

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."

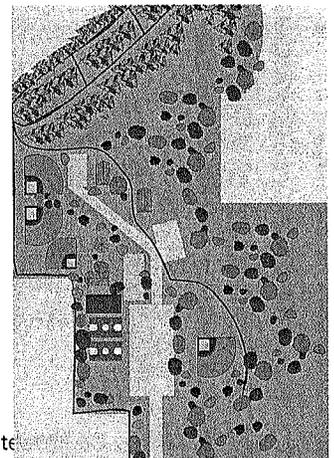
Infrastructure

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

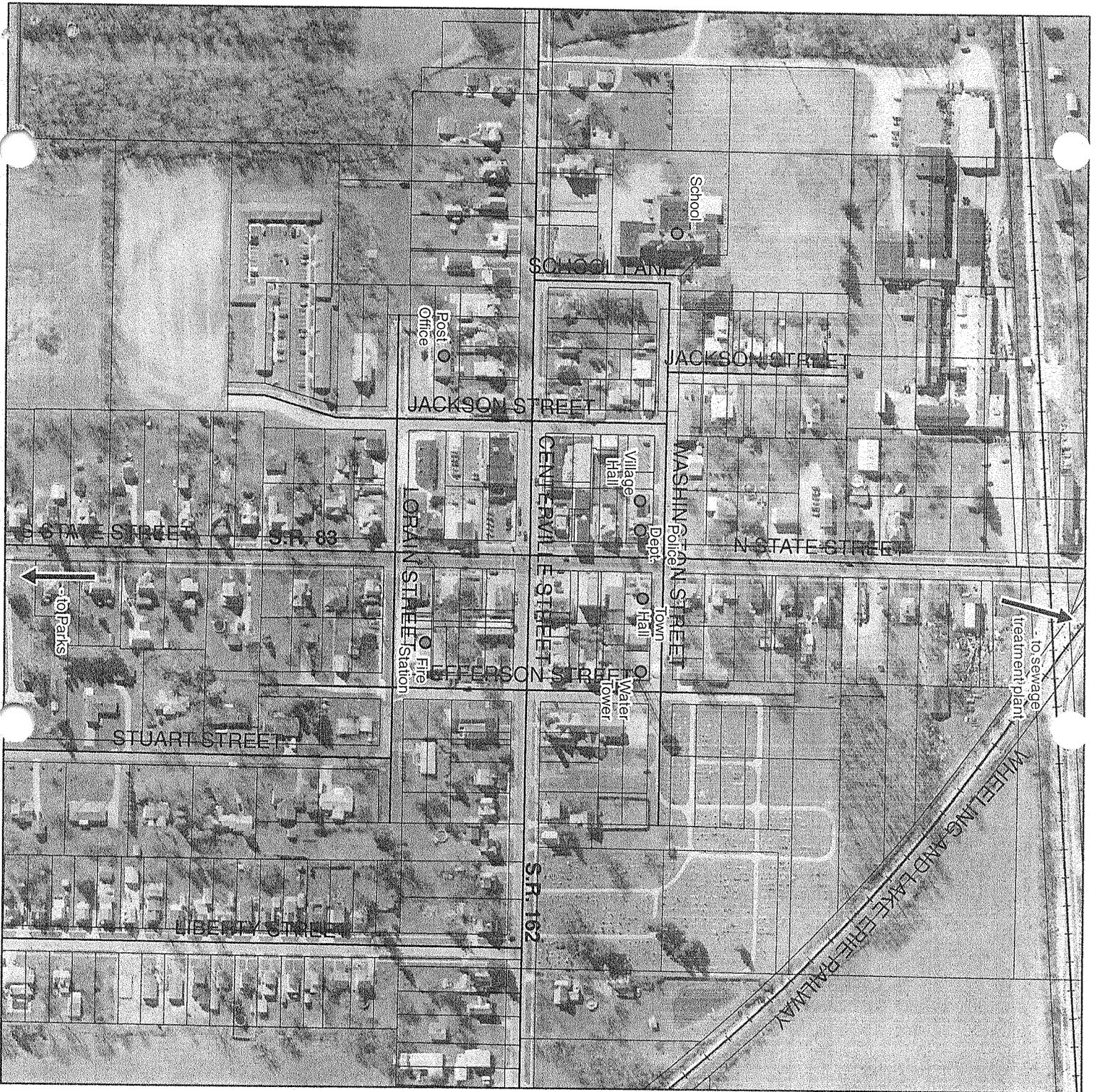
The Village of Spencer Comprehensive Plan Steering Committee has indicated a desire to be a flourishing, thriving and sustainable community. Through Committee discussions between both Village and Spencer Township residents, stakeholder meetings and a variety of public participation venues designed to 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:

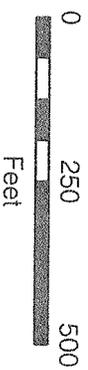
1. Provide sound, healthy and affordable housing and safe neighborhoods for all residents of all income levels and life stages.
 - A. Provide space for the construction of new single-family houses in specified areas of the Village.
 - B. Evaluate the Zoning Code to accommodate a variety of housing types, 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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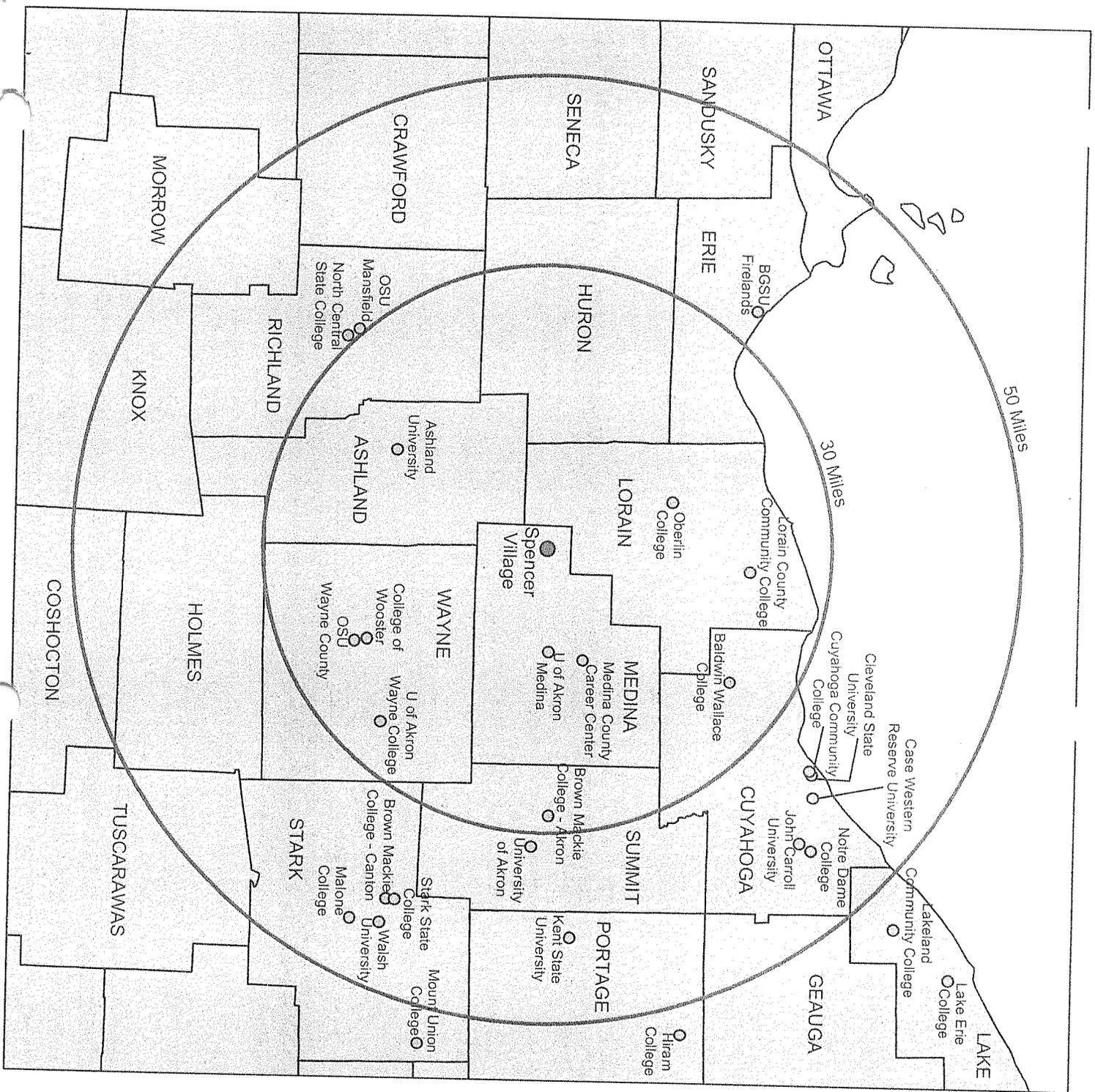
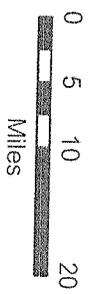
Map 5

Colleges and Universities

Legend

NAME

- Spencer
- Colleges/University
- 30 Mile Buffer
- 50 Mile Buffer
- Ohio Counties



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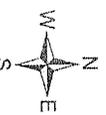
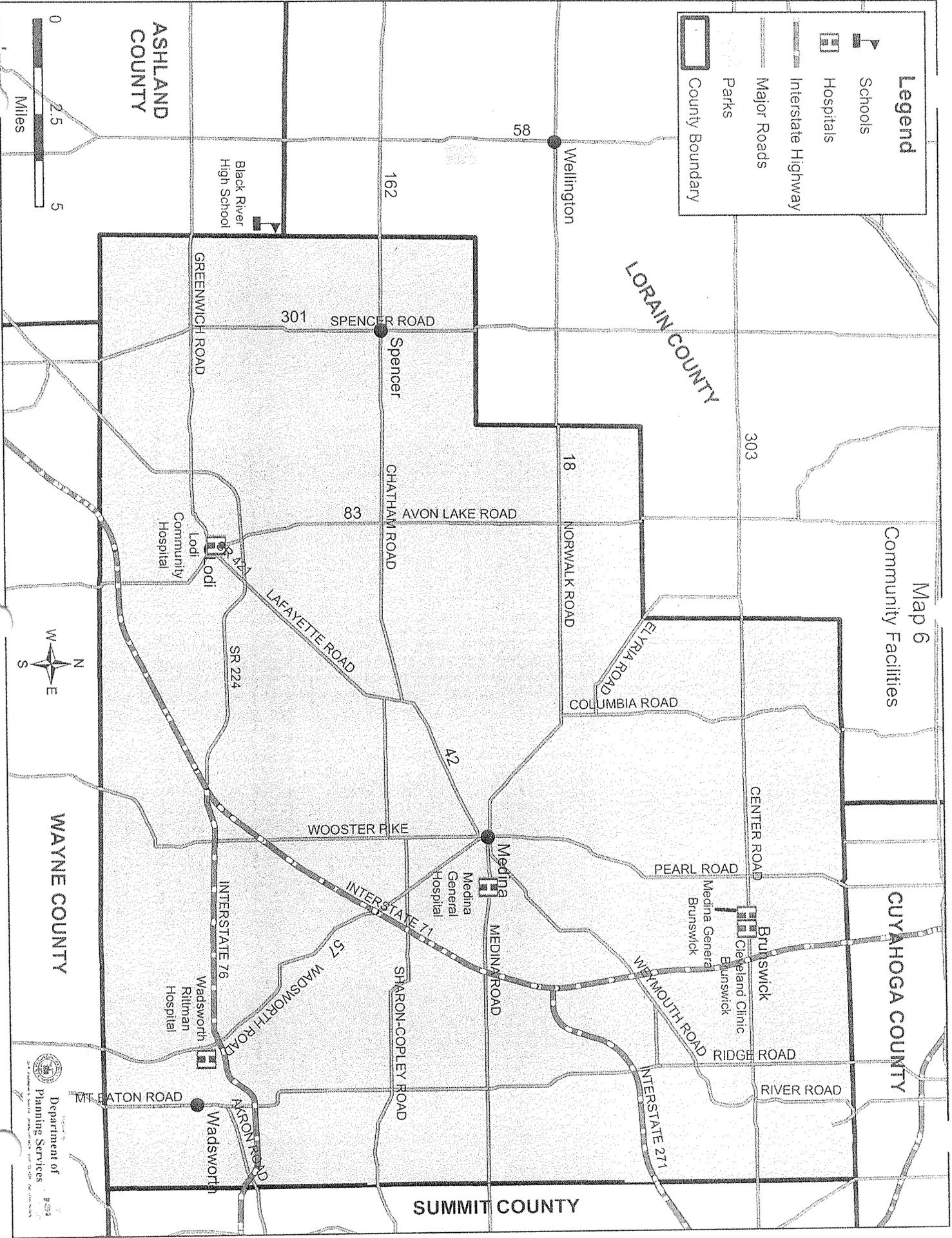
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Legend

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

Map 6

Community Facilities





- 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 meet 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.

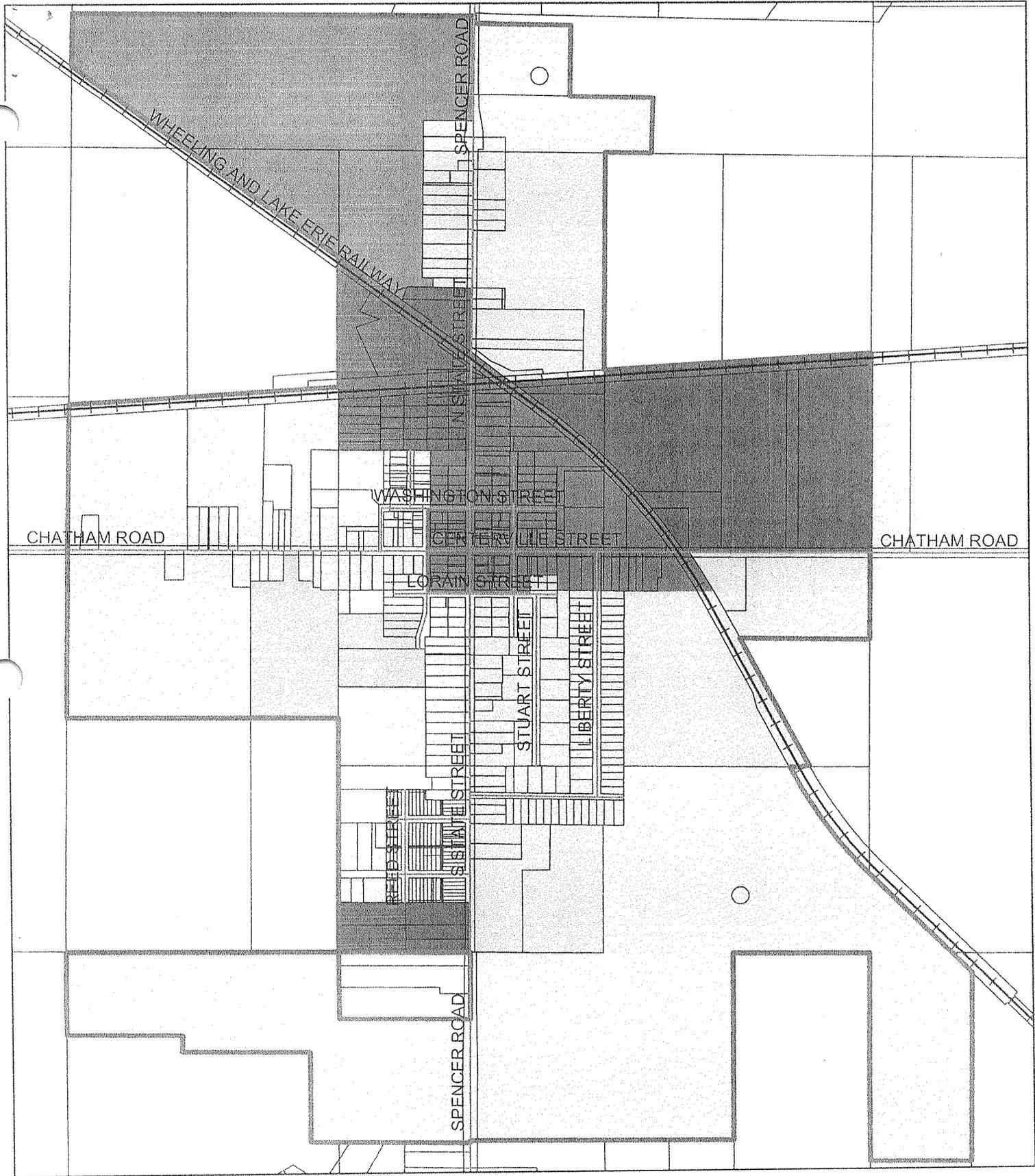
2. Identify areas where landscaping has long been neglected and is overgrown, which may reveal existing conditions where assistance is needed.
3. Evaluate need for sidewalk repairs and address safety issues as addressed in such publications as *Safe Growth America Checklist* or the *Medina County Walkability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

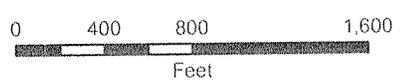
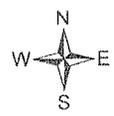
 - D. Major substandard housing can be identified as having the following defects, and may be considered dilapidated and unsafe:
 1. Housing tilts,
 2. Foundation sags,
 3. Collapsed porch,
 4. Collapsed chimney, and
 5. Fire damage.
 2. Having surveyed housing needs, seek to make repairs according to common homes problems and solutions identified by Energy Star strategies, including provisions of home

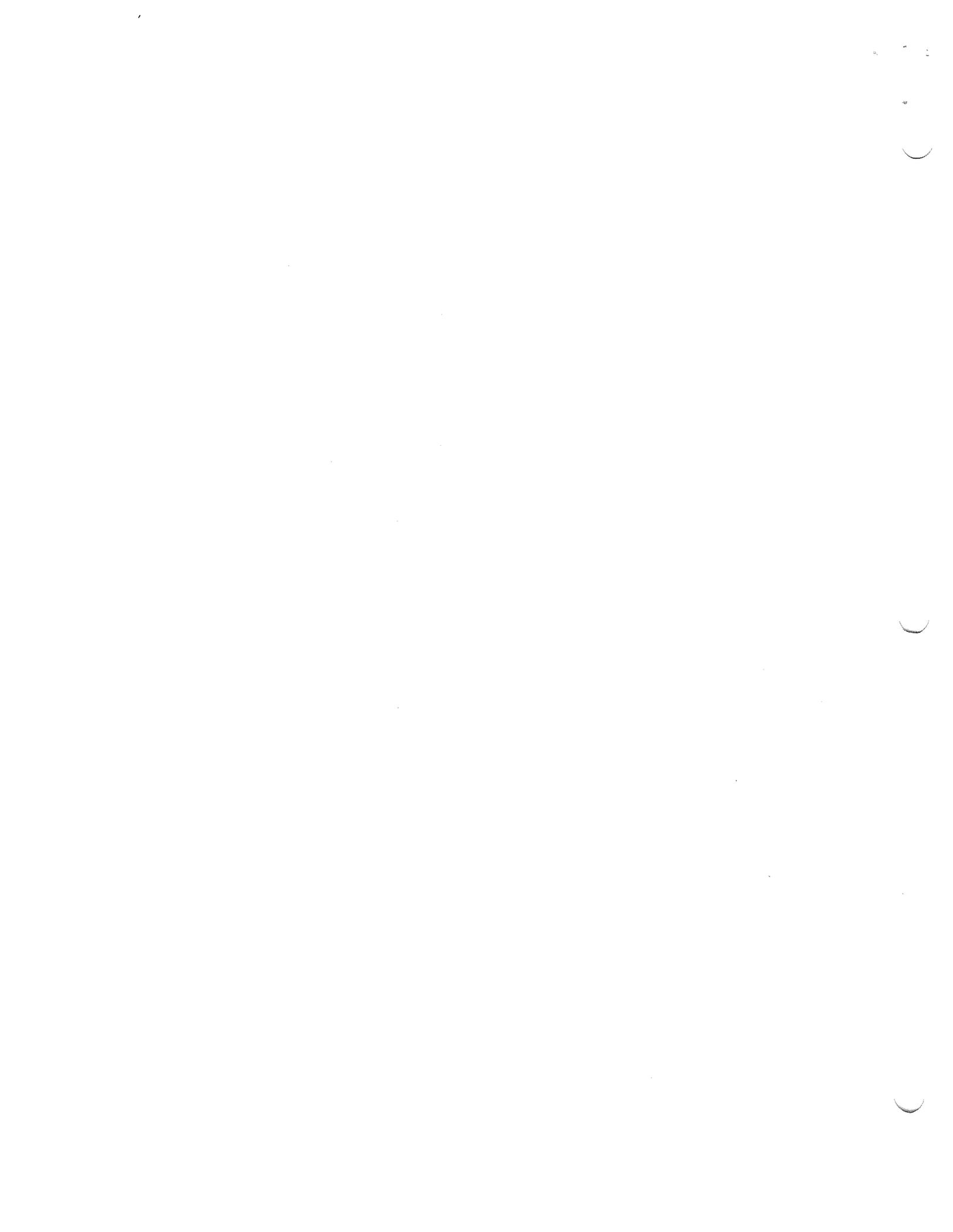


Map 7 Zoning Districts

-  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
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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.

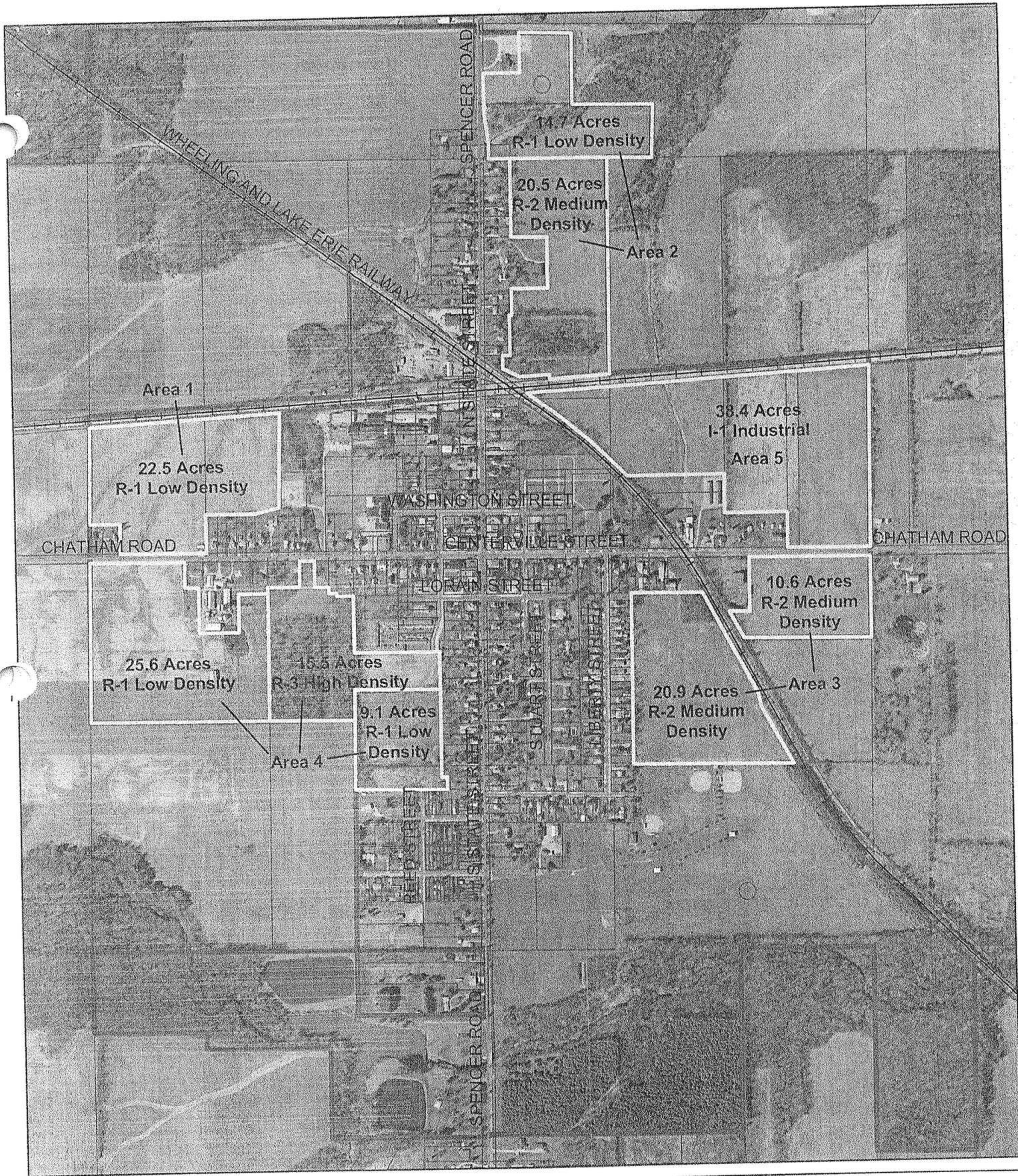
The Clean Ohio Fund consists of four competitive statewide programs: the Clean Ohio Revitalization Fund, the Clean Ohio Agricultural Easement Purchase Program, the Clean Ohio Green Space Conservation Program, and the Clean Ohio Trails Fund.

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>.

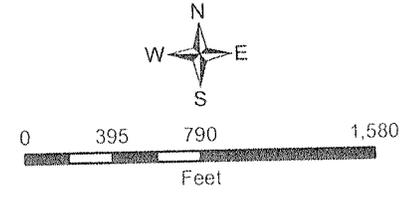
There are many other EPA grant programs under which funds are available for homeland security activities. Two major sources of funding are the Clean Water and Drinking Water State Revolving Funds (SRF).

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.



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

Map 8
Undeveloped Land - Zoning & Acreage



Prepared by: Department of Planning Services
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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 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 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 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

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 re-shape 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

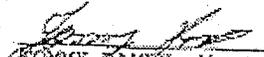
WHEREAS, each political subdivision of Medina County has recognized the need and has joined in support of the plan.

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:


RHONDA R. RIFFLE
Village Fiscal Officer


TOMMY RAMEY, Mayor

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	BFA	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/>