

# Leroy Township Comprehensive Plan 2018 Update of Leroy Comprehensive Plan 2005

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Survey Results







# 1 | Envisioning Leroy Township

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## 1.1 Vision statement

The residents of Leroy Township desire a sense of community with small-town values, while preserving the community's rural atmosphere and providing an alternative to other jurisdictions in Lake County. By updating this Comprehensive Plan, the Township will help to implement strategies to manage development of the community while supporting required Township services and activities and amenities that contribute to a rural way of life.

## 1.2 Purpose



A comprehensive plan is a goal-oriented document that provides the framework for land use decisions and other actions affecting the physical, economic, and social aspects of the community. It distinguishes the needs of the community, as well as ways in which the community wishes to develop in the future.

Comprehensive plans serve as a base from which a community can make informed decisions. These plans are characteristically long-range, generalized, and far-reaching. The adoption of a comprehensive plan often becomes the foundation for the creation of more targeted plans, such as transportation corridor studies and housing analyses.

The Leroy Township Comprehensive Plan is intended to guide the community toward a desirable future as a place to live, work, play, and invest. It is developed through an open, participatory process and is driven by the following questions:

1. Who are we?
2. Where are we now?
3. Where are we going?
4. Where do we want to be?
5. How do we get there?

The Comprehensive Plan identifies a vision and broadly addresses the fundamental elements of which Leroy Township is comprised. The Comprehensive Plan does not propose specific lot-by-lot locations for land uses or facilities, and it does not address detailed regulations. The Comprehensive Plan is not a zoning resolution or a subdivision regulation. However, such regulations are utilized as tools for plan creation and implementation. The



Comprehensive Plan is intended to provide the legal and rational framework for regulation, investment, and government action.

## **1.3 Comprehensive planning process**

The process of creating a comprehensive plan is commonly guided by a 9-step rational model, which includes the following stages:

1. Identify issues and options.
2. State goals and objectives. Identify priorities.
3. Collect and interpret data.
4. Prepare plans.
5. Draft programs for plan implementation.
6. Evaluate potential impacts of plans and program implementation, and modify the plans accordingly.
7. Review and adopt plans.
8. Review and adopt implementation programs.
9. Administer plan-implementing programs, monitor their impacts, and amend plans in response to feedback.

In conjunction with the 9-step model, an essential and valued element of the planning process is public participation. It is crucial that those who live and work in Leroy Township have a role in charting its future. Citizens' comments were encouraged through the 2015 Leroy Township Comprehensive Plan survey. Results have been taken into great consideration and are referenced throughout the Comprehensive Plan.

The Comprehensive Plan is a flexible planning tool that allows for modification when deemed necessary. While the plan presents goals and policies to be pursued, future events, broad changes in community values, or the availability of financing may cause Township leaders and residents to focus on goals unspecified by the plan. It is of good civic stewardship to ensure that all revisions conform to the spirit of the plan and sound planning principles, and consider the best interest of the community as a whole. It is important to review and update plans on a regular basis. Good planning practice recommends major review and revision of a comprehensive plan every five to seven years.

## **1.4 Plan organization**

Each element contains the following sections: a narrative description of current conditions, possible courses of action for the town, and formal goals and objectives. To permit flexibility in implementing the plan, specific implementation steps are usually not included with individual goals and objectives.

## 2 Introduction

### 2.1 History

#### Pre-history: Indian Point, the Erie, and the Whittlesey

Indian Point, a 100-foot-long ridge between Paine Creek and the Grand River, is named for a structure built by an Indian tribe long before Europeans settled in Ohio. Two parallel mounds, the purpose of which is unknown, are all that remains. The most common theory suggests the structure was a fortification, since it was easily defended with steep cliffs on two sides. Near the structure, many huts and small clusters of houses have been excavated by archaeologists, with many still to be unearthed. However, other structures in the area may have been disturbed by plowing and development after European settlement.

The Erie Indians, sometimes referred to as the “Cat Nation,” inhabited the area south of Lake Erie near Buffalo, and were said to have lived as far west as Sandusky. Estimates of their size put their population at about 10,000 to 16,000 people in 1600.

The Erie eluded European contact, and most information regarding the tribe came from second-hand accounts passed on to historians from other tribes. The Erie supposedly lived in traditional long houses located in scattered, stockaded villages. They were farmers and hunters, like surrounding tribes. During warm weather, the Erie grew and harvested corn, beans and squash. Following the harvest, they would embark on the winter hunt, living in winter camps.

The Erie exhausted their local supplies of beaver, which they used to trade with other tribes for the white man’s wares. They started to encroach on other tribes hunting areas, leading to warfare. In the mid-1650s, the Erie were also joined by a number of Huron refugees, fleeing from the decimation of their Confederation by the Iroquois. The Iroquois, however, demanded that the Erie give these Huron over to them. The Erie refused. A tense standoff lasted for nearly two years. It boiled over when all thirty Erie representatives at a peace conference were killed by the Iroquois.

The Erie inflicted heavy losses on the Iroquois but, without the benefit of firearms, they were ultimately destined to failure. By 1656 the Erie were a defeated people. The few that were not killed were assimilated into the victorious tribes, most notably the Seneca.

A growing group of historians and anthropologists believe the Erie Nation never extended beyond western New York. Instead, they believe the Whittlesey people were the last protohistoric residents of Northeastern Ohio. Like the Erie, the Whittlesey lived in semi-permanent settlements, leading a farming lifestyle. Archaeological evidence of Whittlesey settlements have been found in the Chagrin and Cuyahoga River valleys, along Grand River, and along Lake Erie.

It is believed the Whittlesey people lived in the area from about 900 to 1650, after which they moved from northeastern Ohio around 1650 to the Ohio Valley to join other tribes such as the Shawnee, Seneca and Mingo. With the migration of the Whittlesey from the area, other tribes moved in. Clear cutting sections along the Grand River for growing crops, northeastern Ohio became home to tribes from the Senecas, Wyandots, Ottawas, Chippewas, Cayugas, Tonawandas, Iroquois, and Delawares.

The Indian Point area saw later use as a military camp for high school boys and a Finnish camp. Indian Point Park, occupying 261 acres, was established by Lake County Metroparks in 1964. In 1974 Indian Point Park was entered into the US Department of the Interior National Register of Historic Places.

#### Western Reserve

As well as being occupied by several Indian peoples, the area that would become Leroy Township was at one time claimed by Quebec, Virginia, New York, Pennsylvania and Connecticut. The French explored and possibly occupied the region in the 1600’s and early 1700’s, and claimed it by right of exploration and discovery. The English entered the area in battle against the French for control of the western lands in the late 1750’s and early 1760’s. England defeated the French at Fort Duquesne (now Pittsburgh), Quebec, and Niagara, establishing ownership of the Western Reserve.

During the Revolutionary War, pioneers primarily from Virginia established themselves west of the Allegheny Mountains, principally in Kentucky. George Rogers Clark, a Virginian who settled in Kentucky, convinced Virginia Governor Patrick Henry of the necessity of obtaining independence for the western lands at the same time the colonies were struggling for



their independence. Clark feared that without a presence west of the Alleghenies, the Colonies would only extend to the mountains if they won independence.

Clark was commissioned by Patrick Henry to capture the military ports held by the British in the Northwest. He enlisted seven companies of pioneers and defeated the British. Virginia claimed the territory, including the lands of the Western Reserve. At the Treaty of Peace at Paris in 1783, England insisted that the Ohio River was the boundary of the United States. The colonies sustained their claim to the northwest land on the basis that Virginia was in undisputed possession at the close of the Revolutionary War.

Although Virginia claimed the lands in the Western Reserve, New York claimed the land by its charter of 1614 granted by the King of England, Pennsylvania by its charter granted to William Penn in 1664, and Connecticut by its charter granted in 1662. All the royal charters granted land claims to the colonies westward to the mythical "South Sea." Indian nations also claimed these same lands.



It became evident that the only way to open up the Northwest for settlement would be for the states to grant their claims to the United States. Virginia gave up all rights to the land, and Pennsylvania and New York agreed on western boundaries and released remaining lands to the federal Congress. In 1786 Connecticut agreed to give up its claim to the portion of the land that crossed New York and Pennsylvania, and remaining land to the west except for a portion west of Pennsylvania lying between 41° and 42° 2" latitude.

In 1792, the Connecticut legislature granted 500,000 acres of the western portion of New Connecticut to citizens whose property had been burned by the British during the war. These lands were called the "Fire Lands."

In 1795, Connecticut sold the remaining three million acres of land to John Caldwell, Jonathan Brace, and John Morgan, trustees for the Connecticut Land Company. The Connecticut Land Company extinguished all Indian title to the west of the Cuyahoga River, and in 1796 surveyed the area and divided it into townships. A township designated "Town 10, Range 7 of the second tier of townships" would be named Chesterfield, after a town in Massachusetts. In 1798, a highway that would eventually be known as Girdled Road was cut through the township and the Western Reserve. Connecticut ceded the Western Reserve in 1800, with the condition that Congress guarantee land titles already granted there. The legacy of the region's Connecticut roots can be seen today in place names, architecture, family histories, and a "Yankee" flavor instilled by its early settlers.



## Yankee settlement

When surveyors first made their way to Town 10, they found an area filled with old-growth forest, deer, fowl, and, more ominously, bobcats, lynx, bears, wolves and rattlesnakes. They also found well-drained soil, suitable for farming and not prone to swamp-bred malarial diseases, and waterways that could provide gravity power for milling and basic industry.

The 16,000 acres (6,500 hectares) of Town 10 were divided into eighty 200-acre (80 hectare) lots, sold for the bargain price of \$2.50 an acre to buyers competing for the land through a lottery. In 1802, Amasa Clapp sent his sons, Paul and Elah, from Massachusetts to clear and improve a tract of land that would become their farm. The Clapps would be the first settlers in the township, and they would be followed by many others from Massachusetts.

Yankee settlers were mostly yeoman farmers of the "middling sort" - the sixth and seventh generation descended from Puritan dissenters, who arrived in family groups from all parts of England, though predominantly from East Anglia. They were diligent, orderly, literate, with a talent for working wood, and putting things together out of almost nothing. Like the Indians they displaced, they were practical and frugal. Unlike the Indians, they had a strong desire to possess the land, clear it and make it yield.

The fledgling township was incorporated in 1820. The first trustees included Hendrick Paine, Solomon Williams and Henry Brakeman. The agenda of the first trustee meeting included a tax levy for highways, at \$1 a frontage-acre, paid through the labor of township residents and use of their animals, equipment and materials.

*Le Roy, New York was originally named Bellona, but was later renamed to honor Herman Le Roy, a wealthy businessman from New York City. In the late 1700s, Le Roy purchased 85,000 acres in what was to become Genesee County, New York from the Holland Land Company.*

In the late 1820s, the township received an influx of settlers from Le Roy, New York, a village located between Buffalo and Rochester along the Erie Canal. The name of Chesterfield Township was changed to LeRoy shortly afterwards. To avoid confusion with another LeRoy Township in Ohio, the name is now spelled with a lowercase "r."

In 1830, the township was home to 652 residents, just a bit smaller than a village of 1,075 people 35 miles to the west named "Cleveland."

## Industrial boom and bust

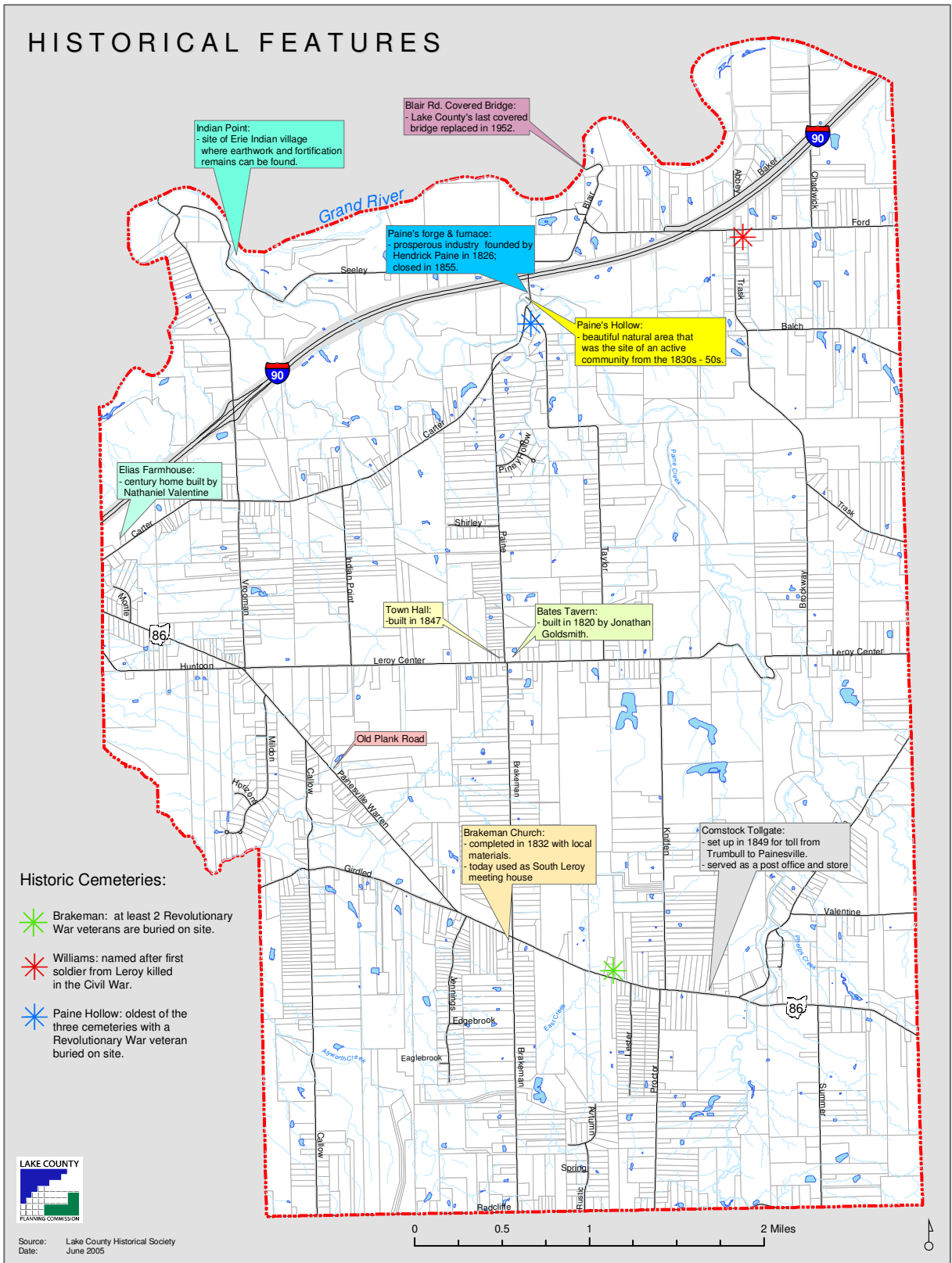
In 1818, Colonel Hendrick Paine, nephew of the General Paine who is the namesake of Painesville, acquired a parcel at what is now called Paine Falls. Knowing that the waterfall would provide good hydraulic power, Paine built a grain and saw mill at the site. Paine later established a forge, tannery, and charcoal ashery. Paine Hollow, following Paine Road northeast of Carter Road, would later attract a blacksmith shop, wagon shop, tool handle factory, tavern and distillery. A school opened to educate children of workers that lived in Paine Hollow.

No formal villages were platted in the township, but several other hamlets emerged where industrial uses were concentrated. Warner Mill, Bates Mill, and a stone quarry operated in southeast Leroy Township, where Painesville Warren Road crosses Bates Creek. One mile northeast of the mills, along Leroy-Thompson Road, there was a chair factory

*Benjamin Bates and Luther Parsons were named the Township's first "Overseers of the Poor" in 1820. The Overseers' duties included offering less than a warm welcome to the poor in Leroy. The Town Constable had a duty to warn poor people who did not have legal residence to "wheel to the right and march without the limits out of our said township."*



## HISTORICAL FEATURES





and a broom factory. The booming township also had a pocket furnace along the Grand River, near Blair Road; two cider mills; two basket factories, and a cheese factory

The boom would go bust in the 1850s, after the area was stripped of trees, depleting fuel wood and destroying the watershed feeding streams that powered the mills. Paine Hollow and other hamlets quickly became ghost towns, and today little remains of the industrial past of Leroy Township. Pease Mill, along Big Creek at Cascade Falls, operated until 1890, and was torn down after a heavy snowfall collapsed the roof in 1951. In 1911, the Leroy Grange purchased the Harrison Basket Factory building, on Brakeman Road south of Leroy Center Road. Leroy Grange is still used for meetings, dinners and parties.

## Underground Railroad

Ohio was a free state, where ownership of slaves was not allowed. Early settlers of Leroy Township, most from New England, never owned slaves, and had little association or sympathy with the slave states of the South. One home in the township became a station on the Underground Railroad. Uri Seeley, namesake of Seeley Road, constructed a hidden room on the second floor of his farmhouse. Slaves from Southern states would stop at Seeley's house, and then continue up the Grand River to Fairport Harbor, and on to freedom in Canada. Another important Leroy Township resident sympathetic to the cause was A.W. Vrooman, namesake of Vrooman Road.

Today Leroy Township is the home of several prominent African-Americans. Although the township never had a sizeable black population, it was free of the divisiveness that scarred other communities in the region.

## Agriculture and suburbanization

The population of Leroy Township dropped through the second half of the 19<sup>th</sup> century, from 1,128 in 1850 to just 632 in 1890. The population would not rise above 1,000 residents until the 1960 Census.

After the fledgling industrial base disappeared in the 1850s, the township returned to its agricultural roots. Although Amasa Clapp planted wheat when he and his sons established their farm in 1802, future wheat crops would be rare. Hay, corn, barley and soybean crops predominated into the 1950s and 1960s.



Leroy Grange (LOPG)

In the early 20<sup>th</sup> century, wealthy Cleveland residents built sprawling "gentleman's country estates" east of the city; some served as summer retreats, while other were year round residences. Most country estates were located in eastern Cuyahoga County and western Lake County, but there were two in the township, located on Vrooman Road near the current location of Interstate 90. The 167 acre (67 hectare) estate of Mr. Fohring, owner of SMA Baby Food Corporation, included a three hole golf course. Across the street was the estate of J.K. Patterson, owner of BPS Paints.

*Many roads in Leroy Township were named after early settlers, including Balch, Blair, Brakeman, Brockway, Callow, Carter, Chadwick, Ford, Huntoon, Kniffen, Paine, Proctor, Seeley, Sumner, Taylor, Valentine and Vrooman.*

Portions of Perry Township extended south of the Grand River in what is now northeastern Leroy Township. The River was a barrier to those in Perry Township traveling to vote. At the request of Perry Township, the boundary line was shifted to the Grand River, with land south of the river ceded to Leroy Township.

Transportation would improve in later years. Hesperian Magazine in 1839 wrote "an Ohio road is a thing well known the world over, and sincerely abhorred by all its acquaintances," and Leroy Township provided no exception. Corduroy roads, with wooden poles laid crossways, were supplanted by plank roads, giving farmers access to the markets of Painesville and Fairport Harbor. These early privately-built roads were paid for with tolls; one toll gate still stands on Painesville-Warren Road west of Bates Creek. The first bridge taking Vrooman Road across the Grand River was built in 1879, and replaced in 1952. Road paving began in the 1930s, and the township started a road department in the 1950s.

Through the 1950s, the Interstate highway system began to take form. In 1959, ODOT began construction of I-90 between Cleveland and the Pennsylvania state line. I-90 included an exit at Vrooman Road, giving township residents easy access to employment centers in western Lake County, eastern Cuyahoga County, and downtown Cleveland. With the coming of I-90, the township began to grow again, from 937 residents in 1950 to 1,502 in 1960, 2,505 in 1980, and over 3,000 today.

Growth in Leroy Township would not come in the form of large subdivisions, but rather the creation of large building lots carved from larger farm parcels. Middle class people working in the city could now have – and afford – a rural lifestyle previously enjoyed only by the wealthy and those that work the underlying soil. However, as demand for exurban building sites increased, the price of the land also rose, making subdivision and development more lucrative than agriculture. In 2000, 8,247 acres (3,337 hectares), or 52.5% of all land in the township, was considered “agricultural” by the County Auditor. Much of that land is fallow or reforested.



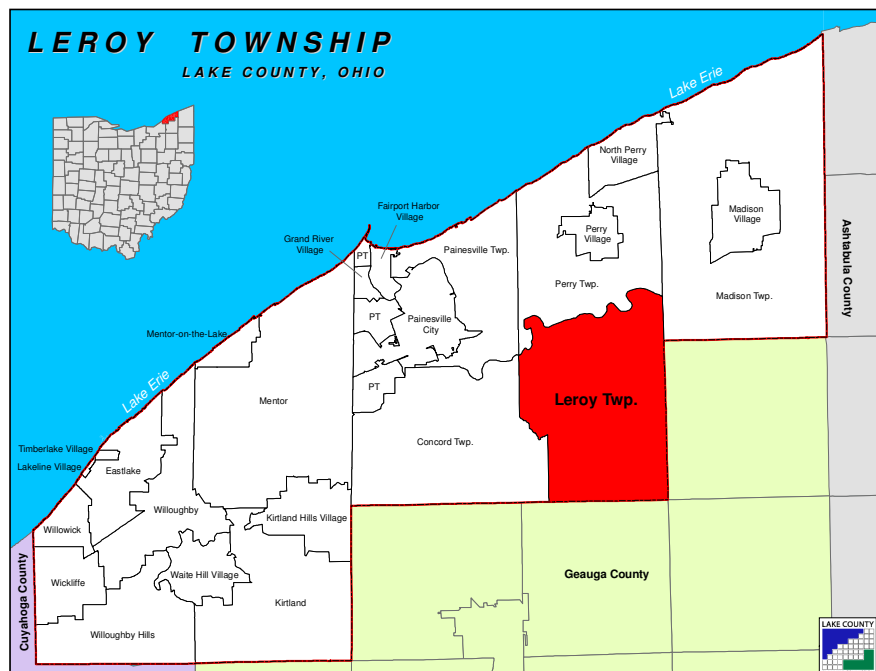
## 2.2 Geography and geology

### Location

Leroy Township, Ohio, is located 35 miles (53 kilometers) east of downtown Cleveland, in the southeastern corner of Lake County. The 25.4 square mile (65.8 square kilometer) township is bounded by Concord Township, Perry Township and Madison Township in Lake County, and Hambden Township and Thompson Township in Geauga County. At its closest point, Leroy Township is four miles (six kilometers) south of Lake Erie.

The Census Bureau includes Leroy Township in the Cleveland-Akron Consolidated Metropolitan Statistical Area (CMSA) and the Cleveland-Lorain-Elyria Primary Metropolitan Statistical Area (PMSA).

The urbanized area of Lake County has been expanding eastward, with the bulk of development between Lake Erie and I-90. Most of the township lies south of I-90 and the Grand River, outside of the more densely urbanized portion of the county. Although the township is experiencing some growth, soil limitations, lack of utilities, poor accessibility, and distance from employment and retail centers limit the influx of new residents.



### Geology

Past glaciation contributed to the physical characteristics of Leroy Township; a flatter, undulating landscape punctuated by deep stream and river valleys.

Wisconsinian glaciers moved through the area from the northeast to southwest during the Ice Age, and scoured the landscape when they retreated. This left the ground covered with silt and thousands of boulders of Canadian rock.

The glaciers temporarily halted their retreat just north of Leroy Township, leaving behind a small ridge of glacial materials called a recessional moraine. This was an insignificant feature of the landscape until the glaciers continued their retreat and the predecessors of Lake Erie were formed. A large beach ridge and strand line was formed by the lake on top of this low-lying ridge. This geological formation was responsible for forming the drainage channel that would become the Grand River, which runs through a deep ravine and forms the northern boundary of the township.

The rock, silt and clay left behind by the glaciers, combined with the broken down shale bedrock, formed the soils in the township and the surrounding area. The bedrock causes the natural rise of the land towards the south. Relatively soft Devonian Chagrin and Ohio shales underlie the northern half of the township. Harder Mississippian-age Waverly-Maxville siltstones and shales underlie the southern half. The forward edge of the harder shales forms a distinct rise, known as the Portage Escarpment.

Details regarding soil types and permeability, drainage, flood zones, watersheds, wetlands and other elements of the natural environment that impact development are described in the Natural Resources element.

## Climate

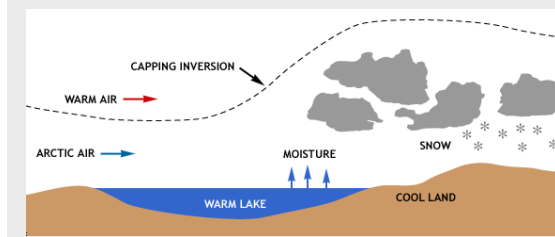
The ecological subregion of Leroy Township, as defined by the United States Forest Service, is: Humid Temperate Domain: Hot Continental Division: Eastern Broadleaf Forest (Continental) Province: Erie and Ontario Lake Plain Section.

The climate in Leroy Township is largely influenced by Lake Erie. Though some summer days can be hot with high humidity, the usual summer temperatures are 57°-81° F (14°-27° C). Spring has the most rainy days, and thunderstorms occur most frequently in June and July. Temperatures range 47°-68° F (8°-19° C) in May and 43°-74° F (6°-22° C) in fall. Temperatures are often well below freezing in the winter; 18°-32° F (-5° to 0° C) are January ranges.

Average precipitation in Lake County can range from about 30 inches annually in areas along the Lake Erie shore, to about 38 inches in the northern end of the township, to 42 inches (106 centimeters) in the south. Leroy Township is located in the snowbelt of northeastern Ohio, and is more susceptible to lake effect snow than areas closer to the shore. Leroy Township can receive up to two to three times the snowfall as the rest of Northern Ohio; up to 80 inches (2 meters) or more in a winter.

Because Leroy Township has harsher winters and more temperature variation than areas closer to Lake Erie, the microclimate is more suited to growing row crops than the nursery and winery industry that thrives just a few miles to the north.

*Lake effect snow forms when a cold air mass crosses a warm Lake Erie. The air mass is usually only a few thousand feet thick, capped by a layer of warmer air. Addition of heat and moisture from the unfrozen lake modifies the air mass allowing moisture to condense into snow clouds. After moving across the lake, the modified air slows down and "piles up" as it approaches the downwind shore. The convergence provides additional lift, further enhanced by the Portage Escarpment and hills downwind of the lake. The result: lake effect snow.*



## 2.3 Challenges facing Leroy Township

### Exurbanization

Geographers and planners often use the term *exurb* to describe urbanizing communities in once exclusively rural areas. Tom Daniels' *When City and Country Collide* defines an exurb as a place having the following characteristics:

- Located 10 to 50 miles (16 to 80 kilometers) from urban centers of approximately 500,000 people or five to 30 miles (8 to 48 kilometers) from a city of at least 50,000 people.
- Commute time is at least 25 minutes each way to work.
- Communities have a mix of long-term and newer residents.
- Agriculture and forestry are active, but declining industries in the community.

The Exurban Change Project of Ohio State University also defines exurbia as:





... a type of spatial pattern of settlement that differ from their suburban counterparts. Exurbs are located at greater distances from urban centers than suburban developments and are comprised of a different mix of land uses and population. Active farms are interspersed with different ages and types of very low density residential development, including roadside houses, new housing subdivisions, exclusive estates, and mobile homes. In addition, exurbia contains small, rural towns as well as newer edge-of-town retail, commercial, and industrial development. Exurbs are areas that are in transition from their traditional rural setting to something more urban.

Leroy Township meets both definitions of an exurban community.

The majority of new residents in Leroy Township relocate from other communities in Lake County. Often newcomers are more romantic about rural living than old-time residents, and have false hopes about bringing their urban lifestyles to the country. Many expect creature comforts normally taken for granted in urban and suburban areas, such as central sewer and water, sidewalks, frequent road plowing, neighborhood parks, high-speed Internet access, or municipal trash collection. Retail and medical services are located a long drive away. They don't expect seasonal variations in water supply, landscaping damage from wildlife, heavy rush hour traffic on the long farm roads where they live, or neighbors with hobbies that might be considered a nuisance in more populated areas.

Many residents value the presence of farmland and other types of rural open space because they contribute to a rural sense of place and, in some cases, provide other benefits such as habitat areas for wildlife. The predominant form of development in Leroy Township – new houses placed on narrow but deep lots sited along farm roads – impacts the perception of rural character. The scenic quality of hay fields and woodlots, which gives the township the appearance of a rural community, is disappearing behind new houses. When farmland and open space is lost and land is developed, this loss is often felt community-wide.

Exurban development can be expensive for both residents and the community. The costs of providing infrastructure, including roads and public utilities, and of providing public services such as police and fire protection are impacted by the pattern of urban growth. A more dispersed population implies higher costs due to additional infrastructure needs, including additional miles of roads and pipelines. It also implies longer travel times for emergency service vehicles and longer trips for school buses.

## Utilities

The lack of sewer and water service in Leroy Township could be considered both a blessing and a curse.

Unavailability of sewer and water service has kept large-scale development at bay, preserving semi-rural character; a major goal of both the 1984 and 1996 township comprehensive plans. Building lots must be large to accommodate drainfields required by septic systems. Wells must be placed far from septic drainfields. The limited groundwater supply can accommodate a limited number of well owners. Wells are potentially harmful at urban or suburban-level densities, where their cumulative effect would quickly exhaust groundwater supplies. Many parts of the township have poor groundwater supplies, or soils that require specially engineered septic systems.

Public sewer and water would make residential development at suburban and urban-level densities feasible. However, such development would also destroy rural character, and the township would have only limited power to control it. Building a public sewer and water system would also be expensive, because more lines are required to serve fewer residences than in a denser suburban community.

*A full service restaurant will generate about 10 gallons of wastewater per customer, or about 50 to 180 gallons per seat every day. A 100 seat restaurant can generate enough wastewater to fill a home swimming pool in two days. (various sources)*

While it has the effect of maintaining rural character, the lack of sewer and water service could harm the commercial environment. Most retail and commercial uses desired by town residents generate more wastewater than what can be handled by a septic system. Unsewered commercial districts in other rural and exurban communities are usually dominated by vehicle-related uses, such as auto and truck dealers, tire stores, gas stations, auto repair and body shops, and heavy equipment rental; and low-end commercial uses such as mini-storage facilities. Such uses generate little wastewater, so the lack of a sewer system doesn't render a site as "off-limits" to them. Such businesses tend to concentrate together, which can discourage other types of businesses from locating nearby, and ultimately present a poor impression of the host community. The lack of sewers also limits potential industrial uses to those that generate little wastewater.

## Transportation

It is easy to drive north and south across the township, but going east or west can be a challenge. There are only four east-west routes in the township; Radcliffe Road following the southern boundary of the township, Painesville-Warren Road/Girdled Road (State Road 86), Huntoon Road/Leroy Center Road, and Carter Road/Ford Road. Northeast Leroy Township is difficult to reach from outside of the community; Leroy Center Road is closed through Hell Hollow, and the only access to the rest of the town is via Ford Road, which connects with Blair Road (which in turn leads to Paine Road and Carter Road) north of I-90 and Paine Falls.

*The average commute to work for a Lake County resident is 22.9 minutes. For a Leroy Township resident, the mean travel time to work is 28.5 minutes – just one minute less than the average commute time of someone living in the Los Angeles area, and three minutes less than a typical Atlanta commuter. (US Census)*

Interstate 90 cuts across the northern end of the township, but there is only one exit, at Vrooman Road in the far northwestern part of the township. Traffic south of the exit is funneled to the Five Points area, where Huntoon Road, Painesville-Warren Road, Leroy Center Road and Vrooman Road meet. Not surprisingly, Vrooman Road between I-90 and Five Points is the busiest road in the township, followed by the roads leading from Five Points.

Vrooman Road north of I-90 negotiates a hairpin curve, crosses the Grand River on a narrow bridge built in 1952, twists around another sharp curve, and ascends a very steep slope to South Ridge Road (State Road 84) in Perry Township. This part of Vrooman Road is off-limits to truck traffic.

Because most streets in the township are long, straight two-lane rural roads with few intersections, traffic speed is often higher than on urban and suburban residential streets. The farm roads carry more traffic than an urban or suburban residential street fronted by the same number of houses.

In urban and suburban areas, a 1,000 foot length of road may be fronted by 20 to 40 houses. In an exurban area like Leroy Township, only one to ten houses may front a similar length of road. Because there is more pavement spread among fewer homes, exurban residents pay disproportionately more for street maintenance than their urban and suburban peers.

Leroy Township has no sidewalks, pedestrian trails or bicycle paths. An exurban land use pattern, with houses spread over the countryside and few services and commercial uses, is not conducive to heavy foot traffic; most walking is for leisure or exercise. Many roads have no paved shoulders, and cycling can be dangerous on busier streets. Unpaved shoulders are often used as snowmobile trails in the winter.

## Zoning and land use regulation

As the primary tool for comprehensive plan implementation, zoning codes are comprehensive cookbooks for day-to-day development decisions in a community. They expand on the information in the comprehensive plan by providing parcel-specific regulations for the location of different land uses, regulation of those uses, and detailed specifications for the site planning and design of proposed development.

Leroy Township first adopted zoning regulations in 1949, two years after the Ohio General Assembly first authorized zoning in unincorporated areas. The original zoning resolution is still in use today, amended many times through the years.

Police power of Ohio townships originates through statutory delegation by the General Assembly, instead of through the state constitution as is the case for incorporated municipalities. Zoning authority of Ohio townships is limited to what is specifically granted by the General Assembly through state statutes. This limits townships from implementing some progressive land use control techniques used in other parts of the United States, such as using an architectural review board to review proposed commercial and industrial buildings, because the General Assembly has not specifically granted townships the power to do so.

Townships have no power to control land subdivision. Only counties and incorporated municipalities may adopt, enforce and administer subdivision regulations. The Lake County Planning Commission reviews and approves (or denies) requests to subdivide land in the township.

Many township residents have cited poor zoning enforcement as an issue that needs to be addressed. Some residents operate home-based businesses such as general contracting and vehicle repair and body work, that are far more intensive than a typical small home occupation. These uses often involve open storage of vehicles, equipment and parts at the house. Such uses are not permitted as home occupations, but they continue unabated.

# 3 | Demographics

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## 3.1 Purpose of Demographic Analysis

Demographic data commonly consists of statistics for population characteristics, employment, educational attainment, age, race, and other components from which a community is comprised. Demographic analysis provides the foundation for an effective comprehensive plan. It allows for a deeper understanding of the overall population and subpopulations of the Township. Demographic information is utilized for various methods of analysis, including:

- **To quantify:** Quantifying the various characteristics of Township residents is required to understand the impacts of a population, or subpopulation, on matters such as the level of services required, size of markets that can be supported, and impacts on transportation and infrastructure.
- **To identify trends:** Analyzing demographic data over time allows for the identification of trends that currently affect the community, or are predicted to in the future.
- **To identify issues and needs:** Demographic data or trends may illustrate conditions or issues that the Township may need to address through policy or programs.
- **To develop projections:** Demographic analysis provides the starting point for developing projections for various components of a community. Trends can be used to identify the size and characteristics of the future population. Understanding the size and characteristics of the future population to be served can help a community plan policy and programs in a timely and effective fashion.

## 3.2 Summary

This chapter provides a demographic profile of Leroy Township. For comparison purposes, data is also presented for several adjacent communities, including: Concord Township, Madison Township and Perry Township in Lake County and Hambden Township and Thompson Township in Geauga County. Data for Lake County and the Cleveland-Akron-Lorain metropolitan area is also provided in this chapter. All data for Perry Township includes Perry Village and North Perry Village.

Demographic analysis provides basic information that is necessary for the development of a cohesive and effective comprehensive plan. It assists in understanding the overall trends exhibited by residents of Leroy Township, as well as specific groups within the community. Housing data can be found in the Housing element of this Comprehensive Plan.

The data analyzed in this element is provided by the United States Census Bureau, and is from the year 2013. Data from the United States Department of Housing and Urban Development (HUD) is also presented in this element, and was collected from 2007 to 2011. Census Tract 2052 is the only tract in Leroy Township and its boundaries are coterminous with boundaries of the Township.

With urbanization spreading eastward from Cleveland, increased traffic along the I-90 corridor, and continued demand for large lot exurban residential property, the rate of development in the Township has the potential for an increase in the future. With the possibility of new housing development in the Township, it is likely that most future residents will be relocating from nearby communities. It is crucial to understand what is occurring in the communities surrounding the Township. Demographic characteristics and trends may be taken into account for a better understanding of the forces driving change within Leroy Township.



General Information Leroy Township									
Census Tract	Population	Dwelling units	Area (mi <sup>2</sup> )	Area (acres)	Area (km <sup>2</sup> )	Area (hectares)	Population density (per mi <sup>2</sup> )	Density (per km <sup>2</sup> )	Dwelling units/acre
2052	3,053	1,212	25.4 mi <sup>2</sup>	16,418 ac	65.8 km <sup>2</sup>	6,644 ha	128.1/mi <sup>2</sup>	49.4/km <sup>2</sup>	0.07 du/ac

The following points summarize the demographic analysis of Leroy Township:

- Growth in Leroy Township is occurring at a significantly slower rate than surrounding communities. Most new residents are from Lake County and the Cleveland area, seeking move-up housing. Growth may continue if the population of the region disperses into exurban areas.
- Leroy Township has a larger percentage of family households than surrounding communities and Lake County as a whole.
- The average age of Leroy Township residents has increased significantly over the last decade.
- The two most prominent employment sectors in Leroy Township include educational, health, and social services and manufacturing.
- The poverty rate in Leroy Township is relatively low, and the majority is experienced by individuals from ages 18 to 64.
- Leroy Township has very few minority residents.

Table 3.2 Population Trends: 1910 to 2013 Leroy Township & Lake County				
Year	Leroy Township population	Δ from previous decade	Lake County population	Δ from previous decade
1910	644	(x)	22,927	(x)
1920	693	7.61%	28,667	25.04%
1930	683	-1.44%	41,674	45.37%
1940	827	21.08%	50,020	20.03%
1950	937	13.30%	75,979	51.90%
1960	1,502	60.30%	148,700	95.71%
1970	1,759	17.11%	197,200	32.62%
1980	2,506	42.47%	212,801	7.91%
1990	2,581	2.99%	215,499	1.27%
2000	3,122	20.96%	227,511	5.57%
2010	3,205	2.66%	229,418	0.84%
2013	3,053	-4.74%	229,850	0.19%
(United States Census Bureau, 1910-2013)				

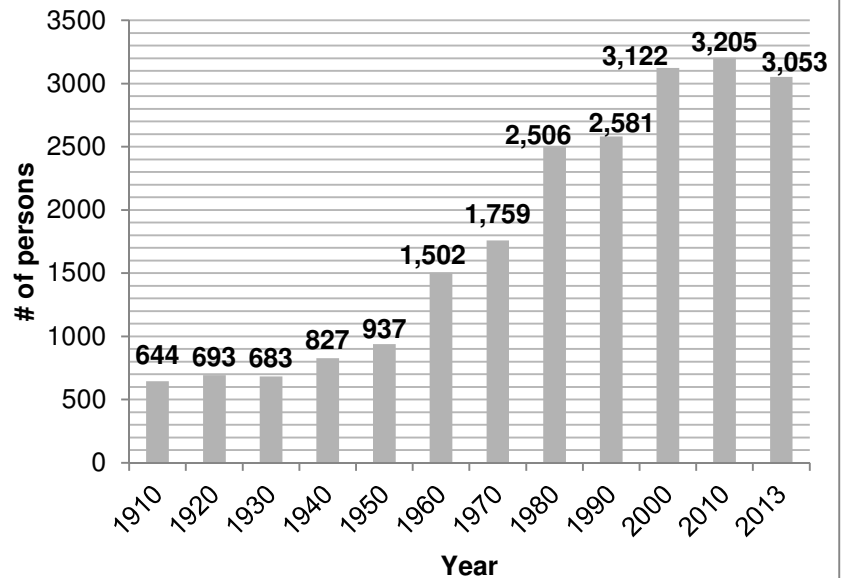
## 3.2 Population

Until recent years, the population of Leroy Township had increased nearly every decade since 1910. The Township grew at a rate of 2.66% between 2000 and 2010, from 3,122 to 3,205 residents. At the same time, the population of Lake County increased slightly by 0.84%. According to data from the United States Census Bureau, the population of Leroy Township decreased from 3,205 to 3,053 residents from 2010 to 2013, equating to a 4.74% decrease. During this time period, data indicates that the population of Lake County remained relatively stable, with a slight increase of 0.19%.

The overall rate of growth in Leroy Township is slightly lower than surrounding communities. From 1950 to 2013, the population of Leroy Township rose by 226.00%, compared to 1,162.00% in Concord Township, 384.00% in Madison Township, and 393.00% in Perry Township. The slower rate of growth may be attributed to distance from employment centers in Cuyahoga County and western Lake County, lack of sanitary sewer service, and large minimum residential lot size requirements.

According to the 2015 resident survey, most residents have lived in the Township for 10 to 19 years. The majority of residents who relocated to Leroy Township formerly lived in other communities within Lake County. The most commonly cited community within Lake County from which residents relocated from is Painesville.

**Chart 3.1**  
**Population Trends: 1910 to 2013**  
**Leroy Township**



### 3.3 Households and Families

**Table 3.3**  
**Population 1910-2013**  
**Leroy Township & Other Communities**

Year	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County	Cleveland PMSA
1910	644	608	2,013	1,784	n/a	n/a	22,927	14,670	603,807
1920	693	623	1,992	1,220	n/a	n/a	28,667	15,036	1,169,422
1930	683	710	2,340	1,154	604	869	41,674	15,414	1,465,787
1940	827	795	2,725	1,380	726	920	50,020	19,430	1,500,798
1950	937	1,440	3,891	1,819	980	1,060	75,979	26,646	1,759,431
1960	1,502	3,860	8,494	3,291	1,764	1,369	148,700	47,573	2,220,050
1970	1,759	5,948	12,455	4,634	2,494	1,834	197,200	62,977	2,419,274
1980	2,506	10,335	15,378	5,126	2,934	2,083	212,801	74,474	2,277,949
1990	2,581	12,432	17,954	6,780	3,311	2,219	215,499	81,129	2,202,069
2000	3,122	15,282	18,428	8,240	4,024	2,383	227,511	90,895	2,250,871
2010	3,253	18,201	18,889	8,999	4,661	2,269	230,041	93,389	2,077,240
2013	3,053	18,178	18,840	8,967	4,637	2,209	229,850	93,610	2,070,965

(United States Census Bureau, 1910-2013)

The average household size for many communities has decreased significantly from 1960 to 2013. During this time period, the average household size has decreased from 3.33 persons to 2.63 persons in the United States. In Lake County, the average household size has decreased from 3.63 persons to 2.41 persons.

The decrease in family size may be attributed to many trends, including families having fewer or no children, increased lifespan, increased divorce rates, and singles marrying at a later age.

Leroy Township has a larger proportion of family households (79.90%) than Lake County (65.32%) and the Cleveland PMSA (77.21%). The percentage of family households is higher than that of surrounding townships. The relatively high percentage of families in Leroy Township may be attributed to the exurban nature of the Township, with a housing stock consisting primarily of single-family houses on large lots, and a lack of amenities appealing to singles.

<b>Table 3.4 Family and Non-Family Households Leroy Township &amp; Other Communities</b>		
<b>Community</b>	<b>Family households</b>	<b>Non-family households</b>
<b>Leroy Township</b>	<b>79.90%</b>	<b>20.10%</b>
<b>Concord Township</b>	76.98%	23.02%
<b>Madison Township</b>	66.28%	33.72%
<b>Perry Township</b>	76.71%	23.29%
<b>Hambden Township</b>	76.93%	23.07%
<b>Thompson Township</b>	72.52%	27.48%
<b>Lake County</b>	65.32%	34.68%
<b>Geauga County</b>	74.37%	25.63%
<b>Cleveland PMSA</b>	77.21%	22.79%
<b>United States</b>	66.38%	33.62%
(United States Census Bureau, 2013)		

<b>Table 3.5 Average Household and Family Size: 2013 Leroy Township &amp; Other Communities</b>		
<b>Community</b>	<b>Household size (# of persons)</b>	<b>Family size (# of persons)</b>
<b>Leroy Township</b>	<b>2.56</b>	<b>2.84</b>
<b>Concord Township</b>	2.58	3.00
<b>Madison Township</b>	2.54	3.08
<b>Perry Township</b>	2.71	3.13
<b>Hambden Township</b>	2.79	3.15
<b>Thompson Township</b>	2.55	3.06
<b>Lake County</b>	2.41	3.00
<b>Geauga County</b>	2.68	3.15
<b>United States</b>	2.63	3.22
(United States Census Bureau, 2013)		

The average household size in Leroy Township is 2.56 persons, which is higher than that of Lake County, at 2.41 persons. The average family size in Leroy Township is 2.84 persons and is lower than that of Lake County, at 3.00 persons, and Geauga County, at 3.15 persons.

Only 17.00% of Leroy Township households consist of those living alone, compared to 29.40% of Lake County households. 83.00% of all Township households include two or more people, compared to 70.60% for Lake County as a whole. 28.80% of all Leroy Township households consist of families with children living in the same house, compared to 28.20% of households countywide.

7.79% of all households in Leroy Township are single-parent families. 3.43% of all families are single-parent fathers, while 4.36% of all families are single-parent mothers.

A large percentage of households in Leroy Township include families with children and the impact on schools may be greater than in other communities. With a limited commercial and industrial tax base, Leroy Township homeowners may face a larger tax burden for education than other communities. Attracting residents that will not place a demand on schools, such as singles and senior citizens may be challenging, as the Township lacks amenities appealing to those groups, and large minimum lot sizes make home maintenance and affordability difficult.

Table 3.6 Household Type: 2013 Leroy Township		
Family type	# of households	% of households
<b>Total households</b>	1,194	(x)
<b>Family households:</b>	954	79.90%
<i>Married-couple family:</i>	825	86.48%
With own children under 18 years	229	19.18%
No own children under 18 years	596	49.92%
<i>Male householder, no wife present</i>	67	5.61%
With own children under 18 years	41	3.43%
No own children under 18 years	26	2.18%
<i>Female householder, no husband present</i>	62	5.19%
With own children under 18 years	52	4.36%
No own children under 18 years	10	0.84%
<b>Nonfamily households:</b>	240	20.10%
(United States Census Bureau, 2013)		

Table 3.7 Household Size: 2013 Leroy Township			
Household type and size	Households	% of households	% of household type
<b>Total households</b>	1,194	(x)	(x)
<b>Family households</b>	954	79.90%	(x)
2 persons	502	42.04%	52.62%
3 persons	202	16.92%	21.17%
4 persons	145	12.14%	15.20%
5 persons	105	8.79%	11.01%
6 persons	0	0.00%	0.00%
≥ 7 persons	0	0.00%	0.00%
<b>Nonfamily households</b>	240	20.10%	(x)
1 person	203	17.00%	84.58%
2 persons	37	3.10%	15.42%
3 persons	0	0.00%	0.00%
4 persons	0	0.00%	0.00%
5 persons	0	0.00%	0.00%
6 persons	0	0.00%	0.00%
≥ 7 persons	0	0.00%	0.00%
(United States Census Bureau, 2013)			



### 3.4 Age

Compared to Lake County and the Cleveland PMSA, Leroy Township has a lower percentage of individuals age 19 and younger, a higher percentage of older adults and senior citizens age 55 and older, and a slightly higher percentage of adults aged 20-54. The age group in Leroy Township with the largest number of individuals includes those ages 50 to 54, equating to 11.60% of the Township's population. In comparison, this age group consists of 8.30% of Lake County's population, and 7.98% of the Cleveland PMSA.

<b>Thompson Township</b>	4
<b>Lake County</b>	4
<b>Geauga County</b>	4
<b>Cleveland PMSA</b>	4
<b>United States</b>	3
<b>(United States Census Bureau, 2013)</b>	

Community	Median age
<b>Leroy Township</b>	45.7
<b>Concord Township</b>	46
<b>Madison Township</b>	41
<b>Perry Township</b>	43.1
<b>Hambden Township</b>	39.5
<b>Thompson Township</b>	43.2
<b>Lake County</b>	42.7
<b>Geauga County</b>	43.5
<b>Cleveland PMSA</b>	40.8
<b>United States</b>	37.3
(United States Census Bureau, 2013)	

[illegible]

The overall age distribution in Leroy Township has changed significantly in the last few decades. From 1990 to 2013, the proportion of Township residents age 19 or younger has decreased from 24.90% to 22.08%, the percentage of residents ages 20 to 54 has decreased from 55.90% to 46.02%, and the percentage of residents ages 55 and older has increased from 19.20% to 32.13%. The median age has risen sharply, from 30.70 in 1980 to 45.70 in 2013. These figures are indicative of the aging population within Leroy Township.

<b>Table 3.10</b> <b>Age distribution 1990-2010</b> <b>Leroy Township</b>								
Age	1990		2000		2010		2013	
	# of persons	%	# of persons	%	# of persons	%	# of persons	%
≤19 years	588	24.90%	914	29.20%	848	26.20%	674	22.08%
20-54 years	1320	55.90%	1601	51.30%	1472	45.30%	1405	46.02%
≥55 years	454	19.20%	607	19.50%	933	28.70%	981	32.13%
(United States Census Bureau, 1990-2013)								

## 3.5 Education

<b>Table 3.11</b> <b>Educational Attainment: 2013</b> <b>Leroy Township &amp; Nearby Communities</b>									
Education	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County	Cleveland PMSA
Less than 9th grade	0.00%	0.90%	3.30%	1.40%	3.10%	2.20%	2.30%	5.30%	3.00%
Some high school	6.80%	4.10%	10.00%	5.80%	5.80%	7.50%	6.50%	3.80%	8.20%
High school grad or GED	33.50%	25.20%	38.90%	42.20%	33.90%	42.20%	34.40%	27.50%	30.40%
Some college	27.10%	19.10%	24.60%	22.20%	24.00%	28.30%	23.50%	19.70%	22.40%
Associate degree	8.00%	9.00%	6.90%	7.70%	10.70%	4.80%	8.40%	7.80%	7.60%
Bachelor's degree	18.70%	25.50%	11.40%	14.00%	10.80%	11.80%	16.60%	22.70%	17.50%
Graduate degree or PhD	5.90%	16.20%	4.90%	6.80%	11.70%	3.30%	8.30%	13.30%	8.70%
(United States Census Bureau, 2013)									
*Data for persons 25 years and older									

24.60% of Leroy Township residents age 25 or over have undergraduate, graduate or PhD degrees, compared to 24.90% of Lake County residents, 36.00% of Geauga County residents, and 26.20% of Cleveland PMSA residents. The percentage of those with undergraduate, graduate, and PhD degrees is comparable to that of neighboring Townships except for Concord Township, where 41.70% of residents over 25 have completed their undergraduate or advanced education.

8.80% of Lake County residents, 9.10% of Geauga County residents and 11.20% of Cleveland PMSA residents over 25 didn't graduate from high school or pass a GED examination, compared to 6.80% of Leroy Township residents.

Educational attainment for Leroy Township is comparable to that of Lake County and Cleveland PMSA. 93.20% of Township residents older than 25 have at least a high school education and 18.70% of Township residents have a bachelor's degree. Approximately 6.80% of Township residents older than the age of 25 do not have a high school education.

## 3.6 Occupation and Industry

<b>Industry</b>	<b>Leroy Township</b>	<b>Concord Township</b>	<b>Madison Township</b>	<b>Perry Township</b>	<b>Hambden Township</b>	<b>Thompson Township</b>	<b>Lake County</b>	<b>Geauga County</b>	<b>Cleveland PMSA</b>
Agriculture	1.60%	0.70%	2.50%	1.90%	1.20%	1.00%	0.60%	1.40%	0.40%
Construction	5.00%	4.50%	7.10%	5.30%	7.60%	11.00%	5.20%	8.90%	4.60%
Manufacturing	20.00%	15.90%	25.00%	19.70%	20.80%	16.80%	19.80%	16.40%	14.50%
Wholesale trade	0.50%	2.30%	2.30%	2.60%	2.40%	0.00%	3.00%	3.10%	3.00%
Retail trade	8.30%	8.90%	9.80%	9.60%	8.30%	11.40%	10.70%	11.00%	10.80%
Transportation, warehousing, utilities	6.70%	2.10%	4.50%	5.50%	2.80%	10.30%	3.00%	3.20%	4.30%
Information	0.00%	1.90%	1.30%	1.60%	0.70%	1.10%	1.40%	1.00%	1.80%
Finance, insurance, real estate	4.40%	11.60%	4.50%	5.50%	2.30%	5.30%	8.00%	6.60%	7.50%
Professional, scientific, management, administrative	13.30%	11.10%	6.00%	6.70%	8.50%	3.90%	9.00%	10.10%	10.20%
Educational, health, social services	23.90%	25.60%	22.70%	24.30%	29.40%	23.90%	22.00%	22.60%	25.50%
Arts, entertainment, recreation, hospitality	4.10%	6.30%	7.80%	6.40%	7.40%	4.10%	8.30%	6.70%	8.70%
Other services	7.70%	6.00%	3.90%	6.00%	6.40%	6.00%	4.80%	6.20%	4.50%
Public administration	4.40%	3.10%	2.70%	4.80%	2.20%	5.20%	3.30%	2.70%	4.00%
(United States Census Bureau, 2013)									
*Data includes employed civilians age 16 and over									

The distribution of employment by industry, the general sector of the economy where township residents work, is generally comparable to Lake County as a whole. The sector that employs the most individuals in Leroy Township is the education, health, and social services sector, at 23.90%. In Lake County, 22.00% of employed civilians are employed by this sector. The second largest sector in Leroy Township is manufacturing, while employs 20.00% of employed civilians. In Lake County, 19.80% are employed by this sector.

0.00% of Township residents work in information-related businesses, compared to 1.40% in Lake County, 1.00% in Geauga County, and 1.80% in the Cleveland PMSA. There are also a low percentage of workers in the finance sector, at 4.40%, compared to 8.00% in Lake County, 7.50% in the Cleveland PMSA, 11.60% in neighboring Concord Township, and 2.30% in Hambden Township.

73.00% of all workers in the Township are considered white-collar, rising from 26.20% in 1960 and 49.10% in 1980. 27.00% of all workers are considered blue-collar, falling from 73.20% in 1960 and 50.90% in 1980. In nearby townships, the highest percentage of white-collar workers is found in Concord, at 87.90%, and the highest percentage of blue-collar workers is found in Thompson Township, at 37.00%.

<b>Table 3.13</b> <b>Employment by Occupation: 2013</b> <b>Employed civilians age 16 and over, Leroy Township; comparison to other communities</b>									
Occupation	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County	Cleveland PMSA
<b>White collar</b>	<b>73.00%</b>	<b>87.90%</b>	<b>66.00%</b>	<b>77.00%</b>	<b>76.10%</b>	<b>63.00%</b>	<b>77.20%</b>	<b>78.20%</b>	<b>80.40%</b>
Management, business, science, and arts	36.80%	47.60%	26.70%	34.70%	42.40%	21.80%	34.60%	38.80%	36.97%
Service	14.80%	12.30%	15.40%	18.40%	19.30%	15.70%	16.30%	14.50%	17.88%
Sales and office	21.40%	28.00%	23.90%	23.90%	14.40%	25.50%	26.30%	24.90%	25.55%
<b>Blue collar</b>	<b>27.00%</b>	<b>12.10%</b>	<b>34.00%</b>	<b>23.00%</b>	<b>23.90%</b>	<b>37.00%</b>	<b>22.90%</b>	<b>21.80%</b>	<b>19.81%</b>
Natural resources, construction, and maintenance	12.00%	4.00%	13.30%	7.10%	12.80%	16.40%	7.50%	11.20%	6.72%
Production, transportation, and material moving	15.00%	8.10%	20.70%	15.90%	11.10%	20.60%	15.40%	10.60%	13.09%
(United States Census Bureau, 2013)									
*Data includes employed civilians age 16 years and over									

## 3.7 Income

<b>Table 3.13</b> <b>Median Household and Family Income: 2013</b> <b>Leroy Township &amp; Nearby Communities</b>								
	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
<b>Median household income</b>	<b>\$76,591</b>	<b>\$80,953</b>	<b>\$50,190</b>	<b>\$64,073</b>	<b>\$70,417</b>	<b>\$51,442</b>	<b>\$56,018</b>	<b>\$67,663</b>
<b>Median family income</b>	<b>\$83,224</b>	<b>\$95,156</b>	<b>\$62,193</b>	<b>\$73,351</b>	<b>\$77,250</b>	<b>\$62,843</b>	<b>\$69,939</b>	<b>\$81,952</b>
(United States Census Bureau, 2013)								

<b>Table 3.14</b> <b>Median Household Income 1990 to 2013</b> <b>Leroy Township: Comparison to the United States</b>							
	1990	2000	2010	2013	%Δ 1990 to 2013	%Δ 2000 to 2013	%Δ 2010 to 2013
<b>Leroy Township</b>	<b>\$42,031</b>	<b>\$61,100</b>	<b>\$75,449</b>	<b>\$76,591</b>	<b>82.23%</b>	<b>25.35%</b>	<b>1.51%</b>
<b>United States</b>	<b>\$28,906</b>	<b>\$41,994</b>	<b>\$51,914</b>	<b>\$53,046</b>	<b>83.51%</b>	<b>26.32%</b>	<b>2.18%</b>
(United States Census Bureau, 1990-2013)							

Leroy Township can be considered a well-off, middle to upper-middle class community. The median household and family income in Leroy Township is higher than that of both Lake County and Geauga County. The median household income in Leroy Township, \$76,591, is 44.39% higher than the national median of \$53,046. Similarly, Leroy's median family income of \$83,224 is 28.59% higher than the national median of \$64,719. Median household and family incomes in Leroy Township are higher than all surrounding Townships, except Concord, which has a median household income of \$80,953 and a median family income of \$95,156. The median household



income for Leroy Township is 52.60% higher than Madison Township, 19.54% higher than Perry Township, 8.77% higher than Hambden Township, and 48.89% higher than Thompson Township.

The median household income in Leroy Township has increased significantly since 1990. From 1990 to 2013, median household income increased by 82.23%, from \$42,031 to \$76,591. From 2000 to 2013, median household income increased by 25.35%, from \$61,100 to \$76,591. From 2010 to 2013, median household income increased slightly by 1.51%, from \$75,449 to \$76,591. The percentage increases in median household income are consistent with the increases experienced by the United States as a whole.

<b>Table 3.15</b> <b>Household Income Distribution: 2013</b> <b>Leroy Township and other Communities</b>				
Income	Leroy Township		% of households in Lake County	% of households in Cleveland PMSA
	# of households	%		
< \$10,000	39	3.30%	4.80%	8.76%
\$10,000 to \$14,999	8	0.70%	4.20%	5.81%
\$15,000 to \$24,999	155	13.00%	10.40%	11.53%
\$25,000 to \$34,999	73	6.10%	10.70%	10.74%
\$35,000 to \$49,999	118	9.90%	14.50%	14.04%
\$50,000 to \$74,999	190	15.90%	20.20%	17.82%
\$75,000 to \$99,999	254	21.30%	14.10%	11.83%
\$100,000 to \$149,999	206	17.30%	14.20%	11.95%
\$150,000 to \$199,999	94	7.90%	4.00%	3.91%
≥ \$200,000 or more	57	4.80%	2.80%	3.62%
(United States Census Bureau, 2013)				

Compared to Lake County and the Cleveland PMSA, Leroy Township has a significantly lower percentage of households with an annual income under \$50,000, and a higher percentage of households with an income of \$100,000 or more.

Leroy Township exhibits a low level of poverty amongst its residents. As of 2013, 3.18% of all persons and 0.63% of all families in the Township live below the poverty level. In comparison, 9.20% of all Lake County residents and 6.50% of families living within Lake County are living below the poverty level.

Table 3.16 Poverty Status: 2013 Leroy Township & Lake County				
	Leroy Township		Lake County	
	#	%	#	%
<b>Total population</b>	3,053	(x)	226,871	(x)
<b><i>All persons below poverty level</i></b>	97	3.18%	20,874	9.20%
≤18 years	6	6.19%	6,327	30.31%
18-64 years	81	83.51%	12,277	58.81%
≥65 years	10	10.31%	2,270	10.87%
<b>Total families</b>	954	(x)	61,436	(x)
<b><i>All families below poverty level</i></b>	6	0.63%	3,993	6.50%
Married with children ≤18 years	6	100.00%	1330	33.31%
Married without children	0	0.00%	548	13.72%
Female householder with children ≤18 years	0	0.00%	1,851	46.36%
Female householder without children	0	0.00%	294	7.36%
(United States Census Bureau, 2013)				

The face of poverty is different in Leroy Township than in Lake County as a whole. Six residents, or 6.19%, of those living under the poverty level in Leroy Township are age 18 and younger, compared to 30.31% for Lake County. Of the individuals living below the poverty level, 83.51% are ages 18 to 64, in comparison to Lake County, where 58.81% of individuals in this age category are living below the poverty level. The proportion of individuals living below the poverty level who are age 65 or older is 10.31%, which is comparable to Lake County's figure of 10.87%.

Statistics for low-to-moderate income households are useful when creating a demographic profile for any community. Moderate-income households include households with an income equal to or less than 80% of the median family income adjusted for family size, as established by the United States Department of Housing and Urban Development (HUD) for the Cleveland PMSA. Low-income households include households with an income of 50% or less of the median family income adjusted for family size. Very low-income households include households with an income of 30% or less of the median family income adjusted for family size.

20.65% of households in Painesville Township meet the HUD's definition for moderate, low or very low income households, with the greatest percentage of households included in the moderate income category.

Table 3.17 Moderate, Low and Very Low Income Households: 2007 to 2011 Leroy Township		
	Households	% of households
<b>Total households</b>	1,235	(x)
<b><i>Total households ≤80%</i></b>	255	20.65%
Moderate income (51-80%)	155	12.55%
Low income (31-50%)	60	4.86%
Very low income (≤30%)	40	3.24%
(United States Department of Housing & Urban Development, 2007-2011)		

<b>Table 3.19</b> <b>Race and Ethnicity: 2013</b> <b>Leroy Township: Comparison to other Communities</b>									
	<b>Leroy Township</b>	<b>Concord Township</b>	<b>Madison Township</b>	<b>Perry Township</b>	<b>Hambden Township</b>	<b>Thompson Township</b>	<b>Lake County</b>	<b>Geauga County</b>	<b>Cleveland PMSA</b>
White	98.40%	95.40%	96.90%	96.30%	99.70%	100.00%	92.29%	97.00%	74.56%
Black/African-American	0.30%	1.40%	0.70%	2.10%	0.00%	0.00%	3.50%	1.10%	19.99%
American Indian/Alaska Native	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.10%	0.00%	0.19%
Asian	0.00%	2.20%	0.70%	0.30%	0.30%	0.00%	1.20%	0.60%	2.01%
Hawaiian/Pacific Islander	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.02%
Other	1.00%	0.30%	0.00%	0.80%	0.00%	0.00%	0.70%	0.10%	1.07%
Two or more races	0.30%	0.70%	1.70%	0.50%	0.00%	0.00%	1.60%	1.20%	2.16%
(United States Census Bureau, 2013)									

### 3.8 Race and Ethnicity

The population of Leroy Township is predominantly white, typical of exurban communities in eastern Lake and Geauga counties. As of 2013, data from the United States Census Bureau indicates that there are only 9 African American residents living in Leroy Township, equating to 0.30% of the population. This data also indicates that there are no American Indians/Alaska Natives, Asians, or Hawaiians/Pacific Islanders living in the Township. 1.00% of the population identifies their race as “other” and 0.30% identify their race as being “two or more races”.

<b>Table 3.20</b> <b>Hispanic/Latino Population: 2013</b> <b>Leroy Township: Comparison to other Communities</b>									
	<b>Leroy Township</b>	<b>Concord Township</b>	<b>Madison Township</b>	<b>Perry Township</b>	<b>Hambden Township</b>	<b>Thompson Township</b>	<b>Lake County</b>	<b>Geauga County</b>	<b>Cleveland PMSA</b>
Hispanic or Latino	0.80%	1.00%	2.60%	4.30%	1.50%	0.00%	3.50%	1.20%	4.87%
Not Hispanic or Latino	99.20%	99.00%	97.40%	95.70%	98.50%	100.00%	96.50%	98.80%	95.13%
(United States Census Bureau, 2013)									

There were only about 3,879 Hispanic residents in Lake County in 2000. In 2013, the number grew to 8,045. Hispanics now make up about 3.50% of Lake County’s population. While still a relatively small percentage in comparison to the Greater Cleveland area, Hispanic residents play a large role in the economy of eastern Lake County. Only 24 Leroy Township residents claimed Hispanic origin in 2013, equating to 0.80% of Leroy Township’s population.

### 3.9 Goals and Policies

Demographic information is a tool that is usually used in planning for community services and programs. A community cannot plan its demographics in the same way it can plan land use, community facilities, roads or parks. However, policies can be implemented to address the problems and needs of certain groups identified in a demographics analysis. Most such policies will appear in other elements of the Comprehensive Plan.

## 4 Land Use

### 4.1 Introduction

The current landscape of Leroy Township and regional growth patterns exhibited in Northeastern Ohio validate the importance of proper land use and zoning decisions in the short term. Unlike other communities in the region, Leroy Township is a nearly blank slate; citizens and elected officials have the opportunity to provide a blueprint of the natural and built environment for future generations.

*The residents of Leroy Township desire to grow as a community while preserving our rural atmosphere. By creating this plan, the community will implement strategies to manage efficient development of the Township while creating a broader tax base. The tax base will be used toward improved public infrastructure, recreational opportunities and Township amenities and services.*  
-- Leroy Township Comprehensive Plan Vision

The Land Use element is not intended to be a lot-by-lot plan for future development and preservation of land in Leroy Township, but rather a guide for development and best management practices. To preserve its rural ambience, the township must address the increasing suburban growth pressures and redevelopment of existing areas, subject to good planning practice and the limitations of state law.

The Land Use element will evaluate existing conditions, identify emerging patterns, analyze the current zoning scheme, and provide achievable goals and policies to meet the desires of residents and public officials, as identified in the 2015 Township Survey and various public meetings.

### 4.2 Recent development history

Policies of the 1960 Lake County Comprehensive Plan were intended to apply to Leroy Township, along with the rest of the county. The first specific township plan was the *Leroy Township Draft Comprehensive Plan*, adopted in June 1979. The plan was followed by the *Leroy Township Amendment to the Lake County Comprehensive Plan* in 1984, the *Leroy Township Comprehensive Plan* in 1996 and the *Leroy Township Comprehensive Plan* in 2005.

A review of existing planning documents confirms the traditional land use pattern of the township has been relatively consistent over the past 55 years. Single family houses on large lots carved from even larger lots, open space and vacant land, recreation, agriculture and very limited commercial uses have been and will likely continue to be the primary land uses throughout Leroy.

The unprecedented growth that characterized the post-WWII era was confined to the extreme western portion of Lake County. Leroy Township maintained its rural atmosphere, even though many new residents commuted to employment centers closer to Cleveland. The lack of utilities and distance from employment centers insulated Leroy from development pressures in the 1950s and 1960s.

*43% of those responding to the 2015 township survey work in Lake County. 75% either relocated from another Lake County community.*

During the 1960s and 1970s, when manufacturing and industrial businesses expanded east of Cleveland in Lake County, more jobs became available in western and central Lake County. An “edge city” of white-collar employment began to emerge along the I-271 corridor in eastern Cuyahoga County, less than a 30-minute drive from the Vrooman Road exit of I-90. Nearby employment opportunities, along

with an improved transportation network, made Leroy a more attractive destination for prospective move-up homebuyers. The majority of new township residents were relocating from inner-ring suburbs such as Willowick, Wickliffe and Willoughby, rather than Cleveland or Cuyahoga County.

Middle class people working in the urban and suburban areas could now have – and afford – a rural lifestyle previously enjoyed only by the wealthy and those that work the underlying soil. However, as demand for exurban building sites increased, the price of the land also rose, making subdivision and development more lucrative than agriculture.

Growth in Leroy Township did not come in the form of large residential subdivisions, but rather the creation of large building lots carved from larger farm parcels. According to the *1979 Leroy Township Comprehensive Plan*:



*Around 1957, several parcels were completely divided into lots, one to two acres in size. The larger of these subdivisions include Jennings Drive, Lester Drive, the northwest corner of Carter and Vrooman Roads, and the west side of Callow just south of Girdled Road. Twenty-two years later some of these lots, including almost all of Callow, are still not used for homesites.*

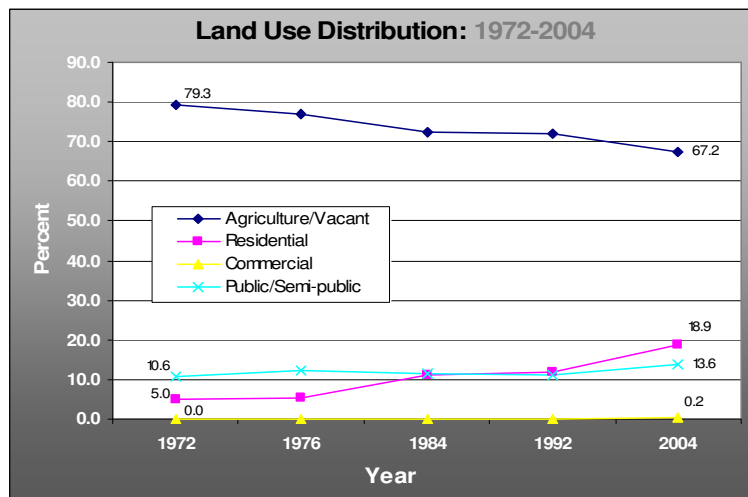
Today, these areas have begun to be occupied by single family homes. Developers have begun to explore the feasibility of larger scale subdivisions in the township. Minor subdivisions or lot splits, as defined by the Ohio Revised Code, continue to be the primary form of land division in Leroy Township. Between 2005 and 2017, an average of 7 new building lots were created annually, all through minor subdivision process. This is down from the 16 lots add average between 1996 and 2004.

The landscape of the township is classified as rural in the traditional urban-suburban-rural context, but exhibits all the characteristics of an exurb as described in the *Introduction* section of this plan. Tom Daniels' *When City and Country Collide* defines an exurb as a place having the following characteristics:

- Located 10 to 50 miles (16 to 80 kilometers) from urban centers of approximately 500,000 people or five to 30 miles (8 to 50 kilometers) from a city of at least 50,000 people.
- Commute time is at least 25 minutes each way to work.
- Communities have a mix of long-term and newer residents.
- Agriculture and forestry are active, but declining industries in the community.

While the natural environment and community atmosphere continues to yield a somewhat rural lifestyle, if unchecked, exurban growth can create deep inequities by chipping away at the urban region's tax base while the booming areas struggle to pay for costly infrastructure like sewers and roads. "It takes a lot of people realizing that maybe they should work together on things," said Myron Orfield, a Minnesota state legislator and expert on urban and regional planning issues. "Without formal planning, they'll get a lot of traffic and a lot of failing septic tanks. After a while it will be a lot different place than people thought they were moving to."

Exurban characteristics are applicable to Leroy Township and have been shaping the community for 40 years with a changing land use pattern. The rural nature of Leroy is proven with the data from 1972 and 1976. In 1972, approximately 80% of the township was considered agriculture or vacant land; 5% of the land was in residential use. An additional 10% of lands were public or semi-public (parks, cemeteries, church camps, and other types of lightly used active open space.)



In 1972, three acres (1.2 hectares) were occupied by commercial uses. Today, the commercial make-up of Leroy Township has increased to 30 acres (12 hectares), or 0.2% of all land in the township. While the figure has increased dramatically, the general vicinity of these areas has not changed. Two primary commercial nodes were noted in the 1979 plan and continue to serve as the commercial base today: the Vrooman Road/I-90 interchange and the Five Points Roundabout area. Similar to residential growth patterns, increased commercial uses in the Township are dependent on public infrastructure.

The amount of parks, semi-public and public land has increased by 200 acres (81 hectares) from the 1970s, to 1,397 acres (565 hectares) today. Aside from township parks or efforts by Lake Metroparks, conservation should be

encouraged at the individual level as with riparian setbacks, slope ordinances and the potential for conservation easements.

Through the 1980s, development and rural transformation was extremely light, in the light of a statewide economic downturn where residential building and investment was stagnant. However, field studies from 1992 indicated the agriculture and vacant land was reduced to 70% of the land in the township, and land occupied by residential uses increased to 11.5%. This point could signify the beginning of the transformation of Leroy Township from a rural to an exurban community.

The transformation continues to the present. In 2004, 19% of the land in the township was in residential uses, and 66% was vacant or in agricultural uses. In 2017, almost 20% of the land is now being used as residential and 64% of the land is vacant or agriculture.

*In Ohio, the U.S. Department of Natural Resources Inventory estimated that 472,000 acres (191,000 hectares), or 738 square miles – the equivalent of 28 Leroy Townships – were developed into urban land between 1982-1992. This equals 28,000 acres (11,300 hectares) per year or 77 acres (31 hectares) per day. Of those, 281,000 acres (113,700 hectares) were farmland with prime or unique soils.*

The 1979 Leroy Comprehensive Plan states “it is this low density and rural atmosphere, which makes Leroy attractive and appealing to existing and future homeowners.” This statement and new land use data mirrors the 2003 survey results and many comments heard during the preparation of this plan.

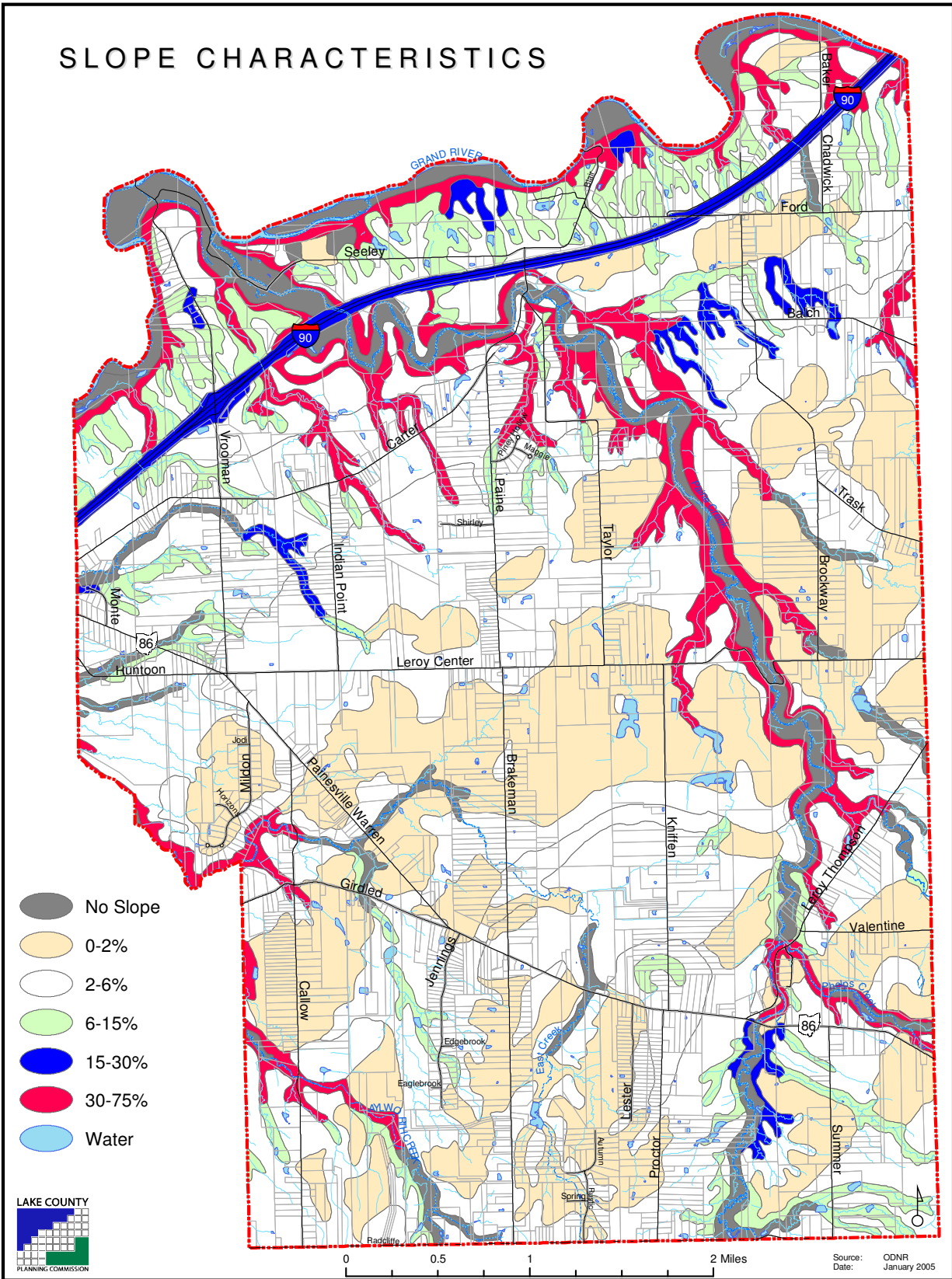
There is a direct correlation between the reduction in agriculture/vacant land, and the increase in residential land. (Table 4-1). From 1972 to 2004, the amount of agriculture/vacant land decreased over 12%, while residential land uses increased 14%. Today 18.9% of the land in Leroy Township is occupied by residential uses. The amount seems higher when seen from roads in the township, given the strip development nature of most residential development.

Leroy’s landscape continues to be dominated by vacant, residential, agricultural and park land. Ninety-seven percent of the 15,951 acres (6,451 hectares) in the township falls into these four categories. Of the remaining 3%, 2.55% or 214.5 acres (86 hectares) is public (cemetery, fire station, town hall, and so on), or semi-public. The remaining properties comprise the commercial, industrial and utilities component of the study. (High-tension power line easements were classified as vacant for the purposes of this study.)

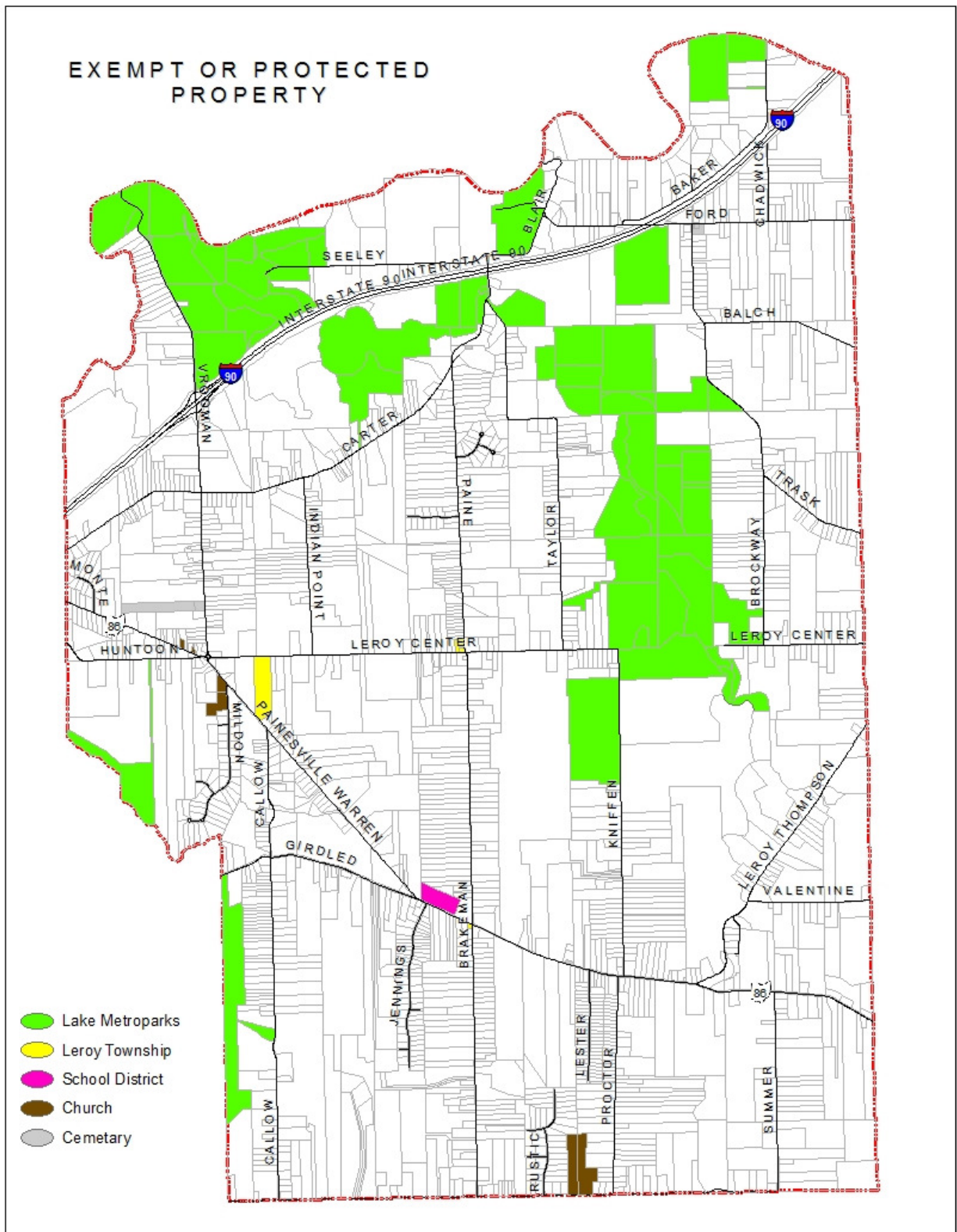
Table 4.1  
Land use distribution 2017  
Leroy Township

Use	Acres	Hectares	% of land in township
Vacant	7,733	3,129.4	48.5%
Residential	3,165	1,280.8	19.9%
Agricultural	2,401	971.7	15.1%
Lake Metroparks	2,072	838.5	13.0%
Semi-Public	451	182.5	2.8%
Industrial	42	17	0.3%
Public	32	12.9	0.2%
Commercial	30	12.1	0.2%
Utilities	15	6.1	0.1%
Total	15,941	6451.1	100%

(Lake County Planning Commission)











*ACREAGE NOTE: The Lake County Planning Commission created the 2017 land use map utilizing Lake County GIS and Auditor's Office data. Aerial photography and field checks were also used for map accuracy. Parcels were split to designate residential vs. vacant where homes sat on larger lots. For example, a 10 acre (4 hectare) parcel with a house was split and classified under two categories: two acres (residential) for the dwelling and identifiable yard and eight acres (vacant) for the remaining vacant property.*

About 7733 acres (3,130 hectares), or nearly half of the land in the township, is considered vacant. Aside from private residents, CEI (First Energy) is a large owner of land classified as vacant. Electric transmission lines occupy portions of these parcels. These parcels should not be considered "undevelopable" simply because of the electrical lines. The most significant concentration of their holdings is a large

tract in between Kniffen Road and Brakeman Road. This area has been researched for the feasibility for residential development in the past. To date, lack of public infrastructure has made development of this site unfeasible.

The remaining vacant land is scattered throughout the Township. Some areas were farmed in the past, but now sit fallow. A large percentage of the vacant property is wooded, and may be eligible for the Ohio Division of Forestry's forest land designation, which yields a 50% property tax reduction. Other properties will probably remain vacant for the foreseeable future due to topography and environmental constraints. Those areas of high natural resource value should be protected through the use of conservation easements, riparian setbacks and other methods.

The current pattern of haphazard development and consumption of open space as described by Downs and Richmond (1998), along with the other traits of sprawl, will likely continue into the future. Considering current and historical land use figures, residential growth will continue at an ever increasing rate under the current zoning and land planning strategies available to Leroy Township, regardless of the availability of sewer or water service.

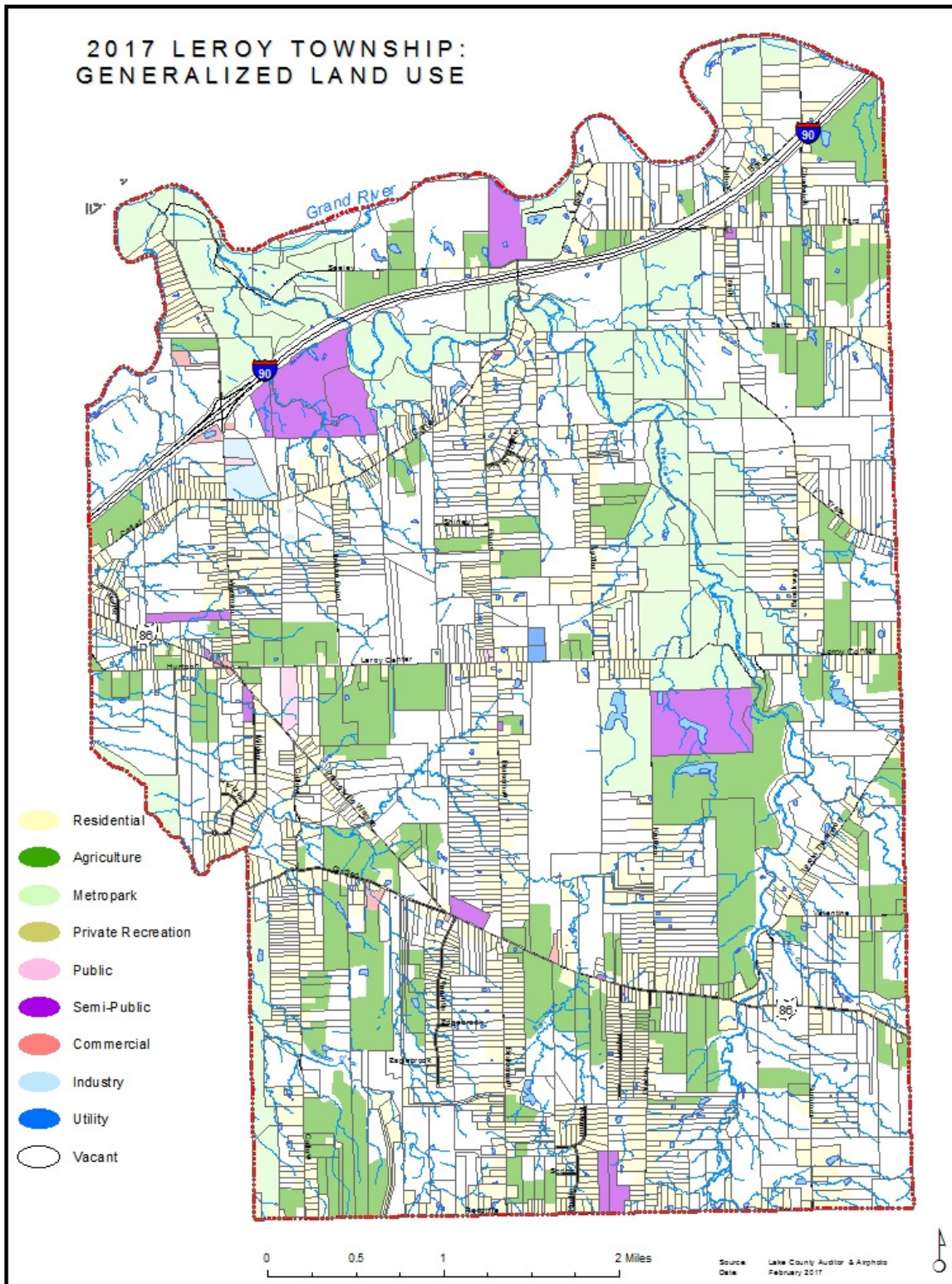
### Urban sprawl in Leroy Township

Leroy Township is beginning to exhibit the patterns of urban sprawl described by many planners and educators throughout the United States. Anthony Downs (1998) argues that sprawl has been the dominant form of metropolitan areas growth in the United States for the past 50 years. Attempting to give a precise meaning to the word "sprawl" is a challenge. Yet, the majority of the researchers agree on a number of defining characteristics.

Through their work with the Brookings Institute, Anthony Downs and Henry Richmond have defined the following traits of sprawl encountered in nearly all metropolitan areas in the country, including Cleveland. According to Robert Burchell of Rutgers University, ten traits of urban sprawl include:

1. Unlimited extension of new development
2. Low-density residential and commercial settlements, especially in new-growth areas
3. Leapfrog development
4. Fragmentation of powers over land use among many small localities
5. Dominance by private vehicles
6. No centralized ownership of land or planning development
7. Great variances in the fiscal capacities of local governments because the revenue- raising capabilities are strongly tied to the property values and economic activities within their own borders
8. Widespread commercial development along major roadways
9. Major reliance upon the filtering or trickle-down process to provide housing for low-income families
10. Spatial segregation of different types of land uses through zoning regulations

All the traits except (8) and (9) apply to Leroy Township, and surrounding exurban communities in Lake and Geauga counties.



## 4.3 Zoning regulations

### Zoning

Zoning is the primary form of land planning control authorized to Ohio townships. Zoning codes are comprehensive cookbooks for day-to-day development decisions in a community. They expand on the information in the comprehensive plan by providing parcel-specific regulations for the location of different land uses, regulation of those uses, and detailed specifications for the site planning and design of proposed development.

Leroy Township adopted its first zoning regulations in 1949; two years after the Ohio General Assembly authorized zoning in unincorporated areas. The original zoning resolution is still in use today, although it has since been amended many times.

Table 4.2  
Zoning district distribution 2004  
Leroy Township

<i>District</i>	<i>Acres</i>	<i>Hectares</i>	<i>% of land in township</i>
R-2 (Residential)	15,963.3	6460.3	96.5%
B-1 (Business/commercial)	36.1	14.6	0.22%
B-2 (Special Interchange)	438.2	177.3	2.65%
B-3 (Community Business)	137.5	55.7	0.29%
B-4 (Neighborhood)	2.5	1.0	0.02%
I (Industrial/Manufacturing)	47.6	19.3	0.29%
Total	15,943.1	6452.2	100.0%

(Lake County Planning Commission)

### Residential zones

Two residential zoning classifications exist in the zoning text, but the R-1 zone (1.5 acre/0.6 hectare minimum lot size, 150' width with a 60 frontage for a flag lot access) is not in use. 96.5% of all land in the township is zoned R-2, (3.0 acre lot size, 200 foot width with the option of 60 foot flag lot access). (Table 4-2).

Residential zoning designations in the township zoning allow for development at relatively low density.

### Commercial zones



R-1 strip residential development in Leroy Township (LCPC)

Commercial/business and industrial zones are permitted at three major nodes: Five Points roundabout and the Vrooman Road corridor north of Carter Road near the I-90 exit. A third smaller node is located at the intersection of Girdled Road and Painesville-Warren Road in the southern end of the township.

The Vrooman Road corridor north of Carter Road consists of three zones: B-1 (General Business), B-2 (Special Interchange) and I (Industrial and Manufacturing). The B-1 zone is the least restrictive zone permitting uses ranging from gas stations to daycare centers. B-1 zoned land comprises 82 acres (33 hectares), a large portion of which is vacant.



The B-2 zone was created in 2000 and modified in 2012 to confine certain uses to areas located at limited access highways, specifically Interstate 90. This zone was created and modified to spur businesses that would cater to the travelers of I-90. The definition of a gas station in the zoning code may include large truck stops.

Existing businesses in these areas are limited in size due to lack of public infrastructure. The expansion of water and sewer will make these areas extremely attractive to potential businesses, especially considering increased traffic volume on Interstate 90 and Vrooman Road, the potential for a new high level bridge connecting Leroy, Perry and Painesville townships, and an increasing population or customer base in the far eastern exurbs of Cleveland. The 2015 survey results indicated that a majority of the respondents would like to see the interchange developed with restaurant and gas stations uses to help offset the tax burden on citizens; but those were the first and third choices. The second choice was “no development.”

The area around the Five Points Roundabout was rezoned to B-3 after the district was created in 2012. This was done as a recommendation of the 2005 Comprehensive Plan and the creation of the roundabout. This district was created to preserve and enhance the historic commercial center of the Township at the Five-Points crossroads area through a mixture of community facilities, business, and recreational uses that serves as a gathering place for the community.

The final commercial district, B-4 (neighborhood business), was also created in 2012. It was created to provide a neighborhood business district that will allow continued commercial activity at the S.R. 86 and Girdled Road intersection that is complimentary to the surrounding residential uses.

In the long term, if the population growth continues, the Five Points area will be an ideal spot for a town center zoning classification. This zone should permit professional business, retail, and restaurants. A town center of this type would provide an increased commercial base for potential business. More details are provided in Section 4.9.

## **Industrial zones**

All land zoned I-Industrial is located on the east side of Vrooman Road, north of Carter Road. The State of Ohio currently operates a service garage on 4 acres in this area. Currently there is a concrete storage facility on 27 acres of the industrial land and the remaining 18 acres are vacant. The permitted uses allowed in this zone will require sewer and water.

Permitted uses in these zones consist of research and development labs, automotive repair, automotive parts and supplies, light manufacturing, distribution and wholesale uses, trade business services such as contractors, membership/sports/fitness clubs, indoor recreation and government facilities.

## **Zoning patterns and the tax base**

Leapfrog development, where vast tracts of vacant land separate residential districts, burden residential taxpayers because of the high cost of building roads, water and sewer lines and other infrastructure through undeveloped areas where fewer people live.

According to cost of service studies conducted by municipalities throughout the United States, the cost of providing services for residential uses is greater than the property tax revenue they generate. Commercial and industrial uses pay more in taxes than the cost of services they use, essentially subsidizing residential uses and decreasing their tax burden.

Developed by the American Farmland Trust in 1990, cost of community service studies are being completed by communities throughout Ohio. These studies allow township trustees, village administrators, and county commissioners to evaluate how their revenues compare with their expenditures.



The outcome is a ratio of the amount of money needed to provide public services (fire, police, education, community centers, and so on) for every dollar collected in property taxes. The results of these studies support the claims presented by smart growth advocates, farmland preservation taskforces, and local citizens; conventional suburban residential development requires higher financial resources in the long term to provide public services. Table 4.3 illustrates the similar results in five townships and one village who have completed cost of service studies.

For every dollar in property taxes paid by residential property owners in Madison Village, \$1.67 in services are used. Services provided to residents are subsidized by commercial and industrial property owners; for every dollar they pay in property taxes, they use 20 cents in services.

The survey conducted by Planning Commission staff in drafting this plan yielded a number of responses that asked “What am I getting for the amount of taxes I’m paying?” Leroy Township can benefit by conducting a similar cost of service study.

**Table 4.3**  
**Cost of service studies in Ohio**

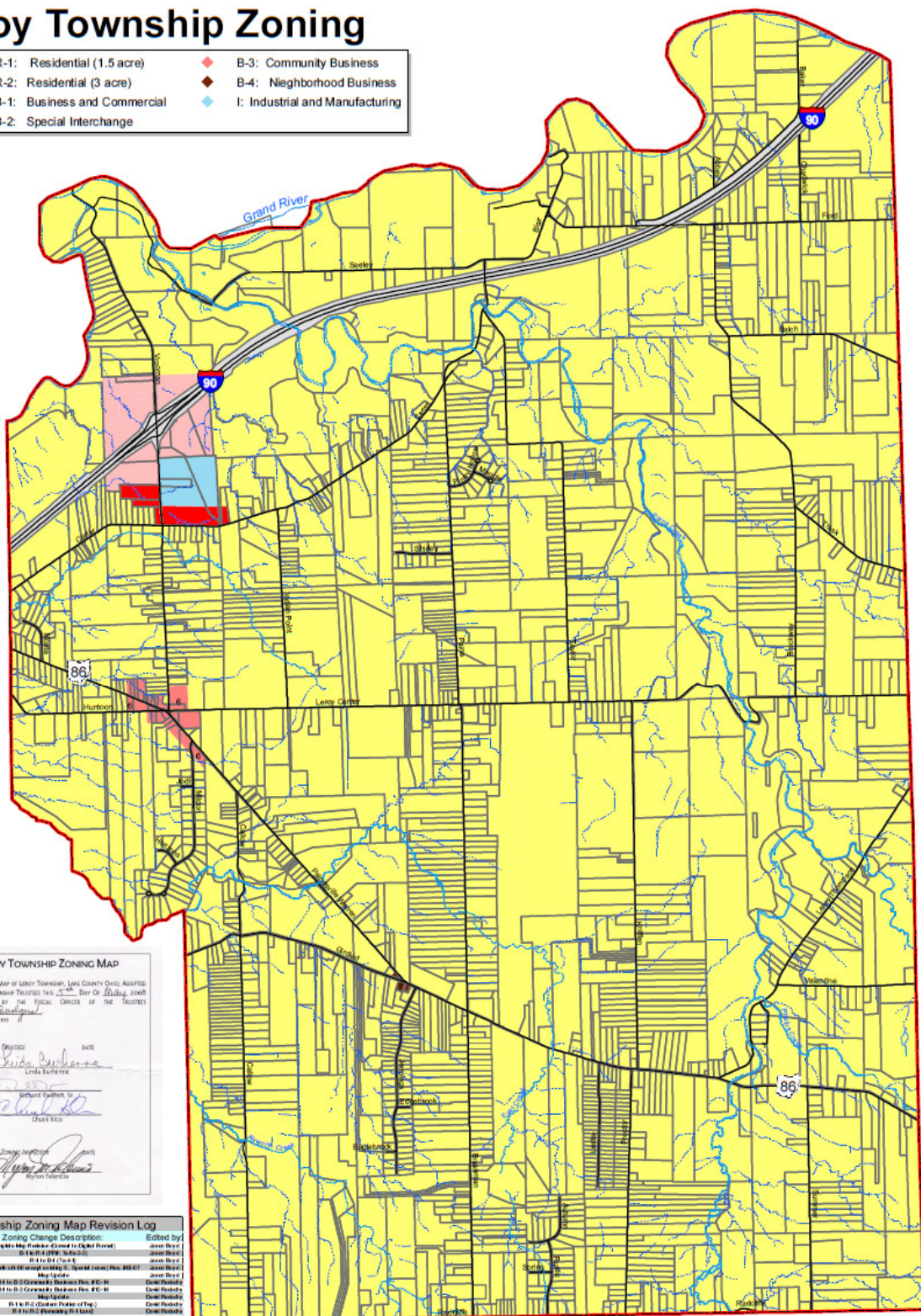
<i>Community</i>	<i>Cost of services used for every \$1 paid in property tax</i>		
	<i>Residential</i>	<i>Commercial and industrial</i>	<i>Agricultural</i>
Huntington Township / Ross County (1998)	\$1.01	\$0.38	\$0.19
Union Township / Ross County (1998)	\$1.00	\$0.31	\$0.60
Hocking Township / Fairfield County (1999)	\$1.10	\$0.27	\$0.17
Liberty Township / Fairfield County (1999)	\$1.15	\$0.51	\$0.05
Madison Township / Lake County (1993)	\$1.40	\$0.25	\$0.30
Madison Village / Lake County (1993)	\$1.67	\$0.20	\$0.39
(Prindle 1999, 2000; American Farmland Trust 1993)			





# Leroy Township Zoning

- ◇ R-1: Residential (1.5 acre)
- ◇ R-2: Residential (3 acre)
- ◆ B-1: Business and Commercial
- ◆ B-2: Special Interchange
- ◆ B-3: Community Business
- ◆ B-4: Neighborhood Business
- ◆ I: Industrial and Manufacturing



**LEROY TOWNSHIP ZONING MAP**  
APPROVED ZONING MAP OF LEROY TOWNSHIP, LEAS COUNTY OHIO, ADOPTED BY THE LEROY TOWNSHIP TRUSTEES, MAY 11<sup>TH</sup>, DAY OF August, 2008 AND CARRIED BY THE FISCAL OFFICER OF THE TRUSTEES BY Sharon Rodgers  
Sharon Rodgers  
DATE  
Linda Barthelemy  
Linda Barthelemy  
DATE  
Shuck Kilo  
Shuck Kilo  
DATE  
Myron Tolentino  
Myron Tolentino

Leroy Township Zoning Map Revision Log			
#	Date	Zoning Change Description	Edited by
1	Apr 2008	Complete Map Update (Created to Digital Format)	Jean Dezel
2	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
3	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
4	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
5	Apr 2008	Map Update	Jean Dezel
6	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
7	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
8	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
9	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
10	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel
11	8/20/08	B-1 to B-1 (Special Interchange)	Jean Dezel





## 4.4 Subdivision regulations

While zoning is adopted, implemented and enforced by the township, subdivision authority is the responsibility of the Lake County Planning Commission, under Ohio Revised Code §711.10. The Lake County Subdivision Regulations were first adopted in 1952 and were revised over the years and last time was in 2013. In addition to local zoning requirements, the County and appropriate agencies ensure proper arrangement of streets and layout of lots, provide adequate and convenient open spaces, utilities, public facilities, positive drainage and access for service and emergency vehicles.

The Ohio Revised Code divides subdivisions into two categories, major subdivisions and minor subdivisions:

**Major subdivision:** *The improvement of one or more parcels of land for residential, commercial, or industrial structures or groups of structures involving the division or allocation of land for the opening, widening, or extension of any street or streets except private streets serving industrial structures; the division or allocation of land as open spaces for common use by owners, occupants, or lease holders, or as easements for the extension and maintenance of public sewer, water, storm drainage or other public facilities*

**Minor subdivision:** *Notwithstanding the provisions of Sections 711.001 to 711.13, inclusive, of the Ohio Revised Code, a proposed division of a parcel of land along an existing public street or road, not involving the opening, widening, or extension of any street or road, and involving not more than five (5) lots after the original tract has been completely subdivided, and submitted to the Planning Commission for approval without plat in accordance with these regulations.*

In 2003, the Lake County Planning Commission adopted conservation subdivision regulations to provide flexibility in design and promote the conservation of environmentally significant areas. Townships in the county, including Leroy, have the opportunity to work with the County to develop a zoning ordinance that will fit within the established framework.

## 4.5 Residential spatial distribution

The amount of residential property in Leroy Township increased over 2,000 acres or 3.1 square miles (800 hectares) since the mid-1970s. Today, there are 3,165 acres (1281 hectares) of residential land compared to 798 acres (323 hectares) in 1972. Similar to other unincorporated areas without public infrastructure, minor subdivisions or lot splits with single family detached dwelling units have been the common form of development since the 1950s.

Strip residential development is increasingly common in exurban areas outside of Cleveland and other Great Lakes cities. Subdivision of farmland often involves creating new lots along existing road frontages. This decreases or eliminates the developer's cost of providing improvements,

since new roads, along with utility, water and sewer lines, usually aren't needed. The increased curb cuts from residential driveways adds to traffic congestion along busy rural roads, and the appearance of a long row of houses detracts from an area's rural atmosphere. Significant rear acreages are often left behind after land along the road frontage is consumed. Their access points sometimes are difficult to put roads in for subdivisions because of costs and safety.

*The Lake County Planning Commission created the 2004 land use map using GIS and Auditor's Office data. Aerial photography and field checks were also used for map accuracy. Parcels were split to designate residential vs. vacant where homes sat on larger lots. For example, a home on a 10 acre (4 hectare) parcel was split into two categories: two acres (0.8 hectares) (residential) for the dwelling and identifiable yard and eight acres (3.2 hectares) (vacant) for the remaining vacant property.*

The township has averaged 17 new building lots every year since 1997. Residents and land speculators can easily purchase 20 acres (8 hectares) of land with abundant frontage (using flag lot design) and create up to six buildable lots with minimal planning and zoning review. The county subdivision regulations consider such lot splits as minor subdivisions; they require only administrative review and approval by county planning staff.

There has not been any major subdivision completed since the 2005 Comprehensive Plan. Two were proposed, but they did not get completed. There were two major subdivisions approved in Leroy Township since adoption of the previous comprehensive plan in 1996; Hemlock Ridge and White Tail Run. Older major subdivisions in Leroy include Sunshine Farms, Highland Trail Cascade Ridge, Eaglebrook, and Clearbrook.

Although the 3.0-acre (1.2 hectare) lot minimum will maintain a low-moderate density pattern desired, the 200-foot width requirement is causing once-scenic farm roads to turn into a long strip of houses.



Landowners often sell parcels with limited access to developers who will acquire 60 feet of frontage and install new roads into the interior of the property, thus creating developable frontage. In the example illustrated below, the developer was ultimately able to subdivide a 20 acre (8.1 hectare) parcel into 15 lots by creating additional frontage with a new road. The 15 lot subdivision occupies the same frontage along the main road as four lots created through the minor subdivision process.

Figure 4-1: 1994

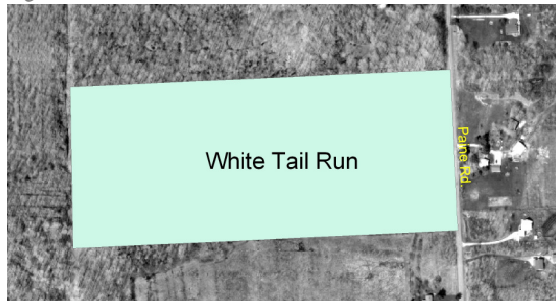


Figure 4-2: 2004



Of the 1,868 parcels in Leroy, 42.5% are smaller than 2.5 acres (1 hectare), indicating a large amount of lot splits. Development along Callow Road and Brakeman Road are prime examples of this development style. 37% of parcels in the township are larger than five acres (2 hectares), indicating the potential for more splits if appropriate frontage is available, or the combination of numerous parcels to create substantial development. As available frontage diminishes, the development pattern shown above will become commonplace.

Conservation subdivision design implemented through a planned unit development process is one alternative to informal lot splits and generic subdivisions, but received an unfavorable response among residents in the 2003 survey. Conservation design permanently preserves a percentage of the land, while allowing the same amount of residential units (if not more) as permitted in the current zoning text. A new zone that permits smaller lot size requirements would be needed for this to occur.

Figure 4-3: Conventional Design

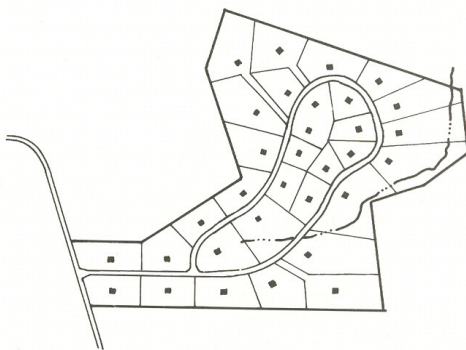
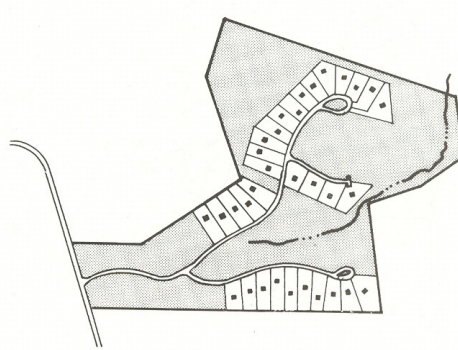


Figure 4-4: Conservation Design



Figures 4-3 and 4-4 show two 32 lot subdivisions on an 82 acre (33 hectare) parcel; one developed using conventional subdivision design, the other with conservation design. Lot size and amount of open space are the two primary differences in this model. Since sewer is unavailable, research would be needed to understand the minimum lot size needed to support a household septic treatment system as defined by the Lake County General Health District. Low-yield wells are also commonplace in certain areas of the Township, therefore water availability testing would be necessary. Figure 4-4 displays the subdivision with over 50% of the property preserved. This property is usually deeded to a homeowners association, non-profit agency or park district to ensure the preservation in perpetuity.

Because smaller lots in a conservation subdivision may sell for less than a larger conventional building lot, some zoning regulations in the United States allow a bonus of 10% to 30% more lots in a conservation development, to offer an incentive to maintain large tracts of open space while making development of a conservation development as profitable as a conventional development.

Many residents are wary of embracing conservation development, even when the overall density is the same as under conventional zoning. Conservation development in the region is often indistinguishable from conventional subdivisions; open

space is hidden away behind rear yards and narrow strips. The goal of conservation development – to preserve large, contiguous blocks of open space while still permitting development – is not realized.

Sewer and water are not available in the Township, and thus cluster or conservation development is not environmentally feasible. If public infrastructure does become available, the township may want to revisit the use of conservation development as a way to preserve open space and agricultural uses, and decrease the visual impact of strip residential development.

## 4.6 Commercial areas and uses

Leroy has 47 acres (19.1 hectares) of land zoned for commercial use. Since 1976, 19 acres (7.6 hectares) have been added to the commercial land inventory. Today, only 0.2% of all land in the township is occupied by commercial uses, compared to 2.4% of Lake County as a whole. (This figure does not include home occupations, which are increasing.) The lack of sewer and water service, and the small potential customer base, are the primary reasons for the limited commercial base.

The 2015 survey indicated residents travel to Mentor, Painesville and Chardon for most services and day-to-day shopping. Small-scale retail development and mid-end table service diners and restaurants, according to the survey, are the major types of business residents would like to see in Leroy.

The Vrooman Road/I-90 exit area, Five Points Roundabout, and the Girdled Road/State Route 86 intersection are the only areas of commercial activity in the Township. Even then, commercial activity is very limited; a diner that is abandoned and a gas station at the Vrooman Road/I-90 exit area, a lone tavern at the Girdled Road/State Route 86, and a gas stations, a convenience store, Subway and a tavern at Five Points Roundabout make up the commercial base in the township.

The future completion of a high level bridge spanning the Grand River valley at Vrooman Road will increase traffic volume and provide another route for water service to enter the township, making the Five Points and I-90 exit area more attractive to businesses. However, the Leroy Township zoning resolution is ill prepared to deal with more intensive commercial development, and some of its externalities. The zoning resolution does not adequately deal with signage, landscaping, site planning, access management, lighting, or the possible concentration of vehicle-related uses. The township zoning code must be revisited so these issues can be addressed.

The agglomeration of mechanical commercial uses – used car and truck dealers, auto mechanics, body shops, gas stations, heavy equipment and bobcat rental, and auto parts sales – should be a concern, especially in the Vrooman Road corridor. Such uses are feasible in areas without sewer or water service, because water use and wastewater generation is minimal. Businesses not related to motor vehicles or construction typically do not locate in mechanical commercial areas; when they do, they are usually low-end uses such as mini-storage or landscape material and construction supply sales.





Truck stop, Ashtabula County (LOPC)

Once a mechanical commercial strip is established, it is difficult to redevelop or retrofit it. Zoning code updates intended to improve the appearance of such areas, such as updated sign, landscaping, architecture and access management requirements, usually face very vocal opposition from property owners in established mechanical commercial areas.

Mechanical commercial areas often form along arterials outside of rural towns and villages, where the lack of sewer service makes restaurants and other wastewater intensive uses impractical. Without adequate zoning controls, some areas along busy arterials in eastern Lake County, especially along US 20 (North Ridge Road), OH 84 (South Ridge Road), and Vrooman Road in Leroy Township may be prone to developing as mechanical commercial corridors.

*“Travel plaza, truck stop – use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of motor fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel plaza or truck stop may also include overnight accommodations, showers, restaurants facilities, game rooms, and/or other divisions intended primarily for the use of truck crews and interregional travelers.”*

Expressway exits in semi-rural areas are often considered attractive for truck stops; truck traffic is relatively heavy along the highway, land is inexpensive, and a ready workforce is nearby. If permitted, lighting and noise pollution, drainage and amount of impervious surface, access management and landscaping, and sign height and size must be clearly identified in the text and during site plan review processes. A use of this scale will set the pattern for future businesses. Truck stops and/or travel plazas should be clearly defined within the zoning text. Truck stops are not recommended as a permitted use, because of their immense scale and negative externalities (lighting, traffic congestion, noise, visual pollution from large signs) and their tendency to become an “anchor” that would

form the base of a mechanical commercial corridor; such development could harm the rural character of the township.

A small tavern is located at the Girdled Road/Painesville-Warren Road intersection. To the west along Girdled Road, there is a small sand and gravel quarry. Aside from conforming home occupations, future commercial land use expansion along this corridor should be limited to around the intersection. Strip zoning along SR 86 would disrupt the rural character of the district, and attenuate the demand for commercial development at a Five Points town center.

## 4.7 Industrial areas and uses

As with commercial uses, the lack of sewer and water service has been a barrier to industrial development. A 50-acre sand and gravel mining operation at Painesville-Warren Road is the only industrial area in Leroy Township. Land zoned for industrial and light manufacturing uses fronts on Vrooman Road, but such land uses are absent.

The respondents of the 2015 survey indicated that industrial uses are not desired. However, industrial uses can help achieve a more balanced tax base; they consume fewer services than residential uses for the property taxes they pay, effectively subsidizing residential property owners. Recognizing the need for a balanced tax base, Perry Township and Madison Township have recently created small industrial parks. Industrial development in Leroy Township should take the same form.



## 4.8 Agricultural areas and uses

Approximately 2,401 acres (863 hectares) or 15.1% of all land in Leroy Township is considered agricultural, a decline from 28% in 1984, but an increase from 2003. This reduction reflects the region as a whole, where farmland is increasingly consumed for large-lot subdivisions in exurban areas. The increase in farm land also comes from the large-lot subdivision. Horse owning and boarding are considered agriculture and the additional land and building of large barns has occurred over the past 15 years.

In Lake County, the amount of farmland fell from over 130,000 acres (52,600 hectares) in 1900 to about 16,000 acres (6,500 hectares) in 2002. There were 1,902 farms in 1900; in 2002, 280 remain. The bulk of farmland in the county was lost between 1920 and 1970, mostly as a result of suburbanization and land use conversion.

Today, agricultural activities in the region are dominated by horticulture (nurseries), viticulture and enology (vineyards and wineries), limited timber production, and traditional farming, mainly hay. The soils north of State Route 84 are more suitable for horticulture.

In Leroy, agriculture is in the form of small-scale horse farms, wheat and grain, tree farms and limited timber harvesting. The majority of the agricultural lands are located south of the Leroy-Center Road corridor. Smaller, fragmented areas are located along Balch Road, Seeley Road, Carter Road and Ford Road. These areas are slowly being subdivided for residential homes.

Leroy is experiencing an increase in horse farms. An informal survey conducted by the Lake County Soil and Water Conservation found 82 livestock operations in Leroy Township; 76 of which are horse farms. Horse operations can range from one horse behind a garage to 100 animals in well-kept stables. These "farms" often lack the appropriate acreage for grazing and manure spreading.



Agricultural preservation options are available in the State of Ohio, but the scoring and variables used to evaluate potential properties has not yielded favorable scores for interested applicants in Leroy.

Locally, farmers can enroll in the Current Agricultural Use Value (CAUV) program. CAUV is a voluntary real estate tax assessment program that is the result of a referendum passed by Ohio voters in November 1973. Under CAUV, owners of farm tracts 10 acres (4 hectares) or larger are given the opportunity to have their parcels taxed according to their value in agriculture. If the land was not part of the CAUV program, the tax value could be considered the speculative value of non-farm development, or what would be full market value.

The Ohio Revised Code grants the townships in Ohio the ability to determine how land is used through zoning. There is also a regulation in the ORC that prohibits townships from regulating or even outlawing agriculture. If a property owner claims that a use or building is agriculture, they are exempted from zoning. This has led to wine makers going from having tasting rooms for their wine and cheese to creating full restaurants in residential zones. A bigger issue has been building of large buildings to store agriculture equipment or horses being converted to general contractor or landscaper storage.

According to state statutes, a landowner must devote the parcel "exclusively to agricultural use" to qualify for use value assessment. Agricultural land that lies fallow for one year is also eligible for CAUV.

A farmer that converts land to a non-agricultural use while enrolled in the CAUV program must pay a penalty equal to the tax savings over the past three years. According to the Lake County Auditor, over 2,500 acres (1,000 hectares) is currently enrolled in this program in Leroy.



Protecting farmland helps communities maintain their semi-rural atmosphere and aids in reducing future demands for costly new community services, including road maintenance. Local, state and national studies have shown the economic balance and benefit provided with active agriculture in a community. Local organizations can assist local land owners interested in pursuing preservation measures.

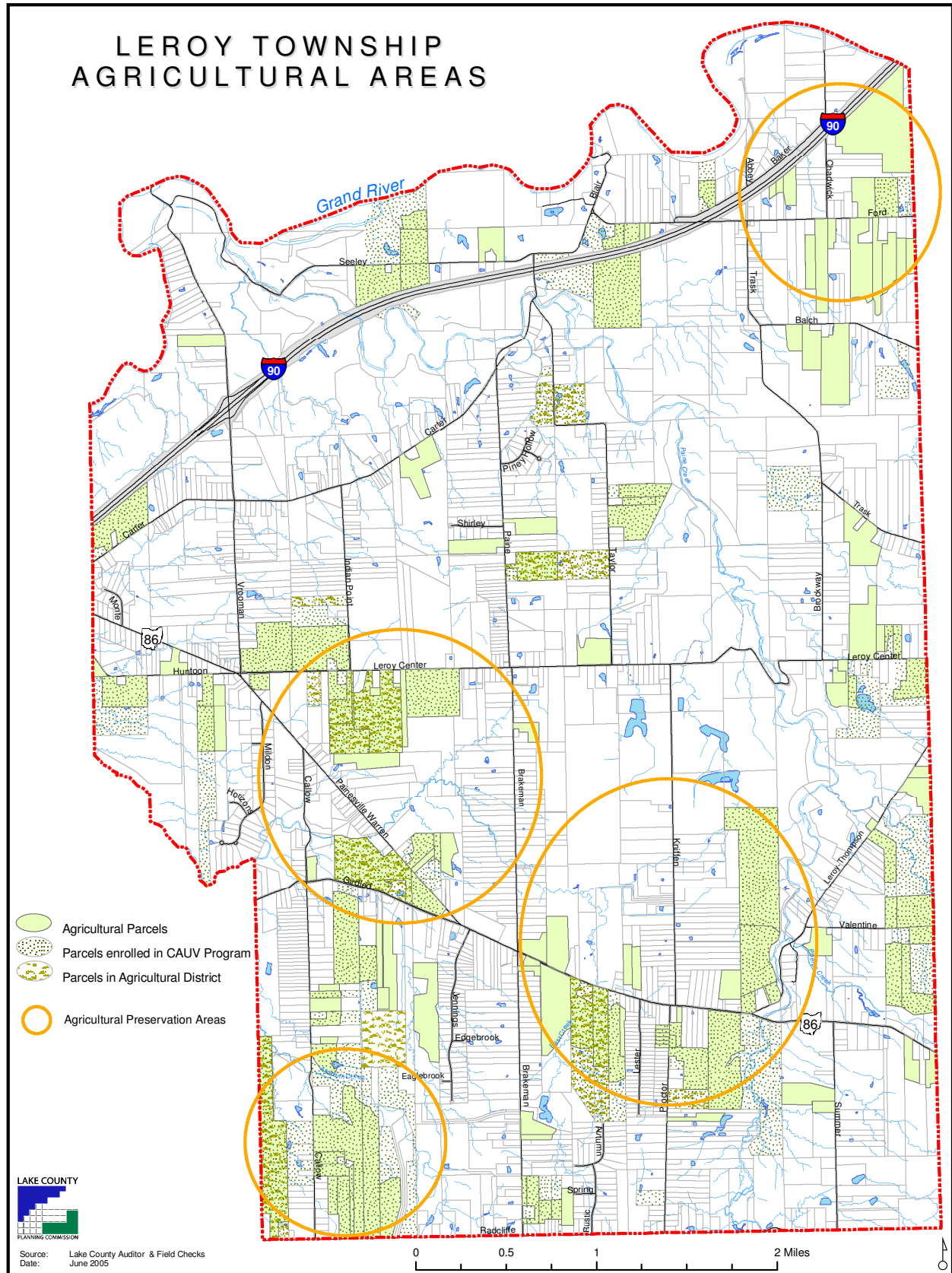
### **Right to farm**

A farmer in Medina County got a ticket for disturbing the peace after a neighbor complained that he was out in the fields too late. A homeowner in Preble County threatened to file a lawsuit because a neighbor's tractor kept him from hearing his television. Neighbors sued a farmer in Summit County for using a device that keeps birds out of fields by mimicking the sound of shotgun blasts. The lawsuit was dropped.

Ohio has a Right to Farm Act that in most cases protects farmers from nuisance suits over externalities caused by normal farming operations; sound, smell, traffic, dust, vibration, and chemical use. Right to Farm legislation does not protect those who operate negligently or illegally.

### **Grand River Valley American Viticultural Area**

Leroy Township is located in an area known as the Grand River Valley American Viticultural Area. The Grand River Valley's contours promote effective circulation of warmer air, reducing the threat of frost and extending the growing season. The valley is similar to Mosel, Bordeaux and Sonoma Valleys where the valley's climate is moderated by thermal effects of a large body of water, in this case, Lake Erie. The soils and contours also help control the grapes from absorbing an overabundance of water that could dilute the flavor and sugar of the grapes. There are twenty-two wineries in the Grand River Valley, four of which are in neighboring Madison Townships. These wineries promote tourism to the area and are an economic driver.



## 4.9 Traditional town center at Five Points Roundabout

Small as it is, the Five Points Roundabout is the commercial heart of Leroy Township. The roundabout was created by ODOT and reconfigured a five point intersection south of I-90. The area of the township includes two restaurants, a gas stations, and a neighborhood convenience store.

The 1984 Leroy Township Amendment to the Lake County Comprehensive Plan called for an “activity center” in the Five Points area, stating that it “has the most potential for increased growth. Not only is it the best location within a regional context, but increased business, civic and residential activity (there) would do much to reinforce community identity, strengthen the tax base, and preserve open land.”



The 2005 Lake County Comprehensive Plan encourages the development of new mixed-use urban or traditional town centers in existing centers such as Five Points, to reinforce and preserve the identity and character of an area, and provide an alternative to large lot development that would otherwise line rural roads.

## 4.10 Youth Camps

For fifty years, Leroy Township was home to Cedar Hills Camp, a church summer camp run by the Episcopal Diocese of Ohio, and Camp Lejnar, a Girl Scout Camp operated by the Girl Scout Lake Erie Council. Both non-profits and their volunteers invested time and money into the facilities of the camps and they were enjoyed by the youth for many years. But, because of changes in society, the camps were not utilized to their fullest capacity.

Girl Scouts of Lake Erie Council was merged into Girl Scouts of Northeast Ohio and that organization sold the camp in 2013 and the buildings were split off and sold in 2015. The Episcopal Diocese sold Camp Cedar Hills in 2015. The facilities that exist are commercial grade facilities that are located in residentially zoned land. The former use of youth camp is not a permitted use and the use has been discontinued for more than two years.

## 4.11 Goals and policies

Each primary paragraph (in **bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal. Some goals and policies related to land use are found in other elements. The Comprehensive Plan map will also display suggested land use/zoning patterns.

### **LU-1 Leroy Township will use up-to-date, effective land use planning tools.**

- LU-1-p1 Write and adopt a new zoning resolution, to implement the goals and objectives of the 2005 Leroy Township comprehensive plan and Lake County Comprehensive Plan.
- LU-1-p2 Review the Comprehensive Plan and zoning resolution annually, to keep ahead of emerging land use trends in the region.

### **LU-2 Residential development outside of the town center will retain its semi-rural character.**

- LU-2-p1 Outside of the town center at Five Points, permit residential development only if it is of a form or scale that does not require urban-level facilities or services.
- LU-2-p2 Consider common access drives for residential development, to reduce the amount of driveways along roads.



LU-2-p3 Implement architectural design requirements for residences that may be located in a future town center district, which would be administered by a residential architectural review board pursuant to State law.

LU-2-p4 Enforce zoning requirements that prohibit disruptive home occupations, such as retail uses, construction vehicle and heavy equipment storage, vehicle repair and body work, and contractor yards.

**LU-3 Commercial and retail districts will be attractive, inviting, convenient, and respectful of the rural character of the township.**

LU-3-p1 Establish a commercial district oriented in a cluster at the I-90/Vrooman Road exit, and at a traditional town center at Five Points.

LU-3-p2 Expand the expansion of the small commercial node on Painesville-Warren Road.

LU-3-p3 Remove commercial zoning on properties fronting Painesville Warren Road between Mildon Drive and Callow Road, to prevent the creation of a strip commercial district in the Five Points area.

LU-3-p4 Establish a maximum percentage of vehicle-related and mechanical commercial uses to be permitted in the commercial district, based on road frontage (excluding I-90) and acreage for the entire district, to discourage the creation of a commercial district dominated by such uses. The County will work with the Township to draft and adopt regulations that will permit such uses while preventing their negative impacts and agglomeration in any one area.

LU-3-p5 Prohibit truck stops and travel plazas in commercial zones.

LU-3-p6 Prevent the creation of strip-oriented commercial districts, or the incremental expansion of commercial districts into strips. Should the Vrooman Road/I-90 interchange begin to develop, establish Carter Road as the southernmost limit of commercial development.

LU-3-p7 Implement strict sign design requirements in the zoning resolution. Prohibit the use of animated, oversized, and/or high-rise signs, even for traveler-related uses.

LU-3-p8 Implement architectural design requirements for commercial uses in the zoning resolution, which would be administered by the Town Commission during the development review process.

LU-3-p9 Implement strict site planning, landscaping, buffer yard, access management and lighting requirements for commercial uses, so the I-90 corridor maintains its forested appearance, and the township retains its





rural character.

**LU-4 Limited industrial development is needed to diversify the tax base of Leroy Township, but must be located and sited in a manner that protects the character and tranquility of rural residential and agricultural areas.**

LU-4-p1 Site industrial uses in planned industrial parks.

LU-4-p2 Implement architectural design requirements for industrial uses in the zoning resolution, which would be administered by the Town Commission during the development review process. Prohibit low-end pre-engineered structures for industrial uses.

**LU-5 Protection of agricultural uses is needed to retain the low-density rural character of Leroy Township, provide open space, and maintain some diversity of the tax base.**

LU-5-p1 Permit agri-tourism related businesses, such as bed and breakfast inns, tours, commercial hay rides, pick your own (PYO) operations, corn mazes and the like as accessory uses to working agricultural uses, to allow such uses to remain economically viable in the face of exurban development.

LU-5-p2 Encourage the participation of agricultural trade association members in town planning activities and boards.

LU-5-p3 Encourage property owners to participate in Forest Tax and CAUV programs.

LU-5-p4 Consider the agricultural potential and value of certain soils when evaluating plans for large-scale development.

LU-5-p5 Consider impacts on existing agricultural operations as criteria for development approval, and require mitigation for any detrimental impacts. This includes considering the impact to the drainage pattern and water supply on existing agricultural operations and fallow agricultural land.

LU-5-p7 Explore the possibility of expansion of wineries into Leroy Township

**LU-6 Any development in the Five Points area should take the form of a traditional rural town center, and be based on traditional neighborhood design principles.**

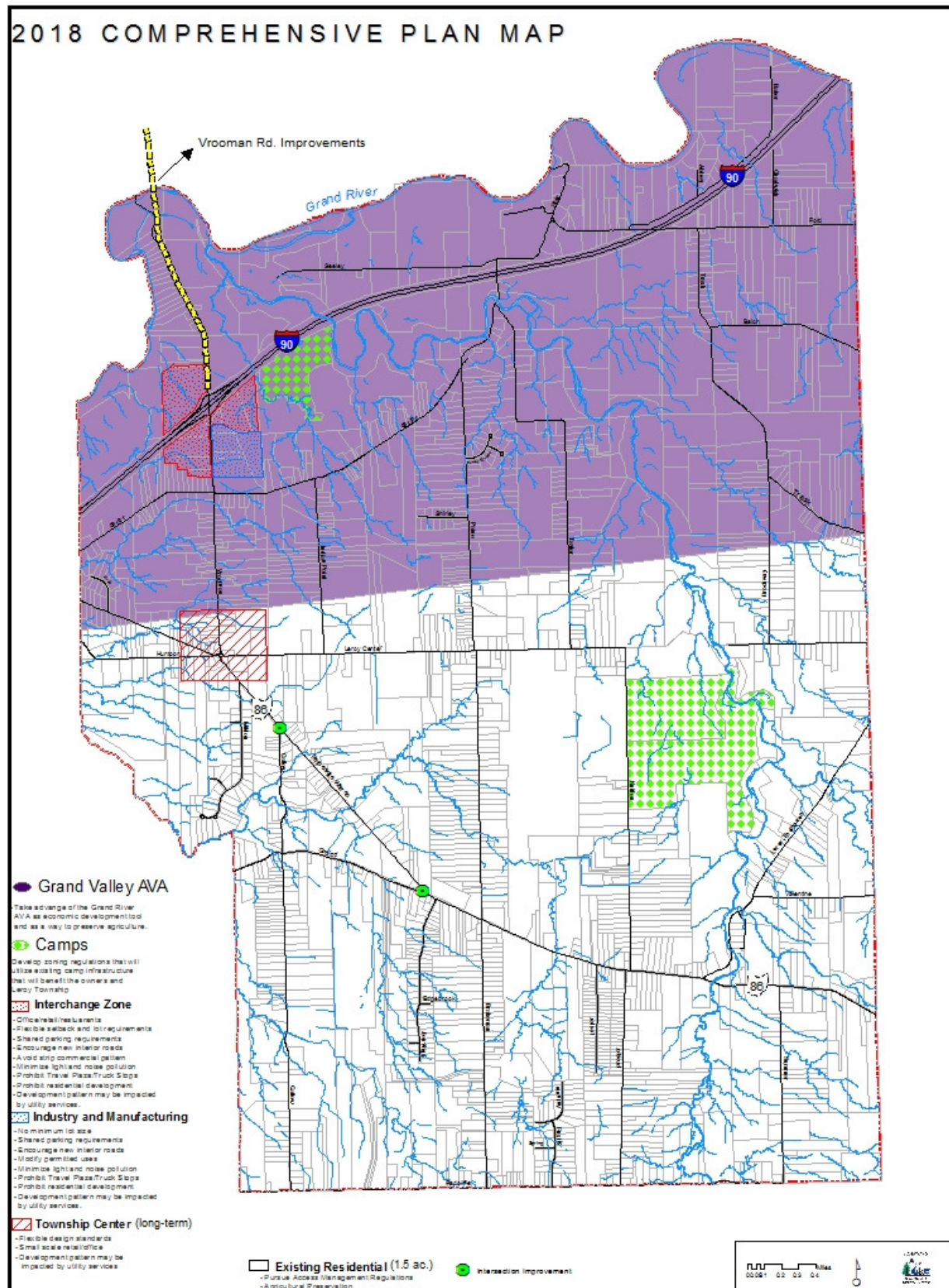
LU-6-p1 Restrict traditional town center-related development to a distance of roughly 2,000' (or a ten minute walk) from Five Points.

LU-6-p2 Prohibit traditional strip residential development or new vehicle-oriented commercial development in the town center area.

LU-6-p3 Place parks and public space in the town center area where they will front streets and create vibrant, safe gathering areas; not behind houses where they serve as virtual extensions of private rear yards.

**LU-7 Utilize the existing old camp facilities to their highest and best use.**

LU-7-p1 Create language in the zoning code that will utilize the camp facilities into new uses that will benefit the Township, the owners and the public.







# 5 Transportation

## 5.1 Introduction

With the exception of road paving, beginning in the 1930s, the construction of Interstate 90 in the 1950s, and the construction of the Five Points Roundabout, the transportation network in Leroy Township has changed little throughout the last few decades. It appears that transportation is not a critical issue in Leroy Township, as there is very little traffic, but Leroy Township still faces challenges regarding transportation.

Through traffic on collector roads, increased traffic on roads leading to the Vrooman Road and

Interstate 90 exit, as well as the lack of bicycle and pedestrian accommodation, can diminish the potential quality of life for Township residents. A scattered, low-density population results in more roads that are spread amongst fewer houses, with property owners facing a larger tax burden for road maintenance, as compared to urban and suburban areas. With little commercial development, residents face longer vehicle trips for commuting and daily errands. Leroy Township is not alone, as many other exurban communities are facing these issues.

Transportation infrastructure is relatively expensive, especially for an exurban area with a small tax base, and it has major impacts on how residents live. It both influences and is influenced by land development. Future transportation plans must consider a diverse range of users, including residents of all ages and abilities, business commuters, visitors, commercial traffic and those traveling by foot or bicycle.

An effective transportation plan should not be measured by how it will potentially decrease travel times or increase traffic speed, but rather how it will shape future development, improve the quality of life for residents, and preserve the unique and rural character of the Township. In addition to the potential impacts of a transportation plan within the Township, transportation plans must consider how roads in the community function as part of the regional and cohesive transportation network, and how traffic from the community affects other cities and townships. The Transportation element will evaluate existing conditions, identify challenges, and present goals and policies that address current and future mobility issues in the Township.





## 5.2 Roads

As stated elsewhere in the plan, a relatively large quantity of roads is required to serve the scattered population in Leroy Township. Excluding I-90, there are 54.6 miles of road in the Township, or about 94.43 feet of road for each of the 3,053 residents. By comparison, in neighboring Concord Township, 117.27 miles, or 36.06 feet of road per resident, serves a population of 18,178 residents. In Painesville Township, 88.6 miles of public road surface, or about 27.72 feet of road per resident, serves the 16,874 residents inhabiting Painesville Township.

Leroy Township is the second lowest in the amount of local roads. Perry Township has three miles less than Leroy Township. The Township has good maintenance percentage. They are only maintaining 37.5% of the roads while the County Engineer is maintaining 44.2% and ODOT is maintaining 18.3% of the roads. Major subdivision activity is currently not accruing in present time, the amount of local roads will not be increasing in the near future.

Leroy Township does not have the commercial and industrial tax base that would help offset the cost of road maintenance to the same extent as other communities. Thus, Township residents bear a heavier tax burden to maintain their roads, compared to homeowners in other communities.

Road Type	Local Mileage	County Mileage	State Mileage	Federal Mileage
Concord Twp.	63.1	33.3	14.48	6.39
<b>Leroy Twp.</b>	<b>22.12</b>	<b>26.11</b>	<b>5.58</b>	<b>5.24</b>
Madison Twp.	52.03	50.59	10.01	9.74
Painesville Twp.	48.63	19.83	13.95	6.6
Perry Twp.	19.83	22.37	5.03	5.22

There are several non-standard intersections in Leroy Township that make vehicle travel unsafe. The intersections of Callow Road and Painesville Warren Road and Girdled Road and Painesville Warren Road are two examples. Callow Road and Girdled Road do not intersection Painesville Warren Road at 90 degrees. This makes it difficult to enter on Painesville Warren safely.



## Traffic counts

<b>Road</b>	<b>Segment</b>	<b>Direction</b>	<b>Traffic volume 1972</b>	<b>Traffic volume 2009</b>	<b>%Δ 1972-2009</b>
Painesville Warren Road	Concord Township line and Five Points	east/west	4040	2880	-0.29
Painesville Warren Road	Five Points and Brakeman Road	east/west	2760	7880	1.86
Painesville Warren Road	Brakeman Road and Geauga County line	east/west	1240	4330	1.94
Carter Road	Concord Township line and Vrooman Road	east/west	290	837	1.89
Carter Road	Vrooman Road and Paine Road	east/west	580	1472	1.54
Ford Road	Blair Road and Trask Road	east/west	370	1042	1.82
Ford Road	Trask Road and Madison Township line	east/west	320	623	0.95
Balch Road	Trask Road and Madison Township line	east/west	110	221	1.01
Huntoon Road	Concord Township line and Five Points	east/west	170	239	0.41
Leroy Center Road	Five Points and Brakeman Road	east/west	420	1136	1.7
Leroy Center Road	Brakeman Road and Kniffen Road	east/west	180	676	2.76
Leroy Center Road	Brockway Road and Geauga County line	east/west	93	1,491*	15
Girdled Road	Concord Township line and Painesville Warren Road	east/west	380	1654	3.35
Vrooman Road	Perry Township line and I-90	north/south	1770	5359	2.03
Vrooman Road	I-90 and Roundabout	north/south	1730	5619	2.25
Blair Road	River Road (Perry Twp) and Ford Road	north/south	490	882	0.8
Blair Road	Ford Road and Seeley Road	north/south	390	1272	2.26
Paine Road	Blair Road/Taylor Road and Carter Road	north/south	410	1247	2.04
Paine Road	Carter Road and Leroy Center Road	north/south	250	493	0.97
Brakeman Road	Leroy Center Road and Painesville Warren Road	north/south	280	640	1.29
Brakeman Road	Painesville-Warren Road and Radcliffe Road	north/south	510	739	0.45
Kniffen Road	Leroy Center Road and Painesville Warren Road	north/south	250	205	-0.18
Trask Road	Ford Road and Balch Road	north/south	200	591	1.96
Trask Road	Balch Road and Brockway Road	north/south	80	376	3.7
Trask Road	Brockway Road and Geauga County line	north/south	90	102	0.13
Brockway Road	Trask Road and Leroy Center Road	north/south	90	223	1.48
Leroy-Thompson Road	Gauga County line and Painesville Warren Road	north/south	510	820	0.61
(NOACA, 2009)					

The amount of traffic present on most street segments in Leroy Township increased at a greater percentage than the Township population. According to traffic counts from 2009, Painesville Warren Road, between 5-Points and Brakeman Road, is the busiest section of road in the Township. In 1972, this section of road carried 2,760 vehicles per day. In 2009, the daily traffic count increased to 7,880 vehicles per day, equating to a 186.00% increase. Another Township road that experiences relatively large quantities of traffic is Vrooman Road. Vrooman Road connects to Painesville Warren Road, which carries an increasing amount of traffic into Geauga County. Leroy Center Road, which distributes traffic along north-south roads, experienced significant residential development throughout the last few decades, as well as Carter Road, which carries traffic westward to growing residential subdivisions in Concord Township.

In addition to population growth, several factors have contributed to the increase of traffic in the Township throughout the last few decades. Changing lifestyles through the years have resulted in increased vehicle traffic, among them two-income families, children who have access to automobiles, and increased recreational activities (sports leagues, extracurricular activities) for children. These trends also affect adjacent communities, resulting in increased through traffic in Leroy Township. As exurban areas continue to experience growth, it is predicted that traffic will increase in Leroy Township and surrounding communities.

### ***Vrooman Road Bridge***

The Vrooman Road crossing over the Grand River has a significant effect on the residents of Leroy Township. As of August 2015, the Vrooman Road Bridge is under construction, but construction has stopped because of legal and environmental issues. No time table has been given for completion. The project is necessary to replace the aging bridge, enhance public safety with better intersection geometry, more effectively align the bridge for travel in snowy and/or icy conditions, and the eliminate flood hazards. Bridge improvements are likely to provide much safer and quicker access to surrounding communities.

South from SR 84 (Riverside Drive/South Ridge Road) in Perry Township, Vrooman Road descends down the side of a ravine into the Grand River valley. Prior to the beginning of construction, a very tight turn led the road over a deteriorating two-lane bridge, the former Vrooman Road Bridge. This bridge was often closed to the public due to flooding or maintenance issues. The road makes another sharp, almost 90-degree turn to the left before rising out of the valley. The former Vrooman Road crossing over the Grand River was closed to truck traffic, provided little room to accelerate before ascents and was unable to handle heavy loads. The construction of the new crossing is expected to alleviate these issues.

The 1960 Lake County Comprehensive Plan proposed realigning Vrooman Road, following Lane Road south from Perry Township across a new high-level bridge spanning the Grand River valley, connecting to Vrooman Road. The concept of a high-level bridge was reintroduced in the 1984 Township Plan, although a proposed route was not mentioned. In 2004, the Lake County Engineering Department again began to investigate replacement of the Vrooman Road crossing. The favored route involved the construction of a high level bridge, which is currently being implemented. The impacts of this project will be realized upon completion of the bridge.

## 5.3 Access Management

Access management is the planning, design and implementation of land use and transportation strategies that control the flow of traffic between the road and surrounding land, as well as the control of driveways and access points between streets and private property. Access management is a critical issue facing Leroy Township.

When access management is poor, there are increased conflict points, which are areas where vehicle travel routes cross paths. A large amount of conflict points results in an unpredictable traffic pattern, lower traffic speeds, and an increased potential for accidents. The investment the public has made in roadways, and their careful design, is degraded.

Conflict points should be minimized and spaced as far apart as possible. Separation of conflict points provides more time and space for drivers to react to unexpected events. Conflict points and other poor access features also increase speed differential, which is the speed of the fastest traffic on a road versus the speed of the slowest traffic entering a road, between through traffic and turning traffic.

Greater speed differential results in more rear end collisions. According to the Ohio-Kentucky-Indiana Regional Council of Governments, 50% to 60% of all vehicle accidents are access-related.

Leroy Township has no access management policy or requirements. In many communities, access management is a problem because there are individual driveways for each business, with many having multiple driveways. In Leroy Township, the problem is worse, as most businesses do not even have defined driveways or curb cuts. There is no separation of the street and private property and business parking lots touch the street along the entire property frontage.

The continuous curb cuts, as such access is called by traffic engineers, result in an infinite amount of vehicle conflict points. Continuous curb cuts create a very unsafe pedestrian environment, because vehicles can cross a pedestrian path anywhere. Continuous curb cuts make it difficult for a driver to spot the correct entrance to a business. They also increase stormwater runoff, eliminate any visual buffer between the street and a building, and present an unkempt and makeshift appearance of a commercial district.

Leroy Township can adopt commercial access management requirements by an amendment to its Zoning Regulation, working in conjunction with the Lake County Engineer. A barrier to implementation, though, may be resistance from businesses who feel controlled access creates a perception of more difficult access among their customers. Studies performed by many state transportation departments have concluded strong access management policies do not hurt local businesses.

### *Common Driveways and Private Streets*

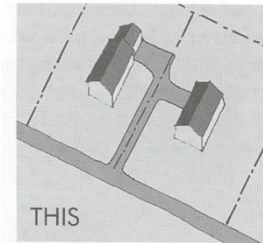
Access management issues are also a concern in



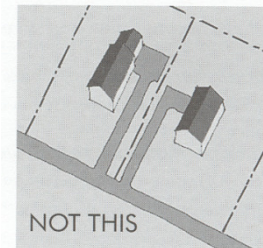


residential areas. Houses on lots fronting on long collector roads usually have their own driveways. The minimum road frontage for a residential lot in the township is 60'. If lots were created at the maximum permitted density and minimum permitted frontage, driveways could, in theory, be more common along the Township's collector roads than in more built-up suburban areas.

The proliferation of driveways results from the land division pattern in the township; small lots fronting on collector roads are split off from larger lots. Over time, this development pattern results in a row of houses and driveways along a road, behind which is the large undeveloped portion of the original lot, or "bowling alley" lots where the house and any outbuildings are close to the road, and the rear left unused. Lots are usually subdivided in this pattern to avoid a more formal subdivision review process, and save money by using existing roads to access lots.



Encouraging common driveways for residential uses can reduce the number of access points on collector roads and arterials. It can also protect the rural character of developing areas by making development further from a main road possible, thus reducing visual impact on the streetscape. This also has the effect of making building sites more private. Lots can be platted with more flexibly, and "bowling alley" lots can be avoided, resulting in larger side yards and increased spacing between houses.



A common drive can either be permanent access easements or tracts dedicated for use as private roads. Ohio state law gives developers the right to build private streets. State law does not prohibit access easements. Covenants address maintenance of shared driveways, including grading, plowing, patching and so on, along with fees. Common driveways can also be used with commercial and industrial uses, to reduce the number of access points along a road and lower pavement maintenance and plowing costs.

## 5.4 Pedestrian and Bicycle Accommodation

A 1906 United States Geological Survey map of Leroy Township shows a network of roads that is almost identical to today's network. However, 100 years ago Leroy Township residents navigated their roads by foot, horse, or cart, not motorized vehicles. Today, there is no accommodation of pedestrians or bicycles in the Township transportation network, likely due to the low density of population and housing.

### *Rural Roads*

Pedestrians walking on rural roads without sidewalks may occasionally have to step off the paved surface to let traffic pass. With higher vehicle volumes, a pedestrian could spend more time off the road than on pavement. Since drainage ditches and soft shoulders are unsuitable for safe, comfortable walking, pedestrian travel is discouraged on rural roads.

A road profile designed with some pedestrian accommodation, with a wider shoulder and bicycle markings, should be considered when a rural road is reconstructed. A wider shoulder would maintain the rural character of the streetscape, while still providing a maintained, paved area for pedestrians and bicycles.

### *Bicycle Trails*

There is only one marked bicycle route in Leroy Township. A portion of the American Youth Hostel (AYH) cycle route crosses the Township on Carter Road, Paine Road and Ford Road. The AYH trail is part of a national trail system. The AYH cycle route is meant for intermediate riders who are comfortable riding on rural roads and can handle hills. A road profile designed to accommodate pedestrians, with a somewhat wider shoulder, may also accommodate bicycle traffic.

## 5.5 Public Transportation

Laketran, the public transit agency serving Lake County, operates a Dial-a-Ride service. The service offers door-to-door, assisted transportation for all Lake County residents, including those in Leroy Township. Dial-a-Ride picks up users at their homes, and drops them off at work, medical appointments or any other destination in Lake County. It also provides transportation to medical appointments at Euclid Hospital, Euclid Medical Park, Richmond Mt. Sinai East, University Hospitals and Cleveland Clinic in Cuyahoga County.

Dial-a-Ride is not intended for regular commuters, but rather for senior citizens and those who are physically challenged. It can be used as temporary transportation for those whose vehicles have broken down.

Leroy Township is not served by a fixed bus line. The Laketran Transit Plan shows no plans to extend fixed route bus lines into the Township. The low population density and scattered development makes fixed route public transit service impractical and very costly. Buses that could serve Leroy Township would find heavier use along an existing fixed route bus line, or a new route in a more urbanized part of the Laketran service area.

## **Transportation**

### **TR-1 The transportation network should continue to reflect the rural character of Leroy Township and be improved only in a way that does not threaten that character.**

TR-1-01 Continue the gradual improvement of roads in the Township. Improvements to Township collector and local roads should be performed to benefit Township residents.

### **TR-2 An access management policy will be implemented.**

TR-2-01 Collaborate with the Lake County Engineer and the Ohio Department of Transportation to institute access management policies for commercial and industrial land uses. Requirements should include prohibition of continuous curb cuts, spacing of curb cuts along a road and from intersections, limiting number of curb cuts on a road based on lot width and use intensity, limiting driveway width, reducing conflicts between pedestrians and access drives, required shared driveways where feasible, requiring connections between parking lots on adjacent properties, internal access to outparcels, and eventual retrofitting and elimination of continuous and nonconforming curb cuts.

TR-2-02 Collaborate with the other townships in Lake County and the County Engineer to create and implement an access management policy or regulations.

### **TR-3 Limited public transportation will remain an option for Township residents.**

TR-3-01 Promote Dial-A-Ride as a transportation option for senior citizens and the mobility-impaired.

### **TR-4 Make the road network safer in Leroy Township**

TR-4-01 Redesign the intersections of Girdled Road and Painesville Warren Road and Callow Road and Painesville Warren Road to eliminate the odd intersections. The Lake County Subdivision Regulations could be utilized to move roads if adjacent property is subdivided.



## 6 Housing

### 6.1 Introduction

As of 2013, the United States Census Bureau estimates the population of Leroy Township at 3,053 residents, distributed amongst 1,212 housing units. Most housing units in the Township are large, single-family houses, located on large lots that were formerly occupied by farmland and woodland. With large lot sizes required by the Leroy Township Zoning Resolution, as well as rising real estate values, Leroy Township is likely a “move-up community” for some residents. Some



homeowners move from smaller houses in suburban and urban areas to Leroy Township. It may be predicted that many young adults who grew up in Leroy Township will be unable to afford to return and buy a house. Additionally, senior citizens on fixed incomes may have difficulty maintaining big houses on large lots. Some residents search for smaller houses that require less maintenance, and leave Leroy Township. To maintain a community with a variety of age groups, it is necessary to ensure adequate and affordable housing opportunities are provided for residents of all socioeconomic backgrounds.

The Housing element discusses the existing conditions and the factors that affect the housing market in the Township. Discussion of the housing market centers on the major variables affecting housing demand, including: the existing housing stock, household size, household income, housing costs and housing preferences.

The data presented in this section is primarily from the United States Census Bureau, and consists of figures for Leroy Township, as well as nearby communities. When analyzing the housing within the Township, it is useful to reference the Demographics element for additional insight on these matters.

## 6.2 Housing Inventory

As of 2013, Leroy Township has approximately 1,212 housing units, according to data from the United States Census Bureau. From 1970 to 2013, the quantity of housing units increased by 718 units, equating to a 145.34% increase. The 1970s and the 2000s were the most active decades, as housing units increased by 63.6% and 24.72% respectively. While the increase in housing units is significant for the Township, it represents only a very small percentage of the units added in Lake County during the same time period.

Table 6.1 Housing Units: 1970 to 2013 Leroy Township			
	Housing units	Δ from previous decade	%Δ from previous decade
1970	494	(x)	(x)
1980	808	314	63.56%
1990	886	78	9.65%
2000	1,105	219	24.72%
2010	1,259	154	13.94%
2013	1,212	-47	-3.73%
(United States Census Bureau, 1970-2013)			

The Township continues to exhibit comparatively low density for population and housing unit concentration. The 1984 Leroy Township Comprehensive Plan notes “the Township contains over 11% of the total land in Lake County, yet accounts for slightly more than 1% (2,505 residents) of the population, providing the lowest density (99 persons per square mile) in the County.” The low density development pattern remains relatively unchanged, with an overall population density of 128.1 persons per square mile (49.4 persons per square kilometer), compared with 235 persons per square mile (90.7 persons per square kilometer) in Lake County.

As of 2013, the 91.88% owner occupancy rate in the Township is comparable to that of Concord Township, at 91.87% and significantly higher than that of the County and other neighboring communities. The owner occupancy rate is 74.96% in Lake County, 73.11% in Madison Township and 77.47% in Painesville Township. The proportion of owner-occupied units has remained consistent over the last few decades.

Table 6.2 Tenure of Occupied Housing Units: 1970 to 2013 Leroy Township					
	Occupied Units	Owner-occupied		Renter-occupied	
		#	%	#	%
1970	465	421	90.54%	29	6.24%
1980	762	684	89.76%	46	6.04%
1990	847	809	95.51%	39	4.60%
2000	1,079	1,025	95.00%	26	2.41%
2010	1,235	1,200	97.17%	35	2.83%
2013	1,194	1,097	91.88%	97	8.12%
(United States Census Bureau, 1970-2013)					

Leroy Township has experienced occupancy rates greater than 93% since the 1970 Census. As of 2013, the vacancy rate in the Township is only 1.49%, compared with 7.08% for Lake County. The vacancy rate is 8.77% in Madison Township, 6.18% in Painesville Township, and 5.50% in Concord Township. Vacant units primarily consist of units that are sold and not occupied, for rent or for sale.





<b>Table 6.3</b>			
<b>Vacant Units: 2013</b>			
<b>Leroy Township and Nearby Communities</b>			
	<b># of total units</b>	<b># of vacant units</b>	<b>% of units</b>
<b>Leroy Township</b>	1,212	18	1.49%
<b>Concord Township</b>	7,368	405	5.50%
<b>Madison Township</b>	7,925	695	8.77%
<b>Perry Township</b>	3,524	256	7.26%
<b>Painesville Township</b>	8,719	539	6.18%
<b>Lake County</b>	101,218	7,170	7.08%
(United States Census Bureau, 2013)			
*Data for Perry Village contains Perry Village and North Perry Village.			
*Data for Painesville Township includes Grand River Village and Fairport Harbor Village.			

## 6.3 Housing Trends

Most new houses in Leroy Township are built outside of subdivision developments and are located on individually created lots resulting from the gradual outparceling of former farms and woodlots. Unlike a subdivision, houses built on such sites are usually not “spec homes” built in anticipation of prospective buyers. They are typically custom built by small, locally owned independent homebuilders.

<b>Table 6.4</b>				
<b>Year Structure Built: 2000 to 2013</b>				
<b>Leroy Township</b>				
	<b>2000</b>		<b>2013</b>	
	<b># of units</b>	<b>%</b>	<b># of units</b>	<b>%</b>
≤1939	186	16.83%	133	10.97%
1940 to 1949	46	4.16%	34	2.81%
1950 to 1959	138	12.49%	68	5.61%
1960 to 1969	68	6.15%	77	6.35%
1970 to 1979	291	26.33%	382	31.52%
1980 to 1989	84	7.60%	80	6.60%
1990 to 1999	292	26.43%	307	25.33%
2000 to 2009	(x)	(x)	123	10.15%
≥2010	(x)	(x)	8	0.66%
Total housing units	1105	(x)	1212	(x)
(United States Census Bureau, 2000-2013)				



The demand for the size, type and density of housing in Leroy Township remains consistent to what was experienced and reported in the 1990s. In the 2000 Census, 60.36% of the homes were less than thirty years old. As of 2013, approximately 42.08% are less than thirty years old.

Table 6.5 reflects a continued demand to move into available housing units in Leroy Township. In 2000, 49.03% of residents moved into their houses from 1990 to 1999, and in 2013, 42.72% moved into their houses in 2000 or after.

<b>Table 6.5 Year Householder Moved into Unit Leroy Township</b>				
<b>Year</b>	<b>2000</b>		<b>2013</b>	
	<b># of units</b>	<b>%</b>	<b># of units</b>	<b>%</b>
≤1969	104	9.64%	42	3.52%
1970 to 1979	219	20.30%	209	17.50%
1980 to 1989	227	21.04%	105	8.79%
1990 to 1999	529	49.03%	328	27.47%
2000 to 2009	(x)	(x)	428	35.85%
≥2010	(x)	(x)	82	6.87%
Total occupied housing units	1,079	(x)	1,194	(x)
(United States Census Bureau, 2000-2013)				

<b>Table 6.6 Units in Structure: 2013</b>		
	<b># of units</b>	<b>%</b>
<b>1 unit, detached</b>	1,194	98.51%
<b>1 unit, attached</b>	18	1.49%
<b>2 units</b>	0	0.00%
<b>3 or 4 units</b>	0	0.00%
<b>5 to 9 units</b>	0	0.00%
<b>10 to 19 units</b>	0	0.00%
<b>≥20 units</b>	0	0.00%
<b>Mobile home</b>	0	0.00%
<b>Boat, RV, van, etc.</b>	0	0.00%
<b>Total housing units</b>	1,212	(x)
(United States Census Bureau, 2013)		

Single-family residences dominate the housing market in Leroy Township. 98.51% of all housing units in the Township are single-family houses, while 1.49% of units are attached dwellings.

Tables 6.7 and 6.8 reflect the slightly increasing house size in the Township. In 1990, 80.37% of houses in the Township had six rooms or more. In 2000, this figure rose to 80.90% and in 2013, this figure increased to 81.61%.

In 2000, 2010 and 2013, three-bedroom houses were most prevalent. In 2010, they represented 65.37% of the market, compared with 56.29% in the previous decade. As of 2013, the quantity of three-bedroom houses has decreased, in comparison to previous years, but is still most prevalent. The quantity of houses with four bedrooms increased over the last few decades. In 2000, 27.42% of houses had four bedrooms, while 30.28% of houses have four bedrooms, as of 2013.



<b>Table 6.7</b> <b>Number of Rooms per Unit: 1990 to 2013</b> <b>Leroy Township</b>								
	1990		2000		2010		2013	
	# of units	%	# of units	%	# of units	%	# of units	%
1 room	6	0.68%	0	0.00%	0	0.00%	23	1.90%
2 rooms	3	0.34%	19	1.72%	8	0.64%	0	0.00%
3 rooms	9	1.02%	17	1.54%	0	0.00%	0	0.00%
4 rooms	28	3.16%	23	2.08%	42	3.34%	45	3.71%
5 rooms	128	14.45%	152	13.76%	216	17.16%	156	12.87%
6 rooms	187	21.11%	226	20.45%	365	28.99%	165	13.61%
7 rooms	229	25.85%	248	22.44%	204	16.20%	276	22.77%
8 rooms	178	20.09%	209	18.91%	235	18.67%	295	24.34%
9 rooms	118	13.32%	211	19.10%	189	15.01%	252	20.79%
Total housing units	886	(x)	1,105	(x)	1,259	(x)	1212	(x)
(United States Census Bureau, 1990 to 2013)								

<b>Table 6.8</b> <b>Number of Bedrooms per Unit: 2000 to 2013</b> <b>Leroy Township</b>					
	2000		2013		2000 to 2013
	# of units	%	# of units	%	
No bedrooms	0	0.00%	23	1.90%	0.00%
1 bedroom	36	3.26%	0	0.00%	-44.44%
2 bedrooms	81	7.33%	88	7.26%	40.74%
3 bedrooms	622	56.29%	679	56.02%	32.32%
4 bedrooms	303	27.42%	367	30.28%	-15.18%
≥5 bedrooms	63	5.70%	55	4.54%	-28.57%
Total housing units	1,105	(x)	1,212	(x)	(x)
(United States Census Bureau, 2000-2013)					

The presence of certain desired amenities also increases demand for housing in a community. As of 2013, 32.50% of houses were heated with gas supplied from a central utility in 2010, compared to 27.99% in 2000. The quantity and proportion of houses heated by fuel oil, coal or LP gas has remained relatively stable. Solar heating is nonexistent according to data from the United States Census Bureau.

As of 2013, all houses within the Township have complete kitchen and plumbing facilities.

As stated throughout the Plan, the lack of available public water and sewer may have a limiting effect on development, but encourages development on large lots by those drawn to the rural environment of the Township.



Table 6.9 Heating Fuel Used: 2000 to 2013 Leroy Township						
	2000		2010		2013	
	# of units	%	# of units	%	# of units	%
Utility gas	302	27.99%	461	37.33%	388	32.50%
Bottled, tank, or LP gas	140	12.97%	117	9.47%	144	12.06%
Electricity	239	22.15%	297	24.05%	367	30.74%
Fuel oil, kerosene, etc.	319	29.56%	281	22.75%	184	15.41%
Coal or coke	0	0.00%	8	0.65%	13	1.09%
Wood	54	5.00%	71	5.75%	79	6.62%
Solar energy	0	0.00%	0	0.00%	0	0.00%
Other fuel	17	1.58%	0	0.00%	19	1.59%
No fuel used	8	0.74%	0	0.00%	0	0.00%
Total occupied housing units	1079	(x)	1235	(x)	1194	(x)
(United States Census Bureau, 2000 to 2013)						

## 6.4 The Homeowner Experience

The proportion of households in Leroy Township that own their own residence rose from 1970 to 2010, from 90.54% to 97.17%. In 2010, 97.17% of units were owner occupied, but in 2013 this number decreased to 91.88%. The initial increase could be attributed to the decrease in mortgage interest rates from 1990 to 2010, but the recent decrease may be a result of the lasting effects of the subprime mortgage crisis of 2007 and recession or differences in data collection for each year.

### *Housing Values*

Leroy Township and all surrounding communities experienced an increase in the median value of housing from 2000 to 2013. The highest increase, in comparison to adjacent communities within Lake County, was experienced by Leroy Township, with an increase of \$165,000 to \$215,000, or 30.30%. The lowest increase occurred in Madison Township, as median home values increased from \$125,300 to \$129,400, which equates to a 3.27% increase. From 2010 to 2013, Leroy Township and surrounding communities all experienced a decrease in the median value of housing, except for Leroy Township. Madison Township experienced the largest decrease, from \$142,800 to \$129,400, which equates to a 9.38% decrease. The smallest decrease occurred in Concord Township, from \$230,700 to \$224,900, a 2.51% decrease. The median value of housing units increased from \$200,000 to \$215,000 in Leroy Township, which equates to a 7.50% increase.





<b>Table 6.10</b> <b>Median Value for Owner-Occupied Housing Units: 2000 to 2013</b> <b>Leroy Township and Nearby Communities</b>					
	<b>2000</b>	<b>2010</b>	<b>2013</b>	<b>%Δ 2000 to 2013</b>	<b>%Δ 2010 to 2013</b>
Leroy Township	\$165,000	\$200,000	\$215,000	30.30%	7.50%
Concord Township	\$179,600	\$230,700	\$224,900	25.22%	-2.51%
Madison Township	\$125,300	\$142,800	\$129,400	3.27%	-9.38%
Perry Township	\$144,100	\$180,100	\$169,400	17.56%	-5.94%
Lake County	\$127,900	\$152,600	\$149,200	16.65%	-2.23%
(United States Census Bureau, 2000 to 2013)					

The value of owner-occupied housing for Lake County is lower in comparison to Leroy Township. As of 2013, the Township has a higher percentage of units valued over \$200,000 in comparison to Lake County, as 57.06% of all housing units within the Township are valued at \$200,000 or above, while the same is only true for 28.08% of the housing units in Lake County.

<b>Table 6.11</b> <b>Value for Owner-Occupied Housing Units: 2000 to 2013</b> <b>Leroy Township and Lake County</b>								
	<b>Leroy Township</b>				<b>Lake County</b>			
	<b>2000</b>		<b>2013</b>		<b>2000</b>		<b>2013</b>	
	<b># of units</b>	<b>% of units</b>	<b># of units</b>	<b>% of units</b>	<b># of units</b>	<b>% of units</b>	<b># of units</b>	<b>% of units</b>
<\$50,000	0	0.00%	19	1.73%	649	1.03%	3,229	4.58%
\$50,000 - \$99,999	90	11.41%	17	1.55%	15,276	24.13%	9,610	13.63%
\$100,000 to \$149,999	229	29.02%	196	17.87%	25,833	40.80%	21,911	31.08%
\$150,000 to \$199,999	253	32.07%	239	21.79%	11,918	18.82%	15,954	22.63%
\$200,000 to \$299,999	217	27.50%	442	40.29%	7,290	11.51%	13,684	19.41%
\$300,000 to \$499,999	0	0.00%	137	12.49%	1,943	3.07%	4,900	6.95%
\$500,000 to \$999,999	0	0.00%	47	4.28%	372	0.59%	1,043	1.48%
≥1,000,000	0	0.00%	0	0.00%	33	0.05%	166	0.24%
<b>Total Units</b>	789	(x)	1,097	(x)	63,314	(x)	70,497	(x)
*Data from 2000 includes specified owner-occupied units (United States Census Bureau, 2000-2013)								

The range of values for owner-occupied housing units in Leroy Township shifted from 27.50% being over \$200,000 in 2000, to 57.06% in 2013. U.S. Census data from 2013 indicates that the quantity of housing valued below \$100,000 has continued to decrease from 11.41% in 2000 to 3.28% in 2013.

### ***Homeowner Costs***

In Leroy Township, 65.63% of units have a mortgage, contract to purchase, or similar debt. 24.70% have either a second mortgage or home equity loan, 2.01% have both a second mortgage and home equity loan, and 34.37% of units do not have a mortgage.

Table 6.12 Mortgage Status: 2013 Leroy Township		
	# of units	% of units
<b>With a mortgage, contract to purchase, or similar debt</b>	<b>720</b>	<b>65.63%</b>
With either a second mortgage or home equity loan, but not both	271	24.70%
<i>Second mortgage only</i>	62	5.65%
<i>Home equity loan only</i>	209	19.05%
Both second mortgage and home equity loan	22	2.01%
No second mortgage and no home equity loan	427	38.92%
<b>Housing units without a mortgage</b>	<b>377</b>	<b>34.37%</b>
<b>Total occupied units</b>	<b>1,097</b>	<b>(x)</b>
(United States Census Bureau, 2013)		

As of 2013, 46.53% of homeowners with a mortgage are paying less than 20% of the household income monthly, 23.61% are paying 20% to 29%, and 29.86% are paying over 30%.

Table 6.13								
Mortgage Status by Selected Monthly Owner Costs: 2000-2013								
Leroy Township								
Percentage of household income	2000				2013			
	Units with mortgage	%	Units without mortgage	%	Units with mortgage	%	Units without mortgage	%
<20%	225	36.23%	132	78.57%	335	46.53%	229	60.74%
20-29%	275	44.28%	15	8.93%	170	23.61%	84	22.28%
≥30%	121	19.48%	11	6.55%	215	29.86%	64	16.98%
Not computed	0	0.00%	10	5.95%	0	0.00%	0	0.00%
Total housing units	621	(x)	168	(x)	720	(x)	377	(x)
(United States Census Bureau, 2000-2013)								



<b>Table 6.14</b> <b>Household Income by Selected Monthly Owner Costs as a Percentage of Household Income: 2000-2013</b> <b>Leroy Township</b>								
Percentage of household income	Less than \$20,000		\$20,000 to \$34,999		\$35,000 to \$49,999		\$50,000 and up	
	hh	% of hh	hh	% of hh	hh	% of hh	hh	% of hh
<b>2000</b>								
<30%	10	1.27%	28	3.55%	87	11.03%	522	66.16%
≥30%	39	4.94%	31	3.93%	17	2.15%	45	5.70%
Not computed	10	1.27%	0	0.00%	0	0.00%	0	0.00%
Total	59	(x)	59	(x)	104	(x)	567	(x)
<b>2010</b>								
<30%	13	1.08%	26	2.17%	52	4.33%	716	59.67%
≥30%	35	2.92%	163	13.58%	42	3.50%	153	12.75%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	48	(x)	189	(x)	94	(x)	869	(x)
<b>2013</b>								
<30%	9	0.82%	77	7.02%	63	5.74%	669	60.98%
≥30%	78	7.11%	78	7.11%	38	3.46%	85	7.75%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	87	(x)	155	(x)	101	(x)	754	(x)
(United States Census Bureau, 2000-2013)								

## 6.5 The Renter Experience

There are no apartment buildings in Leroy Township, and two-family residences are rare. The plan does not inventory housing units that are illegal under the Township Zoning Resolution, such as accessory units in converted freestanding garages, or recreational vehicles parked in a driveway and occupied year round. Census data and statistics may consider housing units that are otherwise considered illegal.

Renter households in Leroy tend to be low income as defined by HUD, with over a third of them (35%) experiencing cost burden. The data also reflects that most of the renter households live in housing built before 1960, and pay a median rent of \$1,125 a month. In 1990, of the 28 renter households in the Township, all of them paid extra for one or more utilities. In 2000, there were 42 such renter households, of whom only 19 paid toward their utility use and 23 paid nothing toward it; possibly the same 23 who paid no cash rent.



Table 6.15										
HUD Housing Affordability: 2007-2011										
Leroy Township										
Household income level	Renter households					Owner households				
	Total units	Cost burdened		Severely cost burdened		Total units	Cost burdened		Severely cost burdened	
		hh	% of HIL group	hh	% of HIL group		hh	% of HIL group	hh	% of HIL group
0% to 30% AMI	14	0	0.00%	4	29.00%	23	0	0.00%	8	35.00%
<30% to ≤50% AMI	0	0	0.00%	0	0.00%	57	8	14.00%	35	61.00%
>50% to ≤80% AMI	26	10	38.00%	0	0.00%	86	40	47.00%	8	14.00%
0% to 80% AMI	40	10	25.00%	4	10.00%	166	48	29.00%	51	31.00%
>80% AMI	8	0	0.00%	0	0.00%	837	58	7.00%	0	0.00%
AMI = annual median income HIL – household income level										
(United States Department of Housing and Urban Development, 2007-2011)										

The median rent in 2010 was \$1,125, 31.6% higher than the 2000 median rent of \$855. The increasing size of houses in the township (Table 6.7 and 6.8), along with the sharp rise in real estate prices during the late 1990s, can account for much of this increase.

Table 6.17				
Gross Rent: 2000 to 2013				
Leroy Township				
	2000		2013	
	# of units	% of units	# of units	% of units
With cash rent	19	45.24%	64	65.98%
<\$500	0	0.00%	10	10.31%
\$500 to \$549	0	0.00%	0	0.00%
\$550 to \$599	0	0.00%	0	0.00%
\$600 to \$649	0	0.00%	0	0.00%
\$650 to \$699	4	9.52%	37	38.14%
\$700 to \$749	0	0.00%	0	0.00%
\$750 to \$999	10	23.81%	8	8.25%
≥\$1,000	5	11.90%	9	9.28%
No cash rent	23	54.76%	33	34.02%
Total units	42	(x)	97	(x)
Median Gross Rent	\$855		\$680	
(United States Census Bureau, 2000-2013)				

Accessory dwelling units are illegal according to the Township Zoning Resolution. However, they can provide some affordable housing, while at the same time subsidizing a mortgage payment for the homeowner. The major barrier to permitting accessory housing units is the lack of sewer service in the township. The space needed for a drain field is increased when there are





two dwelling units feeding it. Smaller lots may not be able to accommodate a drain field for two dwelling units.

Accessory dwelling units, designed and sited in such a way that they do not compromise the single-family appearance of a house or lot should be considered in the Five Points Roundabout area, if the area becomes sewerred and develops as a traditional town center. The elderly can live close to their adult children in an accessory dwelling unit, or the rent from a unit can contribute to mortgage payments, allowing homebuyers to buy larger houses than they normally could afford.

In communities that permit accessory dwelling units, the following standards usually apply.

- Only one accessory dwelling unit is allowed on a lot. It cannot be subdivided from the property.
- An accessory dwelling unit must be designed so that the appearance of the primary or host building on the site remains that of a single family dwelling.
- Accessory dwelling unit must be small; a maximum size of 40% of the primary or host dwelling unit or 700-800 square feet (65-75 square meters) maximum, whatever is smaller, with no more than one or two bedrooms.
- Accessory dwelling units cannot be located in basements or attics.
- One additional off street parking space is required. The occupant of an accessory dwelling unit should be able to park their vehicle where it would not interfere with parking for the occupant of the primary dwelling unit.
- Accessory dwelling units cannot be mobile homes or recreational vehicles.
- The lot size cannot be nonconforming; it must conform to minimum lot size requirements in the underlying zoning district. Permitting accessory dwelling units on a nonconforming lot exacerbates the nonconformity.

Some communities limit occupancy of accessory dwelling units to blood relatives.

## **6.6 Affordable Housing**

Leroy Township has no public housing. The infrastructure needed to support public housing and the needs of those living there, both physical (utilities, fixed route public transportation) and social (public agencies, nearby employment, retail and personal services), are not available in or near the Township.

There are 1,003 homeownership households in Leroy Township, of which 166 (16.5%) are low income. Of the low-income owner households in the township, 60% are “cost burdened,” spending more than 30% of their income on housing.

The cost of maintaining a large house on a large lot – heating, electricity, mowing and landscaping, snow clearing and exterior maintenance – is a burden to seniors who want to “age in place,” staying in their homes through their golden years. According to statistics from the 2010 Census, only 12% of Leroy Township residents are 65 years of age or older, compared to



16.1% for Lake County and 12% for the Cleveland PMSA. Permitting a wider variety of housing options, and the presence of convenient medical and retail services, must be made available to keep Leroy Township attractive and affordable to aging residents.

## **6.7 Architectural Control**

In 2004, state law was amended, allowing townships to use architectural review boards to review and approve the architectural design of new residential structures. Most new houses in Leroy are custom built by small builders or developer, and there have been no recorded complaints about the appearance of new houses in Leroy Township. Architectural styles are varied, ranging from log homes and contemporary interpretations of traditional architectural styles to opulent, multi-gabled “McMansions.”

In resident surveys, there were no comments regarding residential architectural style. However, it is a small but integral element to creating and maintaining a distinct community identity. Township leaders should consider whether some contemporary residential architectural styles are appropriate and/or desired, and implement an architectural review board to ensure that the design of new houses respects and reinforces the rural character of the community.

### **HS-1 The Township will continue to move forward in its effort to improve the aging housing stock and properties impacted by foreclosure.**

HS-1-01 Evaluate abandoned houses to determine a course of action for either rehabilitation or demolition.

HS-1-02 Use government and non-profit housing improvement programs to extend the lifespan and increase the value of housing units by addressing functional obsolescence, as well as basic structural, exterior, climate control and energy efficiency issues.

HS-1-03 Continue to provide the tools, personnel and support needed to aggressively enforce land use regulations, including but not limited to: property maintenance, home occupations, outdoor storage, junk vehicles, use of accessory structures or recreational vehicles as housing and visible evidence of obsessive hoarding.

HS-1-04 Conduct frequent but random code enforcement sweeps. Conduct regular field surveys to find violations that have the potential of growing into larger problems, such as junked vehicles and outdoor storage.

# 7 Public Facilities

## 7.1 Introduction

Leroy Township, like many exurban and rural communities with a small population, does not have the same level of amenities as more densely populated urban and suburban areas. Surveys of residents have revealed that there is little dissatisfaction with public facilities in the township; schools, parks, and other municipal facilities. As the population grows, though, existing public facilities may become stretched. There is room for improvement, without sacrificing the rural character and independent spirit of the township.

The intent of the Public Facilities element of the Comprehensive Plan is to ensure that schools, parks, public safety facilities, community centers, and other government-provided amenities continue to meet, if not exceed, the needs of township residents and visitors, contribute positively to enhancing the overall quality of life, and preserve the rural character of the township.

*Please note this is not a capital improvement plan. A capital improvement plan is a budgetary document that links the programming of capital projects, such as public facilities, to the planning goals found in this document.*

## 7.2 Schools

Leroy Township is included in the Riverside Local School District.

Leroy Elementary School is the only public school in Leroy Township. The school, built in 1926 and expanded in 1952 and 1994, is located on a 14 acre (6 hectare) site at 13613 Painesville Warren Road. Along with the school building, the site includes a playground, athletic fields, and a school bus parking area. About half the site is vacant. 242 students are enrolled in kindergarten through 5<sup>th</sup> grade;

The Riverside School District has decided to close Leroy School, along with Hadden, Madison Avenue and Hale Road Elementary Schools. The four schools will be combined into two new Elementary Schools, one located on the Madison Avenue School site and the other located on Concord Hambden Road in Concord Township. No plans have been given to what will happen to the Leroy School site.



Leroy Elementary School (LCPC)

After 5<sup>th</sup> grade, public school students in Leroy Township are bussed to LaMuth Middle School in Concord Township, John R. Williams Junior High for 8 grade and Riverside High School in Painesville Township.

## 7.3 Parks and public open space

### Lake County Metroparks

Five parks owned and managed by Lake Metroparks occupy 1,735 acres (395 hectares) in Leroy Township. Metroparks land is mostly undeveloped, although all provide basic amenities such as picnic and parking areas. There are only 4.47 miles (3.78 kilometers) of improved and marked hiking trail among all the Metroparks land, excluding the abandoned portion of Leroy Center Road across the Paine Creek valley in Hell Hollow.

Most of Girdled Road Reservation is in Concord Township, but an 82.46 acre (19 hectare) portion of the 932 acre (260 hectare) park is in Leroy Township. The main entrance to Girdled Road Reservation is in Concord Township. Mason's Landing is also split between Perry Township and Leroy Township. 41.36 Acres is in Leroy Township.



**Table 7.1**  
**Parks and public open space**  
**Leroy Township**

<i>Park name</i>	<i>Size (acres)</i>	<i>Size (hectares)</i>	<i>Amenities</i>	<i>Comments</i>
Hell Hollow Wilderness Area	838	248	Picnic area, picnic shelters, drinking water, restrooms, hiking trails, playground, ball/game fields	Lake Metroparks; group camping by permit
Indian Point Park	408	106	Picnic area, drinking water, restrooms, hiking trails, fishing	Lake Metroparks
Mason's Landing Park (Perry Twp adjacent)	41.36 (133)	54	Picnic area, restrooms, fishing	Lake Metroparks
Paine Falls Park	337	23	Picnic area, picnic shelter, restrooms, hiking trails	Lake Metroparks
Girdled Road Reservation (straddles into Concord Twp)	82.46 (932)	19	Picnic area, picnic shelter, restrooms, hiking trails, playground, cross-country ski area, fishing	Lake Metroparks
Hidden Lake	111	8	Fishing, camping	Lake Metroparks
Leroy Township Park	21	8	Playgrounds, ball fields, picnic shelters	Township park

(Lake Metroparks, Leroy Township, field observation)

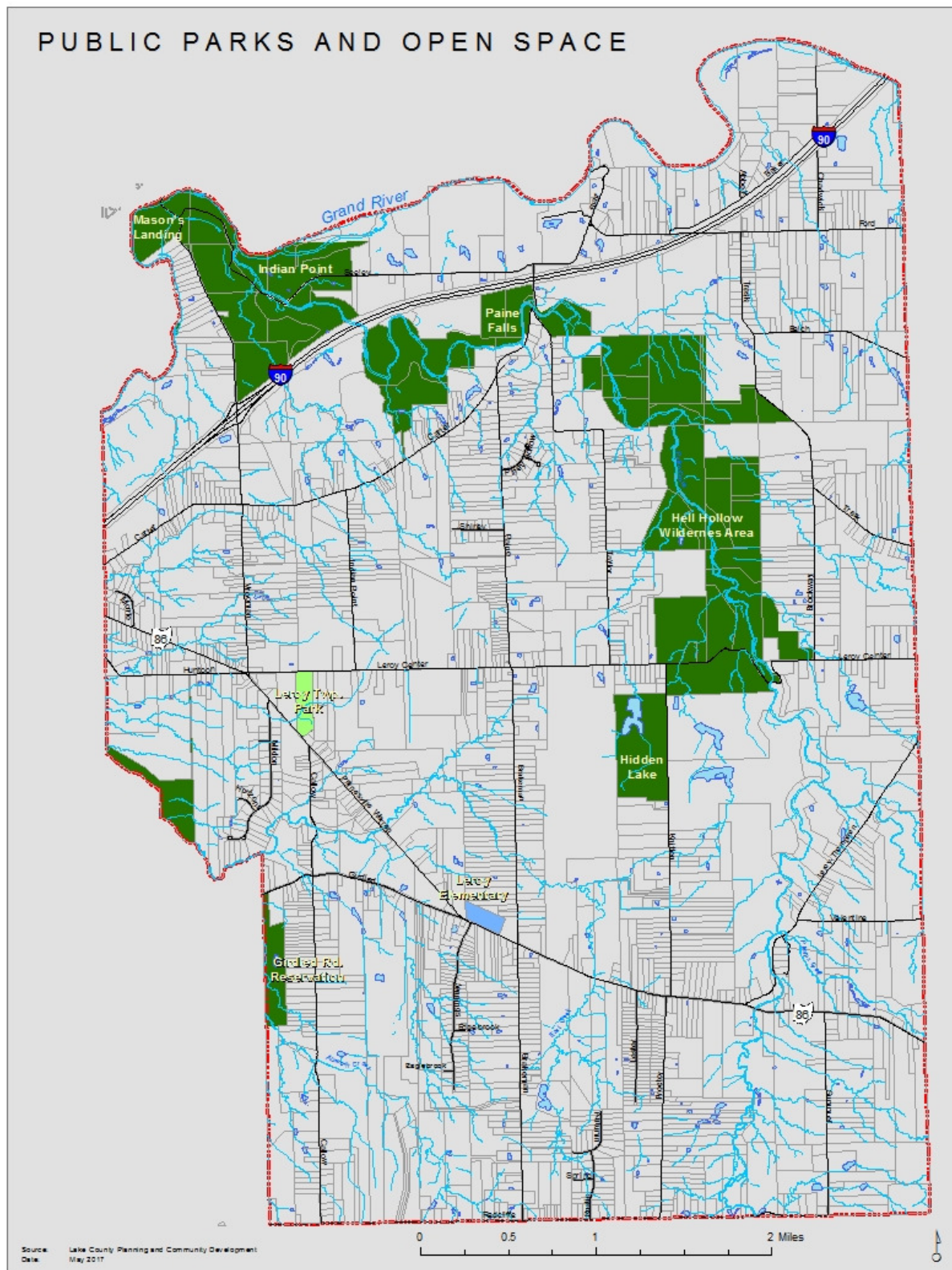
### Township owned/operated parks

Leroy Township Park is on a 21 acre (8 hectare) site east of Five Points, between Leroy Center Road and Painesville-Warren Road. The park, designed for active recreation rather than as a passive space, includes a large playground, picnic shelters, and six baseball diamonds that are used by the Leroy Softball League. There is sufficient land and great potential for expanding the level of active recreational amenities at the park, such as adding a football field, soccer field, community garden, and/or dog park.

### Future parks

In a community like Leroy Township, where the population is relatively low and widely scattered, small neighborhood parks are not practical – especially when you consider that many residents live on lots that are much larger than a typical neighborhood park in greater Cleveland. A small “town commons” with a gazebo, however, could form the centerpiece of a traditional town center, as in Painesville and Chagrin Falls. Lake Metroparks will continue to add to their holdings and create larger regional parks.









Leroy Township Park (LPCQ)

The 1984 Township Comprehensive Plan raised concerns that expanding parkland in the township would decrease the tax base. Parks make up about 6.4% of all land in the township. Any expansion would be onto land zoned for low density residential use, which is assessed and taxed at a much lower rate than land zoned for commercial or industrial use. The relatively large amount of parkland and its impact on tax rolls is offset by the relatively small amount of other land uses not subject to taxes, such as churches and large government-owned facilities

The trail systems of the various Metroparks should be expanded, but only where it would not harm sensitive natural areas or archaeological sites, or intrude on the privacy of nearby residents. Views of the Paine Creek Valley from the abandoned portion of Leroy Center Road in Hell Hollow are

spectacular, and a “Hell Hollow Trail” on the former roadbed would provide a significant amenity to the community.

Some Leroy Township residents expressed the desire for a snowmobile trail network in a citizen survey. Snowmobile trails are discussed in the Transportation element.

## 7.4 Public safety

### Fire Department

The Leroy Township Fire Department operates out of a station on Leroy Center Road, east of the Five Points Roundabout area in Leroy Township Park. Although it is technically a volunteer fire department, it employs both full-time and part-time firefighters to provide 24-hour protection to its residents. It is also the EMS provider for the township. The annual budget of the Fire Department is generated from three dedicated fire levies.

The presence and quality of the fire department, along with its low response times, was often cited when residents were polled about strengths or improvements to the township in recent years.



Leroy Township Fire Department (LPCQ)

### Police protection

There is no police station in Leroy Township. The township is patrolled by the Lake County Sheriff's Department, based in downtown Painesville, with local calls dispatched from the Emergency Operations Center in Kirtland.

If town officials decide that a substation or full-time police department is necessary, land in Leroy Township Park next to the Fire Department, should be considered as the favored location. This would create a unified, centrally-located public safety complex.

## 7.5 Township government

The small Town Hall sits on a three acre (1.2 hectare) site at the northwest corner of Leroy Center Road and Paine Road. The Town Hall site also includes garages and a large maintenance yard that dominates the site.

Many of the comments gathered during neighborhood meetings expressed a need for better facilities at Town Hall; bathrooms, community meeting rooms, paved parking, and upgraded landscaping. Such improvements, along with future relocation and screening of utilitarian buildings and functions on the site, are recommended.

Leroy Township also owns three cemeteries. Three cemeteries – Williams, Brakeman and Northeast – are still active. Paine Hollow is the original township cemetery, where many founding residents of Leroy Township are buried. The last burial at Paine Hollow Cemetery was in 1872.

## 7.6 Community and senior citizen centers

Leroy Township does not have a formal community or senior citizen center, but does have a “senior center” at the Leroy Township Fire Department station. The room also serves as a general community meeting room. The senior room was built with the assistance of Community Development Block Grant (CDBG) funds

Considering the small, scattered population, and its low median age, there is little demand for a freestanding, dedicated senior citizen center in Leroy Township. Aside from classrooms, facilities at Leroy Elementary School probably could not serve double duty as a community center; security issues are more of a concern at elementary schools, and amenities suitable for grown-ups such as weight training equipment aren't available.





## 7.7 Goals and policies

Each primary paragraph (**in bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal.

**PF-1      Parkland and dedicated open space will continue to serve the recreational needs of residents and visitors, protect irreplaceable natural resources, and preserve the rural character of the township.**

PF-1-P1      Create a traditional town square at Five Points if a town center is developed, to serve as a focal point and commons for the township.

PF-1-P2      Seek opportunities to acquire land for expansion of township property for the benefit of its residents.

PF-1-P3      Diversify the recreational amenities at Leroy Township Park.

PF-1-P4      Consider opportunities for incorporating accessible open space and trails.

**PF-2      Urban-quality public safety facilities and services should continue to be offered.**

PF-2-P1      Expand the network of fire ponds and other water reserves in areas without water service.

**PF-3      Town government facilities will be improved.**

PF-3-P1      Improve landscaping, parking and access management at the existing Town Hall facility.

## 8 Utilities

### 8.1 Introduction

The size and dispersed population of Leroy Township make it a challenge to provide the same level of utility services as that enjoyed by more heavily populated townships and municipalities in the Cleveland area.

Section 2.3 of this plan, which describes some of the challenges that face Leroy Township, discusses the lack of sewer and water service in Leroy Township. The extension of sewer and water services into a growing exurban area will spawn residential and commercial development. Sewer and water service, and the lack thereof, acts as an unofficial growth control mechanism. Without sewer and water service, the land can only support limited uses: agriculture, low density residential development, and commercial uses that generate little or no wastewater.

The intent of the Utilities element of the Comprehensive Plan is to use urban-level utilities, or the lack of them, to shape the built environment and protect the township's rural character, while still allowing it to prosper.

*Please note this is not a capital improvement plan. A capital improvement plan is a budgetary document that links the programming of capital projects, such as public utilities, to the planning goals found in this document.*

### 8.2 Sewer and water service

With one exception, Leroy Township does not have central sewer or water service.

The 1984 plan did not establish any goals or policies for sewer and water service, except to state that "the possibility of extending water service is being researched," and that establishment and expansion of sewer and water service would probably not be widespread. The 1984 plan spelled out possible routes for water lines, east from Painesville Township under Carter Road or Painesville-Warren Road, but noted that such an extension may not be economically feasible. The findings of the research mentioned in the 1984 plan are unknown.

#### Water service

All residences and businesses in Leroy Township get their water supply from individual wells or tanker truck shipments. The closest water lines are in Concord Township, at the intersection of Concord-Hamden Road and Girdled Road, by the Concord Air Park, and on Painesville-Warren Road at the intersection of Rio Vista Court, by Helen Hazen Wyman Metropark.

These water lines are serviced by the City of Painesville. Leroy Township is considered part of the Lake County Utilities Water Service District. To extend these lines into Leroy, the Board of County Commissioners would need to amend the county water district boundaries, and the City of Painesville would have to redesign their system.

The most likely path for a future water line would be from South Ridge Road, across the Grand River Valley in the Vrooman Road area.

#### Sewer service

Most properties in Leroy Township, outside of Lester Drive, depend on on-site septic systems, or what the Lake County Health District refers to as "household sewage disposal systems" (HSDS), for wastewater disposal.

The Lake County Utilities Department Master Sewer Plan has included Leroy Township as part of the Heatherstone Sanitary Sewer District, but there are no plans to extend sanitary sewer into Leroy Township at this time. If sanitary sewer were to be extended, it would be extended from the sewer line runs along South Ridge Road, near the Vrooman Road intersection. Plans call for building a pump station at the bottom of the Grand River valley, and force main under the river to the existing gravity sewer at the intersection of Vrooman Road, Madison Avenue and South Ridge Road.

#### Sunshine Acres package plant



The Sunshine Acres #2 subdivision is the only development in Leroy to have sanitary sewer service. The subdivision is served by a package treatment plant, located at the intersection of Lester Drive and Painesville-Warren Road. The package plant, maintained by Lake County since 1968, was built in 1963 and upgraded in 1988. The small plant cannot be expanded to serve other development in the area. However, the development does not have public or communal water service; water is provided by individual wells on each lot.

### Implications of future sewer and water service

The unavailability of sewer and water service are the major barriers to development in Leroy Township.

The cost of building a public sewer and water system to serve the entire township would be prohibitively expensive, because homes and businesses are more scattered than in urban and suburban areas. Longer sewer and water lines would be needed to serve fewer customers than in other sewered areas of Lake County.

At the time this plan was written, sanitary sewer service cannot be expanded into Leroy Township because the closest treatment plant, Heatherstone, cannot be expanded. However, the Board of County Commissioners entered into an agreement with the City of Painesville to service the eastern half of Painesville Township. Currently, this area has limited sewer service provided by the Heatherstone facility. With the new agreement, areas that are serviced by Heatherstone will be switched to the City of Painesville facility. This may open up limited capacity for Leroy Township.

The availability of sewer and water service could make suburban-type residential development economically and environmentally feasible. However, conventional subdivisions, similar to what is found in Concord Township or Painesville Township, would harm Leroy's rural character, and the township would have only limited power to control it.

The lack of sewer and water service keeps the township's overall capacity for development low, and preserves the low-density rural and exurban residential character many residents find important. To maintain the desired character of the township, providing water service to serve residential consumers outside of the Five Points Roundabout area is not recommended, unless aquifers are drying much faster than they can be recharged. Likewise, sewer service is not recommended for residential customers outside of the Five Points Roundabout area.

However, not having sewer or water service could harm the township's commercial environment. Most retail and commercial uses desired by town residents, such as supermarkets and sit-down restaurants, create more wastewater than what can be handled by an on-site system. EPA regulations prohibit package plants that could otherwise serve limited commercial uses, because they would hurt the nearly pristine Grand River Wild and Scenic watershed.

Unsewered commercial districts in other rural and exurban communities are typically dominated by vehicle-related uses, such as auto and truck dealers, tire stores, gas stations, auto repair and body shops, and heavy equipment rental; and low-end commercial uses such as mini-storage facilities and contractor yards. Mechanical commercial uses generate little wastewater, so the lack of a sewer system is not a critical factor in their site selection. Mechanical commercial businesses tend to agglomerate in an area, which can discourage other types of businesses from considering a location there, and ultimately present a poor impression of the host community.

Vrooman Road is the primary gateway to Leroy Township. A concentration or strip of low-end commercial uses at the I-90 interchange and along the corridor south to Five Points Roundabout would hurt the character of the township, and be considered undesirable by most township residents. A commercial area dominated by small vehicle-related businesses and low-end commercial uses would not provide less property tax revenue than an area with a variety of retail uses and services. The lack of sewers also limits potential industrial uses – and the accompanying property tax revenue – to a few that generate little wastewater. There are two ways to limit the spread of low-end commercial development; restrict such uses in the zoning resolution, or extend sewer and water lines into the Township to serve commercial areas. Using zoning to limit such uses would probably be the “path of least resistance.”

### Does the township have a choice?

There are two ways that sewer service could be forced onto the township, against the desires of its leaders and residents.

A developer of a subdivision or any other type of development in the township may petition the Lake County Utilities Department to extend the boundaries of the county sewer district – and sewer and water service – into the township. The developer would pay for the sewer, with some costs reimbursed by collecting a fee from others who connect into the extended sewer and water line.



Leroy Township does not have the power to create a “sewerless” sewer district of its own. It is also powerless to prohibit a neighboring sewer district from extending its service boundaries into the township.

Also, the technology of sewage treatment is advancing rapidly. There may soon be small package plants that operate with no waste discharge. If such technology is approved by the EPA for use in the Grand River watershed, a developer could build a subdivision and equip it with its own sewer system. Again, the township would be powerless to stop it.

## 8.3 Electricity

CEI / First Energy provides electrical service to the entire township.

A major electrical substation is located in Leroy Center, east of Paine Road. Transmission lines from the CEI Perry Nuclear Power Plant run north-south through the center of the township.

Most electric utility lines in the township are above ground, strung on poles placed in the public right-of-way. Utility lines are buried in three newer subdivisions. The county subdivision regulations require underground utilities, but there is no burial requirement for the lot splits that comprise most land division activity in the township.

If commercial development occurs along the Vrooman Road corridor and Five Points roundabout area, the township should require burial of existing overhead utilities as a prerequisite for development.

Undergrounding existing utility lines is expensive; more so in low-density exurban communities. Nonetheless, the township should work towards a long-term goal of placing all utility lines underground. New electrical substations should be carefully placed, and well-designed and screened so they are visually unobtrusive.

CEI / First Energy has not announced any plans to provide broadband over power line (BPL) service in Leroy Township or Lake County.

## 8.4 Natural gas

Limited areas in Leroy Township receive natural gas. In parts of the township where gas is not available, residents depend on truck-delivered propane, electricity, and even fuel from on-site woodlots for heating and/or cooking. Electric heating is far more costly than natural gas.

The township is working with natural gas suppliers towards a goal of providing service throughout the entire township.

## 8.5 Telephone / DSL

Leroy Township is served by two telephone companies; AT&T in the 44077 Zip code, and Windstream in areas underlying the 44086 (Thompson) Zip code and 44057 (Madison) Zip Code. Windstream broadband Internet service is available in much of Leroy Township; service availability depends on proximity to central switching offices. AT&T has introduced U Verse to Leroy Township.

Telephone lines and electrical lines are above ground in most parts of the township, except in areas developed under the Lake County Subdivision Regulations. Those areas are required to have their utilities placed underground.

## 8.6 Cable television / cable broadband

Time Warner Cable provides cable television and high speed Internet access throughout Leroy Township. Cable lines are above ground in areas of the township where electrical lines are also overhead.

AT&T provides access to U Verse to their service area in Leroy Township. These areas include everything that is located in 44077 zip code. Areas in the 44086 zip code are serviced by Windstream Telephone Company.

## 8.7 Goals and policies

Each primary paragraph is a statement of a goal. The subparagraphs are policies for implementing the goal.



**UT-1 On-site septic and well systems will continue to provide sewer and water service for most of the township.**

UT-1-P1 Preserve rural character by discouraging new central sewer and water service in the township

**UT-2 The visual impact of wired utilities will be decreased.**

UT-2-P1 Encourage utility companies to work with property owners and lessees when siting utility facilities.

UT-2-P2 Require undergrounding of existing overhead utility lines when commercial development occurs on the site.

UT-2-P3 Work towards a long-term goal of undergrounding all wired utilities in the township.

# 9 Economic Development

## 9.1 Introduction

The economy of Leroy Township was once rooted in the mills and forges that lined its streams and rivers. After the middle of the 19<sup>th</sup> century, agriculture became the dominant force of the local economy. In recent years, with increased residential development, the role of agriculture has diminished.

Today, Leroy Township is a predominantly residential community, with only a very limited commercial tax base. Resident opinions are split regarding commercial and industrial development; some favoring it, because it will shorten long drives for daily errands; others opposing it because of the threat it could pose to the valued rural character of the community.

The Economic Development element identifies policies and strategies that will address the well being of Leroy Township – its communities, businesses and residents – in a local and regional economic context. It includes analysis of the local economy assessing its strengths and weaknesses in terms of the scope and character of the local employment base, the relationship between the local labor force and local opportunities for employment, and an assessment of current and future needs of the community.

The intent of the Economic Development element is to plan for increasing the town's employment and tax base and the diversity of retail services, while ensuring the rural character of the community is not irreparably harmed.

## 9.2 Economic influences

Excluding agricultural and equestrian operations and construction jobsites, the number of visible commercial enterprises in Leroy Township can literally be counted on two hands; two gas stations, a restaurant, a sub shop, a tavern, a convenience store, a sandstone quarry and a recording studio. There are also several empty store fronts and commercial buildings. Many residents conduct home occupations, but the exact number is unknown. Most Leroy Township residents of employable age do not work in the community, but rather commute to jobs elsewhere, usually in Lake County or eastern Cuyahoga County.

A survey conducted by the Lake County Planning Commission in 2015 found that aside from gasoline, most Leroy Township residents conduct day-to-day grocery shopping in Painesville and Chardon. Almost all clothing is purchased in Mentor. Durable goods are usually purchased in Mentor and Painesville. For medical, dental and most other services, Leroy Township residents usually look to Mentor and Painesville. However, township residents have no difficulty finding contractors in the community for construction services. (Appendix A-2)

The amount of retail leakage in Leroy Township – the difference between actual and potential retail sales in a community, or the amount of retail sales lost to other communities – is high, although the exact amount cannot be determined without a detailed retail study. There is no opportunity to counter retail leakage, because there are no local alternatives providing the goods and services township residents are seeking elsewhere.



Leroy Township has a very limited commercial base (LCPC)

According to a retail survey conducted by the Lake County Planning Commission in 2014, Leroy Township has about 15,000 square feet of retail space, an amount slightly larger than that of a new drugstore. 11,945 square feet is devoted to food service, food sales, and retail convenience products, or 3.83 square feet for every Leroy Township resident. By comparison, there is 18.31 square feet per resident for all of Lake County. Leroy has about one-fifth the amount of convenience retail space per resident, compared to the county as a whole. Leroy has no retail space devoted to durable goods – department stores, appliance stores, furniture stores and the like – while there is 19.44 square feet of such retail space per county resident.

Major barriers to retail, commercial and industrial development include the low number of “rooftops” or residents, the lack of sewer and water service, and the unavailability of appropriately zoned land. Being located on the fringe of the Cleveland metropolitan area makes Leroy a less-than-ideal location for general office uses. However, offices for professional uses that serve the local population and residents of surrounding townships – medical, dental and insurance, for instance – are feasible.

### 9.3 Desired businesses

The results of the Township survey conducted last year by the Planning Commission revealed that a majority of residents would like to see more small-scale day-to-day commercial uses in the township – grocery stores, restaurants, drug stores, and the like. About 66% of respondents said they would like to see small-scale commercial development around the I-90 Vrooman Road exit, with a recurring theme of sit-down (as opposed to fast-food) restaurants, grocery stores, and other commercial uses that are not related to motor vehicles.

Truck stops were only mentioned by a few that responded to the survey. A modern truck stop is an intensive use – tall lighting pylons, large obtrusive signs with animated message centers, broad expanses of impervious surface, diesel clatter and smoke, engine brakes, and heavy traffic – that would be the antithesis of the low-to-medium intensity uses favored by respondents, and contrary to the desire of most township residents to preserve a low-key rural atmosphere. Low-rise motels, if the sites and structures are thoughtfully designed, and high-rise signs are not used, may be compatible with the built environment desired by township residents.

Many respondents specifically mentioned that they want a Cracker Barrel or Bob Evans restaurant. The site selection criteria of Cracker Barrel, and many

*A sampling of responses from Township survey question #9: “Should the Interstate 90 and Vrooman Rd. interchange be developed? If so, what kind of development should be there?”*

- *Yes. It looks terrible now! ONE fast food restaurant, other high-end restaurants and maybe a hotel (nice one, with restrictions on what they could build – Western Reserve style).*
- *Yes. Normal development & restaurant services.*
- *No. If I wanted to live in Mentor, I'd move there. PLEASE STAY RURAL!!*
- *Yes. Services conducive to community...foods, drugstore, etc. I would like Leroy to be rural in quality and tone. Need a very smart zoning plan and some quality people to implement.*
- *Whatever happens, it should be well planned. No car dealers or automotive related business. Restaurants for highway travelers okay and maybe senior and assisted living because of sewer and water necessary for development.*
- *No. None. Over development has occurred in Mentor and Chardon and Painesville, west. It should be avoided. Development for the sake of developers is stupid.*
- *Yes. Better gas stations. Clean up Frary property. Restaurant items for travelers. This interchange could make income from travelers. Frary property is a mess and this is the first view of Leroy people get when they turn off of Route 90.*
- *Yes. Cracker Barrel.*
- *No. Unless you can get Cracker Barrel there!*
- *Yes. Light industrial; hotel/restaurant/retail stores, including grocery. Everyone wants a Cracker Barrel. Clean up Frary's old station, eyesore area – keep local restaurant & owner.*
- *The south side is a real eyesore. Whatever should go in should be planned so that it is blended with the environment and maintains the rural character of the township. No McDonalds. No car dealerships. Maintain a park-like setting if possible.*
- *No. Development will only increase traffic, demand more services and strain Township resources.*
- *Yes. Get rid of the dumpy building next to restaurant. Eye sore.*
- *Yes. Into something cleaned-up. Sometimes I feel embarrassed at the mess that's there. It looks like a big dump. The whole southwest corner should be bulldozed or be made to adhere to some kind of clean up. If there should be some development there, maybe a Bob Evans type of restaurant. No fast food.*
- *No. We really don't feel or see where it would be beneficial to Leroy. There's enough gas stations, restaurants at all the other interchanges now. Isn't it time that people start thinking of the negative, long-term development of every parcel of land, every interchange.*
- *Yes. Truck stop, 24 hour, towing and vehicle repair to aid travelers on I-90, motel so we can soak people with a bed tax, 24 hour White Castle Hamburger*
- *No. We moved to Leroy because we thought it was an agricultural area? I don't want development like this!*



similar restaurant chains, favors very visible locations near busy Interstate highway exits, where there is an established base of traveler-related services; gas stations, hotels, motels, other restaurants, and some retail development, in communities with lenient sign regulations. The lack of competition is not considered. A Leroy Township location for the Cracker Barrel chain is unlikely, considering that the Vrooman Road exit area doesn't meet the chain's site selection criteria, and that another location is a fifteen minute drive away, in Willoughby at the I-90/SOM Center Road exit.

The prospect of vehicle related uses, such as automobile dealers and heavy equipment rental, generally received a chilly response among residents.

Many residents mentioned the poor condition of the site housing a small restaurant at the southwest corner of the interchange. The site, which includes building with no endearing character, no landscaping, no access management, an unmaintained parking area, and an abandoned high-rise sign, provides a poor initial impression of the township at its most important gateway. The site would likely be redeveloped if water and sewer service were extended to the interchange area.

Day-to-day retail commercial uses serving the needs of residents would be ideally placed in a neotraditional town center at Five Points. The location is central and accessible, and has the advantage that most residents would not need to travel on the increasingly busy Vrooman Road corridor to access it.

Residents generally wanted to see industrial development kept to a minimum. Limited, light industrial development can be accommodated in the I-90/Vrooman Road interchange area with little impact on the rest of the community. Industrial development should be of high quality, and not a collection of pre-fabricated structures in a poorly planned industrial park.

### Cost of community services

Cost of community services studies are used to evaluate the economic contributions of open space, farmland, and residential and commercial development. These studies help communities evaluate the costs of different combinations of land uses, and balance goals such as maintaining affordable housing, creating jobs, and conserving land and resources.

Because Leroy Township has so little commercial use, it would be difficult to conduct an accurate cost of community service study. In studies conducted by other communities, the results almost always found that commercial and industrial development subsidizes the services used by residents. Houses don't pay for themselves; the cost of services consumed by a residential use is usually more than the property tax revenue it generates. Commercial, industrial and agricultural uses typically pay more in property taxes and various fees (permits, bed taxes, and so on) than the cost of services they use.

*A cost of community services study conducted by Cecil County, Maryland (October 2002, American Farmland Trust) found that for every dollar of revenue that residential development generated, about \$1.17 was required in public services. For every dollar of revenue that commercial and industrial development generated in the county, 34 cents was required in services. For every dollar that was generated by agricultural uses and open space, 66 cents was required for associated services.*

Without commercial and industrial development to subsidize services used by residents, the bulk of the tax burden is placed on residential taxpayers. Unless it is dominated almost entirely by high-end homes that pay for themselves in services, the tax burden faced by residents in a community with few commercial and industrial uses will be higher than in a community with a more diverse tax base.

As described in the Land Use element, limited commercial and industrial land use can be accommodated in Leroy Township without sacrificing the rural environment. In fact, some commercial development, if thoughtfully planned (for instance, a traditional town center, or a suburban-style shopping plaza built subject to very strict design requirements), may help to create a distinct "sense of place" that would differentiate it from surrounding exurban communities.

## 9.4 Agri-tourism for farmland preservation

Agri-tourism is a commercial enterprise at a working farm, conducted for the enjoyment of visitors while generating supplemental income for the owner. Agri-tourism opportunities include outdoors recreation (horseback riding, cross country skiing), direct sales (self-pick farms, farm stands), educational experiences (tours, historical exhibits), accommodations (bed and breakfast inns), and entertainment (corn mazes, hayrides, concerts).

Agri-tourism is a growing sector of the tourism trade. About 62.4 million Americans – nearly 30% of the U.S. population – visited a farm during a 12-month period in 2000-2001, according to the 2000 National Survey on Recreation and the Environment.

Several counties in California sponsor "farm trails," which are similar to wine routes. Farms along the trail offer tours, direct sales to the public, and occasionally lodging and dining. The California Agricultural Homestay Bill exempts farms and





ranching operations that offer overnight stays from the more stringent requirements of operating a commercial restaurant. To qualify for overnight stays, the farms and ranches must produce agricultural products as their primary source of income. Farmers are limited to six guest rooms and 15 visitors a night.

In Ohio, Freshwater Farms in Urbana offers tours of their hatchery, and operates a farm market offering products from the hatchery and other area agricultural operations.

The most visible agri-tourism-related activities in Lake County can be found at wineries in Madison Township. Chalet Debonne offers a variety of attractions appealing to tourists, including tours, tasting, a gift shop, an amphitheatre for concerts, live entertainment, and outdoor dining. Claire's Grand River Winery offers tours by appointment. Maple Ridge Vineyards offers on-premises wine sales, tasting and tours. There is the opportunity to develop more amenities that could attract those touring Winery District visitors, such as bed and breakfast inns, restaurants and regular tours. There are no known agri-tourism operations in Leroy Township.

## 9.5 Incentives for economic development

Retailers establish a business at a location because a market exists for a product or service they offer. Incentives are not required to lure a new retail business, and few government agencies in the United States offer direct incentives to retailers. However, they may fund general improvements such as streetscape beautification and new infrastructure, to create an environment that is more attractive to retail businesses. Tax increment financing (TIF) districts, where improvements are funded with bonds that are paid back from the revenue of increased property taxes directly resulting from those improvements, are also used to fund improvements that will attract retail development.

Use of incentives and other government assistance, such as property acquisition through eminent domain, should not be directed at specific retail businesses. Such incentives amount to a local government subsidy of a retailer that will compete with established merchants, giving it an unfair advantage in the marketplace. Incentives should not be offered to national retailers that would probably be established in the community even if such a benefit were not offered. Incentives should also not be offered for retail projects that may hurt shopping districts in surrounding communities.

The majority of Leroy Township residents want more commercial development, but they are in no hurry to get it. The intent of attracting more retail and commercial uses to Leroy Township should be to create a sense of place by building a town center, provide greater convenience to residents that normally have to travel long distances for day-to-day needs, and alleviate the tax burden on residential property owners by increasing the diversity of the tax base. Subsidizing commercial and industrial uses by offering tax abatement or other financial incentives would be contrary to the intent of attracting them to begin with, and also against the desires of Township residents.

## 9.6 Smart growth and economic development

Recognizing the importance of economic development issues and their role in smart growth, in 1997 the Local Government Commission developed a set of 15 principles specifically focused on economic development. The Ahwahnee Principles for Economic Development promote the following.

**1. Integrated approach.** Government, business, education, and the community should work together to create a vibrant local economy, through a long-term investment strategy that encourages local enterprise, serves the needs of local residents, workers, and businesses, promotes stable employment and revenues by building on local competitive advantages, protects the natural environment, increases social equity, and is capable of succeeding in the global marketplace. For the township, this means an emphasis on small, locally owned businesses that offer middle-class and higher wages, which produce a product or offer a service that meets a need not just locally, but regionally and nationally.

**2. Vision and inclusion.** Communities and regions need a vision and strategy for economic development according to the principles. Visioning, planning and implementation efforts should continually involve all sectors, including the voluntary civic sector and those traditionally left out of the public planning process. The Comprehensive Plan should be a start for a larger economic development planning effort in the township, which includes businesses, community officials, and residents.

**3. Poverty reduction.** Economic development efforts should be targeted to reducing poverty, by promoting jobs that match the skills of existing residents, improving the skills of low-income individuals, addressing the needs of families moving off welfare, and insuring the availability in all communities of quality affordable child care, transportation, and housing.

**4. Local focus.** Because each community's most valuable assets are the ones they already have, and existing businesses are already contributing to their home communities, economic development efforts should give first priority to supporting

existing enterprises as the best source of business expansion and local job growth. Luring businesses away from neighboring communities is a zero-sum game that doesn't create new wealth in the regional economy. Community economic development should focus instead on promoting local entrepreneurship to build locally-based industries and businesses that can succeed among national and international competitors.

**5. Industry clusters.** Communities and regions should identify specific gaps and niches their economies can fill, and promote a diversified range of specialized industry clusters drawing on local advantages to serve local and international markets. The manufacturing sector of Lake County includes a growing cluster of businesses related to aircraft parts, medical equipment, and precision machinery. This niche could form the foundation for enhancing a manufacturing-based local economy, and compensate for the loss of heavier industrial operations. New white-collar jobs based on engineering and research in specialized industry sectors can complement manufacturing-based jobs, and provide a more diversified, recession-resistant local economy.

**6. Wired communities.** Communities should use and invest in technology that supports the ability of local enterprises to succeed, improves civic life, and provides open access to information and resources. Ensuring that broadband Internet service is widely available in Leroy Township will make the area more attractive to home-based businesses. While many rural communities are considering community wi-fi networks, the heavy tree cover in much of Leroy Township makes this prohibitively expensive. In the future, as technology becomes both cheaper and more advanced, a community wi-fi network may become feasible.

**7. Long-term investment.** Publicly supported economic development programs, investments, and subsidies should be evaluated on their long-term benefits and impacts on the whole community, not on short-term job or revenue increases. Public investments and incentives should be equitable and targeted, support environmental and social goals, and prioritize infrastructure and supportive services that promote the vitality of all local enterprises, instead of individual firms.

**8. Human investment.** Because human resources are so valuable in the information-nation age, communities should provide lifelong skills and learning opportunities by investing in excellent schools, post-secondary institutions, and opportunities for continuous education and training available to all. Vocational education and skills training should be continued on a regional basis, creating a pool of talent that would be an incentive for employers to locate in the area.

**9. Environmental responsibility.** Communities should support and pursue economic development that maintains or improves, not harms, the environmental and public health. Development should respect and maintain the environmental well-being and rural atmosphere of the township; watersheds, tree cover, air quality and lack of noise and light pollution.

**10. Corporate responsibility.** Enterprises should work as civic partners and stewards, contributing to the communities and regions where they operate, protecting the natural environment, contributing to civic affairs, and providing workers with good pay, benefits, opportunities for upward mobility, and a healthful work environment.

**11. Compact development.** To minimize economic, social, and environmental costs and efficiently use resources and infrastructure, new development should take place in existing urban, suburban, and rural areas before using more agricultural land or open space. Development in Leroy Township will likely occur on a "greenfield" rather than an existing infill or brownfield site elsewhere in the region.

**12. Livable communities.** To protect the natural environment and increase quality of life, neighborhoods, communities and regions should have compact, multidimensional land use patterns that ensure a mix of uses, minimize the impact of cars, and promote walking, bicycling, and transit access to employment, education, recreation, entertainment, shopping, and services.

**13. Center focus.** Communities should have an appropriately scaled and economically healthy center focus. At the community level, a wide range of commercial, residential, cultural, civic, and recreational uses should be located in the town center or downtown. Concentrating development in a traditional town center, if developed, meets this principle.

**14. Distinctive communities.** Having a distinctive identity will help communities create a quality of life that is attractive for business retention and future residents and private investment. The township must work to create a sense of uniqueness, attractiveness, history, and cultural and social diversity, and a strong local sense of place, keeping it distinct from other exurban communities.

**15. Regional collaboration.** Since industries, transportation, land uses, natural resources, and other key elements of a healthy economy are regional in scope, communities and the private sector should cooperate to create regional structures that promote a coherent metropolitan whole that respects local character and identity.

## **9.7 Goals and policies**

Each primary paragraph (in bold type) is a statement of a goal. The subparagraphs are policies for implementing the goal.

**ED-1      As appropriate, smart growth principles will be part of the foundation for economic development in Leroy Township.**

ED-1-p1      Sound long-term planning principles, including concepts embodied in the Ahwahnee Economic Development Principles, will guide economic development in Leroy Township.

ED-1-p2      Ensure economic development efforts directed towards commercial or retail development have the intent of protecting and reinforcing a distinctive sense of place, and creating or maintaining a vibrant community center or downtown.

**ED-2      Very limited, strictly controlled commercial development will be encouraged to serve the needs of local residents and create a balanced tax base.**

ED-2-p1      Encourage non-vehicle related businesses that serve the day-to-day needs of township residents to locate in a traditional town center in the Five Points area.

ED-2-p2      Discourage the creation of a commercial district with predominantly vehicle-related uses in the Vrooman Road/I-90 interchange area. Permit limited traveler services, such as gas stations and motels, subject to very strict site planning, signage, landscaping, buffer, architectural, lighting and drainage requirements that reflects and respects the total character of the township. Discourage “heavy” uses such as truck stops, commercial vehicle sales, construction and moving equipment rental, and adult-oriented uses catering to truckers and transients.

ED-2-p3      Discourage commercial development that tends to be visually or environmentally disruptive by its very nature; i.e. preferences towards large or tall signs, intensive lighting required, large impermeable surface areas needed, idling vehicles inherent as part of the use, and so on.

ED-3-p3      Ensure industrial development, if permitted, is located where it does not disrupt traffic patterns or disturb rural character.

**ED-3      Encourage agritourism to promote economic development, help agricultural uses remain economically viable and competitive with non-agricultural uses of the land, and maintain the rural character of the township.**

ED-3-p1      Work with local farmers, tourism associations, agricultural trade associations, the local Cooperative Extension agency, and other agencies to develop coordinated programs that promote agri-tourism.

ED-3-p2      Limit regulation of farm improvement projects and routine agricultural operations only to the extent to protect health, safety and welfare.

# 10 Natural Resources

## 10.1 Introduction

Leroy retains an outstanding natural environment, even though residential development has increased significantly in the past three decades. Many abandoned farms have reverted to forest land, as well as land around long-gone mills that were stripped of timber in the first half of the 19<sup>th</sup> century. Natural resources found in the township help to establish and reinforce a unique identity. This begins with the extensive wooded tracts, the Grand River, river and stream valleys and watersheds, remaining wooded tracts, and species habitats.

Natural and environmental resources help define the character of the township, support the natural systems that provide for wildlife and a healthy environment, provide recreational and educational opportunities, and preserve rural character. At the same time, the township's natural resources must be safeguarded from adverse impacts of urbanization. This includes flooding, air and water pollution, groundwater contamination, noise, light and glare, and visual clutter from signs and utility structures.

The Natural Resources element, based in part on the (draft) 2005 Lake County Comprehensive Plan element, addresses rivers, streams, watersheds, woodlands and urban forestry, air quality, noise pollution and light pollution, to ensure that the natural features that define Leroy Township are protected and enhanced. The intent of this element is to promote the conservation and integration of natural systems and resources with a growing residential population, and reduce the impacts of man-made development on the community, property and lives of the residents.

## 10.2 Waterways and watersheds

### Grand River watershed

The Grand River follows the northern boundary of the township. The entire township is located in the Grand River watershed.

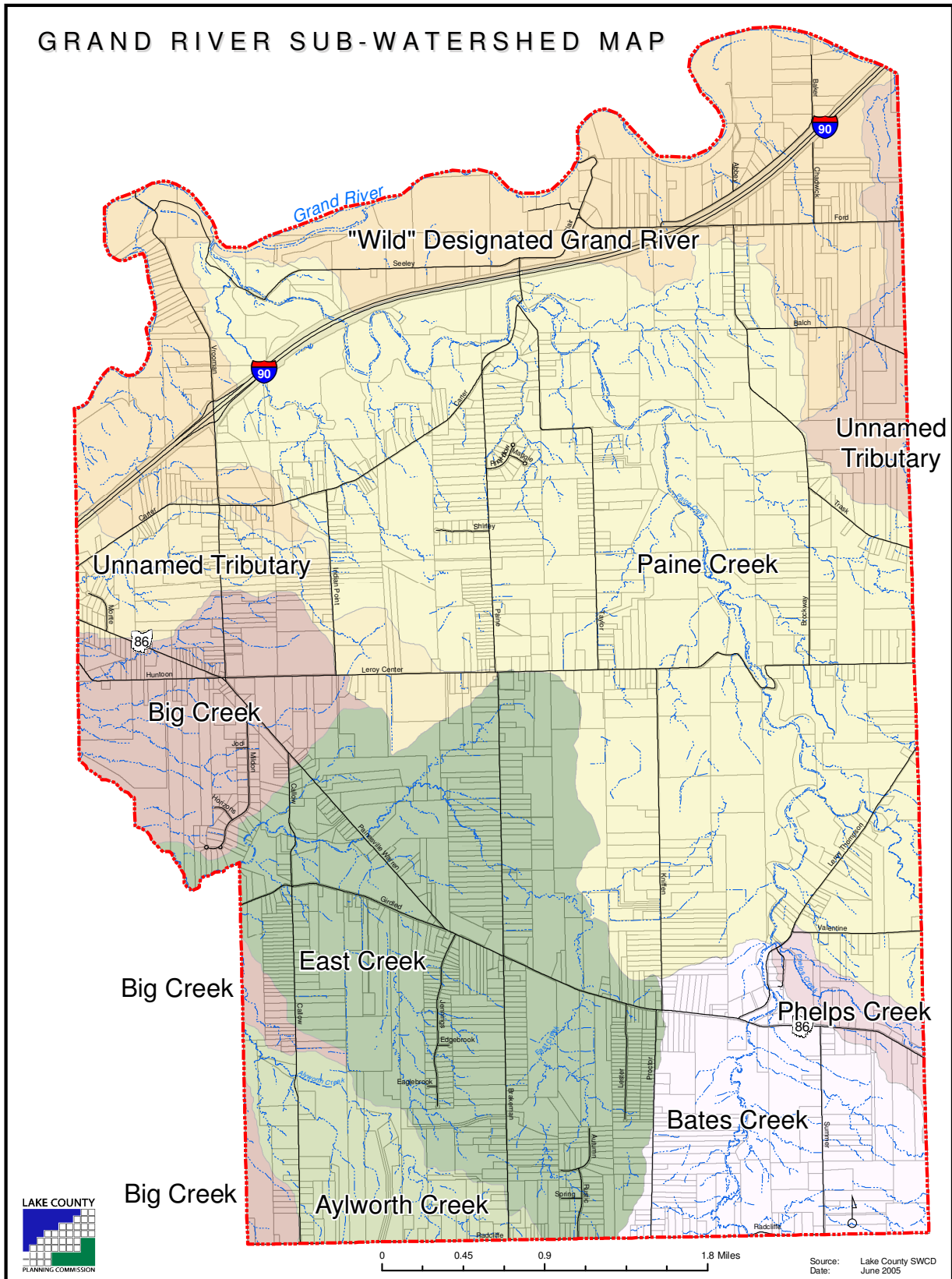
During the Ice Age, the Wisconsin glacier spread over Ohio in lobes, one known as the Grand River lobe. This lobe ground and scraped its way south across northeastern Ohio, but was halted by the steep, erosion-resistant sandstone hills found to the south. As the glacier advanced, it eroded the soft shale of the region and deposited sands and gravels. The glacier altered the topography and forced changes in the drainage patterns.

Today, the Grand River follows an odd course that was influenced by the glacier. The headwaters of the river are in Portage and Geauga counties. From there, the river flows north through Trumbull County and into Ashtabula County. In the northern part of the county, the river begins flowing westward into Lake County. In the county, the river is characterized by steeply incised valley walls of Chagrin shale.



Grand River (LOPO)

In January 1974, the Grand River became Ohio's second wild and scenic river. The designated wild section includes the portion of the river through Leroy Township. The Grand River is Ohio's highest quality river flowing into Lake Erie and helps support Ohio's million dollar Steelhead fishing industry.





Ensuring the natural heritage of the Grand River is not limited to protecting the immediate streamside environment. Land use activities within the watershed, such as urban and residential development, may have a direct and adverse effect on the long-term protection and preservation of this important Ohio water resource.

The Grand River has generally excellent water quality and aquatic communities, but there are some environmental threats that Ohio EPA is monitoring. Increasing residential development in exurban areas of the watershed can threaten the basin, by increasing impervious surface area, use of lawn and garden chemicals and pesticides, and removal of vegetation that controls erosion and soil runoff. Land near the Grand River and Paine Creek, the major tributary in Leroy Township, is usually forested. Although there is some residential development in the area, lot sizes are usually much larger than the rest of the township; the carrying capacity of the land is often lower because groundwater flows are low.

Paine Creek is the major tributary of the Grand River. Running through a valley that cuts across the eastern half of the township, Paine Creek is 7.5 miles (12 kilometers) long, and drains an area of 12 square miles (31 square kilometers). According to the Lake County Gazetteer, 16 streams in Leroy Township, including Bates Creek and Phelps Creek, and many unnamed waterways, drain into Paine Creek.

East Creek (MacMullen Creek) and two unnamed tributaries drain a watershed of 6.7 square miles (17.4 square kilometers) in Leroy and Concord Townships. Four unnamed creeks and an unnamed tributary drain a watershed of 2.1 square miles (5.4 square kilometers) into the Grand River.

The Grand River Partners works with the state scenic rivers program and other agencies to assist with the river's preservation. The township should work closely with groups involved in protecting the Grand River watershed, to ensure it remains a viable natural resource and valuable asset to the community.

### Lake County Headwater Stream Inventory

Lake County has about 1,000 headwater streams. Headwater streams are the smaller unnamed tributaries to larger rivers, such as the Grand and Chagrin. These small streams are often unnamed and are not shown on regional or even county maps. Headwater streams are vital to protecting the quality and function of larger rivers. Stream functions include retaining sediment, storing floodwaters, and filtering out nutrients. However, such streams are often severely impacted when land is developed, because of their small size.

In 1999 the Lake County Soil and Water Conservation District (LCSWCD) began a study to determine the quality of habitat found in these streams; the amount of different habitat types, the effectiveness of newly enacted erosion and sediment control regulations, justification of conservation easement acquisitions, and to provide accurate information to property owners and officials.

### Effects of exurban development

Urbanization in a watershed can have adverse effects on streams and receiving waters. Effects include increases in flooding, streambank erosion, and pollutant transport. Development results in surfaces such as rooftops, roads and parking lots, which render much of a watershed impervious to rainfall. Rainfall is unable to percolate into the soil, and instead is converted into runoff, which can overwhelm the existing drainage system of natural stream tributaries. Thus, drainage improvements, such as curbs, channels, or storm sewers, must be constructed to direct and convey the runoff through the watershed.

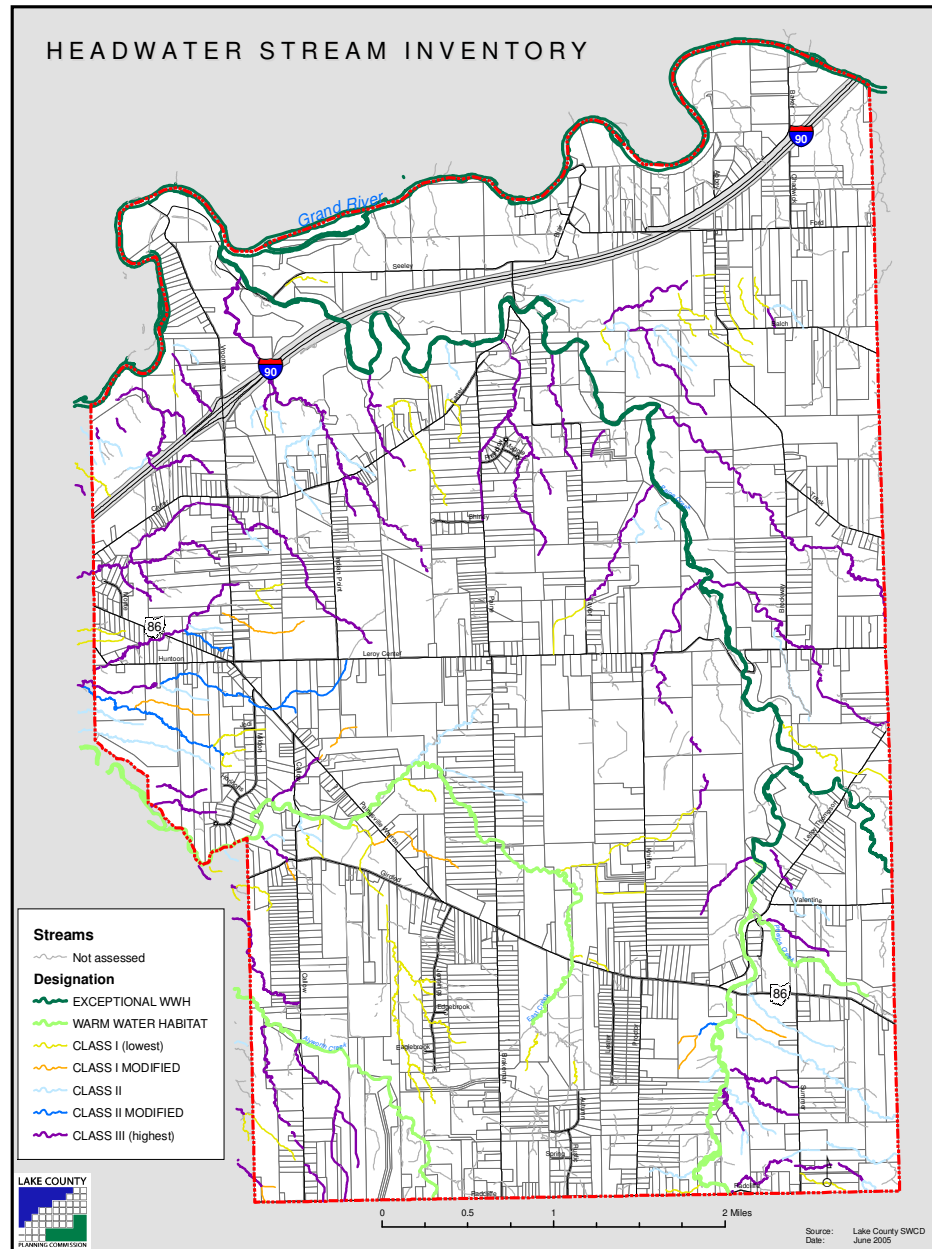


Bates Creek crossing (LCPC)

At the receiving end of the stormwater conveyance network, a stream channel must adapt to new hydrologic conditions. The primary adjustment is through channel widening, which occurs through streambank erosion. Streambanks become undercut and slump into the channel. Trees that once provided bank stability become exposed at the roots and are more likely to fall, further destabilizing adjacent land. Large quantities of sediment eroded from streambanks remain in the channel as shifting deposits of mud and sand. This can have a dramatic impact on habitats of fish, mussels and aquatic insects.

Other changes accompanying urbanization, such as changes in water temperature, oxygen levels, and pollutants carried in the runoff, can also adversely affect aquatic wildlife. In the natural system, pollutants in the runoff are removed from the water as it soaks into the ground or flows through the organic litter at the soil surface. With urbanization, these areas are replaced with pavement and buildings, and deposited pollutants are washed directly into stream channels. Pollutants in urbanized streams are frequently ten times higher than in pre-development streams. These pollutants and conditions include suspended sediment, nutrients (phosphorus and nitrogen, usually from fertilizer and equestrian waste), oil and grease, trace metals, chlorides or salts, and thermal effects due to reduced vegetation cover over the stream. These pollutants and conditions affect not only the receiving stream, but also downstream waters, such as wetlands and Lake Erie.

The low population density and large lot requirements in the township result in development that covers less surface area than in other developing areas of Lake County and the Cleveland region. However, a more densely developed town center or commercial node by I-90 – especially vehicle-related uses with large parking surfaces – would have a much greater potential impact on area streams. The township can manage stormwater through requirements implemented during the permit process for new developments. Major tools include detention basins that temporarily stores and slowly releases runoff from large storms



*Paine Falls is one of several waterfalls along Paine Creek. Most waterfalls along the creek are hidden and inaccessible from marked trails. Secret Falls, Top Secret Falls, and some unnamed cascades greet those who tread off the beaten path in Hell Hollow Park.*

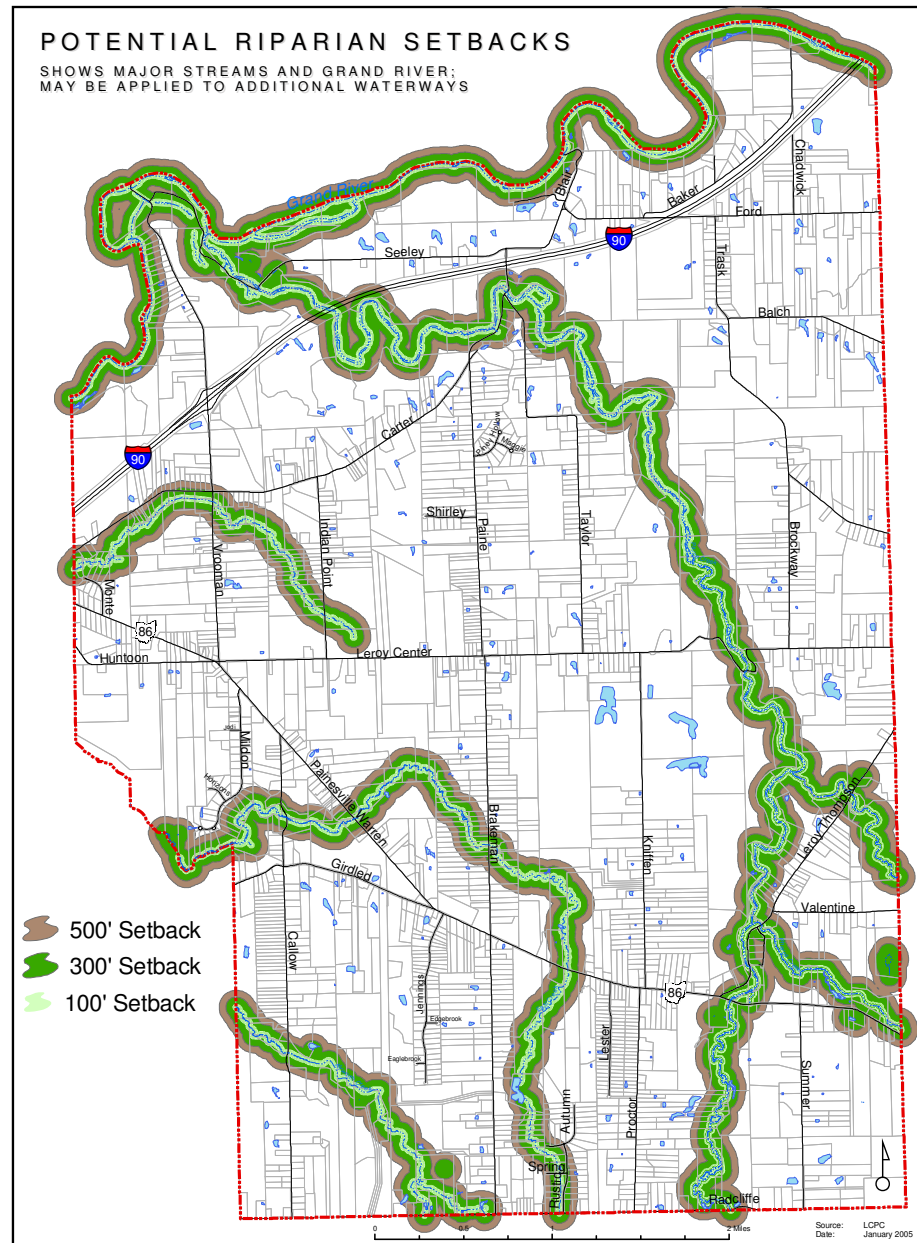
to reduce peak stormwater discharges, and restricting development in stream floodplains that are susceptible to frequent flooding. While both approaches have been effective in curtailing flooding problems, they cannot entirely mitigate the adverse impact that urbanization may have on stream habitat through increased pollutant transport.

### Riparian setbacks

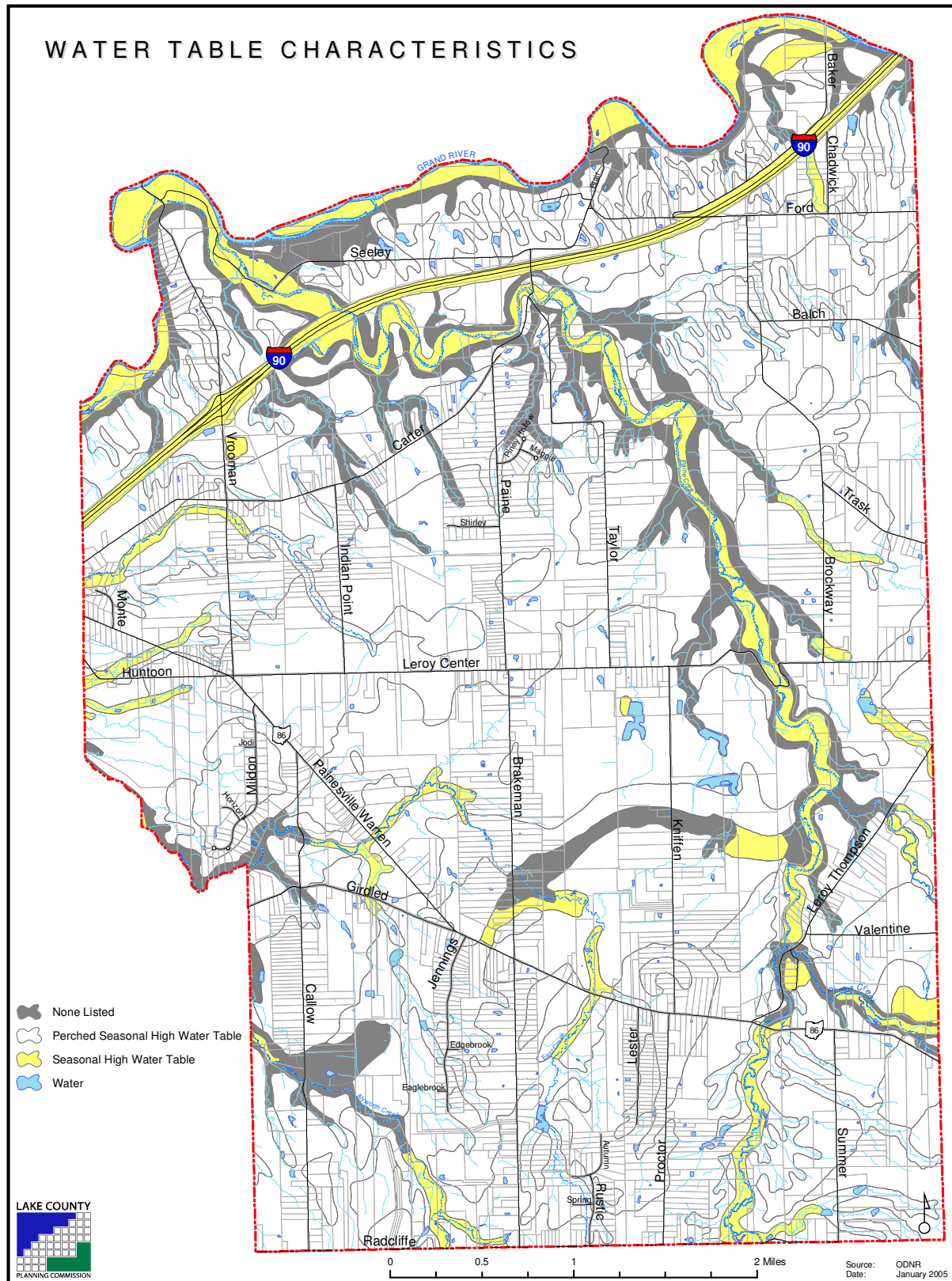
Riparian areas are naturally vegetated lands along rivers and streams. When appropriately sized, these areas can limit streambank erosion, reduce flood size flows, filter and settle out pollutants, and protect aquatic and terrestrial habitat. Riparian setbacks are a tool local governments can use to maintain riparian area functions. Leroy Township can establish riparian setbacks through a combination of landowner education, land acquisition, and land use controls on new development. The Lake County Soil and Water Conservation District, land trusts, and other organizations are skilled in assisting communities and landowners with education and acquisition efforts.

Riparian setbacks should:

- Range from 25 feet (8 meters) to 300 feet (100 meters) depending on watercourse drainage area.
- Minimum distances apply to both sides of designated watercourses.
- Conform to community land development patterns & natural resource management goals.
- Include provisions for communities to examine the combined impact of all setbacks (side yard, rear yard, riparian, etc.) in a subdivision or a parcel and make reasonable adjustments to ensure existing lots remain buildable, and to maintain lot yields from new subdivisions to the extent possible.









## 10.3 Groundwater

Ground water is water that saturates the voids, pores, fractures, and holes in the soil and rock at some depth below the earth's surface.

The ultimate source of all ground water is rainfall and snowfall. Part of the water that falls on the earth's surface seeps downward through the soil and collects in porous geologic formations. These formations act as sponges, and store the water. If these geologic formations are capable of yielding usable quantities of ground water to a well, they are considered aquifers.

There are two types of aquifers in Ohio; sand and gravel aquifers and bedrock aquifers. Ground water in sand and gravel aquifers occurs in pore spaces between individual grains of sand and gravel. In bedrock aquifers, ground water occurs in pore spaces and along fractures, joints, voids, and contacts between different formations. Groundwater in Lake County comes from both types of aquifers.

Most urbanized areas in Lake County get potable water from municipal water supplies that are fed from Lake Erie, but the water supply for Leroy residents and businesses comes entirely from small private on-site wells. Not all well water is potable; deep drilling in the shale bedrock often strikes sulphur water or brine.

### Groundwater yields in Leroy Township

The hydrogeologic setting of Lake County consists mostly of lake plain, with thin bands of beach ridge running east to west, and alluvial plains and buried valleys following river valleys. The geology of areas along beach ridges and alluvial plains will typically have a larger, more reliable supply of groundwater.

According to research from the Ohio Department of Natural Resources, along the beach ridges, yields from unconsolidated aquifers range from five to 25 gallons (20 to 100 liters) per minute. In areas between and south of the beach ridges, wells yield less than five gallons (20 liters) per minute. Low-yield areas include most of Leroy Township outside of the far southeastern corner. Yields of most uppermost bedrock aquifers in Lake County are five to 25 gallons (20 to 100 liters) per minute in southwestern Leroy Township. Well yields should be used as a factor in determining the "carrying capacity" of land; how much development it can support.

### Nonpoint source pollution

Nonpoint source (NPS) pollution comes from many sources in both urban and rural areas. Runoff from cropland, parking lots, lawns, mines, and septic systems often contribute to NPS pollution. Pollutants are transported to the surface and ground water by rainfall. During large storms, the runoff to surface water and infiltration to ground water increases, as does the rate of pollutant movement.

A large source of groundwater pollution comes from the overuse of agricultural chemicals. Fertilizers and herbicides, such as atrazine, are applied to fields to enhance crop yield. However, only limited concentrations of these chemicals are needed to be effective. Excess compound will remain in the soil, where they may degrade or adhere to soil particles. Any compound remaining unattached to the soil will eventually travel to an aquifer.

Increasingly, NPS pollution originates from urban uses, such as suburban lawns and gardens, street and parking runoff, and construction sites. Urban areas often don't have enough vegetation to slow the rate of contaminant travel. This can lead to a faster contamination rate where more highly concentrated pollutants are transported into aquifers. In Leroy Township, poorly-managed equestrian uses can also contribute to NPS pollution. According to an informal survey by the Lake County Soil and Water Conservation District, Leroy Township has 76 equestrian operations, considered anything from a single horse behind a garage to a stable with over 100 animals. Depending on the soil, a minimum of about two acres (1 hectare) of pasture is required to support one horse.

The Ohio Department of Natural Resources recommends using best management practices to reduce nonpoint source pollution. Best management practices are a management strategy that incorporates both engineering and cultural techniques that have been effective and practical in reducing water contamination. Best management practices include the timely and careful application of fertilizers and pesticides, the construction of filter strips surrounding fields that border a surface water source, and creation and protection of wetlands, which act as filters cleaning sediment, nutrients, and other NPS pollutants.



## 10.4 Soils

## Soil types

Two types of soils cover most of Leroy Township; Darien-Mahoning in the center, and Plateau-Pierpoint north and south.

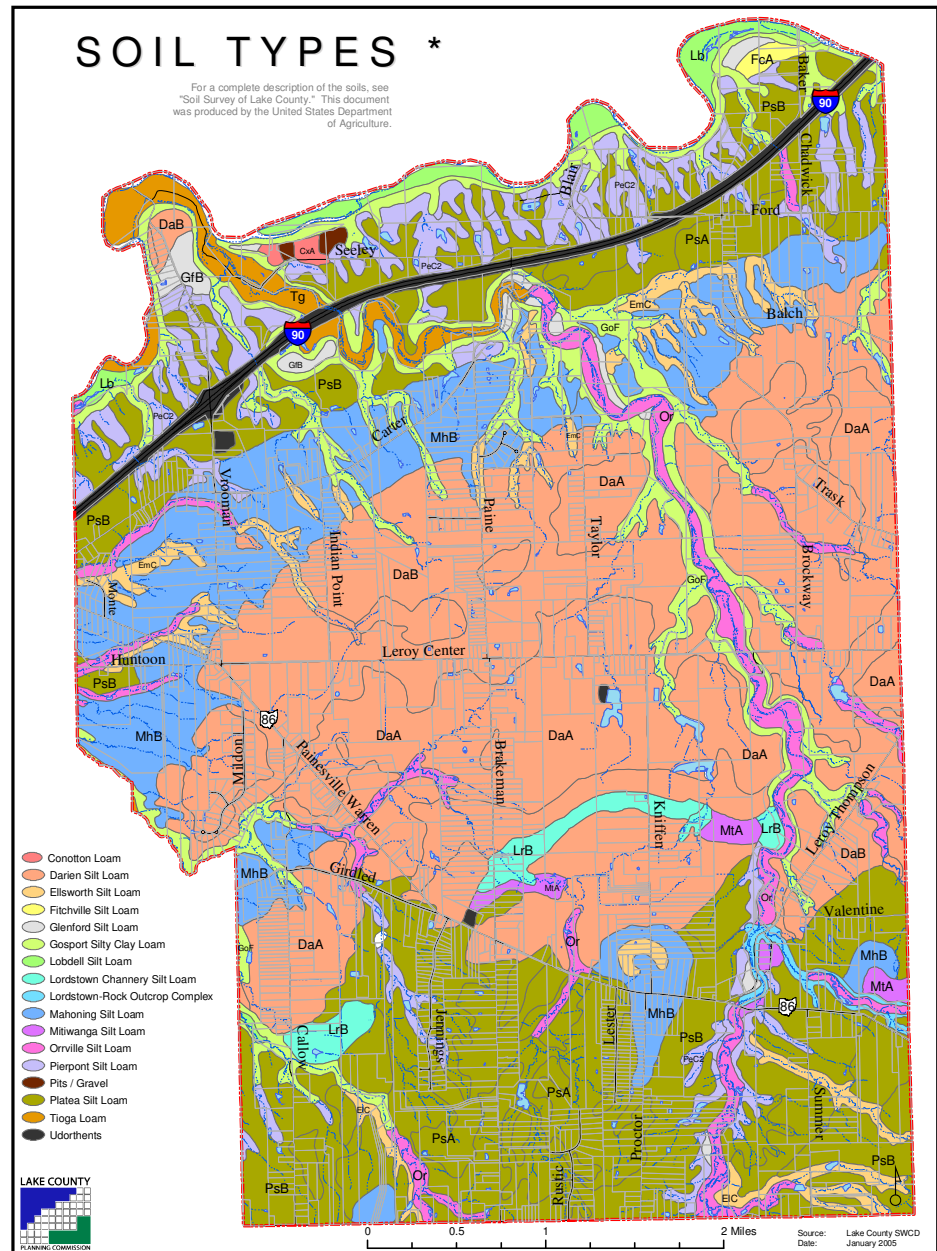
Plateau-Pierpoint soils are somewhat poorly to moderately well drained soils that formed in silty or loamy glacial till. Use of this unit is diverse and includes cultivated crops, shrubs and trees, and residential or urban development. Wetness and the hazard of erosion limit these soils for farming and for other purposes. Local ponding is common in nearly level areas. If adequately drained, they have fair potential for cultivated crops. Wetness and the slow or very slow permeability are so difficult to overcome that the potential for urban development is poor.

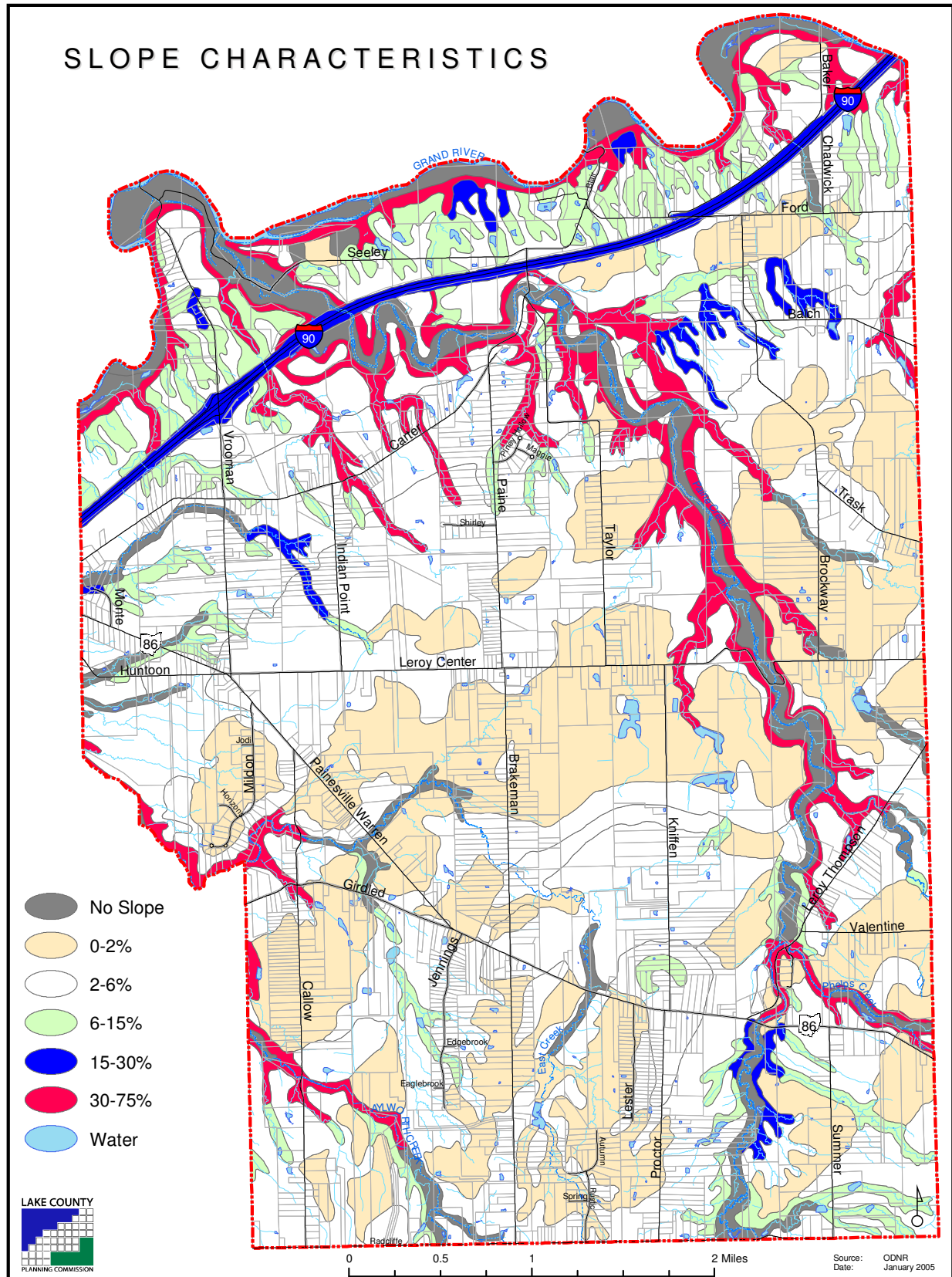
Darien-Mahoning soils are somewhat poorly drained soils that formed in silty or loamy glacial till on till plains

This soil family can be found on broad flats and in dissected areas along drainageways. Such soils have fair potential for farming. Wetness and

restricted permeability are such severe limitations and are so difficult to overcome that the potential for residential and other urban development is poor. The potential for wetland wildlife habitat is fair.

Much of the land in Northeast Ohio with soil classified as USDA Prime (having favorable characteristics for general agricultural production) and Prime/Special (with favorable characteristics and a sandy texture ideal for nursery production) has been urbanized. Much undeveloped land with USDA Prime soil remains in north and central Leroy Township. However, large lot development along farm roads is threatening to permanently remove such ideal soils from agricultural use. Hobby farms growing very specialized products, such as organic produce or herbs, may be viable on small sites, though. Encouraging micro-farms would also serve to keep land in agricultural production, and help retain some rural character as the population grows.







## 10.5 Mineral extraction

Limited mineral extraction has taken place in the township through the years. The Keeney quarry, located on a 19 acre (7 hectare) parcel at 13346 Girdled Road, is the only mineral extraction operation in the township. According to the Ohio Department of Natural Resources, sales of 84,352 tons (76,522 tonnes) of crushed sandstone extracted in Leroy Township were recorded in 2001.

Mineral extraction operations should be conducted in a manner that does not intrude on parks or nearby agricultural and residential land uses, nor should it negatively impact watersheds, waterways, water tables and groundwater resources. Use of groundwater for mineral extraction operations should not cut off or decrease water flow to residential wells.

Heavy truck traffic associated with mineral extraction is addressed in the Transportation element.

## 10.6 Arboriculture

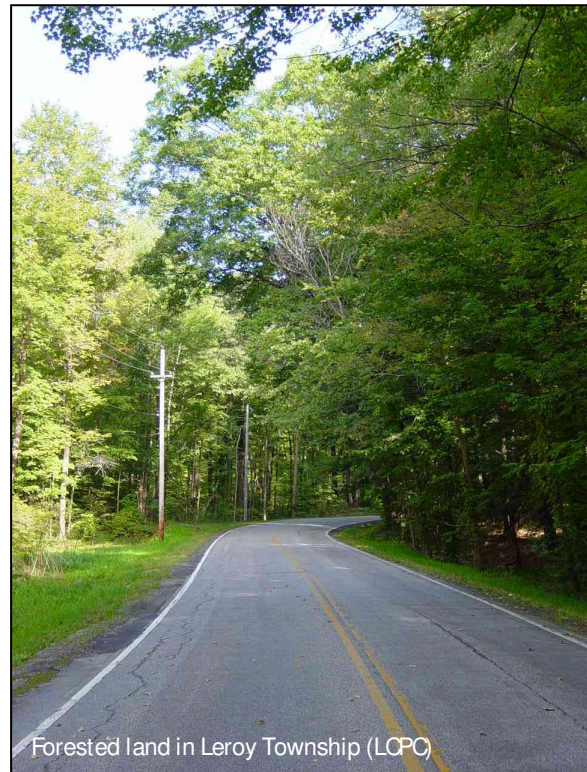
A popular belief is that, before European contact, America was dominated by impenetrable, relatively uniform forests that cloaked the landscape. The reality was quite different. Pre-settlement forests were quite dynamic, shaped by a myriad of both natural and human-caused influences, disturbances and catastrophic events that had a profound effect on the age, plant species and wildlife of the forest environment. Pre-settlement forests were a diverse mosaic of forest stands whose age, tree species and wildlife varied widely and reflected the disturbance history of the area.

The original forests of Leroy Township were not pristine in the sense of being uninfluenced by humans. Native Americans in the area lived in fixed villages, and domesticated crops accounted for more than half of their diet. Thousands of acres were cleared for fields, and more was burned to improve game habitat, facilitate travel, reduce insect pests, remove cover for potential enemies, enhance conditions for berries and to drive game. It was a shifting type of agriculture. Fields and villages were abandoned when their natural fertility ran out, new forests were cleared, and the abandoned lands quickly reverted back to forest. In Leroy Township, forests were cleared for farms, and woodlands around mills and forges were gradually depleted. As farmland was abandoned, and small mills became economically unviable, forests slowly reclaimed the land.

The ecological subregion of Leroy Township, as defined by the United States Forest Service, is: Humid Temperate Domain: Hot Continental Division: Eastern Broadleaf Forest (Continental) Province: Erie and Ontario Lake Plain Section.

Leroy Township includes 20 acres (9 hectares) of land that is classified as a forest reserve, and 150 acres (61 hectares) under conservation easements.

The amount of land in Leroy Township used for woodlots – a private area restricted to the growing of forest trees, specifically for building material or fuel – is not known. Lake County Cooperate Extension encourages sound woodlot management through educational programs and information sharing.



Forested land in Leroy Township (LOPC)

Many communities in the United States have tree preservation regulations. Under most tree preservation ordinances, site planning must consider the location of healthy, large native trees, and attempt to preserve them wherever possible. Trees subject to preservation cannot be removed unless they are replaced with trees of an equivalent caliper; for instance, a tree with a six inch diameter may be replaced with another six inch diameter tree, two trees with three inch diameters, or three two inch diameter trees, in addition to trees required by landscaping regulations.

Wooded land can still be developed with selective cutting of vegetation. However, many developers find it is more convenient to clear a site of all trees, to provide unlimited, easy access to construction vehicles. Tree preservation regulations can preserve the sylvan quality of the township, while still permitting development. Wildlife habitat is preserved, and the



provided shade reduces energy costs. Privacy and home values are also enhanced. Leroy Township does not have tree preservation regulations. The township also does not have tree planting requirements for houses built on cleared land, such as former farm and grazing sites. The township should consider minimum planting requirements for new houses, to preserve forest cover and maintain the secluded character of residential areas.

## 10.7 Oil and natural gas

According to the state Department of Natural Resources, as of May 2004 there are 92 oil wells and 365 natural gas wells in Lake County, 30 of which are in Leroy Township. (Many of the counted wells appear on DNR oil and gas township maps as existing, but generally are very old and have not been field verified; they may or may not exist.)

Most of Ohio's 62,902 active oil and gas wells are classified as "stripper" wells or wells that produce less than 10 barrels (42 gallons/160 liters per barrel) of oil per day or less than 60,000 cubic feet (1700 cubic meters) of gas per day. The total production from wells in Leroy Township is not tabulated.

## 10.8 Air quality

According to the United States Environmental Protection Agency (EPA), Leroy Township does not have any recorded commercial or industrial sources of toxic release inventory (TRI) pollutants, volatile organic compounds, sulfur dioxide emissions, nitrogen oxide emissions, particulate matter emissions, or carbon monoxide emissions. What little air pollution there is in Leroy Township blows in from the west, or comes from motor vehicles and fireplaces. The heavy tree cover in much of the township filters many airborne pollutants.

## 10.9 Noise pollution

Most noise pollution in Leroy Township is generated by traffic from construction sites and Interstate 90. Poorly muffled snowmobiles and ATVs also contribute to a growing din. As the population of Leroy Township continues to grow, traffic on once-quiet rural county roads will increase, along with the resulting noise. Noise from roads can also encroach into parks and environmentally sensitive areas, and affect wildlife habitat and mating patterns.

Commercial uses can be the source of constant noise, coming from car washes, loudspeakers and public address systems at gas stations and auto dealers, idling vehicles at drive-through windows, and loading areas and after-hours deliveries at supermarkets and big box stores. These uses are not prevalent in the township, but proactive adoption of regulations intended to regulate and buffer fixed point sources of noise – requiring large buffer zones, berms, and/or masonry walls between residential and commercial uses, especially loading areas, accessory car washes and trash enclosures; and/or restricting music and advertising at gas stations – can prevent the intrusion of unwanted noise into residential and environmentally sensitive areas. Noise pollution can be mitigated with sound walls; tree preservation and screening; conservation development in areas close to sources of noise, and large building setbacks from highways and loud industrial uses.

## 10.10 Light pollution

Light spillover from development creates a nighttime glow above much of northeast Ohio, which many find to be unappealing. Light pollution also obscures clear views of the nighttime sky, an attribute often seen as a benefit of exurban and rural living. The sources of light pollution include poorly shielded lighting from commercial development – particularly auto dealerships, gas stations, and businesses with large parking lots that remain illuminated long after business hours – cobra-head style street lighting, sports facilities, and residential security lighting. Artificial light that is not properly directed downward can spill into the night sky and onto other properties, causing a nuisance to adjacent property owners. Except for gas stations with overly bright under-canopy and pole lights, Leroy Township does not have many sites that generate stray or excessive light. However, that can change as development continues.



Tall light pole at an Ashtabula truck stop (LCPC)

Heavy foliage, such as the forest cover found throughout much of Leroy Township, filters some stray artificial light, but light from taller light poles and lights in cleared areas can pass unblocked onto neighboring properties and into the night sky.

Curbing light pollution in Leroy Township may not greatly improve views of the night sky, especially considering sources of artificial light in more heavily developed parts of the Cleveland metro area. Maintaining dark skies above Leroy Township will help to preserve its peaceful, rural character. Lighting can be addressed through the implementation of requirements for light pole height, illumination levels, type of light, shielding, dispersal of light onto adjacent properties, and other elements in the township zoning resolution.

## 10.11 Goals and policies

Each primary paragraph (**in bold type**) is a statement of a goal. The subparagraphs are policies for implementing the goal.

### **NR-1 Activities and land uses that could harm waterways and watersheds are discouraged.**

- NR-1-p1 Promote continued preservation and restoration of natural habitat areas and high priority sites in the Grand River watershed, in conjunction with county, state, federal and local government agencies.
- NR-1-p2 Work with county, state and federal agencies to purchase, or acquire easements or development rights, to high priority sites and areas of outstanding natural significance, for restoration and/or preservation.
- NR-1-p3 Support appropriate uses along rivers and streams that limit their impact and protect the environmental qualities of these natural systems, including parks and open space, carefully planned residential development, institutional uses, and civic uses where located outside floodplains.
- NR-1-p4 Promote conservation along rivers and streams through the location of parks, open space, floodplain preservation, requirement of forested buffers, and use of conservation easements.
- NR-1-p5 Encourage green construction practices, such as permeable pavement and green roofs, which are intended to reduce groundwater runoff.
- NR-1-p6 Create maps of existing and mitigated wetlands.
- NR-1-p7 Keep floodplains in a natural state wherever possible, to ensure natural functions are maintained and not compromised.
- NR-1-p8 Seek continued preservation and restoration of natural habitat areas and high priority sites in watersheds, in conjunction with county, state, federal and local government agencies.

### **NR-2 The availability and quality of groundwater will be an important consideration in planning and development.**

- NR-2-p1 Discourage development in areas where groundwater availability or well yields are low. Appropriate land uses in such areas include large residential estates, agricultural operations that require no irrigation, public parks, and open space.
- NR-2-p2 Discourage land uses that draw or consume a disproportionately large amount of ground water, to the detriment of existing and future well users in the area.
- NR-2-p3 Require incorporation of design features that will reduce or eliminate the impact of non-point source pollution from areas with large impervious surfaces.

### **NR-3 Appropriate soils will be considered in planning and development.**

- NR-3-p1 Preserve areas with unique soils, or soils of local significance. Development in such areas should be minimally disruptive, with as little impervious cover as possible.



**NR-4 The arboriculture of Leroy Township will be preserved and enhanced.**

- NR-4-p1 Work with Lake County to implement development and design standards that promote preservation of healthy existing native trees, plants and groundcovers. Work with property owners and developers to consider alternative site designs to reduce tree loss in the development review process. Discourage clearcutting mature woodlots and forests, especially healthy second generation forests.
- NR-4-p2 Implement stronger landscaping requirements for residential, commercial and industrial uses. Encourage retrofitting older, otherwise barren commercial and industrial sites with landscaped areas.
- NR-4-p3 Expand urban forestry operations as funds become available. Urban forestry efforts should include planting of native trees, preferably those grown by local nurseries, in road rights-of-way, parks, and public land.
- NR-4-p4 Preserve the heavily forested visual character of the I-90 corridor.
- NR-4-p5 Encourage sound management of woodlots. Work with local government agencies, Cooperative Extension, and other groups to educate property owners about sustainable woodlot management.

**NR-5 Air pollution will be minimized.**

- NR-5-p1 Monitor state and federal legislation intended to improve air quality, and support as appropriate.

**NR-6 Noise pollution will be minimized.**

- NR-6-p1 Adopt design standards to address and reduce effects of noise pollution.
- NR-6-p2 Encourage use of earthen berms, noise-reducing pavement, and/or other features that will reduce or eliminate effects of highway noise, without deflecting it elsewhere.

**NR-7 Light pollution will be minimized.**

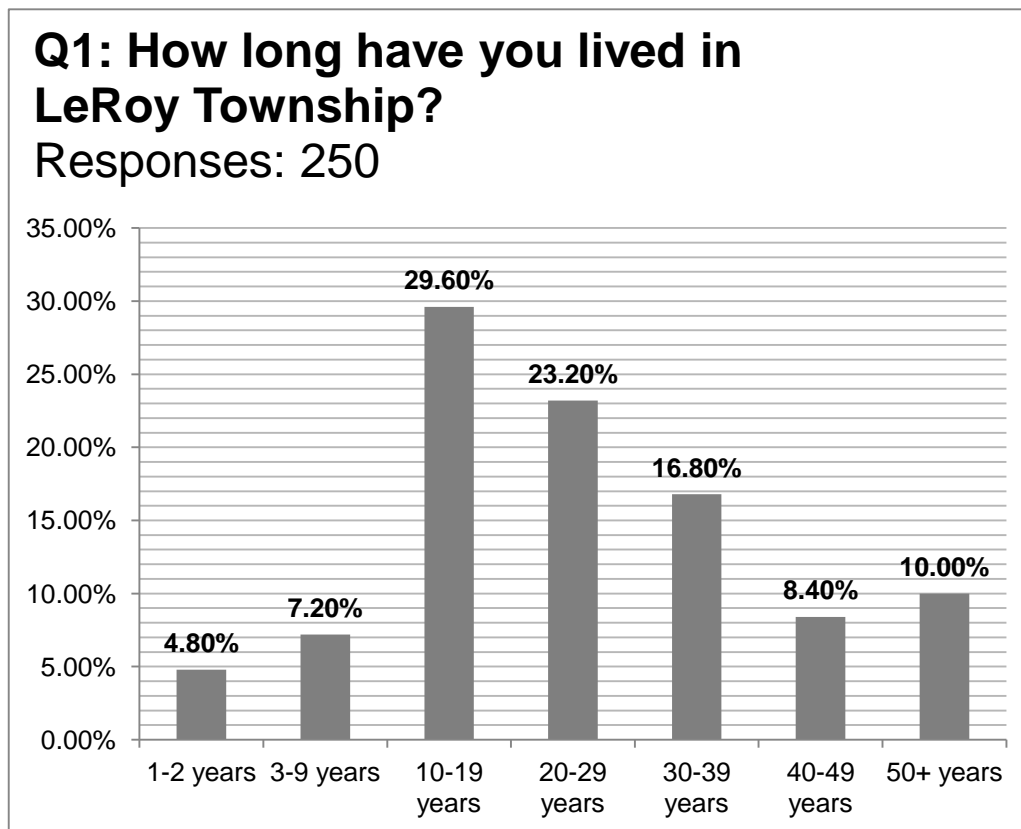
- NR-7-p1 Adopt lighting standards to address and reduce light pollution. This includes using cutoff fixtures, lighting building and pedestrian spaces only, low-impact lighting of parking lots and gas station canopies, and reducing light generated during non-business hours.
- NR-7-p2 Substitute conventional light fixtures at Township facilities and along Township roads with fixtures that maximize light downward, eliminate stray light and reduce light, as they are replaced.

# LeRoy Township

## Resident Survey Results: 2015

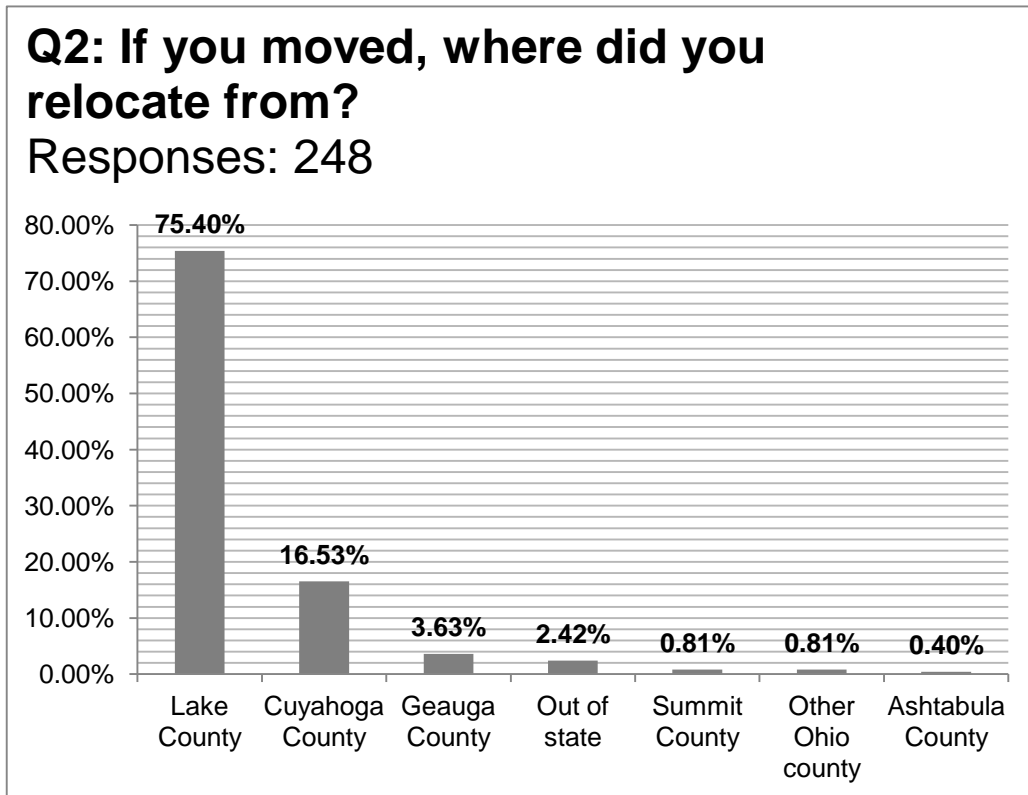
Total # of surveys: 252

Q1: How long have you live in LeRoy?



Q1: How long have you lived in LeRoy Township?		
	# of responses	%
1-2 years	12	4.80%
3-9 years	18	7.20%
10-19 years	74	29.60%
20-29 years	58	23.20%
30-39 years	42	16.80%
40-49 years	21	8.40%
50+ years	25	10.00%
Total responses:	250	

## Q2: If you moved, where did you relocate from?



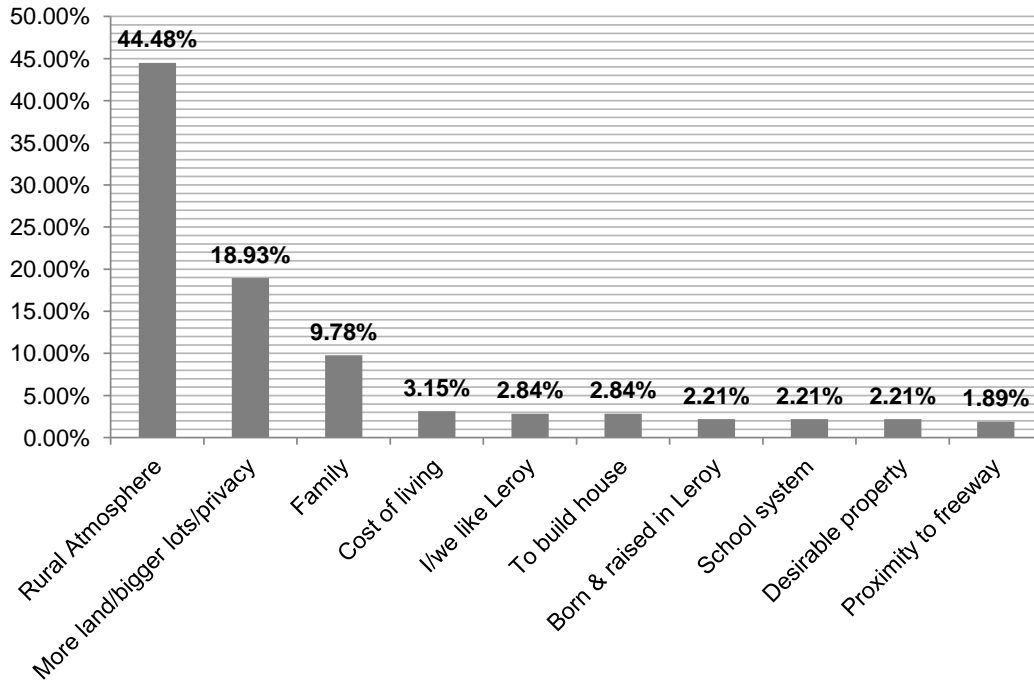
Q2: If you moved, where did you relocate from?		
Location	# of responses	%
Painesville	43	17.34%
Cuyahoga County	41	16.53%
City of Mentor	26	10.48%
Concord Township	25	10.08%
Fairport Harbor Village	19	7.66%
City of Eastlake	14	5.65%
City of Willoughby	12	4.84%
City of Mentor-on-the-Lake	9	3.63%
Geauga County	9	3.63%
Madison Township	9	3.63%
Perry Township	8	3.23%
City of Kirtland	6	2.42%
City of Wickliffe	6	2.42%
City of Willoughby Hills	6	2.42%
Out of state	6	2.42%
City of Willowick	2	0.81%
Other county in Ohio	2	0.81%
Summit County	2	0.81%
Within Lake County	2	0.81%
Ashtabula County	1	0.40%
<b>Total responses</b>	<b>248</b>	

Q2: If you moved, where did you relocate from?		
Location	# of responses	%
Lake County	187	75.40%
Cuyahoga County	41	16.53%
Geauga County	9	3.63%
Out of state	6	2.42%
Summit County	2	0.81%
Other Ohio county	2	0.81%
Ashtabula County	1	0.40%
<b>Total responses:</b>	<b>248</b>	

### Q3 (Part 1): Why did you move to LeRoy Township?

#### Q3: Why did you move to LeRoy Township? (Top 10 reasons)

Responses: 317



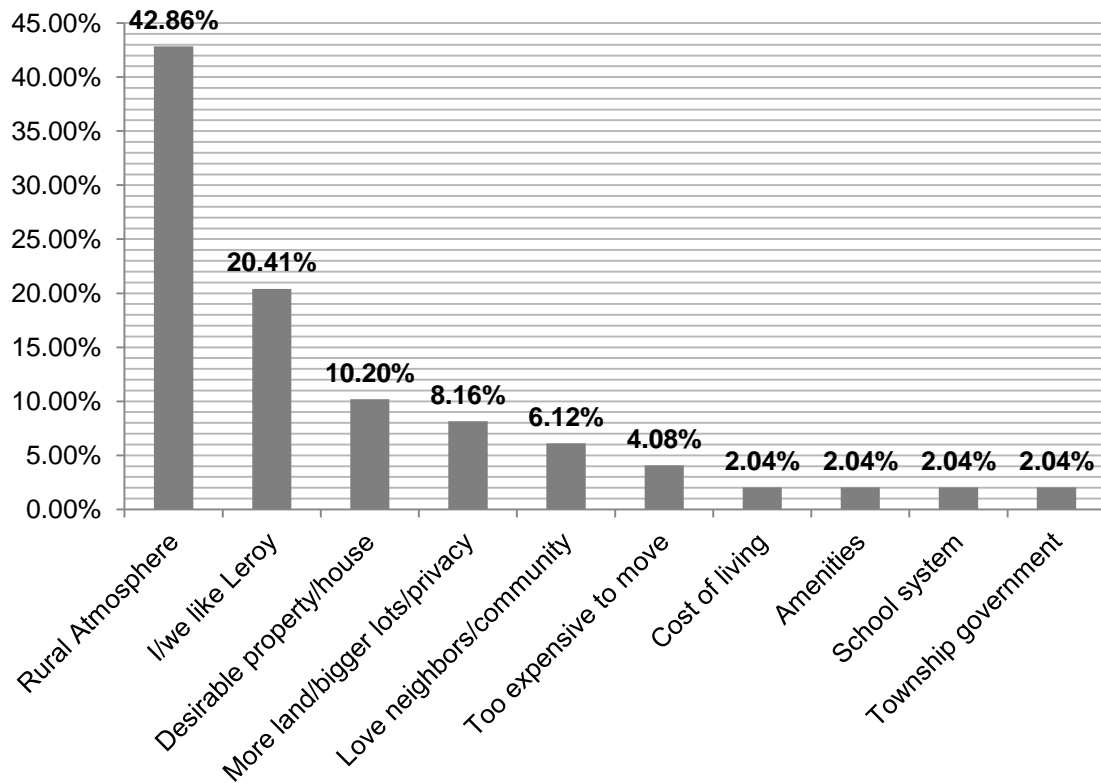
Q3: Why did you move to LeRoy Township?		
	# of responses	%
Rural Atmosphere	141	44.48%
More land/bigger lots/privacy	60	18.93%
Family	31	9.78%
Cost of living	10	3.15%
I/we like Leroy	9	2.84%
To build house	9	2.84%
Born & raised in Leroy	7	2.21%
School system	7	2.21%
Desirable property	7	2.21%
Proximity to freeway	6	1.89%
Close to work	6	1.89%
Amenities	5	1.58%
Job relocation	5	1.58%
Proximity to Lake Erie/natural resources	4	1.26%
To run a business	3	0.95%
Township government	3	0.95%
Feel safe in Leroy	3	0.95%
Tax rate	1	0.32%
<b>Total responses</b>	<b>317</b>	



### Q3 (Part 2): Why did you stay in LeRoy Township?

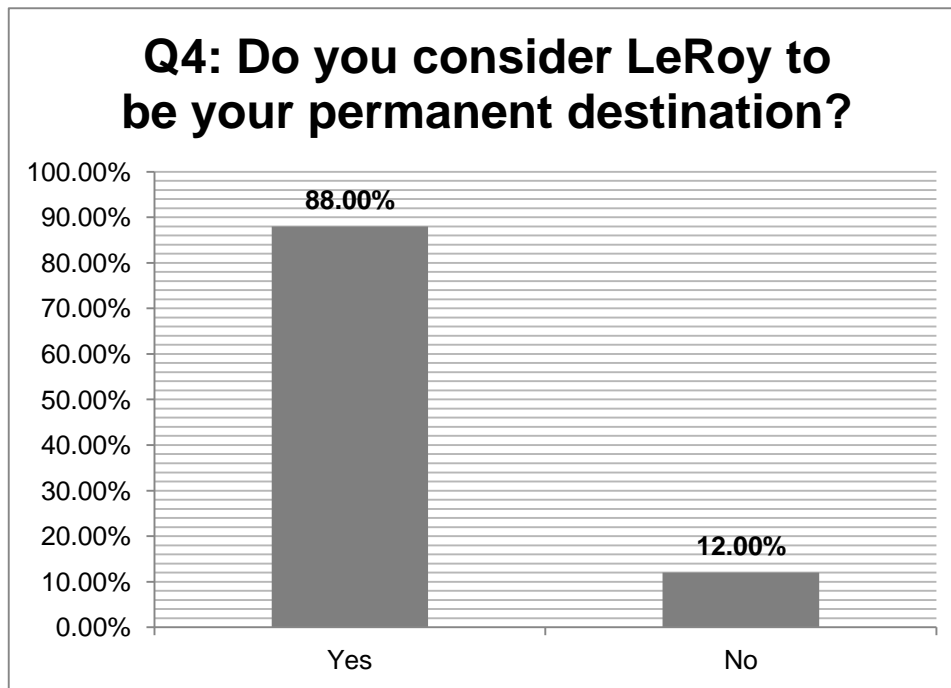
#### Q3 (Part 2): Why did you stay in LeRoy Township?

Repsonsces: 49



Q3 (Part 2): Why did you stay in LeRoy Township?		
	# of responses	%
Rural Atmosphere	21	42.86%
I/we like Leroy	10	20.41%
Desirable property/house	5	10.20%
More land/bigger lots/privacy	4	8.16%
Love neighbors/community	3	6.12%
Too expensive to move	2	4.08%
Cost of living	1	2.04%
Amenities	1	2.04%
School system	1	2.04%
Township government	1	2.04%
<b>Total responses</b>	<b>49</b>	

**Q4: Do you consider LeRoy Township to be your permanent destination?**



Q4: Do you consider LeRoy to be your permanent destination?		
	# of responses	%
Yes	198	88.00%
No	27	12.00%
Total responses	225	

Q4 Comments
We plan to move south for retirement
We love the fresh air, clean water, quiet, stars!!, space-we feel we live in God's back yard
not sure - family lives out of state
For now - retirement could change things.
Most areas have rules and regulations: painting homes and fixing up home/property repairs to keep property values fair. Not here though!
It's the best place to live, raise a family
Just keep the yuppies out - ha ha
Not sure Once my road is turned into a freeway I'm not sure what I'll do.
It's home to me like no other place could be.
Love LeRoy & hope it stays rural. Don't need apartment buildings & lots of people crowding in. Love the peace & quiet.

Yes. It is where I live.
Love it in Leroy but difficult & costly to keep up with yard work
Happy. No problems with neighbors. Glad to have more full time firemen. Would like city water - fire hydrants.
I plan to live here the rest of my life!
if we get city water someday.
My fiance and I consider this home. He died in November, and he loved it here, so do I.
went on country drive 10 yrs before moving here, loved LeRoy
Fix Leroy Rd dust and stones ruin cars and trucks
for may 5-7 years (retirement)
Laid back, quiet area to live
For all the reasons above. Will only move if the above is lost.
I live in a neighborhood type area (1 1/2 acres). I feel that these lots are too small for people to be shooting guns while my child safely plays outside
At least until we're too old to care for it.
retiring soon & will move closer to children
If it stays this way, yes.
Never considered LeRoy in our house search, but the house was what we were looking for.
The costs to continue living here are too high.
"Dah"
See above. Great place to raise our kido!
May snowbird after retirement
maybe moving to Concord
may not be suitable as we age
depends on Vrooman Rd bridge if it is to dangerous to come/go
unless taxes put us out
as long as it doesn't turn into Madison, Mentor with tons of businesses
love country
I like Leroy very much. Only reason I would move would be if fracking comes to town
to difficult for every day living needs; must rely on public transportation or friends/family.
As long as roads are maintained
I have considered moving closer to a grocery store in another 1500 years, when it becomes more difficult to drive 15-20 min to store!
I want to live here the rest of my life. The only way I could envision leaving LeRoy is if it becomes too developed or over commercialized
I'm getting older. I'll no doubt be here until I get to the place when I can't take care of my home
We love where we are.
Highland Hts.

Will probably move some place warm after retirement
unless unforeseen occur
not sure
The septic issues are annoying, which we weren't as far from stores, weather nicer down south, roads are bad in Leroy.
Unless the condo in Fla. Gets cheaper.
as long as it remains rural and there is no fracking
Leroy is a great place to live and raise a family
love the open land without commercial business.
Until we are too old to maintain our home.
Even if we moved, we would look for property - land in Leroy
Leroy is a nice place to raise a family, but the schools have declined and services have been cut, so once the kids are done with school, we're moving.
Warmer climate when retire
We have raised children here, and plan to stay as long as possible
unless I escape to Florida to get away from the snow & ice
Maybe, depends. If Leroy changes, we will move.
As long as no cell phone towers are erected near us or further radio frequency devices and/or smart meters are forced on us. To us this is <u>life</u> or <u>death</u> !
When we retire, may move to a home with less maintenance
This wireless technology is lethal to humans - There is plenty of science to prove it. Fiberoptics & cable is safe.
I'm still here, but open to moving
If the gunfire stops; otherwise, I'm not sure
We are happy here and have no plans to move.
Possible relocation to warmer climate in retirement
If Leroy maintains a peaceful - non industrial home town atmosphere we plan to stay, otherwise no.
Don't ruin what we have for politics & greed!
until something better comes along or I die!
As long as able to maintain property
As long as we can tolerate Ohio winters
Depending upon career opportunities
Upon retirement in 6-10 years, we plan on moving.
I/we continue to feel that Leroy is a wonderful place to live. If we need to shop for goods, services or go to a restaurant, movie we only have to drive a short distance to get there.
depends on the direction Leroy moves in
It was - not sure now - hate living at the roundabout - so many lights, horns blaring, tires screeching, trucks, trailers hitting bump where roads don't match up - sounds like loud boom.

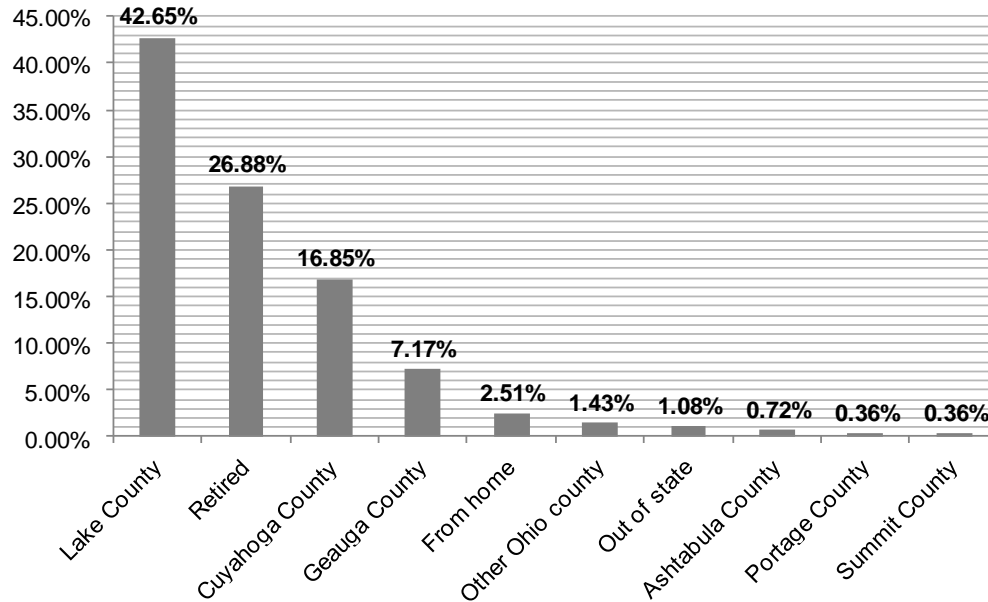
I would like it to be but we cannot keep up the yard work and general upkeep of a property this large.
Yes in summer, no in winter would still maintain property
will be moving south after retirement
unsure. Depends on noise disturbances
Since there's no busing & the decrease to RLSD operating at State min - we look to move if things do not improve
I am disappointed by the lack of "leadership" in Leroy. We have a high-rise bridge going through a scenic area including a park. We have Allegra and their trucks, and a rumored asphalt plant!
...as long as I am able to stay in my home
Hope to grow old or older here!
Plan to stay as long as Leroy stays Leroy, not concord or Chardon (city like)
As a person ages they want less land to care for and more social, activities within the community. Peace & quiet is nice.
Unless we see more destruction like the kind being caused by Allegra
love it out here
we will stay as long as it stays close to what it is today
I love community but its getting really junky! Too many junk yards. Why can't zoning get it cleaned up??
wonderful place to live-lots of changes some good some bad
as long as it keeps its country feel. If it starts building up more than it has, might relocate



## Q5: In what community do you work?

### Q5: In what community do you work?

Responses: 279



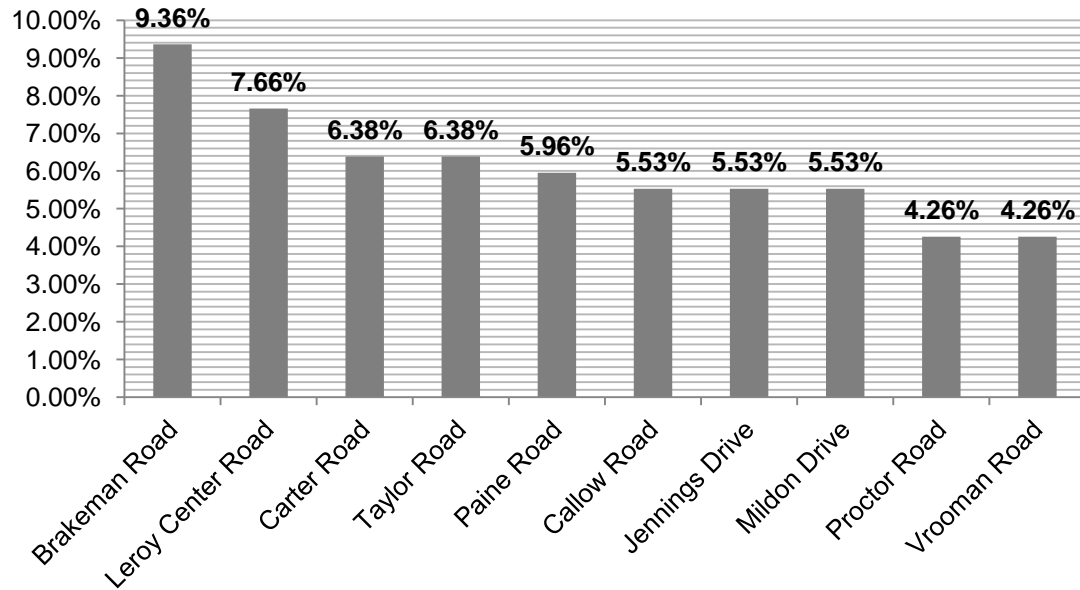
Q5: In what community do you work?		
	# of responses	%
Retired	75	26.88%
Cuyahoga County	30	10.75%
Mentor	27	9.68%
Painesville	19	6.81%
Cleveland	17	6.09%
Chardon	12	4.30%
Willoughby	10	3.58%
Concord	10	3.58%
Lake County	8	2.87%
Gauga County	8	2.87%
Painesville Twp.	8	2.87%
Home	7	2.51%
Leroy	7	2.51%
Wickliffe	5	1.79%
Painesville City	5	1.79%
Madison	4	1.43%
NE Ohio	4	1.43%
Eastlake	4	1.43%
Perry	4	1.43%
Kirtland	3	1.08%
Out of State	3	1.08%
Perry	2	0.72%
Ashtabula County	2	0.72%
Willoughby Hills	2	0.72%
Summit County	1	0.36%
Portage County	1	0.36%
Willowick	1	0.36%
<b>Total responses</b>	<b>279</b>	

Q5: In what community do you work?		
	# of responses	%
Lake County	119	42.65%
Retired	75	26.88%
Cuyahoga County	47	16.85%
Gauga County	20	7.17%
From home	7	2.51%
Other Ohio county	4	1.43%
Out of state	3	1.08%
Ashtabula County	2	0.72%
Portage County	1	0.36%
Summit County	1	0.36%
<b>Total responses</b>	<b>279</b>	

## Q6: What is your road or residence?

### Q6: What is your road or residence? (Top 10)

Responses: 235



<b>Q6: What is your road or residence?</b>		
	<b># of responses</b>	<b>%</b>
Brakeman Road	22	9.36%
Leroy Center Road	18	7.66%
Carter Road	15	6.38%
Taylor Road	15	6.38%
Paine Road	14	5.96%
Callow Road	13	5.53%
Jennings Drive	13	5.53%
Mildon Drive	13	5.53%
Proctor Road	10	4.26%
Vrooman Road	10	4.26%
Rt 86	8	3.40%
Lester Drive	7	2.98%
Trask Road	7	2.98%
Girdled Road	6	2.55%
Kniffen Road	6	2.55%
Sumner Road	6	2.55%
Ford Road	5	2.13%
Leroy Thompson Rd	5	2.13%
Painesville Warren Road	5	2.13%
Balch Road	3	1.28%
Brockway Road	3	1.28%
Huntoon Rd	3	1.28%
Indian Point Road	3	1.28%
Autumn Drive	2	0.85%
Baker Rd	2	0.85%
Chadwick Rd	2	0.85%
Maggie Lane	2	0.85%
Piney Hollow Lane	2	0.85%
Radcliffe	2	0.85%
Rustic Dr	2	0.85%
Seeley Road	2	0.85%
Blair Road	1	0.43%
Center Road	1	0.43%
Ledge Road	1	0.43%
Leroy Road	1	0.43%
Monte Drive	1	0.43%
Shirley Drive	1	0.43%
Shirley Park Drive	1	0.43%
Township Road	1	0.43%
Valentine Road	1	0.43%
<b>Total responses</b>	<b>235</b>	

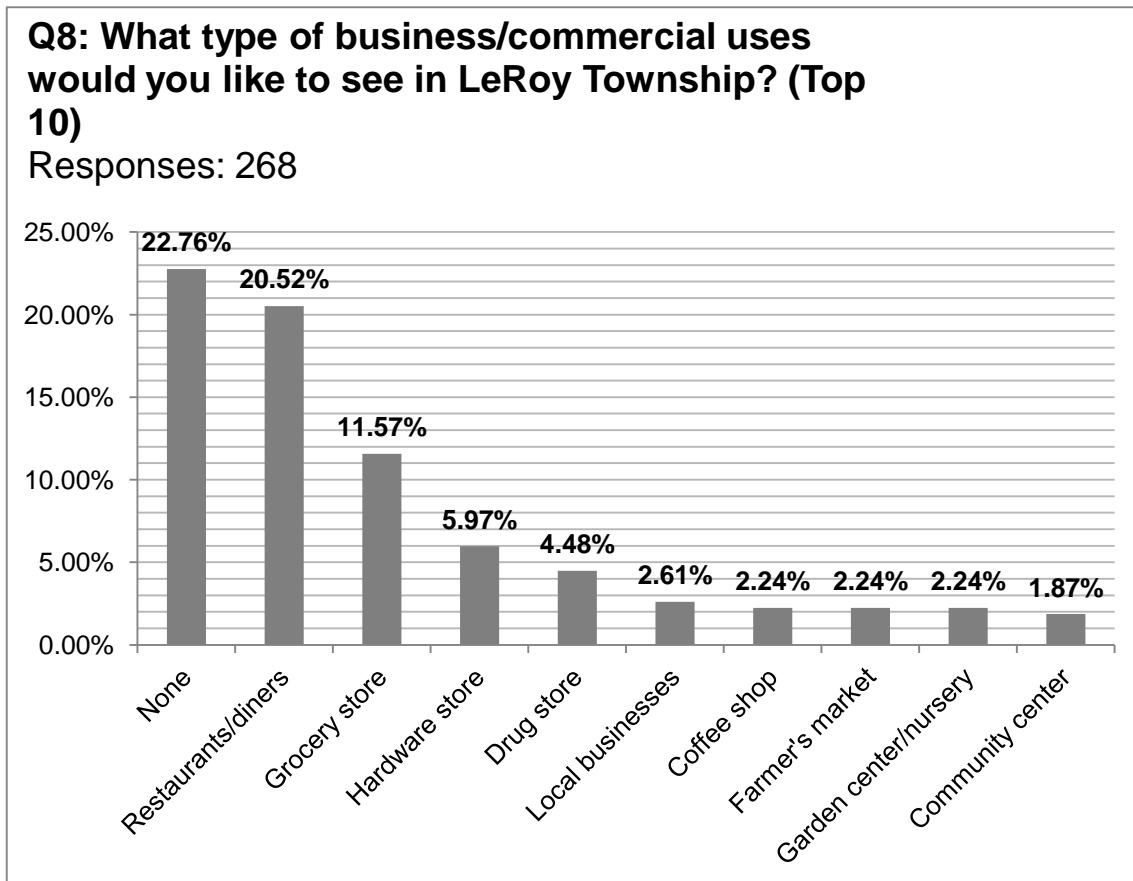
**Q7 (Part 1): Where do you or your family shop for goods? Rank most to least.**

Q7: Where do you or your family shop for goods? Rank most to least.												
Leroy #	Chardon #	Concord #	Madison #	Mentor #	Painesville #	Perry #	Other #					
1 2	1 95	1 5	1 14	1 57	1 53	1 1	1 2					
2 10	2 43	2 12	2 15	2 76	2 44	2 0	2 3					
3 15	3 24	3 43	3 20	3 32	3 43	3 3	3 4					
4 21	4 12	4 33	4 15	4 14	4 24	4 7	4 5					
5 29	5 9	5 15	5 15	5 6	5 9	5 10	5 4					
6 14	6 2	6 13	6 16	6 2	6 1	6 24	6 3					
7 12	7 2	7 3	7 13	7 2	7 1	7 26	7 8					
8 6	8 0	8 1	8 5	8 0	8 0	8 2	8 17					

**Q7 (Part 2): Where do you or your family shop for services? Rank most to least.**

Q7: Where do you or your family shop for services? Rank most to least.												
Leroy #	Chardon #	Concord #	Madison #	Mentor #	Painesville #	Perry #	Other #					
1 28	1 38	1 3	1 9	1 73	1 56	1 2	1 10					
2 12	2 41	2 12	2 18	2 49	2 38	2 2	2 4					
3 17	3 26	3 22	3 10	3 29	3 41	3 2	3 6					
4 14	4 13	4 25	4 11	4 10	4 18	4 5	4 4					
5 20	5 11	5 18	5 10	5 0	5 4	5 9	5 1					
6 8	6 4	6 11	6 11	6 2	6 1	6 19	6 2					
7 10	7 3	7 3	7 12	7 2	7 1	7 19	7 5					
8 4	8 0	8 1	8 8	8 1	8 0	8 2	8 10					

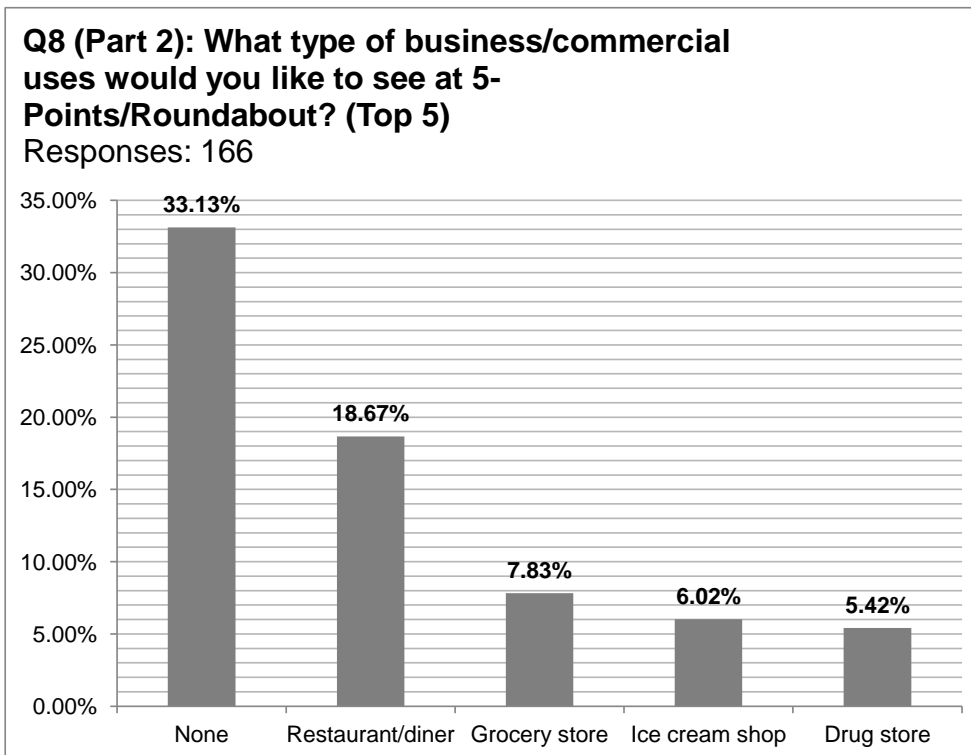
**Q8 (Part 1): What type of business/commercial uses would you like to see in LeRoy Township?**





<b>Q8: What type of business/commercial uses would you like to see in LeRoy Township?</b>		
	<b># of responses</b>	<b>%</b>
None	61	22.76%
Restaurants/diners	55	20.52%
Grocery store	31	11.57%
Hardware store	16	5.97%
Drug store	12	4.48%
Local businesses	7	2.61%
Coffee shop	6	2.24%
Farmer's market	6	2.24%
Garden center/nursery	6	2.24%
Community center	5	1.87%
General store	5	1.87%
Auto service garage	4	1.49%
Dollar store	4	1.49%
Gas station	4	1.49%
Bank	3	1.12%
Car wash	3	1.12%
Community swimming pool	3	1.12%
Go-cart track, bumper boats, mini golf etc.	3	1.12%
Ice cream shop	3	1.12%
Post Office	3	1.12%
Bakery	2	0.75%
Barber shop/hairdresser	2	0.75%
Gym	2	0.75%
Resale shop	2	0.75%
Retail	2	0.75%
Walmart	2	0.75%
Winery	2	0.75%
Bars	1	0.37%
Bed & breakfast	1	0.37%
Deli	1	0.37%
Downtown district	1	0.37%
Driving range	1	0.37%
Dry cleaner/laundromat	1	0.37%
Fast food	1	0.37%
Froyo shop	1	0.37%
Industrial Pkwy for small businesses	1	0.37%
Library	1	0.37%
Light manufacturing	1	0.37%
Medical Clinic	1	0.37%
Farm Stands	1	0.37%
Senior center	1	0.37%
<b>Total responses</b>	<b>268</b>	

## Q8 (Part 2): What type of business/commercial uses would you like to at 5-Points/Roundabout?

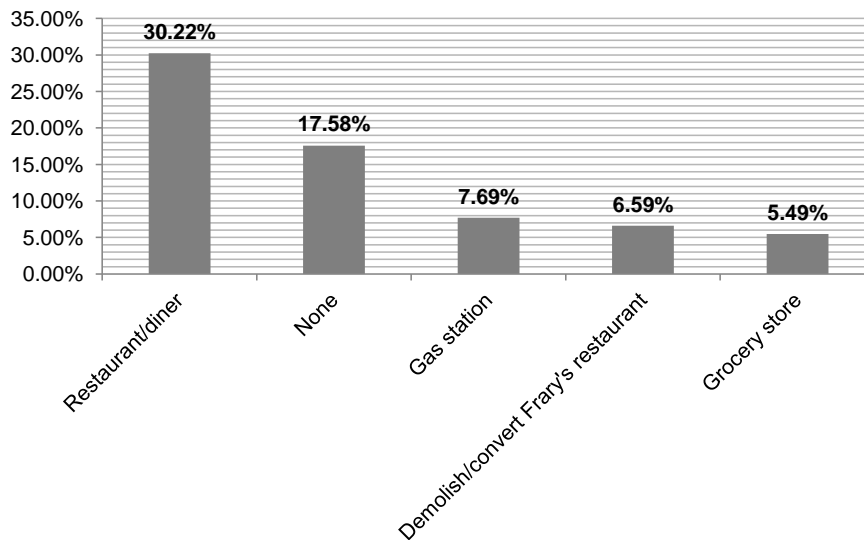


Q8: What type of business/commercial uses would you like to see at 5 Points/Roundabout?		
	# of responses	%
None	55	33.13%
Restaurant/diner	31	18.67%
Grocery store	13	7.83%
Ice cream shop	10	6.02%
Drug store	9	5.42%
General store	6	3.61%
Garden center/nursery	4	2.41%
Gas station	4	2.41%
Hardware store	4	2.41%
Bank	3	1.81%
Coffee house	3	1.81%
Farmers market	3	1.81%
Local businesses	3	1.81%
Post office	3	1.81%
Small grocery store	3	1.81%
Car wash	2	1.20%
Donut shop	2	1.20%
Bakery	1	0.60%
Barber shop/hairdresser	1	0.60%
Dollar store	1	0.60%
Fast food	1	0.60%
Fire station	1	0.60%
Flower garden	1	0.60%
Froyo	1	0.60%
Offices	1	0.60%
<b>Total responses</b>	<b>166</b>	

## Q8 (Part 3): What type of business/commercial uses would you like to at I-90?

### Q8 (Part 2): What type of business/commercial uses would you like to see at I-90? (Top 5)

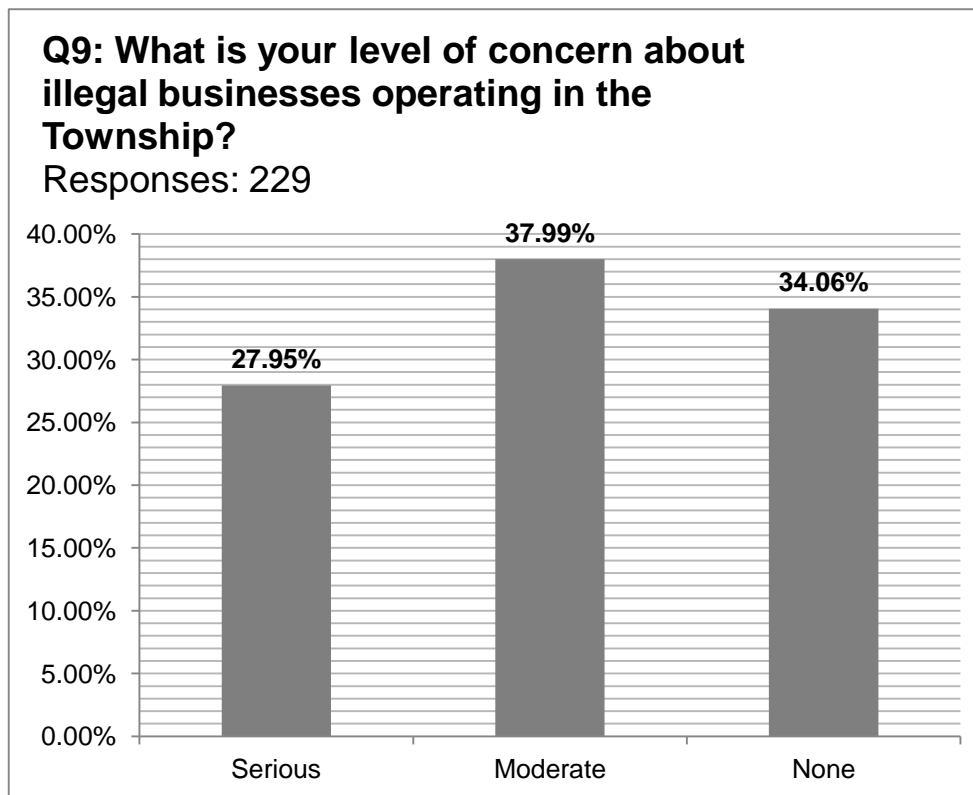
Responses: 182



### Q8: What type of business/commercial uses would you like to see at I-90?

	# of responses	%
Restaurant/diner	55	30.22%
None	32	17.58%
Gas station	14	7.69%
Demolish/convert Frary's restaurant	12	6.59%
Grocery store	10	5.49%
Hotels/Motels	8	4.40%
Fast food	7	3.85%
General store	5	2.75%
Auto service garage	4	2.20%
Walmart/big box	4	2.20%
Car wash	3	1.65%
Drug store	3	1.65%
Small shopping center	3	1.65%
Bank	2	1.10%
Coffee shop	2	1.10%
Local businesses	2	1.10%
Outdoors store (like Cabella's)	2	1.10%
Truck stop	2	1.10%
Industrail pkwy for auto shops	2	1.10%
Bar	1	0.55%
Dollar store	1	0.55%
Dry cleaner/laundromat	1	0.55%
Farmer's market	1	0.55%
Froyo	1	0.55%
Ice cream shop	1	0.55%
Landscaper	1	0.55%
Post office	1	0.55%
Senior housing	1	0.55%
Small grocery store	1	0.55%
<b>Total responses</b>	<b>182</b>	

**Q9: What is your level of concern about illegal businesses operating in the Township?**



Q9: What is your level of concern about illegal businesses operating in the Township?		
	# of responses	%
Serious	64	27.95%
Moderate	87	37.99%
None	78	34.06%
<b>Total responses</b>	<b>229</b>	

Q9 Comments
We need to protect our property values & not be intruded on by noise, fumes, depreciation of property values
Not aware of any
I have an issue when it results in an eyesore that results in a drop in property values
Wasn't aware of any but if they're making over \$5000/yr-they shd. pay taxes-otherwise they're cheating Leroy
If one can do a business then all should be able to
Really? What are going to do? Township=paper dragon!

Depends on the business. Get rid of the drug dealers.
What illegal businesses?
Do you mean something like "sewing" or "crafts" or the stills we have
Not sure what illegal bus. Consists of.
Not aware of any
at this time same concern over vehicles being over parked at homes where some businesses are.
Did not know of any
I don't really know what this means
Our neighbor(no longer here..incarcerated) was into meth production and burglary. Also, car repair and body shop business on Lester. We are against this on a residential street.
As long as it's not a problem to immediate neighbors
Alan's Auto Works, Leroy Center Rd. If you pay with check he charges 7% tax & keeps it. Pay cash no tax but doesn't report it.
Zoning should be enforced more
It's great to operate business from home, but people need to pay taxes so roads can be maintained.
Does it make any difference? You allow a batch plant & a high level bridge & roundabout none of which were wanted.
As long as they don't sell drugs it doesn't matter if someone wants to work at home. As long as they don't disturb the neighbors.
Home businesses sometimes causes more traffic on the street because of employees & delivery needs not conducive to the rural atmosphere I desired.
I've never heard of any
code violation only? Depends what it is. Heavy industrial, pot or dirty or noisy bothering neighbors. Yard must be clean of "stuff". (grandfather only?)
existing businesses should be grandfathered into Leroy
more enforcement
drugs - serious
I'm concerned about any business opening, legal or illegal.
What is illegal business? Mexican operated?
Watch drug activities
Rural community do what you want
Illegal businesses ruin character and environment in Leroy-need to stop
I don't understand - what type of illegal business do you mean?
Haven't heard much about it.
What's with the distillery on Brakeman? Right in the middle of a residential neighborhood! Is it legal? Can we move it (assuming it's legal) to 5 Points/roundabout?



people have a right to make money, small business from home are specialties
Depends on what is considered a business. Someone working at home on a computer or selling retail out of their homes.
I don't know of any illegal things.
More concerned about Allegra Plant and Brine water wells
Illegal-as in immoral or dangerous - very concerned, moderate to no concern if someone is selling produce or cutting hair
What moves in next door/ across street. present ones grandfathered in after public hearings and agreed specific limits.
illegal businesses detract from the beauty & natural atmosphere - no regulation - no accountability
noise, appearance, congestion
if there are some they are unobtrusive
have zoning inspector do their job
some businesses have gotten out of control
vandalism
concern that is supposedly legal is Osborne's asphalt cement plant and the injection wells for fracking waste. The injection well should have never been permitted especially so close to Grand River. Whoever OK's this was an <u>Idiot!</u>
does this mean home businesses? None Does this mean illegal drugs?- moderate
drugs - serious
when it becomes an eyesore, it should be controlled
stop illegal businesses-in most homes stop drugs
injection wells
with newborns now living w/me, sound of guns shooting does not make us feel safe multi X's a night
what's good for one must be good for the others, my concern is not being able to police them if they get out of control with traffic or junkie appearance
dumping of waste into water table
no porn shops
rural area not heavily patrolled invites drug activity
residents should be following the regulations of Twp. I would not want to have a neighbor who has a lot of cars going in and out because of a business
Shut them down.
I'm not personally aware of any, and I surely would be concerned if they are/were to be here.
Main concern is that Leroy twp is losing out on tax funding.
unsure of definition of "illegal". Covers - noise level, traffic, air/soil pollution, large trucks , machinery, etc.

Do not know not sure if or what illegal businesses are operating in Township but doesn't sound good.
As long as they're being responsible and considerate of neighbors, not manufacturing things
never thought about it
Are you referring to hard working people who have figured out a way to support themselves? Instead of collecting welfare
What kind of illegal business can operate here?
Don't understand question
We are in the country - small businesses (tailoring, cleaning, snow plowing, etc) can be done out of the home or with no home base for company.
Like the rural atmosphere.
Don't want noise or pollution problems
Except for drug houses
No knowledge of this
We don't live near the Allegra plant, so this is not a concern.
If you mean a contractor working out of his house, no concern. That is why he moved to Leroy!!
I feel the businesses in place are asset
some lots are junked up with their business stuff
Ride down Brakeman Road - That should be a wake-up call to Trustee's
Ok if not highly visible or do not disrupt neighbors or neighborhood
Don't want to see business come in taking away rural atmosphere.
not sure, what is illegal
drug labs
Actually have minimal concern in our neighborhood.
I have a home-based pottery business (zoning permit obtained). This is obviously important to me to maintain. I feel that I cause no harm to my neighbors. I also have no problem with home businesses such as beauty salons, car repair, CPA consulting, horse training, dog training, etc. The key for me is that these businesses cause no problems with noise pollution and do not negatively affect their neighbors causing them loss of enjoyment of their home. I do take exception to heavy industrial activities, which cause noise or other pollution and do disturb their neighbors.
people run businesses such as day cares and construction companies from their homes now and nothing is done to eliminate it.
Not aware of any illegal businesses here.
Most keep to themselves and don't bother others. Create an industrial park so they have the option to locate legally.

As long as there isn't junk and trash left around to detract the area.
Who wouldn't be concerned" Duh!
Do want their tax money coming back to Leroy
Didn't know we had any.
Tired of house shaking at 6:00 am when B16 Trucks & Landscaping equipment is running
What constitutes an "illegal" business? Any business concern that creates noise or pollution or inconvenience to neighbors should be prohibited.
What constitutes illegal?
What illegal businesses? Bootlegging, drugs, firearms?
I might be concerned if I knew about it, which I don't.
unless the actual operation is illegal - drugs, etc.
Affects the roads. Unfair to legal businesses. Loss of Township control
as long as lighting and noise and signage is controlled, not a problem yet for cottage industries
There is no problem to my knowledge
If illegal, why let them into Leroy?
No legal or illegal gun, chemical, firearms. No auto shops, old cars junk, or unsafe environmental factors
If they're on their property working leave them alone
our township should at least receive tax revenue from the business
with pt staff in township, it would be difficult to enforce regulating them.
*should specify/ define illegal!
No illegal business in residential areas
Illegal? Drugs may be a concern but a ma & pa business in their garage - no problem
no illegal
What do you consider "illegal"?
Can those illegal businesses, as well as licensed businesses, be posted to the LeRoy web site. Would like to know what is legit businesses are in LeRoy
Concerned if it affects our health, safety or property value. The more Leroy is developed the more problems will arise.
as long as they are under the radar visually and audibly
Not sure really - not enough info. Worry that Painesville's thriving drug dealerships will advance out here; moderate concern about break-ins as more housing developments are built.
Don't understand "illegal business" and why are you allowing it if illegal?

What type of businesses are we talking about?
Setting up businesses that involve light industry(carpentry shops, tool & dye) etc...should be required to be sound proof - not emitting odors and fumes into atmosphere.
I have not heard or seen any illegal business in Leroy
Business should be taxed accordingly. We all need to live lawfully.
My concern is in the "junkyard" look of a few "businesses" that ruin it for others.
No concern of small mom & pop home businesses or truck drives ext. Only concern is large asphalt /concrete plants
Not sure what is meant by "illegal", meth labs should be shut down, landscapers are ok
Really DO NOT want to see large chain or big box retailers in the community. - Independent business ok!!
Only home businesses that operate out of a home or small garage should be allowed in residential areas. No outside equipment & unsightly trash in yards.
toughen up zoning restrictions
what do you consider an illegal business? I have no problem with legitimate small businesses
leave them alone
zero tolerance
why
was unaware of amount of bus. In community
I'm only concerned about the big ugly business - Allega!
no illegal businesses
there shouldn't be any illegal businesses operating anywhere

**Q10: To what extent should they be categorized and regulated in residential areas?**

<b>Q10: To what extent should they be categorized and regulated in residential areas?</b>		
	<b># of responses</b>	<b>%</b>
Regulation is necessary	40	31.01%
Only if illegal/causing nuisance or pollution	37	28.68%
Prohibited from residential areas	17	13.18%
No regulation	12	9.30%
Don't know	8	6.20%
Better enforcement of zoning regulations	5	3.88%
No new development; existing is OK	3	2.33%
Home businesses should be allowed	2	1.55%
Regulate if business is visible	2	1.55%
Certain businesses should be approved by residents of Twp.	1	0.78%
Commercial-only retail	1	0.78%
Only small businesses	1	0.78%
<b>Total responses</b>	<b>129</b>	



### Q11: How do you rate Township services? (1=lowest, 5=highest)

Q11: How do you rate township services? 1= lowest, 5=highest							
Road Dept	#	Fire Dept	#	Cemeteries	#	Rec	#
5	48	5	135	5	63	5	63
4	53	4	48	4	54	4	57
3	46	3	13	3	40	3	33
2	35	2	9	2	11	2	18
1	49	1	14	1	6	1	12
0	2	0	1	0	1	0	0

Q11 Comments
All very good. Roads surface patching is getting old-some need widening & resurfacing
The road department gets to use the township equip for their own personal properties & if that is so, then we all should have this option.
Getting roads paved on a schedule should be priority #1.
Fence at the back and the cemetery look bad. Put up more flags like you used too.
The snow plow keeps destroying my mail box. I had 4 last year. 2 this year.
except for knocking our mailbox & our son's next door down
Don't use any much except roads
Good plowing, more salt on hills in winter months.
I commend all departments and services. Never a complaint.
Like to see a community center
Get rid of the sexton-been there way to long Jerry Hausch
With our tax base I think they are doing their best
I know we can only work with \$ we have
for the manpower & money we have, I feel we do a very good job.
No complaints Services are good
Road Dept - they do the best they can w/the levies that pass
More money needed for road dept. as many emt's, paramedics & other trained firemen as we can afford.
Roads need improvements-real improvements-Callow Rd has pothole issues and flooding issues
The road department does the best with what they have.
Good
Roads are always bad in the country. I just drive slow. Police & Fire excellent
We have a road department?
Excellent for a little township with lots of snow!
Pave Leroy rd. stones destroy underside of vehicles
Good job on roads this winter

They do take good care of the hills on Paine and Blair, other than that, roads are pretty bad. Don't know anyone who has had to use fire/cemeteries or rec.
Our Rd. Dept looks like a junk yard - our cemeteries are nice - fire needs to be out-sourced
Road Dept. a lot of the roads need repairs! Recreation - I emailed the rec. dept. after several unanswered phone calls. I heard back from them a week later.
great job on snow removal
Road Department does a great job!
Fire Department is all volunteer, so its as good as its going to get! (its not their fault)
They'd be higher if people would support the levies. I'm sad that people are so ignorant.
Not enough familiarity with these services. Thought the road crew did a pretty good job with the plowing.
All's well!
Lots of upkeep w/minimal funds. Not their fault. They do the best w/what they have.
I like that the ditches are maintained and the FD is close to all residents
roads cannot be maintained beyond current level (rough) without better funding. Some were better when they were graded gravel
need roads paved correctly and stop patching!
get fair share of federal dollars
better road
cemeteries look nice; fire seems adequate; roads limited by the budget
need more things for the kids to do year around! Not egging peoples cars & houses!!! We have a problem with this
none
my taxes keep going up for road repairs but Leroy doesn't maintain any of the roads I drive on ! Disgusted. Waste of my money
more funds for road repairs upgrades
better roads better people
Callow road horrible potholes
Sumner Rd needs much needed repairs
like garage sales
Callow Rd needs maintained better than tar & stone only in spots. It needs all done.
some roads in bad shape. How many times can they be patched?
provide us with road maintenance and improvements for us to understand the time line
roads need serious work
my only complaint: digging out those ditches creates an eyesore-surely there must be a better way. Thanks for taking care of our road in the winter!
Callow Rd has needed to be repaired for many years now and the bridge near Rt 86 needs to be replaced and widened
The Road Dept. is, basically, the only visible service noticed on a regular basis.
Takes a long time for road department to dig out our ditches and repair our street
I would like to see recycling brought back.
Need better road repair - Better plow drivers to reduce mailbox damage.

designating private drives
The recreation is not something that really helps our family; too limited.
Our road department is very disappointing, the quality of tar & chip is dramatically inferior to other townships/cities. Our repair work is also inferior. I've often seen #57 stone dropped to repair roads which is ineffective and wasteful.
Roads need more attention regarding resurfacing
Please make Proctor Rd a little smoother
fire dept. does excellent job/ roads are in good shape
Roads in poor condition
Would like to see other sports beside baseball. Snow- well I know once I get past our road - the rest of the world is better!
Never used
Enjoy the opportunity to participate in the annual garage sale & enjoy Trick or Trunking with my grandsons.
Keep my st. plowed in winter. Have (trained) competent fire crews and EMS. 24/7.
Every year snow plow destroys our cul-de-sac and says there is nothing they can do about it.
No experience w. fire, cemetery or much rec.
General fund should not be used to support the Road Dept.
Road repair is bad. We keep on passing levy's and no service to resurface bad roads. Little recreation locations.
all do a good job for limited budgets. No problems
All very good. Road Dept. does great without being able to get a levy passed.
Excellent job snow removal. Maintenance of Sumner road is horrible.
not sure on recreation, do not participate
I have never needed the F.D. & hope we never need them but it is good to know they are there if needed.
Our roads are not good; the tar & cinder repair is awful - But-it keeps people from speeding down the side roads; snow removal-ok, just mail boxes beware!!
I don't have any experience first hand w/ the cemetery so I can't comment. The road dept is horrible - they run over our mailbox every winter and it took 4ever to pave our road and repair it. Then one repaired, Road Dept used tar and stone, ruining my paint job!
Love the softball fields & the softball organization. Very happy to have the fire departments!
Services are adequate, given the budget restraints. Hoping for better road repairs with new levy. Snow plowing was good this year.
Very pleased with our Township
increase staff on fire department, increase staff on road department, better zoning
Roads are in terrible shape. Big pot holes on Trask
You have done as good a job as possible with the funds available. "Regionalism" of agenda 21 has siphoned off the majority of taxpayer\$\$ from small communities behind the backs of almost all citizens.

Road Dept. does a good job with the resources they have. Fire Dept. is good. Recreation - softball league does good job.
Snow removal sucked again! Where was all the salt Chuck?
Things seem ok.
Disgusting! That we have no official Sherrif department coverage. How is this possible?
Hopefully the finally-passed road levy will bring improvements
Have never had occasion to use cemetery or recreation
It would be great if we had a bike path in Leroy area of Carter/ 84 etc.
I commend the people (like Brandy) who volunteers their time and efforts; cannot rate; we've used none of the services
Lack of job descriptions for road dept. create low expectations for performance.
hard to rank the Fire Dept & cemeteries because we haven't used them or had need for nor hear of anyone else using them to rate them.
Three calls to the Road Dept last year regarding lack of drainage of the ditch on Mildon at 7125/ 7105 Mildon and freeze damage to my driveway resulted in promises and no action - damage has increased this winter and the ditch continues to be blocked downstream of my property - I need this fixed this spring/ summer!!! Jay Harris 440-254-2304
poor roads
our roads are not in good shape especially Carter Rd. Too many heavy trucks loaded with concrete
The question is unclear - am I supposed to rate which is most important to me, or how well I'm satisfied with each, or how much money should be allocated to each service?
Would like to see some of the Fire Dept. money go towards law enforcement. Nepotism in the Road Dept.
The Road Depart. Is slow to respond. They never finished digging out our ditch after putting in a new culvert. Some of our neighbors lost the black top at the end of their driveway. Has never been fixed.
road dept sad
Recreation/ dances/ nature trips for senior citizens
Don't have direct experience
Better road department employee equals better work
All have operated commendably considering available funding
Recreation does great except we never know what's going on unless it's on the big sign
Baseball league is awesome. I quit voting for the road levy because fracking seems to be encouraged by some trustees & it will ruin the roads anyway.
Proctor rd is very busy and needs to be re-done not patch
I really don't or haven't used any twp services except for road which hasn't been very satisfactory.
Haven't used the others so we don't know.
Fix the pot holes & pick up all the litter and trash along the roads in LeRoy.
We were well served by road dept for snow removal
don't use any services except road dept

don't use
so far all is good
the township garage and those salt bins look terrible! That sets a bad example for the community.
need people for road dept
don't have any. To new to area

## Q12: What suggestions do you have for improvements or services?

Q12 Comments
More police coverage
Keep it country!
Nothing of any significance
Tree cutting services is poorly executed. They left our street looking like a tornado came through
I feel we need to hire staff with knowledge as to how to work on our roads
Little better maintenance of roads
Getting roads paved on a schedule should be priority #1.
More fulltime fire fighters/better twp roads
Clean up recycling area, looks bad. Get rid of concrete bathrooms at park.
Don't know.
Get heavy trucks off Callow Rd & lower the speed limit
Fix road when needed but only when funds are available
Carter & Paine Rd. need paving. Know it is not Leroy's responsibility
Snow plows should be more careful with mailboxes
Maybe extra trash pickup for junk & tires, etc. Like Hambden has -
Our street is in need of repair - or rather repaving!
I spoke to Ron Young about small township regulation and zoning laws and that they need to be stricter. Neighbor across the street does NOTHING. I've not seen him cut his grass or take care of house or property. Occasionally, he gets someone to cut. Culvert ditch is not maintained. Township needs more authority. Ron has not been in contact.
Build a community center
I like it. None really
Wish I had the answer
Fix roads.
Collect taxes from business. Apply for grants when possible. Fundraisers? (at the ballpark)
none
Some of the roads are left in bad shape for a long time.



Moved to LeRoy to get away from citification & population. Like wide open spaces. Keep it that way. It already has too much growth.
If we have tar & chip or asphalt then maintenance is necessary which seems to be a problem on some roads
Roads-if levies pass
Water & sewer would be nice but nearly impossible.
More mailings of what is going on like corner of Carter & Vrooman. No one wants industrial or stores to be empty. We would prefer to drive to Painesville, etc. for goods than here.
fix Leroy roads!
Get us some.
better people not trustees family or family friends
Apply for federal grants to help fix the roads.
New bridge over Grand River. They been talking about building a bridge for 67 years.
None. Keep it simple. People don't need more services, we have what we need.
Please clean out ditches
Fix Hells Hollow road and put bridge back in
Too many like Metro Parks - no tax revenue and nobody really uses them anyway. Would rather sell/build homes for tax revenue. Kids are the only ones who use it to smoke pot and get naked!
Look at outsourcing Rd work and look to combining fire serve to cut costs. Fire Dept's expensive and a secondary job for outside fireman to earn a second income.
Better information on your website. Have someone there to answer calls + emails in a timely manner so the residents feel like they are part of the township. Keep the roads safe for traveling & pedestrians.
More attention needs to be placed on houses with junk cars & trash accumulated. It brings down everyone's property values.
Road repairs needs improvement
Keep the cemeteries trimmed weekly! Keep the fences painted.
Its just not cost effective to pay full-time qualified fire fighters.
Besides moving out the people who vote "no" on everything, there's nothing I can suggest. You work with what you have. When people don't volunteer or support services, you really can't improve.
re-pave Brakeman Road.
Don't waste our property tax dollars. Work hard.
Be more accountable for work time - less talk, more working. More qualified for jobs needed
Pave roads instead of tar

The Town Hall Bldg should be relocated to the fire dept property or near by & give the road dept the existing property.
Turn Proctor over to the county - it is used regularly by through traffic & if you can't resurface - they seem to care for their roads - ours is as bad as the twisty. Less used roads that have lower speed limits.
Encourage senior activities
road lighting at intersections should be focused to minimize light pollution and direct light to roadway
pave our roads
snow removal on roads has declined; road repair spotty
more & better qualified people to run the different departments
none
Need to get Lake C. to repair and replace roads that are in terrible shape in Leroy
repave brakeman
pave residential section of Seeley Rd. which leads to Indian Pt Park to reduce dust
better use of money
resurface Callow Rd, ditches cleaned out more often. They fill with road cinders
what we have is what we want
Painesville water
road lighting! I must ride Laketran and due to poor lighting I do not have the bus take me back to Leroy after 5 pm-can't see my drive!
Receive call back from road service when inquiries are made.
(Rd. Dept.) quit wasting money and do it right once and for all. Then its done.
Get more help from the County Engineer on plans for future road work.
get rid of zoning which gives false sense that we have control of what happens in our community. Become a city such as Waite Hill, Kirtland Hills
IMPROVE ROADS
roads need improvement; one store for all needs- gas food clothes, etc
get law enforcement to enforce speed limits on 86 & some side roads
I would like to see recycling brought back
Need police services, more plowing
More community gatherings. Like to have my ditch cleaned out.
The road dept. is insufficient, hire out the jobs to competitive contractors who can do a good job.

We should follow the Chardon model- they use subcontractors to resurface roads (such as Kyle, Clay, Chardon Windsor) and they come out very nicely. I would also consider subcontracting the entire road department due to poor quality & standards used by our road dept.
ok as is.
Add levy if necessary to cover the needed expenses for improved road maintenance
need a no nepotism policy for hiring
we need better visibility pulling out of Kniffen Road onto Rt. 86. Both ways are a blind spot!
needs a community festival; the one now is geared towards softball and doesn't involve the entire community (tractor, car show, baking contest, livestock or horse show
Pave the roads
Repave some roads - Brakemen south of 86, part of Carter
Fix bump on Taylor near LeRoy Center (crossover)
Clean ditches out more often
Need much better roads
Make sure each spring you sweep up cinders from the roads.
Bridge on Callow between 86 and Girdle needs paved!
none
Contract out Road Dept services. Need new fire station.
Repave roads, no gravel on busy roads, clean ditches & culverts for water run-off. Stop asking for tax increases if you are not going to fix the roads!!
Adult recreation activities, More communication of how road funds are used.
no problems
For the Trustee's and young to get off their butts and look at Leroy! It's a shame. Ride down Brakeman Rd. South - See what's going on.
Keep business out
Improve Sumner Rd - Its almost treacherous to drive on - something must be done to improve it!!!
Better responses to questions & e-mails
Township is doing a good job with the limited resources they have.
No fracking. Some control over guns and/or explosions being constant interferences. No large subdivision development.
pave celzic; improve park It's a nice area-could be better!!
My suggestion is to evaluate the snow plow drivers and if necessary, remove them from driving a truck. Every mail box on our street has been taken out at least once a year. I'm sure you've had to replace plow blades since the drivers hit metal boxes.

I think we need to continue to slow development, especially the building of new homes.
none
Paint the Township Garage - it's one of the ugliest properties in Leroy. Need zoning enforcement to clean up junk and illegal buildings. The township has gotten uglier & uglier over the years. Poor leadership!
Fix the roads better, and keep the cemeteries groomed better
Hire a whole new bunch of Trustees who don't belong in their own little "clic" & don't think that their shit doesn't stink
Look at the roads
Better signage as you enter Leroy, (welcome to Leroy Twp) Bring City water to Leroy Twp.!
Roads are bad. It was a bad winter but several of the holes were there before winter.
Quit tarring & chipping Proctor Road - it needs to be fixed; speed limit needs to be lowered.
Need to keep on passing road levy's
Please maintain an individual identity as a community. Avoid at all costs, regionalism & Agenda 21 programs.
Get Trustees that care! The female is only one we trust!
You do a REAT job with what you have to work with! Keep up the good work
Get more grants!
limits on gun shooting!! Especially after 10 p.m.! This infringes on a peaceful country neighborhood. Sometimes large scale explosives are heard. What about the rights of the quiet people for noise control? It goes on for hours? At times. Not to mention careless disregard to peoples horses, etc. Disturbing!!
Water lines brought into this community, especially with new bridge, Vrooman Rd being built. Lines need to cross Rt 90 - as they have done in Rocky River, Ohio. Take a look at that - Rock River is just the west side of Cleveland (Same deal we need here).
Can't improve w/o revenue
Bring in City water
Enforce improve upon supporting fire/ police, speed limits, add recreation & hometown business.
I think the Township is fine the way it is. The only improvement should be the Road Dept. No housing development No public water or sewers.
As one who uses the Leroy community center on a regular basis, I believe the sidewalks/ parking area, could be much better maintained, especially in the wintertime! It really seems as if the fire men would have the time to shovel the sidewalks!

Cut back on services or create job descriptions for performance reviews.
Would like to see storm sewers put in. Beautify roundabout
They have equipment need better manpower and better use of time
Hire good help for road department. Don't answer calls.
Make Carter Rd a "no thru track" road & lower speed limit to 40 mph, preferably 35 mph
Road maintenance is always an issue. I've voted for increasing the road levy, but the issue always seems to fail. Perhaps there's a better way to connect with voters and explain the Township budget.
Fix the pot holes!!!
Road Department come back and dig out our ditch, so our lawn doesn't flood after a heavy rain. Rich VanPelt doesn't make himself very available. Rich hasn't addressed these problems since the last time Jennings Dr. was black topped! Developers don't care about a community or the people that live in it. All they think about is greed and their own self interests. No long term views! Look at Concord now - What a mess!
a comprehensive ditching program and not just random cleaning. Timely pothole repair
Only one, please keep the road salt at the absolute minimum. It gets into our well water & reeks havoc on my skin & hair.
none - Just keep up with pot holes, and icy hills in winter.
hire equality people, better communication
Increased communications!! What about our printed newsletter? That was a huge disservice to eliminate it! I get more communications from Concord!
on Leroy Center Rd where CEI puts up their new towers, people have dumped couches, baby playpens, shingles, chairs, car seats. Who is responsible to clean this up? It is in the back of the u-turn drive it smells like a garbage dump!
Re-do Proctor rd - "The hold road"
Make sure they are run efficiently.
Higher more "qualified" people - not just the "good old boys".
better maintenance of roads & mowing of cemetery
Get Metroparks to pitch in for road repairs! They operate a lot of traffic, plus their trucks are equipment.
Improve much neglected rds. More frequent cutting of culvert/ ditches or grass/ weeds in growing season Attention to snow plows damaging mailboxes/ posts
Why not a spring & fall trash p/up day like so many other communities have??
Maintain ditches - sections get started, then are never finished.



More manpower in the Roads Dept and less nepotism. More & better police protection. Regulation of 4 wheelers - No access to roads. No use of 4 wheelers after 10:00 p.m.
I am content.
roads need improvement
put some teeth in the zoning laws!!!
I want a community center for the people to use for showers, parties, etc. I don't understand this "community center" that is built by fire station & NO ONE CAN USE IT ? That's so stupid.
listen to your people that elect you.
why do we get the cement piles, brine wells, wetlands, salt boxes, CEI towers and all the ugly businesses. Don't we have zoning to protect us? Junk yards are out of control
hire better workers not just family

**Q13: What do you see as future law enforcement needs in the Township?**

Q13: What do you see as future law enforcement needs in the Township?		
	# of responses	%
Current coverage adequate	126	48.84%
Contract w/ Sherriff	107	41.47%
Own Police Dept	16	6.20%
Contract w/ another law enforcement agency	9	3.49%
<b>Total responses</b>	<b>258</b>	

**Q14: Would you be willing to support a levy to pay for law enforcement services other than our current coverage?**

Q14: Would you be willing to support a levy to pay for law enforcement services other than our current coverage?		
	# of responses	%
Yes	79	36.07%
No	140	63.93%
<b>Total responses</b>	<b>219</b>	

### Q15: Should public water be extended to Leroy?

Q15: Should public water be extended to Leroy?		
	# of responses	%
No	133	55.88%
Yes	105	44.12%
Total responses	238	

Q15 Comments
We have put a lot of expense into improving the water and it is still poor
We don't have a problem with it now
Sooner or later we will need water (public) in Leroy
Most people already have wells & septic
for those with low well production
I guess
Have thought about having to move due to current low water situation
Not sure
Very poor quality water
Often need to have water delivered
costs??
the sooner the better
We have a good well while others may not so some areas may need public water.
Absolutely not
Because so many areas have no water and has a impact on resale of your home
I say yes & no - homeowner should have an option of tying in or not
not unless it is necessary
Public water would give us fire hydrants which we need but dislike the probable cost to home owners.
only if sewer comes with it - residents pay for it per frontage or usage
But it would be really difficult & very expensive.
for fire dept. especially. We have low output well. No iron or sulfur.
wells are not always a consistent, good water supply
Definitely
well water better. Worth the expense
Leave Leroy rural!

Wells are good if we don't allow fracking.
will decrease lot sizes, LeRoy will look like Mentor
No No
Keep our wells clean, no fracking
depends on costs
Seems to be trouble finding water in some areas
Water will bring more houses & more density-opposite of what we want
I have heard that much of the township has water problems
Depends on costs
Living in the\ country is wonderful, but living in the middle ages is ridiculous
Why not? Increase property value, bring business
No convenience. Keep it the same. Rural-like.
Maybe for commercial only. Not at tax payer expense
I don't drink chlorinated water
Keep the "city" people out!
Our water is fine.
You want the place to look like Concord?
we have contaminants in our well plus others have holding tanks
there goes the neighborhood
Vrooman Road residences will foot bill for everyone else
could lead to increased development
it would hurt the country feeling
first comes water than comes the city, keep us rural
maybe at I90 & 5 points
except water sewer to business areas
must use bottled water for formula
Vrooman & 86 would be a start
My well works fine; not too enthusiastic about additions often added to city water; plus it's another cost.
I prefer our clean well water over chemical city
Some areas have little or bad water
need info on costs to residents
Unless fracking-destroys our water quality/major very valid concern
Lake Erie!
It would be nice to have water when the power is out.
Lack of water is an issue for folks in Leroy.
would improve property values
I hate city water; it tastes horrible

Leroy has reputation of water issues; would increase property values
Public water encourages development - don't want that
We all have wells - don't make people pay for their own water when we have it already.
Will bring development
Extend to those who want it/Need it only
I understand wanting to keep Leroy country, but we can do so with water!!!
Public water= rapid housing expansion
Leroy is not a city. Leave it country but water would be nice on Brakeman Rd.
improve fire protection & lower insurance rates
Some areas, is a water line coming across with the bridge at Vrooman Rd?
Our well is very sufficient
wells are drying up
Keep the rural atmosphere water = more people
iron deposits are more expensive to mitigate than water bills
don't mind wells - helps make people conserve
Wells in Leroy have notoriously failed and we truck in water.
Our wells are fine
absolutely! Would love to have water
I thought we wanted to remain "Rural"?
Population can be controlled thru zoning; water will enhance property value and make Leroy safer and more desirable.
dependence on well helps keep us rural & is still adequate.
depending on the cost
When!!! Get it!
Wells seem adequate for a rural community
hate city water. Like well water.
not at present-but if fracking comes here, might be a different story
Absolutely by all means we need water.
where feasible
not needed in most areas
It should be available, but not mandatory. Each resident should decide for themselves
to I-90
Will help to keep out wealth and big businesses
in certain areas where homeowners want

That should be a long term consideration - does the new Vrooman Road bridge over Grand River include provisions for a water line over the River?
need water
too expensive for folks with much frontage areas
LeRoy is rural; can't afford higher taxes.
We have ample quantity of water with our well and it tastes really good! Never has our well gone dry. Excellent water pressure too.
Water is very hard, corrodes everything. Road salt gets into it and now tracking issues.
need water
Who can afford to test their water? This is a health concern.
Our well water is fine
Bringing in water would finally bring LeRoy into the 21st century.
Keep wells that work well and have for years
Obviously, people who have low yielding wells want it, however, those who have good water do not want to be forced to tie in at that expense.
Would be willing to pay for public water & eliminate wells
fear of more development if it does
its rural, leave it that way
absolutely not!! That will ruin our rural setting
yes, please. I just hope people do not start selling land like crazy to developers after water arrives.
it's the only way to improve this area
price prohibits convenience
depends on the cost
I'm afraid city water will make more of a city

## Q16: Should public sanitary sewers be extended to Leroy?

Q16: Should public sanitary sewers be extended to Leroy?		
	# of responses	%
No	181	78.02%
Yes	51	21.98%
<b>Total responses</b>	<b>232</b>	

Q16 Comments
Septic is working fine
I guess
Leave well enough alone
Septic system is fine
Very poor quality water
don't know
Yes in future
I would bet this won't happen anytime soon
Here on Lester, we are fortunate to have it.
Absolutely not
With the lot sizes now not necessary
not unless deemed necessary
only if get water
Same as above.
To expensive. Most have sufficient land but poor absorbsion.
I feel public water is more important!
at 5 Point and I-90 is a must for development
septic systems more eco-friendly
Septic tanks are good, no problems.
Contained septic tanks less expensive
No No No
Maintain current septic
depends on costs
Same as above/ very costly
If public water is extended so should sewage
depends on costs
"Lets not get crazy now"
Same as above
Keep the "city" people out!
Several neighbors have just had septic done & don't need more expenses.
See above.



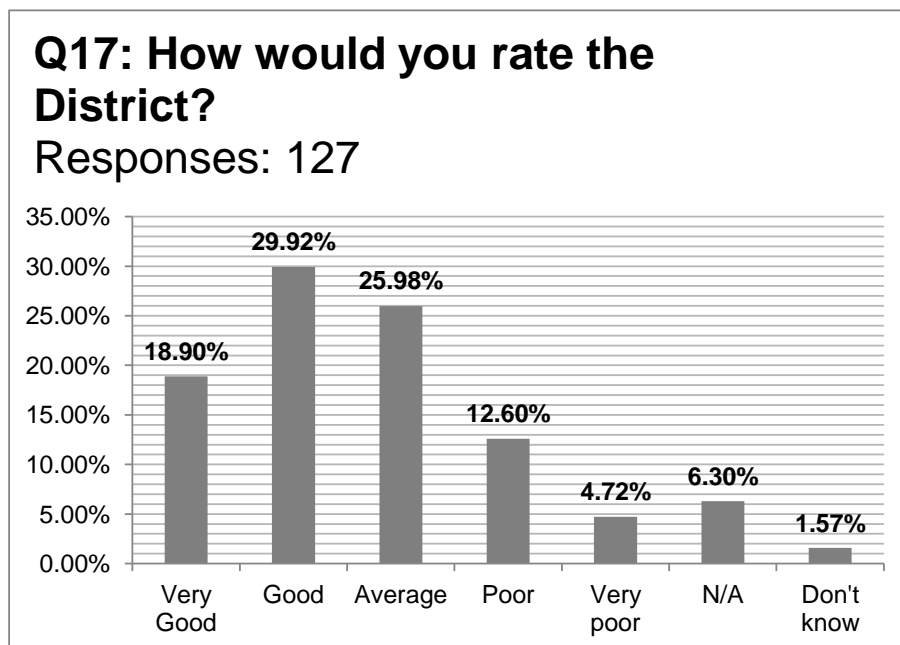
natural gas lines a higher priority
very good
it would hurt the country feeling
just stepping stone to massive development
very expensive for those with a lot of frontage
If it ain't broke, don't fix it.
doesn't effect Lester
need info on costs
unless needed
the septic system issues are very undesirable and make it hard to sell our homes
natural gas lines a higher priority
Same thought as above
too costly!
Only if really needed
Same
Septic is good, but I would vote for a sanitary sewer.
Public sewers=rapid housing expansion
With larger lot size septic should work
water first
"maybe"-concern for individual "HO" septic maintenance is somewhat troubling & the impact on water supply
I could go either way on this
That would bring too much development.
No-remember were "Rural"
Reduce septic tank problems
Only in certain areas/commercial zoned areas
our septic systems are adequate.
maybe, depending on the cost
our septic system is adequate
Get it done already!
Septic is adequate for rural areas.
increased lot size probably helps
as above.
Happy with septic and well
same
not needed and too expensive
long term consideration
We have never had a problem without septic system
I hate its declining
It's the 21st century - time to update

too expensive
or test people's septic systems - how do we know our streams are clean - our drinking water if septic systems are not tested.
our sewer is fine
unnecessary
Septic has worked for years
Not really necessary - lot parcels are large enough
Would be willing to pay for sewers & eliminate septic
my fear is it will bring more development
cost
depends on the cost
same as above, keep it country

### Q17 (Part 1): Do you have children in the Riverside Local School District?

Q17: Do you have children in the Riverside Local School District?		
	# of responses	%
No	191	82.33%
Yes	41	17.67%
<b>Total responses</b>	<b>232</b>	

### Q17 (Part 2): How would you rate the District?



Q17: How would you rate the District?		
	# of responses	%
Very Good	24	18.90%
Good	38	29.92%
Average	33	25.98%
Poor	16	12.60%
Very poor	6	4.72%
N/A	8	6.30%
Don't know	2	1.57%
<b>Total responses</b>	<b>127</b>	

**Q18: Are there any additional recreation activities you would like to see offered?**

Q18: Are there any additional recreation activities you would like to see offered?		
	# of responses	%
No	43	37.39%
Adult rec. sports	10	8.70%
Farmer's market	7	6.09%
Senior citizen event/bus trip	6	5.22%
Adult activities	6	5.22%
Picnics	5	4.35%
Car show	3	2.61%
Pig roast	3	2.61%
Easter egg hunt	3	2.61%
Twp garage sale	3	2.61%
Garden club	2	1.74%
Recreation center	2	1.74%
Volunteering	2	1.74%
Community pool	2	1.74%
Clam bake	1	0.87%
Hay ride	1	0.87%
Raffles	1	0.87%
Bike race	1	0.87%
Community run/walk	1	0.87%
Arts & crafts fair	1	0.87%
More childrens' activities	1	0.87%
History tours of Leroy	1	0.87%
Community auction	1	0.87%
Annual Twp event	1	0.87%
Twp community days	1	0.87%
Valentines dinner & dance	1	0.87%
YMCA	1	0.87%
Newsletter	1	0.87%
Musical events	1	0.87%
Parade	1	0.87%
Earth Day clean-up event	1	0.87%
Fishing derby for children	1	0.87%
<b>Total responses</b>	<b>115</b>	

**Q19: Would you be willing to volunteer for any of these activities?**

Q19: Would you be willing to volunteer for any of these activities?		
	# of responses	%
No	130	69.52%
Yes	57	30.48%
Total responses	187	

**Q20: Besides car, what other forms of transportation do you use within the Twp?**

Q20: Besides car, what other forms of transportation do you use within the Twp?		
	# of responses	%
Walk	154	50.49%
Bicycle	91	29.84%
Other	44	14.43%
Horse	16	5.25%
Total responses	305	

Q20 Comments
none
tractor
car only
none
none
atv
unsafe
atv
tractor
hike/cross ski
atv/tractor
motorcycle
trails
jogging
none yet
atv
Laketran

my car
4 wheelers
none
atv
motorcycle
on own property
none
atv
atv
cycle
hot air balloon
not safe on Carter
none
atv
Laketran
4 wheeler on the street from 1 property to another and tractor w/hay wagon
none
atv
none
motorcycle
motorcycle
running
none
n/a
atv
n/a
All purpose/ utility vehicles, atv, snowmobiles
seriously?

### Q21: Would you support a farmer's market in the Twp?

Q21: Would you support a farmer's market in the Twp?		
	# of responses	%
Yes	215	91.10%
No	21	8.90%
<b>Total responses</b>	<b>236</b>	

Q21 Comments
We already have West's, Secor's, Golding's plus many other
Absolutely. We go to Willoughby on Saturdays for the farmers market and would love one closer.
You can grow you own.
excellent idea!
great idea
Good idea! That would be a very nice addition!
Only if it is local produce or goods & if demand is adequate.
not enough customers. Go to Rainbow farms in Madison - Klco
That would be awesome!
excellent idea!!
would love it
That's a good idea
Want our twp grown veg-fruit
I grew up in Wlby & we loved the farmers market! We miss it.
Wow. Good news.
that's a business decision. Nice if it was profitable
especially if its organic
too many around now
Maybe
cars do not respect walkers or bikers; would love for some of them to get pulled over
Lasnicks should have been passed.
Would love it
wife says "Hell yes"!!!
That would be wonderful- again, responsible growing and chemical use
Would really like to see that
As long as it is not a permanent bldg only used for this purpose
I would sell in it! More power for farming
good idea!
Yes, see comments on pg. 1
That would be great
I currently go weekly to Willoughby, P'ville or Middlefield for the farmer's markets.
great idea!!!



Definitely good idea
Please
I already visit several farms for fresh eggs & veggies that I don't grow myself.
that would be wonderful
very much
It would be wonderful-especially to encourage organic produce
It would be nice
especially organic
depends on location, time and prices
Yes
Wonderful idea!!
possible, buy seasonal stuff from neighbors already
too man around now
too many around now
Yes! Yes! Yes!
Great idea!!!
very good idea!!
plenty others available
Like to buy local produce. We should help our neighbors - we need it anyway.
fresh fruit and vegetables
That's a great idea!
it would be great
great idea
I think this would go over very well.
organic & local farmers preferred
would be great
if the produce was of good quality
if local grown

## Q22: Do you visit the Twp's website?

Q22: Do you visit the Twp's website?		
	# of responses	%
Yes	120	52.40%
No	109	47.60%
Total responses	229	

Q22 Comments: Improvements to the website?
none
Chuck, Heather do email back. Not sure if Richard V.P. ever has a phone, or email address, let alone...does he still live in Leroy?
none
keep updated
just fine
Sometimes when a headline refers you to the current events page - the story isn't there.
I've had no problems with the site.
Not at present.
not yet. We'll try it.
only sometimes. Miss the "Leroy Dispatch"
being able to have minutes from township meetings emailed to me.
only went once or twice. It seemed adequate
rarely
More info
no
Easier to navigate to find community events like the garage sale.
looks good to me
none
give minutes of meetings online, able to sign up for email alert of important zoning/building meetings
good
didn't know there was one
more details of what is going on in Leroy
natural gas lines made available
more timely posting of the meeting minutes so I can keep up to date on current issues
But not often.

newsletter was more informative.
didn't know there was one. Will now
Its ok already
Not able to download documents, minutes on my phone--any other way of sending out your emails?
more updates
none
Answer e-mails & more up to date.
mobile theme/responsive
Didn't know there was a website.
Fix the bridge in Hells Hollow make the road usable.
very happy to see this survey will look at website more often
not often
very occasionally
do not own a computer
Remove the entry page and go straight to the content.
list VFW events that are open to the public
none
Post minutes sooner
facebook link
I would like to feel the trustee's care about preserving our country living.
maintained/ updated more frequently
very informative as is
didn't know there was one

**Q23: Name the 2 or 3 most important changes you would like to see in the next 7 to 10 years?**

Q23: Name the 2 or 3 most important changes you would like to see in the next 7 to 10 years.
clean up properties with junk cars, cranes, scrap yard in residential areas
Better roads, better police coverage
Rodeo in Leroy or more 4H, maybe a line dancing bar, ATV trail for everyone
Do not change that which already works
Improve appearance and grounds of existing historic buildings. Repair & widen the Vrooman Road bridge over Rt 90. Bike Path extension to Painesville, Concord, Chardon

#1 clean up I-90 & Vrooman areas & remove Allegra from the entrance to our town, #2 Pave some roads-Brakeman, Paine, Carter, #3 stop signs to make circle safer.
1) water, 2) roads
Not any. Like it as it is.
Improvement of roads. city water
Better twp road/more accountability of road dept/better fire dept. manpower, less Metroparks buying land
Improved roads (not paved, seal coat is fine) Cemeteries and park could be better kept. Remove old concrete bathrooms at park. Flag pole in center of roundabout. Kick out Metroparks.
Get rid of the roundabout
Gas put on Callow Rd.
no new developments, keep up with infrastructure
Senior center active
water, better care of roads
Better food choices, deli, restaurant. Art house, movie theatre; public water/sewers
Would like to see more of a clean up at homes - less vehicles and junk
Public water, sanitary sewers, pave our road
All takes \$\$ Money and know that what the township has is used appropriately Better roads possibly. Flowers/shrubs in common areas like 5 Points. Lots of tall everything at Rt90/Vrooman to hide the mess. Any future building, stores to look nice..not cheap. I (We) loved the Grange, but there are few farmers left. It was a place to have social gatherings, pot lucks, special events, etc. In the late 80's Leroy Chapel's youth group had a fish fry to make money to go on a mission trip. The Grange was old but provided all that we needed. It stands there now, privately owned, without purpose. We lost the opportunity to have a (Kniffen) township owned (and very nice) community center to use and/or rent. As new residents come here to live, it would be a very good idea to have our own community center...not too large not too small. Again, all it takes is money.
The township kept rural.
Proctor Rd paved. Community Center/Health & fitness center/ something to do
Keep lot sizes larger We don't need urban sprawl
Water road improvements and zoning enforced
1) Leroy Center Rd improvement-Hells Hollow 2) Less Lake County Metro Park land purchases
What is the purpose of a new comprehensive plan? You didn't follow the last one.
Change lot size to 3 acres (already done) great move!

I would like to see more farms able to do their farming without citified people causing them problems. If they don't like farms & their smells don't move here & complain.
I would like LeRoy to stay as rural as possible. Still wish my road was still a dirt/gravel road. Traffic increased since tar/chipped.
A drugstore, better road conditions, better care & cleaning of ditches & pipes under driveways. Some need to be cleaned out.
The road improvement
Keep Leroy rural and friendly
Follow thru w/the Vrooman Rd bridge over the River and further develop the I-90/Vrooman area
Keeping building lots 3 a. Also if group home for elderly has plenty of land & doesn't disturb neighbors. City water. Keeping it country not like Willoughby Hills.
City Water, Large Grocery Store, Bank, Restaurant
better trustees
1)Improve the roads 2) add public water and sewers
Like I said. The only change is to keep Leroy a quiet, rural township. The more services/businesses that are added, the more we lose what brought us here to begin with.
We like Leroy as it is.
Get new Trustees
please stop big trucks from using our roads to transport concrete to site on Vrooman, tearing up roads, loud, speeding down road, dangerous!
Pave Leroy rd Fix Hells Hollow put bridge back in
better roads more business at 5-points
Water issues - bad/not enough infill. My taxes are high for the little services I receive. Close some of the Lake Metroparks.
Public water, grocery store
1) a development of business area at IS-90 corridor w/local businesses there not illegally at residents 2) An increase Fr. 3-5 acre lots to further lessen development
More & better police coverage/ presence. More stores to support families (i.e. drug store for sick child). Roads in better condition. Gun laws for smaller lots/ neighborhoods to keep our children safe. I would like to see the gov't keeping up with their growing township. Public water/ sewer.
Clean up accumulated trash, more focus on renewable energy
don't want asphalt plant
Water and sewers - come on!!!
Water brought into Leroy, new business development at I90 & Vrooman Rd.exit, new restaurants

Bigger lot sizes - I love the "little" Leroy. That is part of its charm. With the world changing at such a fast pace, it's nice to come home to good 'ol Leroy.
Can we do anything about that house on Brakeman that looks like a junk yard? Cranes moving around, piles of steel, everything looks like it belongs in a heavy industrial zone. It's hurting our market values and your tax base!
Large minimum lot sizes. Don't make Leroy any more convenient than it is. More open houses at the fire station - experience our community spirit.
utilize commercial property - all that exists in Leroy
new fire station, better twp roads
Commercial tax base (limited), Develop\ a bike/hiking trail (Hell Hollow area), second fire station on north east side (Trask & Ford)
1. Keeping idiot "city" people out of Leroy, they don't respect tractors, hay wagons, equipment. Call Sherriff & took picture of some manure in street. "Real cool"
No large developments - maintain 5 acre min. lots, no fracking!!, Maintain rural form community & historical buildings.
Resurface Proctor Rd & others in dire need. Bike lanes on 86 or sidewalks on side with school so kids could walk to school.
Christmas tree on eh roundabout!
Keep small farms
larger lot sizes-residential zoning i.e. visible junk cars- trash - broken and/or dilapidated homes
natural gas
1.water 2. roads. 3. parks
pave roads, improve schools
1 farmers market; 2 better roads; 3 things to stat the same: quiet
improve road maintenance & more law enforcement presence
you don't want my suggestions
city water
some industrial/office or small retail space on Vrooman NO more lake Metroparks buying up tax generating land
1. water; 2 something for the kids to do; 3. walking bike route
biggest change I like to see is the injection well shut down, also that Leroy passes legislation that no fracking or chemical waste is deposited in our township. The health and welfare of the people should come first, especially children, before community profits from some company where usually the owner doesn't even live in the community.
stop encroachment of city into Leroy NO businesses, housing dev.,etc. Roads repaired WITHOUT higher Taxes; lower all taxes
I don't understand why additional surveys are offered if a survey was already sent to each Leroy address, some could stuff the survey box with their idea or concern!?!?



increase speed limit on Rt 86 back to 55. street drains - covered (no deep ditches)
improvement of roads. Reduce park traffic on Seelery Rd.
get rid of drubs and illegal businesses
ban fracking totally. They have done so in N.Y. and many places in the world.
would be nice if the roads could be better, would support a levy. More commercial development; no more parks or bike trails
tried to call Thompson Sr Center no one answers phone
Natural gas lines (propane prices are horrendous), roads are not maintained. Phone calls & emails to road dept. go unanswered as well as trustees.
Get rid of the concrete piles & prevent the asphalt plant. It reduces the property values all over the twp. & provides NO benefit. Heavy industry does not belong here.
get rid of junky areas!; our township is ugly and getting worse every year. From several junky homes to frary's corner to Allegra junk yard, including township garage area and salt bins of Painesville/ODOT. Oil & gas wells, CEI mess & enlarging eyesore on LeRoy Center
sell Leroy Hall on Brakeman /Rt 86 - use \$ for park improvements.
repair roads: Paine, Carter, Trask
natural gas to homes
at least one major store; better road care
remove eyesores from SW corner of I90 & Vrooman!!
better roads would be SO nice! Family oriented park; Pain Falls is too dangerous! Bike path? Hiking path; a Hotel at I90
1. public water 2 zoning changes that will prevent what occurred with the asphalt plant at I90 & no fracking wells. 3 Increase lot sizes to 4 or 5 acre minimum. This would go a long way in keeping what makes LeRoy a great place to raise a family!
Have a store here that we can afford. Have the senior center name on the community center. If it wasn't for the seniors you wouldn't have a room.
Just do whatever is necessary to maintain the country, neighborhood, "small town" feel. (And it's Leroy, not LeRoy.)
Shooting guns in Leroy. Change the ordinance before somebody gets shot or killed. Very disrespectful to the neighbors. Turned their houses into shooting ranges, which is illegal. Shooting guns while drinking alcohol and smoking is illegal. Take action, please.
Better control of use of ATV's esp by young unlicensed drivers - Control speed on roads - (I am afraid to walk or bike)
Put an end to property owners constantly shooting at things on their property!!
I would like to see no change really. I like the proposed idea of a 3 acre minimum on lot size.
improve roads

Can't think of anything now
Public water, commercial business, improve roads
The roads are terrible; cold patch doesn't work and it's a waste of time and resources. There's weeds growing in our roads! Again-effects property value and salability.
Road Department - use Attrition or lay off some staff & use the majority of thermometry to subcontract out resurfacing & repairs. I'd also consider subcontracting the plowing.
City water
Stop signs as people enter roundabout
Public water supply & improved roads
Recycle services (door to door). Increase lot sizes and frontage (As I see is already in the works)
for the RHS system to be a safe and above average place for our grands to go to school. City water & sewer brought out
finish Vrooman Rd; recycle pickup at house; ATT high speed internet
bring in city water; signs welcoming visitors to our community; community festival; clean up our exit o I90 (it is gateway to our community and looks trashy
Pave the roads. Frary Restaurant eyesore improved.
Let's keep out waste - the injection well is a major concern. Let's boost being country and stay that way.
Keep it rural
Road repair-paving. Catch the dumping in power lines. Allow ditch enclosures.
Controlled dev. @ Vrooman and I-90.
Are there any plans for "Planting" w/the roundabout? Obviously material would have to be kept low, but what an ideal location for a beautiful "welcome" to LeRoy Township - if done correctly/ professionally
Better roads
Most important - I90 is a disaster. It needs to be cleaned up and Allegra needs to clean up and contribute to the community. SW corner is disgusting. Need development!!
1) water; 2) water, 3) water
1)Very low population increase 2) Moderate new businesses at roundabout & Rt 90 3) Public ATV trail areas.
More police coverage, improve road dept management
Fix roads, more stores/service businesses, more restaurants, less "city" style improvements, This is the country!! That is why I moved here!!
Maintain rural community
eating place, larger food store, hardware store
horse trails included in hidden lake would be nice

If water does come up Vrooman to 5-Points the people who want it should pay or pay on an increase value of property.
none
more eateries; more party's & picnics at the parks; We live off Sumner Road - it needs to be repaved or something PLEASE - its awful to drive on.
Water and some new businesses.
Restrictions on excessive shooting; minimum acreage for shooting privileges; Tannerite should be banned!!
Stop fracking. Noise (guns, dynamite) limits or controls. No large subdivision development.
public water/sewer, improved road structure, more adult activities
A market - "Family" restaurant @ I90 - improved roads - septic maintenance program??
water and sewer; more police presence; better road maintenance
Stricter zoning
convenient store; fast food; pharmacy; grocery store
Clean up the neighborhood - start enforcing zoning regulations. Bring small businesses to 5 Points. Get rid of the Allegra mess!
1) Fix Hells Hollow make the road usable 2) No other changes are needed KEEP LEROY RURAL
No more levies-ever!!!! Everyone is always crying-we need this, we need that-make do with what we have. I would love a new truck-but I can't afford it!!!in the meantime - fire dept has new vehicles-road dept has new vehicles and don't even get me started on the Metroparks budget.
Gas everywhere, sanitary lines everywhere
More development in our commercial zoned areas, such as I90 and Turnabout. This cannot be done without water to these areas and the streets adjacent to these areas. Can only envision good things for Leroy with water!
I like it the way it is - but... a Laketrans stop @ I-90 would be awesome!!! (park-n-ride)
Walking/biking paths. More community activities for all ages. Stop injections wells/fracking. Get rid of the ones we have. Keep it rural
Keeping the residents informed of changes. We were asked what we wanted at I90. I don't remember asking for a cement plant, new bridge, traffic lights and the roundabout. We were never informed. What's with the 3 metal towers on Leroy Center - What an eye-sore. I feel sorry for the neighbors.
Policing (via contract w/sheriff or a joint for police and fire. Road improvement - clean out ditches for better drainage
roads paved(esp. Carter) <b>smart meters</b> banned & residents informed about the serious health dangers they are creating world-wide/ WiFi removed from schools - it is so deadly to children that many countries around the world have it are banning it.

1) Carter Rd. paved 2) Ban "Smart Meters" with residents being informed of the dangers & serious health effects 3) AGENDA 21 out of Leroy
water, sewer, roads getting repaired. Carter is at least 3rd most used road - Its falling apart!!!
When I get off of I-90 every day, I look at all four sections of the area and think it is a scene from a bad 1970's movie, and I can't believe this is where I live!!!! It's pathetic!
High speed internet on Sumner Road
Different cable company - maybe AT&T, TimeWarner costs too much
Stop fracking allowance! Gun limits! Sherriff dept. improved coverage
Maintain lot size
Lighting improvement either by education/voluntary participation but starting with what the township is responsible for - no up/right, no glare, no trespass. See International Dark Sky website for guidelines.
Water lines, waterlines, water lines - to my knowledge-at brakeman and south, water is beyond adequate - from Rt 90 south, WE NEED H2O - it sustains life, we need H2O lines...
Natural gas for every resident (natural Gas already in many areas) Lake Co. Sherriff's Dept. outpost somewhere in twp.
Water - sooner than later.
Community Center/ people can use to hold events for community personal, non industrial, business, small business development; recreation, no big box stores/ chains. Non mandatory water, sewage for residents.
City water, new fire station-bigger/ modernize.
Improve our Township roads
None, ok as is.
Smooth roads & good drainage, no commercial businesses, 5 acre lot minimum.
Lower property taxes; better road services from Lake Co. Engineers; No fracking!!!
Public water, development of I-90 sector
bike path put in our Leroy Township. Storm sewers
less people!
clean up I-90
Better roads,; I-90 developed with nice stores (antique, restaurant, etc. something to draw people) it is an eyesore now; no fast food1
better government officials, clean up I-90
repave roads, gas lines
Sooner - no thru trucks, lower speed limit
Retain the rural atmosphere of the township.
More commercial businesses. Bike path. Driving Range

Please don't allow Leroy to become another Concord, Leroy doesn't need to become suburbia - Keep it rural. Chardon, Perry, Madison and even Middlefield are all becoming like Concord.
keep rural atmosphere while adding some commercial development; "welcome to Leroy sign", BP should be forced to clean up or get out; need Sheetz or decent gas station; something enticing at I90 Vrooman interchange; Allegra here to stay needs beautifying; bring water will help with commercial development; need leadership that cares about all of Leroy. Road dept. needs to step u.; fire dept should be updated, they work hard for very little money. Work on north end of Vrooman as well we are Leroy residents too.
public water and sewers; A market - "Family" restaurant @ I90 - improved roads - septic maintenance program??
A market - "Family" restaurant @ I90 - improved roads - septic maintenance program??
new business at 5 pts & I-90; crosswalks at roundabout
public water; sanitary sewers and social activities for senior citizens.
Repairing roads; More safety awareness of gun use in the Twp. Flyer sent to residents?; Law enforcement.
Gas on our street (Girdled Rd)
Continue to maintain rural atmosphere. Restrict public water & sanitary - like, forbid additional.
improve Vrooman Road and I-90
Noise ordinances, trespass ordinances - guns & atv's, dirt bikes - unfortunately, twps don't have authority to enact
I would like to see positive changes for the residents. The possibility of (reality of) fracking, asphalt plant, high level bridge, makes me very sad. Driving into Leroy off 90 is an eyesore; not a positive image for Leroy. CEI upgrade not pretty either.
Safety, noise and pollution from large and small business monitored.
Social night for seniors on the weekends
Water! Water! Water!
Water!
Less development - do not want to see excessive growth - we are here because of the rural atmosphere
Try to maintain small town atmosphere and embrace & support what little agriculture is left in the township.
Keep our rural atmosphere
Person in charge of building permits very difficult to get in contact with - at least this was my experience some years ago.
Public Water

Better police protection & regulation of 4 wheelers. Water & Sewers - Public no fracking allowed. Keep out large, intruding, noisy and damaging businesses that are not environmentally friendly to our land & streams
Remove Allegra! And prevent further negative impact on roads & environment
Bigger lot sizes - Allegra gone they are destroying the area.
social activities are fine but government activity need not be increased
1. zoning laws; 2. zoning laws; 3. zoning laws
work hard at keeping Leroy a township/rural, keep Leroy a country setting not turning into a Chardon Madison or Mentor
public water is key: community center; community center; community center
water; some growth of businesses to both reduce taxes and to bring Leroy in to the 21t century;; too many non-Leroy citizens look down on Leroy
larger parcels of land required to build houses
high level bridge-idiots-it wasn't for Leroy
more residents involved; stay rural-no new housing developments; roads rehabbed; ditches maintained
clean up! Bring good businesses to 90 & 5-points; create a small business park for our residents who own businesses
keep leroy a safe township - quiet community and patrol Hidden Lake more for illegal drug use and sale
no Allegra mountains

## Q24: Are you satisfied with the Township form of government?

Q24: Are you satisfied with the Township form of government?		
	# of responses	%
Yes	187	0.865741
No	29	0.134259
<b>Total responses</b>	<b>216</b>	

Q24 Comments
If we get the right people elected.
but up zoning enforcement
When candidates run for these positions, I'm interested in knowing which political party they align with
Most of the time
When residents come to you with righteous concerns you respond with "its out of our hands" "we don't have money to fight this in court" "We're just a township" in other words anyone with enough money can do what ever they want.



I hope it stays this way.
More people & business more trouble & costing more money.
Would like to see more progress
village
We should consider becoming a village to have more Home Rule.
The township is growing & the government needs to grow & adapt with it to better serve their residents.
Not sure what it is. Thanks for considering my comments!
As long as Trustees don't do more than at present.
didn't show support for residents on bridge issues
village
only see or hear of one trustee
where is the road levy funds going? Not on roads
?
Should be more open
if changes can't be enforced and/or residents have no power over what happens here then its not working
My family loves living in LeRoy Township. Please do everything you ca to keep rural & not developed.
Noncommittal
do more
completely satisfied
Keep it country.
Thank you!!
Time for new leadership.
OK
Mr. Klco needs to be replaced, too controlling & threatening to other people
Keep AGENDA 21 OUT OF LEROY i.e.: "sustainable growth" "smart growth"etc.
Get rid of what we have
No other option
simple - no politics
Shorter terms for elected officials
not informed if it is an adequate form of government
village so we get more services
Can't get trustees to respond to concerns or address concerns

<p>However, the majority of the trustees have been in their position for so long, I feel they are "lax" on what is expected &amp; required of them by the voters. On Pg. 1 of this survey, the Zoning Comm. Listed what they have accomplished since the last survey was completed. Shouldn't this hold true for the trustees? Would like to see what they have done, what goals were reached &amp; their future plans for the Twp. How are they spending the budgeted money? Trustees seldom if every vote against each other, altho I admire what trustee Shelton is attempting to bring to the table. A fresh voice &amp; outlook is a welcome addition. Hopefully the old timers will take note.</p>
<p>Not if the Leroy Commission allows our Township to become over developed - over crowded- suburbia</p>
<p>haven't but hope for change!</p>
<p>self-governed, uncomplicated.</p>
<p>need village status, need new people to lead</p>
<p>other than above.</p>
<p>These questions should have been asked 5 years ago before several destructive changes took place in Leroy - Citizens would have liked input.</p>
<p>We need strong bipartisan people in the township leading the gov't. Better zoning.</p>
<p>if they would be more interactive and concerned.</p>
<p>not sure</p>
<p>barely</p>
<p>don't know</p>
<p>don't like any government</p>

# 2018 LeRoy Comprehensive Plan

## Update of the 2007 Comprehensive Plan

### LeRoy Board of Trustees

Chuck Klco

Heather Shelton

Richard Van Pelt

Sharon Rodgers, Fiscal Officer

### LeRoy Township Comprehensive Plan Committee

Anthony Falcone

Julie Himmelman

Steve McKee

Rodney Shelton

Richard Van Pelt

Rudy Veselko, III

### LeRoy Township Zoning Commission

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Tom Gabor

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Dan Himmelman

Steve McKee, Alternate

### LeRoy Board of Zoning Appeals

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Brian Crouse

Susan Hanna

Geraldine Hausch

Sharon Noewer, Alternate

### LeRoy Township Zoning Administration

Myron Telencio, Zoning Inspector

Shawn Parker, Assistant Zoning Inspector

Julie Himmelman, Zoning Secretary

# Lake County Planning and Community Development

David Radachy, Director

Monica Jordan, Planner 1 (2015-2016)

Joseph Rose, Planner 1

Ann Myers, Office Coordinator

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David Radachy, Secretary

Jerry Cirino, Commissioner

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