

The Village of Spencer

Comprehensive Plan

2009-2030

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The 7th of August

Comprehensive Plan

2000-2030

1. Introduction: This document outlines the strategic vision and key objectives for the organization.

2. Vision Statement: To become the leading provider of innovative solutions in our industry by 2030.

3. Mission Statement: We are committed to delivering exceptional value to our customers through innovation and operational excellence.

4. Strategic Objectives: Increase market share by 15% over the next five years, improve operational efficiency, and invest in R&D for future growth.

5. Key Initiatives: Launch new product lines, expand into emerging markets, and implement digital transformation across all business units.

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1. The first part of the document discusses the importance of maintaining accurate records of all transactions. This is essential for ensuring the integrity of the financial statements and for providing a clear audit trail.

2. The second part of the document outlines the various methods used to collect and analyze data. These methods include direct observation, interviews, and the use of specialized software tools.

3. The third part of the document describes the results of the data collection and analysis. It shows that there are significant differences between the reported figures and the actual figures, which may indicate a problem with the reporting process.

4. The fourth part of the document discusses the implications of these findings. It suggests that the company may need to implement more rigorous controls and procedures to ensure the accuracy of its financial reporting.

5. The fifth part of the document provides a summary of the findings and recommendations. It concludes that the current reporting process is flawed and that immediate action is needed to address the issues identified.

2030 Vision Statement

The Village of Spencer will be a sustainable place where:

- Residents, young and old, will work together to help others;
- Officials will seek opportunities to provide a safe and secure community atmosphere;
- A reliable employment base will be successfully sustained;
- Existing neighborhoods will be preserved and enhanced, and a wide variety of new housing for all life cycles will be provided near work sites with modern technological features, designed to accommodate alternative transportation options; and,
- Recreational facilities, open space, parks and other natural features, will be available and maintained to encourage healthy residents and a high quality of life.



The Future Plan for the Village of Spencer

The Village of Spencer is a community that is self-sufficient and progressive. It has a respectable balance of recreational spaces, housing and public services that come together to create a community with residents that are healthy, caring and involved. To continue the synergy that exists, the community endeavors to plan for its future in a manner that is sustainable. Sustainability¹ is defined as developing in a manner that meets the needs of the present without compromising the ability of future generations to meet their own needs. The Village of Spencer, by adopting this 2030 Comprehensive Plan document, is committing to continue on a sustainable course that it has long ago established for itself by:

- Maintaining the parks and open space in a manner that draws residents of both the Village and the Township into their places for the purpose of exercising and enjoying nature,
- Maintaining existing homes and buildings in a manner that allows for residents from all stages of life to continue to live, work, and shop in Village of Spencer, and
- Encouraging light industry that will provide the residents of the Village and Township with a quality of life to which they have become accustomed.

Chapter 1 – The Comprehensive Planning Process

Purpose

The Comprehensive Plan is a dynamic planning tool that provides a structure for land use while concurrently allowing for continuous revision based upon changes in the market and growth trends. The purpose of the planning process is threefold: to provide the future vision for the village through evaluation of the existing conditions and future goals and objections, to provide a technical database for legal support in the use of the land, and to provide the framework for implementation of the Comprehensive Plan. A Comprehensive Plan provides a community with the opportunity to guide physical development and redevelopment through the identification of key policies, and goals of the residents with respect to public health, safety and general welfare.

It is intended that this plan be used not only as a guide for future land use decisions, but also as an extensive reference for the village, and a blueprint for community programs, public and private sector initiatives and investment in facilities and infrastructure.

Process

The Village of Spencer contracted with the Medina County Department of Planning Services to provide guidance and prepare the Village of Spencer 2030 Comprehensive Plan. A Comprehensive Plan Steering Committee was established and monthly meetings were held to discuss the vision of the future of the Village of Spencer.

Village of Spencer and Township residents involved in the comprehensive planning process included: Mayor Tom Ramey, Jim Coleman, Dan DeRossett, Chief Eugene Rice, Irene Gehring,

The staff of the Medina County Department of Planning Services met with community stakeholders, who included Police Chief Eugene Rice, Assistant Fire Chief Franz Stefan, Spencer Sewer and Water Department William Albrecht, Lorain-Medina Rural Electric Cooperative, Inc. General Manager Markus Bryant and Terry Mazone, to gain insight into future community needs.

Village fact-gathering resources that contributed to this document are Janine Grieve of the Village Historical Society, Ron Voorhees, Spencer Historian, Reverend Cara E. Stultz Costello, Pastor Spencer United Methodist Church, and Law Director Greg Huber.

Outside resources who served to complement the data, studies and reports referenced in this document included Emergency Management Agency Director, Charles (Buck) Adams, Bethany Dentler, Director Medina County Economic Development Corporation.

Chapter 2 Village of Spencer History

Village of Spencer was incorporated in 1914. However, there is a great deal of history prior the establishment of the village. In 1823, John P. Marsh settled in what is now known as Spencer Township. He was the first white man to do so. The rest of his family soon joined him. In the years that followed, several other families settled in what is now Spencer Township.

The first settlers congregated at a point along River Road, now known as River Corners. Spencer Township was organized and named on February 18, 1832. At that time, it was in Lorain County and remained so until 1839. The first settlers wanted to name the township after John P. Marsh. They suggested Marshfield, or Marstown, but John Marsh felt that the name did not fit the topography of the area. Then, Calvin Spencer, who owned the saw and grist mills, offered to give \$50 in lumber to build a schoolhouse if they would name the township after him. This was agreed upon and Spencer Township got its name.

The first school term was held in a cabin owned by John P. Marsh. This school was soon abandoned, and the settlers leased a lot and built a log schoolhouse, but the building burned in 1833. The lumber donated by Calvin Spencer was used to build the next school. It was completed in 1834, at the site of the burned structure. It was used for education and as a center of entertainment for the settlers.

Smith Road, the northern boundary of the Township, was the earliest known road in the area. When John Marsh settled in Spencer Township, he came on what is now Spencer Mills Road. This eventually became the first road developed in the Township. From 1851 to 1852, a large Elyria company built the Wooster to Elyria plank road, built of oak and elm planks.

A mail route was established between the two cities and business interests increased in Spencer Township. However, it was the construction of the Wheeling and Lake Erie Railway, beginning in 1874, which started activity in Centerville, now Village of Spencer.

Railroad operations began in 1881, prompting the decline of activity in River Corners. Gradually, the settlers moved toward the township's center. The post office relocated and new businesses sprang up including a flour mill, grain warehouse, and lumber company. Centerville, now Village of Spencer, was eventually formed.

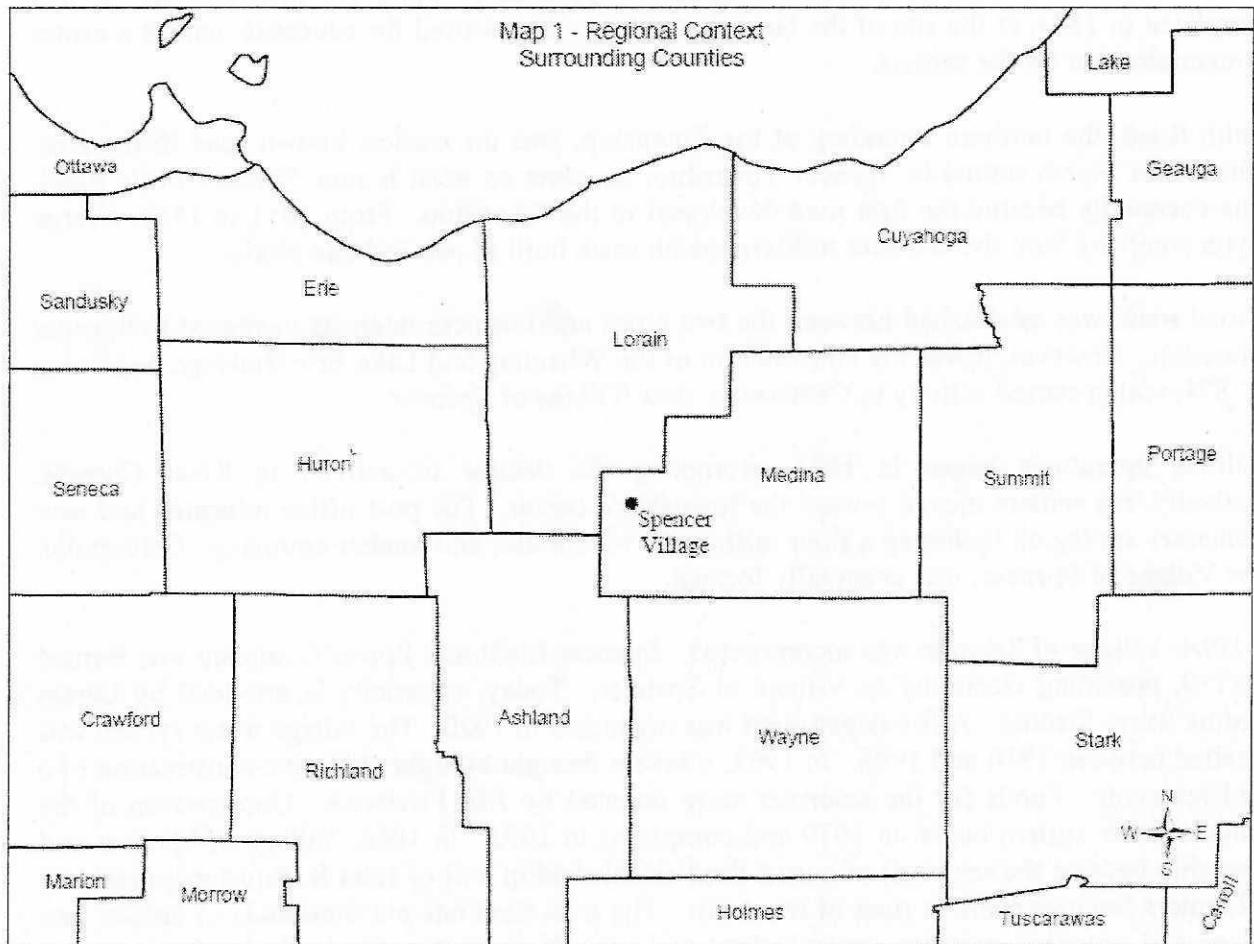
In 1914, Village of Spencer was incorporated. Spencer Light and Power Company was formed in 1919, providing electricity to Village of Spencer. Today, electricity is provided by Lorain Medina Rural Electric. A fire department was organized in 1920. The village water system was installed between 1946 and 1948. In 1963, a severe drought brought about the construction of a third reservoir. Funds for the reservoir were donated by J.B. Firestone. Construction of the sanitary sewer system began in 1970 and completed in 1972. In 1966, Village of Spencer and Township became the recipient of a trust fund established in will of John B. Firestone, president of Farmers Savings Bank at time of his death. The trust fund has put thousands of dollars into village and township projects, organizations and schools as well as funds for local students to attend college.

Chapter 3 Regional Context

The Village of Spencer is located in southwestern Medina County, Ohio, at the crossroads of SR 301 and SR 162, and it is adjacent to Chatham Township to the east and Homer Township to the south. It is less than three miles from Lorain County to the north and west, three miles from Ashland County to the southwest and eight miles from Wayne County to the south. The village has a total area of 1.0 square miles (2.6 km²), of which, 1.0 square miles (2.6 km²) of it is land and 1.00% is water.²

Situated in northeast Ohio, the Village of Spencer is in close proximity to multiple large-market metropolitan areas, including Cleveland, approximately 30 miles via Interstate 71 to the northeast; Akron, approximately 30 miles to the east by way of U.S. Route 224 and Interstate 76; and Columbus, approximately 90 miles to the southwest, via I-71.

Nearby smaller, local markets include Wellington, Lodi, Medina, and Wadsworth. The immediate surrounding communities are made up of mostly single family residences and farms.



Chapter 4 Existing Land Uses

Existing Land Use and Undeveloped Lands in the Village of Spencer are depicted on Map No. 2.

Residences

The residences in the Village of Spencer are single family homes with a number of multifamily residences. The residences are located in neighborhoods on or close to the intersection of SR 301 and SR 162. The Village of Spencer has approximately 127 acres currently used for residential purposes. This makes up 20% more or less of the total land within the village.

Agriculture

Most of the agricultural land in the Village of Spencer is cropland. This land is located in the periphery of the village near, or north of, SR 162. Approximately 35%, or 224 acres, of the land in the Village of Spencer is used for agriculture. This is the largest land use category in the Village. The amount of land included in the agricultural land use will most likely change in the future. The industrial park on the north side of the village has been approved and development of that site will take place over the next 5 years. Any new residential development will take place on agricultural land; nearly all of the undeveloped land is currently used for agriculture.

Parks/Open Space

Village of Spencer has two parks amounting to approximately 140 acres. This makes up about 22% of Village of Spencer*. Both parks are located in the south side of the Village. The 132 acre Firestone Park, located east of SR 301, has ball fields, pavilions, basketball courts, tennis courts a trail system and wooded area. The Village of Spencer Park, located west of SR 301 is about 7.5 acres in size and contains a playground, pavilion, and picnic area. This park is part of a 44 acre parcel owned by the Village.

NOTE 22 % is not reflected in the land use map or land use table due to a large portion of Firestone Park being forest and/or water. Those areas have been identified with their respective land use classifications rather than as park land. Approximately 68 acres of parkland is shown as either forest or water.

Forest

Forests make up approximately 121 acres in the Village of Spencer. As stated above, almost 70 acres are located in the parks. The remaining forests are located throughout the Village, ranging in size from 1 acre to 10 acres, except for a 20 acre area owned by the Village of Spencer located west of Spencer Village Park. The smaller areas of forest may change in the future as they are potentially developed.

Commercial

The commercial uses in the Village of Spencer include the bank, restaurants, auto repair and other services. Most of these uses are located near the center of the Village. The total amount of commercial land in Village of Spencer is about 17.2 acres making up about 2.7 % of the Village.

Industrial

The industries in the Village of Spencer include Spencer Feed and Supply, Spencer Forge and Preston Industries. These industries are located along the west side of SR 301 near both railroads. The Village of Spencer has 25 acres of industrially-used land, about 3.9 % of the total area. This land use category will be increasing in size over the next several years. The industrial

park that has been approved is located in the recently annexed area on the north side of the village, west of SR. 301.

Public/Institutional

Public and institutional land uses in the Village of Spencer include public property such as churches, village or township property, and state owned land. These uses are located throughout the Village totaling 16.3 acres. The 16.3 acres does not take into account the 176 acres owned by the Village of Spencer where Firestone Park and the 44 acre parcel containing Spencer Village Park are located.

Transportation

The two major roads in the Village of Spencer are SR 301 which runs north/south through the Village and SR 162 which runs east/west. Two major railroads intersect in the north side of Village of Spencer, both owned and operated by Wheeling and Lake Erie Railway. Both railroads cross SR 301, at which there are lights and gates. One of the railroads crosses SR 162, with gates and lights in place. The roads and railroads in Village of Spencer make up approximately 16.2 acres.

Water

The major water bodies in the Village of Spencer are located in the south side of the Village. Coon Creek flows from west to east through the parks and into the East Branch of the Black River, east of the Village. Smaller streams and ponds are scattered throughout the Village. Water bodies make up almost 14 acres in the Village.

Undeveloped

Undeveloped land in the Village of Spencer includes land that has not been developed or dedicated as park land. The undeveloped land in the Village of Spencer is nearly all agricultural with some forest. There are approximately 178 acres of undeveloped land in the Village, generally located in the peripheral areas in the east, west, and north.

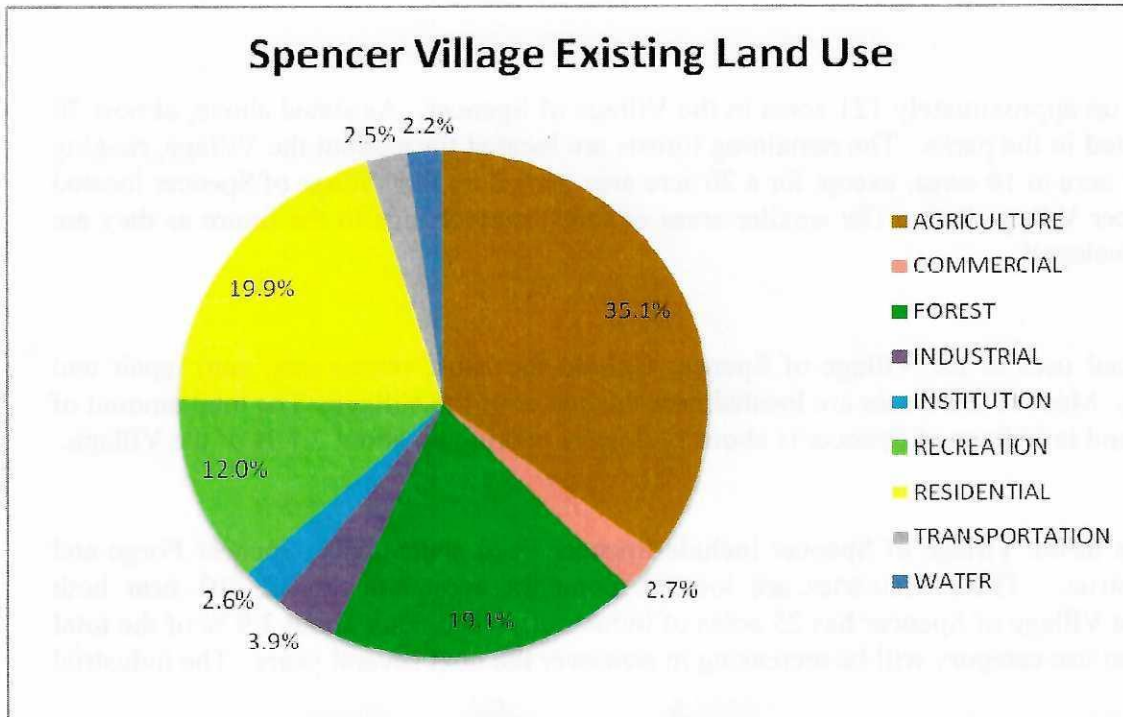
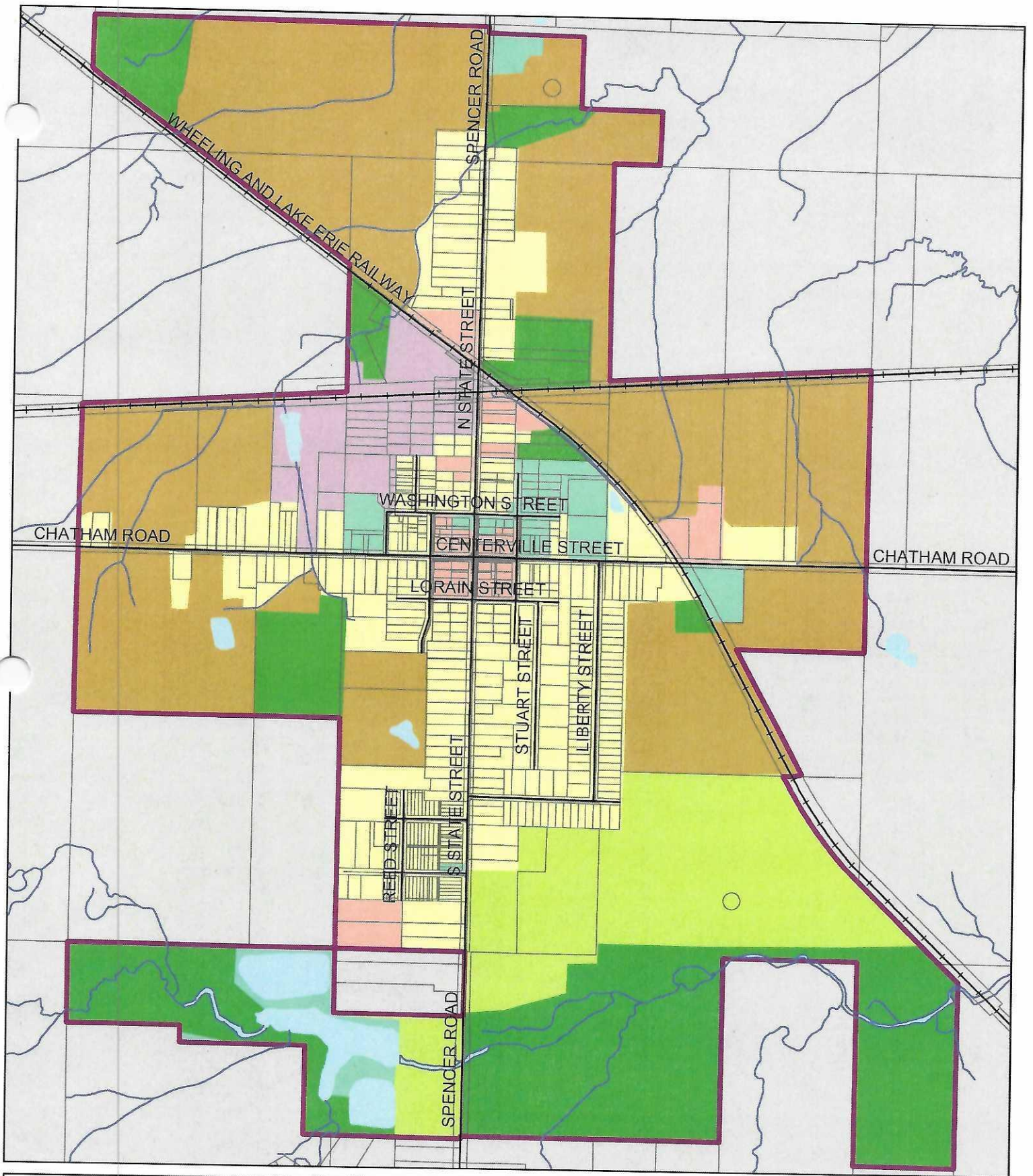











Figure 1
Existing Land Use



Map 2
Existing Land Use

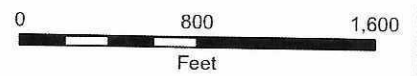
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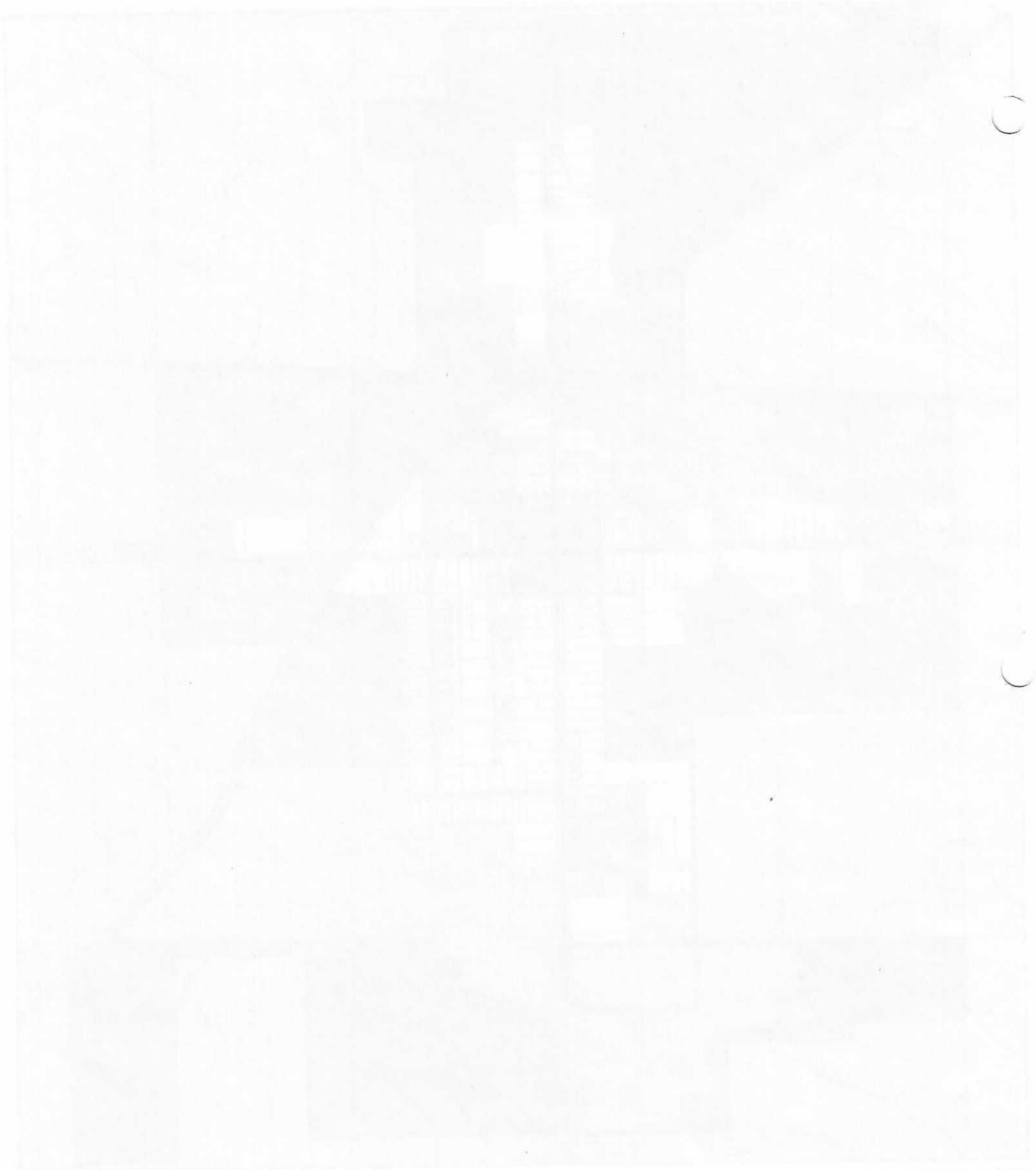


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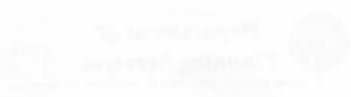
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Map 2
Existing Land Use

- 1. Single-Family Residential
- 2. Medium-Density Residential
- 3. High-Density Residential
- 4. Commercial
- 5. Industrial
- 6. Public Use
- 7. Open Space



Scale: 1 inch = 100 feet

Chapter 5 Demographics and Housing - Trends and Existing Conditions

Population and Households

The Village of Spencer has experienced stable population growth over the past 15 years as demonstrated in Table 1. Historically, growth has been slow, especially when compared to some of the surrounding communities. The Village has grown at a significantly slower pace than Medina County and slightly slower than the State. However, Spencer Township has shown significant growth, even when compared to other communities in the area. A portion of the slow growth in the Village is largely due to lack of space. Prior to the recent annexation of the CEDA property, the Village was about .9 square miles. This is significantly less when compared to the average township in Medina County.

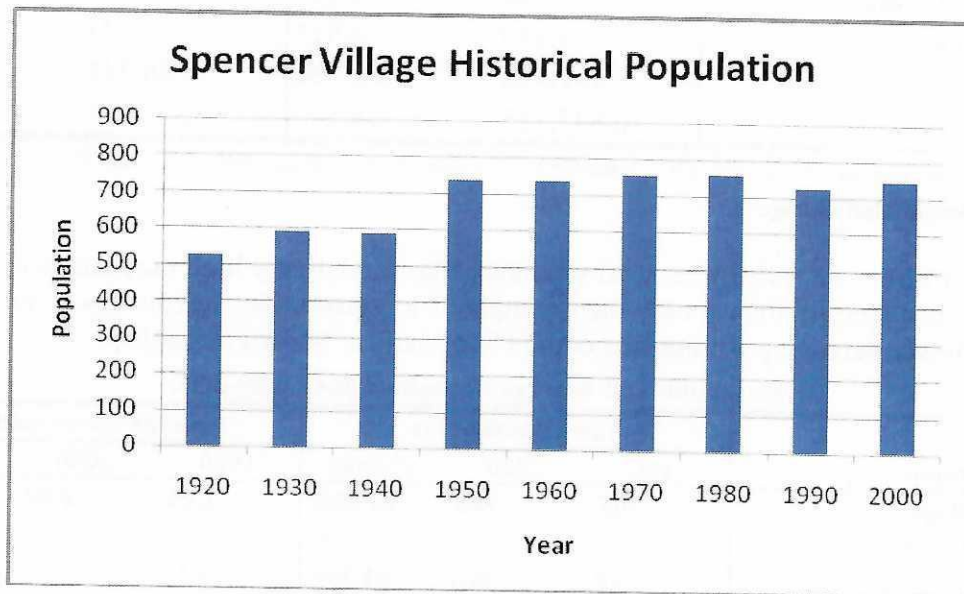


Table 1 Historical Population

Although the population of the Village of Spencer showed slow growth, the number of households grew more significantly. However, the growth in the number of households was still slow in comparison with surrounding communities. Household size decreased dramatically. This trend is occurring throughout Medina County and the State of Ohio. The decrease in household size has been relatively greater in the Village of Spencer than in surrounding communities. This explains the significant difference in population growth when compared to the growth in the number of households. Shown in Tables 2 and 3.

Total Population Change: 1990-2000

Community	1990	2000	Change	Percent
Spencer Village	726	747	21	2.89%
Spencer Township	1,060	1,682	622	58.68%
Penfield Township	1,312	1,690	378	28.81%
Litchfield Township	2,506	3,250	744	29.69%
Chatham Township	1,799	2,158	359	19.96%
Harrisville Township	1,734	1,853	119	6.86%
Lodi Village	3,042	3,061	19	0.62%
Homer Township	1,196	1,461	265	22.16%
Sullivan Township	1,491	2,076	585	39.24%
Huntington Township	1,172	1,282	110	9.39%
Wellington Township	1,246	1,393	147	11.80%
Wellington Village	4,140	4,511	371	8.96%
Medina County	122,354	151,095	28,741	23.49%
State of Ohio	10,847,115	11,358,140	511,025	4.71%

Source: U.S. Census Bureau, Census 1990, STF 1, Table P001; U.S. Census Bureau, Census 2000, SF 1, Table P1.

Table 2 Area Population Change

The Village of Spencer, like other nearby villages, has a relatively high percentage of nonfamily households, residents living alone, when compared to surrounding townships. Naturally, this results in a lower percentage of married couple households. Shown in Table 4.

Households and Average Household Size: 1990-2000

Community	Total Households			Average Household Size		
	1990	2000	Change	1990	2000	Change
Spencer Village	246	285	15.85%	2.95	2.62	-11.2%
Spencer Township	324	530	63.58%	3.27	3.17	-3.1%
Penfield Township	420	564	34.29%	3.12	3	-3.8%
Litchfield Township	751	1,033	37.55%	3.34	3.14	-6.0%
Chatham Township	575	739	28.52%	3.13	2.92	-6.7%
Harrisville Township	558	658	17.92%	3.11	2.82	-9.3%
Lodi Village	1220	1,274	4.43%	2.49	2.39	-4.0%
Homer Township	314	417	32.80%	3.81	3.5	-8.1%
Sullivan Township	461	663	43.82%	3.23	3.13	-3.1%
Huntington Township	351	429	22.22%	3.34	2.99	-10.5%
Wellington Township	401	484	20.70%	3.11	2.88	-7.4%
Wellington Village	1549	1,723	11.23%	2.67	2.52	-5.6%
Medina County	41,792	54,542	30.51%	2.93	2.74	-6.5%
State of Ohio	4,087,546	4,445,773	8.76%	2.65	2.49	-6.0%

Source: U.S. Census Bureau, Census 1990, STF 1, Table P003, P001; U.S. Census Bureau, Census 2000, SF1, Table P15, P17.

Table 3 Area Households Comparisons

A household is defined by the U.S. Census Bureau as “A person or group of people who occupy a housing unit as their usual place of residence. The number of households equals the number of occupied housing units in a census”.

The Village of Spencer is similar to the County and State averages when comparing the different age groups in Table 5.

Family and Non-Family Household Types: 2000

Community	Family		Non-Family	
	Married Couple	Female Householder (with children)	Living Alone	Elderly (living alone)
Spencer Village	49.5%	7.4%	12.3%	9.1%
Spencer Township	69.6%	1.3%	7.4%	4.0%
Chatham Township	65.0%	3.1%	8.4%	3.9%
Homer Township	66.7%	3.1%	6.7%	5.3%
Huntington Township	62.0%	2.3%	10.5%	4.0%
Penfield Township	65.8%	2.5%	8.0%	5.9%
Lodi Village	37.1%	7.6%	19.1%	13.4%
Wellington Village	41.2%	7.5%	13.6%	13.7%
Medina County	66.5%	4.5%	18.9%	6.9%
State of Ohio	51.4%	7.3%	27.3%	10.0%

Note: Numbers do not add up to 100%; not all households represented.

Source: U.S. Census Bureau, Census 2000, SF1, Table p20. Note: All figures represent the percent of total households. For example, in Spencer Village, 9.1 percent of all households are categorized as households with a head of householder that is elderly and living alone.

Table 4 Area Family and Non-Family Households Comparisons

Non-Family Household Types consist of non-traditional family households. This is generally comprised of unrelated couples living together or a single person living alone. According to the 2000 census data, the Village of Spencer has a lower percentage of married couples among its population than adjacent communities do. In the Village, 9.1% of non-family households are elderly residents, living alone. In comparison to surrounding communities, the Village of Spencer is similar to nearby villages, Medina County and the State of Ohio.

Village of Spencer Comprehensive Plan 2009-2030

Age Group Comparisons: 2000

Stage Age	Preschool <5	Public School 5-19	Family Forming 20-44	Mature Family 45-64	Retirement 65+	Median Age
Spencer Village	53 7.1%	183 24.5%	279 37.3%	154 20.6%	78 10.4%	34.0 years
Lodi Village	7.1%	20.9%	35.3%	22.1%	14.6%	36.4 years
Wellington Village	7.7%	22.0%	34.9%	19.3%	16.1%	35.2 years
Spencer Township	9.2%	26.3%	36.6%	20.8%	7.2%	33.5 years
Chatham Township	5.9%	21.9%	30.5%	31.4%	10.3%	40.7 years
Homer Township	8.5%	29.6%	32.2%	22.7%	7.0%	29.6 years
Penfield Township	5.6%	25.8%	32.7%	26.4%	9.3%	38.0 years
Huntington Township	6.0%	24.7%	33.3%	26.6%	9.4%	37.6 years
Medina County	7.0%	22.8%	35.2%	24.4%	10.5%	36.6 years
State of Ohio	6.6%	21.7%	35.7%	22.7%	13.3%	36.2 years

Source: U.S. Census Bureau, Census 2000, SF1, Table P12, P13.

Table 5 Age Group Comparison

The Age Group Comparisons Table 5 shows the percentage of the population categorized into 6 different classes. These classes consist of Preschool – under the age of five, through retirement age of over 65.

The age group comparison for the Village of Spencer shows a diversified population when compared to surrounding communities. All classes show similar numbers when compared to that of Medina County and also to the State of Ohio.

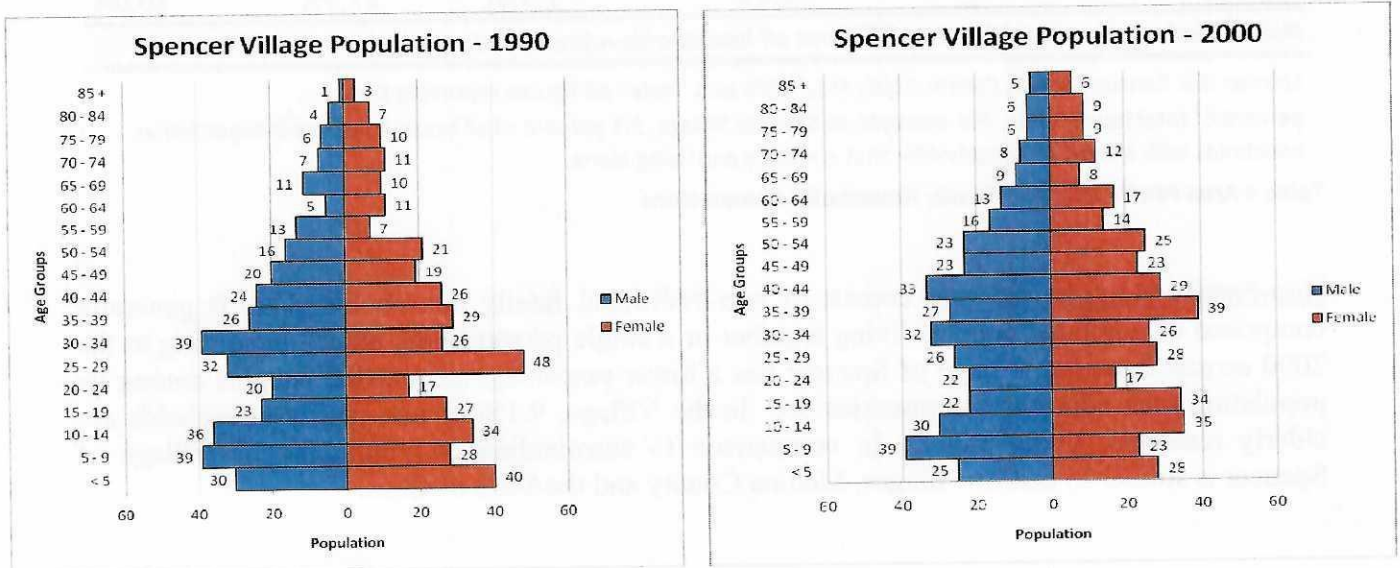


Figure 2 Population Pyramids

Median age of a Village of Spencer resident is 34 years according to the 2000 Census. The Medina County median age is approximately 38 years according to the Department of Development.³ The State of Ohio median age is 36.⁴ Thirty-one percent (31%) of the population of the Village of Spencer is 45 and over. Accordingly, the 2010 Census figures will likely reflect that approximately one-quarter of the population of the Village of Spencer is age 50 or over.

Village of Spencer Comprehensive Plan 2009-2030

Highest Education Attainment of Population 25 Years and Older: 2000

Highest Educational Attainment	Elementary (0-8)	Some High School (No Diploma)	High School Graduate (and higher)	High School Graduate	Some College (No Degree)	Associate Degree	Bachelor's Degree	Graduate or Professional Degree
<i>Spencer Village</i>	2.8%	12.1%	85.1%	51.3%	19.7%	5.8%	5.2%	2.6%
Spencer Township	7.3%	14.4%	78.3%	41.8%	18.3%	5.7%	10.4%	2.1%
Chatham Township	2.4%	11.7%	85.9%	45.2%	20.8%	6.0%	9.8%	4.1%
Homer Township	19.4%	6.3%	74.3%	39.6%	19.3%	2.1%	10.1%	3.1%
Huntington Township	2.4%	13.6%	84.0%	50.5%	15.7%	7.5%	7.6%	2.7%
Penfield Township	4.2%	10.5%	85.3%	40.4%	21.1%	3.8%	11.7%	8.2%
Lodi Village	4.7%	17.3%	78.0%	49.4%	18.2%	4.3%	5.6%	0.5%
Wellington Village	4.5%	13.5%	82.0%	42.2%	24.1%	3.9%	9.2%	2.6%
Medina County	2.5%	8.7%	88.8%	36.4%	21.4%	6.3%	17.8%	6.9%
State of Ohio	4.5%	12.6%	83.0%	36.1%	19.9%	5.9%	13.7%	7.4%

Source: U.S. Census Bureau, Census 2000, SF3, Table P37.

Table 6 Area Education Attainment Comparison

The chart for Highest Education Attainment shows Village of Spencer having similar statistics as the surrounding communities. Village of Spencer is one of the highest for High School graduation rate. According to the 2000 U.S. census data, 85.1 % of the population completed at least a high school level of education.

Employment

Composition of Labor Force of Employed Population 16 Years and Older: 2000

Occupation	Management, professional, and related occupations	Service Occupations	Sales and office occupations	Farming, fishing, and forestry occupations	Construction, extraction, and maintenance occupations	Production, transportation, and material moving occupations
<i>Spencer Village</i>	64 18.0%	46 13.0%	91 25.6%	12 3.4%	62 17.5%	80 22.5%
Lodi Village	14.2%	18.5%	30.6%	0.0%	8.9%	27.7%
Wellington Village	19.5%	13.8%	24.2%	1.0%	12.1%	29.4%
Spencer Township	28.0%	11.2%	22.4%	1.6%	13.7%	23.2%
Penfield Township	27.6%	12.8%	26.0%	1.5%	10.0%	22.1%
Chatham Township	24.9%	12.1%	22.9%	2.8%	14.8%	22.6%
Homer Township	25.8%	9.9%	20.8%	2.1%	19.0%	22.3%
Huntington Township	21.2%	9.0%	26.7%	0.7%	12.7%	29.6%
Medina County	33.0%	13.0%	27.2%	0.3%	11.0%	15.5%
State of Ohio	31.0%	14.6%	26.4%	0.3%	8.7%	19.0%

Source: U.S. Census Bureau, Census 2000, SF3, Table P50.

Table 7 Labor Force Comparison

The Composition of Labor Force diagram shows information regarding specific types of employment of the residents of the Village of Spencer.

All of the Labor Force categories are similar when compared to surrounding communities with the exception of two. Farming, fishing and forestry, as well as construction, extraction and maintenance occupations, are all higher than other communities in addition to the Medina County and the State of Ohio averages.

Based on the number and types of businesses within the Village of Spencer and Spencer Township, it is clear that many of the residents have no choice but to commute outside of the Village and the Township to perform their occupations. Table 8 shows driving time for residents to travel to their place of work based upon 2000 Census data. As shown, many residents of either the Village or the Township are not working within the community in which they live.

Travel Time to Work: 2000		
Total	346	%
Did not work at home	339	98%
Less than 5 minutes	14	4%
5 to 9 minutes	19	5%
10 to 14 minutes	20	6%
15 to 19 minutes	39	11%
20 to 24 minutes	47	14%
25 to 29 minutes	39	11%
30 to 34 minutes	53	15%
35 to 39 minutes	18	5%
40 to 44 minutes	20	6%
45 to 59 minutes	30	9%
60 to 89 minutes	30	9%
90 or more minutes	10	3%
Worked at home	7	2%

Source: U.S. Census Bureau, Census 2000, SF 3, Table F31

Table 8 Travel Time to Work

Household Income

The Annual Household Income chart is consistent with the Median Household Income table. Both of these indicate the Village of Spencer residents earned income is in the middle income range. Few families in the Village of Spencer were living below the poverty line according to the 1999 data.

Annual Household Income: 1999

Income Range	Spencer Village	Medina County	State of Ohio
Less than \$10,000	2.5%	3.8%	9.1%
\$10,000 to \$24,999	23.8%	12.7%	19.8%
\$25,000 to \$39,999	27.1%	15.8%	19.8%
\$40,000 to \$59,999	23.1%	22.1%	20.7%
\$60,000 to \$99,999	18.1%	30.6%	20.8%
\$100,000 or more	5.4%	15.0%	9.8%

Source: U.S. Census Bureau, Census 2000, SF3, Table P52.

Table 9 Annual Household Income

In Table 9, the \$10,000-\$24,999 and \$25,000-\$39,999 income ranges for the Village of Spencer exceed both the County and the State percentages. In the next highest category, \$40,000-\$59,999, the Village of Spencer again exceeds both the County and State averages, but the differential is less significant.

Median Household and Family Income: 1989-1990

Governmental Unit	Median Household Income			Median Family Income		
	1989	1999	Change	1989	1999	Change
<i>Spencer Village</i>	\$27,426	\$37,404	36.4%	\$28,854	\$42,500	47.3%
Spencer Township	\$32,404	\$46,168	42.5%	\$33,750	\$51,250	51.9%
Penfield Township	\$42,361	\$70,747	67.0%	\$42,917	\$72,321	68.5%
Chatham Township	\$41,107	\$55,000	33.8%	\$41,857	\$60,000	43.3%
Homer Township	\$30,000	\$41,771	39.2%	\$34,167	\$47,850	40.0%
Huntington Township	\$32,240	\$54,620	69.4%	\$35,250	\$60,724	72.3%
Lodi Village	\$25,970	\$32,679	25.8%	\$29,444	\$43,333	47.2%
Wellington Village	\$24,690	\$41,250	67.1%	\$27,869	\$45,460	63.1%
Medina County	\$38,083	\$55,811	46.6%	\$41,937	\$62,489	49.0%
State of Ohio	\$28,706	\$40,956	42.7%	\$34,351	\$50,037	45.7%

Source: U.S. Census Bureau, Census 1990, STF3, Table P0804, P107A; U.S. Census Bureau, Census 2000, SF3, Table P55, P77.

Table 10 Household and Family Income

The median Household Income for the Village of Spencer is shown in Table 10, which includes the surrounding communities including both townships and villages. According to 1990 and 2000 census data, the Village of Spencer displayed an increase in both the median household income as well as the median family income. Median Household Income for the Village of Spencer increased 36.4% from 1989-1999 while the Median Household Income for Medina County increased by nearly 47%. The Median Family Income for the Village of Spencer was significantly closer to the average of the surrounding areas. From 1989-1999, the Village of Spencer's Median Family Income increased 47.3% while Medina County's increased by 49%.

Income levels have increased in the Village of Spencer over the last two decades; however, it remains lower than surrounding communities.

Housing

Housing is one of our basic needs. It provides shelter and comfort, and its neighborhood setting and location contribute to our access to work and resources, status in society, and sense of community⁵. The housing units within the Village of Spencer contribute to the economics of the Village; taxes supporting the local school district, safety forces, and other Village services depend upon the condition of the housing stock. Housing is generally considered a community asset. Cost of services' studies often show that residential land uses cost a community more in public services than commercial or industrial land uses. However, housing supplies families, community continuity and labor workers, which provide benefits which are difficult to measure.

According to the 1990 U.S. Census Bureau statistics, the Village of Spencer had 274 housing units with an occupancy rate of 92% (Table 11), which was lower than the surrounding communities at the time. By 2000, the number of housing units had increased slightly to 301 (Table 12). Housing units are defined by the U.S. Census Bureau as "a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied as separate living quarters". The occupancy rate in 2000 was 97.3%. This was similar to the occupancy rates for surrounding communities during that time period. Of all the housing units in the Village of Spencer, 30% are rental units. This is similar to the nearby villages and higher than the surrounding townships.

The number of housing units is important to consider when evaluating the viability of a community, because it indicates where growth and decline are occurring within the community, and it reveals a relationship with population migration. Communities with strong housing growth attract people from other communities, which leads to increased property values, tax bases, potential economic development and a growing need for public services.

Housing Units: 1990			
	Total Housing Units		
	Number of Units	Occupied Units	Occupancy Rate
<i>Spencer Village</i>	274	252	92.0%
Huntington Township	372	352	94.6%
Penfield Township	444	428	96.4%
Chatham Township	612	581	94.9%
Homer Township	349	325	93.1%
Spencer Township	589	559	94.9%
Lodi Village	1271	1220	96.0%
Wellington Village	1609	1549	96.3%

Source: U.S. Census Bureau, Census 1990, STF 3, Tables H001 and H004.

Table 11 Housing Units 1990

Village of Spencer Comprehensive Plan 2009-2030

Housing Units: 2000

	Total Housing Units			Owner-Occupied Units		Renter-Occupied Units	
	Number of Units	Occupied Units	Occupancy Rate	Number of Units	% of all Occupied Units	Number of Units	% of all Occupied Units
Spencer Village	301	293	97.3%	205	70.0%	88	30.0%
Spencer Township	550	529	96.1%	485	91.7%	44	8.3%
Chatham Township	747	721	96.5%	681	94.5%	40	5.5%
Homer Township	422	410	97.1%	357	87.1%	53	12.9%
Huntington Township	429	423	98.6%	359	84.9%	64	15.1%
Penfield Township	583	556	95.3%	530	95.3%	26	4.7%
Lodi Village	1348	1282	95.1%	843	65.8%	439	34.2%
Wellington Village	1898	1769	93.2%	1155	65.3%	614	34.7%
Medina County	56793	54542	96.0%	44302	81.2%	10240	18.8%
State of Ohio	4783051	4445773	92.9%	3072514	69.1%	1373259	30.9%

Source: U.S. Census Bureau, Census 2000, SF3, Tables H1, H6, H7, and H8.

Table 12 Housing Units 2000

Changes in housing unit numbers may result from census to census from new construction, demolition, conversion of housing units to other uses, or other uses to housing units, conversion of housing units to more than one unit, and reporting differences (errors in reporting). The occupancy rate, or vacancy rate, is an indicator of strength of the housing market. Vacancy rates that are high may indicate a weak demand or poor housing quality in the housing market. A large number of vacancies may result in the attraction of crime and blight, which can lead to a downward spiral of housing decay.

Housing Stock

The housing stock in the Village of Spencer is significantly older than the housing stock in surrounding communities. The median value is also lower. Since 2000, only five (5) new homes have been constructed, according to the Medina County Building Department records. This is very low in comparison to Spencer Township, which has had over 100 new homes built since 2000, and 235 new housing units constructed from 1990 to 2000. Village of Spencer had 26 new housing units constructed from 1990 to 2000.

Age and Value of Housing Stock: 1990

	Median Year Built	Median Value
Spencer Village	1940	\$48,400
Spencer Township	1953	\$60,700
Chatham Township	1971	\$78,400
Homer Township	1951	\$57,600
Huntington Township	1966	\$65,900
Penfield Township	1973	\$87,200
Lodi Village	1962	\$56,300
Wellington Village	1953	\$60,100

Table 13 Housing Stock 1990

Age and Value of Housing Stock: 2000

	Median Year Built	Median Value
Spencer Village	1940	\$92,800
Spencer Township	1972	\$124,400
Chatham Township	1976	\$160,300
Homer Township	1971	\$101,900
Huntington Township	1967	\$139,200
Penfield Township	1979	\$180,900
Lodi Village	1964	\$96,600
Wellington Village	1954	\$111,000

Table 14 Housing Stock 2000

Traditionally in Ohio Counties surrounding large metropolitan areas, new housing is constructed in the undeveloped, suburban areas of the county. It is not unusual for a municipality such as the Village of Spencer to have older housing stock concentrated within the central portion of the Village.

Determining whether the age of a given structure is a problem or not depends upon how well that structure was built and maintained. Well-built and maintained 100-year-old homes may be of historic significance. Older homes are often referred to as “century homes”, and are well received on the open market. A cursory walking tour of central Village of Spencer reveals that many of the homes’ exteriors, while older, appear to be well maintained. However, older homes may not be suitable for aging or special needs populations without significant modification.

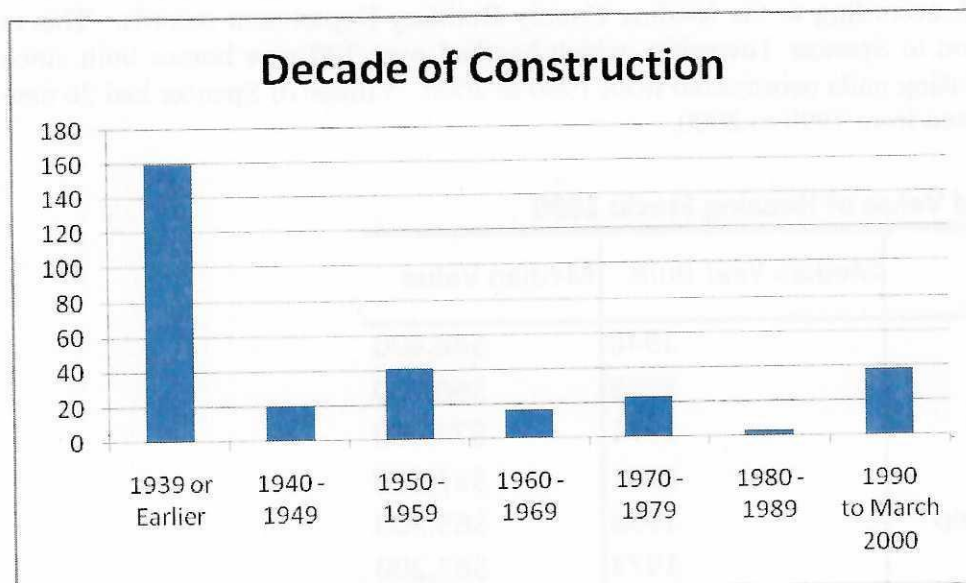


Figure 3 Housing Construction per Decade

Housing Foreclosures

According to Village of Spencer records, only eleven (11) homes have been sold at sheriff’s sales in the last five (5) years (2002-2007). A foreclosure action occurs when the financial

institution that made the loan to the homeowner has foreclosed upon the loan. The county sheriff then sells the home. When there are few sheriff sales in a community, the implication is a stronger housing market, with fewer homeowners failing to maintain their mortgage payments. A high rate is indicative of homeowners losing their homes and investments.

Revenues and Expenditures

The Village of Spencer receives funds from a variety of sources, including property taxes that incorporate an allocation of its share of county taxes, and local government funds, and grants, as well as the John B. Firestone Trust compensation. Receipt from a variety of tax collections are depicted in Table 15 below.

Receipts from tax collections

	2005		2006		2007	
	General Fund	Police Fund	General Fund	Police Fund	General Fund	Police Fund
Property Tax	28,139.02	25,234.60	29,802.03	26,800.33	29,401.84	26,596.47
Homestead/Rollback	3,981.04	3,524.32	3,250.18	2,862.52	3,315.84	2,921.06
Personal Property Tax	2704.06	3,181.24	6,740.10	7,929.53	4,982.31	5,861.54
Personal Property Exempt	141.55	166.52	89.53	105.32	71.53	84.15
Cigarette Tax	141.55	0	46.64	0	69.95	0
Trailer Tax Real	69.95	5.12	5.83	5.14	5.83	5.14
Trailer Homestead	5.83	.72	.84	.74	.84	.74
Public Utilities	.86	264.00	226.00	264.00	444.88	0
Personal property Reimbursement	0	0	0	0	3,358.13	3,950.74
Subtotal	35,183.86	32,376.52	40,161.15	37,967.58	41,651.15	39,419.84
Motor Vehicle License	6,146.78	0	6,123.45	0	6,295.45	0
Local Government	21,418.73	0	21,323.74	0	21,419.33	0
Local Government Assistance	3,009.93	0	3,009.93	0	3,009.93	0
Total Receipts	65,843.75	32,376.52	70,618.27	37,967.58	72,375.86	39,419.84
Total Funds Received	\$98,220.27		\$108,585.85		\$111,795.70	

Table 15 Tax Collections Receipts Data Source: Medina County Auditor

Property Tax Rates

The annual tax for a \$100,000 home in the Village of Spencer is approximately \$1,506.94.

Agriculture-Residential Rates for the Village of Spencer, District 37, are shown in Table 16.

Taxing Entity	Mills	Description	Taxing Entity	Mills	Description
County	.15	Debt Service	School	3.60	General Fund
County	2.35	General Fund	School	29.4	Current Exp.
County	1.90	Mental Health	School	4.00	Current Exp.
County	.70	Health	School	6.50	Current Exp.
County	.30	Health	School	3.40	Bond
County	1.12	Mental Health	Township/City	.40	General Fund
County	1.00	Mental Health	Township/City	3.40	General Fund
County	.35	Antidrug	Township/City	4.00	Police
County	.20	County Home	Township/City	2.00	Road/Bridge
Fire	3.25	Fire	Township/City	4.5	Police
Fire	1.40	Fire	Voc School	.15	Current Exp.
Library/Park	1.	Bond	Voc School	2.90	29.90
Library/Park	.75	Current Exp.			
Library/Park	1.25	Current Exp.			

Table 16 Property Tax Rates Data source: Medina County Auditor

Chapter 6 Natural Resources

Introduction

Natural resources are an important part of the character and appearance of Village of Spencer. Many of the Environmental Features are shown on Map No. 3. Natural resources include, but are not limited to, the soils, water, forests, geologic formations, and plant and animal species. These resources are often found in parks, along trails, or in other set aside open spaces and offer scenic areas for residents to enjoy. Natural resources are important. When managed properly, they help to provide clean water and air, healthy and diverse plant and animal habitats, as well as economic value through potential tourism revenue and enhanced property values. By determining the natural resources both within and surrounding Village of Spencer, it is possible to identify what areas are suitable for development and what areas should be protected.

Topography and Soils

The overall topography of Village of Spencer is relatively flat. The elevation ranges from approximately 880 feet above sea level to about 940 feet above sea level. There are only two small areas of steep slopes in the village; in the north side of the village, east of SR 301, and in the southeast side of the village in the park. It is important that these areas are protected in order to minimize erosion. Adjacent to the village, some other small areas of steep slopes exist, mainly along stream banks. These areas should remain in their natural state.

Woodlands

There are approximately 115 acres of wooded land in the village. The majority of this land is located in the south side of the village with approximately 90 acres in the park and/or land owned by the Village of Spencer. The remaining 25 acres exist in 5 different areas throughout the village.

Watersheds

The Village of Spencer is within the Black River watershed, which is in the Lake Erie watershed. The East Branch Black River is located to the east of the village. Coon Creek, one of the major tributaries of the E. Branch Black River, flows from west to east in the south side of the village. Within Village of Spencer, Coon Creek is surrounded by park land.

Floodplains

There is no FEMA designated 100-year floodplain within the village. However, approximately one mile to the north and northeast of the village, there is FEMA floodplain along the E. Branch Black River. Flood prone soils are present along Coon Creek in the south side of the Village of Spencer, as well as a small section of flood prone soils in the north side of the Village of Spencer along Spencer Creek, which flows to the northeast.

Riparian Corridors and Wetlands

The major riparian corridor in the village is Coon Creek. Smaller streams exist in the north side of the village and flow into the E. Branch Black River. There are wetlands located along Coon Creek and also in the north and northwest parts of the Village.

Parks and Open Space

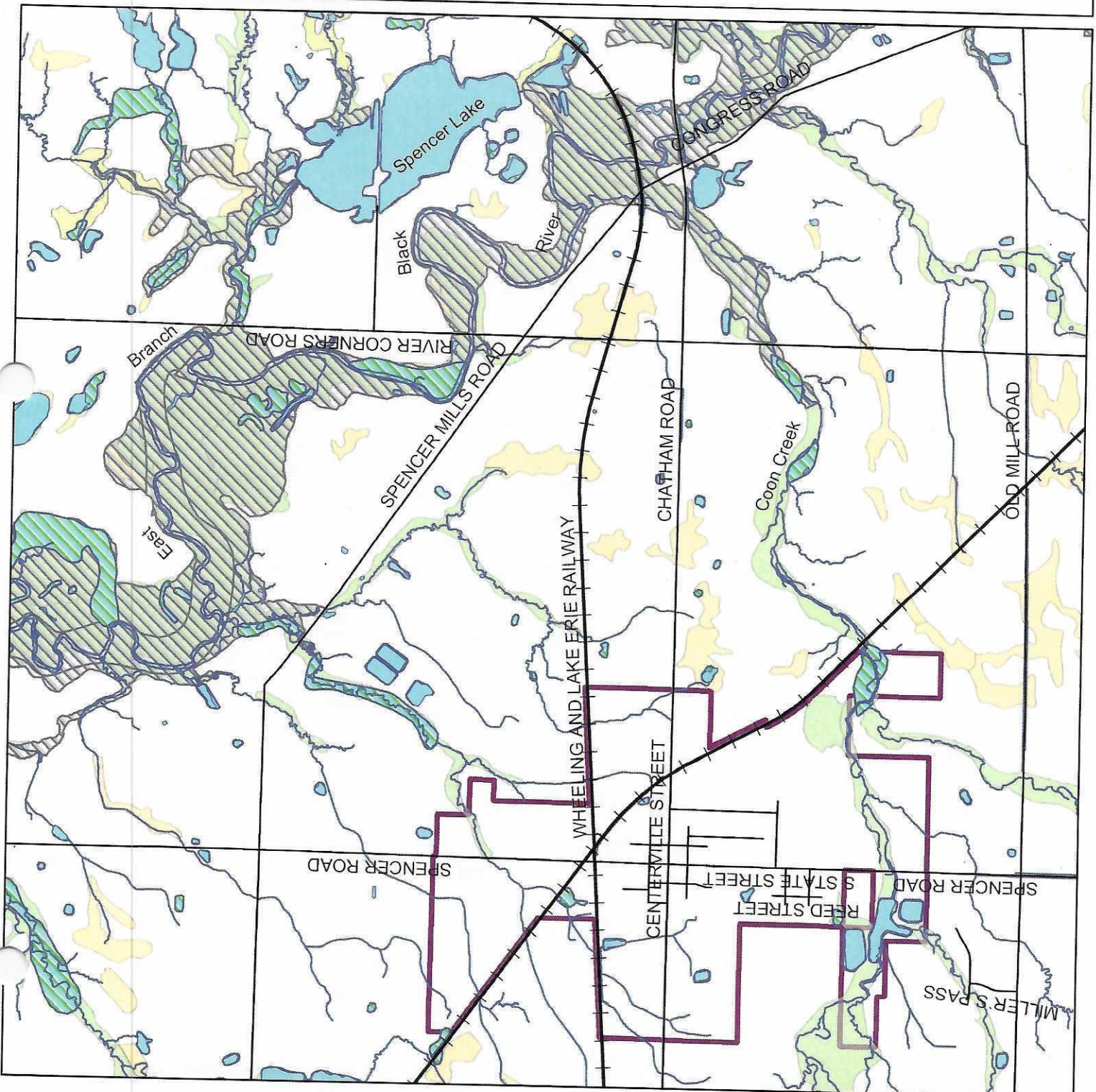
The Village of Spencer has a substantial amount of park land, especially for a village of its size. There are two major parks located in the southern portion of the village. Firestone Park, located east of SR 301, consists of approximately 132 acres. Spencer Park, located west of SR 301, is approximately 7.5 acres. It is part of a 44 acre parcel owned by the Village of Spencer. Each park contains most, if not all, of the village's environmentally sensitive areas including streams, lakes, woodlands and open space. Not only do the parks serve to protect these natural features, they also provide other recreational amenities including trails, ball fields, basketball courts, tennis courts, and pavilions.

Map 3

Environmental Features

Legend

- Railroads
- Roads
- Streams
- Lakes
- Wetlands
- FEMA 100 Year Floodplain
- Hydric Soils
- Flood Prone Soils
- Spencer Village Boundary



Chapter 7 Community Services and Public Facilities

Community Services and Public Facilities include public facilities, such as water treatment and distribution, wastewater collection and treatment, zoning inspections, and communication or electric distribution lines, as well as what may be described as community facilities. Hospitals, community centers, and other public and quasi-public facilities would be considered community facilities. Other public facilities are schools, parks, fire and police stations, jails, libraries, and solid waste disposal and storage facilities.

Community Services and Public Facilities are important in two ways. First, they may impact residents in both desirable and undesirable ways, creating the need for the highest level of protection possible against disaster damage through prudent facility location, design construction and maintenance. Second, community services and public facilities have a significant impact on the ability of land in the community to be developed. Land without such services as sewer, water, or electric lines may not be attractive for development due to a low property value and may result in an economic hardship on the community. The lack of infrastructure and community services will dictate the location of residential or commercial development.

Public Safety

Police

The Police Department is currently located at 109 N. Main Street, in the Municipal Building, which is shared with the Mayor, Clerk, and Council chambers. The Department consists of one full-time Chief of Police, and approximately seven (7) part time officers, and three (3) auxiliary officers, who are unpaid volunteers. Dispatching services are provided by the Medina County Sheriff's office, and prisoners are transported directly to the Sheriff's jail facilities.

Calls within the Village have been consistent in the last five years at approximately 250-300 calls per year, with the majority of the complaints relating to suspicious persons, or trespassing. Mutual aid is provided to, and sometimes by, the Medina County Sheriff's Department, the Village of Lodi, Wellington, Lorain County Sheriff's office, and Ashland County Sheriff.

Two tax levies bring in approximately \$78,000 a year in tax dollars. The approximate 2008 budget of the Department is \$175,000.00. The Department participates in a Summer Foods Program operated at a local church with a grant from the USDA for kids from families at or below the poverty level. A grant was received from MCDAC for \$20,000. The Department is developing a Families Alternative Coalition Team conjunction with the MCDAC funds designed to connect people in need with services needed. A portion the funds were directed to the summer school program held in June, 2008. The Department received in 2005 three computers and record keeping software from Ohio Association of Chief of Police (OACP).

Fire and EMS

The Spencer Community Fire Department is located at 105 E. Lorain Street. There are no substations at this time. It consists of 28 members, no full time employees, and one part-time EMS Caption who performs the EMA billing responsibilities, as well as serves as the first responder to calls. All fire personnel are trained to optimal level. Dispatching services are provided by the Medina County Sheriff's office.

The Fire Department currently owns the following fire-fighting and EMS vehicles:

- Main Engine, which holds 1,000 gallons of water, and a 32' ladder,
- Tanker truck, which holds 3,600 gallons of water
- Tanker pumper, which holds 2,400 gallons of water
- EMS Squad vehicle
- Heavy rescue vehicle
- Grass fire unit, which holds 300 gallons of water and foam, and
- Polaris Off-road rescue unit "The Beast"

In 2007 there were approximately 158 calls, 50 of which were related to fire response, and the remaining to EMS activities. Mutual Aid is provided to Sullivan Township, W. Salem, Wellington, Chatham, Lodi, Litchfield, LaGrange, and Penfield and Huntington. Medina Hospital is the medical control contact for most EMS transports; Lodi Hospital is the first facility due to less travel distance. The State EMS laws require transport to the nearest available facility.

The Fire Department operates on funds from a 15-year old levy, which generates approximately \$150,000 annually. Additional revenues are derived from soft billing for EMS responses and an occasional bequest from estates of residents. Grants have been received from the State of Ohio EMS for rescue squad equipment, and LMRE donation to the Community Fire Association, which was used to purchase turn-out gear. A federal contract and LMRE provided funds for the off-road rescue unit.

The Insurance Services Office, Inc. (ISO) fire protection rating in the Village of Spencer is _____. It is based upon the available water supply at representative areas of the community and the amount needed to fight a fire in the types of buildings at that location; minimum fire equipment availability, the numbers of firefighters available for an initial response, and the speed with which the firefighters can respond, and the alarm and paging systems.

Emergency Management Agency

The Medina County Emergency Management Agency has completed a planning document entitled All Hazard and Flood Mitigation Plan, adopted by the Village of Spencer in 2005. The term "hazard mitigation", as it relates to Medina County, describes actions that can help reduce or eliminate long-term risks caused by natural or manmade disasters, such as floods, droughts, tornadoes, earthquakes, and dam failures. After disasters, repairs and reconstruction are often completed in such a way as to simply restore damaged property to pre-disaster conditions. These efforts may expedite a return to normalcy, but the replication of pre-disaster conditions often result in a repetitive cycle of damage and reconstruction. Hazard mitigation is needed to break this repetitive cycle by producing less vulnerable conditions through post-disaster repairs and reconstruction. The implementation of such hazard mitigation actions now by state and local governments means building stronger, safer and smarter communities that will be able to reduce future damage and injuries.

Water and Wastewater Treatment Facilities

The Spencer Board of Public Affairs (BPA) is located at 11680 Spencer Mills Road. The Water and Wastewater Treatment Department is manned by one full-time employee, and four (4) part-time workers. Sewer and water services are provided to all residents and businesses within the Village limits.

Wastewater Treatment

The wastewater plant operates at a daily capacity of 90,000 gallons per day, while treating approximately 90,000 gallons per day, at peak times up to 270,000 gallons, serving approximately 290 homes and businesses. The Department maintains approximately 4.5 miles of sanitary sewers throughout the Village. The treatment plant is located within the Lake Erie Drainage Basin. The EPA requires extremely high water quality parameters.

Water Services

The Village of Spencer purchases approximately 50,000 gallons a day from Rural Lorain Water, supplying the Village residents and businesses with water. A water storage tank is located on Washington Street, off of Jefferson Street.

Lorain Medina Rural Electric Cooperative (LMRE)

Lorain-Medina Rural Electric Cooperative, Inc. is a member-owned, member-controlled nonprofit electric distribution utility located in North Central Ohio. LMRE is one of 24 electric Co-ops in Ohio.

The LMRE People Fund was established in January 1999. In just over four years, 6105 grants totaling more than \$250,000 were issued throughout the Cooperative's service territory. The Lorain-Medina Rural Electric Operation Round-Up program allows its approximately 14,300 members to voluntarily round up the electric bill payment to the next dollar each month, raising thousands of dollars that help neighbors in the communities served by Lorain-Medina Rural Electric. Health and rescue organizations, food banks, educational projects benefiting students in local schools, child care programs and individuals with special needs benefit from Operation Round-Up donations.

Electric cooperatives across the nation are adopting the Operation Round-Up program because it gives their members a simple way to help their communities. Nearly half of Ohio's electric cooperatives have a similar program. Across the nation, more than 100 electric cooperatives are involved in Operation Round Up. At Lorain-Medina, it's called the "Power of Human Connections."

Infrastructure

The Village of Spencer has its own street department responsible for street maintenance, including repair, snow plowing and salting. Garbage collection is privately contracted. All solid waste generated and collected within Medina County is delivered to the Medina County Central Processing Facility, which recycles much of the materials it receives.

Parks and Open Space

Spencer Park Master Plan

In 1995 a Spencer Park System Master Plan, as pictured here, was prepared to guide the development of open space acquired by the Village and with a variety of grants the Village was able to build the J. B. Firestone Park, which is located on Spencer Road, and contains over 100 acres. The park has three and one-half (3.5) miles of paved, walking trails. Small shelters have been constructed along the trails for shelter in case of inclement weather. Ball fields and picnic shelters have been placed throughout the



park. Additional reference to parks and open space is located in the Natural Resource Chapter.

Medina County Services

Sheriffs Department

The Sheriff's Department serves as the central dispatch center for Spencer Village Police and provides routine patrol service for Spencer Township.

Building Department

The Medina County Building Department is the authorized department to issue permits for any new construction, additions, accessory buildings, electrical work, and HVAC for the Village of Spencer. In 2007, 11 permits were issued for the Village of Spencer for electrical work, building additions and accessory buildings, and an HVAC installation. Zoning enforcement is carried out by the Village.

Health Department

The Medina County Health Department provides services to Village residents, such as inspection of food service operations, Women, Infants, and Children (WIC), tracking communicable diseases, providing flu shots and a walk-in emergency Dental Health Clinic.

Federal Services

U. S. Post Office is located at 114 South Main Street, Spencer, OH 44275. It serves the Village of Spencer and Spencer Township.

Emergency Management Agency County-Wide Teams

Community Emergency Response Team

The Community Emergency Response Team (CERT) program helps train people to be better prepared to respond to emergency situations in their communities. When emergencies occur, CERT members can give critical support to first responders, provide immediate assistance to victims, and organize spontaneous volunteers at a disaster site. CERT members can also help with non-emergency projects that help improve the safety of the community.

Hazmat Team

The Hazmat Team responds to man-made or natural hazard events that occur throughout Medina County.

Technical Rescue Team

The County Technical Rescue Team is modeled after the Hazmat structure and funding. The "All Hazards" response concept, where members of both teams and the appropriate equipment respond to many incidents, provides services above and beyond normal event response. Technical Rescue and Operations Team, has a goal of providing the necessary skills and equipment to handle the emergency situations that fall into the extremes of rescue operations, employing properly equipped and trained people who can react quickly to situations such as, high-angle rope rescue, low-angle rope rescue, confined space rescue, water rescue, trench rescue and wild land search and rescue.

Miscellaneous Community Services

Village of Spencer Historic Society

The Spencer Historical Society is located on the second floor of the Spencer Township Hall at 112 N Main Street. Many documents, photos and artifacts of Village of Spencer and Township residents are preserved for historical significance.

Places of Worship

The United Methodist Church offers a variety of services in its community center, including a summer day-care program, a free lunch program for children of low-income families, and a summer school program through the Black River School District. Christian education classes are also provided by the local Catholic Church, as well as other educational courses geared toward adults. First Baptist Church of Spencer offers social services to community members.

Schools (Pre-K – High School)

Spencer Village is located within the Black River Local School District. Black River School District facilities are located in Sullivan Township in Ashland County and include grades pre-K through 12. The facilities include two school buildings, the high school and the Black River Education Center (Pre-K through 8). The Black River School District serves Medina, Lorain, and Ashland Counties. Total enrollment for the 2008-2009 school year is approximately 1750 for all grade levels. Approximately 193 of the students are from Spencer Village. There are 18 Medina County – Black River School District students that are home schooled; one in Spencer Village, and 17 in Spencer and Homer Townships combined.

There is no library in Spencer Village or within the Black River School District. Spencer Village is served weekly by the Medina County District Library's Bookmobile Program. The Ashland Public Library Bookmobile Program also serves Black River Local Schools once per week.

Higher Education

Colleges and Universities are shown on Map No. 5. Spencer Village is in close proximity to many institutions of higher education. Medina County has the Medina County Career Center and the University of Akron – Medina Campus, both of which offer continuing education opportunities for working adults and college-age students. Also nearby are Ashland University, Lorain County Community College, Oberlin College, OSU – Wayne County and the University of Akron.

Hospitals and Medical Facilities

There are no physicians or medical facilities within the Village of Spencer boundaries. Area hospitals and medical facilities are identified on Map No. 6. The Lodi Community Hospital is located approximately eight (8) miles to the southeast in the Village of Lodi. Medina General Hospital and physicians of a wide range of expertise are approximately fourteen (14) miles to the east in Medina City. Other nearby hospitals include Wadsworth-Rittman Hospital, Medina General Hospital – Brunswick Branch, and Cleveland Clinic – Brunswick Branch. The Wellington Veterinary Clinic is located in nearby Wellington.

Chapter 8 Community Goals and Objectives

Past Planning Efforts

In 1997 Village of Spencer and Spencer Township officials participated in a Take Charge Program facilitated by the Ohio State University, the United States Department of Agriculture and the Medina County Commissioners.

The results of the Program identified five goals that the Village and the Township could strive to accomplish. Those areas included:

- Establishment of a Community Center
- Enhance and improve community services, including Fire and EMS, Day Care, Community Functions, and Volunteer Department
- Improve local tax base by attracting appropriate light industry
- Work to maintain the vitality of the agricultural industry
- Strengthen planning and zoning through farmland conversion, housing types including modular/mobile and condos, and regulations such as minimum lot size.

Sustainability

The Village of Spencer Comprehensive Plan Steering Committee has indicated a desire to be a flourishing, thriving and sustainable community. Through Committee discussions between both Village and Spencer Township residents, stakeholder meetings and a variety of public participation venues designed to guide the Village in future development decisions, the Village of Spencer acknowledges quality of life issues in the following goals and objectives.

Housing

The Village of Spencer will be a village that attracts people of all ages, skills and diversity. The quantity and quality of the housing in the Village of Spencer will have an impact on an effective future plan, attaining goals and the succeeding of implementation of the goals and objectives, which are based upon the needs and desires of the residents of the Village.

Housing and Residential Needs Goals:

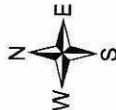
1. Provide sound, healthy and affordable housing and safe neighborhoods for all residents of all income levels and life stages.
 - A. Provide space for the construction of new single-family houses in specified areas of the Village.
 - B. Evaluate the Zoning Code to accommodate a variety of housing types, including:
 - i. Conservation residential subdivisions or planned unit developments,
 - ii. A mix of residential and retail uses within the center of Village of Spencer,
 - iii. Affordable housing opportunities for employees working in the Industrial Park.
 - C. Determine opportunities for Habitat for Humanity to build affordable housing,
 - D. Encourage high ranking housing-sustainability potential, i.e., housing that is capable of providing a sound place of comfort, safety and protection, sustaining individual(s) throughout all life cycles or development needs.
2. Provide opportunities for a high quality of life for all residents.
 - A. Address the needs and sources of assistance for those residents vulnerable to poverty and homelessness.
 - B. Provide access to services to assist low-income residents with child care, nutrition, meals, job opportunities, transportation, health programs and medical assistance,

Map 4

Downtown Spencer

Legend

- Community Facilities
- +— Railroads
- Roads
- Parcel Boundary
- Village Boundary



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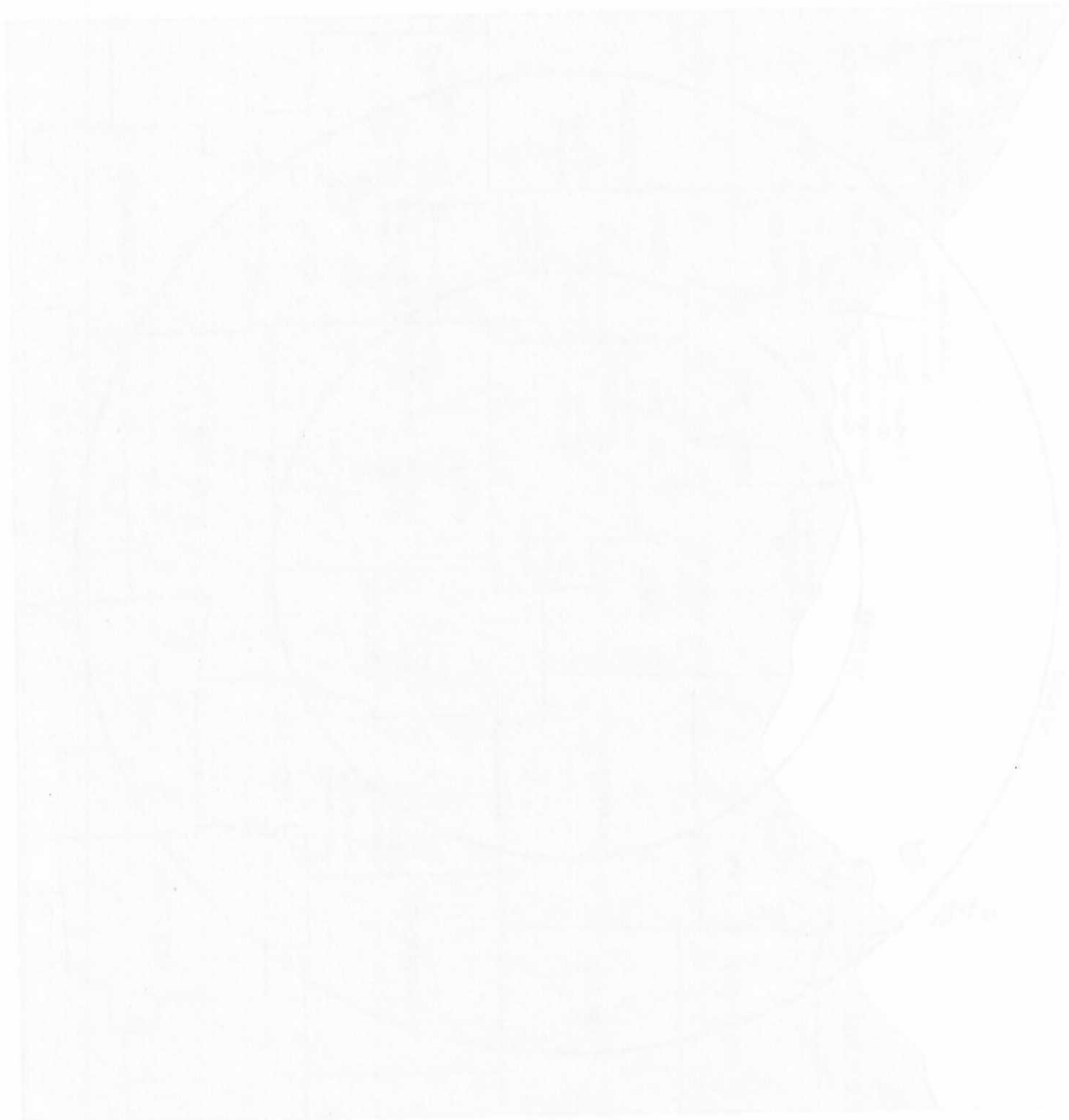


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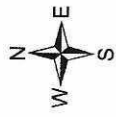
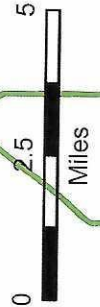


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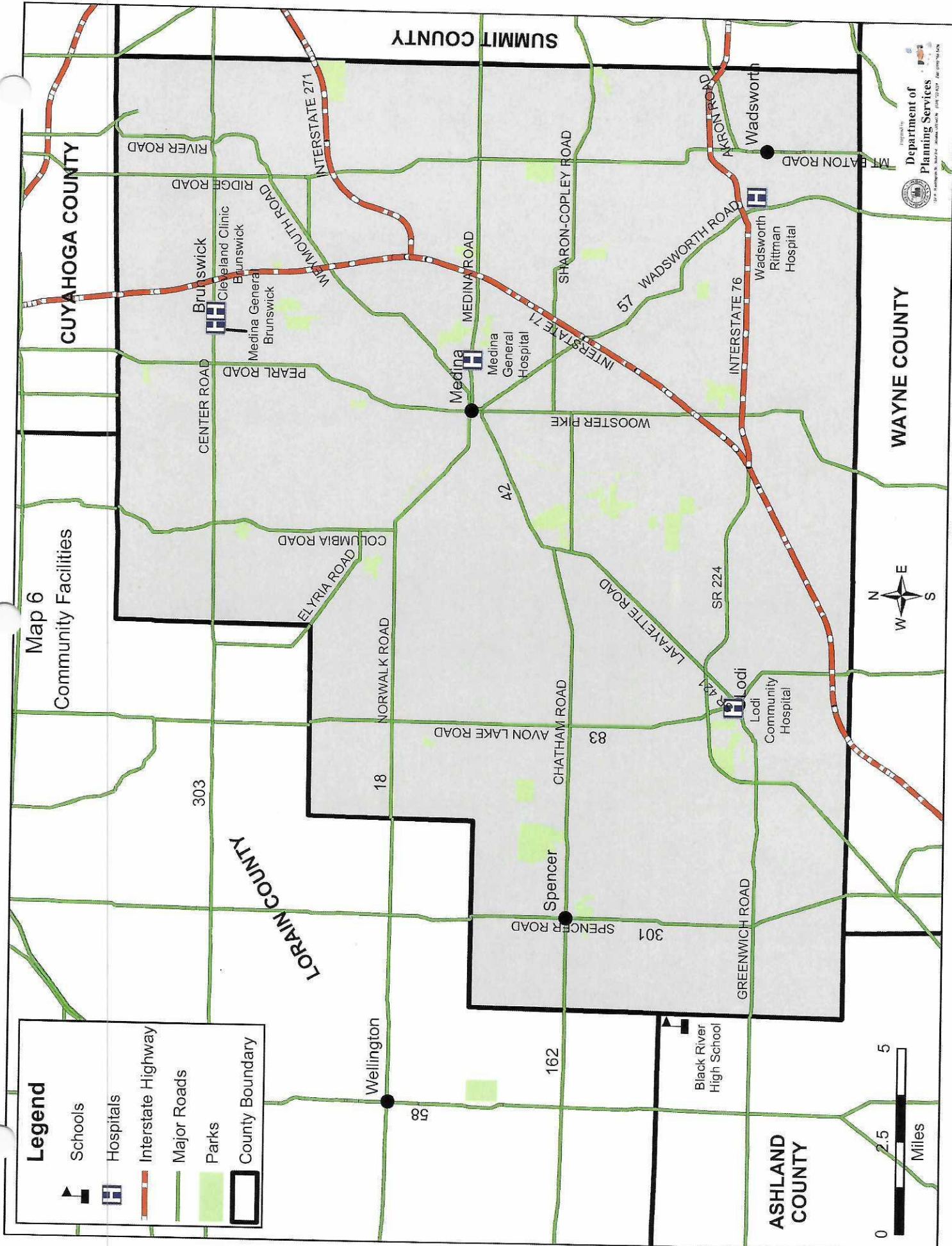
Map 6
Community Facilities

Legend

-  Schools
-  Hospitals
-  Interstate Highway
-  Major Roads
-  Parks
-  County Boundary



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- C. Provide opportunities for healthy surroundings, including walking paths, sidewalks and positive social interactions,
- D. Evaluate ability to provide a Community Center, or partner with area religious institutions to assist in providing a variety of events and activities for youths.
- E. Encourage home-based businesses.
3. Evaluate conditions of existing housing.
 - A. Inventory and assess interior and exterior housing maintenance needs, including sidewalk repairs, landscaping,
 - B. Evaluate possibility of Community Assistance Programs consisting of resident volunteers, and
 - C. Research available volunteer groups, grants and funding for maintenance programs.
4. Encourage water conservation through water use reduction and reuse.
 - A. Eliminate unnecessary waste in water use practices.
 - B. Promote the increased use of harvested and recycled water for irrigation needs and non-potable uses.
 - C. Encourage rain gardens, drainage swales and similar facilities.
 - D. Adopt water-efficient landscaping provisions, including use of low-water plants in landscaping.
 - E. Provide plant list of low-water plants.

Transportation

As the population of the Village of Spencer ages, residents will need to be given access and mobility for a large spectrum of the population. Approximately 50% of Village residents will be over the age of 50 in 2020 at the current rate of growth. As residents age, their driving habits change, and they tend to do a lot less nighttime driving, long trips, and look for roads that are less congested, with slower speeds. Public transportation to doctors' offices and other medical facilities for tests or treatments, as well as shopping and recreation, for residents in all life stages and development should be provided in the community, and still allow for active lifestyles. Other modes of transportation, such as walking, scooters, bicycles, and wheelchairs, will require well-maintained neighborhood sidewalks and walking paths to shopping, recreation and banking.

1. Provide Transportation options for residents to safely and easily access parks, and goods and services.
 - A. Evaluate zoning code to address multi-modal forms of transportation.
 - B. Assess condition of sidewalks and walking places to allow for safe, alternate routes.
2. Evaluate ability to access Medina County Public Transit.
3. Ensure that street connections are available to undeveloped tracts of land, and are utilized at the time new development and construction occurs, including connections to undeveloped tracts of land in Spencer Township.
4. Explore opportunities to use the railroad to the benefit of the community.
5. Encourage car pooling to work, school, shopping and recreational destinations.

Parks and Open Space

Parks and open space contribute to positive quality of life and health of the residents by providing a connection to nature, opportunities for socialization and space for walking and biking. The Village of Spencer has been a good steward of the land in that it has preserved 176 acres in the form of public parks. The parkland is near homes and is easily accessible.

1. Continue to promote land preservation for active and passive uses.
2. Encourage protection of environmentally sensitive areas within proposed subdivisions, such as streams, wetlands, wooded areas, and steep slopes.
3. Encourage development and maintenance of a sustainable and attractive community by:
 - A. Evaluating areas within the village where housing is dense and determine potential for infill housing development.
 - B. Provide safe multi-modal amenities, such as sidewalks and paths within the Village.
 - C. Evaluate potential connections for Spencer Township residents to the parks.
 - D. Amend zoning code, where necessary, to address connections from new subdivisions and mixed use developments to the parks and open space.
 - E. Create safe connections between existing and new subdivisions that are accessible for all residents.
 - F. Create connection between residential districts to parks and open space.
 - G. Encourage hiking and walking trails.
4. Protect watersheds, wetlands and streams.
5. Promote public transportation.
6. Update Park Plan to 2030.
7. Encourage Township officials to avoid sprawling development to conserve open space.
8. Evaluate the possibility of a community garden or individual gardens throughout the Village.

Economic Development

The Village of Spencer is a small community with limited business growth. The Village wishes to maintain its small town atmosphere; however, at the same time Village officials realize the need to expand its business and industrial base in a manner that is sustainable for the future growth and needs of the community. This is evidenced by the Cooperative Economic Development Agreement (CEDA) entered into between the Village of Spencer and Spencer Township in 2007 for approximately 67 acres. In 2008 a Preliminary Plan was approved by the Village of Spencer for the development by Lorain Medina Rural Electric Cooperative of an industrial park in this area. During the Comprehensive Planning process, the steering committee expressed the desire to have specialty retail businesses, such as craft, antique or custom made furniture stores.

Commercial and Industrial Uses

Sustainable economic development is proposed to enhance the small town character of the Village of Spencer, as well as to ensure fiscal soundness and to maintain a balance between existing business and new opportunities, and to meet the needs of the residents of both the Village and Spencer Township.

1. Grow and diversify the Village of Spencer's economic base to improve the quality of life, and business climate for businesses and residents.
 - A. Identify areas of potential business growth.
 - B. Future commercial development should support and serve existing business community and the needs of the Village and Township residents.
 - C. Evaluate opportunities for the creation of jobs, including those that are home-based.
2. Provide a connection between economic development, new jobs, and residences.

3. Amend the zoning code to provide for opportunities for a variety of development strategies including:
 - A. A mixed-use overlay district to accommodate a mix of retail/office and residential uses within the center of Village of Spencer.
 - B. Small commercial businesses within the mixed use overlay district.
 - C. Limit uses to those that can be adequately served by existing infrastructure.
4. Create, expand and shape business markets for green products and services.
 - A. Reduce existing business operating costs through energy and utility efficiency.
 - B. Reduce maintenance/replacement cost over life of new and existing buildings.
 - C. Improve occupant health and productivity in public and private buildings.
 - D. Encourage a recycling, reusing and reducing philosophy in the business market.
5. Provide zoning or building regulations that will allow for greater building design flexibility.
6. Explore and encourage sustainable or environmentally-friendly new construction or remodeling standards for commercial buildings and land uses.

Agricultural Uses

The Village of Spencer and Spencer Township share a common thread in its agricultural traditions. Of approximately twenty-five (25) square miles, 224 acres of agricultural land are in the Village and approximately 10,300 acres, or 16.1 square miles, are in the Township, consisting of farms, pastures and orchards and fields, where cropland and animal husbandry is prevalent. Agriculture is the number one industry in the state of Ohio. This is reflected in the land uses of these two communities. To a large degree, economic sustainability of the Village and the Township as well, rests upon the preservation and success of agricultural land uses and related industries.

7. Initiate Farmers Markets programs in commercial and mixed-use zoning districts to promote locally-produced goods.
8. Encourage community-based produce gardens on vacant lots or open space to meet community needs.
 - A. Provide residents opportunities to buy locally-produced produce to reduce the distance traveled for distribution and purchase of the food.
 - B. Encourage contribution of overflow of produce to local food bank or free meals programs.
9. Amend the zoning code to provide density bonuses for cluster subdivisions in areas with significant agricultural relationships to preserve high percentage of productive agricultural lands, where appropriate.
10. Provide information from appropriate agencies on surface water management challenges, grassed waterways for concentrated flows and conservation tillage practices to reduce erosion, where necessary.

Community Services

The establishment of the Spencer Industrial Park will likely result in an increase of population, housing and economic development, and create the need for increased safety services over the next 20 years. Approximately 67 acres are proposed to be subdivided into an unknown number of lots for the purpose of industrial development as part of a CEDA agreement between the Village of Spencer and Spencer Township dated February 20, 2008. The Spencer Industrial Park will likely have a domino effect on both residential and commercial development within the

Village, as well as in the northern section of Spencer Township. As a result, the goals, objectives and proposed actions stated below address much needed future planning services and infrastructure issues for the Village.

Police Department

The Police Department is currently working out of a small room in the Municipal Building, which it appears the department grew out of long ago. The Police Chief is the only full-time police officer in the Department and depends upon a series of part-time officers to assist him in his duties.

1. Increase personnel.
 - A. Provide three (3) full-time officers, not including the Police Chief.
 - B. Provide four (4) part-time officers.
 - C. Provide a certified training instructor.
 - D. Provide additional training opportunities.
2. Expand the police department facilities and offices.
 - A. Evaluate space needs for the Police Department personnel, equipment, and storage.
 - B. Combine the Police and Fire Departments into a Village Municipal Complex or Safety Center, or expanded Municipal Building.
 - C. Provide a training room for officer continuing education opportunities.
 - D. Evaluate opportunities for funding from state or federal programs for facility improvements.
3. Update equipment and vehicles.
 - A. Increase number of vehicles commensurate with increase in full-time officers.
 - B. Provide new equipment for individual police officers.
 - C. Update computer hardware, software, printers, and other office equipment.
 - D. Investigate opportunities for funding from state or federal programs for equipment.
4. Explore additional grant and funding opportunities.
 - A. Evaluate availability of funding for continuing education for police department personnel to continually met the mandates of OPOTA.
 - B. Explore grants or training programs for safety, security and hazard event training.
 - C. Coordinate with County agencies for training programs.
 - D. Coordinate with other organizations for funding programs for community youth support.
 - E. Apply to funding organizations for other community programs.
5. Expand the area served by the Police Department geographically.
 - A. Open discussion with Village of Spencer Council and Spencer Township Trustees to create a police district.
 - B. Evaluate need for an expansion of the department..
6. Evaluate mutual aids needs.
 - A. Continue to provide and receive mutual aid from surrounding community departments.
 - B. Improve mutual aid relations with surrounding communities.

Spencer Community Fire Department

1. Provide daytime manning for the main fire station.
 - A. Allow for three (3) to five (5) full time staff.
 - B. Provide volunteers on call for emergencies.
2. Expand the fire department facilities and offices

- A. Evaluate space needs for the Fire Department personnel, equipment and storage.
 - B. Provide new station facilities with drive-thru bays, an exhaust system, sleeping area for personnel, and a training room.
 - C. Combine the Police and Fire Departments into a Village Municipal Complex or Safety Center.
 - D. Provide new fire station and EMS squad at Industrial Park, north of railroad tracks.
 - E. Maintain or improve ISO rating for both the Village of Spencer and Spencer Township.
3. Update equipment and vehicles
 - A. Ensure equipment complies with current standards and state mandates.
 - B. Obtain an aerial apparatus, engine and new squad.
 - C. Explore existence of grants and other funding plans to regularly update equipment.
 - D. Evaluate additional levy or replacement of existing levy.
 4. Increase continuing education requirements for all members of the fire department
 - A. Ensure all members are in compliance with continuing education requirements.
 - B. Explore opportunities for grants and programs to provide up-to-date training for day-to-day fire fighting and rescue activities, as well as hazard training.
 - C. Provide training facility for fire and EMS personnel.
 5. Evaluate mutual aids needs.
 - A. Continue to provide and receive mutual aid from surrounding community departments.
 - B. Improve mutual aid relations with surrounding communities.
 - C. Explore Regional Fire Department

Water and Wastewater Services

1. Increase personnel staff.
 - A. Add three (3) full time employees.
 - B. Add administrative staff.
2. Update or replace existing wastewater treatment plant.
 - A. Insulate building to reduce heating costs.
 - B. Repair manholes from Spencer Road to the treatment plant.
 - C. Construct new wastewater treatment facility to include, a lab, workshop, energy efficient heating and cooling equipment.
 - D. Ensure compliance with Vector Attraction Reduction requirements.
 - E. Drain and fill in the lagoon for safety and security purposes.
 - F. Evaluate the need to either repair the road from SR 301 to the plant, or relocate the plant to the east to a more-suitable location.
3. Make the Water and Wastewater Services part of the zoning and planning process.
 - A. Provide opportunity for review of construction and building plans prior to zoning, planning and building permit approval to ensure adequate capacity for the proposed use.
 - B. Update zoning code to require review, approval, and submittal of a sewer and water permit prior to zoning and planning approval of any construction requiring access to the sewer and water facilities.
 - C. Update water and sewer standards and the rules and regulations.
 - D. Update Village policy to require a sewer and water permit, and a fee, for zoning permits.
4. Prepare a study to evaluate the existing water storage tank facilities.

- A. Consider replacement of existing water storage tank facilities with a 400,000 gallon tank to provide sufficient water for fire fighting purposes.
 - B. Consider purchase of property and house below the existing water storage tank for safety purposes.
 - C. Consider placement of new water storage tank near the Spencer Industrial Park.
 - D. Repair existing water storage tank, including replacement of cathodic device, rectifier, exterior paint, interior clean-up, and foundation stabilization, to comply with EPA requirements.
 - E. For safety, security and water protection purposes, enclose the water storage tank facility with a security fence.
5. Provide educational programs for residents.
 - A. Educate citizens on sump pump and storm water downspout connections.
 - B. Survey Village for leaks, unauthorized or improper use of water facilities.
 - C. Evaluate availability of grant funds or educational citizen programs.
 - D. Coordinate with appropriate County agencies for assistance.
 6. Replace or repair waterlines and equipment where necessary.
 - A. Replace water lines on Stuart Drive.
 - B. Replace water lines from Lutheran Church on Main Street south to Old Mill Road.
 - C. Determine areas of water line leakage, or improper operation of meters, to reduce water loss.
 - D. Require schedule 40 PVC pipe for installation of customer service connections for sewer and water.
 7. Implement safety and security procedures to protect water source.
 - A. Provide fencing around water vault and water storage tank facility.
 - B. Ensure sufficient water capacity for fire protection activities.
 8. Evaluate availability of grants or funding opportunities.
 - A. Acquire funds for personnel training and continuing education.
 - B. Obtain funds for citizen education.
 - C. Provide funds for treatment plant maintenance and water line repairs and replacement.
 - D. Attain funds for implementation of safety and security maintenance issues.

Emergency Management

A sustainable community is one that is disaster resistant. Planning for disaster resistance can mean the difference between being prepared for manmade or natural disasters, thereby reducing human injuries and property damage costs, or paying a high cost in lives of residents and property. Planning to be a disaster-resistant community enables local officials and residents to undertake actions that can be implemented after such an event to protect families and businesses.

Because the Village of Spencer officials recognize the Village does not exist in a vacuum, and when it comes to safety and security it is more practical to work in a group than individually, this section of the Comprehensive Plan addresses Goals and Objectives that would be appropriate for the Village of Spencer and Spencer Township to acknowledge and implement together. It is beneficial to both the Village of Spencer and Spencer Township to collaborate and to assist one another for the protection and general welfare of residents in the two communities. In the case of natural hazards, if one occurs in one community, that occurrence is likely to have an impact on the other community, either through the use of shared emergency response personnel or equipment, economic development, transportation routes, or housing needs.

The Village of Spencer intends to actively foster and promote sustainable development of public and community facilities that are as disaster resistant as possible. Village officials want to create community or public facilities and infrastructure that will not contribute to an increase in the exposure of the residents to risk or vulnerability to hazards.

Hazard mitigation

Fostering sustainable actions will, by its very nature, address hazard risk and vulnerability reduction activities. Elements such as ecological integrity, economic security, empowerment and responsibility and social well-being have at their very roots the idea that the community and its facilities and services will be reasonably protected from hazards. Hazards can include those that are human-induced, such as crime, or natural and technological in nature, such as floods, tornadoes, thunderstorms, hazardous materials accidents, or fire.

The Medina County All Hazard and Flood Mitigation Plan, prepared by the Emergency Management Agency and adopted by the Village of Spencer on December 21, 2005, and by the Spencer Township Trustees on December 18, 2003, lists several ways in which natural hazard mitigation can be accomplished for the purpose of reducing the impact of natural hazards. The mitigation plan studies past hazards and provides a plan to either mitigate future disasters, or respond more efficiently to disasters. The County Mitigation Plan ensures that funds from FEMA to affected residents would be available in the event of a disaster.

The following Goals are the result of the Village of Spencer Comprehensive Plan Committee meeting discussions, which included Spencer Township residents, as well as comments from the attendees at the Comprehensive Plan Open House held December 11, 2008 and discussions with the Trustees from Spencer Township.

1. The public built environment will be developed and maintained to ensure that it is as disaster resistant as possible and does not contribute to an increase in the community's exposure or risk to human-induced, natural or technological hazards.
2. Take necessary steps for Village and Township residents to have access to National Flood Insurance Program benefits.

- A. Adopt the new Flood Damage Reduction Regulations adopted by the Medina County Commissioners on August 6, 2007 in Resolution No. 07-798
 - B. Adopt the Higher Standards relative to materials storage, critical development, access, and compensatory storage.
 - C. Development of public facilities should not be within a 100 year FEMA flood plain area.
 - D. Discourage new buildings and land uses not be constructed within a 100 year FEMA flood plain area.
3. Adhere to the Medina County All Hazard and Flood Mitigation Plan, as prepared by the Medina County Emergency Management Agency, and adopted by the Village of Spencer, for the health and safety of the residents.
- A. Implement adopted goals from the Plan.
 - B. Avoid the risks of development in the FEMA 100 year flood plain or within flood prone soils.
 - C. Minimize the effects of winter storms.
 - D. Minimize the impacts of tornadoes.
 - E. Provide assistance to residents to be prepared for windstorms and severe thunderstorms.
 - F. Maintain a level of public facilities and services adequate to meet the needs of the community.
 - G. Provide new services, facilities and land usage as the population and needs of the community changes.
 - H. Encourage developers and new development to assist in providing improved facilities and services.
 - I. Adopt new technology and communication infrastructure when and where appropriate.
4. Revise zoning code to reflect adherence to Medina County All Hazard and Flood Mitigation Plan.
- A. Adopt riparian setbacks.
 - B. Add Flood Damage Reduction and Higher Standard language.

Revenues and Expenditures

The Village of Spencer is fortunate to have the John B. Firestone Trust Fund, which supplements funding for community services over and above revenues from a variety of local government, bond and levy income sources. John B. Firestone, a Village resident and an heir to Firestone Tire & Rubber Co. left the bulk of his estate to the Village of Spencer at the time of his passing. The Village officials are limited by the terms of the Trust to withdraw the accrued interest. Firestone Trust Fund income has supplemented community services, such as police, street, sewer fund, and community projects. However, with the rise in the cost of government-provided services, including police, fire, parks, administration and infrastructure services, and the increased needs of the residents of the Village, consideration must be given to acquiring additional revenue.

Chapter 9 Plan Recommendations and Implementation Strategies

This portion of the Comprehensive Plan identifies specific recommendations and strategies to implement the Goals and Objectives contained in Chapter 8. The Future Land Use map located in Chapter 10 and identified as Map No. 9 reflects the result of the realization of the implementation strategies.

Zoning Code and Map Amendments Recommendation:

The Zoning Code for the Village of Spencer was written in 1984, and has not been updated, with the exception of the addition of the language for the Industrial Park. While it has served the needs of the Village sufficiently over the years, future growth will reveal its inadequacies in regard to old and new zoning terminology, new technology and land use. The zoning map (Map No. 7) has been revised to reflect the addition of the parcel annexed from Spencer Township for the industrial park.

1. Update Zoning Code to reflect direction and vision of the Village of Spencer as set out in the 2009 Comprehensive Plan.
2. Amend Official Zoning Map to reflect up-to-date district boundary revisions.

Zoning Code and Map Implementation Strategies

1. Form a citizen committee or contract with a consultant to prepare an updated Zoning Code in-house.
 - A. Revise the I-1 General Industrial District text to reflect intended desires of Spencer for parcels that are currently zoned I-1.
 - B. Update Definitions and regulations for outdoor wood burning furnaces, renewable energy resources, sexually-oriented businesses, conservation development, satellite dish antennas, oil and gas wells, assisted living facility, architectural designs, signs, and others.
 - C. Add text amendment for a Mixed Use Overlay District, to provide for a variety of retail and personal service uses, and encouraging non-vehicular modes of transportation.
2. Amend the zoning map as identified in Future Land Use Map, Map No. 9.
3. Permitting process for new construction. Set a policy to allow Water and Wastewater Services to review permit applications for new construction and additions, to ensure compliance with requirements.
4. Take an inventory of all non-conforming uses in the Village.
5. The fee schedule for the issuance of zoning permits should be reviewed and updated.

Housing Recommendations

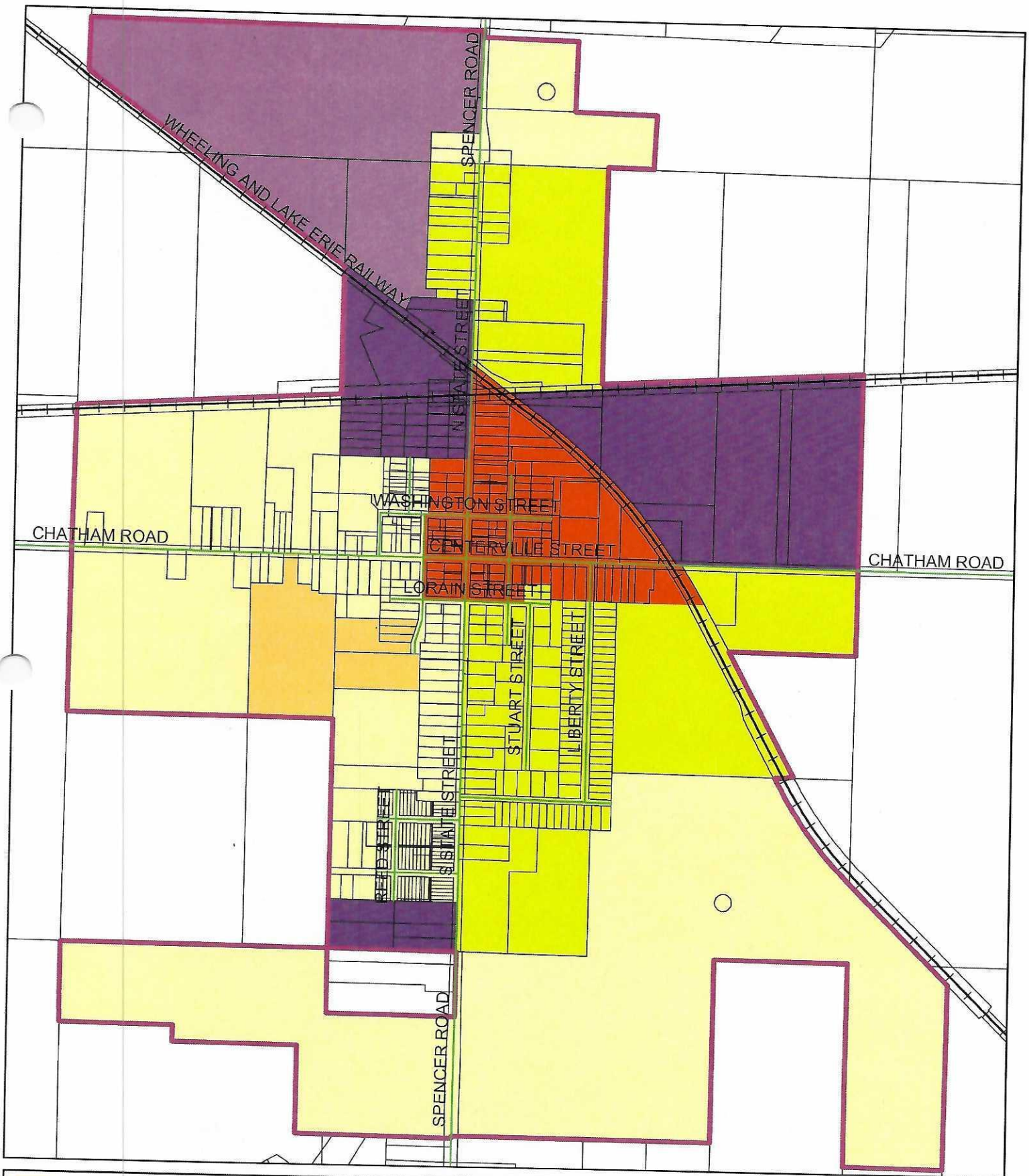
Much of the housing stock within the core of the Village was constructed within the last 40 to 60 years (some earlier according to U.S. Census data). While much of the existing housing has been kept in good repair, there are signs that regular maintenance has not taken place. Minor substandard housing may show slight defects, such as exterior paint peeling, rotting porch boards, sagging steps, or broken windows, to name a few. These defects can be corrected with immediate attention. To address the issues of housing maintenance the following recommendations are presented:

1. Inventory housing in the Village of Spencer for the purpose of identifying and evaluating the exterior condition of housing to determine the need for maintenance or upkeep.

2. Identify areas where landscaping has long been neglected and is overgrown, which may reveal existing conditions where assistance is needed.
3. Evaluate need for sidewalk repairs and address safety issues as addressed in such publications as *Safe Growth America Checklist* or the Medina County *Walkability Checklist*.
4. Evaluate transportation needs of residents and opportunities for public transportation or services.



Housing Implementation Strategies

1. Set a policy to annually survey and identify houses/land owners in the Village of Spencer where assistance may be required to maintain, repair, upgrade or provide lawn care services by a volunteer group, based upon a set of criteria, such as the following:
 - A. Maintenance conditions to consider for minor substandard housing should include those mentioned above, as well as:
 1. Cracked boards or concrete on porch stairs,
 2. Rotted wood boards on exterior walls; cracked or worn brick or masonry or mortar,
 3. Cracked or broken windows, or
 4. Shingles missing or minor damage to roofs,
 - B. Housing conditions that may be more serious, enough to endanger health or safety of the residents or visitors include:
 1. Broken or missing railings and supports on porches,
 2. Major damage, such as missing boards, large cracks and holes that have potential to trip people on steps,
 3. Windows with missing panes, covered by boards, rotted or badly damaged frames and sashes,
 4. Extensive cracks or rotten boards, or holes over one foot in length on exterior walls.
 5. Many missing shingles or holes on the roof surface, or
 6. Bricks missing from chimney.
 - C. Interior conditions of housing are more difficult to evaluate, but if the opportunity presents itself, the following items should be recorded as part of the inventory for the purpose of targeting funds or programs to assist in making the home safer for the residents, more energy efficient, and less costly to maintain:
 1. Lighting,
 2. water,
 3. heating and cooling,
 4. windows can be opened(Note: the lists provided in this section are not inclusive of all components of a housing inventory.)
 - D. Major substandard housing can be identified as having the following defects, and may be considered dilapidated and unsafe:
 1. Housing tilts,
 2. Foundation sags,
 3. Collapsed porch,
 4. Collapsed chimney, and
 5. Fire damage.
2. Having surveyed housing needs, seek to make repairs according to common homes problems and solutions identified by Energy Star strategies, including provisions of home




Map 7
Zoning Districts

- R-1 Low Density Residential
- R-2 Medium Density Residential
- R-3 High Density Residential
- B-1 Business
- I-1 General Industrial
- LI-1 Light Industrial (CEDA)


 Prepared by
Department of Planning Services


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0 400 800 1,600
 Feet

energy audits to assess how much energy the home uses and the measures that can be taken to make the home more energy efficient. Determine interior air leaks, water leaks, insulation needs, and indoor moisture levels. Prioritize for funding and repair.

3. Identify programs that will provide financial assistance and/or labor for the purpose of maintaining, repairing, upgrading or providing lawn services to those homes/home owners identified in the housing inventory recommended above. These programs may include, but not be limited to:
 - A. Lorain Medina Rural Electric,
 - B. Medina County Treasurer's office Fix-It Funds, and
 - C. Habitat for Humanity.
 - D. Identify existing community maintenance programs that may be able to provide assistance at low or no costs, for example Habitat for Humanity, People Working Cooperatively (PWC), Rebuilding Together,
 - E. Create a group consisting of residents from the Village and the Township that has an interest in providing assistance on a volunteer basis to those in need to make repairs and help to maintain the houses.
4. Encourage neighborhoods that are safe for current and future generations of people (based upon Safe Growth America Checklist):
 - A. Form neighborhood groups to walk their immediate area to ascertain and record the presence of well-maintained, well-lit sidewalks and bike paths with good visibility and crosswalks to avoid accidents and discourage crime.
 - B. Evaluate methods to make neighborhoods safer and more secure.
5. Provide information and education programs to residents on strategies to keep housing affordable, including assistance offered by the Medina County Auditor, and for home maintenance workshops provided by organizations, such as Neighborhood Housing Services, Empowering and Strengthening Ohio's People (ESOP), and Medina County Career Center. Notices of local Medina County programs can be advertised in the Spencer Town Crier, flyers and posters.
6. Develop a local transportation plan to identify travel options to assist residents to go to work, medical or other personal appointments.
 - A. Evaluate online Rideshare options through organizations such as Northeast Ohio Areawide Coordinating Agency's (NOACA) Ohio Rideshare program for carpooling to work, or
 - B. Medina County Transit for travel to medical and personal appointments, or
 - C. Local area residents willing to provide travel assistance on a volunteer basis.
7. Establish an organized volunteer group or club consisting of not only residents from the Village of Spencer, but Spencer Township willing to track activities for which participants would be needed to provide assistance for the following:
 - A. Local fairs or festivals,
 - B. Housing maintenance,
 - C. Community gardening, and food distribution,
 - D. Transportation assistance,
 - E. Implementation of committee formation called for in the Comprehensive Plan document, and
 - F. Utilize the Town Crier to advertise for volunteers and assistance.

Health and Safety Recommendations:

The goals and objectives outlined for the Police Department and Spencer Community Fire Department are similar in nature, i.e., each department desires additional employees, equipment, facilities and offices, and opportunity for training to up-grade the skills of the members of both departments.

1. An improvement plan should be created to identify, analyze, and prioritize the staff increase for each department, equipment up-dates, including evaluating the feasibility of a joint safety center that would meet the needs of both departments, as well as potential expansion of the Spencer Village Police District.
2. The opportunity for grant funds and training programs to accommodate the needs of both departments should be sought to provide resources to allow for special public service-oriented programs and employee training projects. Funding sources outside of grants should also be sought.
3. The Fire Chief and Police Chief should regularly attend their respective Fire Chief and Police Chief Association meetings to stay up to date on issues of concern, public safety and training opportunities.
4. An annual meeting should be held between the Mayor of the Village of Spencer, the Fire Department Chief, and the Police Department Chief, the Emergency Management Agency, and at least one Spencer Township Trustee, and one Village of Spencer Council person to review the requirements of the All Hazard and Mitigation Plan goals, as well as the Emergency Operations Plan, and other materials necessary to provide a high quality of life for the residents.

The Village of Spencer may experience a variety of natural and manmade hazards that cause damage to property and local citizens. The Emergency Management Agency in Medina County has prepared a county-wide hazard mitigation plan that proposes to enable communities to recuperate more quickly and easily from disasters. The Village of Spencer intends to decrease vulnerability to natural and manmade disasters and update their response to public threats through the use of this plan using risk-management tools, prioritizing hazards and identifying vulnerabilities.

As identified in the All Hazard and Flood Mitigation Plan, the key purposes of the plan are to:

- o Identify the possible risks and hazards that may affect Medina County through a systematic hazard identification and risk assessment process,
 - o Determine areas within Medina County that are vulnerable to various types of hazards,
 - o Strategize about the best approaches to avoid and mitigate impacts, and
 - o Prioritize loss reduction and emergency preparedness activities.
5. Opportunities for educating community officials and residents to understand potential threats to security will assist responders in the event of a natural or manmade disaster should be explored. Special consideration can be given to obtaining and providing education for evacuation routes, emergency shelters, and post-disaster reconstruction.
 6. For hazard mitigation purposes, specific hazard sites should be identified and development guided away from them by designating them for low density or open space, parking or recreation.
 7. Improve public safety by working with the appropriate county agencies to obtain and install smoke, fire and burglary detection systems that automatically link to emergency dispatch services, in addition to existing 911 technology.

Health and Safety Implementation Strategy:

1. Initiate joint meetings of the Village of Spencer Council, Spencer Police Chief, and Fire Department Chief to prioritize needs and create a capital improvement plan over a five to ten year time span to implement Recommendations above.
2. A grant writer should be contracted to locate funds that are available to satisfy the needs, after prioritization, of the Health and Safety departments.
3. Adopt an action plan for future development and preparedness activities, which will serve as a blueprint for the future that includes:
 - A. Flood Damage Prevention Reduction Regulations, adopted by the Medina County Commissioners August 6, 2007, which have incorporated Higher Standards related to materials storage, critical development, access, and compensatory storage.
 - B. Adopt local legislation by Village Council to become a member of National Flood Insurance Program (NFIP) to adopt the minimum requirements for development in the flood plain; NFIP provides protection from the floods associated with hurricanes, storms, heavy rains and other conditions that impact Medina County. Doing so will open doors for qualifying for federal grants.
 - C. References to the Emergency Operations Plan in the event of a rail car derailment, to address the needs of emergency responders under those circumstances.
 - D. A local response plan for mutual assistance is needed when trains are blocking the roadways and Spencer emergency responders are not able to easily and timely access a site on the other side of the railroad tracks. An automated mutual assistance response plan should be devised to ensure prompt, automatic emergency response by neighboring police and fire departments located on the other side of the tracks, whether they are in Medina or Lorain County.
 - E. A satellite emergency services station should be considered within the area of the Industrial Park on SR 301.
4. To provide a high level of protection for the residents of the Village of Spencer:
 - A. All training levels should be maintained for police, fire and EMS personnel.
 - B. The Fire Department should seek to achieve a Level 1 training program.
 - C. Paramedic training should be encouraged to provide additional safety services to the residents.
5. When building in the face of natural hazards, a zoning code amendment, or a policy, to require at the zoning permit application stage, material safety data sets, including the chemical and qualities of materials to be stored on site in the proposed new/addition commercial or industrial building. Submit this information to EMA for a pre-determination for potential hazards and mitigation methods.
6. In order to rebuild in a sustainable manner after a natural hazard, the Village of Spencer should annually adopt the Medina County version of the Ohio Basic Building Code, as administered by the Medina County Building Department.
7. Improve the Insurance Services Office (ISO) fire protection rating for the Village of Spencer to make the area more attractive to commercial and industrial development by (ISO ratings are used in setting premiums for property insurance):
 - A. Improving water supplies,
 - B. Meeting specific minimum equipment requirements,
 - C. Having sufficient numbers of firefighters, and responding rapidly to an emergency, and
 - D. Upgrading alarm and paging systems.

Economic Development Recommendations:

Create a five to ten year economic development plan that promotes sustainability, which includes:

1. An inventory of existing businesses, including known home-based businesses; and commercial buildings, occupied or vacant, the condition and use of such buildings, existing or needed infrastructure; recorded by zoning district,
2. An inventory of the vacant parcels and owners of land located in the existing Business District, and the General Industrial District,
3. An inventory of the existing farms, farming activities and land owners within the boundaries of the Village of Spencer,
4. An inventory of the employable skills of residents and their interest in establishing a home-based small business,
5. A practical analysis of the types of businesses desired in the Village of Spencer.

Economic Development Implementation Strategy:

Under the guidance of the Comprehensive Plan and the Economic Development Plan, priority should be given to the selection and operation of businesses that are sustainable. Residents should not be reliant upon the performance of any one business. The retention of existing businesses, and creation of new businesses, including those that are home-based, which may consist of service-oriented uses within a residential structure, typically more intense than a home occupation, should be encouraged.

1. Create a group of interested business owners, residents and local officials, including Medina County agencies, to
 - A. Assist in the preparation of a business inventory, as well as an inventory of the employable skills of the residents.
 - B. Develop business retention and business attraction strategies by researching what kinds of businesses make sense in the Village of Spencer. The strategies should also encourage businesses that will attract people from outside Spencer Village and help to provide basic goods and services within the Village so the residents do not have to travel far to get what they need.
 - C. Develop an Economic Development Plan with the assistance of the Medina County Economic Development Corporation and the Department of Planning Services, using all of the above data, to generate a business plan, assignments and duties of participants in this process, and timeline for implementation of the responsibilities.
 - D. A policy for council to review the Economic Development Plan on an annual basis to ensure compliance and continuity with its components should be a part of the Plan.
2. Investigate opportunities for funding and incentives for small businesses, including grants, foundations, and government incentive programs.

Funding Recommendations

The Firestone Trust Fund has provided The Village of Spencer with annual funds. These funds are in addition to a variety of sources depicted in Table 15, as well as miscellaneous grants and funds awarded to the public safety departments. A decrease in income from the Firestone Trust Fund is anticipated in 2009 due to current economic conditions and drop in stock dividends. As a result, in addition to tightening its belt, the Village of Spencer must consider other sources of funding and revenue.

1. In addition to funding programs offered under Housing Implementation Strategies for residents desirous of maintaining and upgrading their homes, and potential funding opportunities for businesses to be discovered during an economic development plan research, additional, dependable funding sources must be uncovered.
2. Evaluate feasibility and impact of income tax.

Funding Implementation Strategies

1. Implement a study to evaluate current and future revenue expectations and needs for Village Departments, and residents, including levy and grant expiration dates, and Firestone Trust income.
 - A. Evaluate new or increased revenue streams, including water and sewer tap-in fees, zoning permit fees and other service-related fees.
 - B. Assess opportunities for additional cost-saving coordination measures with safety services from adjacent communities.
 - C. Examine the suitability of grants, donations or contributions to assist the operation of programs for the Village Departments, including, but not limited to those that will assist residents with home maintenance, transportation to routine medical appointments, health and wellness programs.
2. Implement a study to evaluate past and current expenditures to ascertain spending efficiency.
 - A. Determine any areas of duplication where costs can be effectively decreased.
 - B. Establish any areas where contributions or volunteer services be solicited to decrease costs.
 - C. Uncover any areas where long-range cost savings could occur in the area of energy savings, i.e., use of compact fluorescent lighting (CFL), or building insulation or window replacement.
3. Evaluate the benefit to contract with a grant writer to research and apply for a variety of grants to assist Village Departments with budget shortfalls.

Examples of Potential Funding Opportunities for Miscellaneous Projects (2009)

4. <http://clean.ohio.gov/> The Clean Ohio Fund restores, protects, and connects Ohio's important natural and urban places by preserving green space and farmland, improving outdoor recreation, and by cleaning up brownfields to encourage redevelopment and revitalize communities.

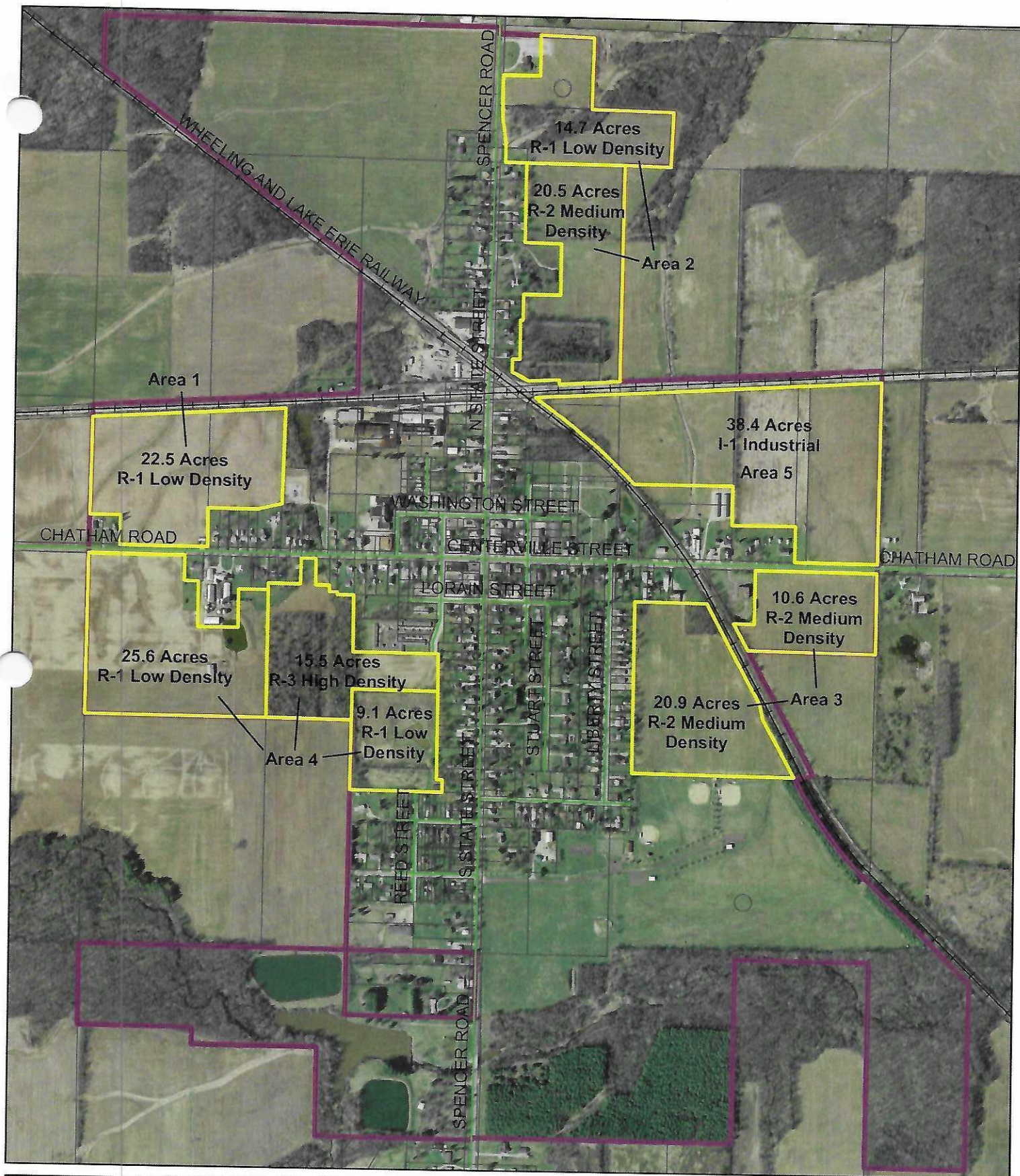
The Clean Ohio Fund consists of four competitive statewide programs: the Clean Ohio Revitalization Fund, the Clean Ohio Agricultural Easement Purchase Program, the Clean Ohio Green Space Conservation Program, and the Clean Ohio Trails Fund.

5. <http://www.railstotrails.org/index.html> Rails-to-Trails Conservancy is a nonprofit organization working with communities to preserve unused rail corridors by transforming them into trails, enhancing the health of America's environment, economy, neighborhoods and people.






6. <http://www.epa.gov/ogd/grants/state.htm> Financial assistance programs are available to help small businesses, and <http://www.epa.gov/ogd/grants/homeland.htm> .

There are many other EPA grant programs under which funds are available for homeland security activities. Two major sources of funding are the Clean Water and Drinking Water State Revolving Funds (SRF).

SRF assistance to Public Water Systems and Publicly Owned Treatment Works for homeland security activities, such as completing vulnerability assessments, may be available. Both SRFs can be used for many types of infrastructure improvements needed for good security, such as fencing, security cameras and lighting, redundancy for systems and power, and secure chemical and fuel storage.



Map 8
Undeveloped Land - Zoning & Acreage

-  Village Boundary
-  Parcel Boundary
-  Undeveloped Land
-  Roads
-  Railroads

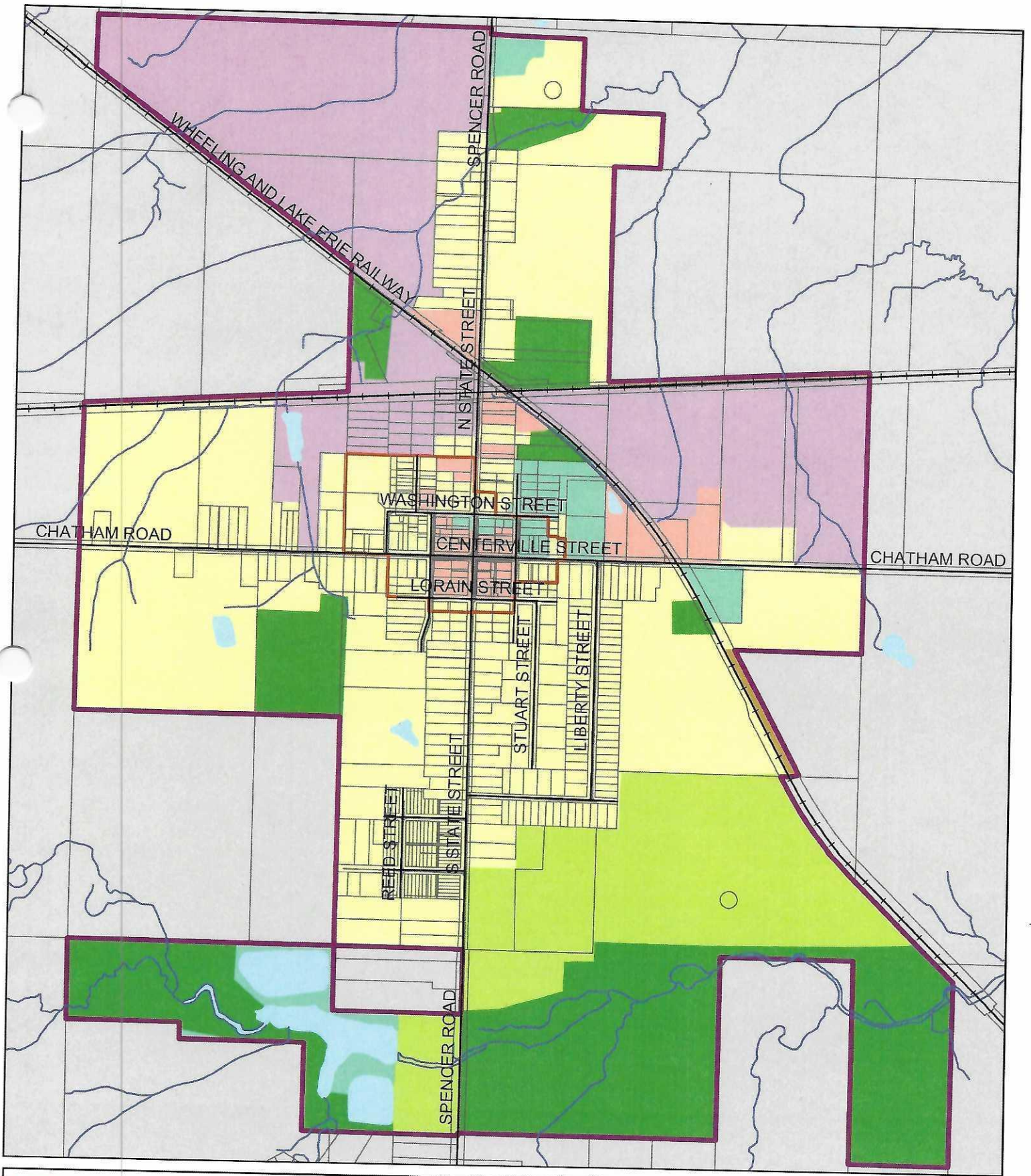












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- | | | | |
|--|-------------|---|-----------------------------|
|  | AGRICULTURE |  | RECREATION |
|  | COMMERCIAL |  | RESIDENTIAL |
|  | FOREST |  | TRANSPORTATION |
|  | INDUSTRIAL |  | WATER |
|  | INSTITUTION |  | Possible Mixed Use District |

Map 9 Future Land Use

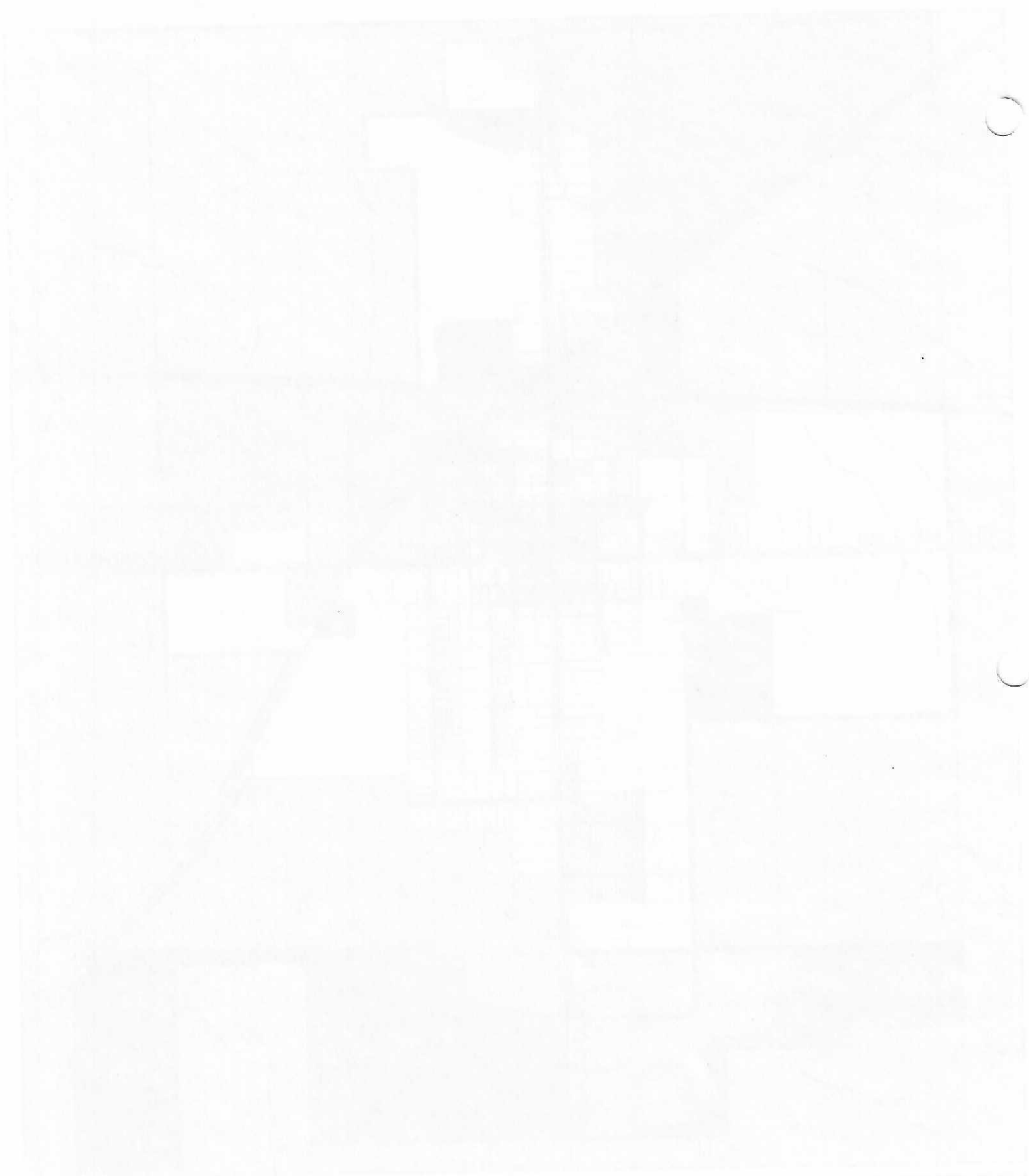


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Map of
the
University of
California
Berkeley

Scale
1 inch = 100 feet
North

Chapter 10 Future Land Use

The Future Land Use Map (Map No. 9) will guide the future development of the Village of Spencer. The purpose of the Future Land Use Map is to communicate the general character of an area. It does not intend to encourage uses that are not compatible with adjacent uses.

During the Comprehensive Planning process, Committee members analyzed the vacant land masses within the Village. Their analysis, based upon comments from the public and stakeholders, resulted in the following designations for the future use of specific land areas.

Residential

The population of the Village of Spencer has been stable over the last two decades. It is expected that the population will increase significantly by 2030 due to the development of the Industrial Park in the northwest quadrant of the Village. It is anticipated that as industrial firms are established in this area, and as the costs for commuting increase, a portion of the work force will seek housing nearby.

Proposed Future Residential Areas (refer to Map No. 8 for details of area location)

Area 1 fronts on Chatham Road on the west side of the Village and contains approximately 23 acres. It is currently zoned R-1 Low Density. It is proposed to remain R-1 low density residential to allow single or two family or cluster development, at a density of approximately four to five units per acre.

Area 2 is located at the north end of the Village, directly east of the proposed Industrial Park on Spencer Road (SR 301), and contains approximately 25 acres in two parcels. It is proposed to remain R-1 low density, with an option to allow a planned unit development-type of housing project, which would specifically be designed to protect environmental constraints on the 14.7 acre parcel that contains a stream, flood-prone soils and woods.

Area 3 is located on the east side of the Village on Chatham Road (SR 162) and is currently zoned R-2 Medium Density. The two parcels containing approximately 31 acres are proposed to remain R-2, which allows approximately six to eight units per acre. The higher density is appropriate due to its proximity to railroad tracks and an industrially-zoned parcel to the north of the 10.6 acre parcel. The 20.9 acre parcel will allow easy access to Firestone Park.

Area 4 contains approximately 50 acres and is located on the west side of the Village with frontage on Chatham Road (SR 162), as well as opportunity for connectivity to Jackson Street and Reed Street. The 25.6 acre parcel is currently zoned R-1 Low Density, allowing for single and two family housing, and is proposed to remain R-1, allowing single family or cluster development at four to five units per acre.

The 15.5 acre parcel is wooded. It is zoned R-3 High Density. A planned unit residential development would be appropriate in this area with the intent to design the project to conserve a portion of the wooded area.

The remaining parcel in Area 4 is a 9.1 acre tract, which abuts and is southeast of the 15.5 parcel. Creative design will allow for indirect connectivity via Jackson Street to Chatham Road (SR 162), as well as to Spencer Road (SR 301), via Reed Street. It is currently zoned R-1 low

density, and is proposed to allow a density compatible with the existing housing on Spencer Road.

Commercial

Mixed Use Overlay District

A commercial mixed-use overlay district is proposed for an area that is – description of area. A mixed-use overlay district will allow for a variety of personal service, retail, restaurants, and business uses, as well as a combination of retail uses on the first floor of buildings and residential on the second floor.

Industrial

Parcels that are currently zoned I-1 General Industrial District are proposed to remain industrial in the future. The Industrial Park at the north end of the Village, on the west side of State Street is part of a Cooperative Economic Development Agreement (CEDA), between Spencer Township and the Village of Spencer and contains approximately 77 acres. *Area 5* fronts on Chatham Road (SR 162), abuts the railroad tracks on its north and west boundary and contains approximately 38.4 acres.

Parks and Open Space

Agriculture

There are approximately 224 acres of farmland in the Village of Spencer, and approximately 10,300 acres in Spencer Township. Agriculture is the number one industry in Ohio, contributing more than \$98 billion to the state's economy⁶. The Village of Spencer can benefit economically from the abundance of farm fields and agricultural uses by promoting this fact.

* * * *



Strengths

- Good Schools
- Location - Proximity to Interstate, Cleveland, Akron
- Churches - Variety
- Size
- People - Volunteers (EMT, Fire), community involvement
- Strong Relationships
- Parks
- Safety Services - Police, Fire
- Rail Access, Rail Spur
- Local Bank
- Access to 3 Hospitals
- City Water

Weaknesses

- Sewage Treatment Plant - Capacity, Strength of Way Stream
- Low Tax Base
- Location - Shopping, Personal Services
- Low Employment
- Individual Community Involvement (Personal Interests)
- No/Limited Room for Expansion
- Infrastructure - Age of Roadways, Water Lines and Sewer Lines

Opportunities

- Industrial Park
- Expansion - Tax Base, Improvement of Services
- Jobs
- Recreation Center
- Parks
- Improved Community Facilities & Services
- Land for Sale

Threats

- Decay of Housing
- Stress from Possible Multi-Family Housing on Safety Services
- Sewer - Manholes, Inflow, Infiltration
- Lack of Growth
- Population Leaving
- Trains - Safety, High Frequency, and Cooperation
- Truck Traffic, Hazardous Cargo



VILLAGE OF SPENCER
COMPREHENSIVE PLAN
HOW WE SEE THE FUTURE
VISIONING EXERCISE

JUNE 2008

**How we will move (Goods -
Services-Transportation)**

- Southern Extension of 80-71
- Cars
- Bikes
- Rail Roads
- (used for goods and services)
- Passenger Rail
- Connectivity - Subdivisions

**How we will live and play (Housing-
Open Space-Parks-Events -Activities)**

- Continue 4th of July Celebration
- Carnival
- Family Values
- Safety and Security
- 25 Year Park Plan
- Active and Passive - Expand Park Trails
- Farming passed to children
- Larger Housing Stock
- Better Housing - County loans
- Recreational fields—Soccer
- State Park- Spencer Lake
- South of Wellington – Finley Park

How we will work and shop

- Online - home
- Work
- Bank
- Pay Bills
- Light Industrial Park
- Warehousing
- Continue No Income Tax
- Specialty Stores - Crafts, Antiques & Amish Products

**How we will relate to each other
(Communication,
Government, Services)**

- County Sewage System
- Full time Police/ Fire/ EMS - Jointly w/Township
- Taxes and Levies - Firestone Trust
- Cell Phone
- Email
- WIFI
- LMRE- Partnership
- Cooperation
- Truck Traffic, Hazardous Cargo

**How we will look
(Aesthetics, Clean, Historic)**

- Statue of Mayor Ramey
- Farmers Savings Bank
- Town Hall
- San Clark Bank
- Lutheran & Methodist Church
- 1946 Park - Community Park with Rocket Ride
- Traditional Events
- School transformed into Offices or Apartments



How do we get things done?

- Define the problem
- Set goals
- Analyze the situation
- Develop a plan
- Implement the plan
- Evaluate the results

What are the key elements of a successful team?

- Clear goals
- Roles and responsibilities
- Communication
- Trust
- Support
- Accountability

How do we manage change effectively?

- Communicate the need for change
- Involve employees in the process
- Provide training and resources
- Monitor progress and adjust as needed
- Celebrate successes

What are the key factors in organizational success?

- Vision and mission
- Strategy
- Structure
- Culture
- Leadership
- Innovation
- Customer focus
- Financial performance

How do we build a strong organizational culture?

- Define the values and beliefs
- Communicate the culture
- Hire and promote people who fit the culture
- Reward and reinforce desired behaviors
- Lead by example



VILLAGE OF SPENCER

Goal #1	<i>To reduce loss of life and personal injury from natural hazards</i>
	Update the existing early warning system, which utilizes weather alert radios in public buildings and places of assembly by adding sirens and lightning protection for parks.
Goal #2	<i>To reduce damages to existing development from natural hazards</i>
	Utilize current engineering standards to alleviate existing flooding problems in the village by improvement of drainage capabilities. Rebuild storm drains.
Goal #3	<i>To reduce damages to future development from natural hazards.</i>
	Utilization and development of local zoning and engineering standards for new development that would make it less vulnerable to natural hazards.
Goal #4	<i>To reduce damages to present and future development financed by public funds</i>
	Public roads and infrastructure will be located outside the floodplain, above the floodplain, or designed to reduce the effects of flooding on the infrastructure.
Goal #5	<i>To reduce public expense for emergency and recovery services following disasters</i>
	Development within the flood prone areas will be discouraged through use of appropriate planning and land use zoning to reduce or eliminate emergency response and recovery expenses assumed by the community.
Goal #6	<i>To protect and advance the long term economic prosperity</i>
	Involvement of the private sector and public in the hazard mitigation planning process to protect short and long-term economic interests.
Goal #7	<i>To protect the natural environment as a mitigation measure</i>
	Provide protection for existing streams, natural wetlands, and riparian corridors through use of land use planning and local zoning techniques.
Goal #8	<i>To reduce vulnerability of existing development</i>
	Encourage utilization of NFIP, enforcement of local zoning, and seek federal and state/local grants to buy out those high repetitive loss properties.
Goal #9	<i>Reduce vulnerability of new development</i>
	Preventing and regulating the new construction in flood prone areas and enforcement of building code regulations.

RESOLUTION NO. R-7-05

**A RESOLUTION ADOPTING THE ALL HAZARD FLOOD
MITIGATION PLANS AS SUBMITTED BY THE MEDINA
COUNTY EMERGENCY MANAGEMENT AGENCY
AND DECLARING AN EMERGENCY**

WHEREAS, Medina County experiences a variety of natural hazards that cause damage to property, and local citizens; and

WHEREAS, the Medina County Emergency Management Agency has prepared a countywide hazard mitigation plan that proposes to reshape Medina County and the local communities into a more resilient framework, enabling it to recuperate more quickly and easily from disaster; and

WHEREAS, this plan is intended to decrease the communities' vulnerability to disaster and update their response to public threats through the use of this plan; and


WHEREAS, each political subdivision of Medina County has recognized the need and has joined in support of the plan.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Village of Spencer, Ohio, three-fourths (3/4) of its members concurring herein, that the mentioned All Hazards and Mitigation Plan be adopted by the County of Medina as submitted by the Medina County Emergency Management Agency. This Resolution is hereby declared to be an emergency measure and shall be in full force and effect from and after its passage.

PASSED: December 21, 2005

ATTEST:


TOMMY RAMEY, Mayor


RHONDA R. RIFFLE
Village Fiscal Officer

Regular

December 18

2003

The regular meeting of the Spencer Township Trustees was called to order by our Chairman Donald Kostecki. Scott Neptune, Gary Flegel, Mr. & Mrs. Lawrence Walkden, Bev Zeigler, Jim Phillips, Tom Brown, Dale Jaycox, Lee Squires, Dave Kusmik, Dale & Nancy Cather, Mike Brehm, and Walt Zeigler were present.

A copy of the minutes from December 2, 2003 was given to each trustee. Gary made a motion to approve the minutes of the previous meeting, Scott seconded, all votes aye.

The following bills were presented for payment:

Dale Jaycox	1055.26	Jim Phillips	225.56
Tom Brown	897.18	David Nagel	70.00
Ken's Auto Repair	67.90	BPA	89.00
LMRE	73.32	Columbia Gas Co.	175.16
Verizon	29.34	Alltel	57.55
BFI	20.58	Triple"O" Bauman Oil	277.96
Spencer Feed & Supply	272.55	Newell Equipment Co.	43.07
Spencer Tire & Service	27.25	Repro Depot	49.10
On The Clock Care	5.00	Kelly Flegel	15.00
Postmaster	74.00	Willowvale Farms	1961.58
Verizon	65.22	ABCO Distribution	77.60
Morton Salt	1071.80	Willowvale Farms	976.51

Scott made a motion to pay the bills, Gary seconded. All votes aye.

Lee Squires was present and asked about his signs. He wants to erect two 4'x 4' signs on his property. He was advised one free standing sign is the limit, the second must be attached to a building.

Scott purposed **Resolution 03-06 as a zoning amendment.** Effective April 1, 2004 any approved, but unrecorded, lot splits will not be issued a zoning permit. Second by Gary, all votes aye.

Scott moved to approve the Hazard & Flood Mitigation Plan as presented by The Medina County Emergency Management Authority. Second by Gary, all votes aye.

Receipts as of December 16, 2003:

Zoning cert Gary Lingruen barn at 11484 Smith	\$50.00
" " Kostecki Excavating pond	\$75.00
" " Jeff Maat drive permit	\$25.00
Town Hall rental Francis Lowery	\$40.00
" " " Don Ternes	\$40.00
Medina Co Auditor (Nov local gvt & LGRA)	\$3574.61
" " " personal property tax	\$1068.11
Farmers Sav Bank Nov interest	\$342.33
Auditor of State roll back & homestead	\$11258.29

There being no further business, Gary made a motion the meeting be adjourned. Scott seconded. All votes aye.

The meeting was followed by the annual Christmas party, good food was enjoyed by all.

References

- ¹ United Nations Commission on Environment and Development Our Common Future: (the Brundtland Commission).
- ² http://en.wikipedia.org/wiki/Spencer,_Ohio
- ³ www.Factfindercensus.gov
- ⁴ <http://www.idcide.com/citydata/oh/index.htm>
- ⁵ *Social Indicators Housing*, The Center for Community Solutions (2004).
- ⁶ <http://www.ohioproud.org/>