of Ohio. This region is one of Ohio's most unique natural areas and supports more rare species than any other area in the state. Just a few examples of these rare species include the federally endangered Karner blue butterfly (known from Ohio only in Spencer Township), prickly-pear cactus, the sundew (an insect eating plant), numerous rare orchids such as the grass pink and the orange-fringed and host of uncommon birds like the rare ground nesting lark sparrow.

Most of these rare species are found within two of the region's globally rare habitats, oak savanna and wet prairie. Common in the midwest historically, these savannas and prairies are now globally rare due to extensive human use of the landscape. Although much less well known, Oak Openings habitats are just as rare and threatened as many tropical rain forests. Spencer Township sustains some of the best examples of these rare habitats in the entire Oak Openings Region.

The presence of these unusual plants and animals is the result of the region's interesting geological past. Approximately 13,000 years ago most of the township was the sandy shoreline of a vast lake, a larger and deeper predecessor of Lake Erie. Due to the melting of a glacial ice dam to the north, the water of this lake dropped and by approximately 5,000 years ago formed what we now refer to as Lake Erie. The extensive deposits of sand left behind by this earlier lake laid the foundation for the formation of the Oak Openings Region. The sand was deposited as a series of long low ridges that run southwest to northeast through the township. Although they are difficult to perceive on the ground, one of the more prominent ridges can best be observed by traveling on Old State Line Road. The top of the ridge is near the intersection of Schwamberger Road. East and west of this point the land gradually drops in elevation. Scattered on the crest of this ridge are ancient sand dunes, which appear as small hills in an otherwise flat terrain. Stabilized today by vegetation, these dunes were actively moving wind blown dunes 13,000 years ago.

Described in the 1800's by early settlers as an area where one could "drive a wagon through without having to cut a path", the vegetation of the Oak Openings was dramatically different than anything the early settlers were familiar with. Instead of the dense forests common to the east, there were sunny expanses of grasses and wildflowers with park-like stands of massive oaks. Low depressions supported extensive treeless wet prairies that could be canoed in the spring and skated on in the winter. The seven mile long by one mile wide Irwin Prairie, small portions of which are preserved in Irwin Prairie and Kitty Todd Nature Preserves, was a spectacular example of one of these extensive wet prairies. Significant sections of this prairie still exist on private lands and can be seen on the accompanying map illustrating significant natural areas. Regionally speaking, the Oak Openings is a transition area where the forest of the east and the prairies of the west met and formed different and distinct natural communities.

Settlement of the township by Europeans in the early 1800's caused dramatic changes to the natural habitat. Savannas and prairies that were naturally kept open by wildfires and seasonally high groundwater levels became overgrown by trees and shrubs as fires were suppressed and ditches installed. Areas that were not overgrown were converted to farmland. Today most of what was a sweeping open expanse of grasses and wildflowers is now either farmland, shrubby thickets or wooded areas. Although still of great value as natural green space, the wooded areas sustain a familiar assemblage of plants and animals that are common in many areas. The sun loving plants and animals that were once common to the region are now rare and restricted to scattered open areas and cannot be found in heavily shaded woods.

Spencer Township has retained especially significant examples of Oak Openings habitats for a variety of reasons. Relatively poor farming conditions discouraged extensive cultivation in the Oak Openings portion of the township. Extensive flat wet areas resisted

drainage and larger patches of prairie and savanna burned regularly enough to retard the growth of trees and shrubs. The poor drainage and sandy soils of the township that may have once been considered a detriment can now be seen as unique asset that supports extremely rare habitats.

Wetlands of the Oak Openings

Spencer Township supports some of the rarest wetlands in Ohio and it sustains one of the greatest concentrations of wetlands in Lucas County. Because of their unique characteristics the wetlands of the township merit a separate review. Although some wetlands occur within the agricultural area of the township, by far the greatest concentration occurs within the Oak Openings area. Most of these wetlands are remnants of the historical 4,500-acre Irwin Prairie. These wet prairies are found nowhere else in Ohio besides the Oak Openings Region. Even outside of the state these wetlands are very unusual and globally rare. Wet prairies are dependent upon seasonally high groundwater levels for their existence. Excessive drainage or lowering of the water table will result in an eventual loss of the wetland. Spencer Township and neighboring Harding Township support the only high quality examples of wet prairie left in the Oak Openings Region.

Although somewhat more common, the Swamp Forests of the township are also a valuable and unusual wetland resource. These forests typically have extensive pools of standing water in the spring and are dominated by Pin Oak. Historically these forests probably occurred on the margins of the wet prairies. Today, as a result of the general lowering of the region's groundwater levels, these swamp forests grow in many of the areas that were occupied by wet prairie. Continued drainage of these areas will result in even further vegetative changes and an eventual loss of the wetland.

These high quality wetlands not only sustain a variety of rare plants but also a wide range of both common and unusual animals. Attracted to the water of the wetland for breeding, feeding and drinking, wetlands are some of the most productive natural communities on Earth. Populations of birds, amphibians and reptiles are especially rich in Oak Openings wetlands. A few examples include rare birds such as the golden-winged warbler and the northern harrier, the uncommon spotted turtle and a host of rare plants such as Kalm's St. John's wort and the great lakes goldenrod.

Agricultural Area

Located in the northwestern 1/3 of the township, the agricultural area is dramatically different from the Oak Openings Region due to its distinct soil types. While the sandy soils of the Oak Openings originated from the deposition of an ancient beach ridge, clay soils in the agricultural area formed at the bottom of the adjacent lake. When the lake level dropped, the poorly drained land that remained developed into the Great Black Swamp. This vast swamp forest was half the size of the Florida Everglades and reached from Fort Wayne, Indiana to Sandusky, Ohio. The impenetrable nature of the swamp was the primary reason that Northwest Ohio was one of the last areas of the state to be settled by Europeans. Ultimately, the installation of about 15,000 miles of ditches drained the

land and permitted the establishment of Northwest Ohio's valuable farmland. No sizable remnants of the great black swamp are known to occur in Spencer Township

Soils

The soils of Spencer Township can be divided into three basic groups or associations. The first group covers the northwestern portion of the township and is the primary agricultural area. It is referred to as the Hoytville-Napanee-Mermill association. The soils in this association are in broad, flat areas where glacial till was deposited and then reworked by lake action. Hoytville and Mermill soils are on broad, level flats and in poorly defined drainageways. Napanee soils can occur on the side slopes of major drainageways. The soils in this association are limited for many uses because of their moderate to slow permeability and wetness caused by the seasonal high water table. If these soils are adequately drained, they are well suited to use as cropland. The main crops are soybeans, corn, and wheat. Specialty crops are mainly tomatoes and sugar beets. The seasonal wetness and slow permeability of these soils are severe limitations to many engineering uses.

The second group is the Mermill-Metamora-Haskins association. These soils are primarily confined to a narrow band running northeast to southwest. They are very poorly drained loamy to clayey soils formed by the reworking of glacial till. Mermill soils form broad very poorly drained level flats and poorly defined drainageways. Metamora and Haskins soils are somewhat poorly drained and are on irregular ridges and convex knolls. The soils in this association have dark surface layers, but Metamora soils are darker and have more sand than Haskins.

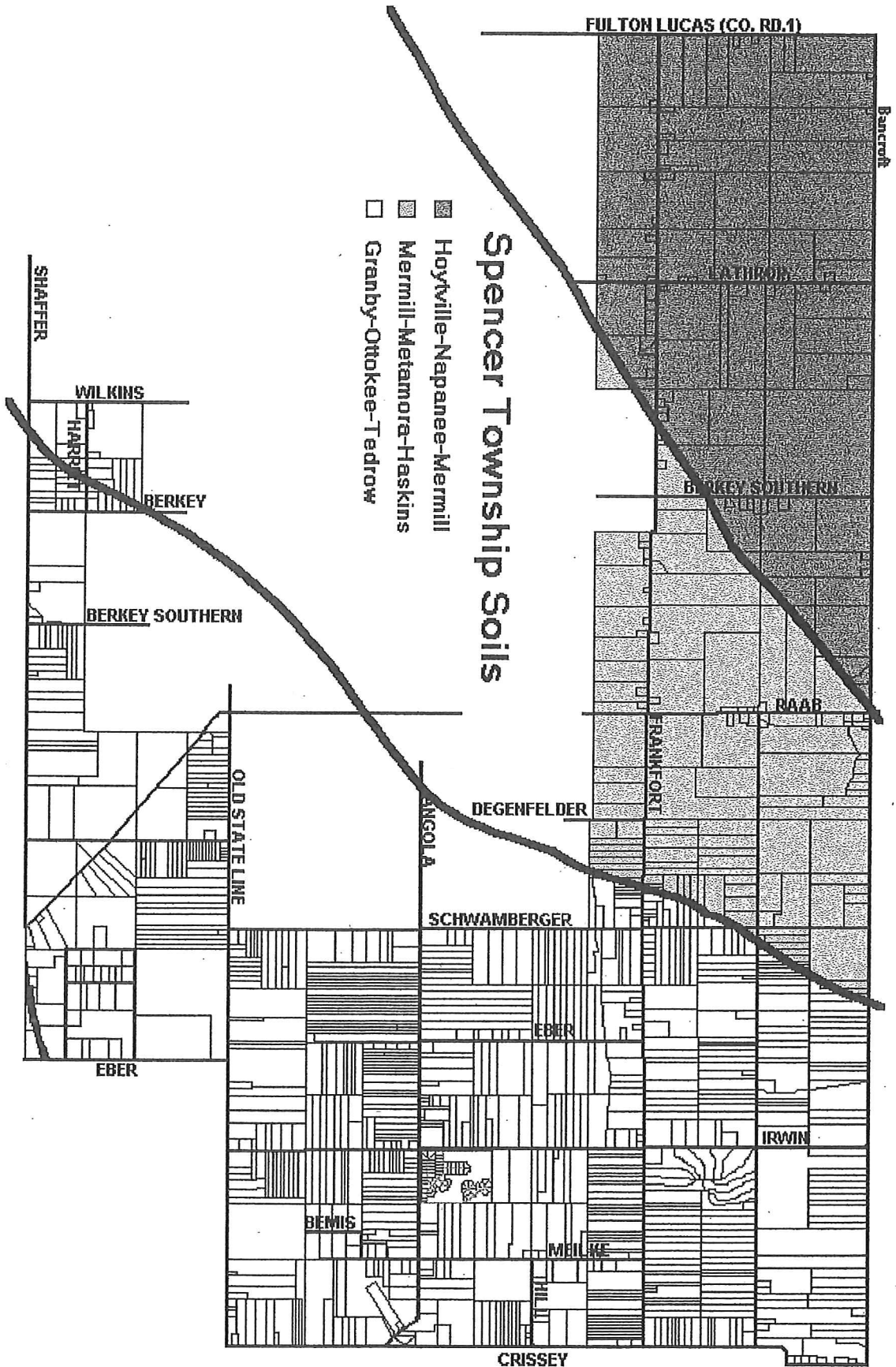
The third and largest group of soils in the township is the Granby-Ottokee-Tedrow association. These soils are the primary components of the Oak Openings Region. The soils in this association are sandy and are in broad rolling areas to nearly level. They include higher sandy ridges and low broad flats of very poorly drained sandy soils. Granby soils are very poorly drained and are on broad irregular flats and in poorly defined drainageways. These are the soils that support the wet prairies and swamp forests. Ottokee soils are moderately well drained and are on narrow ridges and convex knolls. Tedrow soils are somewhat poorly drained and are on low rises and knolls. The soils in this association have rapid permeability. Granby and Tedrow soils have a seasonally high water table at or near the surface. Ottokee soils have a seasonal water table at a depth of 1.5 to 3 feet below the surface. The water table is held high by the somewhat flat topography and the layer of clay glacial till below the surface. Both Granby and Tedrow soils are limited for many uses by excessive wetness caused by the seasonal high water table. Ottokee soils are limited for many uses by both wetness, and droughtiness during extended dry periods. When dry and without sufficient vegetative cover, Ottokee soils are subject to wind erosion. Oak savannas are found on the Ottokee and Tedrow soils.

Groundwater

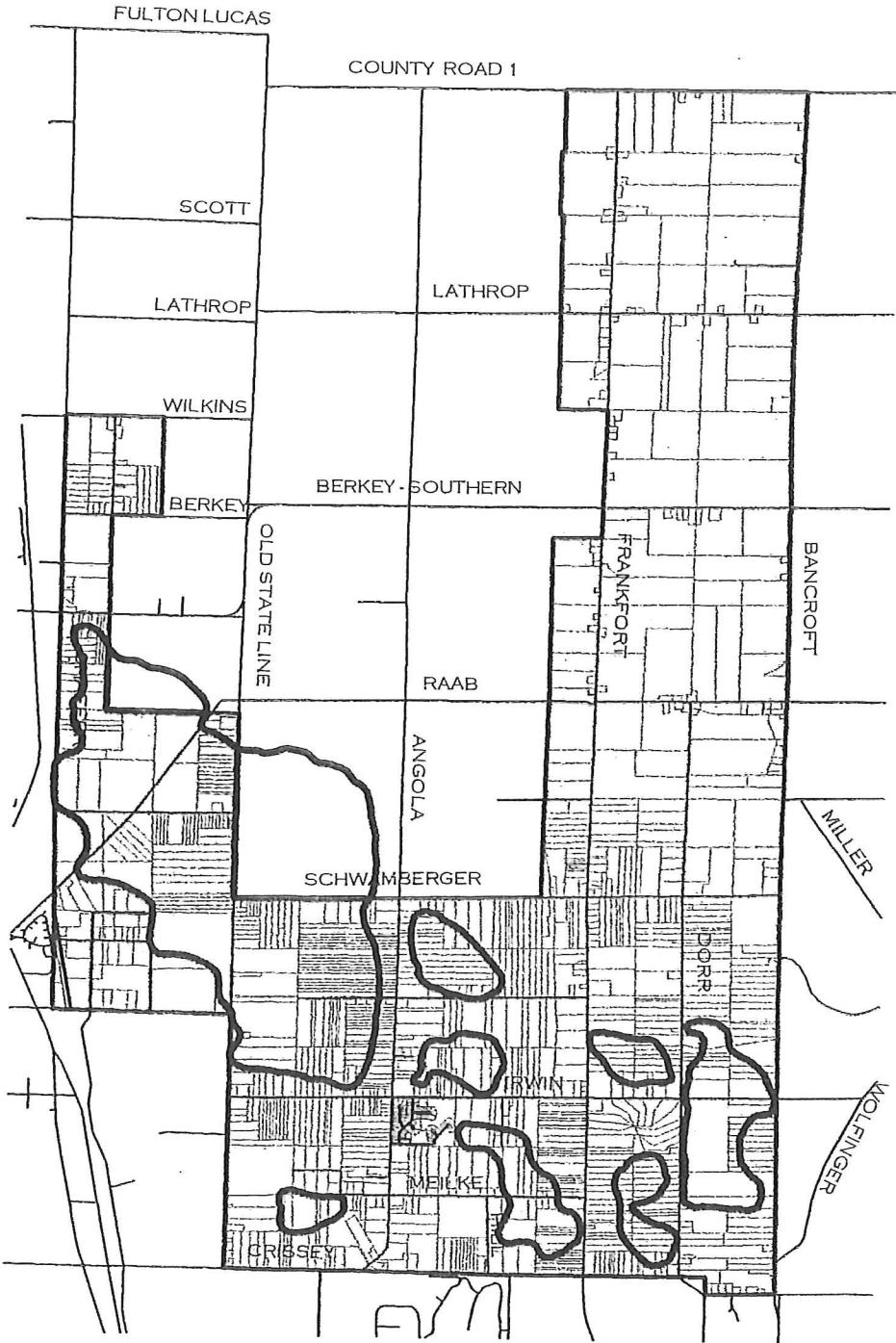
Wetlands and adjacent uplands play an important role in helping to filter and recharge the groundwater, the primary source of drinking water for the township. Within the Oak Openings Region, most township residents utilize shallow point wells that draw




groundwater from a perched water table at a depth of about twenty feet. This is the same source of water that sustains most of the township's wetlands. At such shallow depths this groundwater is potentially subjected to contamination from a variety of sources such as parking lot runoff and improperly operating septic systems. Wetlands store runoff and rainfall permitting it to slowly seep into the ground, recharging and cleansing the groundwater as it filters through the soil. When wetlands are filled or drained, the groundwater is not as effectively recharged or cleansed, but is generally encouraged to rapidly flow off site and out of the township. The effect of filling or draining one wetland area is difficult to perceive. It is the compounding effect of modifying many wetland areas that has long term negative impacts on the groundwater and the wetland itself.

The importance of these areas for groundwater recharge becomes evident when potential conflicts between development and private residential drinking water are considered. Increased sub-surface drainage from ditch cleaning and deepening projects, pumping for pond and sand excavation, increased residential and commercial development and subsequent impacts from sub-surface sump pumps, and lawn irrigation can lower ground water levels and affect water quality. The various consequences of urbanization can result in the failure of otherwise adequate point wells. These wetland areas should be buffered from urbanization and maintained as natural areas to protect them from further fragmentation in an effort to keep them functioning as high quality wetlands to protect local and regional water quality and quantity.



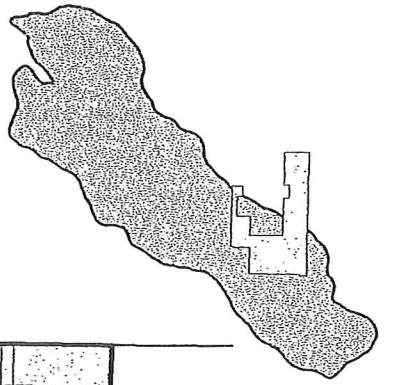
SPENCER TOWNSHIP HIGH QUALITY NATURAL AREAS



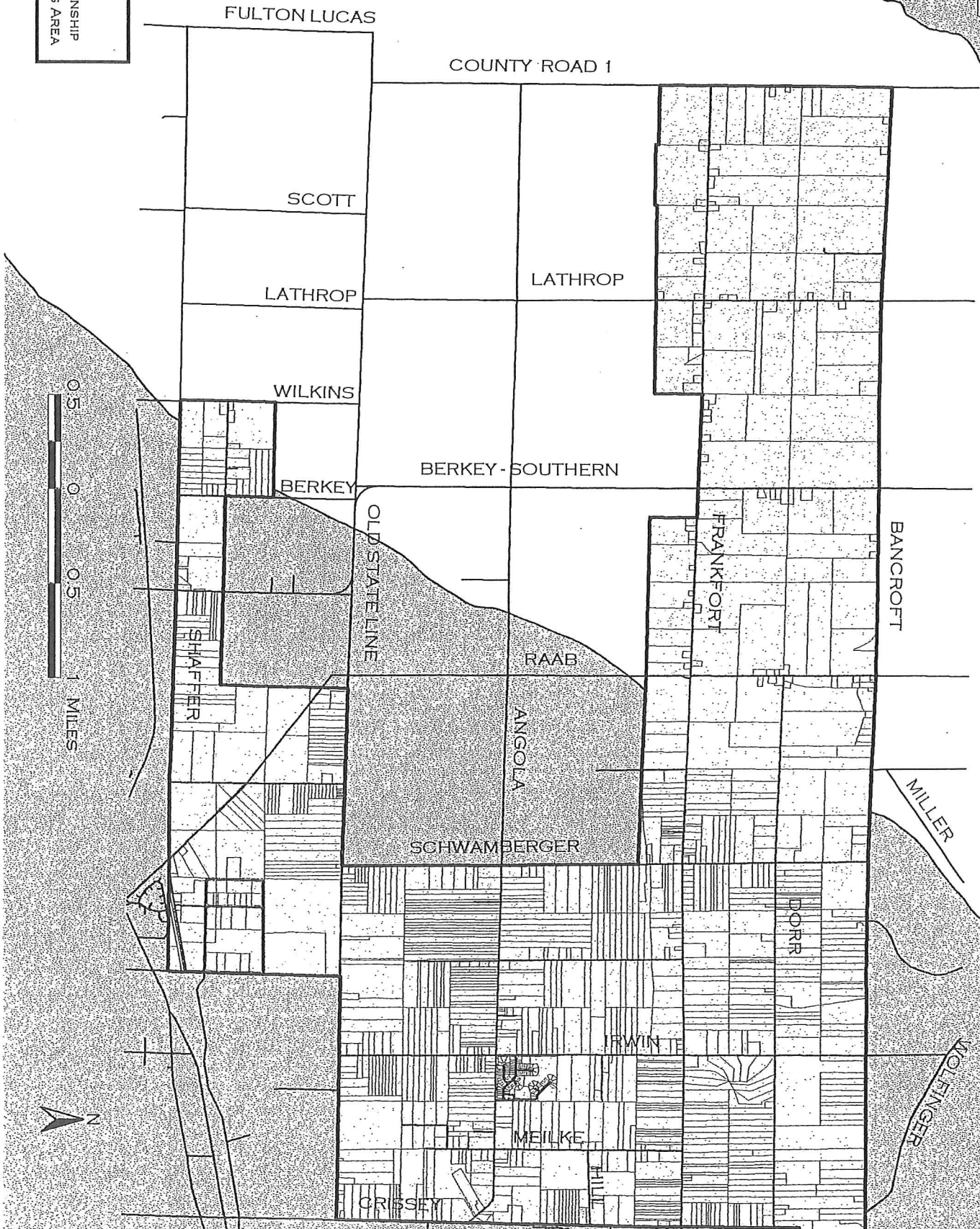
 ROADS
 PARCELS
 HIGH QUALITY NATURAL AREAS
 SPENCER TOWNSHIP



SPENCER TOWNSHIP PORTION OAK OPENINGS REGION



ROADS
 PARCELS
 SPENCER TOWNSHIP
 OAK OPENINGS AREA



SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 5: IMPACT OF TOLEDO EXPRESS AIRPORT ON SPENCER TOWNSHIP

The Toledo Express Airport Environs Plan Summary Report was released by the Toledo-Lucas County Port Authority in January of 1998. The purpose of the Airport Vicinity Area Plan Section of the report was to address the issue of long-term land use compatibility between Toledo Express Airport and adjacent communities. It recommends that the townships and other local governmental agencies within the defined Airport Environs Study Area "Adjust, as necessary, their respective comprehensive plans to be compatible with future airport development and expansion."

It further recommends the future rezoning of Spencer Township land bounded by Shaffer road on the south, Route 295-west, Old State Line-north and Westwinds Industrial Park on the east, from residential and agricultural to industrial. The Spencer Township Long Term Land Use Committee does not endorse the recommendation to rezone this land. In the decision-making process, the committee utilized a November 1997 survey of directly impacted residents in the affected area, the position of the Nature Conservancy which maintains a nature preserve in the affected area, official correspondence of Township Trustees strongly opposing any rezoning to industrial use of the above land for purposes of airport economic expansion, and responses to the September 1998 survey sent by the Long Term Land Use Committee to all Township residents.

The responses to the Long Term Land Use Committee's survey were very instructive. They revealed a strong preference for the development of Spencer township as a community of lower density large lots (1-5 acres) and for the preservation of unique natural areas and agricultural land and uses. Additionally, 80% of respondents were opposed to more commercial businesses being brought into the Township let alone any industrial expansion.

Also relevant to the planning process was the Toledo Express Airport Part 150 study update (April 1998), which addresses future airport-related noise exposure. The committee is pleased to note a minimal impact on Spencer Township land from future two-hub combined aircraft noise exposure patterns (see map pg. 18). This map shows a minor overlap of the smallest noise contour (60 DNL) at the southeast corner of the Township.

Finally, apart from any rezoning issues, Spencer Township desires to maintain a good neighbor-constructive relationship with our airport neighbors to the south and stands ready to work with the airport on future issues such as airport access and north-south runway expansion. One example of such an access item would be the future realignment of Wilkins road and redesignated section of State Route 295 (see table on pg. 19).



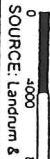
Toledo Express Airport

Legend

- Study Area
- Multi Family Residential Areas
- Municipal Boundaries
- Mobile Home Parks
- Airport Property
- Single Family Residential Areas
- Previous Acquisition
- Single Family Residential
- State Forest/Parks
- DNL Noise Contour

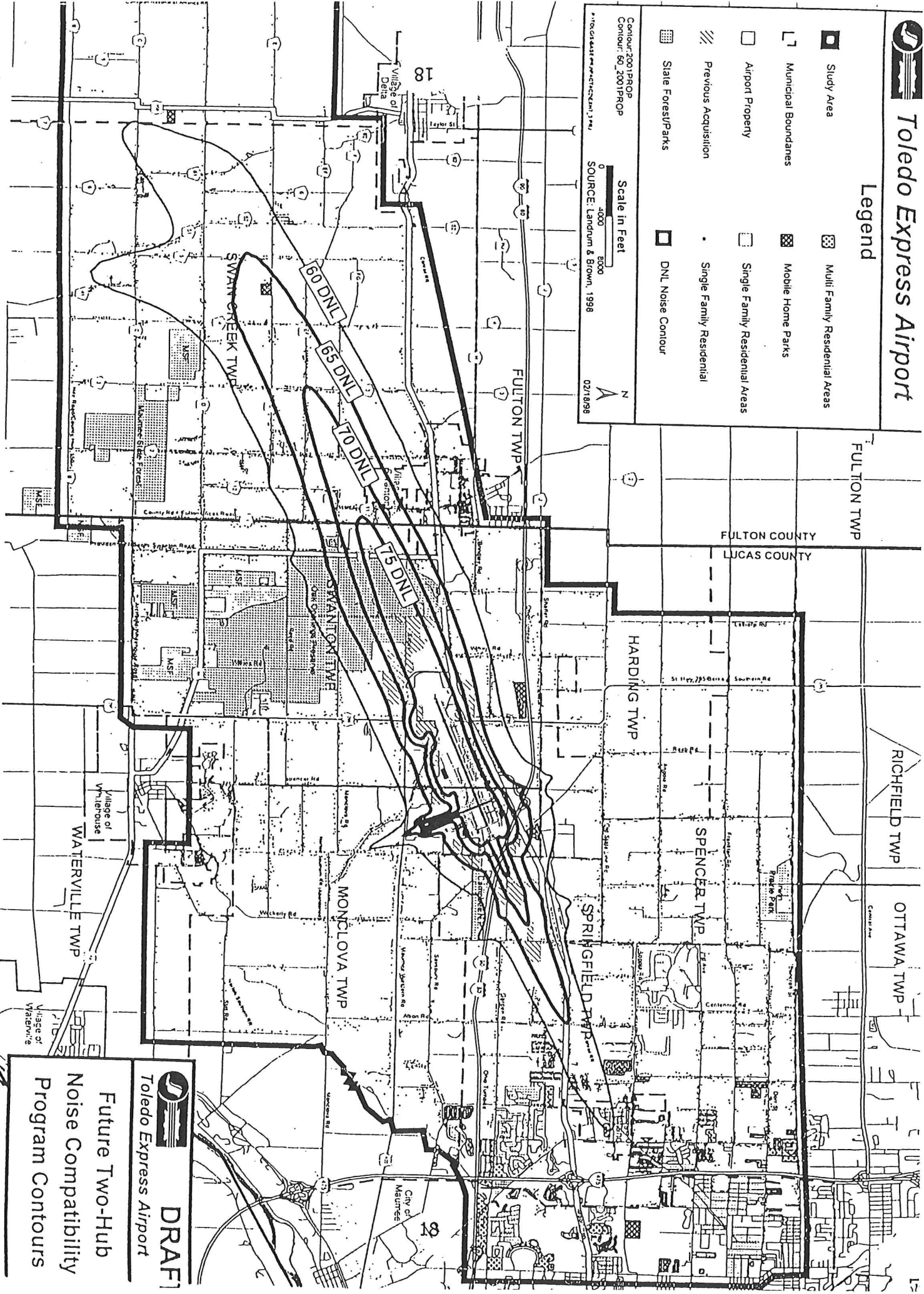
Contour: 2001PROP
Contour: 60_2001PROP

Scale in Feet



SOURCE: Landrum & Brown, 1998

02/18/98



Toledo Express Airport

DRAFT

Future Two-Hub
Noise Compatibility
Program Contours

AIRPORT ACCESS IMPROVEMENT PRIORITIZATION PLAN
Toledo Express Airport

Table 2

	Title	Description	Order-of-magnitude cost estimate (a)
Priority 1	<p>Improve sections of Airport Highway (SR 2).</p> <p>Upgrade U.S. Highway A20 and redesign existing interchange between I-475 and Salisbury Road to include U.S. Highway A20.</p> <p>Realign and redesignate U.S. Highway A20.</p> <p>Extend Briarfield Boulevard.</p> <p>Realign Wilkins Road and redesignate a section of SR 295.</p> <p>Construct an interchange on I-475.</p> <p>Widen Monclova Road.</p> <p>Construct an interchange between Wilkins Road and the Ohio Turnpike.</p> <p>Upgrade SR 295 (Berkey-Southern Road).</p>	<p>I-475 to Wilkins Road</p> <p>I-475 to Weckerly Road</p> <p>Weckerly Road to Wilkins Road (c)</p> <p>U.S. Highway A20 to Monclova Road</p> <p>Monclova Road to Old Stateline Road (d)</p> <p>At either Bancroft Street, Dorr Street, Nebraska Avenue, or Hill Avenue</p> <p>Eber Road to Wilkins Road</p> <p>--</p> <p>U.S. Highway 24 to Airport Highway</p>	<p>\$20,000,000 (b)</p> <p>\$60,000,000</p> <p>\$6,000,000</p> <p>\$5,000,000</p> <p>\$7,000,000</p> <p>\$9,000,000</p> <p>\$3,000,000</p> <p>\$8,000,000</p> <p>\$10,000,000</p>
Priority 2			
Priority 3			

- (a) Cost estimates based on information contained in the 2025 *Regional Transportation Plan* updated to reflect new information, and order-of-magnitude cost estimates prepared by Ulrich-Chang & Associates, Toledo, Ohio. Cost estimates are in 1997 dollars and do not include right-of-way acquisition, design, or engineering costs.
- (b) Based on cost estimates prepared by TMACOG for Project H6 of the 2025 *Regional Transportation Plan*. Airport Highway would be widened between I-475 and Holloway Road. Access improvements involving signal upgrade, median openings, and turning restrictions would be implemented between Holloway Road and Wilkins Road.
- (c) U.S. Highway A20 would be realigned between Maumee-Western Road (at Weckerly Road) and Monclova Road (at Eber Road).
- (d) Wilkins Road would be extended south of Airport Highway to meet with the eastern section of the roadway near the Sager Road intersection.

Source: Leigh Fisher Associates, 1997

SPENCER TOWNSHIP FUTURE LAND USE PLAN

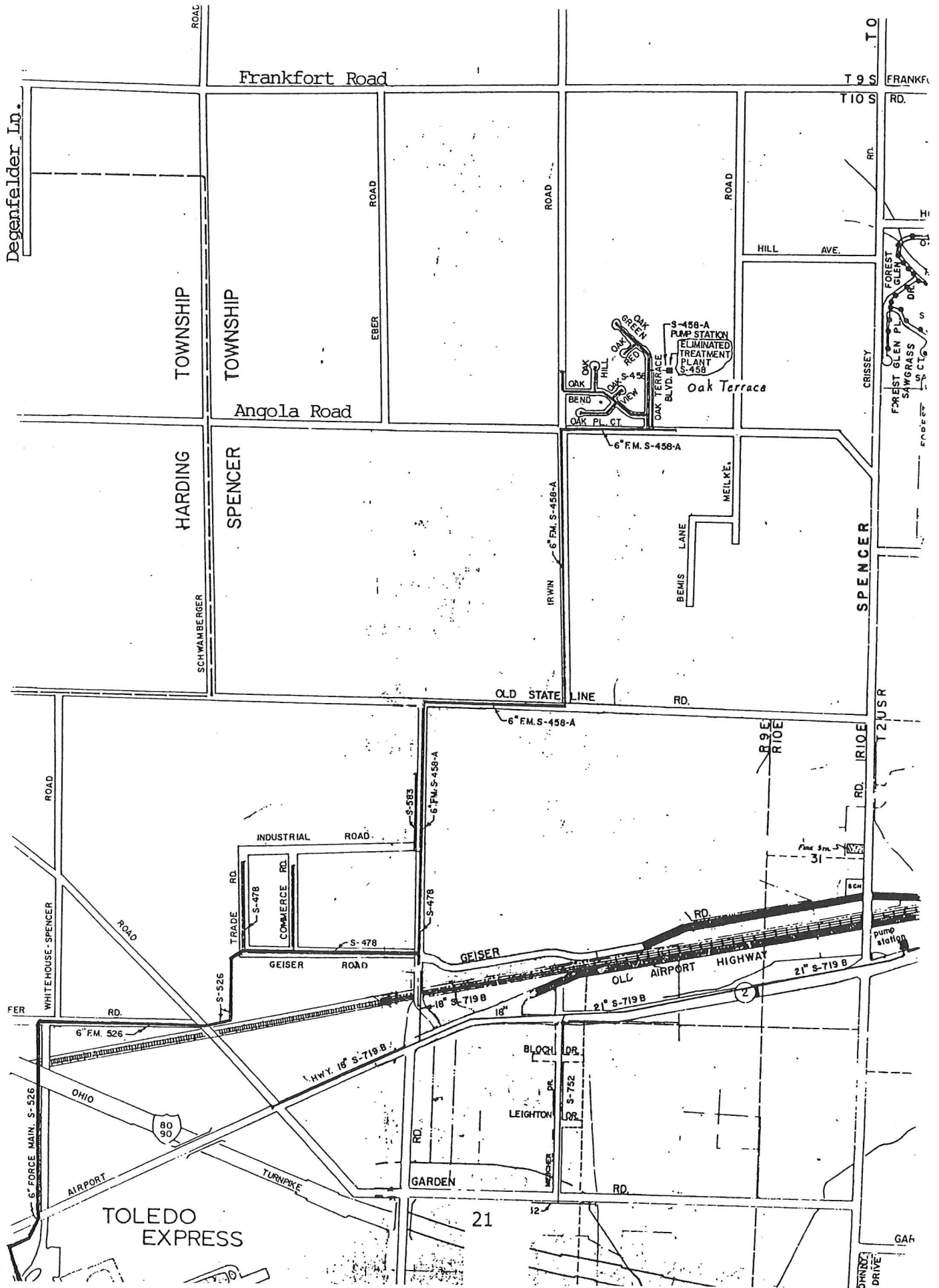
CHAPTER 6: WATER AND SEWER SERVICES

The availability of public water lines and sanitary sewer service is a driving force to land development in the outlying reaches of Lucas County. Their existing locations and the future construction/assessment policies of the Lucas County Board of Commissioners and Sanitary Engineer cause a dramatic influence on how land in Spencer Township will be developed. At the present time, water lines are located along the northern portion of Crissey Road, Angola Road (to service the Oak Terrace Development) and along Eber Road (to service the Westwinds Industrial Center). Future expansion of water lines has been and will be based directly on the desire of the impacted residents. Sanitary sewer lines on the other hand are virtually non-existent with the exception of a forced main system along Angola Road and Eber Road to service both the Oak Terrace Development and Westwinds Industrial Center (See maps on pgs. 21 & 22). Future gravity sewer line extensions to connect to the County's interceptor along McCord Road in Springfield Township are not feasible now or in the next decade due to the incredible expense and minimal benefit to the community.

Given the lack of physical infrastructure in Spencer Township coupled with high water tables in most areas, suburban development densities with dwellings on lots of less than 2½ acres are not encouraged. The Lucas County Health Department has raised concerns about shallow point wells being utilized in Spencer Township as well as the significant health-related problems associated with septic systems in Spencer Township being located on less than 2½ acre size parcels.

The Lucas County Sanitary Engineer has stated that his office, along with the Lucas County Board of Commissioners have no long range plans to extend sanitary sewer or water lines into Spencer Township unless mandated to do so by the Ohio Environmental Protection Agency. Based on these comments along with the Lucas County Land Use Policy Plan which discourages development without sewer and water service, residential subdivisions should not be located in Spencer Township now or in the near future.

Spencer Township Sewer Atlas



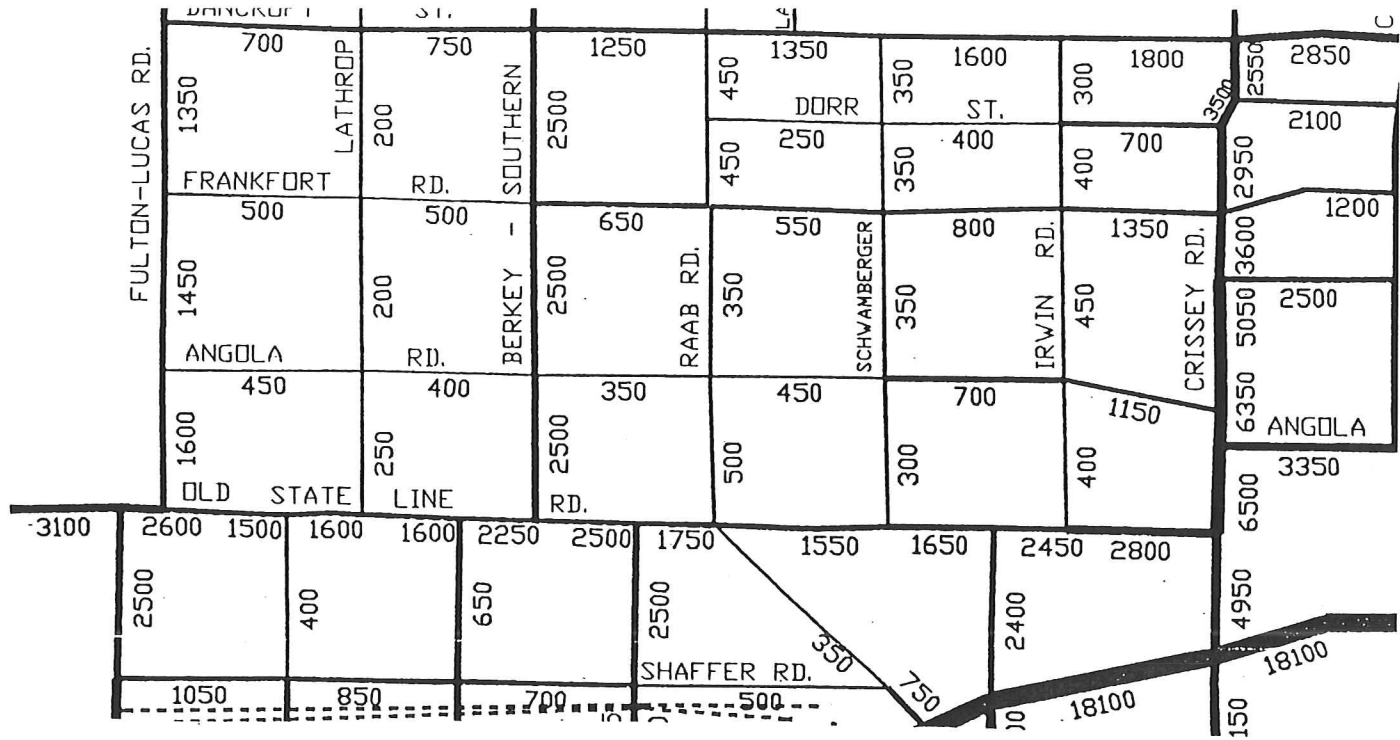
SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 7: TRANSPORTATION

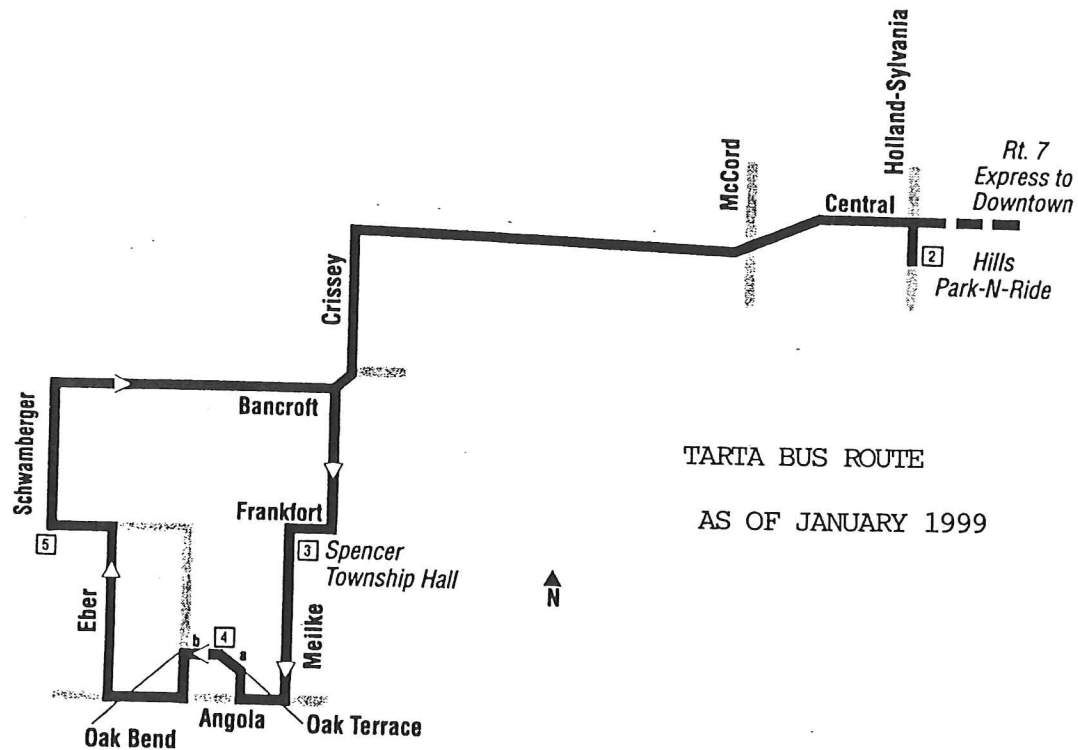
Transportation systems are a key element in attracting and/or discouraging development of commerce and industry. Spencer Township is within minutes of the Toledo Express Airport which has been growing in its air cargo business and is readily accessible to the US 80/90 Ohio Turnpike and the Chicago to New York Conrail line. The Westwinds Industrial Center at the southerly edge of the Township along Eber Road is in close proximity to all three of these transportation modes.

For the most part however, Spencer Township's transportation system consists of a total of 36 miles of Township, County and State roadways. The grid roadways are essentially extensions from adjacent townships and do not function to serve any major centers. The majority of the roads are classified on the Street and Highway Plan as being major collector streets having a future right-of-way width of 90 feet. There has been no new roadway construction in Spencer Township for several decades but with State, County and Township funds there is an on-going maintenance and repair program.

Spencer Township is one of the few Townships in Lucas County that is provided with public transportation by being serviced with TARTA, the area's public transportation authority. The TARTA line has a loop route in the Township and connects to major employment and retail centers in Sylvania and Toledo. The TARTA Route as of January 1999 is illustrated on the Transportation Roadway map (pg. 24) along with the average daily trips for the major roadways within the Township.



This map is for the year 1995 and is the result of traffic counts taken between the years 1990 and 1995. The counts are 24 hours - Average Daily Traffic volumes and are seasonally adjusted to state of Ohio adjustment factors. Map courtesy of TMACOG.



SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 8: CURRENT LAND USE AND ZONING

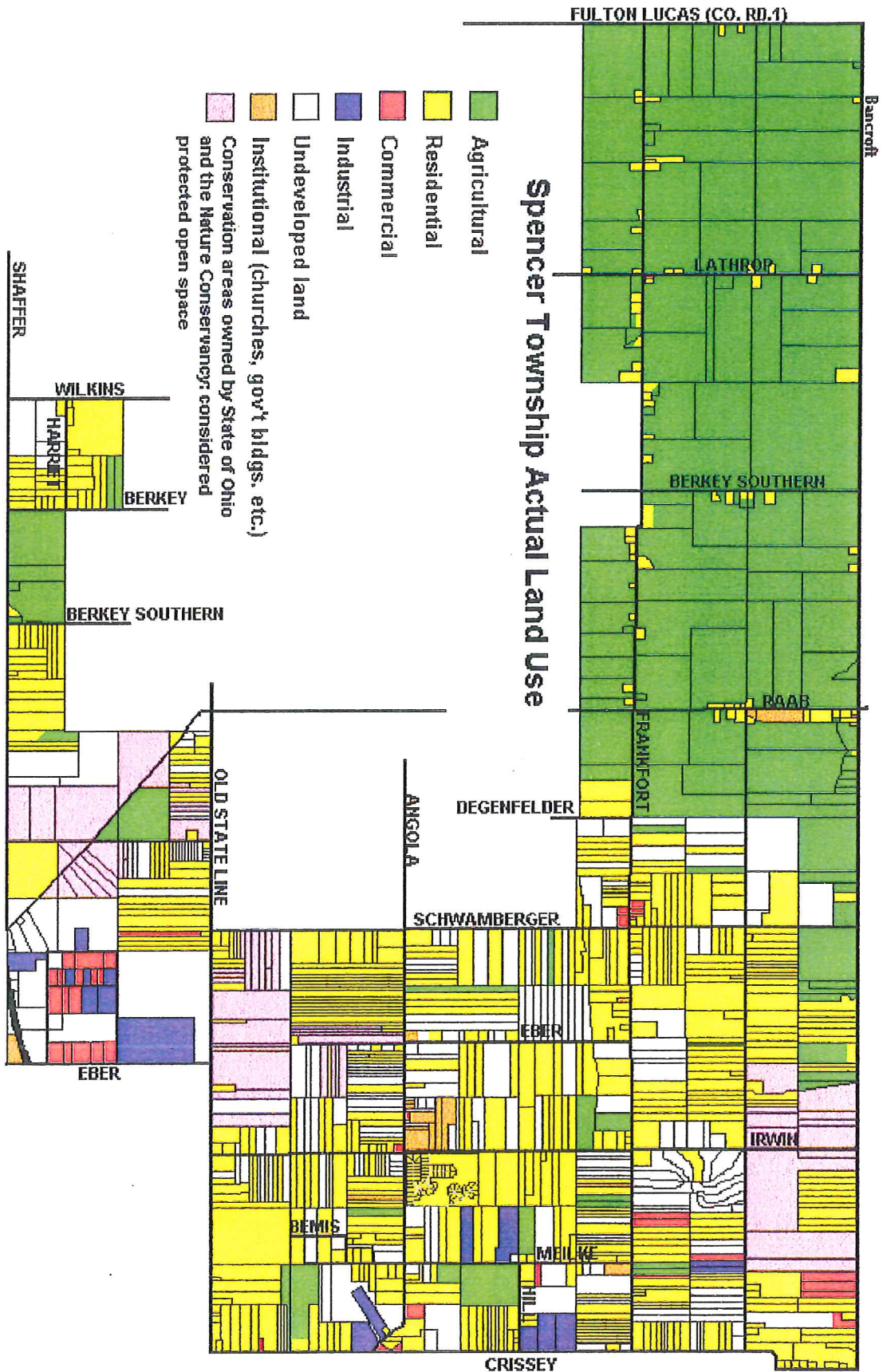
Spencer Township's land use analysis must recognize the existence of current uses and development, and the physical features which affect how land is used and developed. For example, the land may be ideal for farming or parkland, but if housing or non-residential uses are already there, the ideal uses may no longer be practical. The purpose of a land use inventory and analysis is to bridge this gap and show how good land use policy can help to support the existing and proposed land uses.

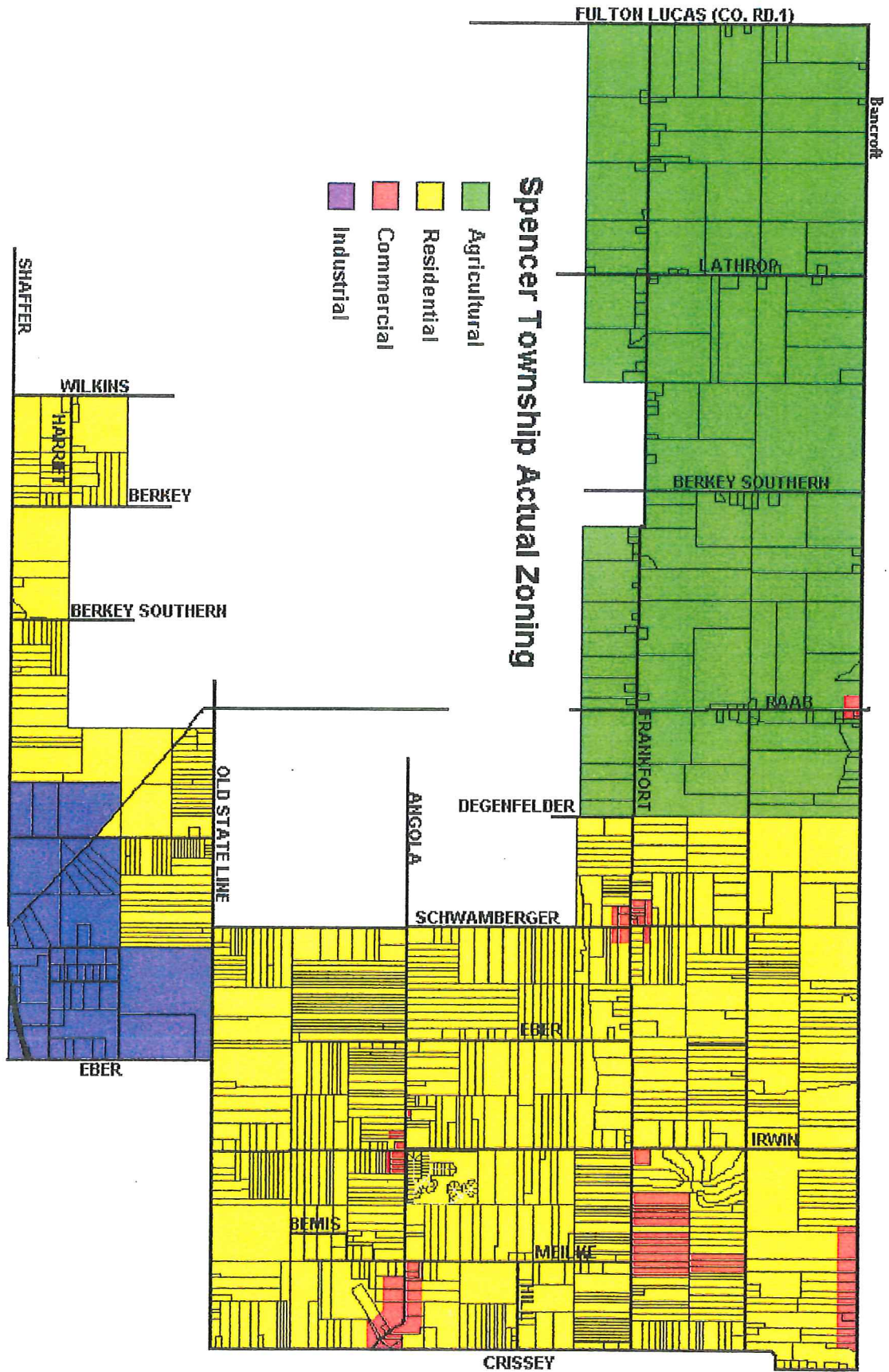
An inventory of land use was completed in November, 1998. It is displayed on the map on page 26. Zoning is used to classify uses and separate them by zoned districts. Current zoning is displayed on the map on page 27. It generally reflects actual land use, except where uses existed prior to adoption of zoning or where zoning was not enforced. The land use inventory attests to the accuracy of current zoning and serves as information for making future land use decisions.

CURRENT LAND USE

The survey was by tax parcel and physically checked for accuracy and classification. Data was categorized and classified as follows:

Residential	-	Frontage development (single family dwellings)
Commercial	-	All commercial uses
Industrial	-	All industrial uses
Institutional	-	Schools, churches, cemeteries, government buildings
Protected Open Space	-	Public and quasi-public (conservation organizations, public recreation, etc.)
Undeveloped Land	-	Private (wooded, semi-wooded and open space areas, private recreation, vacant lands)
Agricultural	-	General agricultural and farming crops





LAND USE DISTRIBUTION

Spencer Township covers an area of approximately 7,616 acres. The following table lists the acreage and percentage distribution of existing land uses.

SPENCER TOWNSHIP - LAND USE DISTRIBUTION BY ACRES

<u>Type of Use</u>	<u>Land Area Acres</u>	<u>Percentage</u>
Residential	2,445	32.1
Commercial	101	1.3
Industrial	142	1.9
Protected Open Space	591	7.8
Undeveloped Non-Agricultural Land	1,301	17.1
Agricultural	2,986	39.2
Institutional	50	0.6
TOTALS	7,616	100%

Residential - Existing residential land occupies approximately 2,445 acres or 32.1% of the total land area within Spencer Township. As of 1990, there were 530 year-round housing units within the Township. Residential single family development is located throughout the Township predominantly on large acreage parcels, however, the Oak Terrace Housing Development located on the northwest corner of Irwin and Angola Roads contains 8 multi-family apartment buildings. According to Lucas County Building Regulations Department, permits for 28 single-family dwellings and 14 additions have been issued since May, 1996.

Commercial - Approximately 101 acres or 1.3% of Spencer Township is developed with commercial uses. Small businesses are located primary along major roads throughout the Township.

Industrial - 142 acres or approximately 1.9% of Spencer Township is occupied by industrial uses. Private industry, which occupies the largest land area is located in the Westwinds Industrial Center located in the southeast portion of the Township. Several auto salvage yards and a trucking company are located in the easternmost part of the Township along Crissey Road, Meilke Road and Dorr Street.

Protected Open Space - Includes protected natural areas, most of which is owned by the Nature Conservancy. Two nature preserves are located within Spencer Township. The Irwin Prairie is owned by the State of Ohio and is located in the northeast section of the Township. The Kitty Todd Nature Preserve is owned by the Nature Conservancy and is located north of the Westwinds Industrial Center. When combined, the protected open space category includes over 590 acres of undisturbed land. The land covered by this category is protected from developmental activity.

Undeveloped Non-Agricultural Land - This category includes privately owned, undeveloped or vacant land and has the potential for future development. The land included is either wooded, semi-wooded or open space and includes two private recreation clubs: The Toledo Muzzle-Loaders Club located on Schwamberger Road and the Centurions

Motorcycle Club located on Whitehouse-Spencer Road. Together with the Protected Open Space, the Undeveloped Non-Agricultural Land in the Township makes up the third largest land use category with a combined 1,892 acres of land or 24.9%.

Agriculture - Agricultural land uses represent the single largest land use in the Township at 39.2% or nearly 3,000 acres. Agricultural lands are located mainly in the northwestern sections of the Township and include large farming operations such as Bettinger Farms and Brick's Farm.

Institutional - Institutional land uses account for 50 acres or six-tenths of one per cent. These uses are comprised mainly of churches and the vacant Spencer Sharples High School building. Additional land included is owned by the Township.

LAND USE SUMMARY

Agricultural land is the dominant land use in Spencer Township. Nearly 40% of land within the Township is used for farming including numerous small farms and larger commercial farming operations. Many of the smaller farms have been passed down through generations of families thereby sustaining a long-time resident status among many Spencer Township inhabitants. Residential development is the second largest land use at just over 32% and Undeveloped Non-Agricultural Land encompass 17.1 % of total land use. Agricultural, Residential and undeveloped acreage combine to make up nearly 89% of total land uses in Spencer Township.

Commercial and Industrial development are located primarily in the WestWinds Industrial Center in the southeastern portion of the Township with additional commercial and industrial uses located near or at major intersections. These land uses make up only 3% of total land use. At this time, 66% of the total acreage in the WestWinds Industrial Center remains available for development.

The actual use of land often reflects its natural and physical use capabilities and limitations. For instance, most of the Township has remained undeveloped or has been utilized for farmland and/or residential use. The sandy soils are seasonally wet and in contrast, drain quickly and become arid along sand ridges. The Township has remained rural and undeveloped, with few public water and sewer services. Where roads and services were available, development occurred. The land use inventory reflects this and should serve as valuable information in helping to shape future land use.

ZONING

The actual zoning of the Township is divided into three main districts. "A" Agricultural zoning comprises the northwestern portion of the Township and "R-A" Rural Residential makes up the majority of the eastern half. These classifications accommodate agricultural and residential uses on parcels of one acre or greater in area. Such parcels are not generally served with public water or sewers. The Oak Terrace development is zoned "R-B" Suburban Residential and includes parcels less than one acre in area. Public water and sewer are provided exclusively in this development. Additional intense, high-density residential development is discouraged. The Westwinds Industrial Park located in the

southeastern sections is zoned "M-1" General Industrial and also provides water and sewer services. A few "C" Neighborhood Commercial and "C-1" General Commercial zoned parcels are located in the eastern portion of the Township along Bancroft Road, Dorr Street, Frankfort and Angola Roads. The Township Zoning Resolution provides for, but the Township does not contain other zoning districts such as "S-1" Open Space, "R-1", "R-2", "R-3", "R-4" and "R-5" Multiple Family Residential, "M-2" Restricted Industrial and "M-3" Heavy Industrial.

Since 1963, zoning has served as a land use plan for the Township but should be recognized for what it really is, more of a land use tool being part of a plan. It serves a limited function in land use regulation, providing a means of how land is used by separating those uses and determining the location and placement of buildings and structures on a parcel. Zoning can aid in the implementation, along with other land use regulations, to achieve what is desired in the plan and to obtain quality development.

SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 9: PROPOSED FUTURE LAND USE PLAN

The proposed Land Use Plan as shown on page 34 represents a composite of the elements presented in the preceding sections, and takes into account the realities of current development trends and the goals and policies of Spencer Township.

The plan represents what is felt to be the best future use of land based upon today's knowledge and trends. The plan is by no means rigid or unchangeable. It should be reassessed periodically and adjusted to meet new trends and allow flexibility in situations where an alternative use may be as desirable as the one initially proposed.

The plan as presented is intended to show generalized future land use and is not intended to indicate specific parcels or exact dimensions. The Land Use Plan reflects future land use recommendations and does not necessarily imply short range zoning proposals. The Land Use Plan should be consulted, however, when a change in zoning is requested.

Because the map represents general policies, it is not an absolute plan for future growth within the Township. Most lines on the map are not shown as definite boundaries, but as suggested general areas for a specific character of development. It is the daily implementation of the development process by the Township Officials and the County Planning Commission staff that formulates the detail and character of the land use plan as it is made a reality in the future.

AGRICULTURAL

Lucas County has some of the most productive farm lands in the State of Ohio, but agricultural acreage is on the decline. These losses are due mainly to incremental conversion of agricultural areas along rural roadways to residential use.

The preservation of prime agricultural land remains an important component of the proposed plan. Agricultural and rural residential uses are compatible where they are identified in the northwest portion of the Township covering those parcels west of Raab Road to the Fulton County line. What remains in large tracts should continue as Agricultural uses based on the specific soil types that are conducive for farming.

In an attempt to maintain this prime farmland in long term agricultural production, several policies and strategies should be considered. These policies include large lot zoning and density restrictions to effectively discourage smaller lot residential development along the frontages of existing roads, a limitation on water and sewer extensions into this agricultural district, the discouragement of zoning changes within this district that would not be compatible with long term agricultural preservation, and investigating state and federal farmland preservation programs.

RESIDENTIAL

While a majority of Spencer Township is presently zoned to permit single family development, there are only certain areas where residential development is encouraged. Without sanitary sewers and public water lines being available, typical subdivision development is discouraged and only single family development on parcels with a minimum size of 1 to 5 acres should be permitted; or Planned Unit Developments may be considered with a density of no greater than one dwelling for every three acres. This type of residential development is mostly directed away from the prime agricultural areas to the northwest and directed away from the environmentally sensitive natural areas in the southwest to northeast Oak Openings corridor area.

It is not realistic to assume that the existing inventory of undeveloped parcels in the Township will remain as is. With the ongoing efforts of the Township Officials to enforce zoning and nuisance problems, the overall quality and appearance of properties is improving making undeveloped parcels more attractive for development. Attention to natural features should be considered if residential development is to occur in or nearby the areas designated for natural conservation so as not to disturb the environmental features.

INDUSTRIAL

Based on the availability of water and sanitary sewer lines and proximity to the Toledo Express Airport, Conrail and the Ohio Turnpike (US 80/90), future industrial expansion is targeted for the Westwinds Industrial Center situated west of Eber Road and north of Airport Highway. This area of the Township already accommodates the majority of the Township's industrial uses and has sufficient acreage available for future industrial development. Attention to natural features should be factored in if industrial development is to occur near the areas designated for natural conservation so as not to disturb the environmental features. With the marketing efforts being put forth by the County Commissioner's Office, the Westwinds Center will continue to provide industrial growth opportunities in the future.

COMMERCIAL

Due to a limited demand for commercial services in Spencer Township as well as a sufficient amount of retail services in neighboring communities, land designated for future commercial development is somewhat restricted. Primary areas for smaller community-oriented services are targeted at main roadway intersections which include Crissey and Angola Roads, Irwin and Angola Roads, Frankfort and Schwamberger Roads, and along the south side of Bancroft Street near Crissey Road.

OPEN SPACE / CONSERVATION AREAS

As indicated on the Future Land Use Map, much of the Township is planned to remain in a low-density and natural condition. As mentioned in previous chapters of this plan, Spencer Township has many significant land forms and native vegetation that should be maintained and preserved. Township Officials, with the assistance from other agencies such as the Nature Conservancy and the Ohio Department of Natural Resources, are encouraged to pursue funds to preserve significant properties for future conservation.

In those instances where residential development pressure occurs within this area, design standards should be created that allow a harmonious coexistence between the land and the structure. Large lot zoning requirements should be implemented to ensure for low density uses.

CONCLUSION

Spencer Township is characterized by a number of unique features which offer both varied and interesting possibilities when considering long term development plans. This attractive environment will likely create continued pressures for conservation and residential growth in the near future.

If allowed in a random manner, this growth will have potentially serious implications for future Township residents. With adequate guidance and control, however, the impact of this growth can be positive. The primary purpose of this Land Use Plan is to identify those areas of the Township that can best accommodate future growth with a minimum of problems. A second objective of the plan is to preserve those unique features and characteristics that could be destroyed if subject to intense development pressures.

By identifying both future growth areas and preservation districts, this plan can serve as framework and a tool for Township policy makers when important decisions regarding future land uses within the Township are made.

FULTON LUCAS (CO. RD.1)

Bancroft

Spencer Township Future Land Use

- Agricultural
- Residential
- Commercial
- Industrial
- Low Density Residential / Conservation Area

LATHROP

BERKEY SOUTHERN

BAAB

FRANKFORT

DEGENFELDER

ANGOLA

SCHWAMBERGER

EBER

IRWIN

BEMIS

MEILKE

CRISSEY

SHAFFER

WILKINS

HARRIET

BERKEY

BERKEY SOUTHERN

OLD STATE LINE

EBER

SPENCER TOWNSHIP FUTURE LAND USE PLAN

CHAPTER 10: PLAN IMPLEMENTATION

Plan implementation begins by looking to the goals and objectives in Chapter 2. To accomplish established goals and objectives requires commitment in the form of land use policies. These policies serve as courses of action to guide decisions using implementation tools such as zoning and subdivision regulations. It also serves as a guide for decision-making and the provision of public services and transportation improvements.

LAND USE POLICIES

The following Land Use and Development Policies are established for the orderly development of land and the provision of public services in Spencer Township:

- Zoning and subdivision regulation should be in conformance with the Spencer Township Land Use Plan and the updated Lucas County Policy Plan on Land Use and Housing.
- Any future extension of public water and sewer should be concurrent with the subdivision of land wherein a road or street is extended from an existing public road.
- Utilize in site design and development review criteria compatible with the "Oak Openings Landform". "Oak Openings Landform" is defined as the composite of the land and its plant and animal species native to the Oak Openings Region of Northwest Ohio.
- Support the economic base of the township through land use, development and capital investment, while preserving the natural features, agricultural land and residential areas of the Township.

STRATEGIES AND RECOMMENDATIONS

Strategies and recommendations for land use and development are necessary to guide decision making in the planning for public services and facilities and the implementation of the plan through regulation. Land use, as determined in the proposed plan, can be achieved by observing the goals and objectives and adhering to adopted land use policies. However, policy implementation must be supported with standards for development and consistent regulation. The placement and the sizing of public water and sewer, transportation development, and the location of roadway interchanges play a major role in determining whether development will occur, and the kind of development that will take place. Zoning and subdivision regulation address site development, how a use may impact and operate in relationship to surrounding land uses, and how public services and transportation are provided.

SERVICES AND FACILITIES

Public water and sewer will accommodate development in the Westwinds Industrial Center and the Oak Terrace area. It is sized to meet the needs of the residential and light industrial uses. Since this is a forced main sewer, taps will not be available.

Large lot rural residential development should be maintained throughout the Township by limiting the distribution and sizing of public water and sewer services.

ZONING RECOMMENDATIONS

Review of site development plans and zoning changes requires careful consideration. To achieve consistent development, each request and amendment should be carefully considered, keeping in mind the fact that the burden of proof of the need for the change rests with the applicant. The following questions should be asked when considering district changes:

1. Is there vacant land in the area already zoned to accommodate this use? If there is a considerable amount of land zoned for the requested purpose, and if little of it is being used, the need to rezone more land should be carefully analyzed. The fact that the cost of the land already zoned may be more expensive does not mean that the Township should rezone more land.
2. What other effects might the adoption of a proposed change have on future land uses in the area? What will be the long term effects of the proposed change?
3. How does the proposed change relate to existing public facilities and services such as water, sewer, police and fire protection, and schools?
4. What is the present character of the area in terms of existing land use and physical characteristics? Do the physical characteristics of the area cause problems for development?
5. What are the factors that make this location well suited for the uses permitted in the proposed zoning district?
6. Would all of the permitted uses in the proposed district be compatible with the existing and potential future development in the area?
7. What effect would the rezoning have on property values?
8. Would the rezoning cause a considerable increase in the volume of traffic? Can existing roads accommodate this traffic?
9. Should approval of a Special Use contain conditions to protect surrounding properties from potential spillover?
10. Should approval of a Special Use contain a reversion clause if development or use does not begin within a specified time?

If it is determined that the proposed change is sound, next consider the size and shape of the area to be rezoned and where the zoning boundaries should be located. When considering the size of the area to be rezoned, the following questions should be asked:

1. Does the area proposed for rezoning reflect land needed for the proposed use or does it merely reflect the applicant's property lines?
2. Is the size of the parcel adequate to meet building setback, parking and loading and open space requirements?
3. Is there a physical feature such as a ditch, railroad or ravine that can be used as a natural dividing line to separate a new district from adjacent properties?
4. Will future requests for additional rezonings be stimulated by the present requests? If so, where is the logical boundary?

Plan implementation can be achieved, if the goals and objectives are kept in mind when making zoning decisions. However, zoning decisions must support and be supported with the planning and provision of infrastructure and public services.

COMMUNITY SURVEY RESULTS

NOTE : STATISTICS FOR EACH QUESTION ARE BASED ON THE NUMBER OF PEOPLE WHO ACTUALLY ANSWERED THE QUESTION. SOME QUESTIONS WERE NOT ANSWERED BY ALL RESPONDENTS. (Total people responding as of November, 1998 = 280)

AGES	# OF PEOPLE	%	YEARS IN TWP.	# OF PEOPLE	%	MILES TO WORK:	# OF PEOPLE	%
1-19	8	3.1%	Less than 6	61	23.4%	Less than 1	0	0.0%
20-30	14	5.4%	6-10	34	13.0%	1 - 5	18	6.5%
31-40	53	20.4%	11-19	36	13.8%	6 - 10	32	11.6 %
41-50	79	30.4%	20-30	65	24.9%	11 - 15	46	16.7%
51-60	51	19.6%	31-40	19	7.3%	16 - 20	33	12.0%
61-70	30	11.5%	41-50	29	11.1%	21 - 25	8	2.9 %
71-80	20	7.7%	51-60	9	3.4%	more than 25	25	9.0%
81+ up	5	1.9%	61-70	4	1.5%	varies	11	4.0%
TOTAL	260	100.0%	71-80	2	0.8%	no work/retired or		
			81+ up	2	0.8%	work @ home	103	37.3%
			TOTAL	261	100.0%	TOTAL	276	100.0%

Males	134	50.4%	Surveys sent	503
Females	132	49.6%	received	150
	266	100.0%		29.8%

Question #3: Do you feel that there are adequate places nearby to shop for household goods?

YES	244	87.1%
NO	36	12.9%
	280	100.0%

Question #4: How do you feel the quality of life in Spencer has changed in the last 10 years?

Improved substantially	49	19.5%
Improved slightly	91	36.3%
Same	77	30.7%
Declined slightly	28	11.2%
Declined substantially	6	2.4%
	251	100.0%

Question #5: Would you like to see Spencer develop as a community of medium to high density residential subdivisions if water & sewer services are made available? (i.e. Stone Oak)

YES	49	18.2%
NO	220	81.8%
	269	100.0%

COMMUNITY SURVEY RESULTS (continued)

Question #6: Would you like to see Spencer as a community of lower density large lots (1-5 acres) residential development with on-lot septic systems?

YES	187		72.2%
NO	<u>72</u>		<u>27.8%</u>
	259		100.0%

Question #7: Would you like to see Spencer as a community of a combination of high density and low density residential development with either water and sewer or on-lot septic?

YES	96		38.9%
NO	<u>151</u>		<u>61.1%</u>
	247		100.0%

Question #8: Should the Township consider additional parkland that could provide passive recreation such as fishing, walking paths and hiking trails?

YES	139		51.7%
NO	<u>130</u>		<u>48.3%</u>
	269		100.0%

Question #9: Should the Township consider additional parkland that could provide active recreation such as baseball, soccer and playgrounds?

YES	103		42.0%
NO	<u>142</u>		<u>58.0%</u>
	245		100.0%

Suggested public activities:

- 36 Hiking / walking / rollerblade / bike & horse trails
- 42 Baseball / softball / soccer / basketball / tennis / volleyball
- 18 playgrounds
- 15 fishing
- 11 swimming pool / pond / paddleboats / ice skating
- 6 picnic area / festivals

Other suggestions included: birdwatching area, old fashioned sand lot, putt-putt and a hall for bingo, rummage sales and crafts. A few felt that Secor Park was sufficient

Question #10: How important is it to you that the unique natural areas are preserved?

Very	185		69.0%
Somewhat	48		17.9%
Don't know	20		7.5%
Not very	13		4.9%
Not at all	<u>2</u>		<u>0.7%</u>
	268		100.0%

COMMUNITY SURVEY RESULTS (continued)

Question #11: Township?	Would you encourage the preservation of Agricultural land and uses in the	
YES	146	90.7%
NO	<u>15</u>	<u>9.3%</u>
	161	100.0%

Question #12: Township?	Would you like to see more commercial business brought into the	
YES	52	20.1%
NO	<u>207</u>	<u>79.9%</u>
	259	100.0%

Those who answered yes suggested the following commercial activities: retail / department store, gas station, grocery store, carryout / convenience store, laundrymat, restaurant, meat market, beauty/barber shop, drug store, Doctor's office, fast food, bowling alley, video store and warehousing.*One person responded with the following: "Go out and market this area. See who is willing to locate here - without big tax abatements

Question #13: Ind. Center?	Would you like to see industrial expansion continued in the Westwinds	
YES	127	56.2%
NO	<u>99</u>	<u>43.8%</u>
	226	100.0%

Question #14: C. or BZA?)	Have you ever attended a Spencer Township public meeting (Trustees, Z	
YES	99	37.1%
NO	<u>168</u>	<u>62.9%</u>
	267	100.0%



Henry Fairchild

SPENCER TOWNSHIP.

The Township of Spencer lies in the Central-Western part of Lucas County, and is bounded on the North by Richfield Township, and on the East by Springfield; on the South by Monclova, and on the West by Swanton. It is composed of Sections one to twelve inclusive of Town Ten South, of Range Five East, and Sections 31 to 36 inclusive of Township Nine South, of Range Five East, of the Michigan Survey, together with Sections 31 to 36 inclusive, of Town Eight North, of Range Nine East, of the Ohio survey; all except the latter, being in territory formerly claimed by Michigan.

The Township was set off from Richfield and Swanton by act of the County Commissioners in 1845.

The soil of the Township is arable and productive, with the exception of the portion

known as the "Barrens," and a small area of marshy prairie. Both of these exceptions, however, are rapidly disappearing under the improved methods of drainage and cultivation which have made the lands of this section generally among the most fertile in the State.

EARLY SETTLEMENT.

Half a century ago Spencer Township was a wilderness. The first settlers came in from 1832 to 1835, when the tide of immigration was setting toward Michigan. Most of the lands in the Township were entered at the Monroe Land Office. The tract of country between the River Raisin and the Maumee was inviting, and many entered lands within the boundaries of this Township who never became actual residents. Such was the case with E. S.

and William Frost, Thomas Clark, Samuel A. Sargent, Jonathan H. Jerome, Israel Rockwood, R. A. Forsyth and others chiefly of Maumee. Before the "Toldo War" (1835) there were perhaps a dozen families in the Township. The first actual settlers were Abraham Johnson, Bennett Warren, Benjamin Fairchild, John All, Aaron H. Colo, Samuel Coleman, Gideon Rice, William Taylor and Charles Coarson—all now deceased, except, it may be, the last named, who removed to Iowa. William Brown, in 1834, was the first settler on the quarter Section South of the present Catholic Church. Samuel Coleman settled on the Northwest quarter of Section eight, Town Five, East of Range Five East, in 1835. Eli Munson settled on the Northwest quarter of Section Six, Town Five East, of Range Five East, in 1835. Levi Munson now lives on the old homestead. Benjamin Fairchild (wife and two little boys) settled on the Southwest quarter of the same Section, in 1834. Here the boys, the oldest of whom was only five years at the date of settlement, grew up to manhood. The younger, Jefferson, resided on the homestead until quite recently. Alonzo Fairchild now owns the farm adjoining on the East, to which he removed in 1849. It was entered in 1835 by Patrick Parks.

Some idea of the hardships of the pioneers in settling the country, may be gained from such reminiscences as the following. Says one of the pioneers:

When we came here, it was all woods. There were more Indians than white people. We could see an Indian every day, or a squad of them with their squaws and papposes, but a white man or white woman was a rare sight. Our nearest neighbors lived from three to four miles off, and there were no roads, only trails through the woods. Maumee was the nearest point where we could get needed supplies; and as there were no roads, even "chopped out," we had to "back" supplies to our cabins. The old route to Maumee was very crooked—the trail marked out by blazed trees. It bent away round the prairie—first to the South and then to the North—making the distance twice what it is now. After roads were cut out, we hauled our supplies and went to mill, mostly with oxen and on sleds at all seasons, for there were few wagons at first in the settlement. My father paid \$14.00 for a barrel of flour at Maumee; and that was not the hardest of it. A neighbor who was coming past our house without much load, and could just as easily bring the barrel of flour as not, charged him \$1.00 for fetching it out.

In answer to some questions about the early mills, the same man said:

The first mill I remember going to to get corn ground, was a concern run by oxen. They walked round, hitched to a pole or shaft. It was gotten up by a man by the name of Berry, near what is now A. in Fulton County. It was not much of a mill—a sort of coarse corn-cracker, like. Sometimes we went to Blissfield, Michigan, to mill, and afterwards to Waterville. After the mill was built at the latter place, it was the best and the nearest, but it often took from one to three days to get a grist, the settlers coming from all around and waiting their turn. I

have slept there all night on the bags, and at one time two nights, waiting for my grist. The usual mode of going to mill was with oxen, when one was well enough off to have such; but most of the settlers were poor and had to put up with great hardships. Sometimes men would go out and work at some odd job for a bushel or two of corn; take it on their backs to mill; wait for it to be ground; and return with the proceeds to their lonely cabins and anxiously-waiting families, often at night through the dark forests. Money was very scarce, prices high and most of the settlers poor. The land was wet, and chills and fevers prevailed. The country is now ditched and made healthy compared with what it was. Most of the pioneers, however, were hardy and strong men, and could stand almost anything.

EARLY LAND PURCHASES.

Following is a list of the earlier purchases of lands in Spencer, as shown by the County records:

RANGE FIVE, TOWN NINE.

Section 31, David Clute, 1835, 80 acres.
 Section 31, John McNeese, 1835, 102.84 acres.
 Section 31, Andrew Palmer, 1835, 101.62 acres.
 Section 31, Isaac Ritter, 1835, 181.62 acres.
 Section 31, Eli Munson, 1834, 160 acres.
 Section 31, Gideon Rice, 1834, 102.54 acres.
 Section 31, Charles Butler, 1836, 51.21.
 Section 32, Atron H. Cole, 1833, 560 acres.
 Section 33, Daniel D. Divine, 1835, 80 acres.
 Section 33, Theron Hamilton, 1834, 40 acres.
 Section 33, Stephen Langenderfer, 1836, 80 acres.
 Section 33, Charles Osgood, 1836, 80 acres.
 Section 34, Eli Hubbard and D. B. Miller, 1835, 80 acres.
 Section 34, Joseph Harpell, 1834, 40 acres.
 Section 34, Andrew Smith, 1834, 240 acres.
 Section 34, Catharine Thomas, 1834, 40 acres.
 Section 34, Horace Waite, 1834, 40 acres.
 Section 34, Martha Waite, 1834, 80 acres.
 Section 34, Seba Murphy, 1836, 80 acres.
 Section 35, James Cone, 1835, 80 acres.
 Section 35, Matthew Byrnes, 1834, 40 acres.
 Section 35, David Hendrickson, 1834, 40 acres.
 Section 35, Hiram Smith, 1834, 40 acres.
 Section 35, Roswell Cheney, 1836, 240 acres.
 Section 35, Roswell W. Cheney, 1836, 40 acres.
 Section 36, William Berry, 1834, 64.28 acres.

RANGE NINE, TOWN EIGHT.

Section 31, William Beals, 1834, 282.78 acres.
 Section 31, John Farmer, 1834, 151.40 acres.
 Section 31, John Knapper, 1834, 160 acres.
 Section 32, Richard Wiggins, 1834, 65.80 acres.
 Section 32, Iraad Rockwood, 1834, 68.60 acres.
 Section 32, Wm. Houser, 1833, 160 acres.
 Section 33, Bennett Warren, 1833, 65.28 acres.
 Section 33, Clark Wright, 1833, 80 acres.
 Section 33, John Brown, 1830, 73.76.
 Section 33, Charles C. Roby, 1836, 73.76 acres.
 Section 34, Henry Smith, 1835, 80 acres.
 Section 34, Charles Smith, 1835, 40 acres.
 Section 34, Theophilus Short, 1837, 160 acres.
 Section 34, Thomas Clark, 1843, 40 acres.
 Section 34, Samuel G. Foster.
 Section 35, Samuel A. Sargent, 1837, 66.40 acres.
 Section 35, Dingham D. Abbott, 1836, 200 acres.

SCHOOLS.—The first School-house in the Township was built of logs in the winter of 1836-37, on the land of Eli Munson. There was then no School District organized in the Township; but the few settlers got together, cut the logs, split out the "puncheon" for the floor and

roof, laid up the walls, and put on the roof, securing it with poles laid across, as nails were not in use in the settlement. A few panes of glass sufficed for a window, and the door, made of split puncheons, was pinned together and hung on wooden hinges. The first School Teacher in the Township was Chester Holloway.

Among the oldest residents of the Township at this writing (1887) are: Adam Brown, Levi Munson, Jacob Murbach, Alonzo Fairchild, David Dennis, George Dill, Andrew Myers, William Keough and David Crissy. Joseph Dennis, John Farner, Ezra C. Tunison, Henry Reinhart, William Taylor and Elisha Bird have passed away within two or three years.

ORGANIZATION OF THE TOWNSHIP.

Pursuant to notice given by the Commissioners of Lucas County, the electors of Spencer Township met at the house of Abraham Johnson in said Township, April 7, 1845, for the purpose of choosing Township officers. John All, Abraham Johnson and Darius Wyatt, were chosen Judges of election, and Benjamin Fairchild and Aaron H. Cole, Clerks. After balloting, it was found that Aaron H. Cole was elected Township Clerk; Eli Munson, Samuel Coleman and William Brown, Township Trustees; Theron Hamilton, Township Treasurer; Darius Wyatt, Assessor; John All and Aaron Whitacre, Overseers of the Poor; William Taylor and Charles Coarson, Constables; David Clute, Benjamin Fairchild and William Norris, Supervisors of Highways. Benjamin Fairchild, a Justice of the Peace, administered the oath of office to the Township Clerk, and he to the other Township officers, completing the qualification of all elected, on August 15, 1845.

On April 14, 1845, Darius Wyatt, Assessor, presented his bond in the sum of \$500, and sureties, Theron Hamilton and Charles Coarson, for the faithful discharge of the duties of his office, which was accepted by the Trustees. The Treasurer's bond in the sum of \$800, with sureties, Darius Wyatt and Charles Coarson, was received and approved. William Taylor and Charles Coarson, Constables, presented their bonds and sureties.

April 14, 1845, four School Districts were established in the Township.

Following is a military roll for the Township as returned by Darius Wyatt, Assessor, April 15, 1845:

John Shull, Levi Chapin, Theron Hamilton, Benjamin Reinhart, Shubal Munson, Charles Young, Levi Munson, Charles Coarson, William Taylor, Samuel Coleman, William Norris, Josephus W. Hufftile, William Brown, Aaron Whitacre, Albert Clute, David M. Johnson, Thomas Stevenson, William Johnson, John Johnson.

The following order concerning the election of Justices of the Peace appears on the Township records:

Be it remembered, that at a term of the Court of Common Pleas, begun and held in and for the County of Lucas and State of Ohio, on the 11th day of November, A. D. 1845, on motion to said Court by Eli Munson, one of the Trustees of Spencer Township, by Young & Waite, his Attorneys; it was ordered, that two Justices of the Peace in and for said Township be elected at the next annual Spring election in said Township.

In testimony whereof, I, F. L. Nichols, Clerk of said Court, have hereunto set my hand and seal of said Court, the 27th day of February, A. D. 1846.

F. L. NICHOLS, Clerk.

Notice of election in accordance with the above order was given on March 15, 1846, and on April 6th following William Brown and Benjamin Fairchild were elected Justices of the Peace.

At the State election held October 14, 1845, 26 votes were polled in the Township. At the Township election for Justices of the Peace and other officers, April 6, 1846, 31 votes were polled. In 1851 the number of votes polled was 45; in 1852, 60 votes, and in 1853, 62 votes.

TOWNSHIP OFFICERS.

The following have been the principal Township officers since the organization:

Clerks—Aaron H. Cole, 1845-49; Aaron Whitacre, 1849; Ezra C. Tunison, 1850-54; Daniel C. Tunison, 1854; Samuel Divine, 1855; Daniel C. Tunison, 1856; Robert Fairchild, 1857-59; Ezra C. Tunison, 1859-61; Robert Fairchild, 1861; Samuel Divine, 1862-5; Jacob Surbeck, 1865-7; William Geyser, 1867; Alexander Crissy, 1868-70; William H. Pemberton, 1870-72; Edgar Morrill, 1872-80; D. B. Dill, 1880-83; Edgar Morrill, 1883; Peter Brick, 1884-86; Edward W. Dilgart, 1886-87.

Treasurers—Theron Hamilton, 1845-50; Aaron Whitacre, 1850; Charles Coarson, 1851; William Taylor, 1852-68; Alonzo Fairchild, 1868-79; Conrad Murbach, 1879-83; A. W. Munson, 1883-85; Frank Keopfer, 1885-87.

Trustees—Eli Munson, Samuel Coleman, William Brown, 1845; Abraham Johnson, Charles Coarson, Eli Munson, 1846; John Shull, Eli Munson, William Norris, 1847; William Brown, William Taylor, Matthew M. Mason, 1848-49; John Farner, David M. Johnson, Samuel Coleman, 1850; Martin Walters Shubal Munson, Samuel Coleman, 1851; James Morris, David Clute, William Brown, 1852; Smith H. Topping, John Farner, Alexander Walp, 1853; Ezra C. Tunison, Eli Munson, Albert Clute, 1854; William Brown, Isaac Clemens, Albert Clute, 1855; William Stair, Samuel Coleman, George Dill, 1856; John Farner, Samuel Divine, Elisha Bird, 1857; E. C. Tunison, Joseph Dennis, Lucas Raab, 1858; Lucas Rabb, Isaac Clemens, Alonzo Fairchild, 1859; Lucas Rabb, Alonzo Fairchild, John Farner, 1860; John Farner, David Dennis, Samuel Divine, 1861; John Farner, Alonzo Fairchild, David Dennis, 1862; Alonzo Fairchild, David Dennis, Abraham Johnson, Jr., 1863-64; Alonzo Fairchild, Joseph Dennis, Abraham Johnson, 1865; Alonzo Fairchild, Abraham Johnson, William Pemberton, 1866; William Pemberton, John W. Brown, Willard Barnes, 1867-68; Prosser Coon, William Pemberton, John W. Brown, 1869; Andrew Kluman, John E. Farner, James Barnes, 1870; Andrew Klumm, James Barnes, John W. Brown, 1871; William Taylor, Jeremiah Carroll, John W. Brown, 1872; John W. Brown, James Barnes, Jeremiah Carroll, 1873; William Taylor, James

Barnes, Jeremiah Carroll, 1874; James Barnes, Enoch Huftile, Andrew Klumm, 1876; James Barnes, John E. Farner, Andrew Klumm, 1876; Stephen Pitson, Andrew Klumm, John Regenal, 1877; Jefferson Fairchild, Andrew Klumm, Harmon Farner, 1878; Harmon Farner, John Sullivan, James Barnes, 1879-80; Harmon Farner, James Barnes, Andrew Klumm, 1881; Andrew Klumm, Edgar Morrill, Edward Dilgart, 1882; Alonzo Fairchild, Lafayette Dill, L. J. Berkeybile, 1883; Lafayette Dill, L. J. Berkeybile, John Sharples, 1884-85; Harmon Farner, Andrew Klumm, Alonzo Fairchild, 1886; Lafayette Dill (only one elected), 1887.

Justices of the Peace—Benjamin Fairchild, 1845-48; William Brown, 1846-55; Thoron Hamilton, 1850; Samuel Farner, 1880-87; Lucas Raab, 1882-87. (The names between 1850 and 1880 were not accessible to the writer.)

SCHOOLS.—On April 18, 1853, the Board of Education divided the Township into three Sub-Districts, as follows: No. 1—Composed of Sections 31, 32 and 5 and 6. No. 2—Composed of Sections 33, 34, 35, 36, and 1, 2, 3 and 7. No. 3—Composed of Sections 7, 8, 9, 10, 11, 12 and 31, 32, 33, 34 and 35.

These have been changed in their boundaries from time to time, so that at present there are five Districts in the Township. All except one have substantial brick School-houses.

On April 17, 1854, the Board assessed the sum of \$250 for the purpose of purchasing a site and building a School-house in District No. 3. On settlement with the Treasurer, there was remaining in the treasury a balance of \$279.22, apportioned to the Districts as follows: No. 1—\$72.50; No. 2—\$108.02; No. 3—\$99.70.

The receipts of School money reported April, 1856, were as follows:

School House Fund.....	\$ 61 90
District No. 3.....	17 17
Township Fund.....	132 88
State Fund.....	277 19
Interest on Section 16.....	19 28
Total.....	\$509 10

For 1866, the following:

Township School House Fund.....	\$213 28
State School Fund.....	184 50
Interest on Section 16.....	105 58
Total.....	\$503 36

Receipts for March 5, 1887:

State Common School Fund.....	\$204 00
Interest on Section 16.....	80 19
Dog Tax.....	25 35
Township contingent Fund.....	\$724 08

The number of persons of School age in the Township in 1887 was 237—males 127; females, 110. Number of voters, 132.

Board of Education for 1887—A. W. Munson, Peter Brick, J. W. Mauchly, W. H. Strong and C. Winterfelt. A. W. Munson, President; E. W. Dilgart, Clerk.

Post Office—The nearest Post Office was at Maumee until an office was established at

what is now East Swanton, in Swanton Township. The latter was removed to Swanton Village after that became a Railroad Station, and residents of that part of Spencer nearest adjacent still get their mail there. The Township Post Office proper is located at Java (Frankfort Corners): It was first kept by the late William Taylor at his residence, and afterwards moved from place to place until finally, in 1879, it was located at Java, since which Frank Koepfer has been Postmaster.

BAPTIST CHURCH.—This church was organized at an early day and services held in the School House and in private residences. Among the first preachers were elders Birdsall and Lewis. Rev. Aaron H. Cole, was the first regular Pastor; but no church edifice was built during his day; nor, indeed, until some time after his death. Rev. Mr. Cole was one of the early settlers and began his ministry in Spencer Township. He was born in Covert, Seneca County, New York, February 5, 1813. He was married with Lydia Rappleyee in March, 1835, and the same Spring came to Spencer, where he settled and resided until 1856. His name appears upon the records as the first Clerk of the Township, and he aided in many important ways in the organization of its affairs. Feeling that he was called to preach the Gospel, he was ordained and began his ministry in 1841. Most of the time for 20 years or more he preached at his own expense to weak Churches. In 1856 he moved to Grand Blanc, Ohio, and took charge of a Church there. For a time also he traveled and preached under the auspices of the Ohio Baptist State Convention. But he is best remembered in Spencer and the adjacent region. He removed to Adrian, Michigan, in 1866, where he died October 26, 1867, in the 55th year of his age. He was succeeded in the Spencer pastorate by Elder Nill, of Maumee. Revs. A. Brown, A. J. Porter, Horace Hall (who died in Richfield June 1, 1876), A. J. Buel, F. C. Wright and James Adams, have followed in succession, the last named being the Pastor in 1887. The Church was finished and dedicated in 1873.

CHURCH OF IMMACULATE CONCEPTION.—About 1838, Father Armeus Rappe began a mission among the German Catholics of this Township, holding services at private residences. In 1851 the log-church now used for the parochial School-house was erected. It was succeeded by a frame building in 1864. This edifice was destroyed by fire June 7, 1875, and in 1876, the fine structure known as the Church of Immaculate Conception, was erected and consecrated. On March 4, 1880, a tornado struck the building, demolishing it completely, except the side walls, which alone were left standing. On the 15th of August, the church was again rebuilt, frescoed and occupied. It is the finest country Church in Lucas County, and cost, in

all, about \$12,000. Rev. Charles Barbier was the first resident Minister in 1865, and since have been the following in the years named: Rev. Nicholas Schmitz, 1868; Rev. Peter Kolbopp, 1870; Rev. John G. Vogt, 1875; and Rev. Woimer Mueller since 1877.

THE GERMAN REFORMED CHURCH of Spencer was organized in 1852; Isaac Matzinger, Conrad Swine, Andrew Reginald and their families, being among the principal organizers. The building was erected in 1864. The Church has increased in numbers from the German element in the Township which is about two-thirds of the population, about one-half of the Germans being Protestants.

There is also a German Baptist Church in the Township, erected in 1878. Rev. Sebastian Site has been its only Pastor.

ALONZO FAIRCHILD was born January 20, 1829, in Remsen, Oneida County, New York. His parents were Benjamin and Mercy (Pooler) Fairchild. The father was born in Connecticut, May 18, 1794; and the mother in the State of New York, February 20, 1810. They were married May 27, 1827. With their three children—Benjamin R. (a half-brother), Alonzo and Robert, they removed to Medina County, Ohio, in the Spring of 1834, remaining there until the Fall following, when they came to what is now Spencer Township. There they made their home in the Wilderness, with their nearest white neighbor five miles distant, but with plenty of Indians about them. Mr. Fairchild entered a tract of land at the Land Office at Monroe, Michigan. Mary Jane, a daughter, born February 22, 1838, died November 7, 1862. The father died December 29, 1855, and the mother May 20, 1878. Their son Robert enlisted in Company A, Sixty-Seventh Ohio Regiment, October 19, 1861, and died in hospital at Newbern, North Carolina, August 29, 1863. Thomas J., born in Spencer, February 10, 1844, now resides in Adams Township. The father was elected Justice of the Peace, on the organization of the Township, holding the office for several years. Alonzo has served as Township Trustee for many years, as Treasurer for 12 years, as School Director for 24 years, and as Assessor for one year. During the War of the Rebellion, he was specially serviceable to the Union cause, in his efforts in raising and forwarding troops from Spencer. Mr. F. has been an active Republican since the organization of that party, having voted for Fremont in 1856. He has always enjoyed the confidence of his neighbors and has never been an office seeker. Mr. Fairchild was married with Charlotte Beachtle, February 10, 1854. Mrs. Fairchild was born in Bedford County, Pennsylvania, March 2, 1832, and with her parents, Henry and Asenath (Fliggle) Beachtle, removed to Wayne County, Ohio, in 1833, whence they came to

56

Spencer in 1848. Mrs. Fairchild before marriage taught School for several years in Spencer and Springfield Townships. She has served as Clerk of the Baptist Church in Spencer for 13 years; has been for seven years a Vice President of the Lucas County Sabbath-School Union; and eight years Vice President of the Woman's Christian Temperance Union of Lucas County. She served as Superintendent of the Baptist Sunday School for several years, all of which have been without her solicitation. Mr. Fairchild has been for 16 years Trustee of the Baptist Church and is now, he served as Chairman of the Building Committee of the same. They have four daughters—Ida V. A., born January 20, 1856, the wife of Samuel Surbeck of Spencer; Clara Bell, born April 26, 1859, wife of Isaac Matzinger of Spencer; Lurena M., born August 8, 1864, wife of William Kough, of Spencer; and Bessie J., born May 15, 1876, residing at home.

LUCAS RAAB, second son of Valentine and Catharine (Bitter) Raab, was born in the Grand Duchy of Hesse Cassel, Germany, October 18, 1825. In 1836, with his parents and older brother, Peter, he came to the United States, first settling in Portage and Summit Counties. In 1851, all but Lucas removed to Lucas County, he remaining at Akron. They settled on the present homestead at Raab's Corners, Spencer Township. The children then consisted of Peter, Lucas, Catharine (wife of Andrew Gessner, of Maumee), Joseph (deceased), Mary (wife of Anthony Welzbacher, of Richfield), John, of Maumee, and Maria, of Cleveland, Ohio. The father died in Spencer January 17, 1871; and the mother October 12, 1878. Lucas attended the Parochial Schools in Germany from the age of seven to 11 years. During the Winters he attended Public Schools in Portage County, where his progress in the acquisition of the English language was remarkable, which largely explains the exceptional fluency and correctness of his use of that tongue. Mr. Raab has been for many years an extensive and successful Farmer, and since 1866 a Merchant, his farm and store both being located at Raab's Corners. In 1886 he suffered severely from a fire, losing barns, carriage-house, five horses and other property, with little insurance. He is known among his neighbors as a hospitable and charitable citizen, meeting fully the requirements of good citizenship. In religious faith, he is a Catholic, and has long been prominently identified with the prosperity of the Church of the Immaculate Conception, in Spencer. Politically, he is a Republican, and was an active supporter of the Union during the War of the Rebellion. The only Republican in the School District of his residence (with 20 votes), he has no superior in personal popularity and the esteem of his neighbors. This is true, also, as to the Township, which he has

served for many years as Justice of the Peace, Trustee and Assessor, now holding the first named office. In 1873 he was elected as a Commissioner of Lucas County, serving for three years. In 1880, as Deputy United States Marshal, he took the enumeration of Richfield Township. Mr. Raab was married February 6, 1855,

with Mary Ann Miller. He has eight children Catharine, Joseph P., George B., Mary Ann, Peter L., John, Lawrence and Amelia. Mrs. Raab died October 9, 1876. At Norwalk, Ohio, September 21, 1880, Mr. Raab was married with Mary Bodonstedt, a native of Hanover, Germany.

APPROVAL OF SPENCER TOWNSHIP LAND USE PLAN

September 30, 1999

99-1436

Commissioner Isenberg offered to the following resolution:

WHEREAS, the Lucas County Plan Commission has approved the Spencer Township Land Use Plan on September 23, 1999; and

WHEREAS, the Spencer Township trustees have requested approval of the Plan by the Lucas County Plan Commission and adoption by the Lucas County Commissioners; now, therefore, be it

RESOLVED, by the Board of County Commissioners, Lucas County, Ohio:

Section 1. That in accordance with Chapter 713 of the Revised Code, adopts the Spencer Township Land Use Plan.

Section 2. The Clerk of this Board is hereby ordered to certify this resolution and plan to the Lucas County Plan Commission to be deposited with the County Recorder.

Section 3. This Board finds and determines that all formal actions of this Board concerning and relating to the adoption of this resolution were taken in an open meeting of this Board and that all deliberations of this Board that resulted in those formal actions were in meetings open to the public in compliance with the law.

APPROVAL OF SPENCER TOWNSHIP LAND USE PLAN

Page 2

Section 4. This resolution shall be in full force and effect from and immediately upon its adoption.

On the foregoing Commissioner Isenberg voted aye
Commissioner Copeland voted aye
Commissioner Barlos voted aye

Nancy Poskar

Nancy Poskar, Clerk

I hereby certify that the foregoing is
a true and exact copy of Resolution
No. 99-1436 duly passed by the
Board of County Commissioners,
Lucas County, Ohio, at its meeting
on Sept. 30, 1969
Clerk of County Commissioners

Nancy Poskar, Clerk