

ORDINANCE NO. 9-09

**AN ORDINANCE ADOPTING A COMPREHENSIVE
PLAN FOR THE VILLAGE OF SPENCER
AND DECLARING AN EMERGENCY**

BE IT ORDAINED by the Council of the Village of Spencer, Ohio, three-fourths (3/4) of its members concurring herein as follows:

1. That the Village of Spencer hereby adopts the Village of Spencer Comprehensive Plan effective 2009 to 2030, a copy of which is attached hereto and incorporated herein as "Exhibit A."

2. That this Ordinance is hereby declared to be an emergency measure necessary for the public peace, health, safety, and welfare of the Village of Spencer, Ohio, and for the particular reason that the Village of Spencer is in need of an updated Comprehensive Plan that is supportive of zoning regulations reasonably enforceable in the Village of Spencer and that this Ordinance shall be in full force and effect from and after its passage.

PASSED: May 20, 2009



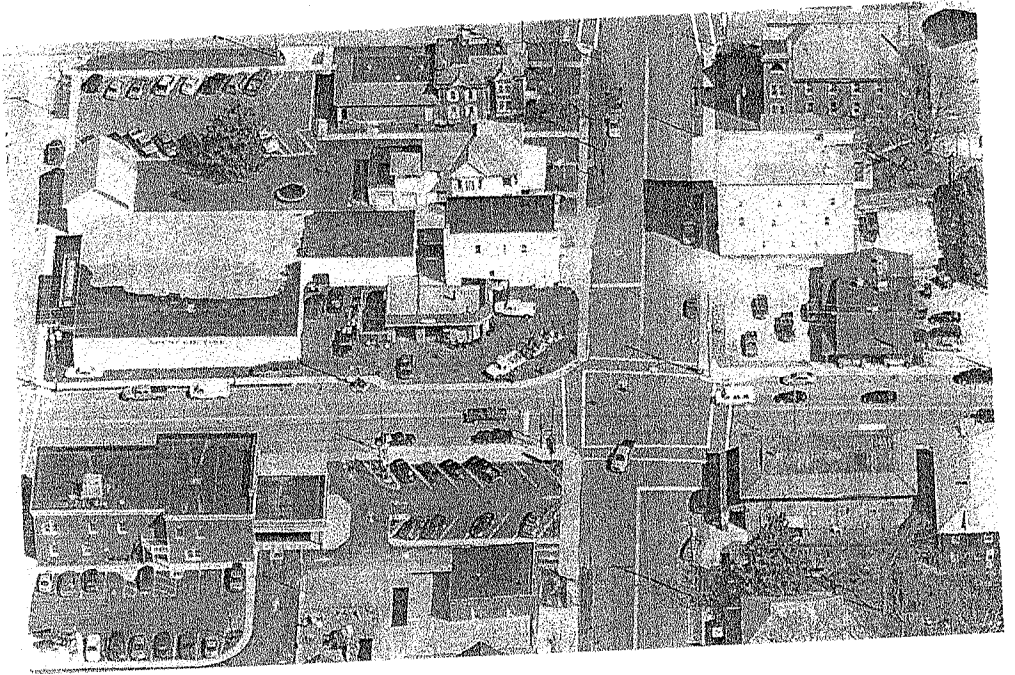
TOMMY RAMEY, Mayor

ATTEST:



SHERI RAMEY, Village Fiscal Officer

The Future Plan for the Village of Spencer



Village of Spencer Comprehensive Plan 2009 to 2030

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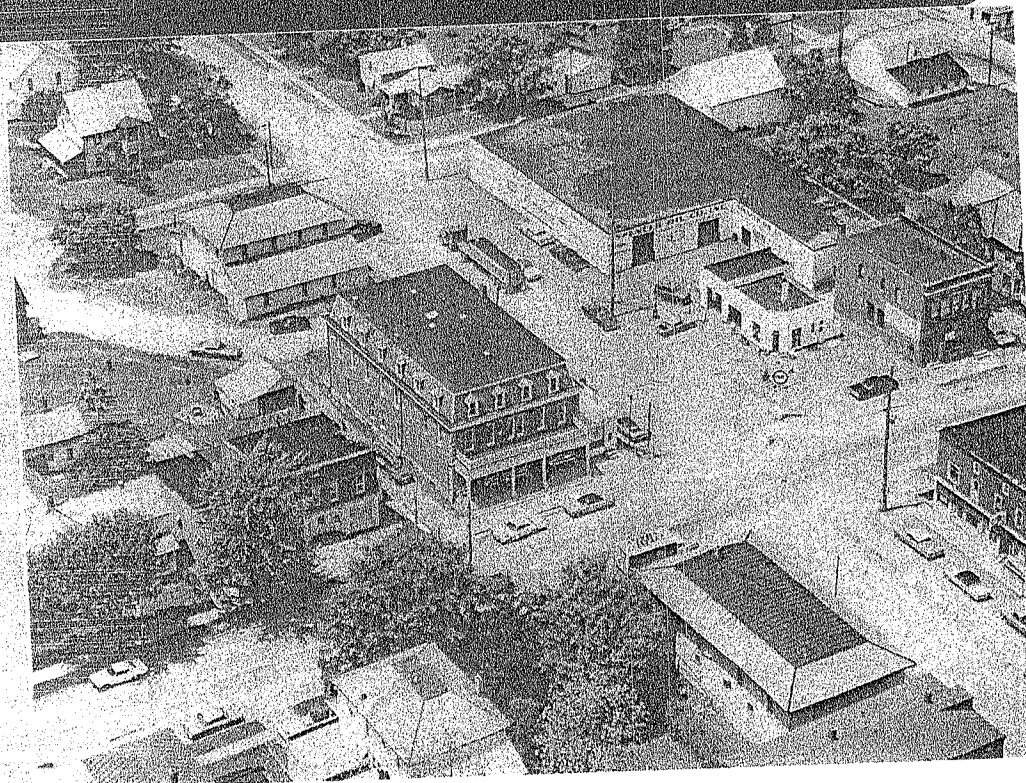


EXHIBIT A

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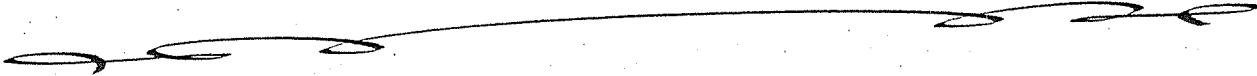
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2030 Vision Statement

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.

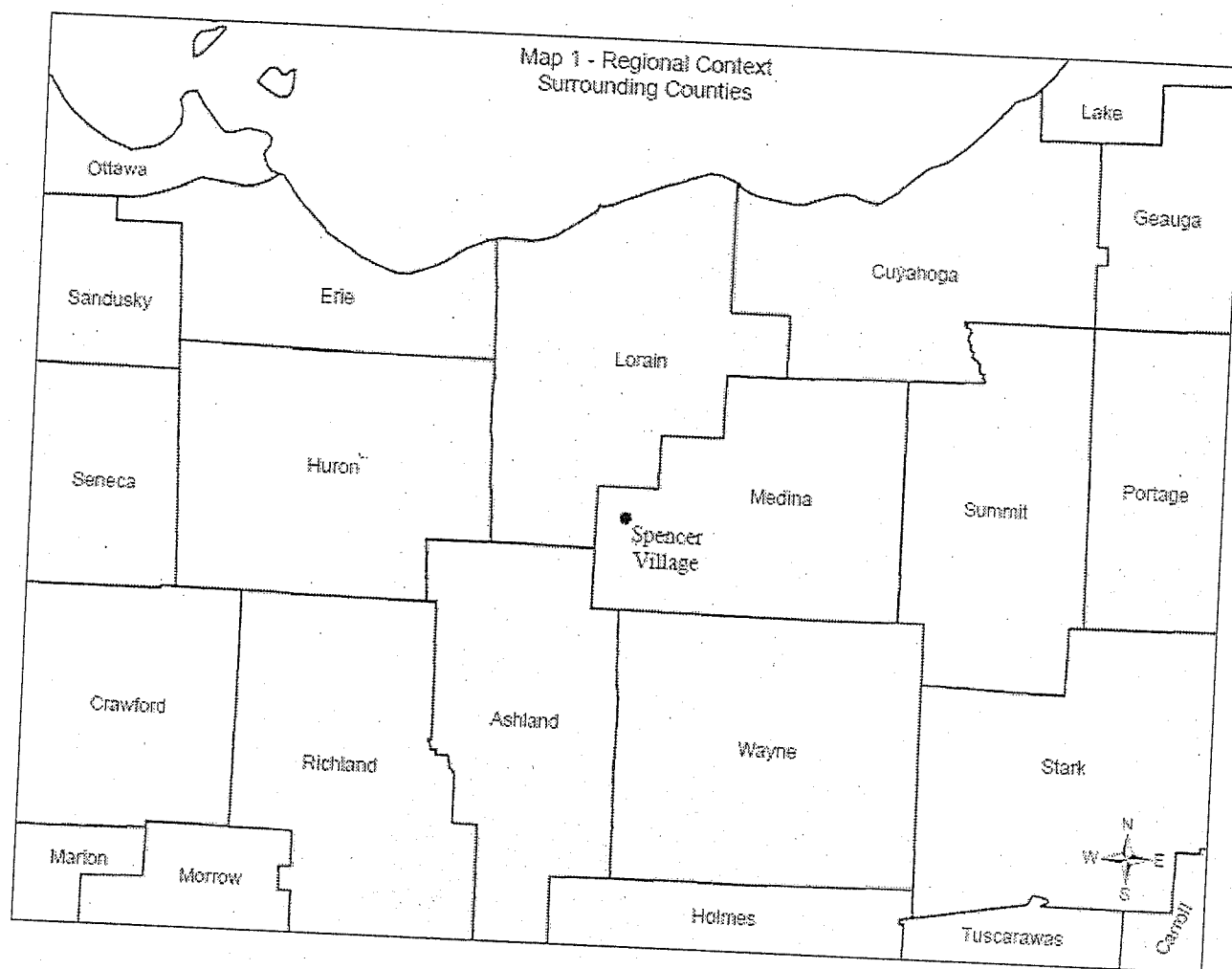
In 1914, Village of Spencer was incorporated. Spencer Light and Power Company was formed in 1919, providing electricity to Village of Spencer. Today, electricity is provided by Lorain Medina Rural Electric. A fire department was organized in 1920. The village water system was installed between 1946 and 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 km^2), of which, 1.0 square miles (2.6 km^2) 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.

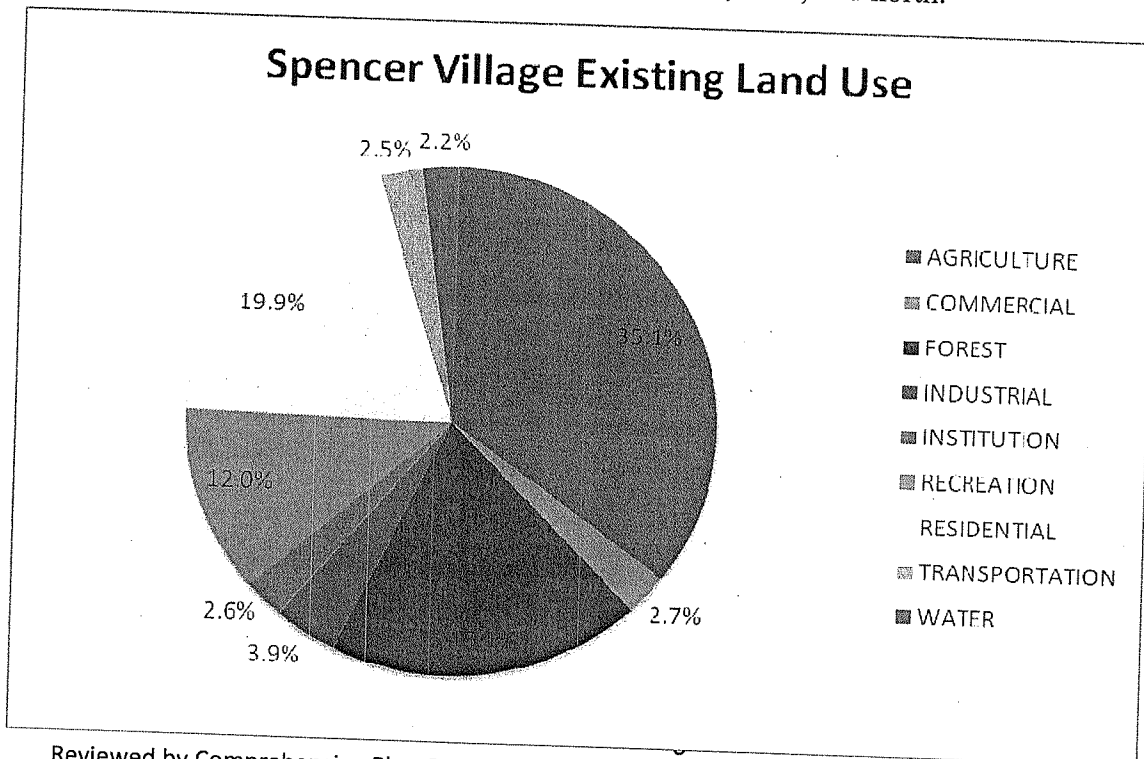
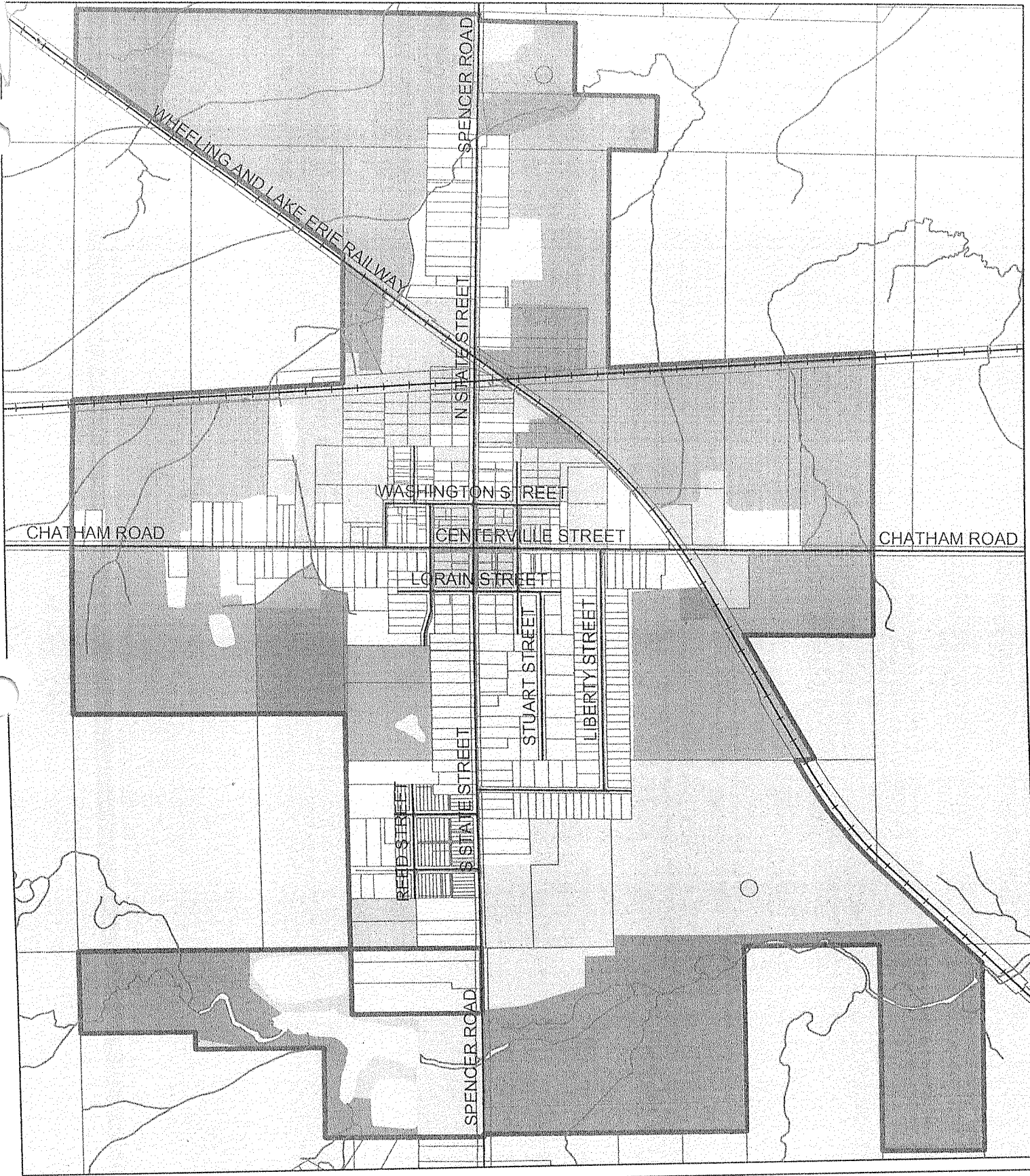


Figure 1

Existing
Land Use



Map 2
Existing Land Use

- | | |
|-------------|----------------|
| AGRICULTURE | RECREATION |
| COMMERCIAL | RESIDENTIAL |
| FOREST | TRANSPORTATION |
| INDUSTRIAL | WATER |
| INSTITUTION | |



Prepared for
**Department of
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Feet

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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.

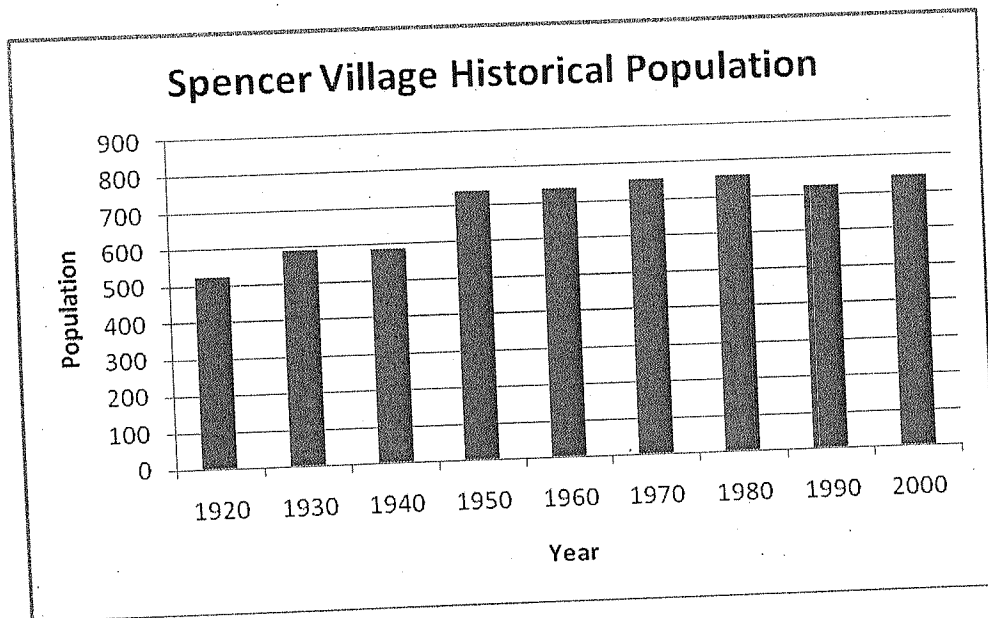


Table 1 Historical Population

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

Village of Spencer Comprehensive Plan 2009-2030

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	183	279	154	78	
	7.1%	24.5%	37.3%	20.6%	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.

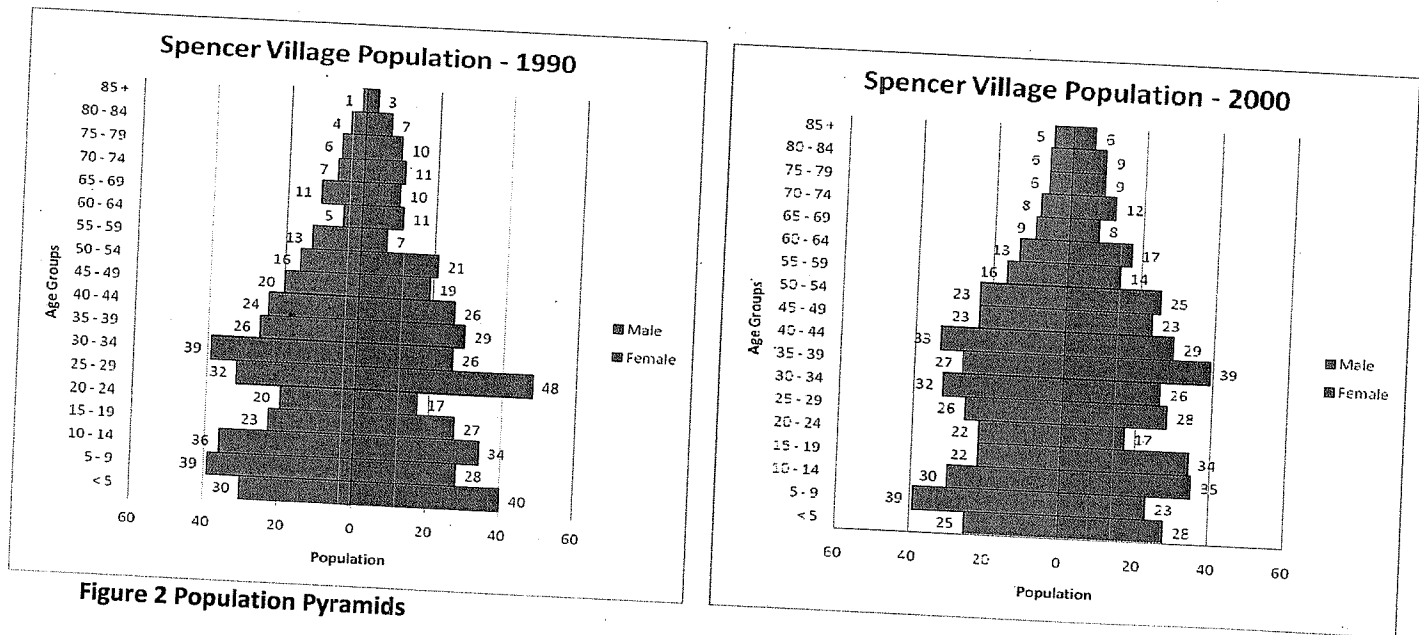


Figure 2 Population Pyramids

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.

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
Spencer Village	2.8%	12.1%	85.1%	51.8%	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
Spencer Village	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

Village of Spencer Comprehensive Plan 2009-2030

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 P81

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.

Governmental Unit	Median Household and Family Income: 1989-1990			Median Family Income		
	Median Household Income		1999 Change	1989		1999 Change
	1989	1999				
Spencer Village	\$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 P80A, 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.

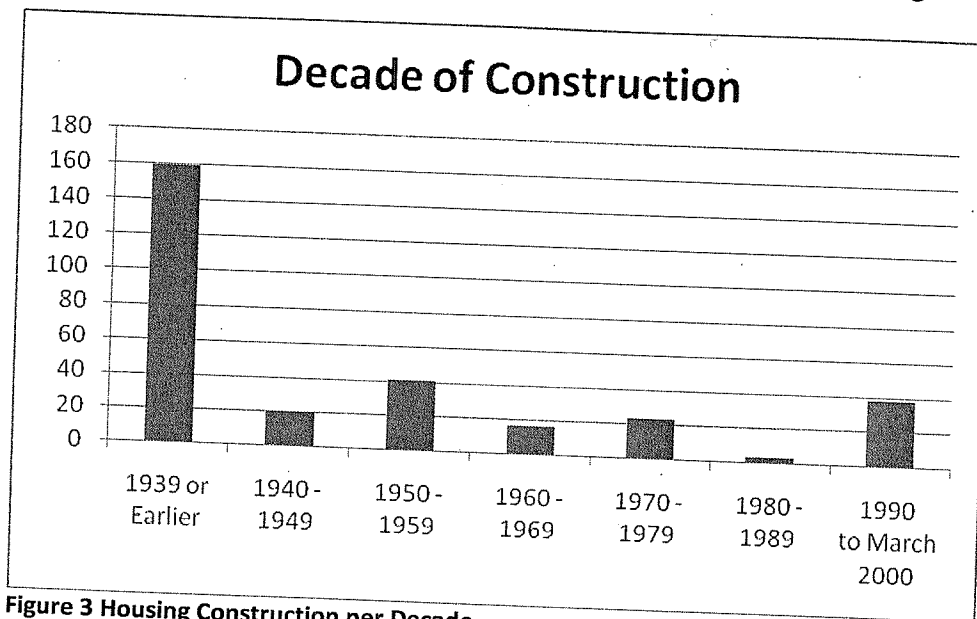


Figure 3 Housing Construction per Decade

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

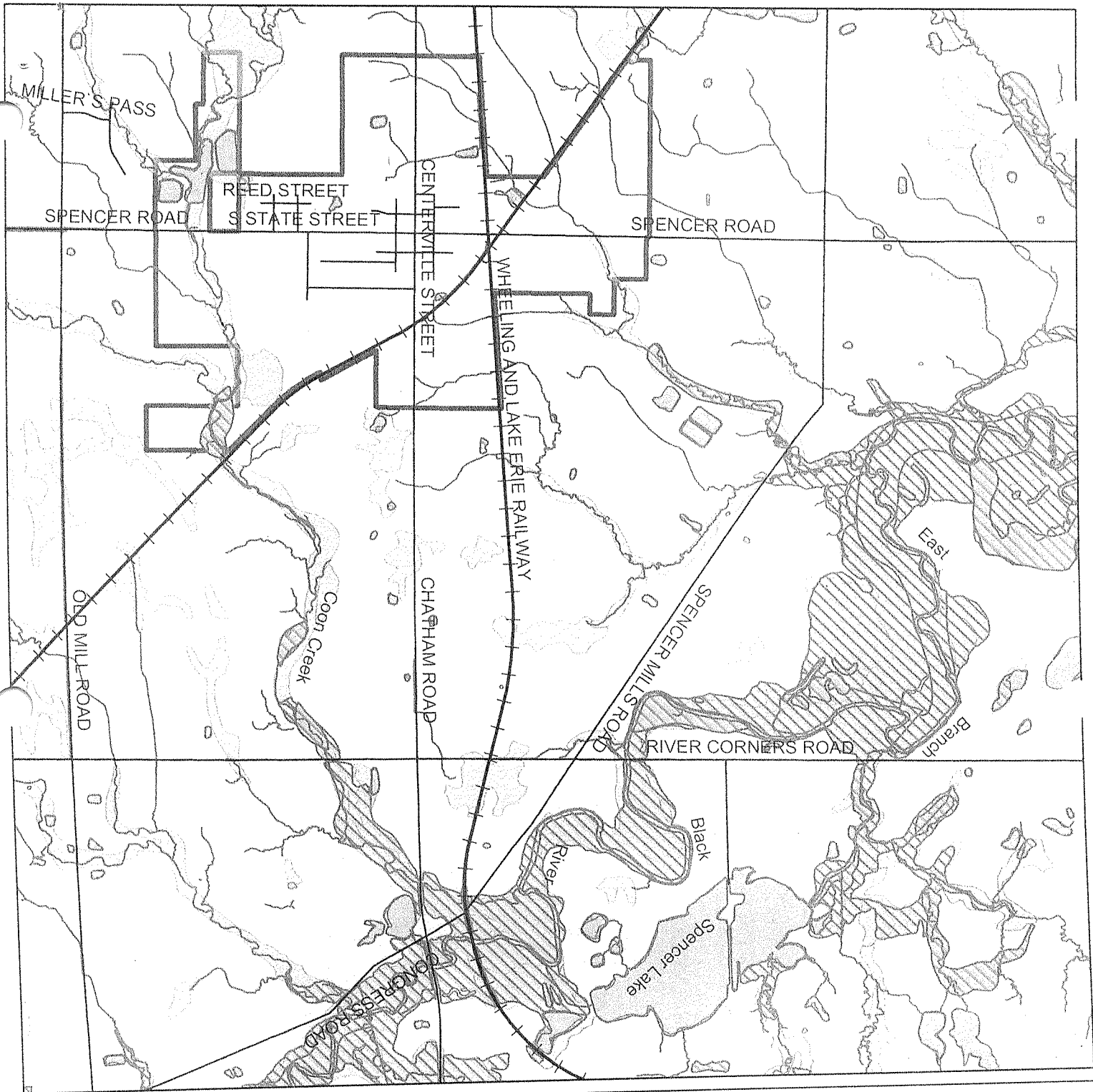
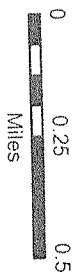
The Village of Spencer has a substantial amount of park land, especially for a village of its size. There are two major parks located in the southern portion of the village. Firestone Park, located east of SR 301, consists of approximately 132 acres. Spencer Park, located west of SR 301, is approximately 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



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