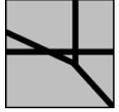


***LEROY TOWNSHIP
LAKE COUNTY, OHIO
COMPREHENSIVE PLAN
2024***





Leroy Township Comprehensive Plan 2024 Update of Leroy Comprehensive Plan 2018

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Survey Results

1 | Envisioning Leroy Township

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

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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. The French abandoned Fort Duquesne (now Pittsburgh), and England defeated the French at Quebec, and Niagara, establishing ownership of the Western Reserve.



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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 posts 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 south of Lake Erie, west of Pennsylvania lying between 41° and 42° 2" latitude.

The United States Confederation Congress (the government prior to the Constitution), passed the Land Ordinance of 1785, which described how the Government of the United States was going to sell land. It also established the Public Land Survey System and townships. It also required that Section 16, a one square mile section, be reserved for public education. The Confederation Congress then passed the Northwest Ordinance of 1787, which set up the Northwest Territory, a government for the territory and process for how the land to become states. The ordinance was reaffirmed by the 1st Congress of the United States as the Northwest Ordinance of 1789.

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

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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.

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.”

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. The name of Chesterfield Township was changed to LeRoy shortly



afterwards.

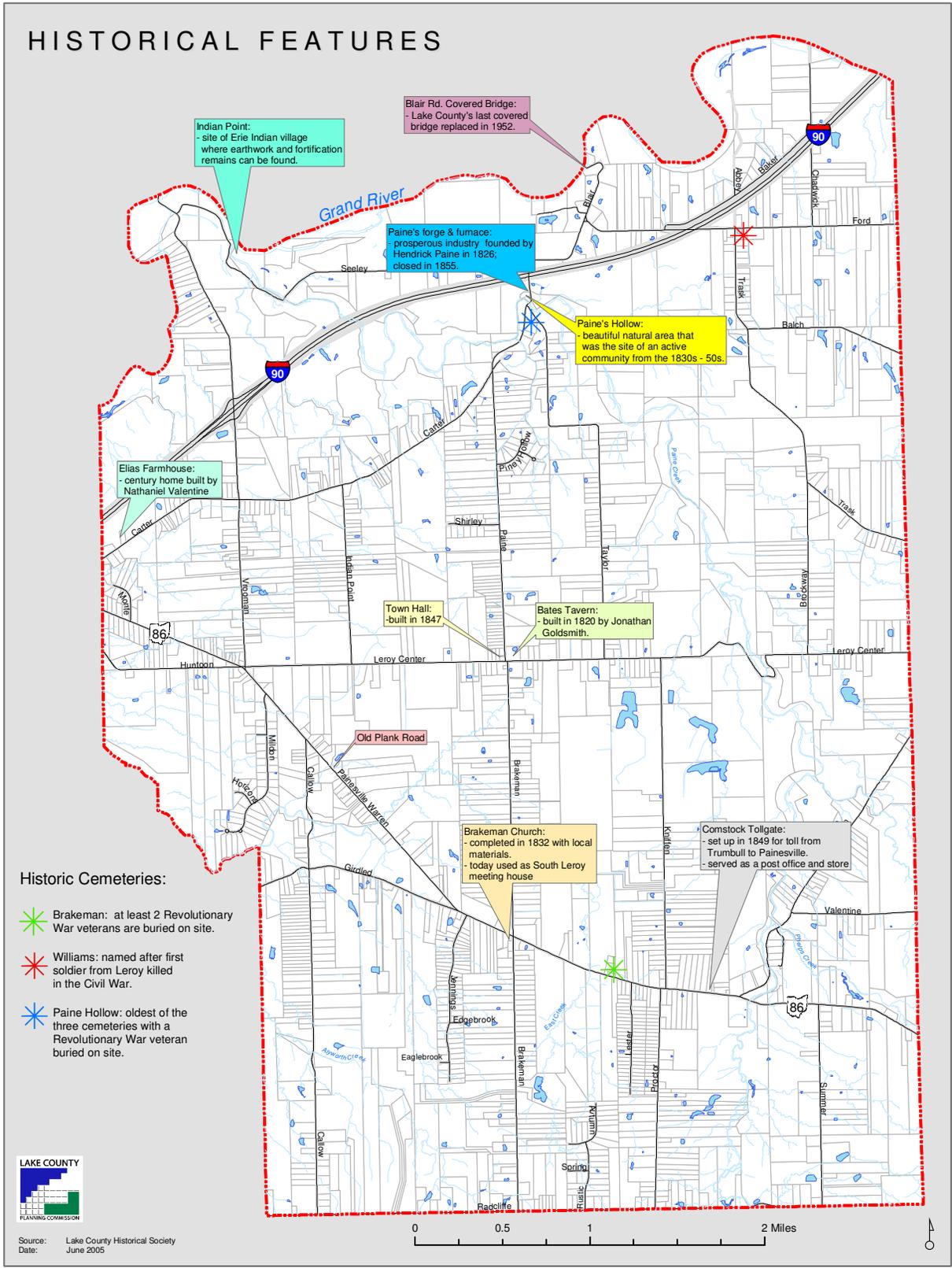
In 1830, the township was home to 652 residents, just a bit smaller than a village of 1,075 people 35 miles to the west named “Cleveland.”

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 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.

HISTORICAL FEATURES



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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.

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.

Agriculture and suburbanization

The population of Leroy Township dropped through the second half of the 19th 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.

In the early 20th 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

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.

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.

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 with a low-level bridge. That bridge was replaced with the current high-level bridge in 2018. 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 3,128 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.

2.2 Geography and geology

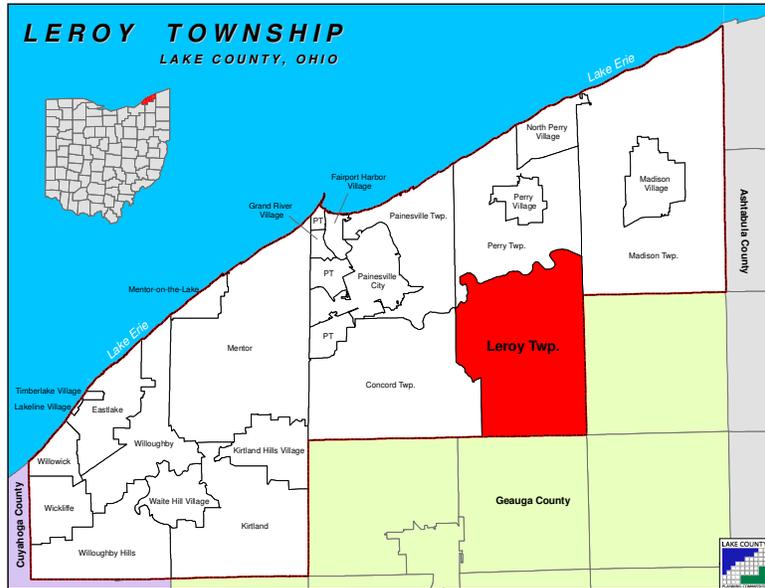
Location

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 and its northern border is the Grand River.

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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, so the township is considered to be rural. 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.

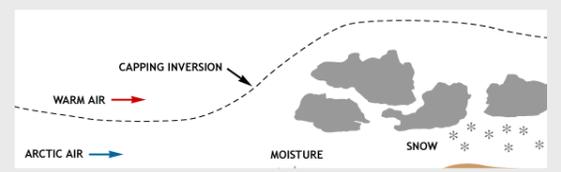


Geology

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.

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.



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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.

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:

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- 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, street lights 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 residential development and commercial development at bay, preserving semi-rural character; a major goal of the 1984, 1996, 2007 and 2017 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 higher 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.

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.

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)

Transportation

It is easy to drive north and south across the township, but going east or west can be a challenge. There are only two east-west routes in the township; Radcliffe Road

The average commute to work for a Lake County resident is 22.9 minutes. For a Leroy Township resident, the average 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)

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following the southern boundary of the township, and Painesville-Warren Road/Girdled Road (State Road 86). Carter Road/Paine Road, Blair Road/Ford Road can get you from the west side of the township to the east side. But it goes in northeast direction before it goes due east. Northeast Leroy Township, south of Ford Road is difficult to reach from outside of the community; Leroy Center Road was closed and vacated through Hell Hollow, and the only access to the rest of the town is via Trask Road, which connects with Ford Road.

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 Roundabout, where Huntoon Road, Painesville-Warren Road, Leroy Center Road and Vrooman Road meet. Not surprisingly, Vrooman Road between I-90 and Five Points roundabout is the busiest road in the township, followed by the roads leading from Five Points.

Access to Perry Township has been improved. Vrooman Road was replaced with new high-level bridge that connects I-90 to South Ridge Road (SR 84) and Lane Road.

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. Leroy Township was the first Township in Lake County to adopt zoning and one of the first townships in the

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State of Ohio. 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.

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.



3 | Demographics

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 through the American Community Survey and is from the year 2021. 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.

Table 3.1 General Information Leroy Township									
Census Tract	Population	Dwelling units	Area (mi ²)	Area (acres)	Area (km ²)	Area (hectares)	Population density (per mi ²)	Density (per km ²)	Dwelling units/acre
2052	3,159	1,235	25.5 mi ²	16,320 ac	66.04 km ²	6,604.47 ha	123.88/mi ²	47.83/km ²	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 and is the highest for the surrounding area and the county as a whole.
- The 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.



3.3 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 3,128 residents from 2010 to 2021, equating to a 2.4% decrease. During this time period, data indicates that the population of Lake County remained relatively stable, with a slight increase of 1.21%.

The overall rate of growth in Leroy Township is slightly lower than surrounding communities. From 1950 to 2021, the population of Leroy Township rose by 237.14%, compared to 1,227.85% in Concord Township, 376.61% in Madison Township, and 387.03% 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.

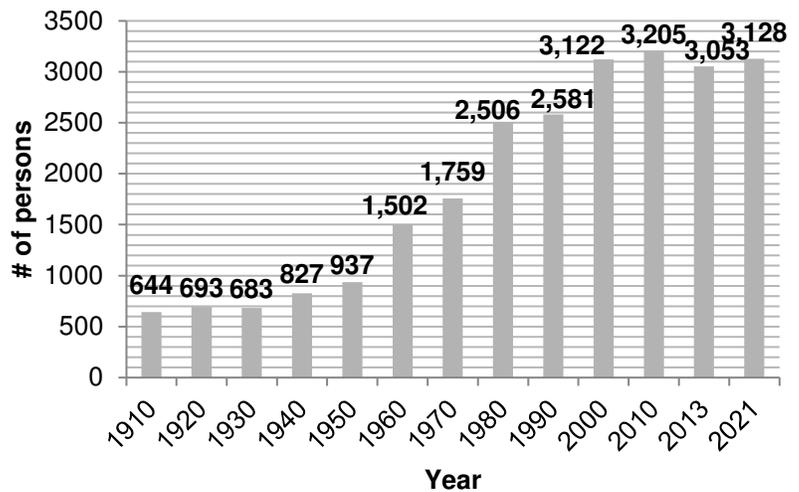
According to the 2023 resident survey, most residents have lived in the Township for over 21 years. The majority of residents who relocated to Leroy Township formerly lived in other communities within Lake County.

Table 3.2
Population Trends: 1910 to 2021
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%	230,041	0.19%
2021	3,128	2.47%	232,202	1.02%

(United States Census Bureau, 1910-2021)

Chart 3.1
Population Trends: 1910 to 2021
Leroy Township





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	26,648	1,759,431
1960	1,502	3,680	8,494	3,291	1,764	1,369	148,700	47,573	2,220,050
1970	1,759	5,948	12,455	4,674	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	15,477	4,944	3,311	2,219	215,499	81,129	2,202,069
2000	3,122	15,282	15,494	6,220	4,024	2,383	227,511	90,895	2,250,871
2010	3,253	18,201	15,693	6,449	4,661	2,269	230,041	93,389	2,077,240
2020	3,128	19,254	15,057	6,345	4,713	2,362	232,202	95,408	2,075,662

United States Census Bureau 1910-2020

3.4 Households and Families

The average household size for many communities has decreased significantly from 1960 to 2021. Since 2013, the average household size has decreased from 2.63 persons to 2.50 persons in the United States. In Lake County, the average household size has decreased

Community	Household size (# of persons) 2013	Family size (# of persons) 2013	Household size (# of persons) 2021	Family size (# of persons) 2021
Leroy Township	2.56	2.84	2.67	3.01
Concord Township	2.58	3.00	2.50	2.84
Madison Township	2.54	3.08	2.50	3.05
Perry Township	2.71	3.13	2.67	3.03
Hambden Township	2.79	3.15	2.65	3.05
Thompson Township	2.55	3.06	2.57	3.23
Lake County	2.41	3.00	2.34	2.94
Geauga County	2.68	3.15	2.68	3.13
United States	2.63	3.22	2.50	3.11

(United States Census Bureau, 2013-2021)

from 2.41 persons to 2.34 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 (81.47%) than Lake County (65.32%) and Geauga County (72.72%). 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. The average household size in Leroy Township



is 2.67 persons, which is higher than that of Lake County, at 2.34 persons. The average family size in Leroy Township is 3.01 persons and is lower than that of Lake County, at 2.94 persons, and Geauga County, at 3.13 persons.

Only 17.09% of Leroy Township households consist of those living alone, compared to 30.80% of Lake County households. 81.47% of all Township households include two or more people, compared to 62.30% for Lake County as a whole. 22.42% of all Leroy Township households consist of families with children living in the same house, compared to 23.43% of households countywide.

1.86% of all households in Leroy Township are single-parent families. 0.76% of all families are single-parent fathers, while 1.10% 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.

Community	Family households	Non-family households
Leroy Township	81.47%	18.53%
Concord Township	75.70%	24.30%
Madison Township	66.26%	33.74%
Perry Township	75.57%	24.43%
Hambden Township	76.53%	23.47%
Thompson Township	63.75%	36.25%
Lake County	65.32%	34.68%
Gauga County	72.72%	27.28%
United States	64.14%	35.86%
<i>(United States Census Bureau, 2021)</i>		

Family type	# of households	% of households
Total households	1,182	(x)
Family households:	963	81.47%
<i>Married-couple family:</i>	875	90.86%
With own children under 18 years	243	20.56%
No own children under 18 years	17	1.44%
<i>Male householder, no wife present</i>	47	3.98%
With own children under 18 years	9	0.76%
No own children under 18 years	38	3.21%
<i>Female householder, no husband present</i>	41	3.47%
With own children under 18 years	13	1.10%
No own children under 18 years	28	2.37%
Nonfamily households:	219	18.53%
<i>(United States Census Bureau, 2021)</i>		

Table 3.7 Household Size: 2021 Leroy Township			
Household type and size	Households	% of households	% of household type
Total households	1,182	(x)	(x)
Family households	963	81.47%	(x)
2 persons	517	43.74%	53.69%
3 persons	186	15.74%	19.31%
4 persons	152	12.86%	15.78%
5 persons	108	9.14%	11.21%
6 persons	0	0.00%	0.00%
≥7 persons	0	0.00%	0.00%
Nonfamily households	219	18.53%	(x)
1 person	202	17.09%	92.24%
2 person	17	1.44%	7.76%
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, 2021)

Large families are relatively uncommon in Leroy Township, but households tend to be larger than those in Lake County as a whole. 22% of all households in the Township have more than four people, in comparison to the 18% in Lake County.

3.5 Age

The median age of residents of Leroy Township is 51.4 years, higher in comparison to Lake County at 44.4 years and Geauga County at 44.6 years. The median age of Township residents is also higher than those of surrounding communities in Lake and Geauga counties.

Compared to Lake County, Leroy Township has a slightly lower percentage of individuals age 19 and younger, a higher percentage of older adults and senior citizens age 55 and older, and a slightly lower percentage of adults aged 20-54. The age group in Leroy Township with the largest number of individuals includes those ages 55 to 59, equating to 12.66% of the Township’s population. In comparison, this age group consists of 7.34% of Lake County’s population.

Table 3.8 Median Age: 2021 Leroy Township & Nearby Communities	
Community	Median age
Leroy Township	51.4
Concord Township	46
Madison Township	44.4
Perry Township	43.2
Hambden Township	47.7
Thompson Township	38.8
Lake County	44.4
Gauga County	44.6
United States	39

(United States Census Bureau, 2021)

Table 3.9 Age Distribution: 2021 Leroy Township & Nearby Communities				
Age	Leroy Township		Lake County	
	# of persons	%	# of persons	%
Total population	3,159	(x)	232,202	(x)
≤5	102	3.23%	11,278	4.86%
5-9	104	3.29%	12,755	5.49%
10-14	115	3.64%	13,486	5.81%
15-19	265	8.39%	14,031	6.04%
20-24	219	6.93%	12,736	5.48%
25-29	144	4.56%	14,009	6.03%
30-34	111	3.51%	13,725	5.91%
35-39	77	2.44%	13,557	5.84%
40-44	157	4.97%	13,477	5.80%
45-49	207	6.55%	14,584	6.28%
50-54	237	7.50%	16,083	6.93%
55-59	400	12.66%	17,041	7.34%
60-64	282	8.93%	19,017	8.19%
65-69	287	9.09%	15,212	6.55%
70-74	163	5.16%	12,052	5.19%
75-79	94	2.98%	7,815	3.37%
80-84	56	1.77%	5,530	2.38%
≥85	139	4.40%	5,814	2.50%
Distribution of Ages 19 and Under, 20 to 54, and 55 and over				
Age	# of persons	%	# of persons	%
≤19	586	18.55%	51,550	22.20%
20-54	1152	36.47%	98,171	42.28%
≥55	1421	44.98%	82,481	35.52%
(United States Census Bureau, 2021)				

The overall age distribution in Leroy Township has changed significantly in the last few decades. From 1990 to 2021, the proportion of Township residents age 19 or younger has decreased from 24.90% to 18.55%, the percentage of residents ages 20 to 54 has decreased from 55.90% to 36.47%, and the percentage of residents ages 55 and older has increased from 19.20% to 44.98%. The median age has risen sharply, from 30.70 in 1980, 45.70 in 2013 to 51.4 in 2021. These figures are indicative of the aging population within Leroy Township.

Table 3.10 Age distribution 1990-2021 Leroy Township										
Age	1990		2000		2010		2013		2021	
	# of persons	%								
≤19 years	588	24.90%	914	29.20%	848	26.20%	674	22.08%	586	18.55%
20-54 years	1320	55.90%	1601	51.30%	1472	45.30%	1405	46.02%	1152	36.47%
≥55 years	454	19.20%	607	19.50%	933	28.70%	981	32.13%	1421	44.98%
(United States Census Bureau, 1990-2021)										



3.6 Education

Educational Attainment: 2021 Leroy Township & Nearby Communities								
Education	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Less than 9th grade	0.00%	1.00%	2.90%	3.70%	0.80%	0.50%	1.90%	6.50%
Some high school	4.00%	1.10%	8.50%	5.00%	3.80%	3.50%	5.00%	2.00%
High school grad or GED	34.60%	20.70%	37.90%	32.60%	32.00%	41.10%	31.30%	23.70%
Some college	20.30%	21.90%	22.60%	25.10%	24.80%	26.50%	22.80%	17.20%
Associate degree	11.30%	11.80%	10.90%	10.20%	10.70%	10.00%	10.10%	7.40%
Bachelor's degree	17.30%	23.90%	11.10%	16.00%	15.20%	11.40%	18.60%	25.80%
Graduate degree or PhD	12.50%	19.50%	6.10%	7.50%	12.70%	7.10%	10.20%	17.50%

(United States Census Bureau, 2021)

29.8% of Leroy Township residents age 25 or over have undergraduate, graduate or PhD degrees, compared to 28.8% of Lake County residents and 43.3% of Geauga County residents. The percentage of those with undergraduate, graduate, and PhD degrees is comparable to that of neighboring Townships except for Concord Township, where 43.4% of residents over 25 have completed their undergraduate or advanced education.

6.9% of Lake County residents and 8.5% of Geauga County residents over 25 didn't graduate from high school or pass a GED examination, compared to 4% of Leroy Township residents.

Educational attainment for Leroy Township is comparable to that of Lake County and the surrounding communities. 96% of Township residents older than 25 have at least a high school education and 17.3% of Township residents have a bachelor's degree.

3.7 Occupation and Industry

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 manufacturing, employing 23% of the workforce. In Lake County, 20.18% of employed civilians are employed by this sector. The second largest sector in Leroy Township is educational, health and social services, employing 21.08% of working civilians. In Lake County, 22.36% are employed by this sector.



Table 3.12
Employment by Industry: 2021
Employed civilians age 16 and over, Leroy Township; comparison to other communities

Industry	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Employed population	1,931	9,825	9,191	4,483	2,641	1,031	119,585	48,379
Agriculture	0.16%	0.15%	2.25%	1.90%	0.49%	3.30%	0.50%	1.25%
Construction	5.75%	3.56%	6.31%	8.12%	11.47%	8.15%	5.35%	10.40%
Manufacturing	23.00%	18.00%	25.00%	22.93%	14.27%	24.83%	20.18%	17.09%
Wholesale trade	0.93%	3.28%	1.41%	3.52%	1.86%	1.26%	2.91%	2.24%
Retail trade	4.30%	9.20%	11.54%	9.95%	14.96%	10.96%	9.97%	10.19%
Transportation, warehousing, utilities	4.71%	2.23%	6.31%	5.76%	5.00%	5.14%	3.98%	4.15%
Information	0.00%	1.05%	1.34%	0.91%	1.86%	3.39%	1.27%	1.26%
Finance, insurance, real estate	4.50%	12.20%	8.31%	6.71%	3.60%	4.85%	8.27%	6.60%
Professional, scientific, management, administrative	4.82%	8.78%	4.86%	6.51%	9.96%	12.22%	9.40%	11.91%
Educational, health, social services	21.08%	24.22%	19.62%	21.33%	24.54%	16.49%	22.36%	20.39%
Arts, entertainment, recreation, hospitality	16.52%	7.18%	6.78%	4.22%	5.11%	3.39%	8.06%	5.96%
Other services	6.73%	4.78%	3.27%	5.51%	1.86%	4.27%	4.40%	5.19%
Public administration	7.51%	5.35%	2.98%	2.63%	5.03%	1.75%	3.37%	3.38%

(United States Census Bureau, 2021)
 *Data includes employed civilians age 16 and over

0.00% of Township residents work in information-related businesses, compared to 1.27% in Lake County and 1.26% in Geauga County. There are also a low percentage of workers in the finance sector, at 4.50%, compared to 8.27% in Lake County, 12.20% in neighboring Concord Township, and 3.60% in Hambden Township.

76.7% of all workers in the Township are considered white-collar, rising from 73% in 2013. 23.31% of all workers are considered blue-collar, falling from 27% in 2013. In nearby townships, the highest percentage of white-collar workers is found in Concord, at 86.53%, and the highest percentage of blue-collar workers is found in Thompson Township, at 37.13%.

Table 3.13
Employment by Occupation: 2021
Employed civilians age 16 and over, Leroy Township; comparison to other communities

Occupation	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
White collar	76.70%	86.53%	65.63%	68.90%	70.16%	62.85%	76.31%	76.82%
Management, business, science, and arts	43.76%	50.53%	28.78%	36.47%	40.82%	31.91%	39.22%	40.81%
Service	17.66%	11.81%	15.04%	14.81%	11.13%	11.83%	15.35%	15.24%
Sales and office	15.28%	24.19%	21.81%	17.62%	18.21%	19.11%	21.74%	20.77%
Blue collar	23.31%	13.47%	34.37%	31.10%	29.84%	37.13%	23.69%	23.18%
Natural resources, construction, and maintenance	10.36%	3.72%	8.93%	11.67%	13.33%	17.07%	6.71%	10.38%
Production, transportation, and material moving	12.95%	9.75%	25.44%	19.43%	16.51%	20.08%	16.98%	12.80%

(United States Census Bureau, 2021)
 *Data includes employed civilians age 16 years and over

3.8 Income

Table 3.14
Median Household and Family Income: 2021
Leroy Township & Nearby Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Median household income	\$111,188	\$104,746	\$59,061	\$80,531	\$86,648	\$75,972	\$70,168	\$90,285
Median family income	\$120,256	\$115,324	\$75,208	\$99,107	\$107,031	\$79,977	\$88,673	\$106,697

(United States Census Bureau, 2021)

Table 3.15
Median Household Income 1990 to 2021
Leroy Township: Comparison to the United States

	1990	2000	2010	2013	2021	%Δ 1990 to 2021	%Δ 2000 to 2021	%Δ 2010 to 2021	%Δ 2013 to 2021
Leroy Township	\$42,031	\$61,100	\$75,449	\$76,591	\$111,188	164.54%	81.98%	47.37%	45.17%
United States	\$28,906	\$41,994	\$51,914	\$53,046	\$69,021	138.78%	64.36%	32.95%	30.12%

(United States Census Bureau, 1990-2021)

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, \$111,188, is 57.08% higher than the national median of \$70,780. Similarly, Leroy’s median family income of \$120,256 is 41.43% higher than the national median of



\$85,028. Median household and family incomes in Leroy Township are higher than all surrounding Townships. The median household income for Leroy Township is 88.26% higher than Madison Township, 38.07% higher than Perry Township, 28.32% higher than Hambden Township, and 46.35% higher than Thompson Township.

The median household income in Leroy Township has increased significantly since 1990. From 2000 to 2013, median household income increased by 25.35%, from \$61,100 to \$76,591. From 2013 to 2021, median household income increased by 45.17% from \$76,591 to \$111,188. The percentage increases in median household income are consistent with the increases experienced by the United States as a whole.

Table 3.16			
Income Status: 2021			
Leroy Township & Lake County			
Income	Leroy Township		% of households in Lake County
	# of households	%	
Less than \$10,000	11	0.9%	3.0%
\$10,000 to \$14,999	5	0.4%	3.0%
\$15,000 to \$24,999	57	4.8%	6.9%
\$25,000 to \$34,999	35	3.0%	8.9%
\$35,000 to \$49,999	44	4.2%	12.9%
\$50,000 to \$74,999	180	15.2%	18.8%
\$75,000 to \$99,999	186	15.7%	15.5%
\$100,000 to \$149,999	371	31.4%	18.1%
\$150,000 to \$199,999	55	4.7%	6.9%
\$200,000 or more	232	19.6%	6.0%

(United States Census Bureau, 2021)

Compared to Lake County, 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 2021, 1.14% of all persons and 0% of all families in the Township live below the poverty level. In comparison, 7.49% of all Lake County residents and 4.41% of families living within Lake County

Table 3.17				
Poverty Status: 2021				
Leroy Township & Lake County				
	Leroy Township		Lake County	
	#	%	#	%
Total population	3,159	(x)	229,106	(x)
All persons below poverty level	36	1.14%	17,152	7.49%
≤18 years	0	0.00%	4,710	27.46%
18-64 years	25	69.44%	9,501	55.39%
≥65 years	11	30.56%	2,941	17.15%
Total families	963	(x)	61,188	(x)
All families below poverty level	0	0.00%	2,699	4.41%
Married with children ≤18 years	0	0.00%	558	20.67%
Married without children	0	0.00%	598	22.16%
Female householder with children ≤18 years	0	0.00%	1,147	42.50%
Female householder without children	0	0.00%	215	7.97%

(United States Census Bureau, 2021)



are living below the poverty level.

The face of poverty is different in Leroy Township than in Lake County as a whole. Of those living under the poverty level in Leroy Township, none of them are age 18 and younger, compared to 30.31% for Lake County. Of the individuals living below the poverty level, 69.44% are ages 18 to 64, in comparison to Lake County, where 55.39% 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 30.56%, which is much higher than Lake County's figure of 17.15%, showing the growing age of the Township's population.

3.9 Race and Ethnicity

The population of Leroy Township is predominantly white, typical of exurban communities in eastern Lake and Geauga counties. As of 2021, data from the United States Census Bureau indicates that there are only 122 African American residents living in Leroy Township, equating to 3.86% of the population. This data also indicates that there are no American Indians/Alaska Natives, Asians, or Hawaiians/Pacific Islanders living in the Township. 0.16% of the population identifies their race as being "two or more races".

There were 3,879 Hispanic residents in Lake County in 2000. In 2013, the number grew to 8,045. By 2021, the population of Hispanic or Latino persons in Lake County grew to 10,909. Hispanics now make up about 4.70% 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 8 Leroy Township residents claimed Hispanic origin in 2021, equating to 0.25% of Leroy Township's population.

Table 3.19
Race and Ethnicity: 2021
Leroy Township: Comparison to other Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
White	95.98%	95.83%	95.19%	90.61%	90.22%	96.11%	89.07%	95.01%
Black/African-American	3.86%	0.23%	1.08%	0.35%	1.57%	0.35%	4.56%	1.09%
American Indian/Alaska Native	0.00%	0.00%	0.09%	0.52%	0.00%	0.00%	0.07%	0.07%
Asian	0.00%	1.42%	0.65%	0.26%	0.66%	0.00%	1.33%	0.53%
Hawaiian/Pacific Islander	0.00%	0.00%	0.03%	0.00%	0.00%	0.00%	0.04%	0.01%
Other	0.00%	0.29%	0.09%	2.10%	0.93%	0.00%	1.37%	0.50%
Two or more races	0.16%	2.23%	2.86%	6.16%	6.62%	3.54%	3.56%	2.79%

(United States Census Bureau, 2021)



Table 3.20
Hispanic/Latino Population: 2021
Leroy Township: Comparison to other Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Hispanic or Latino	0.25%	2.54%	2.72%	10.66%	1.63%	0.27%	4.70%	1.65%
Not Hispanic or Latino	99.75%	97.46%	97.28%	89.34%	98.37%	99.73%	95.30%	98.35%

(United States Census Bureau, 2021)

3.10 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 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 implement strategies to manage development of the community while supporting Township services and activities and amenities that contribute to a rural way of life
-- 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 2023 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, the *Leroy Township Comprehensive Plan* in 2005 and the *Leroy Township Comprehensive Plan in 2018*.

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.

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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 public utilities, specifically central water supply and sanitary sewer, and distance from employment centers insulated Leroy from development pressures in the 1950s and 1960s.

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.

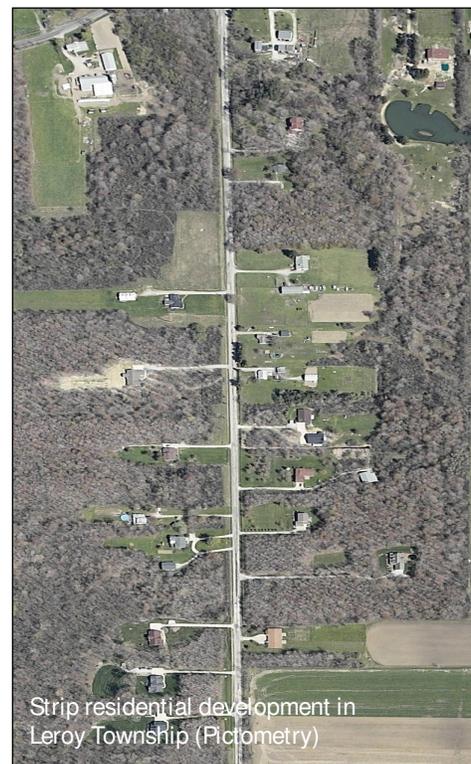
Middle class people working in the urban and suburban areas could now have – and afford – a rural lifestyle previously enjoyed only by the wealthy and those that work the underlying soil. However, as demand for exurban building sites increased, the price of the land also rose, making subdivision and 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. 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 2018 and 2024, an average of four new building lots were created annually, all through minor subdivision process. This is down from the seven lots added on average between 2005 and 2017.

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



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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 continue 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 number of parks, semi-public and public land has increased from the 1970s, to 2,411 acres (976 hectares) today. Aside from township parks or efforts by Lake Metroparks, conservation have been encouraged at the individual level as with riparian setbacks. The township can also encourage slope regulations as part of the zoning resolution 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.

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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 was being used as residential and 64% of the land is vacant or agriculture. The trend continued in 2024. Residential has increased to 21.5% and vacant and agriculture lands have dropped 60.8% of the township.

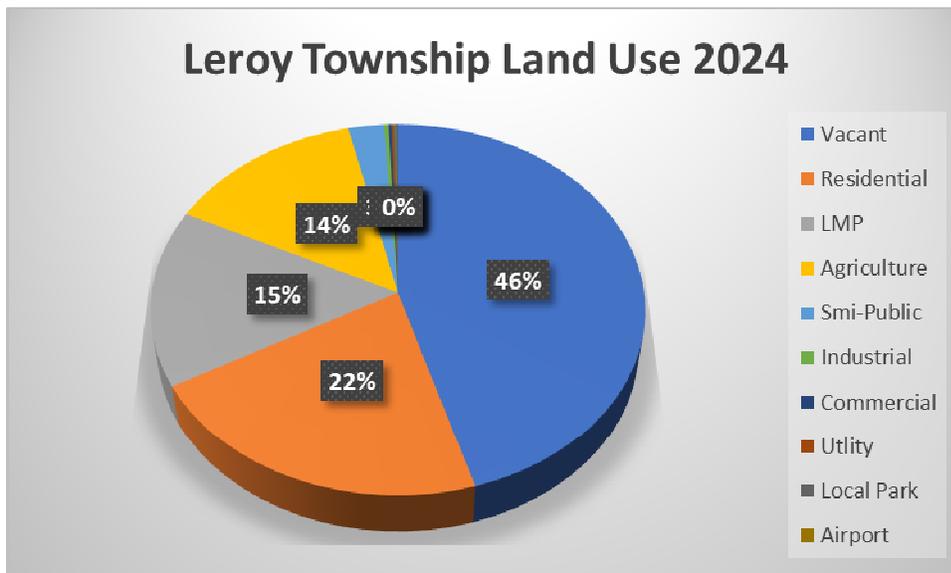
The 1979 Leroy Comprehensive Plan states “it is this low density and rural atmosphere, which makes Leroy attractive and appealing to existing and future homeowners.” This statement and new land use data mirrors the 2003 survey results and many comments heard during the preparation of this plan.

Leroy’s landscape continues to be dominated by vacant, agricultural and park land. 75 percent of the 16,037 acres in the township fall into these three categories. Residential is the largest of the developed categories at 20.9%. The other developed land categories, semi-public, commercial and industrial, only make 3.0% of the land area. Of the remaining land, 0.2%, or 32 acres is public (cemetery, fire station, town hall, park), 0.1% or 20 acres is utility and 0.1% or 18 acres is an airport owned by a college.

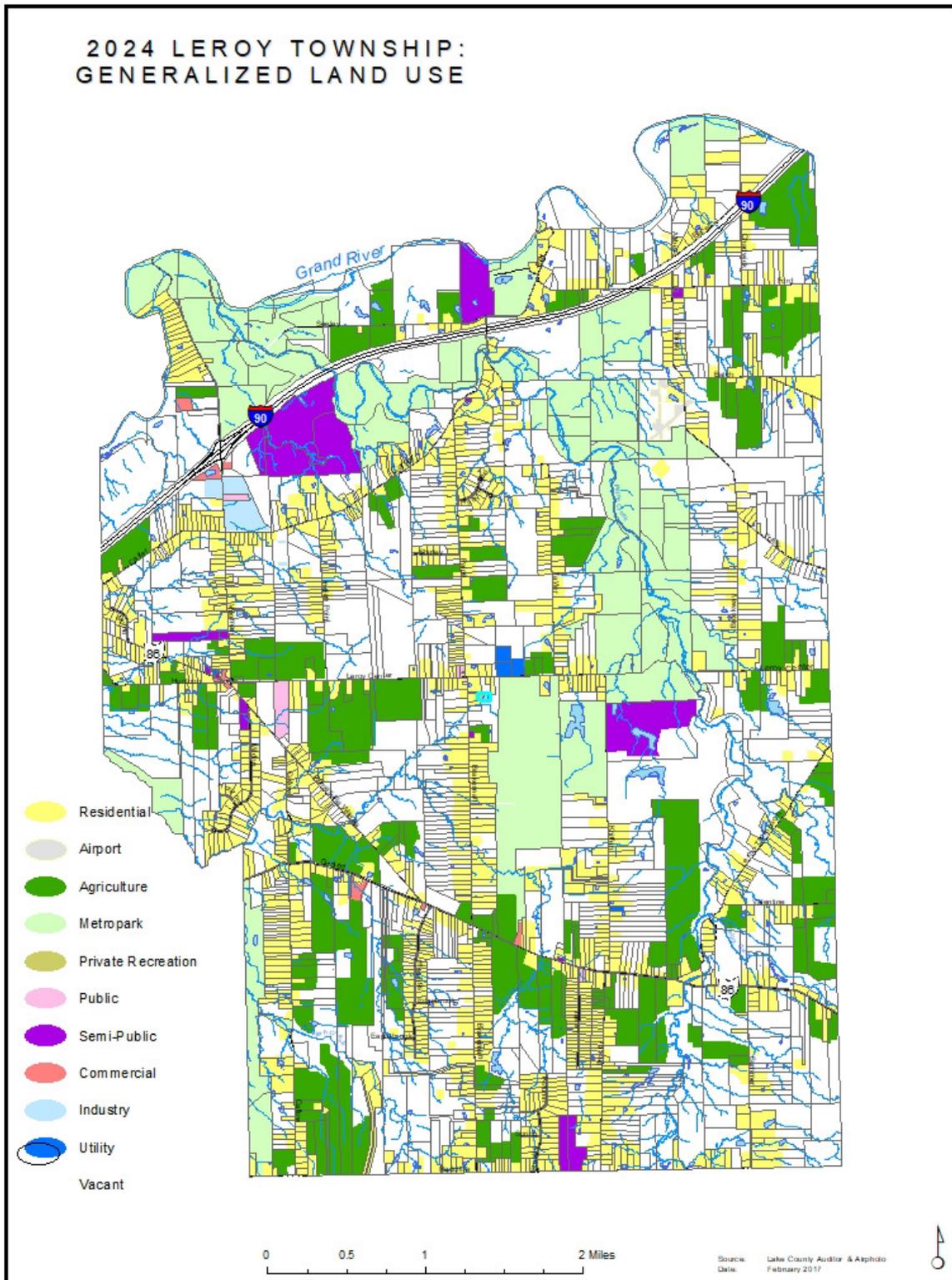
Table 4.1
Land use distribution 2024
Leroy Township

Use	Acres (2017)	Acres (2024)	% Of land in township
Vacant	7,733	7,055	43.9%
Residential	3,165	3,348	20.9%
Lake Metroparks	2,072	2,798	17.4%
Agricultural	2,401	2,200	13.7%
Semi-Public	451	397	2.5%
Industrial	42	51	0.3%
Public	32	32	0.2%
Commercial	30	30	0.2%
Utilities	15	20	0.1%
Airport	N/A	18	0.1%
Right-of-way	96	88	0.5%
Total	16,037	16,037	100%

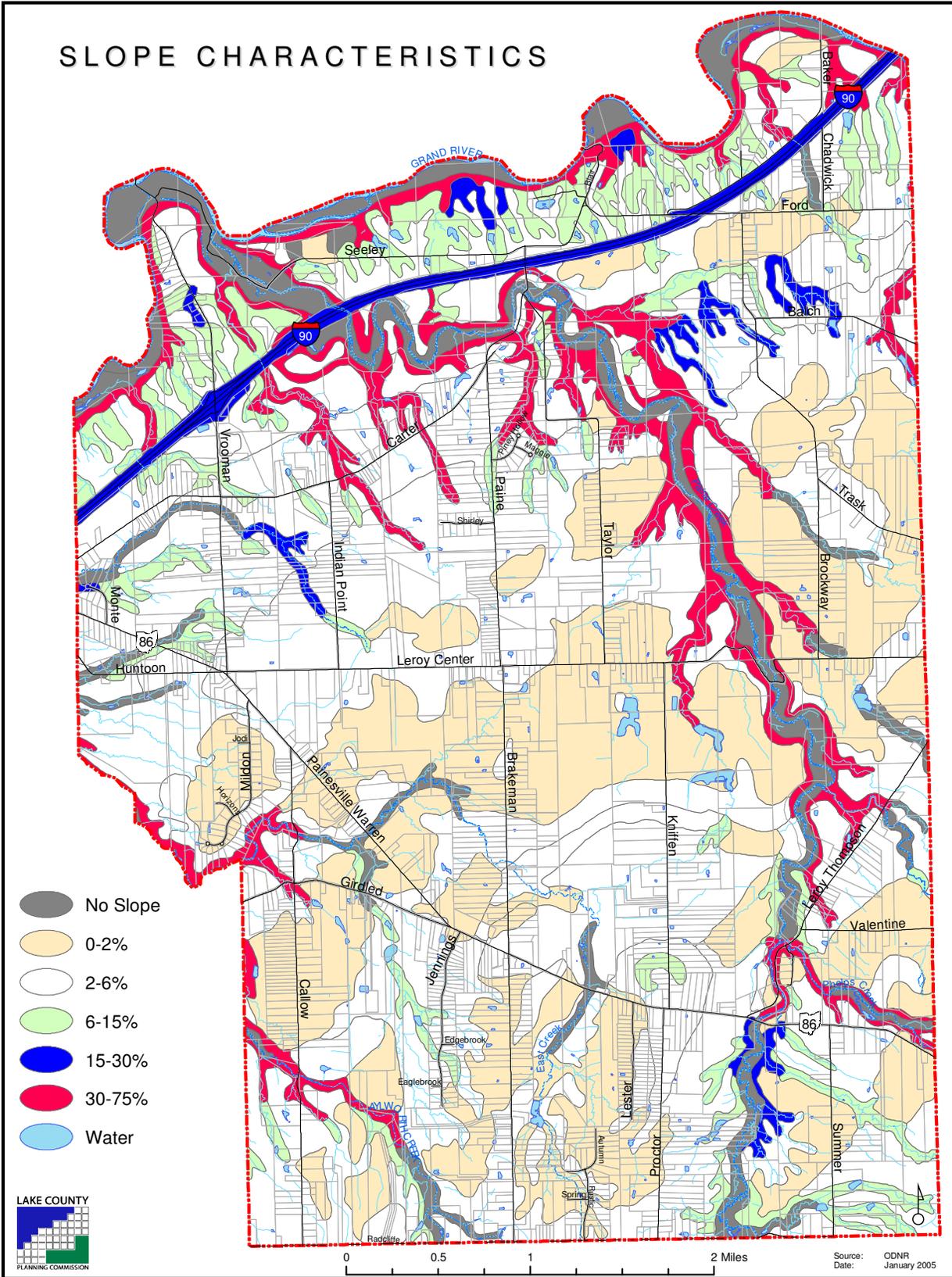
(Lake County Planning)



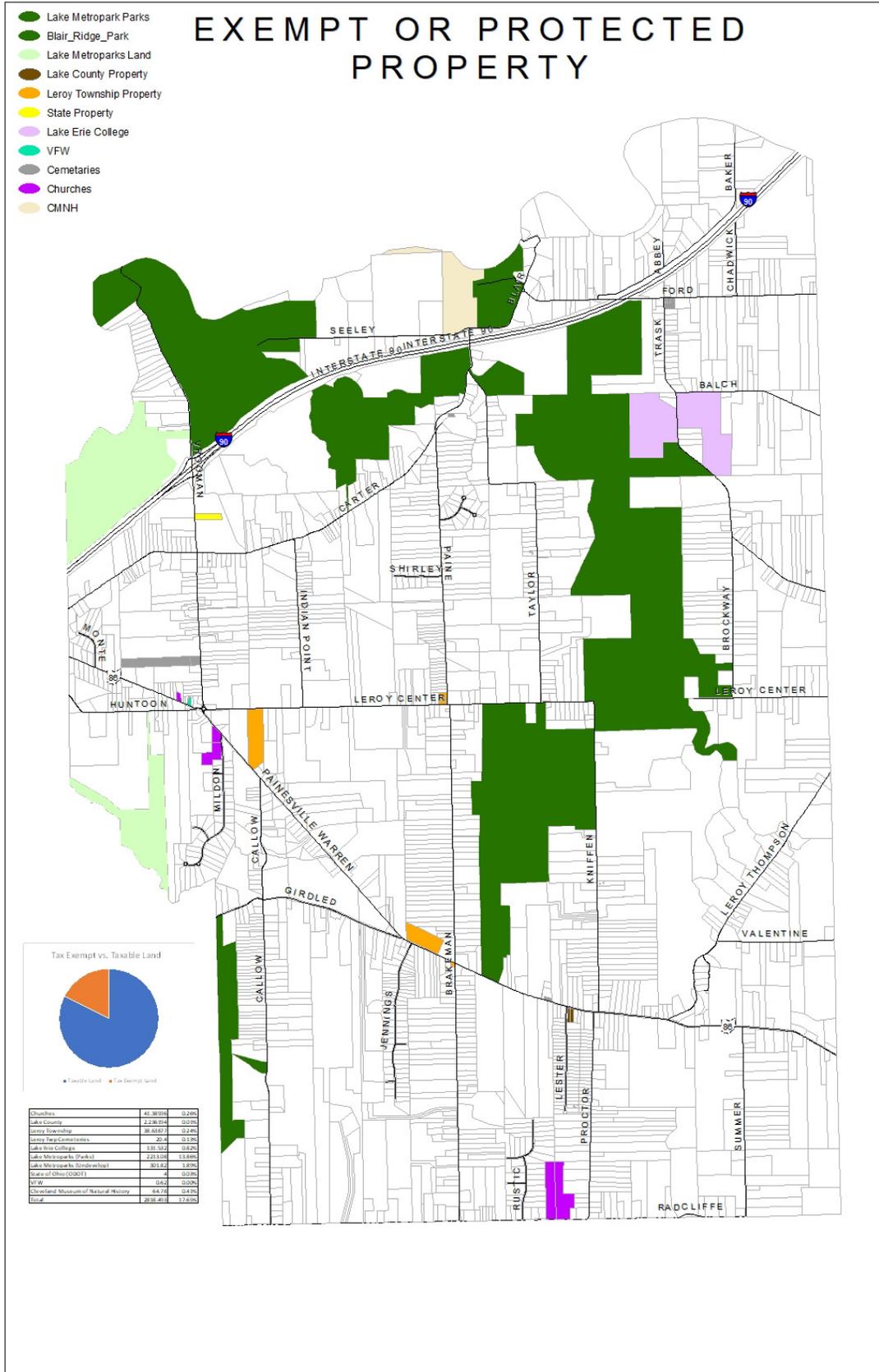
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About 7,055 or 43.9% of the land in the township, is considered vacant. Aside from private residents, CEI (First Energy) is a large owner of land classified as vacant. Electric transmission lines occupy portions of these parcels. These parcels should 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 the 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.

Table 4.2 Zoning district distribution 2024 Leroy Township			
<i>District</i>	<i>Acres</i>	<i>Hectare s</i>	<i>% Of land in township</i>
R-2 (Residential)	15,761	6,378.2	98.3%
B-1 (Business/commercial)	38.1	15.4	0.24%
B-2 (Special Interchange)	139.25	56.35	0.87%
B-3 (Community Business)	47.2	19.1	0.29%
B-4 (Neighborhood)	3.2	1.3	0.02%
I (Industrial/Manufacturing)	48.4	19.5	0.29%
Total	16,037	6489.85	100.0%

(Lake County Planning Commission)

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.

Residential zones

There is one residential zoning classification existing in the zoning text, R-2. 98.3% 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. Despite having large lot widths, large lot size and large front



setback, the remaining setbacks are considerably shorter. Rear and side setbacks are only 20 feet. These shorter setbacks are smaller than the adjacent townships.

Commercial zones

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 cater to the travelers of I-90.

Existing businesses in these areas are limited in size due to lack of public infrastructure. The expansion of water and sewer would make these areas extremely attractive to potential businesses, especially considering increased traffic volume on Interstate 90 and Vrooman Road, through the high-level bridge connecting Leroy, Perry and Painesville townships, and an increasing population or customer base in the far eastern exurbs of Cleveland. The 2023 survey results indicated that a majority of the respondents would like to see nearly no industrial development and limited commercial development. There was support for sit down restaurants, coffee shops, ice cream

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parlors, bakery, donuts and fast casual restaurants for burritos and Chinese food. The only retail use that survey showed some support for was grocery stores.

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 serve as a gathering place for the community. Unlike B-1 or B-2, B-3 does not allow trade businesses like contactors or automotive repair.

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.

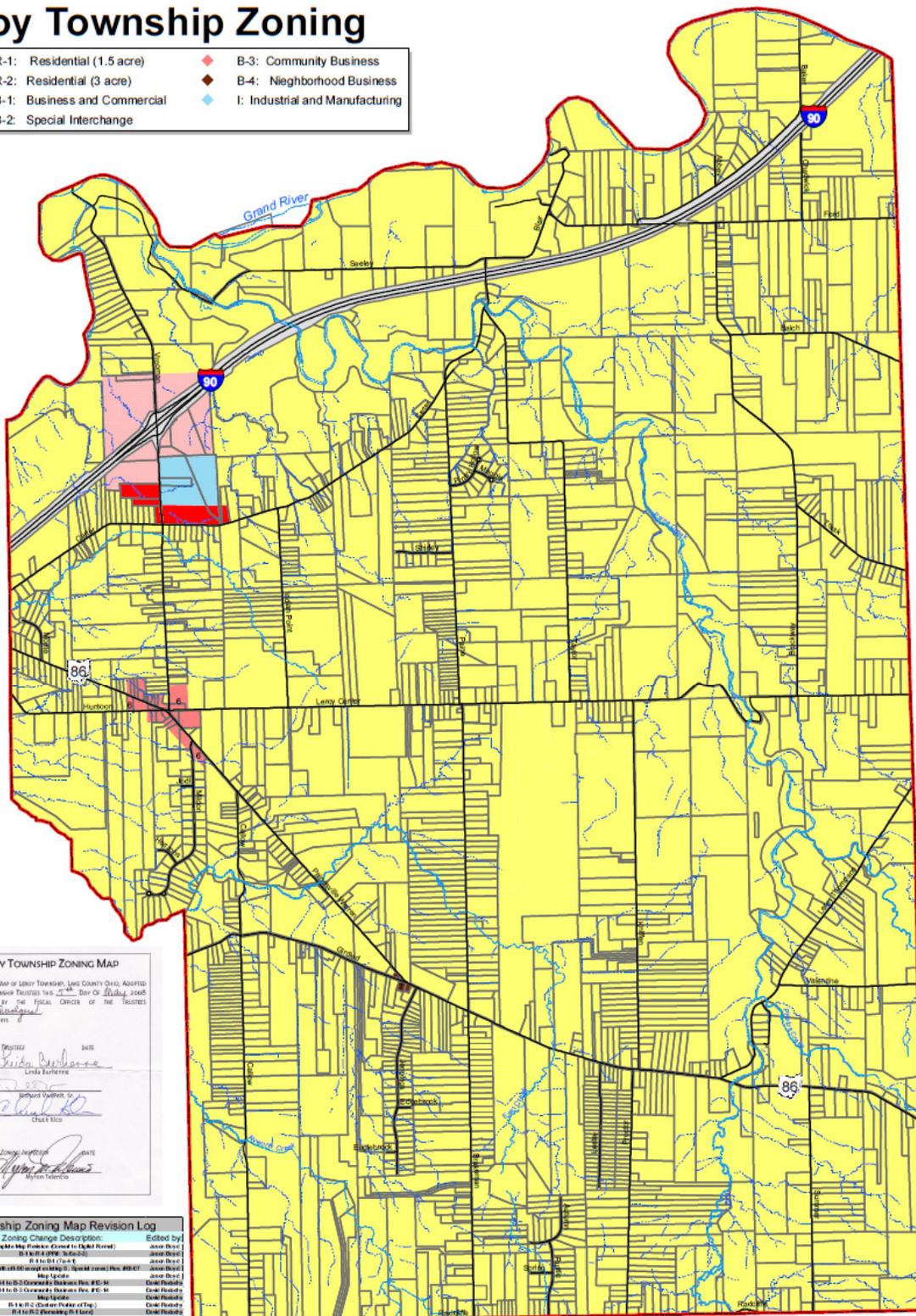
Industrial zones

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.

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, Lapeer County Ohio, ADOPTED BY THE LEROY TOWNSHIP TRUSTEES HAS, ON THE 11TH DAY OF February, 2024 AND CERTIFIED BY THE FISCAL OFFICER OF THE TRUSTEES OF LEROY TOWNSHIP.
 Sharon Rodgers
 Fiscal Officer

Prepared DATE
 Linda Burbanck
 Linda Burbanck

Approved by Trustee
 Edward Valentin, Sr.
 Trustee

Zoning Inspector DATE
 Mylon Tolentino
 Mylon Tolentino

Leroy Township Zoning Map Revision Log

#	Date	Zoning Change Description	Edited by
1	Apr 2020	Complete Map Update - Correct to 2024 Rules	Jane Devo
2	8/20/2020	R-1 to R-2 (1.5 to 3)	Jane Devo
3	9/30/2020	B-1 to B-2 (Special Interchange)	Jane Devo
4	Apr 2020	Map Update	Jane Devo
5	10/20/20	B-1 to B-3 (Community Business)	Dan Devo
7	10/20/20	B-1 to B-3 (Community Business) - #2 - #1	Dan Devo
8	10/20/20	Map Update	Dan Devo
9	1/20/24	B-1 to B-2 (Special Interchange)	Dan Devo
10	8/10/24	B-1 to B-2 (Special Interchange)	Dan Devo
11	8/10/24	Map Update	Dan Devo



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Recreational Marijuana

In 2023, Ohio voters legalized recreation marijuana cultivation, processing and sales. Marijuana sales are subject to the regular sales tax, 7% in Lake County and additional 10% excise tax. The excise tax is divided the following way. 36% of the tax money goes to social equity and job initiatives, 25% goes to support abuse and addiction services, 3% goes to Ohio Division of Cannabis Control and 36% goes to the local jurisdiction.

There are 128 recreational marijuana dispensaries in 60 communities in Ohio. In the last six months of 2024, there were \$242,167,000 in sales, netting \$68,110 in tax revenue per store. There are five dispensaries in the City of Cleveland, so they received additional \$340,550 in revenue.

The law also allows for the local communities to prohibit the use in their community. In the case of Leroy Township, that would be done by Trustee Resolution. It would not be part of the zoning resolution.

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

Table 4.3
Cost of service studies in Ohio

Community	Cost of services used for every \$1 paid in property tax		
	Residential	Commercial and industrial	Agricultural
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)

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.

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, the last revision 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 just over 2,500 acres since the mid-1970s. Today, there are 3,348 acres (1355 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 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 the county planning staff.

There has not been any major subdivision completed since 1997. 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.

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 design permanently preserves a percentage of the land, while allowing the same number 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.

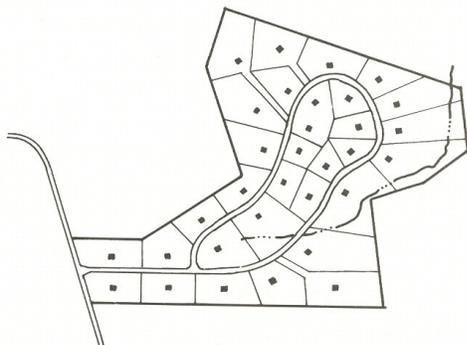


Figure 4-1: Conventional Design

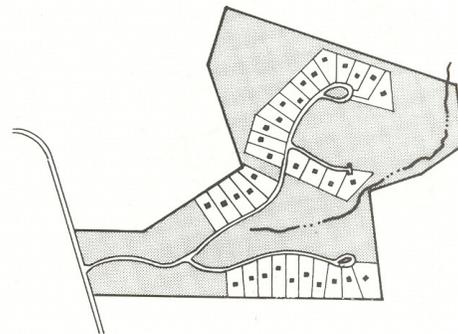


Figure 4-2: Conservation Design

Figures 4-1 and 4-2 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 Township has 228 acres (92.3 hectares) of land zoned for commercial use. 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 Township. The 2024 survey showed that the residents do not wish to see additional land be rezoned for commercial uses.

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 subway 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

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Truck stop, Ashtabula County (LOPC)

station, a convenience store, and a tavern at Five Points Roundabout make up the commercial base in the township.

The completion of a high-level bridge spanning the Grand River valley at Vrooman Road has increased traffic volume. This has made the Five Points and I-90 exit area more attractive to businesses, but the lack of central water and sanitary sewer has limited growth. 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 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.

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.

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

*“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.”*
 -- Town of Oakland, Florida zoning code

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 Home Occupations

Home occupations are uses that are accessory to the main use of residential. Home offices of insurance, lawyers, etc. are the most common type of occupation. Hair dressers, sewing, tailoring, upholstery, etc. are also common home occupations that are not too intrusive. Leroy Township’s semi rural atmosphere with the large lots and old agriculture building also has attracted other home occupations that are a more intrusive for the community. These include contractors, automotive repair, and welding.

It was noted that home occupations are increasing in Leroy Township. It was recommended by the Comprehensive Plan to revised the home occupation regulations to regulate all home occupations and to better control the more intrusive ones. This was done in 2016 when 16.04.01 was amended. As home occupations grow and vary in the type of uses expand, it would be prudent to review and amend the zoning regulations to align with the vision of Leroy Township and to protect the rural character.

4.8 Industrial areas and uses

As with commercial uses, the lack of sewer and water service has been a barrier to industrial development. A road materials facility, a road construction contractor storage yards at I-90 and Vrooman Road and a 50-acre sand and gravel mining operation at Painesville-Warren Road are the only industrial uses in Leroy Township. The gravel yard is in a R-2 district. Land zoned for industrial and light manufacturing uses fronts on Vrooman Road, but such land uses are absent.

The respondents of the 2023 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. If industrial development occurs in Leroy Township, it could take this type of form.



4.9 Agricultural areas and uses

Approximately 2,200 acres (889 hectares) or 14.15% of all land in Leroy Township is considered agricultural, a decline from 28% in 1984. A significant amount of the agriculture is hobby agriculture, horses or small crop land. The number of traditional farms has decreased. This reduction reflects the region as a whole, where farmland is increasingly consumed for large-lot subdivisions in exurban areas. The increase in farmland 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, and they are verified to be, 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.

4.10 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 a restaurant, and a gas station with a neighborhood convenience store. There is also VFW and a church in the area.

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 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.

4.11 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 Revise the zoning resolution, to implement the goals and objectives of the current Leroy Township 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-1-p3 Review the zoning resolution to determine to confirm that it is effective and efficient.

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 Review home occupation regulations to determine if they are effective in controlling the accessory use.
- LU-2-p3 Review the types of home occupations to see if the regulations are up to date and the new home occupations align with the rural environment.
- 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-2-05 Review the rear and sideline clearance and determine the best distances that will achieve the semi-rural character of the community.
- LU-2-06 Review accessory structure regulations to make sure that they are creating the type of residential development in the community. Research if a regulation limiting attached storage is needed.

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 Review the commercial districts around I-90 to determine the best use of the lots along Vrooman Road.
- 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 Encourage property owners to participate in Forest Tax and CAUV programs.

LU-5-p2 Consider the agricultural potential and value of certain soils when evaluating plans for large-scale development.

LU-5-p3 Prepare for the possibility of expansion of wineries into Leroy Township

LU-6 Explore to see if marijuana sales are good fit for Leroy Township

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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, completion of Vrooman Road Bridge, 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 number of local roads. Perry Township has three miles less than Leroy Township. The Township has a lower 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 number of local roads will not be increasing in the near future.

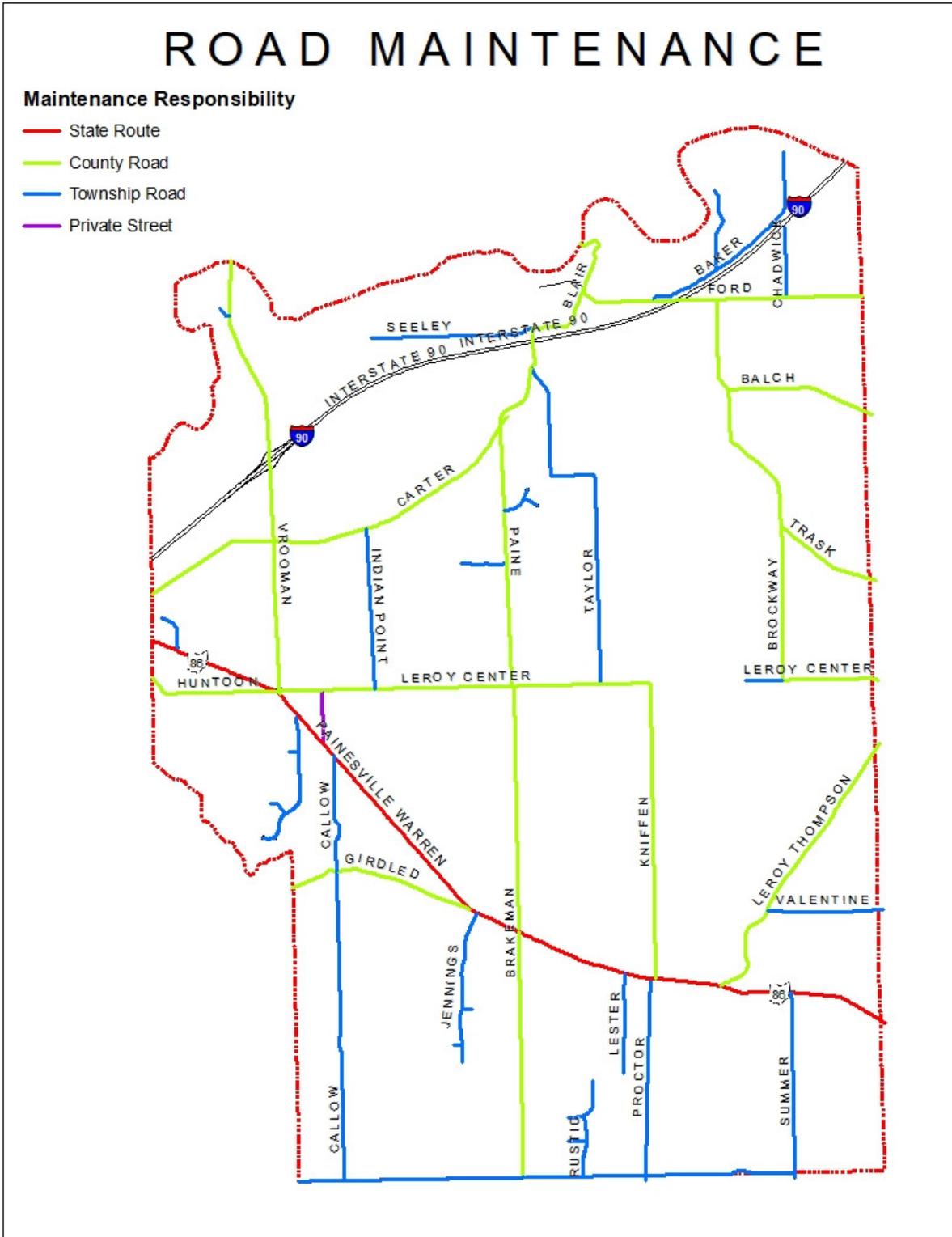
Roads are maintained by the township, the county and the state. There were many comments in the survey on the condition and maintenance of the roads in Leroy Township.

Road Type	Local Mileage	County Mileage	State Mileage	Federal Mileage
Concord Twp.	63.1	33.3	14.48	6.39
Leroy Twp.	22.12	26.11	5.58	5.24
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

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.

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





Traffic counts

Table 5.1					
Traffic Counts: 1972 to 2009					
Leroy Township					
Road	Segment	Direction	Traffic volume 1972	Traffic volume 2009	%Δ 1972-2009
Painesville Warren Road	Concord Township line and Five Points	east/west	4040	2880	-28%
Painesville Warren Road	Five Points and Brakeman Road	east/west	2760	7880	185%
Painesville Warren Road	Brakeman Road and Geauga County line	east/west	1240	4330	194%
Carter Road	Concord Township line and Vrooman Road	east/west	290	837	189%
Carter Road	Vrooman Road and Paine Road	east/west	580	1472	154%
Ford Road	Blair Road and Trask Road	east/west	370	1042	182%
Ford Road	Trask Road and Madison Township line	east/west	320	623	95%
Balch Road	Trask Road and Madison Township line	east/west	110	221	101%
Huntoon Road	Concord Township line and Five Points	east/west	170	239	41%
Leroy Center Road	Five Points and Brakeman Road	east/west	420	1136	170%
Leroy Center Road	Brakeman Road and Kniffen Road	east/west	180	676	276%
Leroy Center Road	Brockway Road and Geauga County line	east/west	93	1,491*	1500%
Girdled Road	Concord Township line and Painesville Warren Road	east/west	380	1654	335%
Vrooman Road	Perry Township line and I-90	north/south	1770	5359	203%
Vrooman Road	I-90 and Roundabout	north/south	1730	5619	225%
Blair Road	River Road (Perry Twp) and Ford Road	north/south	490	882	80%
Blair Road	Ford Road and Seeley Road	north/south	390	1272	226%
Paine Road	Blair Road/Taylor Road and Carter Road	north/south	410	1247	204%
Paine Road	Carter Road and Leroy Center Road	north/south	250	493	97%
Brakeman Road	Leroy Center Road and Painesville Warren Road	north/south	280	640	129%
Brakeman Road	Painesville-Warren Road and Radcliffe Road	north/south	510	739	45%
Kniffen Road	Leroy Center Road and Painesville Warren Road	north/south	250	205	-18%
Trask Road	Ford Road and Balch Road	north/south	200	591	196%
Trask Road	Balch Road and Brockway Road	north/south	80	376	370%
Trask Road	Brockway Road and Geauga County line	north/south	90	102	13%
Brockway Road	Trask Road and Leroy Center Road	north/south	90	223	148%
Leroy-Thompson Road	Gauga County line and Painesville Warren Road	north/south	510	820	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, teens who have access to automobiles, and increased recreational activities (sports leagues, extracurricular activities) for children. These trends also affect adjacent communities, resulting in increased thoroughfare 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. The bridge was built between September 2018 to October 2020. The bridge has been open for four years. The old Vrooman Road bridge was removed and Lake Metroparks installed a pedestrian bridge over the Grand River as part of the project. After the new bridge was dedicated, part of the old Vrooman Road was vacated and the remaining sections were renamed Old Vrooman Road.

This bridge has affected the traffic pattern in the area. Traffic counts are showing there is a reduction of traffic on SR 86 between the roundabout and the City of Painesville and increase of traffic on the new bridge between the roundabout and SR 86.

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.

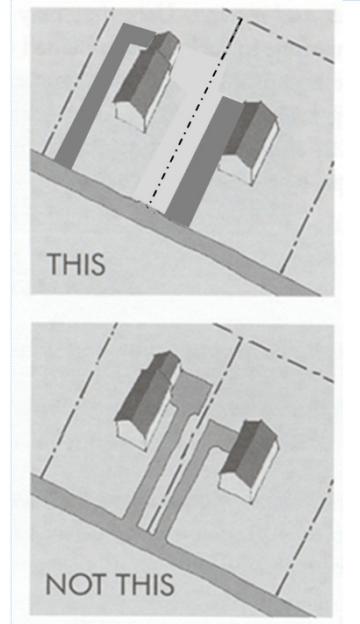
Leroy Township can adopt commercial access management requirements by an amendment to its Zoning Regulation, working in conjunction with the Lake County Engineer. A barrier to implementation, though, may be resistance from businesses who feel controlled access creates a perception of more difficult access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

Driveway Access Management

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 200' or 60' flag with a 200' building envelope. 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.

Having proper driveway spacing for residential uses can increase safety 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 flexibility, and "bowling alley" lots can be avoided, resulting in larger side yards and increased spacing between houses.



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 for 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 people with disabilities. It can also be used as temporary transportation for those whose vehicles have broken down.

Leroy Township is not served by a fixed bus line or a park n ride. The Laketran Transit Plan shows no plans to extend fixed route bus lines into the Township or park n ride. The low population density and scattered development makes fixed route public transit service impractical and very costly. Currently, there is a park n ride in Madison Village and a park n ride at Lake Community College. The new Vrooman Road bridge may open up new ridership for park n ride from Perry Township, Perry Village, North Perry Village and eastern portion of Painesville Township.

5.6 Goals and policies

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-3-02 Explore a park n ride to be installed at Vrooman Road and I-90.

TR-4 Make the road network safer in Leroy Township

TR-4-01 Redesign intersections to eliminate the problematic intersections. The Lake County Subdivision Regulations could be utilized to move roads if adjacent property is subdivided. These could include Girdled Road and Painesville Warren; Callow Road and Painesville Warren Road; Leroy Thompson and Painesville Warren Road.

TR-4-02: Request the State of Ohio to designate Vrooman Road as State Route 86.



6 Housing

6.1 Introduction

As of 2021, the United States Census Bureau estimates the population of Leroy Township at 3,159 residents, distributed amongst 1,235 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 2021, Leroy Township had approximately 1,235 housing units, according to data from the United States Census Bureau. From 1970 to 2021, the quantity of housing units increased by 741 units, equating to a 150% 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.

	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%
2021	1,235	23	1.89%

(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 123.9 persons per square mile (48.9 persons per square kilometer), compared with 1,012.7 persons per square mile (391 persons per square kilometer) in Lake County.

As of 2021, the 95.3% owner occupancy rate in the Township is higher than those in surrounding communities such as Concord Township, at 90.1% and Perry Township at 90%. The owner occupancy rate is 78.1% in Lake County, 81.5% in Madison Township and 78.6% in Painesville Township. The proportion of owner-occupied units has remained consistent over the last few decades.

	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%
2021	1,182	1,126	95.30%	56	4.70%

Leroy Township has experienced occupancy rates greater than 93% since the 1970 Census. As of 2021, the vacancy rate in the Township is 4.3%, compared with 5.6% for Lake County. The vacancy rate is 9.3% in Madison Township, 7.4% in Painesville Township, 5.8% in Concord Township and 3.8% in Perry Township. Vacant units primarily consist of units that are sold and not occupied, for rent or for sale.



Table 6.3 Vacant Units: 2021 Leroy Township and Nearby Communities			
	# of total units	# of vacant units	% of units
Leroy Township	1,235	53	4.29%
Concord Township	8,059	471	5.84%
Madison Township	8,014	743	9.27%
Perry Township	3,417	130	3.80%
Painesville Township	9,390	699	7.44%
Lake County	105,923	5,933	5.60%

(United States Census Bureau, 2021)
 *Data for Perry Township 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. There were 19 new lots added to Leroy Township from 2017 to 2024. There were 125 sublots added Leroy Township from 1991 to 1999 with nine subdivision plats. Most of the lots were built on quickly. Fours lots were built between 2007 and 2014 and the three were built between 2019 to 2024.

Table 6.4 Year Structure Built: 2013 to 2021 Leroy Township				
	2013		2021	
	# of units	%	# of units	%
≤1939	133	10.97%	125	10.12%
1940 to 1949	34	2.81%	32	2.59%
1950 to 1959	68	5.61%	61	4.94%
1960 to 1969	77	6.35%	112	9.07%
1970 to 1979	382	31.52%	315	25.51%
1980 to 1989	80	6.60%	179	14.49%
1990 to 1999	307	25.33%	309	25.02%
2000 to 2009	123	10%	102	8.26%
2010-2019	8	1%	0	0.00%
≥2020	(x)	(x)	0	0.00%
Total housing units	1212	(x)	1235	(x)

(United States Census Bureau, 2000-2021)



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 2013, 42.08% of the homes were less than thirty years old. As of 2021, approximately only 33.28% are less than thirty years old.

Table 6.5 Year Householder Moved into Unit Leroy Township				
Year	2013		2021	
	# of units	%	# of units	%
1989 or earlier	42	3.52%	367	31.05%
1990 to 1999	209	17.50%	306	25.89%
2000 to 2009	105	8.79%	216	18.27%
2010 to 2014	328	27%	79	6.68%
2015 to 2018	428	36%	132	11.17%
2019 or later	82	7%	82	6.94%
Total occupied housing units	1,194	(x)	1,182	(x)
(United States Census Bureau, 2000-2021)				

Table 6.5 reflects a continued demand to move into available housing units in Leroy Township. In 2013, 17.50% of residents moved into their houses from 1990 to 1999, and in 2021, 43.06% moved into their houses in 2000 or after.

Single-family residences dominate the housing market in Leroy Township. 92.7% of all housing units in the Township are single-family houses, while 6.7% 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 2021, this figure increased to 86.31%.

In 2000, 2010 and 2013, two -and three-bedroom houses were most prevalent. As of 2021, the quantity of two- and 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 47.21% of houses have four bedrooms, as of 2021.

Table 6.6 Units in Structure: 2021		
	# of units	%
1 unit, detached	1,096	92.72%
1 unit, attached	79	6.68%
2 units	7	0.59%
3 or 4 units	0	0.00%
5 to 9 units	0	0.00%
10 or more units	0	0.00%
Mobile home	0	0.00%
Total housing units	1,182	(x)
(United States Census Bureau, 2021)		



Table 6.7
Number of Rooms per Unit
Leroy Township

	1990		2000		2010		2013		2021	
	# of units	%								
1 room	6	0.68%	0	0.00%	0	0.00%	23	1.90%	0	0.00%
2 rooms	3	0.34%	19	1.72%	8	0.64%	0	0.00%	35	2.83%
3 rooms	9	1.02%	17	1.54%	0	0.00%	0	0.00%	9	0.73%
4 rooms	28	3.16%	23	2.08%	42	3.34%	45	3.71%	16	1.30%
5 rooms	128	14.45%	152	13.76%	216	17.16%	156	12.87%	109	8.83%
6 rooms	187	21.11%	226	20.45%	365	28.99%	165	13.61%	221	17.89%
7 rooms	229	25.85%	248	22.44%	204	16.20%	276	22.77%	247	20.00%
8 rooms	178	20.09%	209	18.91%	235	18.67%	295	24.34%	238	19.27%
≥9 rooms	118	13.32%	211	19.10%	189	15.01%	252	20.79%	360	29.15%
Total housing units	886	(x)	1,105	(x)	1,259	(x)	1212	(x)	1235	(x)

(United States Census Bureau, 1990 to 2021)

Table 6.8
Number of Bedrooms per Unit: 2013 to 2021
Leroy Township

	2013		2021		%Δ from 2013 to 2021
	# of units	%	# of units	%	
No bedrooms	23	1.90%	0	0.00%	100.00%
1 bedroom	0	0.00%	23	1.95%	-100.00%
2 to 3 bedrooms	767	63.28%	601	50.85%	-21.64%
4 or more bedrooms	422	34.82%	558	47.21%	32.23%
Total housing units	1,212	(x)	1,182	(x)	(x)

(United States Census Bureau, 2000-2021)

The presence of certain desired amenities also increases demand for housing in a community. As of 2021, 47.46% of houses were heated with gas supplied from a central utility, compared to 27.99% in 2000. The quantity and proportion of houses heated by fuel oil, coal or LP gas has remained relatively stable but decreasing over the years. Solar heating is nonexistent in LeRoy Township, according to data from the United States Census Bureau.

As of 2021, 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 2021								
Leroy Township								
	2000		2010		2013		2021	
	# of units	%						
Utility gas	302	27.99%	461	37.33%	388	32.50%	561	47.46%
Bottled, tank, or LP gas	140	12.97%	117	9.47%	144	12.06%	101	8.54%
Electricity	239	22.15%	297	24.05%	367	30.74%	229	19.37%
Fuel oil, kerosene, etc.	319	29.56%	281	22.75%	184	15.41%	116	9.81%
Coal or coke	0	0.00%	8	0.65%	13	1.09%	22	1.86%
Wood	54	5.00%	71	5.75%	79	6.62%	105	8.88%
Solar energy	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Other fuel	17	1.58%	0	0.00%	19	1.59%	48	4.06%
No fuel used	8	0.74%	0	0.00%	0	0.00%	0	0.00%
Total occupied housing units	1079	(x)	1235	(x)	1194	(x)	1182	(x)

(United States Census Bureau, 2000 to 2021)

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 2021 this number decreased to 95.3%. 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 2021. The highest increase, in comparison to adjacent communities within Lake County, was experienced by Leroy Township, with an increase of 50.67%. The lowest increase occurred in Madison Township, as median home values increased by 11.01%. From 2010 to 2021, Leroy Township and surrounding communities all experienced an increase in the median value of housing, except for Madison Township. Madison Township experienced a 2.60% decrease. The median value of housing units increased by 24.30% in LeRoy Township, 15.52% in Concord Township, 6.38% in Perry Township and overall, 36.76% for the County.



Table 6.10					
Median Value for Owner-Occupied Housing Units: 2000 to 2021					
Leroy Township and Nearby Communities					
	2000	2010	2021	%Δ 2000 to 2021	%Δ 2010 to 2021
Leroy Township	\$165,000	\$200,000	\$248,600	50.67%	24.30%
Concord Township	\$179,600	\$230,700	\$266,500	48.39%	15.52%
Madison Township	\$125,300	\$142,800	\$139,100	11.01%	-2.60%
Perry Township	\$144,100	\$180,100	\$191,600	32.96%	6.38%
Lake County	\$127,900	\$152,600	\$208,700	63.17%	36.76%
(United States Census Bureau, 2000 to 2021)					

The value of owner-occupied housing for Lake County is lower in comparison to Leroy Township. As of 2021, the Township has a higher percentage of units valued over \$200,000 in comparison to Lake County, as 68.03% of all housing units within the Township are valued at \$200,000 or above, while the same is only true for 52.42% of the housing units in Lake County.

Table 6.11								
Value for Owner-Occupied Housing Units: 2013 to 2021								
Leroy Township and Lake County								
	Leroy Township				Lake County			
	2013		2021		2013		2021	
	# of units	% of units	# of units	% of units	# of units	% of units	# of units	% of units
<\$50,000	19	1.73%	31	2.75%	3,229	4.58%	3,828	4.84%
\$50,000 - \$99,999	17	1.55%	61	5.42%	9,610	13.63%	3,481	4.40%
\$100,000 to \$149,999	196	17.87%	71	6.31%	21,911	31.08%	13,019	16.45%
\$150,000 to \$199,999	239	21.79%	197	17.50%	15,954	22.63%	17,335	21.90%
\$200,000 to \$299,999	442	40.29%	419	37.21%	13,684	19.41%	20,803	26.28%
\$300,000 to \$499,999	137	12.49%	315	27.98%	4,900	6.95%	15,587	19.69%
\$500,000 to \$999,999	47	4.28%	32	2.84%	1,043	1.48%	4,512	5.70%
≥1,000,000	0	0.00%	0	0.00%	166	0.24%	594	0.75%
Total Units	1097	(x)	1,126	(x)	70,497	(x)	79,159	(x)
*Data from 2000 includes specified owner-occupied units (United States Census Bureau, 2013-2021)								

The range of values for owner-occupied housing units in Leroy Township shifted from 57.06% being over \$200,000 in 2013, to 68.03% in 2021.

Homeowner Costs



In Leroy Township, 70.78% of units have a mortgage, contract to purchase, or similar debt and 29.22% of units do not have a mortgage.

Table 6.12 Mortgage Status: 2021 Leroy Township		
	# of units	% of units
With a mortgage, contract to purchase, or similar debt	797	70.78%
With either a second mortgage or home equity loan, but not both	186	16.52%
<i>Second mortgage only</i>	19	1.69%
<i>Home equity loan only</i>	167	14.83%
Both second mortgage and home equity loan	0	0.00%
No second mortgage and no home equity loan	577	51.24%
Housing units without a mortgage	329	29.22%
Total occupied units	1,126	(x)
(United States Census Bureau, 2021)		

As of 2021, 62.86% of homeowners with a mortgage are paying less than 20% of the household income monthly, 21.58% are paying 20% to 29%, and 15.56% are paying over 30%.

Table 6.13 Mortgage Status by Selected Monthly Owner Costs: 2000-2013 Leroy Township								
Percentage of household income	2013				2021			
	Units with mortgage	%	Units without mortgage	%	Units with mortgage	%	Units without mortgage	%
<20%	335	46.53%	229	60.74%	501	62.86%	250	75.99%
20-29%	170	23.61%	84	22.28%	172	21.58%	28	8.51%
≥30%	215	29.86%	64	16.98%	124	15.56%	51	15.50%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total housing units	720	(x)	377	(x)	797	(x)	329	(x)
(United States Census Bureau, 2000-2013)								



Table 6.14
Household Income by Selected Monthly Owner Costs as a Percentage of Household Income: 2000-2021
Leroy Township

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
2000								
<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)
2010								
<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)
2013								
<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)
2021								
<30%	0	0.00%	32	2.84%	10	0.88%	909	80.73%
≥30%	5	0.44%	51	4.53%	40	3.55%	79	7.02%
Not computed	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	0	(x)	83	(x)	50	(x)	988	(x)

(United States Census Bureau, 2000-2021)

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 2013 was \$680. As of 2021, the median rent is now \$617. The number of rental units available in Leroy Township has continued to decrease in recent years.

Table 6.17
Gross Rent: 2013 to 2021
Leroy Township

	2013		2021	
	# of units	% of units	# of units	% of units
With cash rent	64	65.98%	45	80.36%
<\$500	10	10.31%	17	30.36%
\$500 to \$549	0	0.00%	0	0.00%
\$550 to \$599	0	0.00%	0	0.00%
\$600 to \$649	0	0.00%	16	28.57%
\$650 to \$699	37	38.14%	0	0.00%
\$700 to \$749	0	0.00%	0	0.00%
\$750 to \$999	8	8.25%	0	0.00%
≥\$1,000	9	9.28%	12	21.43%
No cash rent	33	34.02%	11	19.64%
Total units	97	(x)	56	(x)
Median Gross Rent	\$680		\$617	

(United States Census Bureau, 2013-2021)

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. A 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, nor the rural character of LeRoy Township could 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, recreational vehicles or made from storage containers or other non-conventional builds.
- 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 Subdivision, Development and Housing

Development pressure and subdivision development in Leroy Township has been limited. Lake County Planning Commission reviews and approves major subdivisions in Leroy Township. They utilize the Lake County Subdivision Regulations. The adoption of Lake County Subdivision Regulations in 1964 is the beginning of modern subdivision plats. Since that time, there has been 12 subdivisions platted in Leroy Township which created 150 sublots. Nine of the 12 plats were recorded in the 1990s. Three were done in the late 1970's. The majority of these sublots have been built on. Roughly, there are



11 sublots left. These remaining lots may be difficult to build because of natural features or septic and well water rules.

In Painesville Township, 16 plats were recorded between 2017 and 2023 and 513 new sublots were added. In Concord Township, there has been 11 plats recorded, adding another 184 lots between 2017 and 2023.

The other form of subdivision is minor subdivisions. These are new lots created on existing roads using surveys and deeds. These are commonly referred to as lot splits. Normally a property owner will split one or two lots to sell or give to a relative. There have been some cases where a land speculator will divide large tracts of land into smaller tracts in order to make money.

In Leroy Township, 19 new lots were added between 2017 and 2024. We can compare this number of lots to the other four townships and we can see that it is still lower than the other four townships. In the same time period, there were 60 new lots added in Concord Township, 41 in Madison township, 19 in Painesville Township and 55 in Perry Township.

There are several reasons for this:

- Lack of water. All of Leroy Township's homes either get potable water from wells or the owners ship water in through a water service. The lack of a central water system (city water) limits types of businesses that can locate to Leroy Township and limits the development of housing.
- Lack of sanitary sewer. All of Leroy Township's homes are served by on site household sewage disposal systems. These systems limit the size of the house you can build. They are expensive to build and replace when they fail.
- Developers do not want to do major subdivisions because:
 - large lots, big frontages, increase cost of development because of longer roads. Road costs have increased to \$1000 per foot. This includes the cost of base, the subbase and the concrete or asphalt. The cost may include the cost of catch basins and storm pipe, but roads in Leroy Township may be a little cheaper because they can utilize drainage ditches instead of the storm sewer and gutter. The drainage ditch may be cheaper, but it may not be a desired look for the developments and additional roads may require costly maintenance.
- Greater setbacks increase the cost of installing utilities and the cost of repairing utilities. The Lake County Subdivision Regulations require new subdivisions to have underground utilities. A 100-foot setback will double the cost of the underground service connections. The cost of overhead utility connections also increases. There is enough tension in a wire to be above the ground from the telephone pole in the right-of-way to the house. When the setback is increased, additional telephone poles on the property may be required.
- Affordability of the land. Larger lots are more expensive to purchase. The cost of a water well and the septic is the responsibility of the new homeowner.



- Leroy Township allows flag lots. While the zoning resolution states that the driveway access area does not count towards minimum lot size, currently there is no limit on the length of the driveway access part of the lot. The requirement of not counting the limits length slightly, there are still driveway accesses that are a mile long.
- The LeRoy Township survey responses stated that the lot size, lot width and dwelling size were acceptable. There is no reason to reduce or enlarge these items.
- It may be understandable that there are no new subdivisions.
 - Leroy Township will end up maintaining any new subdivision road. The new developments have longer roads because of the road frontage and a smaller number of homes. This will create an issue where there are less taxpayers paying for the maintenance of the roads.
 - There were several comments in the survey about how township roads in and out of the subdivisions are only being patched and not resurfaced. \

6.7 Estate Overlay

Leroy Township developed an overlay district called Estate Overlay District. This allows a property owner to split their land into five acre or more lots and utilize a private street. The concept is sound for creating new lots that will not be a burden on Leroy Township, but in practice, it is not cost effective. At lower density, this could create new opportunities for people to move to Leroy Township.

6.8 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.

The cost of building materials has been going up over the years and spiked during the Pandemic. The cost of building materials directly effects the cost of new housing. The larger the house, the more expensive it will be. Listed below are the required square footages for new dwelling units per community.

Minimum Dwelling Size by Community			
Community	Ranch	1 ½ Story	Two Story
LeRoy Township	1400 SF	1600 SF	1600 SF
Painesville Twp. R-1	1500 SF	1500 SF	1500 SF
Painesville Twp. R-2	1200 SF	1200 SF	1200 SF
Concord Township	1200 SF	1400 SF	1600 SF
Chardon Township R-1	1600 SF	1800 SF	1800 SF
Chardon Township R-2	1200 SF	1400 SF	1400 SF
Hambden Township	1500 SF	1600 SF	1600 SF
Montville Township	1200 SF	1200 SF	1200 SF
Thompson Township	1000 SF	1000 SF	1000 SF
Madison Township	1500 SF	1275 SF	1800 SF
Perry Township	1800 SF	1800 SF	1800 SF



The survey asked a question about whether Leroy Township dwelling size was too large, too small or just right. The majority of the respondents felt that the house size minimum was just right. These dwelling sizes are just minimum. Most new homes being built are larger than the minimum dwelling size. However, there is the tiny home movement in communities outside of LeRoy Township where the trend is smaller homes. These homes would not meet the minimum dwelling size.

There are 1,126 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 2021 American Community Survey, 23.39% of Leroy Township residents are 65 years of age or older, compared to 21.69% for Lake County. Permitting a wider variety of housing options, and the presence of convenient medical and retail services, should be considered to keep Leroy Township attractive and affordable to aging residents.

6.9 Multigeneration Households

Many zoning codes will have a definition of family. This definition is usually meant to describe what makes up a family and it usually states people who are related by blood or marriage. The most common version of a family is parents and children under 18 years of age. But as the costs of purchasing homes keep going up, the cost of rent keeps going up, the cost of childcare keeps going up and people needing to take care of their aging parents, that definition is changing. Multigenerational housing is becoming more common.

It is becoming common for family units to purchase a home together. Grandparents to live with parents and children. Grandparents can help with taking care of children and parents can help their parents with doctor’s appointments. It is also becoming more common for post-college children to move back in with their parents because of student loan debt and the rising cost of rent.

In-law suites are becoming popular for families to install in their homes. An in-law suite usually is a part of the house that has a secondary kitchen, bedrooms and living area separated from the main house by a wall and an interior door. It is usually not considered a duplex so long as it does not have separate utilities (gas, electric or water) and it is not built as a two-family home per the Ohio Building Code.

Accessory dwelling units (ADU) are accessory buildings similar to sheds and garages. But instead of being used for storage, they are used as place for someone to live. They



could also be installed instead of accessory structure like an apartment above the garage. These are similar to in-law suites, but they are located away from the main structure but are still dependent on the main structure.

6.10 Work from Home and Home Occupations

Work from home and home offices have been affecting house design for many years. The pandemic has sped up the process as more businesses have allowed employees to work from home. In some cases, the businesses have encouraged them to work from home, in other cases, they tell people that they are going to work from home. This has affected homes because home office spaces are becoming larger.

The types of lots and the types of development in LeRoy Township have encouraged more occupations. People are looking for larger lots to live and run their businesses on. They are looking for large lots so there is room for a house, outdoor storage and outbuildings for storage.

A barndominium is a combination of home and barn. It is commonly built like a pole barn, which can be wood or metal. The non-living portion of the structure could be utilized for storage of the homeowners' personal property like ATVs, boats, snowmobiles, jet skis, campers, etc. It could be utilized by an owner of a contracting business or landscaper to store equipment and supplies, or it can be used as a barn or stable for animals.

A standard single-family home usually has a garage that is 30% to 45% of the square footage of minimum square footage of two-story dwelling or 35% to 52% of ranch home built to minimum square footage. The standard attached garages take up less of the building square footage as the homes increase in size to 2000 SF or 3000 SF. The number of bays in a garage has also grown over the decades. Single car garages were the most common in the 1950's and 1960's. Two car garages were the norm in 1970's and the 1980's. It increased to three car garages in the 1990's and early 2000's. Now it is not uncommon to see four car garages.

Many people also look at purchasing larger lots because it has space to build larger storage buildings. The larger outbuildings allow for the owners to store personal property, equipment or materials for businesses of animals. A couple of survey respondents also made comments that they believed that storage buildings should be allowed to be built without a principal building or ahead of the construction of a principal building.

6.11 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 developers, 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.

6.12 Goals and policies

Goals:

HO-01 Leroy Township should have housing for every stage of life while maintaining the rural character of the community.

HO-01-p1 Work with the Lake County Building Inspector and the lake County General Health District to allow for expansion of homes to allow for in-law suites.

HO-02 Develop a desirable lot

HO-02-p1 Add width to depth ratio to limit lengths of flag poles

HO-02-p2 Review setbacks to see if they are achieving a desirable, cost-effective building envelope.

HO-03 There should be a balance between living space and storage space on a housing dwelling.

HO-03-p1 Revise the zoning resolution to define attached storage and limit amount of square footage that can be utilized by attached 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.

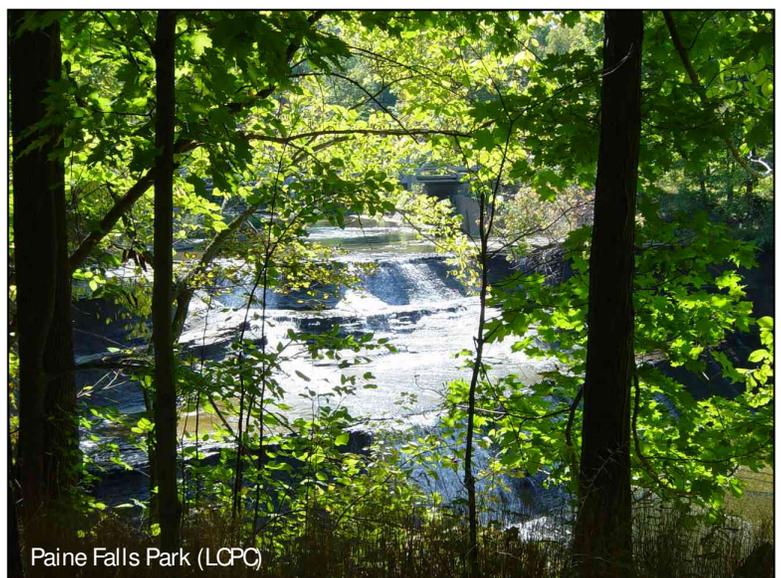
7.2 Schools

Leroy Township is included in the Riverside Local School District. The Riverside School District has decided to close Leroy School, along with Hadden, Madison Avenue and Hale Road Elementary Schools. The four schools have been combined into two new Elementary Schools, Parkside Elementary in Concord Township and Riverview Elementary in Painesville Township. Most of the elementary school kids attend Parkside. The children of Leroy Township then attend LaMuth Middle School, John R. Williams Junior High and Riverside High School.

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 they do provide basic amenities such as



Paine Falls Park (LCPC)

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 of which 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	981	397	Picnic area, picnic shelters, drinking water, restrooms, hiking trails, playground, ball/game fields	Lake Metroparks; group camping by permit
Indian Point Park	644	261	Picnic area, drinking water, restrooms, hiking trails, fishing	Lake Metroparks
Paine Falls Park	377	153	Picnic area, picnic shelter, restrooms, hiking trails	Lake Metroparks
Girdled Road Reservation (Straddles into Concord Twp)	82 (932)	33	Picnic area, picnic shelter, restrooms, hiking trails, playground, cross-country ski area, fishing	Lake Metroparks
Hidden Lake	452	183	Fishing, camping	Lake Metroparks
Leroy Township Park	21	8	Playgrounds, ball fields, picnic shelters	Township Park
Baker Road Park	76	31	Hiking, Camping and Fishing	Lake Metroparks
Blair Ridge Park	63	25	Fishing Pond, Observation Tower, Hiking	Lake Metroparks
(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, a

concession stand, and seven 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 walking trails, a football field, soccer field, community garden, and/or a dog park.

Future parks and the expansion of existing parks

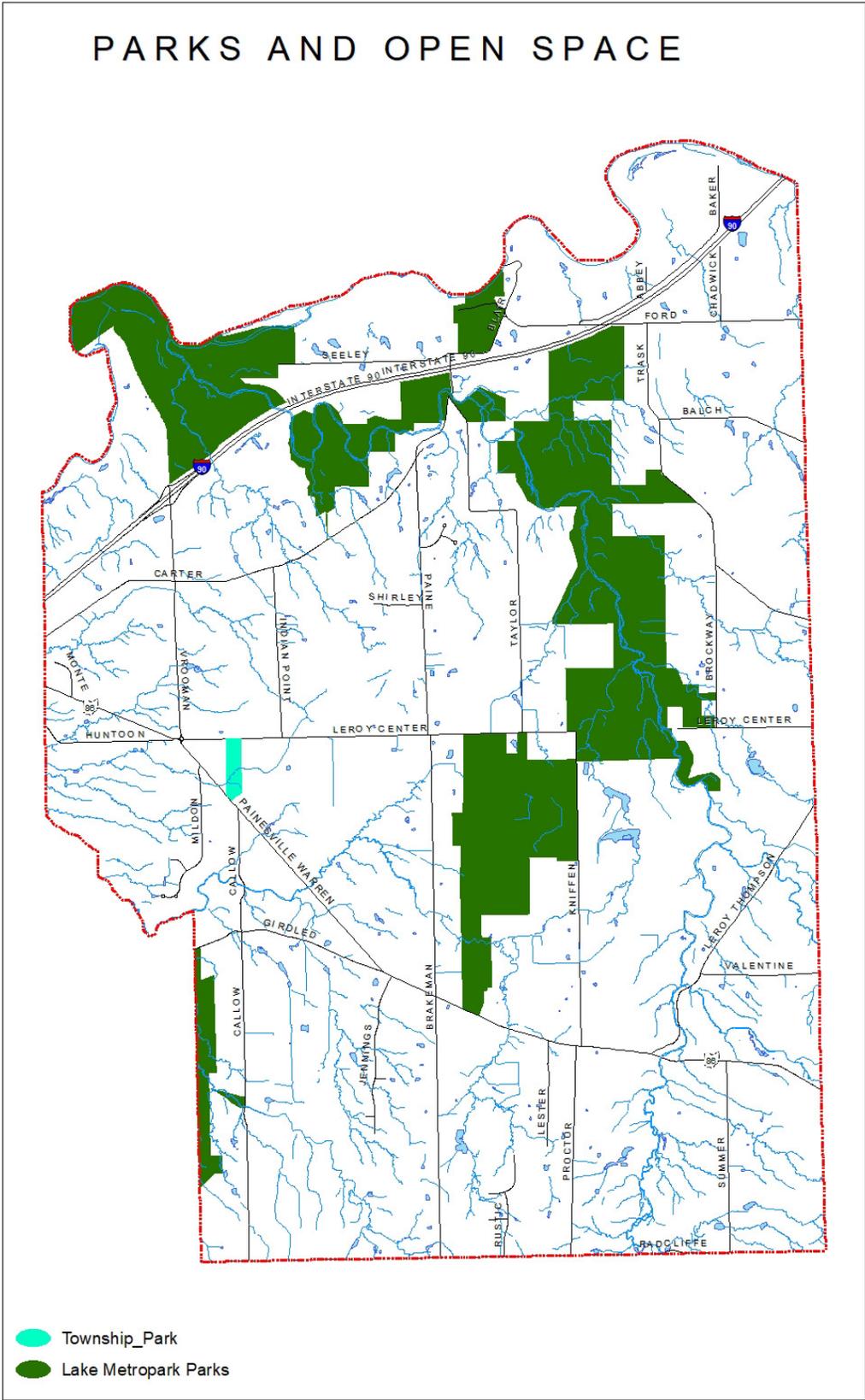
In a community like Leroy Township, where the population is relatively low and widely scattered, small neighborhood parks are not practical – especially when you consider that many residents live on lots that are much larger than a typical neighborhood park in greater Cleveland. A small “town commons” 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.

Lake Metroparks may continue to add to their holdings and create larger regional parks. Lake Metroparks has a mission to provide recreational opportunities and access to historic sites and natural features like wetlands, smaller streams, the Grand River and Lake Erie. They are also trying to protect these same natural features and historic sites.

Lake Metroparks has multiple parks across Lake County. They have noted that the western parks get more visitors than the eastern parks. One of their objectives is to have equal visitors going to all of their parks.

Seeing as how this is one of their objectives, the Lake Metroparks could be approached to consider recreation enhancements in their parks in Leroy Township. They are open to hear ideas from the local governments and from the public to increase visits to the parks. This could include a trail connecting Paine Falls to Hell Hollow or adding other types of recreation options like bridle trails or mountain bike trails.

PARKS AND OPEN SPACE





Leroy Township Park (LCPC)

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.

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



Leroy Township Fire Department (LCPC)

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.

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.



Leroy Town Hall and part of the equipment/ material yard (LQPC)

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



Material yard has no access management, is visible from the road, and is poorly screened from residential property (LQPC)

7.6 Community and senior citizen centers

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

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-1-P5 Consider working with Lake Metroparks to increase recreation facilities in Leroy Township.

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.

Leroy Township is not served by sanitary sewer and central water. 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 continue with this level of utility service, 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 Concord 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, on Painesville-Warren Road at the intersection of Rio Vista Court, and South Ridge Road by Vrooman Road in Perry Township.

The water lines in Concord Township are serviced by the City of Painesville. Leroy Township is considered part of the Lake County Utilities Water Service District. To

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extend these lines into Leroy, the Board of County Commissioners would need to extend water from their lines in Perry Township or 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 2020 Northeast Ohio 208 Water Quality Plan approved by NOACA has Leroy Township being served by on-site systems. The Lake County Utilities Department does maintain Master Sewer Plans and they have included Leroy Township in the past. Currently there is no capacity at the Lake County Sewer Plants and 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 central 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. There is a plan to repair the facility in 2024. 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 limits the type of development in Leroy Township. Utilizing on-site systems limits the types of businesses in the community and most of the on-site systems require OEPA Approval. While on-site sewage systems are costly to install and operate, they have been used in other areas for commercial and industrial. The lack of water and use on-site system combined is why commercial development is limited.

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

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urban and suburban areas. Longer sewer and water lines would be needed to serve fewer customers than in other sewer 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. This may open up limited capacity for Leroy Township in the future.

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.

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, need more water and create more wastewater than can be handled by an on-site system.

Unsewered commercial districts in other rural and exurban communities are typically dominated by commercial uses generate little wastewater, so the lack of a sewer system is not a critical factor in their site selection. Some of these uses may present a poor impression of the host community. The Township may need to look for other controls to make sure that does not happen.

Vrooman Road is the primary gateway to Leroy Township. Uses at the I-90 interchange and along the corridor south to Five Points Roundabout would need to be regulated to ensure the character of the township is not harmed. A commercial area dominated by small vehicle-related businesses and low-end commercial uses would provide some property tax revenue, but not as much as an area with a variety of retail uses and services. The lack of sanitary sewer will limit uses such as restaurants and retail, but there was very limited support for those businesses. The lack of sewers also limits potential industrial uses and the accompanying property tax revenue.

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.

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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, however highly efficient heat pumps can be a cost-effective option.

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

Spectrum 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.

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AT&T provides access to fiber optic cable 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 limitedly serviced by Windstream Telephone Company.

Dish network provides satellite television and internet access and DirectTV provides satellite television.

Internet services in LeRoy can be intermittent and service is generally slow. High speed internet is necessary for residents of LeRoy Township. Fiber optic internet may be limited by low population density of LeRoy Township.

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.

UT-3 Increase internet options

UT-3-P1 Look for grants to increase speeds of the internet.

UT-3-P2 Look for grants to bring fiber optic cables to LeRoy Township.

UT-4 Expand natural gas

UT-4-P1 Look for grants to increase natural gas service.

Draft

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 19th century, agriculture became the dominant force of the local economy. In recent years, with increased residential development, the role of agriculture has diminished.

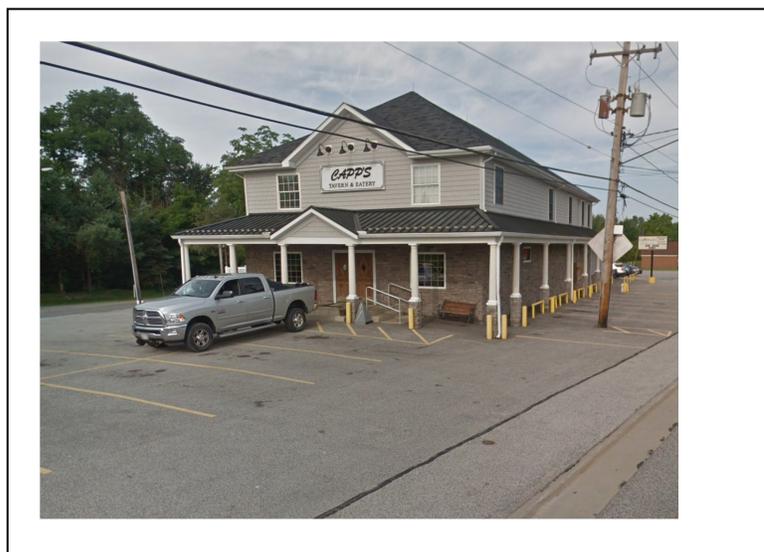
Today, Leroy Township is a predominantly residential community, with only a very limited commercial tax base. Resident opinions are varied regarding commercial and industrial development; Outside of restaurants and grocery stores, the respondents to the survey do not want to add uses that would take away from the rural atmosphere of Leroy Township. These uses included hotels, gas stations, auto service and body shops and industrial uses.

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, and a sandstone quarry. There are also several empty store fronts and commercial buildings. Many residents



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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.

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. According to a retail survey conducted by the Lake County Planning Commission in 2014, Leroy Township has about 18,684 square feet of retail space, an amount slightly larger than that of a new drugstore. 7,900 square feet is currently vacant. 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.

A sampling of responses from Township survey question #5: "Should the Interstate 90 and Vrooman Rd. interchange be developed? If so, what kind of development should be there?"

- *Locally owned business is fine*
- *Businesses we have are fine. Don't need more*
- *None. Moved away from all of the above*
- *Fresh local produce and locally made products sales*
- *Small meat market (similar to the old "D'Abates")*
- *Sheetz*
- *Chik fil a*
- *Chipotle*
- *Aldi*
- *Nothing crazy big*
- *Sporting goods like Cabelas/Bass Pro Shop*
- *Just to have a few small shops in the old subway building.*
- *Bank*
- *Local co-op, produce, local meat, local art*
- *A convenience store*
- *Brewery, winery, pub.*
- *Farmers Market*
- *Local preferred, not chain or franchises. Family-owned small business*
- *Coffee Shop or bakery at Five Points where old Subway was located.*
- *A small affordable grocery store like Aldis would be nice.*
- *Maybe a nice sit-down restaurant.*
- *Small businesses are ok. Boutiques/Beauty/Pet/Farm or gardening store.*
- *Small town grocery's*
- *Sit down restaurant but not a chain.*
- *brewery!*
- *More farm stands, produce stores*
- *More restaurants.*
- *Bakery, donut or ice cream. Not sure when industrial would be.*
- *Specialty boutiques*
- *Stores and services to function in daily life (e.g., Drug Store, etc.)*
- *All above amenities are close by (enough), if not already in, Leroy already.*
- *Possible diner. Not a chain*
- *Want residential only, except over by I 90*
- *Medical\Dental healthcare*
- *Water*
- *Coffee*
- *Hardware, Home Repair*

The Vrooman Road I-90 exit and the Vrooman Road Bridge are assets for economic development. 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 do not want to see new development in LeRoy Township, except for sit-down restaurants, donut shops, bakeries, ice cream parlors, fast casual restaurants (burritos, Chinese or subs) or coffee shops.

Truck stops were only mentioned in comments by a few that responded to the survey, both in a positive and negative view. 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.

Many respondents specifically mentioned that they want a sit-down restaurant. The site selection criteria of Cracker Barrel, and many 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 negative response among residents. The respondents would not like these uses.

Many residents mentioned the poor condition of the site housing a small restaurant at the southwest corner of the interchange and the vacant building located on the roundabout. The interchange 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.

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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. The site of the vacant retail building would be ideal for this type of use.

Residents generally wanted to see industrial development kept to a minimum. If it comes, it should be limited, light industrial development. This type of 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.

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.

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.

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.

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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.

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 limited commercial development, and 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

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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 Develop commercial and industrial uses that are comparable to the rural lifestyle of the Leroy Township and creates a balanced tax base.

ED-1-p1 Allow for limited commercial development that will serve the needs of local residents and create a tax base.

- ED-1-2 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-p3 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-p4 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-p5 Ensure industrial development, if permitted, is located where it does not disrupt traffic patterns or disturb rural character.

ED-2 Redevelop or eliminate ineffective commercial or industrial uses.

- ED-2-p1 Work with investors, builders or developers to rehabilitate old structures to make them economically productive. Ask for assistance from Lake County Development Authority in this endeavor.
- ED-2-p2 Work with property owners and/or local officials to eliminate ineffective, obsolete commercial or industrial structures.
- ED-2-p3 Review the Leroy Township Zoning Resolution Commercial and Industrial Sections to determine if they are effective in achieving the desired commercial and industrial development.

ED-3 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 agriculture.

ED-4 Develop an identity for Leroy Township

- ED-4-p1 Add welcome signs to the roads along the border of Leroy Township so that travelers will know that they are entering into Leroy Township.

10 Natural Resources

10.1 Introduction

Leroy Township 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 19th 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 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



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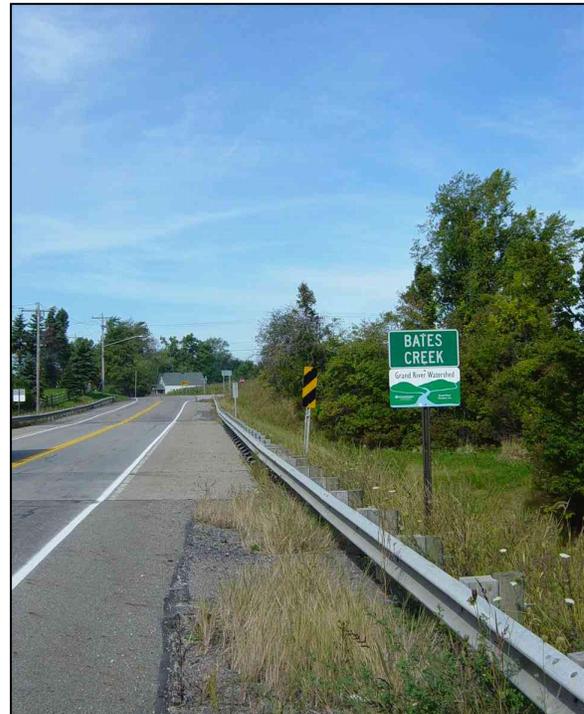
way south across northeastern Ohio, but was halted by the steep, erosion-resistant sandstone hills found to the south. As the glacier advanced, it eroded the soft shale of the region and deposited sands and gravels. The glacier altered the topography and forced changes in the drainage patterns.

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.

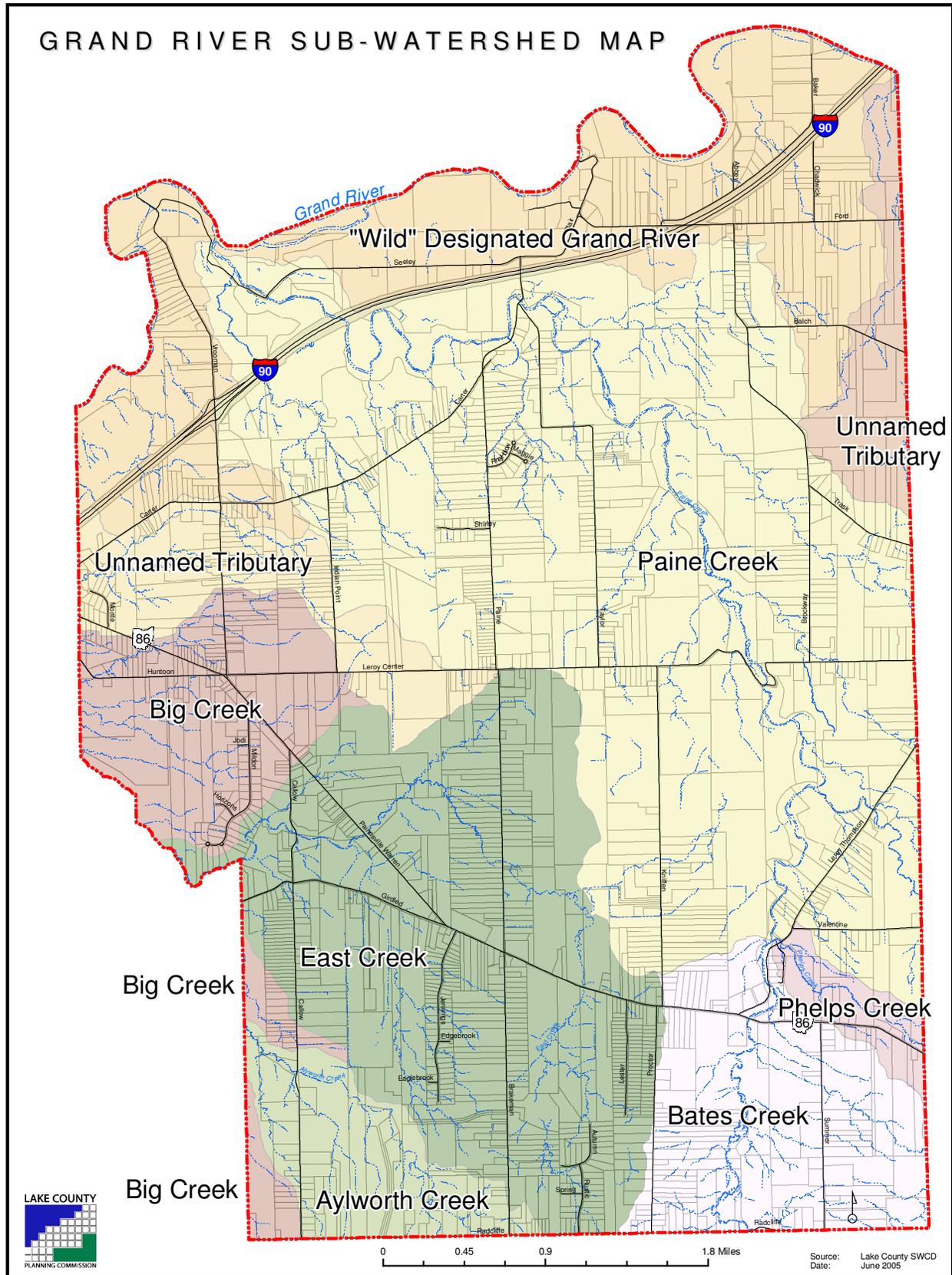
In January 1974, the Grand River became Ohio's second wild and scenic river. The designated wild section includes the portion of the river through Leroy Township. The Grand River is Ohio's highest quality river flowing into Lake Erie and helps support Ohio's million-dollar Steelhead fishing industry.

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.

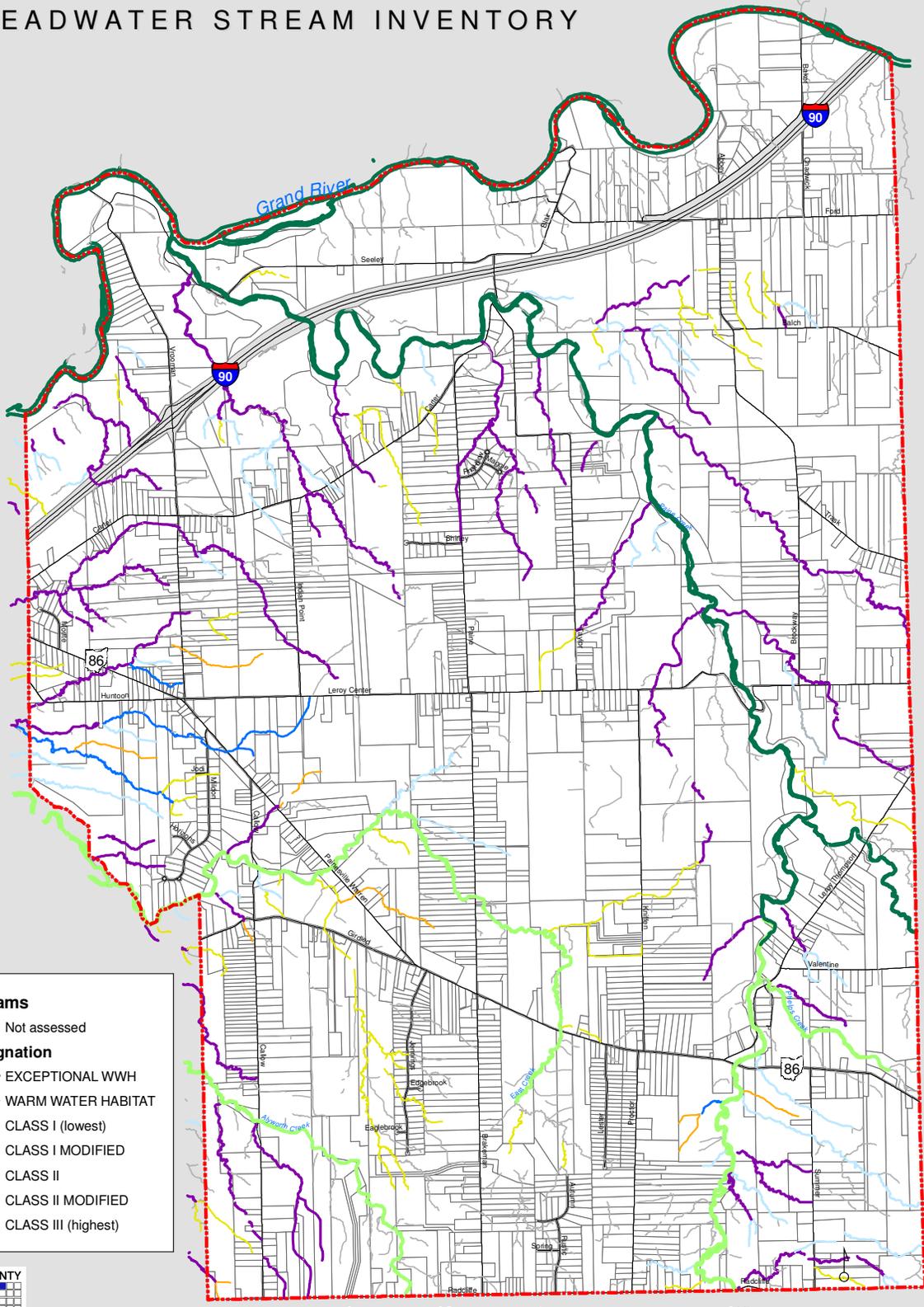


Paine Creek is a major tributary of the Grand River. Running through a valley that cuts across the eastern half of the township, Paine Creek is 7.5 miles (12 kilometers) long, and drains an area of 12 square miles (31 square kilometers). According to the Lake County Gazetteer, 16 streams in Leroy Township,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



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HEADWATER STREAM INVENTORY



Streams

- Not assessed

Designation

- EXCEPTIONAL WWH
- WARM WATER HABITAT
- CLASS I (lowest)
- CLASS I MODIFIED
- CLASS II
- CLASS II MODIFIED
- CLASS III (highest)



Source: Lake County SWCD
Date: June 2005

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East 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 Lake County Soil and Water Conservation District works with the state scenic rivers program of ODNR 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.

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.

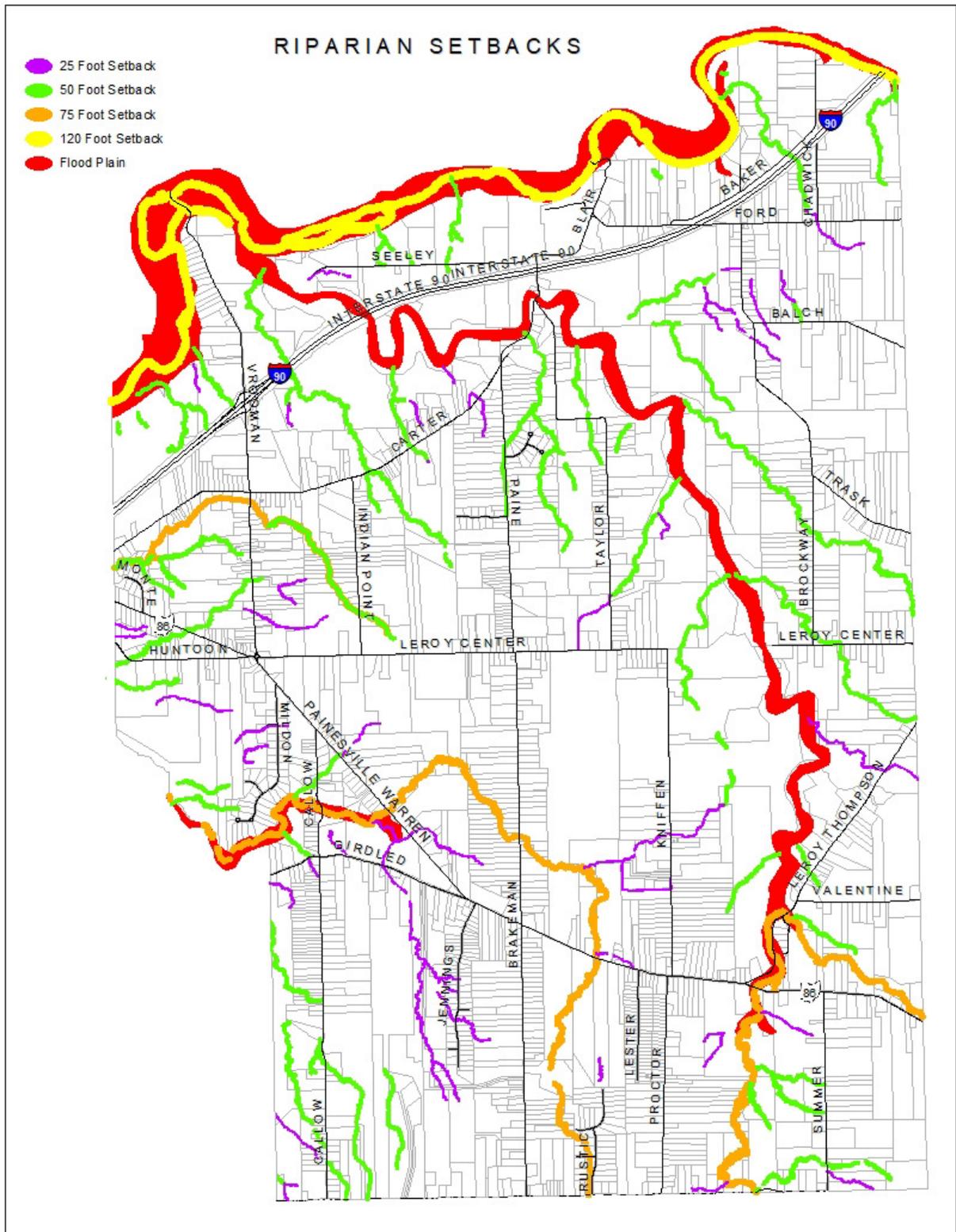
The low population density and large lot requirements in the township result in development that covers less surface area than in other developing areas of Lake County and the Cleveland region. Leroy Township also adopted riparian setbacks in 2009. This has protected the streams. However, a more densely 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 store and slowly releases runoff from large storms 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.

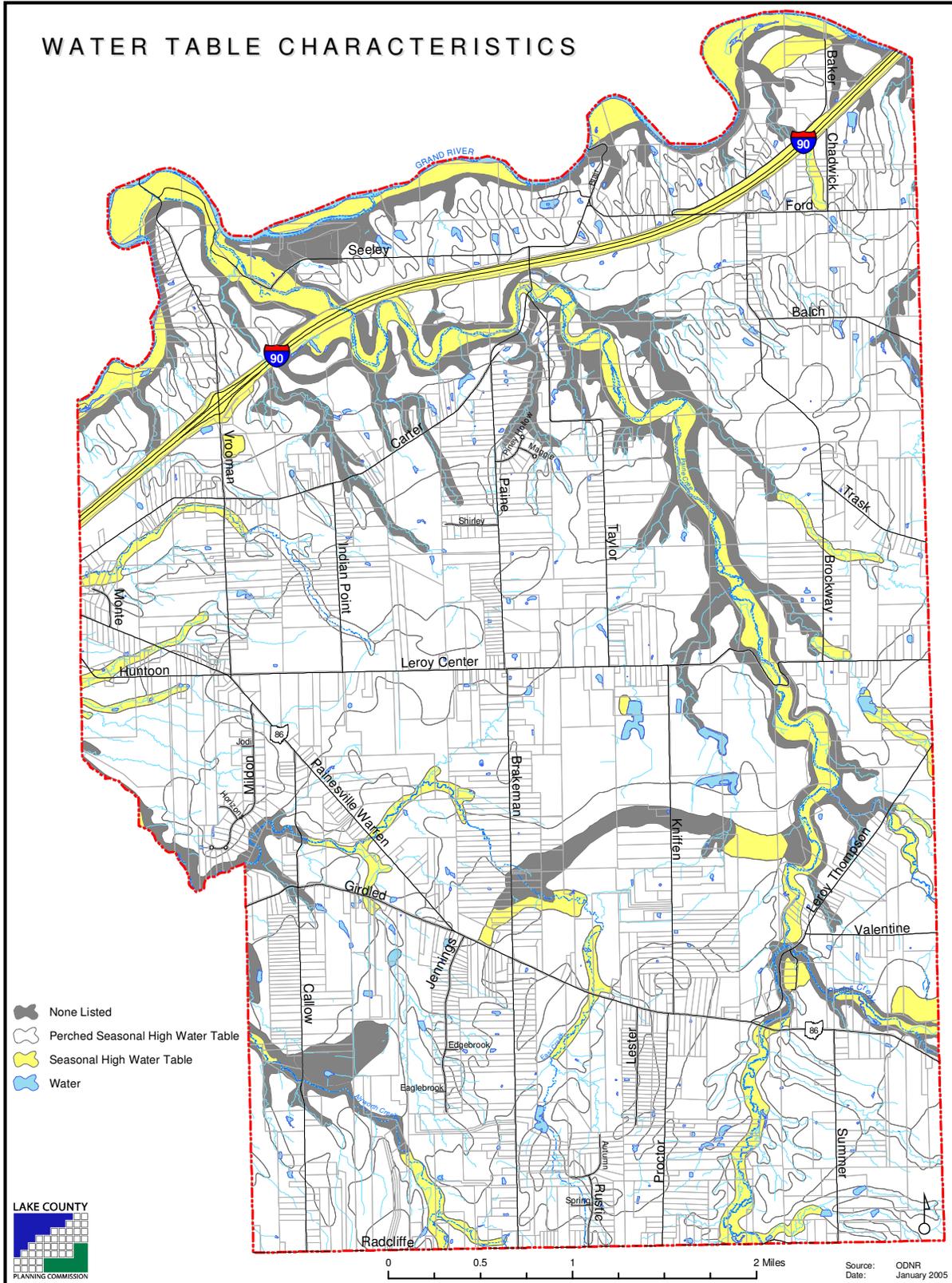
Paine Falls is one of several waterfalls along Paine Creek. Most waterfalls along the creek are hidden and inaccessible from marked trails. Secret Falls, Top Secret Falls, and some unnamed cascades greet those who tread off the beaten path in Hell Hollow Park.

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 government can use to maintain riparian area functions. Leroy Township has established riparian setbacks through zoning and land use controls on new development. The Lake County Soil and Water Conservation District, is assisting communities and landowners with education.



Draft



Draft

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.

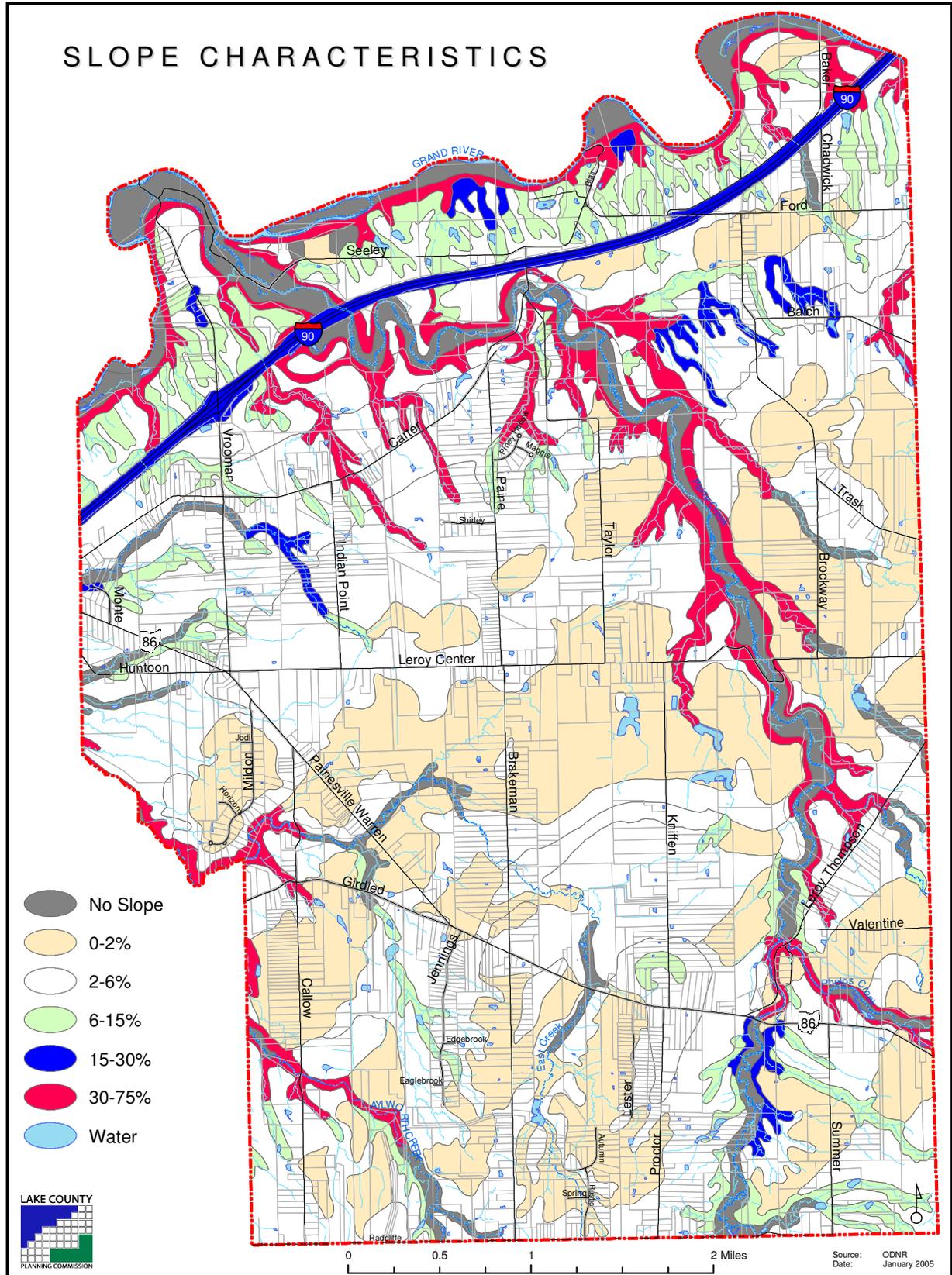
Increasingly, NPS pollution originates from urban uses, such as suburban lawns and gardens, street and parking runoff, and construction sites. Urban areas often don't have enough vegetation to slow the rate of contaminant travel. This can lead to a faster contamination rate where more highly concentrated 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 Soil Types

Platea-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.

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



Draft

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 70,309 of crushed sandstone extracted in Leroy Township were recorded in 2023.

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.

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 150 acres (61 hectares) under conservation easements and there is 1,450 acres of land in Leroy Township used for woodlots – a private area restricted to the growing of forest trees, specifically for building material or fuel. Lake County Cooperate Extension and Lake County Soil and Water Conservation District encourages sound woodlot management through educational programs and information sharing.

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 property owners have found economic value of their woodlands and have sold timber. Tree preservation regulations can preserve the sylvan quality of the township, while still permitting timbering. Wildlife habitat is preserved, and the provided shade reduces energy costs. Privacy and home values are also enhanced.

10.7 Oil and natural gas

According to the state Department of Natural Resources, as of 2024 there are 30 oil and gas wells in Leroy Township.

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. Fracking had become a very common method of extracting oil and gas from the Earth. Leroy Township has geology and soil types that fracking commonly is looking for. The oil and gas industry was booming for a while in Ohio, but has since cooled off. 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. Snowmobiles and ATVs also contribute to a growing noise pollution. 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



Tall light pole at an Ashtabula truck stop (LOPC)

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.

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 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 were located outside floodplains.
- NR-1-p3 Promote conservation along rivers and streams through the location of parks, open space, floodplain preservation, requirement of forested buffers, and use of conservation easements. Review riparian setback regulations to ensure continue protection of the streams.
- NR-1-p4 Encourage green construction practices, such as permeable pavement and green roofs, which are intended to reduce groundwater runoff.
- NR-1-p5 Create maps of existing and mitigated wetlands.
- NR-1-p6 Keep floodplains in a natural state wherever possible, to ensure natural functions are maintained and not compromised.

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.



3 | Demographics

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 through the American Community Survey and is from the year 2021. 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.

Table 3.1 General Information Leroy Township									
Census Tract	Population	Dwelling units	Area (mi ²)	Area (acres)	Area (km ²)	Area (hectares)	Population density (per mi ²)	Density (per km ²)	Dwelling units/acre
2052	3,159	1,235	25.5 mi ²	16,320 ac	66.04 km ²	6,604.47 ha	123.88/mi ²	47.83/km ²	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 and is the highest for the surrounding area and the county as a whole.
- The 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.



3.3 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 3,128 residents from 2010 to 2021, equating to a 2.4% decrease. During this time period, data indicates that the population of Lake County remained relatively stable, with a slight increase of 1.21%.

Table 3.2 Population Trends: 1910 to 2021 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%	230,041	0.19%
2021	3,128	2.47%	232,202	1.02%

(United States Census Bureau, 1910-2021)

The overall rate of growth in Leroy Township is slightly lower than surrounding communities. From 1950 to 2021, the population of Leroy Township rose by 237.14%, compared to 1,227.85% in Concord Township, 376.61% in Madison Township, and 387.03% 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 2023 resident survey, most residents have lived in the Township for over 21 years. The majority of residents who relocated to Leroy Township formerly lived in other communities within Lake County.

**Chart 3.1
Population Trends: 1910 to 2021
Leroy Township**

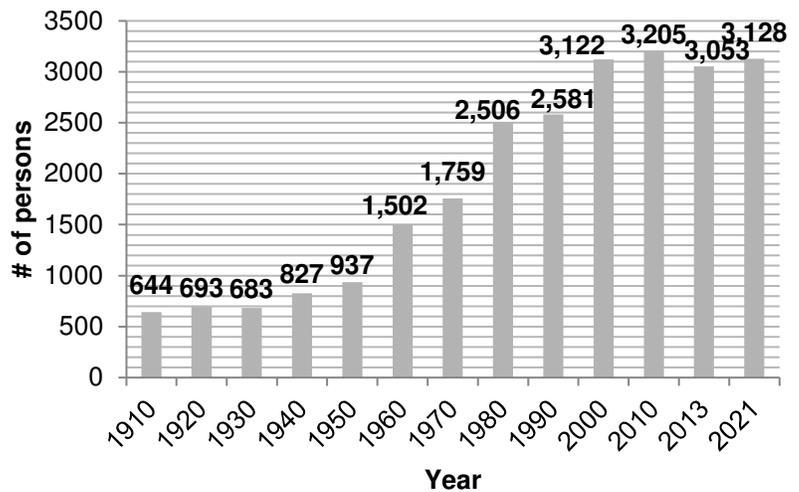




Table 3.3
Population 1910-2020
Leroy Township and Adjacent Communities

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	26,648	1,759,431
1960	1,502	3,680	8,494	3,291	1,764	1,369	148,700	47,573	2,220,050
1970	1,759	5,948	12,455	4,674	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	15,477	4,944	3,311	2,219	215,499	81,129	2,202,069
2000	3,122	15,282	15,494	6,220	4,024	2,383	227,511	90,895	2,250,871
2010	3,253	18,201	15,693	6,449	4,661	2,269	230,041	93,389	2,077,240
2020	3,128	19,254	15,057	6,345	4,713	2,362	232,202	95,408	2,075,662

United States Census Bureau 1910-2020

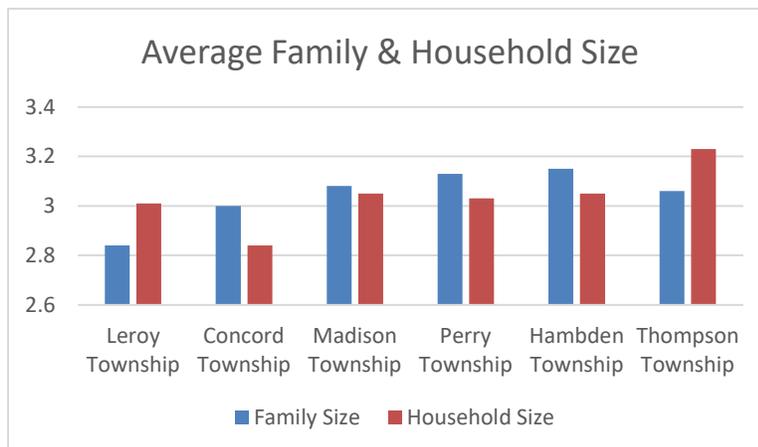
3.4 Households and Families

The average household size for many communities has decreased significantly from 1960 to 2021. Since 2013, the average household size has decreased from 2.63 persons to 2.50 persons in the United

Table 3.3
Average Household and Family Size: 2013 - 2021
Leroy Township & Other Communities

Community	Household size (# of persons) 2013	Family size (# of persons) 2013	Household size (# of persons) 2021	Family size (# of persons) 2021
Leroy Township	2.56	2.84	2.67	3.01
Concord Township	2.58	3.00	2.50	2.84
Madison Township	2.54	3.08	2.50	3.05
Perry Township	2.71	3.13	2.67	3.03
Hambden Township	2.79	3.15	2.65	3.05
Thompson Township	2.55	3.06	2.57	3.23
Lake County	2.41	3.00	2.34	2.94
Geauga County	2.68	3.15	2.68	3.13
United States	2.63	3.22	2.50	3.11

(United States Census Bureau, 2013-2021)



States. In Lake County, the average household size has decreased from 2.41 persons to 2.34 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 (81.47%) than Lake County (65.32%) and Geauga County (72.72%). 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. The average household size in Leroy Township is 2.67 persons, which is higher than that of Lake County, at 2.34 persons. The average family size in Leroy Township is 3.01 persons and is lower than that of Lake County, at 2.94 persons, and Geauga County, at 3.13 persons.

Table 3.5
Family and Non-Family Households
Leroy Township & Other Communities

Community	Family households	Non-family households
Leroy Township	81.47%	18.53%
Concord Township	75.70%	24.30%
Madison Township	66.26%	33.74%
Perry Township	75.57%	24.43%
Hambden Township	76.53%	23.47%
Thompson Township	63.75%	36.25%
Lake County	65.32%	34.68%
Gauga County	72.72%	27.28%
United States	64.14%	35.86%

(United States Census Bureau, 2021)

Only 17.09% of Leroy Township households consist of those living alone, compared to 30.80% of Lake County households. 81.47% of all Township households include two or more people, compared to 62.30% for Lake County as a whole. 22.42% of all Leroy Township households consist of families with children living in the same house, compared to 23.43% of households countywide.

1.86% of all households in Leroy Township are single-parent families. 0.76% of all families are single-parent fathers, while 1.10% 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

Table 3.6
Household Type: 2021
Leroy Township

Family type	# of households	% of households
Total households	1,182	(x)
Family households:	963	81.47%
<i>Married-couple family:</i>	875	90.86%
With own children under 18 years	243	20.56%
No own children under 18 years	17	1.44%
<i>Male householder, no wife present</i>	47	3.98%
With own children under 18 years	9	0.76%
No own children under 18 years	38	3.21%
<i>Female householder, no husband present</i>	41	3.47%
With own children under 18 years	13	1.10%
No own children under 18 years	28	2.37%
Nonfamily households:	219	18.53%

(United States Census Bureau, 2021)

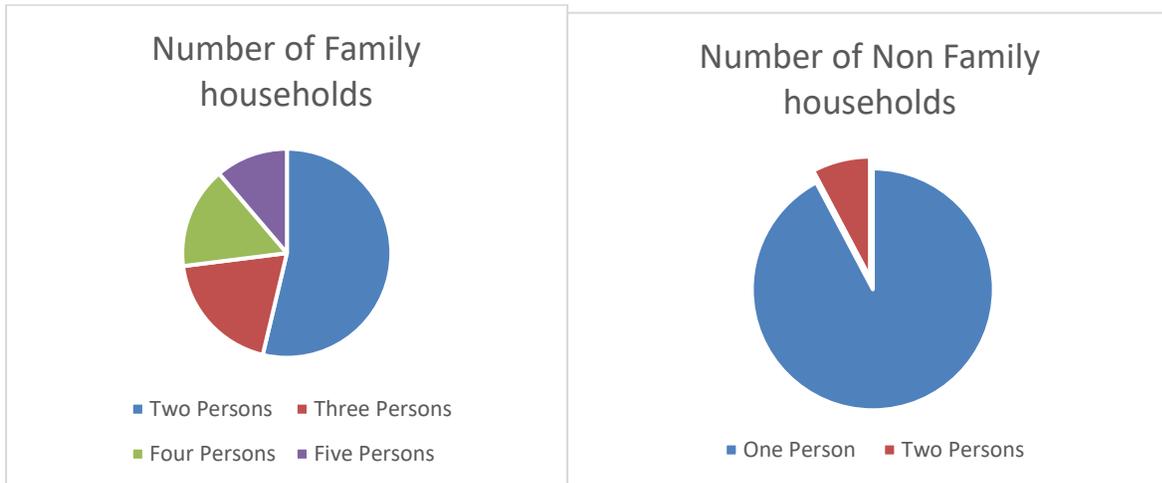


appealing to those groups, and large minimum lot sizes make home maintenance and affordability difficult.

**Table 3.7
Household Size: 2021
Leroy Township**

Household type and size	Households	% of households	% of household type
Total households	1,182	(x)	(x)
Family households	963	81.47%	(x)
2 persons	517	43.74%	53.69%
3 persons	186	15.74%	19.31%
4 persons	152	12.86%	15.78%
5 persons	108	9.14%	11.21%
6 persons	0	0.00%	0.00%
≥7 persons	0	0.00%	0.00%
Nonfamily households	219	18.53%	(x)
1 person	202	17.09%	92.24%
2 person	17	1.44%	7.76%
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, 2021)



Large families are relatively uncommon in Leroy Township, but households tend to be larger than those in Lake County as a whole. 22% of all households in the Township have more than four people, in comparison to the 18% in Lake County.



3.5 Age

The median age of residents of Leroy Township is 51.4 years, higher in comparison to Lake County at 44.4 years and Geauga County at 44.6 years. The median age of Township residents is also higher than those of surrounding communities in Lake and Geauga counties.

Compared to Lake County, Leroy Township has a slightly lower percentage of individuals age 19 and younger, a higher percentage of older adults and senior citizens age 55 and older, and a slightly lower percentage of adults aged 20-54. The age group in Leroy Township with the largest number of individuals includes those ages 55 to 59, equating to 12.66% of the Township’s population. In comparison, this age group consists of 7.34% of Lake County’s population.

Table 3.8
Median Age: 2021
Leroy Township & Nearby Communities

Community	Median age
Leroy Township	51.4
Concord Township	46
Madison Township	44.4
Perry Township	43.2
Hambden Township	47.7
Thompson Township	38.8
Lake County	44.4
Gauga County	44.6
United States	39

(United States Census Bureau, 2021)

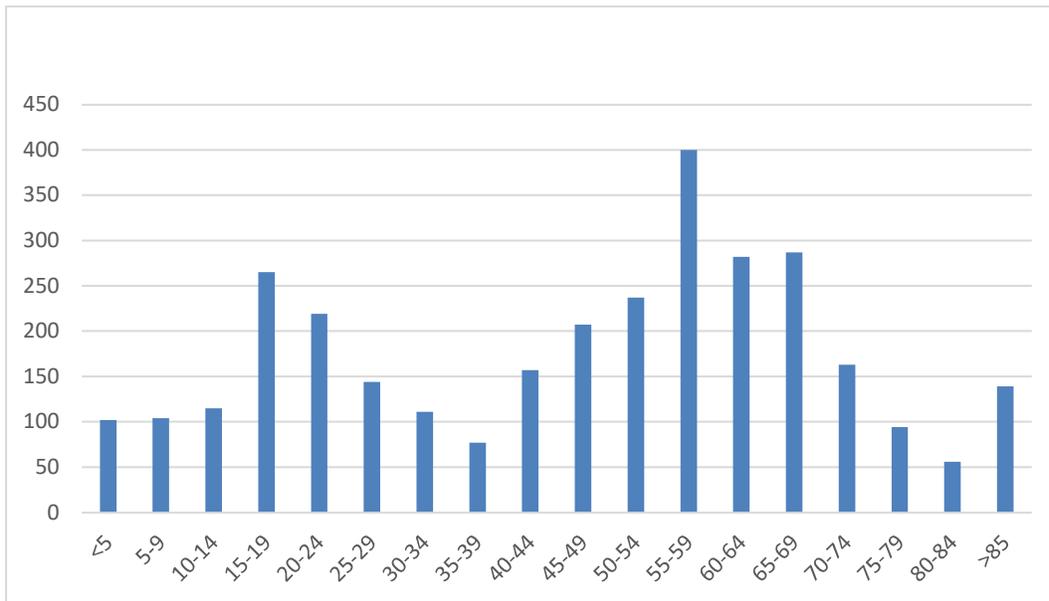
Table 3.9
Age Distribution: 2021
Leroy Township & Nearby Communities

Age	Leroy Township		Lake County	
	# of persons	%	# of persons	%
Total population	3,159	(x)	232,202	(x)
≤5	102	3.23%	11,278	4.86%
5-9	104	3.29%	12,755	5.49%
10-14	115	3.64%	13,486	5.81%
15-19	265	8.39%	14,031	6.04%
20-24	219	6.93%	12,736	5.48%
25-29	144	4.56%	14,009	6.03%
30-34	111	3.51%	13,725	5.91%
35-39	77	2.44%	13,557	5.84%
40-44	157	4.97%	13,477	5.80%
45-49	207	6.55%	14,584	6.28%
50-54	237	7.50%	16,083	6.93%
55-59	400	12.66%	17,041	7.34%
60-64	282	8.93%	19,017	8.19%
65-69	287	9.09%	15,212	6.55%
70-74	163	5.16%	12,052	5.19%
75-79	94	2.98%	7,815	3.37%
80-84	56	1.77%	5,530	2.38%
≥85	139	4.40%	5,814	2.50%

Distribution of Ages 19 and Under, 20 to 54, and 55 and over

Age	# of persons	%	# of persons	%
≤19	586	18.55%	51,550	22.20%
20-54	1152	36.47%	98,171	42.28%
≥55	1421	44.98%	82,481	35.52%

(United States Census Bureau, 2021)



The overall age distribution in Leroy Township has changed significantly in the last few decades. From 1990 to 2021, the proportion of Township residents age 19 or younger has decreased from 24.90% to 18.55%, the percentage of residents ages 20 to 54 has decreased from 55.90% to 36.47%, and the percentage of residents ages 55 and older has increased from 19.20% to 44.98%. The median age has risen sharply, from 30.70 in 1980, 45.70 in 2013 to 51.4 in 2021. These figures are indicative of the aging population within Leroy Township.

Table 3.10
Age distribution 1990-2021
Leroy Township

Age	1990		2000		2010		2013		2021	
	# of persons	%								
≤19 years	588	24.90%	914	29.20%	848	26.20%	674	22.08%	586	18.55%
20-54 years	1320	55.90%	1601	51.30%	1472	45.30%	1405	46.02%	1152	36.47%
≥55 years	454	19.20%	607	19.50%	933	28.70%	981	32.13%	1421	44.98%

(United States Census Bureau, 1990-2021)



3.6 Education

Educational Attainment: 2021 Leroy Township & Nearby Communities								
Education	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Less than 9th grade	0.00%	1.00%	2.90%	3.70%	0.80%	0.50%	1.90%	6.50%
Some high school	4.00%	1.10%	8.50%	5.00%	3.80%	3.50%	5.00%	2.00%
High school grad or GED	34.60%	20.70%	37.90%	32.60%	32.00%	41.10%	31.30%	23.70%
Some college	20.30%	21.90%	22.60%	25.10%	24.80%	26.50%	22.80%	17.20%
Associate degree	11.30%	11.80%	10.90%	10.20%	10.70%	10.00%	10.10%	7.40%
Bachelor's degree	17.30%	23.90%	11.10%	16.00%	15.20%	11.40%	18.60%	25.80%
Graduate degree or PhD	12.50%	19.50%	6.10%	7.50%	12.70%	7.10%	10.20%	17.50%

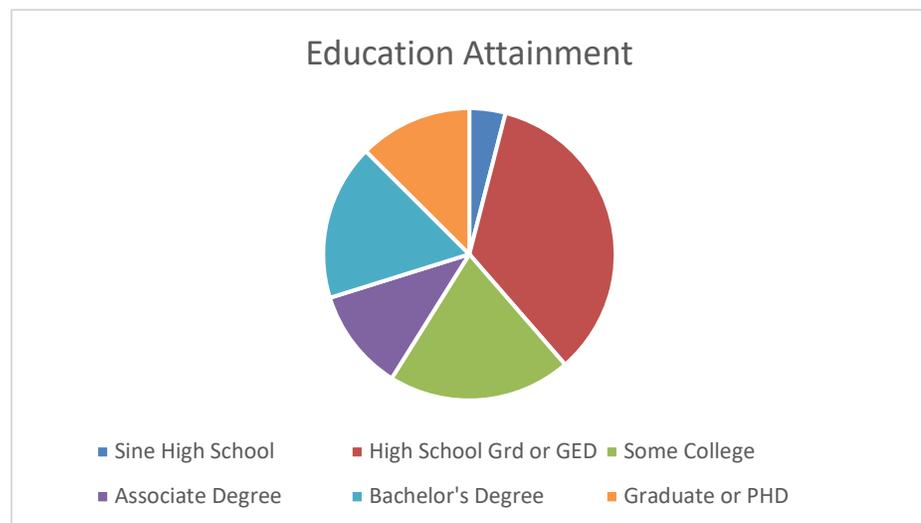
(United States Census Bureau, 2021)

29.8% of Leroy Township residents age 25 or over have undergraduate, graduate or PhD degrees, compared to 28.8% of Lake County residents and 43.3% of Geauga County residents. The percentage of those with undergraduate, graduate, and PhD degrees is comparable to that of neighboring Townships except for Concord Township, where 43.4% of residents over 25 have completed their undergraduate or advanced education.

6.9% of Lake County residents and 8.5% of Geauga County residents over 25 didn't graduate from high school or pass a GED examination, compared to 4% of Leroy Township residents.

Educational attainment for Leroy Township is comparable to that of Lake County and the surrounding communities. 96% of Township residents

older than 25 have at least a high school education and 17.3% of Township residents have a bachelor's degree.





3.7 Occupation and Industry

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 manufacturing, employing 23% of the workforce. In Lake County, 20.18% of employed civilians are employed by this sector. The second largest sector in Leroy Township is educational, health and social services, employing 21.08% of working civilians. In Lake County, 22.36% are employed by this sector.

Table 3.12
Employment by Industry: 2021
Employed civilians age 16 and over, Leroy Township; comparison to other communities

Industry	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Employed population	1,931	9,825	9,191	4,483	2,641	1,031	119,585	48,379
Agriculture	0.16%	0.15%	2.25%	1.90%	0.49%	3.30%	0.50%	1.25%
Construction	5.75%	3.56%	6.31%	8.12%	11.47%	8.15%	5.35%	10.40%
Manufacturing	23.00%	18.00%	25.00%	22.93%	14.27%	24.83%	20.18%	17.09%
Wholesale trade	0.93%	3.28%	1.41%	3.52%	1.86%	1.26%	2.91%	2.24%
Retail trade	4.30%	9.20%	11.54%	9.95%	14.96%	10.96%	9.97%	10.19%
Transportation, warehousing, utilities	4.71%	2.23%	6.31%	5.76%	5.00%	5.14%	3.98%	4.15%
Information	0.00%	1.05%	1.34%	0.91%	1.86%	3.39%	1.27%	1.26%
Finance, insurance, real estate	4.50%	12.20%	8.31%	6.71%	3.60%	4.85%	8.27%	6.60%
Professional, scientific, management, administrative	4.82%	8.78%	4.86%	6.51%	9.96%	12.22%	9.40%	11.91%
Educational, health, social services	21.08%	24.22%	19.62%	21.33%	24.54%	16.49%	22.36%	20.39%
Arts, entertainment, recreation, hospitality	16.52%	7.18%	6.78%	4.22%	5.11%	3.39%	8.06%	5.96%
Other services	6.73%	4.78%	3.27%	5.51%	1.86%	4.27%	4.40%	5.19%
Public administration	7.51%	5.35%	2.98%	2.63%	5.03%	1.75%	3.37%	3.38%

(United States Census Bureau, 2021)
 *Data includes employed civilians age 16 and over

0.00% of Township residents work in information-related businesses, compared to 1.27% in Lake County and 1.26% in Geauga County. There are also a low percentage of workers in the finance sector, at 4.50%, compared to 8.27% in Lake County, 12.20% in neighboring Concord Township, and 3.60% in Hambden Township.

76.7% of all workers in the Township are considered white-collar, rising from 73% in 2013. 23.31% of all workers are considered blue-collar, falling from 27% in 2013. In nearby townships, the highest percentage of white-collar workers is found in Concord, at 86.53%, and the highest percentage of blue-collar workers is found in Thompson Township, at 37.13%.

Table 3.13
Employment by Occupation: 2021
Employed civilians age 16 and over, Leroy Township; comparison to other communities

Occupation	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
White collar	76.70%	86.53%	65.63%	68.90%	70.16%	62.85%	76.31%	76.82%
Management, business, science, and arts	43.76%	50.53%	28.78%	36.47%	40.82%	31.91%	39.22%	40.81%
Service	17.66%	11.81%	15.04%	14.81%	11.13%	11.83%	15.35%	15.24%
Sales and office	15.28%	24.19%	21.81%	17.62%	18.21%	19.11%	21.74%	20.77%
Blue collar	23.31%	13.47%	34.37%	31.10%	29.84%	37.13%	23.69%	23.18%
Natural resources, construction, and maintenance	10.36%	3.72%	8.93%	11.67%	13.33%	17.07%	6.71%	10.38%
Production, transportation, and material moving	12.95%	9.75%	25.44%	19.43%	16.51%	20.08%	16.98%	12.80%

(United States Census Bureau, 2021)
 *Data includes employed civilians age 16 years and over

3.8 Income

Table 3.14
Median Household and Family Income: 2021
Leroy Township & Nearby Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Median household income	\$111,188	\$104,746	\$59,061	\$80,531	\$86,648	\$75,972	\$70,168	\$90,285
Median family income	\$120,256	\$115,324	\$75,208	\$99,107	\$107,031	\$79,977	\$88,673	\$106,697

(United States Census Bureau, 2021)

Table 3.15
Median Household Income 1990 to 2021
Leroy Township: Comparison to the United States

	1990	2000	2010	2013	2021	%Δ 1990 to 2021	%Δ 2000 to 2021	%Δ 2010 to 2021	%Δ 2013 to 2021
Leroy Township	\$42,031	\$61,100	\$75,449	\$76,591	\$111,188	164.54%	81.98%	47.37%	45.17%
United States	\$28,906	\$41,994	\$51,914	\$53,046	\$69,021	138.78%	64.36%	32.95%	30.12%

(United States Census Bureau, 1990-2021)



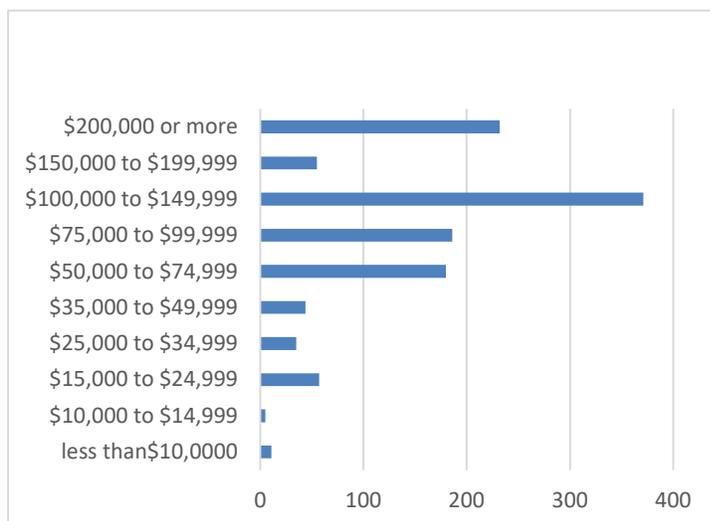
Leroy Township can be considered a well-off, middle to upper-middle class community. The median household and family income in Leroy Township is higher than that of both Lake County and Geauga County. The median household income in Leroy Township, \$111,188, is 57.08% higher than the national median of \$70,780. Similarly, Leroy's median family income of \$120,256 is 41.43% higher than the national median of \$85,028. Median household and family incomes in Leroy Township are higher than all surrounding Townships. The median household income for Leroy Township is 88.26% higher than Madison Township, 38.07% higher than Perry Township, 28.32% higher than Hambden Township, and 46.35% higher than Thompson Township.

The median household income in Leroy Township has increased significantly since 1990. From 2000 to 2013, median household income increased by 25.35%, from \$61,100 to \$76,591. From 2013 to 2021, median household income increased by 45.17% from \$76,591 to \$111,188. The percentage increases in median household income are consistent with the increases experienced by the United States as a whole.

Table 3.16
Income Status: 2021
Leroy Township & Lake County

Income	Leroy Township		% of households in Lake County
	# of households	%	
Less than \$10,000	11	0.9%	3.0%
\$10,000 to \$14,999	5	0.4%	3.0%
\$15,000 to \$24,999	57	4.8%	6.9%
\$25,000 to \$34,999	35	3.0%	8.9%
\$35,000 to \$49,999	44	4.2%	12.9%
\$50,000 to \$74,999	180	15.2%	18.8%
\$75,000 to \$99,999	186	15.7%	15.5%
\$100,000 to \$149,999	371	31.4%	18.1%
\$150,000 to \$199,999	55	4.7%	6.9%
\$200,000 or more	232	19.6%	6.0%

(United States Census Bureau, 2021)



Compared to Lake County, 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 2021, 1.14% of all persons and 0% of all families in the Township live below the poverty level. In comparison, 7.49% of all Lake County residents and 4.41% of families living within Lake County are living below the poverty level.

Table 3.17
Poverty Status: 2021
Leroy Township & Lake County

	Leroy Township		Lake County	
	#	%	#	%
Total population	3,159	(x)	229,106	(x)
All persons below poverty level	36	1.14%	17,152	7.49%
≤18 years	0	0.00%	4,710	27.46%
18-64 years	25	69.44%	9,501	55.39%
≥65 years	11	30.56%	2,941	17.15%
Total families	963	(x)	61,188	(x)
All families below poverty level	0	0.00%	2,699	4.41%
Married with children ≤18 years	0	0.00%	558	20.67%
Married without children	0	0.00%	598	22.16%
Female householder with children ≤18 years	0	0.00%	1,147	42.50%
Female householder without children	0	0.00%	215	7.97%

(United States Census Bureau, 2021)

The face of poverty is different in Leroy Township than in Lake County as a whole. Of those living under the poverty level in Leroy Township, none of them are age 18 and younger, compared to 30.31% for Lake County. Of the individuals living below the poverty level, 69.44% are ages 18 to 64, in comparison to Lake County, where 55.39% 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 30.56%, which is much higher than Lake County's figure of 17.15%, showing the growing age of the Townships population.

3.9 Race and Ethnicity

The population of Leroy Township is predominantly white, typical of exurban communities in eastern Lake and Geauga counties. As of 2021, data from the United States Census Bureau indicates that there are only 122 African American residents living in Leroy Township, equating to 3.86% of the population. This data also indicates that there are no American Indians/Alaska Natives, Asians, or Hawaiians/Pacific Islanders living in the Township. 0.16% of the population identifies their race as being "two or more races".

There were 3,879 Hispanic residents in Lake County in 2000. In 2013, the number grew to 8,045. By 2021, the population of Hispanic or Latino persons in Lake County grew to 10,909. Hispanics now make up about 4.70% 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 8 Leroy Township residents claimed Hispanic origin in 2021, equating to 0.25% of Leroy Township's population.

Table 3.19
Race and Ethnicity: 2021
Leroy Township: Comparison to other Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
White	95.98%	95.83%	95.19%	90.61%	90.22%	96.11%	89.07%	95.01%
Black/African-American	3.86%	0.23%	1.08%	0.35%	1.57%	0.35%	4.56%	1.09%
American Indian/Alaska Native	0.00%	0.00%	0.09%	0.52%	0.00%	0.00%	0.07%	0.07%
Asian	0.00%	1.42%	0.65%	0.26%	0.66%	0.00%	1.33%	0.53%
Hawaiian/Pacific Islander	0.00%	0.00%	0.03%	0.00%	0.00%	0.00%	0.04%	0.01%
Other	0.00%	0.29%	0.09%	2.10%	0.93%	0.00%	1.37%	0.50%
Two or more races	0.16%	2.23%	2.86%	6.16%	6.62%	3.54%	3.56%	2.79%

(United States Census Bureau, 2021)

Table 3.20
Hispanic/Latino Population: 2021
Leroy Township: Comparison to other Communities

	Leroy Township	Concord Township	Madison Township	Perry Township	Hambden Township	Thompson Township	Lake County	Geauga County
Hispanic or Latino	0.25%	2.54%	2.72%	10.66%	1.63%	0.27%	4.70%	1.65%
Not Hispanic or Latino	99.75%	97.46%	97.28%	89.34%	98.37%	99.73%	95.30%	98.35%

(United States Census Bureau, 2021)

3.10 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.