ERIE TOWNSHIP

LAND USE PLAN
ERIE TOWNSHIP LAND USE PLAN

Erie Township is located immediately west of the City of Port Clinton and is bordered by Lake Erie to the north, Carroll and Salem Townships to the west, Port Clinton to the east and the Portage River to the south. Being generally rural in nature, though significantly impacted on the eastern end of the township by the boating industry associated with Lake Erie, it is the fourth smallest township in land area in Ottawa County containing only 8,107 acres of land contained within 12.67 square miles. A portion of the incorporated area of the City of Port Clinton lies within the township.

The land use plan committee, appointed by the Erie Township Trustees, consisted of four citizens from different geographic areas of the township. The Board consisted of the following four individuals.

    Roland Schumaker
    Paul Mortus
    Tammy Anderson
    Louise Bice-Linehan

The committee met numerous times to review the existing land use maps, physical components, demands for different land uses, and population projections.

POPULATION

Several factors became clear during these reviews. First, the population base of Erie Township has fluctuated up and down over the period between 1960 and 1990 with a change seen in the opposite direction each ten years, based upon U.S. Census numbers. This is inconsistent with the trends
seen for other townships in the County. In addition, a
decrease of residents occurred between 1960 and 1970 which
can not be explained and was inconsistent with the overall
trends for Ottawa County townships. The following table
reflects actual population and the percent change since
1960.

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Population</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>1960</td>
<td>1,566</td>
<td></td>
</tr>
<tr>
<td>1970</td>
<td>1,467</td>
<td>+ 6.3%</td>
</tr>
<tr>
<td>1980</td>
<td>1,518</td>
<td>+ 3.5%</td>
</tr>
<tr>
<td>1990</td>
<td>1,454</td>
<td>- 4.2%</td>
</tr>
</tbody>
</table>

The population growth reflected is different from the County
trends, as increases occurred at the County level for each
decade until 1990, when a very slight decrease occurred.

To further examine the population growth changes, housing
units were looked at to see if they supported these numbers.
Using the U.S. Census once again, the following housing
units existed.

<table>
<thead>
<tr>
<th>Year</th>
<th>% Of Housing Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1970</td>
<td>511</td>
</tr>
<tr>
<td>1980</td>
<td>722</td>
</tr>
<tr>
<td>1990</td>
<td>546</td>
</tr>
</tbody>
</table>

The increase in the number of units between 1970 and 1980
(211) with the total population increase of 51 individuals
for the township brings the person per household number down
from 2.87 in 1970 to 2.10 in 1980. This compares to a
countywide number of 2.85 in 1970 and 2.51 in 1980. The
percent decrease in these numbers is very dissimilar.
However, the 1990 Census shows a loss of 176 housing units a
Year | Projected Population
--- | ---
| Erie Township |
| 1990 (Actual) | 1,454 |
| 1995 | 1,459 |
| 2000 | 1,459 |
| 2005 | 1,505 |
| 2010 | 1,524 |
| 2015 | 1,545 |

Approval of new subdivision lots in Erie Township between 1970 and 1990 supports the growth rates seen for this same period. The creation of new housetots does not predate new home construction, but there is clearly a supply and demand relationship which exists. The following table identifies new lot creation by decade for Erie Township only. It is interesting to note the increasing numbers of lot/year being created for the 1991-1994 period as opposed to the previous decades.

Decade | # Of New Lots Created
--- | ---
| 1971-1980 | 32 |
| 1981-1990 | 32 |
| 1991-1994 | 30 |

These lots were almost entirely created along existing roads. Residential housing permits issued for the period 1990-1994 for single-family homes totaled 54, according to the Ottawa County Building Inspection office. This would be consistent with recent subdivision lot approvals.

The land use maps for 1970 and 1994 reflect continuing single-family residential construction. There was no evidence available or perceived that this trend would revise itself. The committee felt the findings of the 1990 Census
physical components were studied.

**LAND USE CHANGES – 1970 & 1994**

A review of the land use maps for 1970 and 1994 reflected several obvious changes in land uses. First, there were more single-family homes along the township roads in 1994 than in 1970. These homes were located on 3/4 of an acre to one acre house lots and were not within major subdivisions.

Secondly, there was an increase in the number of acres of land owned by the Browning Ferris Industries and used for landfill purposes. The recent acquisition of land will allow use of the landfill through the year 2025. This expansion is viewed as a mixed blessing by many.

Commercial uses within the township remained relatively constant in number. This might appear to be somewhat surprising with the increased traffic using State Route 2 and 163. Lack of public sewer has detered this type of development.

Wooded areas were eliminated in some locations, and in other areas, they were allowed to grow and expand. There was probably more growth than loss for the township overall in wooded lots.

Finally, there has been little change in the Camp Perry military installation or the Erie Industrial Park land area. No new growth or building construction in the Industrial Park has been seen and only limited renovation or replacement of housing units within Camp Perry.
ERIE TOWNSHIP LAND USE PLAN RECOMMENDATIONS

The land use committee reviewed all of the above referenced material and discussed future land use recommendations. This discussion of future land uses was undertaken using three broad categories: residential, commercial, and industrial. The following recommendations were made by the committee. They were identified as recommendations due to the circumstances that a land use control mechanism, such as zoning, does not presently exist at the local level to enforce these recommendations.

COMMERCIAL

General retail commercial growth is most likely to occur in concentrated traffic areas such as along West Lakeshore Drive. These ventures will be restricted in size and scope to Ohio EPA approval for sewage disposal. The committee felt this corridor was already developing as a commercial corridor and its continued growth in this fashion was unlikely to occur.

Recreation commercial growth will most likely begin to occur within the Township in the near future. This growth will be along the Portage River. This growth should be promoted, but controlled within health and building codes. This development will most likely be a major growth factor of the township in the future.

INDUSTRIAL

Industrial areas within Erie Township should be limited to the Erie Industrial Park. The township committee realized that most new jobs result from the expansion of existing
CONCLUSION

The land use committee members developed this land use plan based upon criteria they felt was pertinent to development. The members understood the importance of zoning as a means to enforce the plan, but felt continued growth and the public water project may result in local zoning being initiated in the future. The Trustees felt that a zoning initiative must be put forth by the residents and not initiated by them. Therefore, they undertook the plan with this in mind and their efforts should be applauded.

The plan should be reviewed if public sewer become reality or if the growth along the Portage River begins occurring quickly. Otherwise, the plan should serve the township well over the next 15 years or until zoning is approved by the residents.
ADOPTION OF CARROLL, ERIE, AND BAY TOWNSHIP LAND USE PLAN REVISIONS

WHEREAS, The Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan of Ottawa County in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code, and

WHEREAS, the Ottawa County Commissioners by resolution on the 22nd day of November in 1971 adopted Volume 2, Regional Development Plan of Ottawa County in accordance with Section 713.25 of the Ohio Revised Code, and

WHEREAS, Land Use Plan Revisions for Carroll, Erie, and Bay Townships has been prepared by the staff of the Ottawa Regional Planning Commission to update Volume 2, Regional Development Plan of Ottawa County, and

WHEREAS, the proposed Land Use Plan Revisions for Carroll, Erie, and Bay Townships were presented at public meetings of the trustees held in the Townships, and

WHEREAS the Carroll, Erie, and Bay Township Trustees adopted, by resolution, these Land Use Plan Revisions as a supplement to Volume 2, Regional Development Plan of Ottawa County, as provided by Section 713.25 of the Ohio Revised Code, and have agreed that it shall take precedence over previous land use recommendation for the Carroll, Erie, and Bay Township area,

NOW THEREFORE BE IT RESOLVED that the Ottawa Regional Planning Commission adopts these Land Use Plan Revisions as the official plan of Carroll, Erie, and Bay Townships as a supplement to Volume 2, Regional Development Plan of Ottawa County.

ADOPTED this 17th day of October, 1995 by the Ottawa Regional Planning Commission.

Lloyd Payton, President
Walter Wehenkel, Secretary