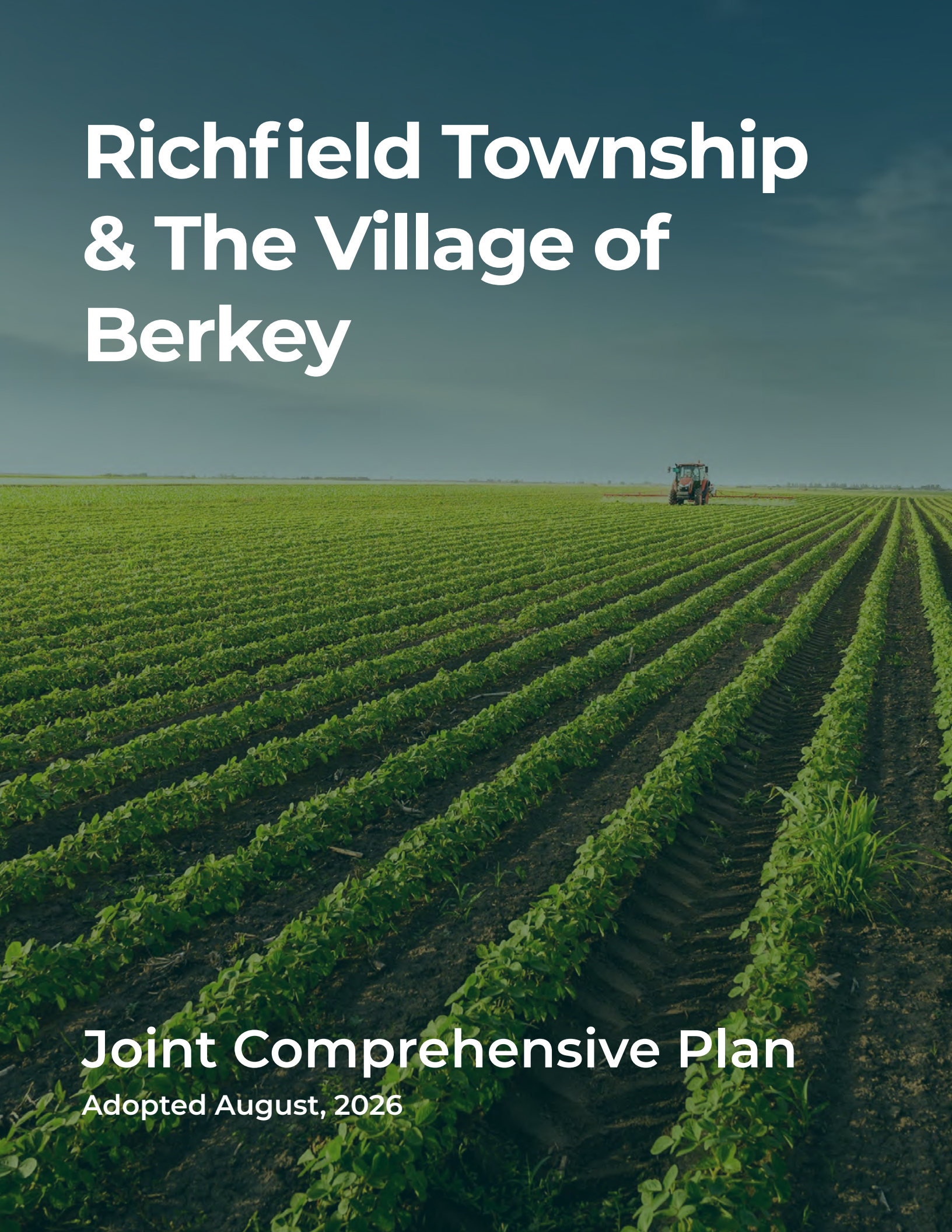




Richfield Township & The Village of Berkey

Joint Comprehensive Plan

Adopted August, 2026

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01

Introduction & Planning Vision

This introductory section lays the groundwork for the comprehensive plan by establishing the context and purpose of the planning process. It provides a vision and policy foundation upon which sound zoning decisions are made. This section also introduces the planning community's collective aspirations and serves as the guiding principle for the entire plan. Every goal and recommendation contained in this document is designed to work toward achieving that vision.

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The Richfield Township & Village of Berkey Comprehensive Plan...

serves as a shared road map for intentional growth and development in the face of rising agricultural community in Lucas County situated at the edge of the Toledo metropolitan area, Residential subdivisions, industrial facilities, and concerns about data center development have created urgency for planning decisions that will shape the community's character for generations. Recognizing these pressures, the Township comprehensive planning process that will inform decade and beyond.

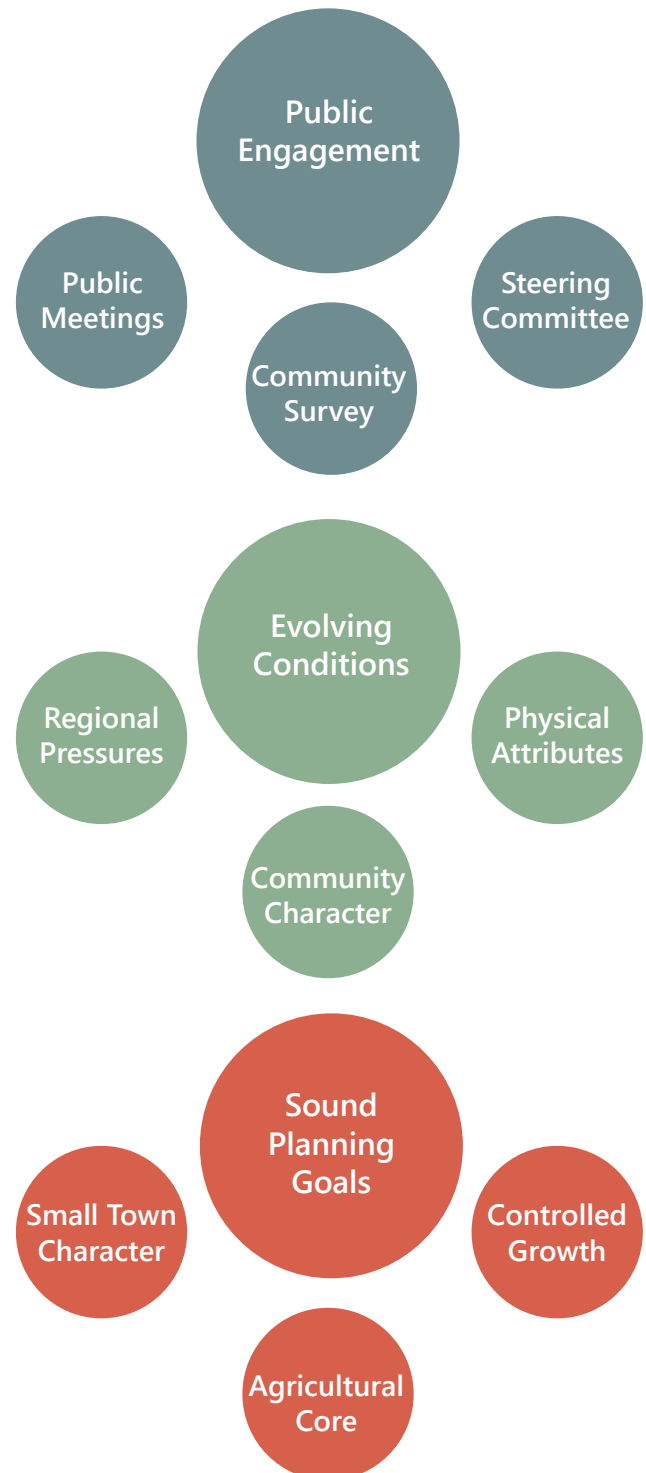
The plan begins with a review of the existing conditions shaping both communities, including physical characteristics such as soil types, regional partners such as the Lucas County Toledo Metroparks. A review of the Township's demographics further informs the plan's direction.

Resident surveys and public open houses formed the foundation of the planning vision and goals, and a steering committee comprised of Township members, farmers, and engaged community members guided the process throughout. Without this level of community participation possible.

From that foundation, the plan establishes map, and a wide range of recommendations addressing controlled growth and development, community facilities, and more. These goals and recommendations do not exist in isolation.

As described in the introduction, each one is designed to advance the community's planning vision and to provide a clear policy foundation for the land use and zoning decisions that will follow.

A Plan Built On:



What is a Comprehensive Plan?

BRPOHHLBOVRBOHROF

document that guides a community's growth and development over time. It gathers input from the community to form a shared vision for the future, and it translates that vision into measurable goals, objectives, and action steps. It addresses all aspects of community life including land use, housing, infrastructure, economic development, agricultural preservation, and recreation and open space.

BRCHHEHJHVGHONCHJNSAGAGJHH

questions such as:

- How do we protect the agricultural land and natural resources of the community?
- Where is carefully managed growth appropriate, and where should it be restricted?
- What infrastructure and community facilities will be needed to serve residents over the long term?
- How do we balance the pressures coming from outside our borders with the values that define our community?

A comprehensive plan is also a living document, one that adapts to changing realities while maintaining the community's established vision. Circumstances, priorities, and opportunities shift over time, which is why regular updates are essential and a thorough review should occur at least every 15 years. This ensures that the plan continues to guide the community's future. This plan serves as a comprehensive framework for the community's future.

As noted in the introduction, it is equally important to understand what a comprehensive

plan is not. It is not a zoning ordinance, and it does not regulate individual parcels or dictate specific development. The comprehensive plan is the vision and policy foundation upon which sound zoning and land use decisions are made. Zoning and comprehensive planning serve complementary roles. A comprehensive plan is designed to strengthen that relationship with zoning. The comprehensive plan provides the framework for zoning decisions.

A Comprehensive Plan

- Establishes the community's vision
- Provides the policy foundation
- The basis for land use decisions
- Supports zoning ordinance updates
- Sets goals and recommendations

VS.

A Zoning Ordinance

- A legal, regulatory tool
- Enforceable and binding
- **Primary tool to implement the Comprehensive Plan**
- Provides specific rules for land use and site design
- Supported by the Comprehensive Plan

The Comprehensive Plan Vision

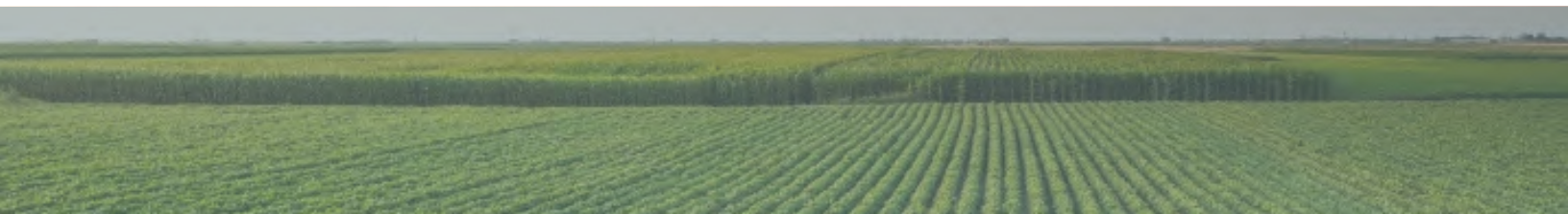
The vision and action step contained in this document is designed to advance and support it. The vision is not a goal, but a guiding principle that will inform the planning process and the standard against which proposals for growth and change should be measured.

Based on the assessment of evolving regional conditions, the results of the resident survey, input gathered at public meetings, and the standard against which proposals for growth and change should be measured, the community's planning vision is as follows:

The community's planning vision is as follows:



that preserves the communities' rural lifestyle, agricultural heritage, and open spaces while supporting the public safety services our community depends on. Where growth occurs, it will be in a way that respects the rural character of the area and preserves the open spaces that are essential to the rural lifestyle.



02

Community
History

AFTER 56 years of service the school pictured above was closed this fall. It was one of the last country schools in Lucas County and was located at Richfield Center, southeast of Berkey. This photo, owned by Clyde Deppman, 6727 Erie St., Sylvania, was taken by S. W. Phillipson, Blissfield, Mich., in 1896, the first year the school was in operation. Mr. Deppman then was 8. He identifies students and teacher as: top row, from left: Maude Bunting, Agnes Oatis, R. K. Elliott, Helen Berry, June Washburn, Nora Bick, Clara Butler, Sylvia Washburn, Florence Ford, Grace Depp-

man, Katie Coutehure, Katie Haas and the teacher, Mabel Hovey, of Holland, O. Second row, from left: Clyde Deppman, William Bunting, Anna Haas, Regina Berry, Florence Coutehure, Edith Brimacombe, Harvey Bick, Wade Bick, Glenn Bunting, Jean Washburn, Wencil Coutehure, Rosa Lemle, Anna Berry, Jesse Butler, Don Griffin, Floyd Brimacombe, Joe Haas. Seated, from left: Mildred Berry, Jennie Gries, Rosa Haas, Amber Griffin, Minnie Cole, Frank Lemle, Arthur Bick, Owen Butterfield, Dan Cole, Charles Berry and Bert Washburn.

The section provides important context for the agricultural heritage, deep family roots, and a shared commitment to preserving that heritage. Understanding that context is essential to interpreting the goals and recommendations that follow.

03

Evolving
Conditions

The Evolving Conditions report establishes a shared baseline of understanding for the community's current conditions and how they may grow and change over time.

The report begins with community demographics, painting a picture of who lives here today: its population size and trends, age distribution, household composition, and economic characteristics. From there, it turns to the community's physical conditions, including the land, natural features, infrastructure,

and development patterns that shape how residents use and experience their community. Next, the report inventories the services and the agencies that provide them, from local government and administration. Finally, plans for surrounding communities are analyzed.

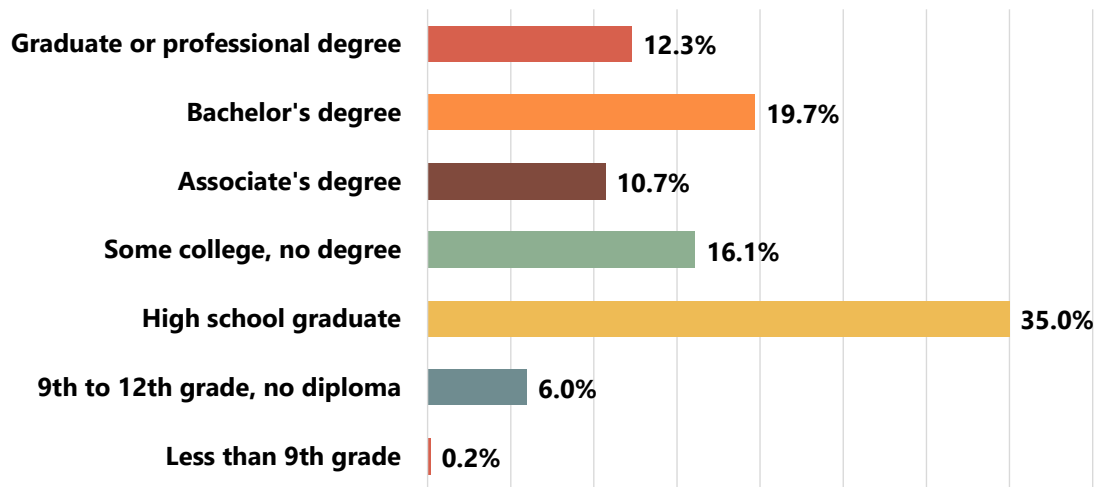
Together, these components give residents, from which to evaluate the community's future and make informed decisions about its direction.

Racially, the Township is largely homogeneous. According to the American Community Survey, over 90 percent of the population is white alone.

018 VM FID VM EY TO ID W FM / \$ FB E FIC VC BV M EYM
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Educational Attainment



UNHCR
attainment. U.S.
by income
by income
Estimates. Table
B

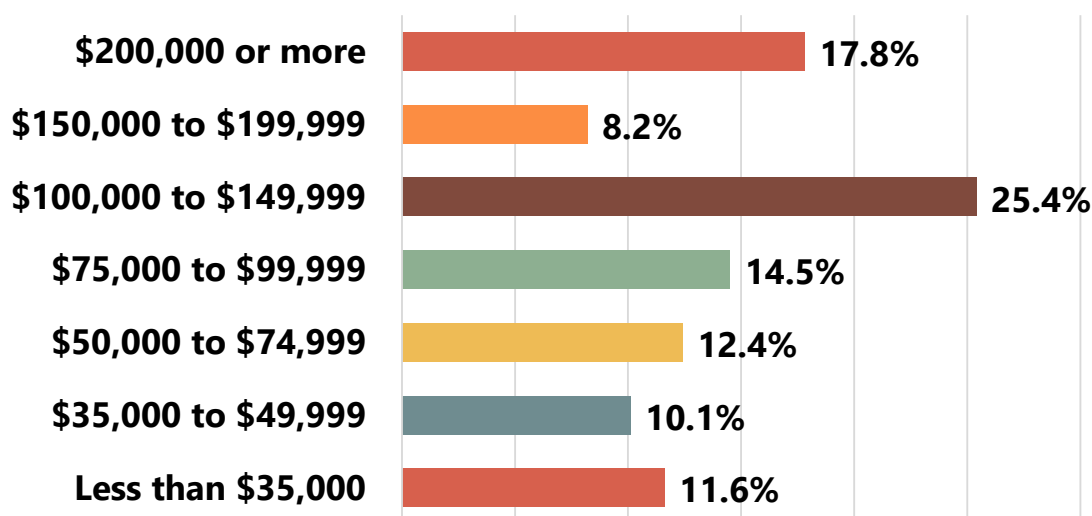
The most common level of formal educational attainment among Township residents is a high school diploma, though very few residents have less than 9th grade. The chart shows that the majority of residents have a high school diploma or higher, with the highest percentage being high school graduates at 35.0%.

The chart shows that the majority of residents have a high school diploma or higher, with the highest percentage being high school graduates at 35.0%. The chart also shows that a small percentage of residents have less than 9th grade, which is the lowest level of educational attainment shown.

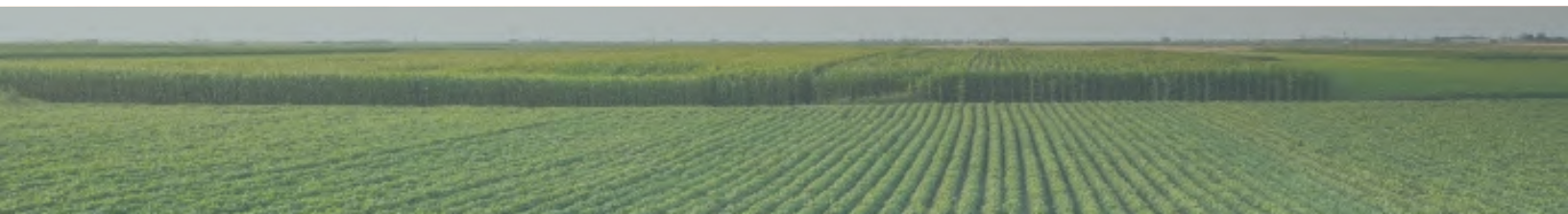
Household incomes in the Township span a fairly wide range, with the majority of households earning between \$35,000 and \$149,999.

circumstances within the Township are not unusual. The chart shows that the majority of households are in the middle income range, which is consistent with the national average.

Households by Income



UNHCR
by income in the
by income in the
by income in the
Estimates. Table
B



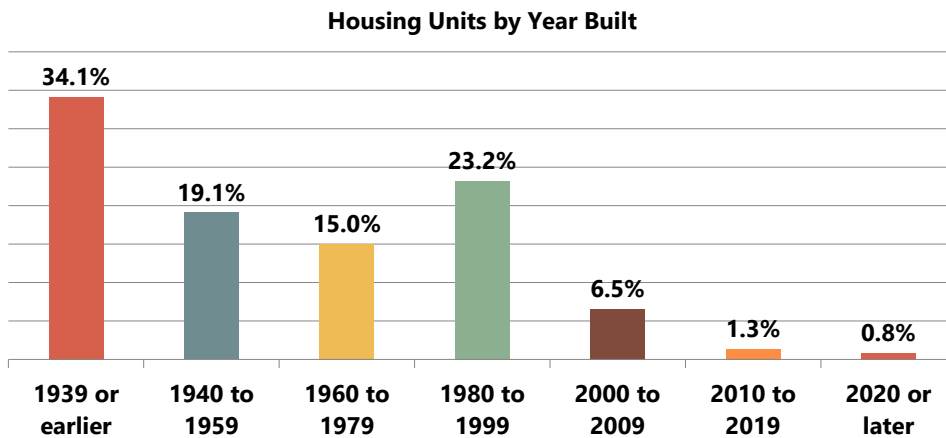


Figure 5: Housing units by year built, for occupied units. U.S.

The Township's housing stock is notably aged, as shown in the chart above. This is likely due to the Township's long agricultural history and the farmsteads and rural homes that predate modern residential development patterns.

Another sizable share, just over 20%, of the Township's housing units were built between 1980 and 1999, a period of modest residential growth during those two decades. Recent construction activity has been minimal, and the Township's housing units built in the 2000s reflect the broader trend of limited new development in the community.

Home values are largely concentrated in the middle of the market. Well over half of the Township's housing stock falls in the \$100,000 to \$299,999 range, a wide range that may obscure meaningful variation within that band. At the upper end of the market, very few homes are valued at \$750,000 or more, and similarly, very few fall below \$50,000. The Township does not have any severely distressed housing.

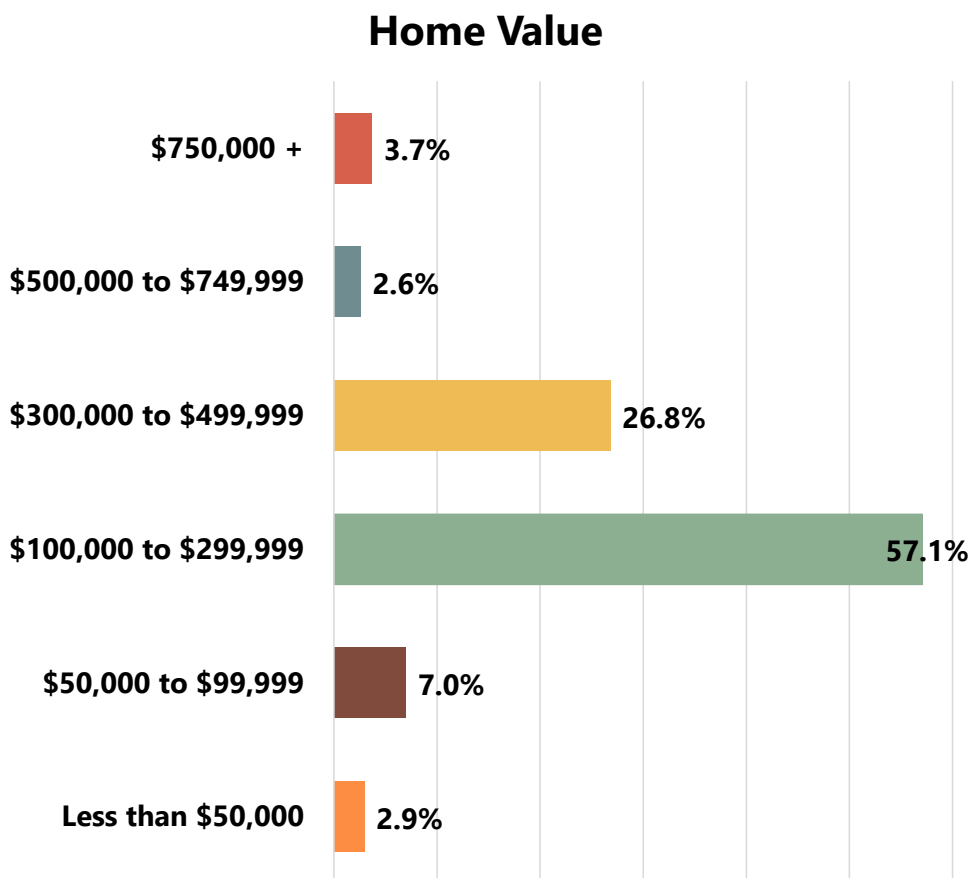
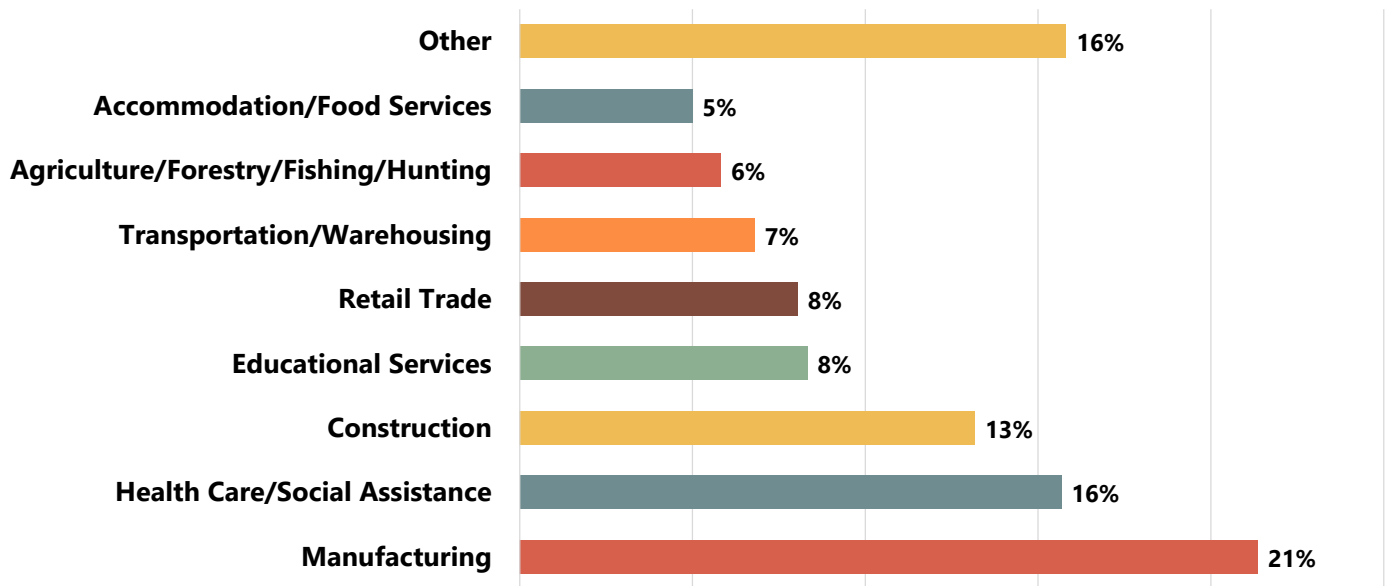


Figure 6: Home values for occupied units in the Township.

Labor Force by Industry



Community Profile 2020

Manufacturing is the dominant sector, accounting for 21% of the labor force. A pattern consistent with the broader northwest Washington area, manufacturing has historically been a primary driver of employment. Healthcare and social assistance is the second largest sector, with 16% of residents working in this industry. The remaining 63% of residents work in a broad "other" category that includes retail trade, educational services, construction, transportation/warehousing, agriculture/forestry/fishing/hunting, and accommodation/food services.

When viewed closely with its educational attainment data, the concentration of residents in manufacturing and construction is consistent with a community where a high school diploma is the most common level of educational attainment, while the sectors requiring advanced credentials, such as health care and social assistance, are held by those holding a bachelor's degree or higher.



Total households
613

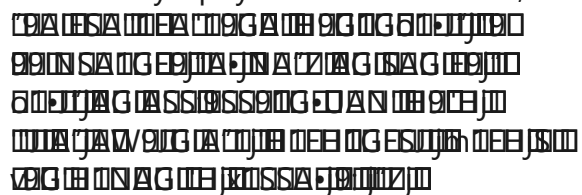


Median income
\$100,625



Total population
1,575

A stylized illustration of a globe showing the continents of North and South America in green against a blue ocean. A red location pin is placed on the northern coast of North America.



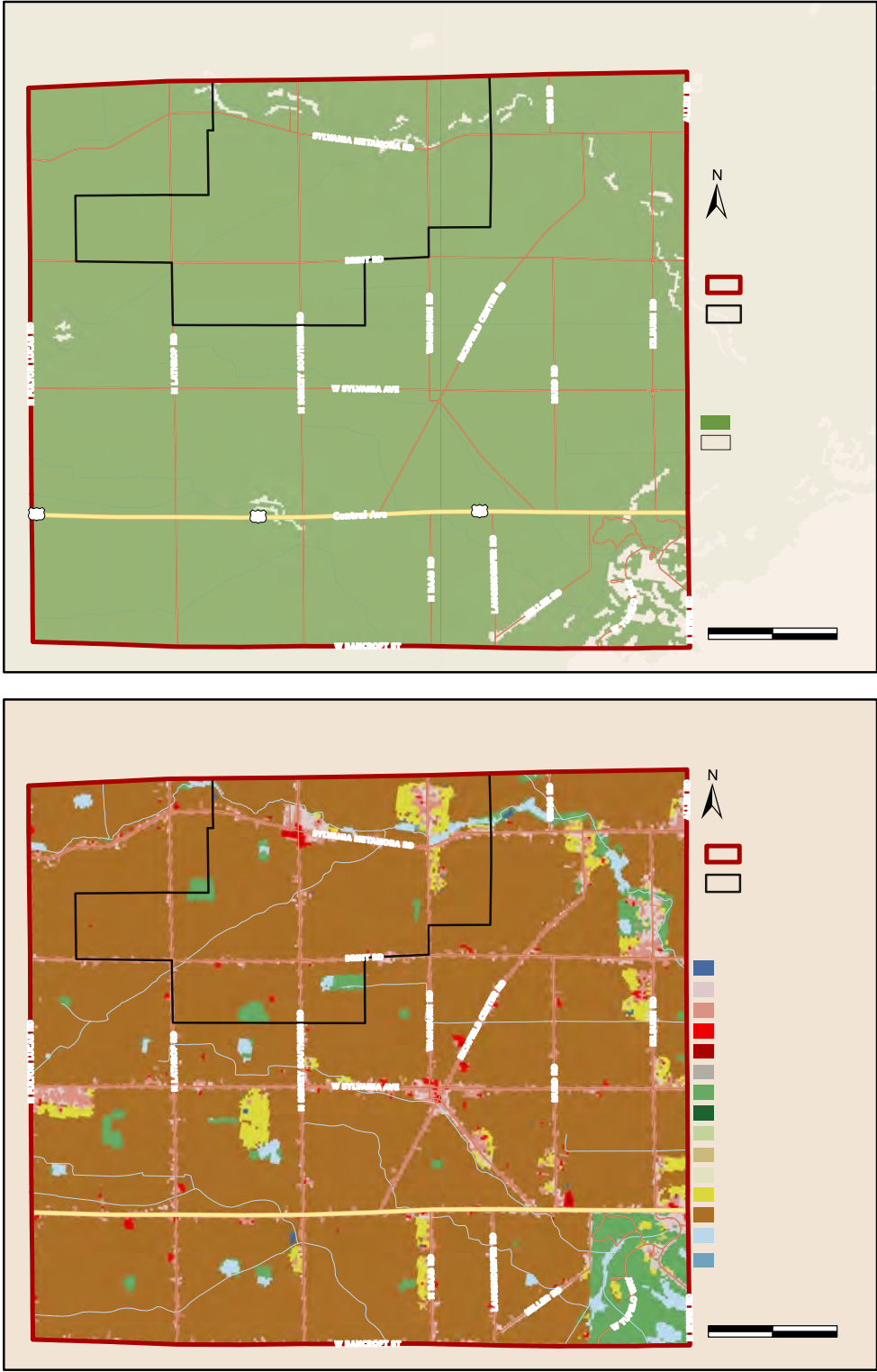
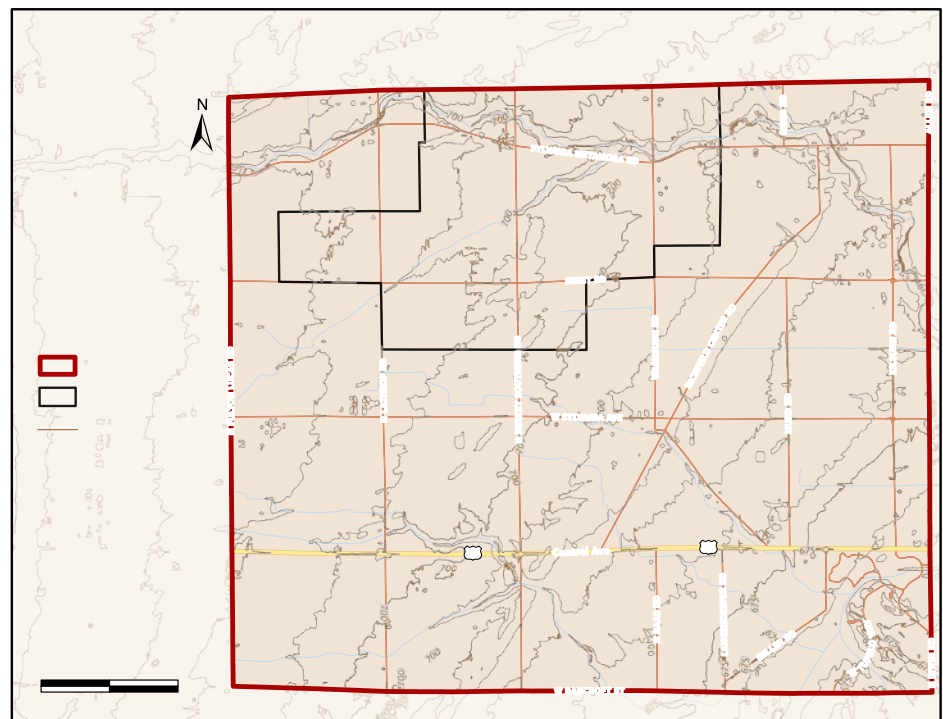
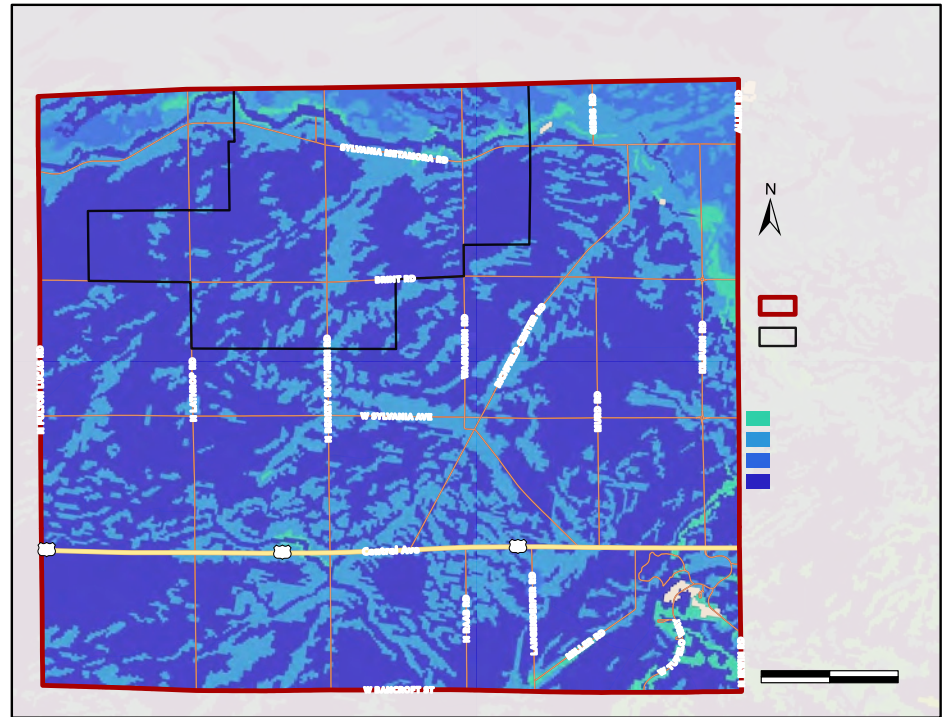


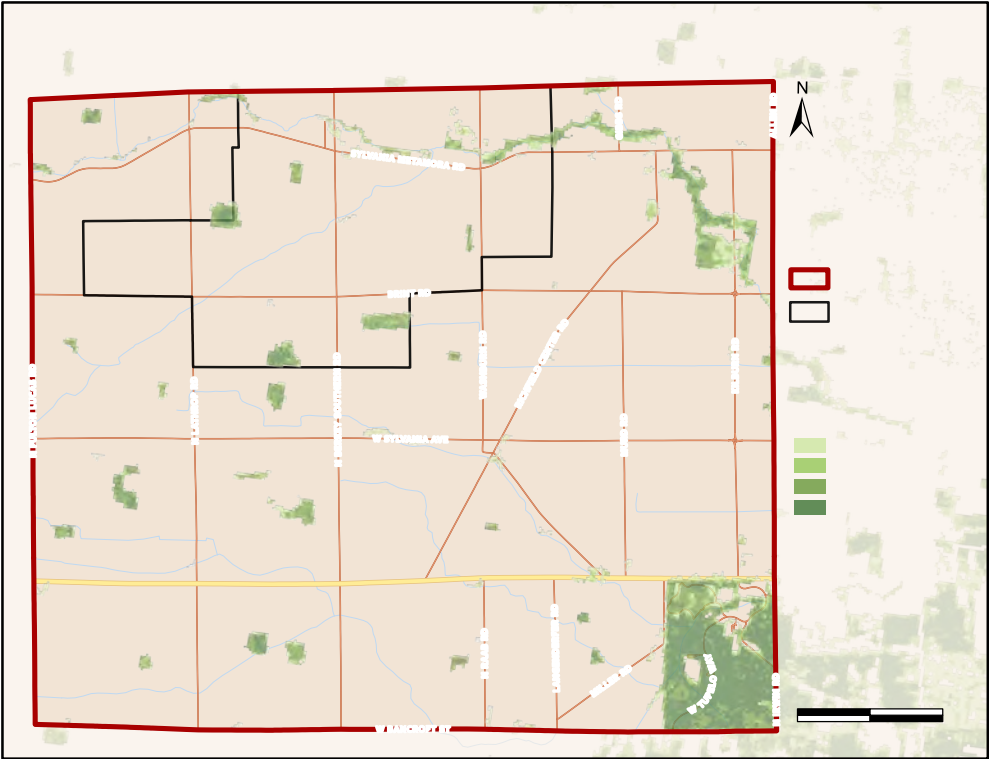
Figure 9: Farmland
ESAMPA TPG

Almost all of the Township
AGWSSA
ESAMPA TPG
BACSA GATJW/CH
BPSA BCG GCM
This aligns with the strong
agricultural presence in the
Township. Two notable areas
are not considered prime
farmland, including small
AGWSSA
and within Secor Metropark.
Unsurprisingly, the majority
of the community's land
cover is cultivated crops,
BPSA BCG GCM
Mixed forest, pasture, and
SOMG GCM GCM
are also present in the
BPSA BCG GCM
uses National Land Cover
DATA
the USGS, which provides
SAG BPSA TPG

coverage

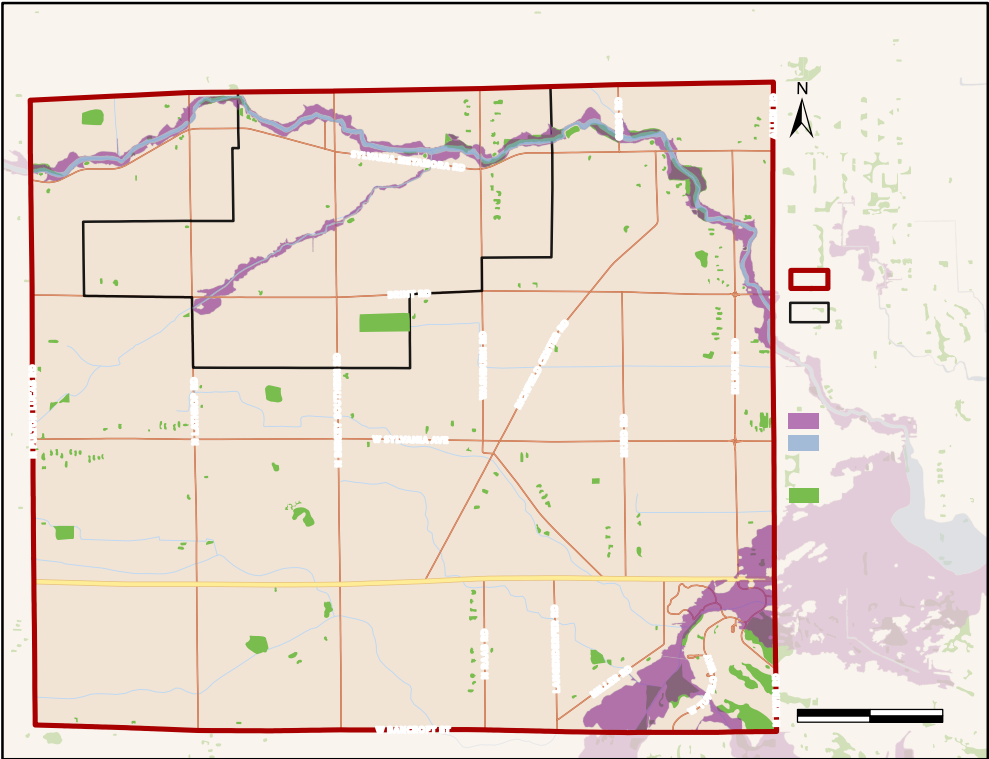
Soils in the community can be very poorly draining, as they are composed of heavy clay. This means that water is removed from the soil slowly, so the soil remains saturated at shallow depths for extended periods. Without improvements, this soil is generally considered too wet for successful plant health. However, this dataset does not account for drainage improvements that farmers or landowners have made on their properties, which improve soil drainage and make land in the community more suitable for farming. The community's topography, which is mostly flat, is closely clustered lines indicate topographic change, which is rare in the community, as seen in Figure 1. The flat topography associated with poorly draining soil, as they lack natural slopes for water to drain out for topographic change: as seen in Secor Mile Creek and in Secor Metropark.





coverage

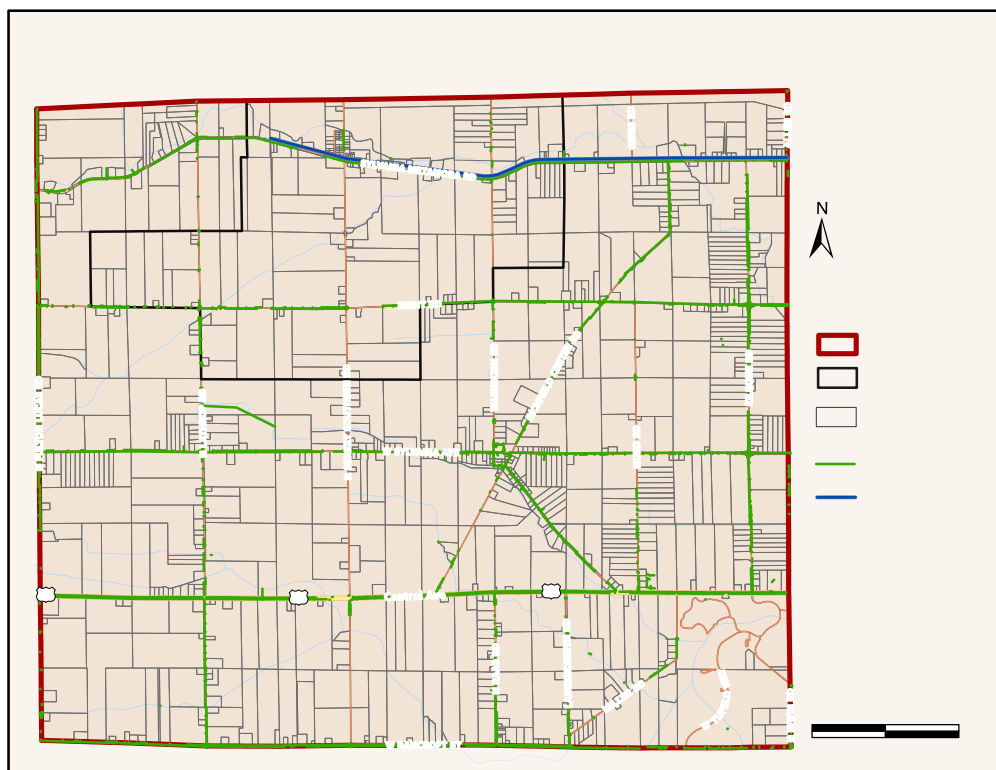
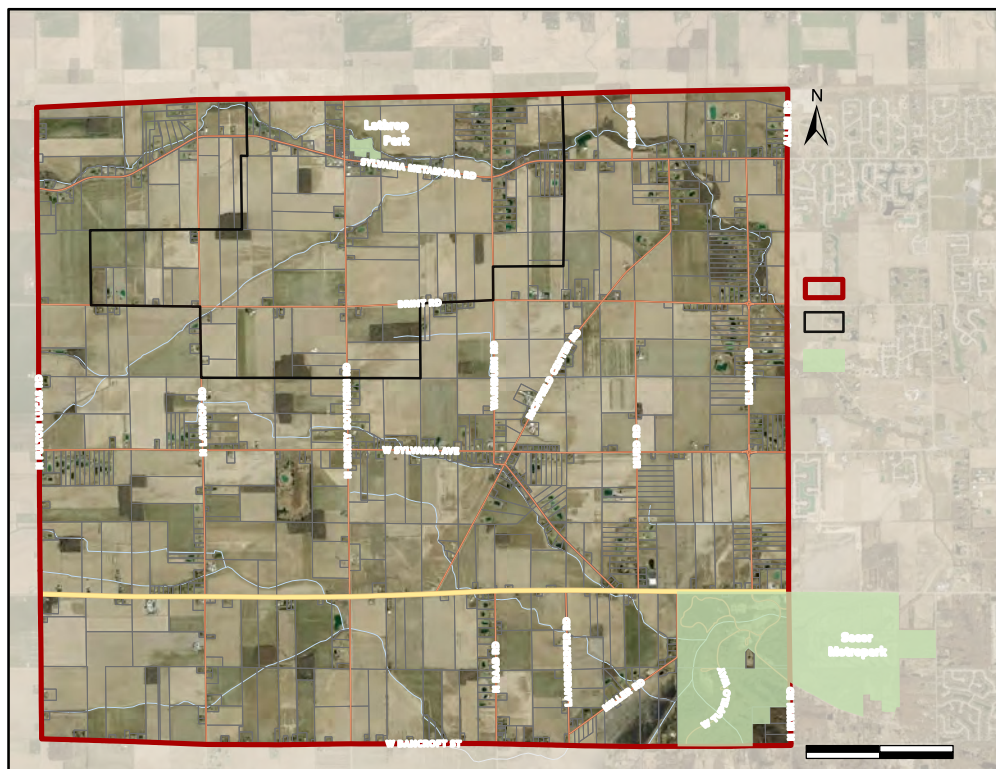
The community has few ~~tree cover~~ for those along Ten Mile Creek and within Secor Metropark, which is almost fully forested. There are a few other pockets of tree stands scattered throughout the community, as shown in ~~map~~



Similarly, the community's ~~wetlands~~ Ten Mile Creek and Secor Metropark. There are also scattered wetlands within the community, as shown in ~~map~~ presence of tree stands.



presence of storm sewers and water lines within the community. Notably, there are many storm sewers in the community. These sewers are responsible for ~~and other drainage~~ and other drainage. Storm sewers are not designed for sewage or other waste management. All of the roads in the Township were originally developed with roadside ditches, but many were eventually covered ~~for a number of~~ reasons, and county policy. Additionally, a water line extends westward along ~~the road to the~~ water lines within the rest of the Township.

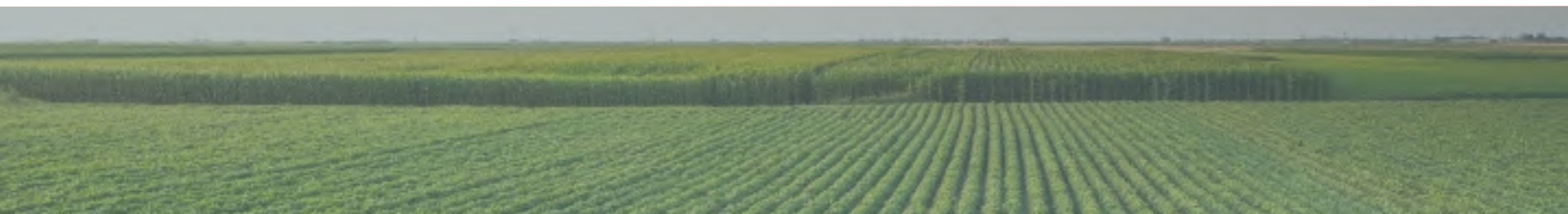
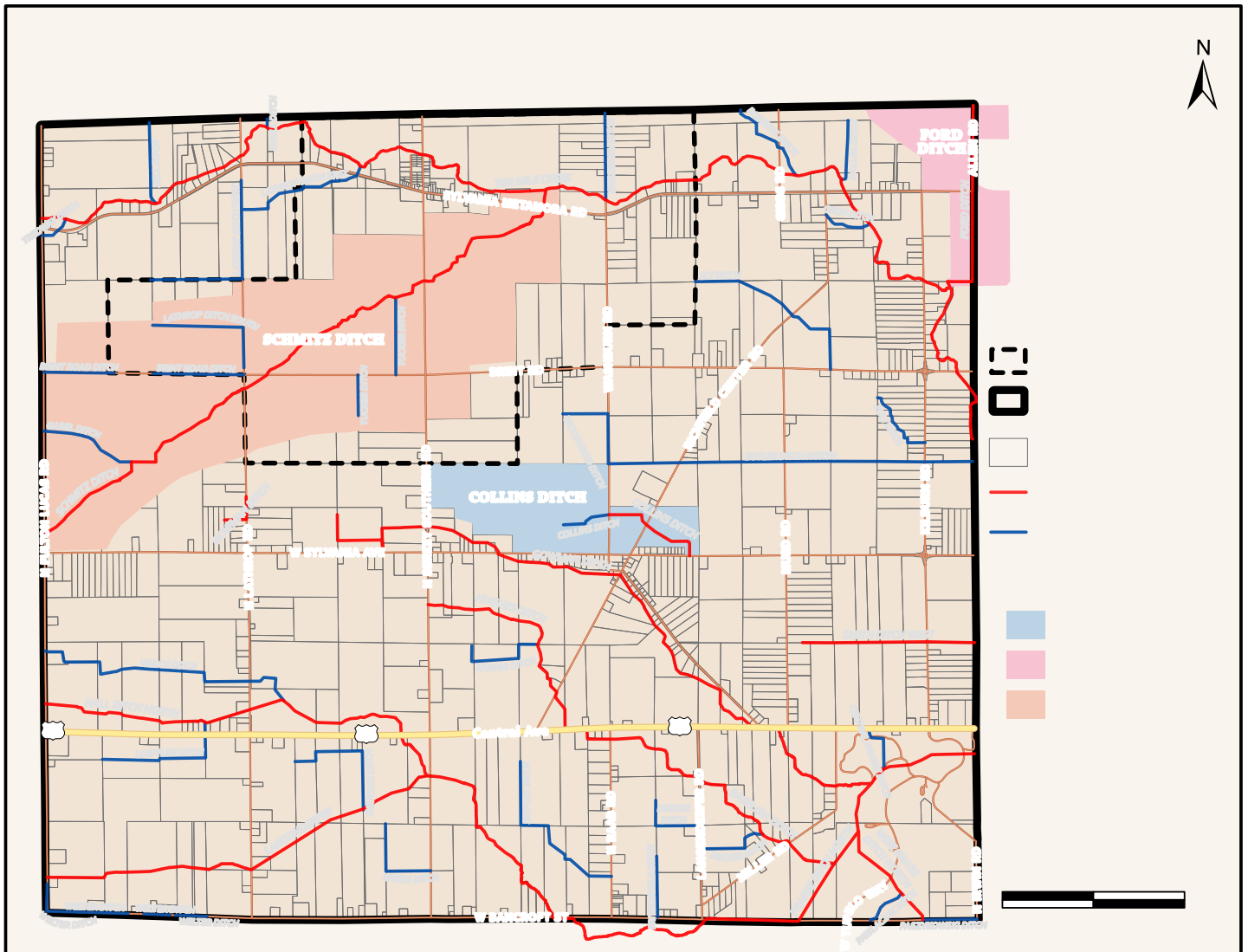


DBVRUPVHBVVDH0HVH0DHVRV
HPRF0RVRIH00RHGGR
 petitioned ditches in the community.

SGSAGGJTEAGSJANJMTMG0MBEJ0
 MA'0000G'0900MTMGJMTMG0MA'00
 M0G0J0N'0J0J0'0G0J00'000GJ0
 NJMTMG0EJTEA000G'000GJMTMGJ0
 assumes responsibility for its maintenance and
 repair, funded through annual assessments on

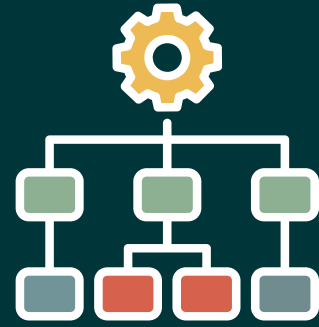
perform maintenance on their own segment of a
 petitioned ditch, they may be eligible for a credit
 against their annual drainage assessment.

Recommendations regarding ditches are further
 00000G'0000G000000



Richfield Township & The Village of Berkey

Services & Agencies



Township Roads, Maintenance, & Zoning

Operations are currently managed by a lean crew of five employees. The department handles snow removal during the winter months. However, the department's limited budget has made road repair and infrastructure projects a challenge. While no roads are currently in poor condition, the cost of maintaining the township's limited budget. While no roads are currently in poor condition, the cost of maintaining the township's limited budget.

The township currently struggles to pursue neglect cases and nuisance properties. The process for addressing abandoned vehicles and nuisance properties is cumbersome and costly, and the Township receives limited support from the village. Implementing dedicated zoning management software to streamline permitting, enforcement, and revenue tracking. Strengthening zoning enforcement to protect the Township.

Zoning enforcement presents its own challenges. The township currently struggles to pursue neglect cases and nuisance properties. The process for addressing abandoned vehicles and nuisance properties is cumbersome and costly, and the Township receives limited support from the village. Implementing dedicated zoning management software to streamline permitting, enforcement, and revenue tracking. Strengthening zoning enforcement to protect the Township.

Richfield Township Fire Department

The Richfield Township Fire Department is a volunteer-based organization that serves the community. The department has a long history and a strong commitment to public safety. The facility itself is in excellent condition, and the department is well-equipped to handle a variety of emergencies.

the department's pressing challenges. The core issue is not recruitment alone, but retention. The department has people who want to work but struggles to keep them, largely due to compensation. Night shifts are particularly challenging with personnel receiving a stipend per night. Many active personnel work in other departments, including Toledo Fire, and part of



Historic photos of the Richfield Township Fire Department prior to its renaming as the Richfield Township Fire Department.

shifts as availability allows. However, personnel who live outside the Township are required to provide adequate compensation.

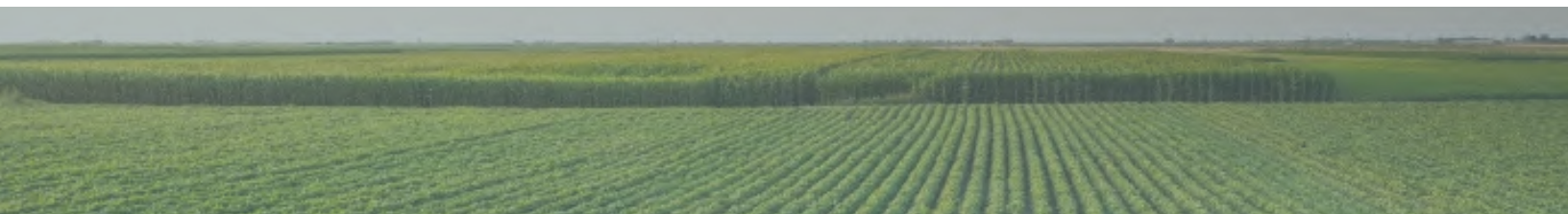
Complications in recruitment can be caused by the fact that five current residents who might otherwise serve. A long-term goal as development is viewed as a realistic goal as development in Harding Township could also be explored, including the possibility of a joint bond issue.

Much of the department's apparatus and equipment are due for replacement. Two tire replacement, are consuming a large share of the department's budget, so the department is exploring creative alternatives. An application is currently pending for a new engine. Communication equipment has recently been updated, including computers and radios.

The department currently generates an annual budget of \$1.2 million. The department is currently exploring creative alternatives to maintain adequate coverage across a stretched service area. The department is also beginning to use budget management software to track expenses and maintain adequate coverage across a stretched service area.

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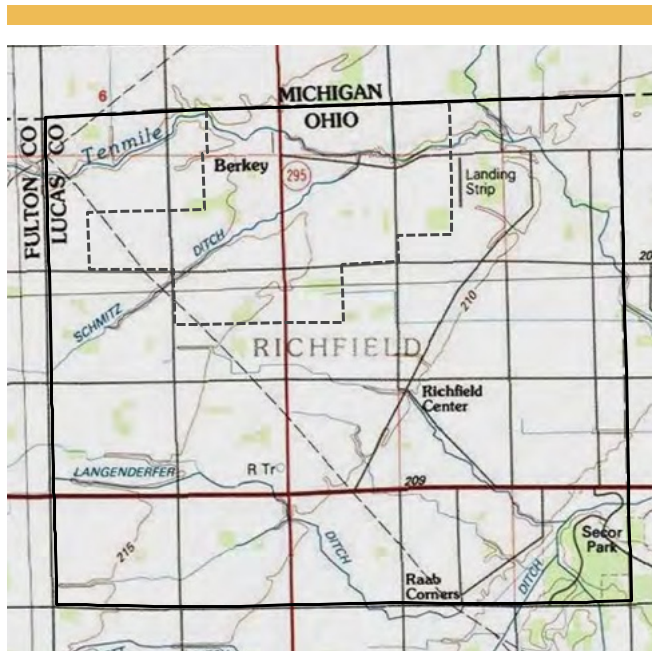
Certain types of development could meaningfully support the department's long term sustainability. Light industrial uses and commercial partnerships broaden the tax base. Residential growth, however, would require the department to maintain adequate coverage across a stretched service area.



Village of Berkey

The Village of Berkey is a small, rural community located in Lucas County, Ohio. The village has its own zoning, permitting, and policing. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. This water infrastructure has been critical in the village's history. The village has been required to truck in water due to inadequate well availability.

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leadership has expressed a desire to add a village manager/manager position to the village's municipalities.

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Community engagement is another priority. The village is a small, rural community located in Lucas County, Ohio. The village has its own zoning, permitting, and policing. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. The village is a result of infrastructure advocacy led by the village and the Lucas County Board of Commissioners. This water infrastructure has been critical in the village's history. The village has been required to truck in water due to inadequate well availability.

There has been a small uptick in lot split activity in the area in recent years, with approximately 100 to 150 lot splits annually. Each new system requires a soil scientist analysis, which the department reviews

prior to approving installation. The department does not design systems but serves as the regulatory review authority.

Regarding any new development, the **PLAN TO BE CONSIDERED A TAG OF A TOWN** required, would need to be extended several miles and would fall under the jurisdiction of the Lucas County Sanitary Engineer. Water service expansion would likely originate from Sylvania, via the existing line that currently **THEY WOULD BE ASSESSING THE SITUATION** **SOME AGES ARE BEING USED** **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** uses exceeding that threshold are subject to **THEY WOULD BE ASSESSING THE SITUATION** development is considered poorly suited to this area, given existing constraints.

Water access and quality emerged as a **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** term option for some residents, stakeholders indicated that extending water line infrastructure will likely be necessary in the future if residential **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** highlighting the broader water access concerns facing areas of the Township.

Lucas County Plan Commission

THEY WOULD BE ASSESSING THE SITUATION primarily as a recommending body on land use **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** applications and proposals that come before it. The commission does not see a high volume of **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** conditions, but recognizes the area as one that is beginning to see development pressure.

The County's existing land use plan is **THEY WOULD BE ASSESSING THE SITUATION**

conditions, development patterns, or community **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** commission has noted that this planning gap creates challenges for guiding growth in a consistent, intentional way.

From a planning standpoint, the commission **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** its tax base, which currently relies heavily on agricultural land. Uses that complement **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** commercial businesses oriented toward outdoor **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** as potentially compatible opportunities. The birding industry in particular was highlighted **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** Local tourism, outdoor recreation amenities, and uses that capitalize on the area's natural assets were discussed as directions worth exploring.

THEY WOULD BE ASSESSING THE SITUATION **THEY WOULD BE ASSESSING THE SITUATION** as a priority area for focused planning **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** accommodating selective, compatible growth was described as an appropriate balance for the Township's character. The commission noted that residential sprawl in the broader region has **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** scale subdivision development in the near term.

Lucas County Commissioners

5LFBIGRZVLSROGVDRWDEOHSRVLWLR00 Lucas County's broader planning landscape. With Toledo largely landlocked and limited developable land remaining within municipal **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** **THEY WOULD BE ASSESSING THE SITUATION** conversations about land use and economic sustainability. At the same time, the Township's rural character and agricultural identity are



values worth preserving, and any growth should be measured and intentional.

As development pressures evolve across the region, it is important for townships to get ahead of them rather than respond to them after the fact. Proactive planning, zoning preparedness, and thoughtful engagement with external organizations and developers are all areas where investing time and attention early pays dividends later. Having clear policies in place before proposals arrive allows the Township to respond from a position of preparation rather than reaction and to ensure that any development aligns with the community's values and priorities.

Without baseline standards addressing issues such as noise, lighting, and land use, it is difficult for townships to protect residents from unwanted impacts. Consistent, transparent regulations are ultimately a tool for community protection. As development is being considered to allow time for more deliberate community dialogue and negotiation, townships should

work to create an environment where limited development revenue shifts the burden to residents. Finding sustainable ways to fund essential services remains an important priority. The County's role is to serve as a resource and partner as the Township charts its own course. Ultimately, the Township should decide whether and how it wants to grow, and developing a coherent, transparent answer to that question is important for the community's vitality.

Lucas County Sanitary Engineer

The Lucas County Sanitary Engineer is responsible for sanitary sewer infrastructure throughout unincorporated Lucas County. Water supply in the County operates through a related but distinct arrangement: while water mains are

supplied by the City of Toledo through those County water mains. Notably, the water line system is not connected to the sanitary sewer system.

Any future sanitary sewer infrastructure extension to serve new development in the Township would require a line to be run from existing infrastructure outside of the Township, such as the line connecting to the pump station along Central Avenue, which has a capacity of 1.5 million gallons per day. The pump station along Sylvania Avenue and Mariner Road, located just east of the Township's border, is operating near capacity, making westward expansion of the system. Improvements could allow future westward expansion toward the Township.

The County may proactively extend water and sewer infrastructure on its own initiative. Extensions are typically driven by development proposals, with the developer responsible for constructing the necessary lines and connecting them to the existing system. The County then assumes maintenance responsibility for the infrastructure once it is built to standard.

A potential opportunity may exist to explore the possibility of connecting the water and sewer systems in the adjacent Township areas as needed or desired, such as the line connecting to the pump station along Central Avenue. Any such expansion involving Toledo water lines would intersect the Lucas County water lines, which are not connected to the sanitary sewer system.

Sylvania Avenue.

Evergreen School District

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evergreen school district is one of the best buildings containing a preschool, an elementary school, a middle school, and a high school. The district is a very successful one with a teacher ratio is 15:1, lower than the state average.

evergreen school district is one of the best publishes school district report cards that rate district performance in key areas. The Evergreen district is a very successful one with areas: achievement, students performed well on the district's achievement test. The district meets standards in early literacy, which measures reading through third grade. The only area in which the district is slightly below state average is in the area of career and workforce readiness programming.

evergreen school district is one of the best with a very successful one with a teacher ratio is 15:1, lower than the state average.

Metroparks Toledo & Secor Metropark

Secor Metropark is a regional park located within the city of Toledo, Ohio, owned and managed by Metroparks Toledo. The park is a very successful one with a teacher ratio is 15:1, lower than the state average. The park is notable for holding the most dogwood trees in the region.

following the acquisition and restoration of a former golf course adjacent to park. Restoration of the golf course is a very successful one with a teacher ratio is 15:1, lower than the state average. The park is notable for holding the most dogwood trees in the region.

Secor is one of more than a dozen parks that make up Metroparks Toledo, a public agency serving Lucas County residents. The system is a very successful one with a teacher ratio is 15:1, lower than the state average. The park is notable for holding the most dogwood trees in the region.



Metropark.

Richfield Township & The Village of Berkey

Neighboring Area Plans



5LFBIOGRZVLSLVERUGHUHGEZJGHDD

Riga Townships to the north in Lenawee County, and the Lenawee County Comprehensive Plan to the west in Fulton County. Several of these neighboring communities have recently adopted comprehensive plans, and their themes and land use recommendations inform the Township's own planning process.

Lenawee County, Michigan (2002)

2JGHDD5LJDRZVLSV5LFBIOGV

northern neighbors, do not maintain their own comprehensive plans, so the Lenawee County Comprehensive Plan serves as a reference for this border. While the plan is now over two decades old, its conclusions remain largely accurate on the ground: the area was predominantly agricultural at the time, and today it remains almost exclusively farmland. The Lenawee County Comprehensive Plan anticipates development pressure from its northern border for the foreseeable future.

City of Sylvania (2010)

B&LWRI6DYDDVDG8VH3ODSUHVHV

a broad overview of the issues facing the city, covering housing, economic development, infrastructure, and mobility. The plan's primary goals are to promote residential options, expand housing options to attract younger residents, and improving pedestrian and bicycle infrastructure.

options, improve walkability through pedestrian pathways, bike lanes, and transit access, and attract new businesses and residents to grow the tax base without resorting to suburban sprawl. The most detailed recommendations in the plan include promoting mixed uses, zero front setbacks to draw buildings to the street, and a cap on building size to maintain a walkable character.

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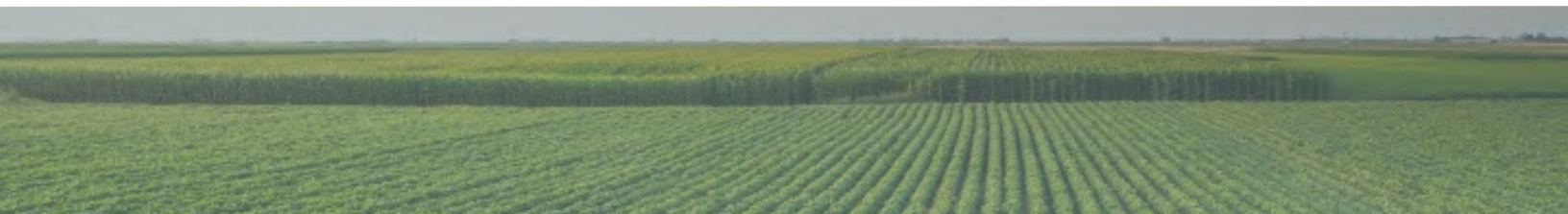
anticipates that most of Sylvania's future development will occur on the city's eastern border. The plan also anticipates that the city's eastern border will be primarily residential, making direct spillover development from the Lenawee County Comprehensive Plan likely in the near term.

Sylvania Township (2018)

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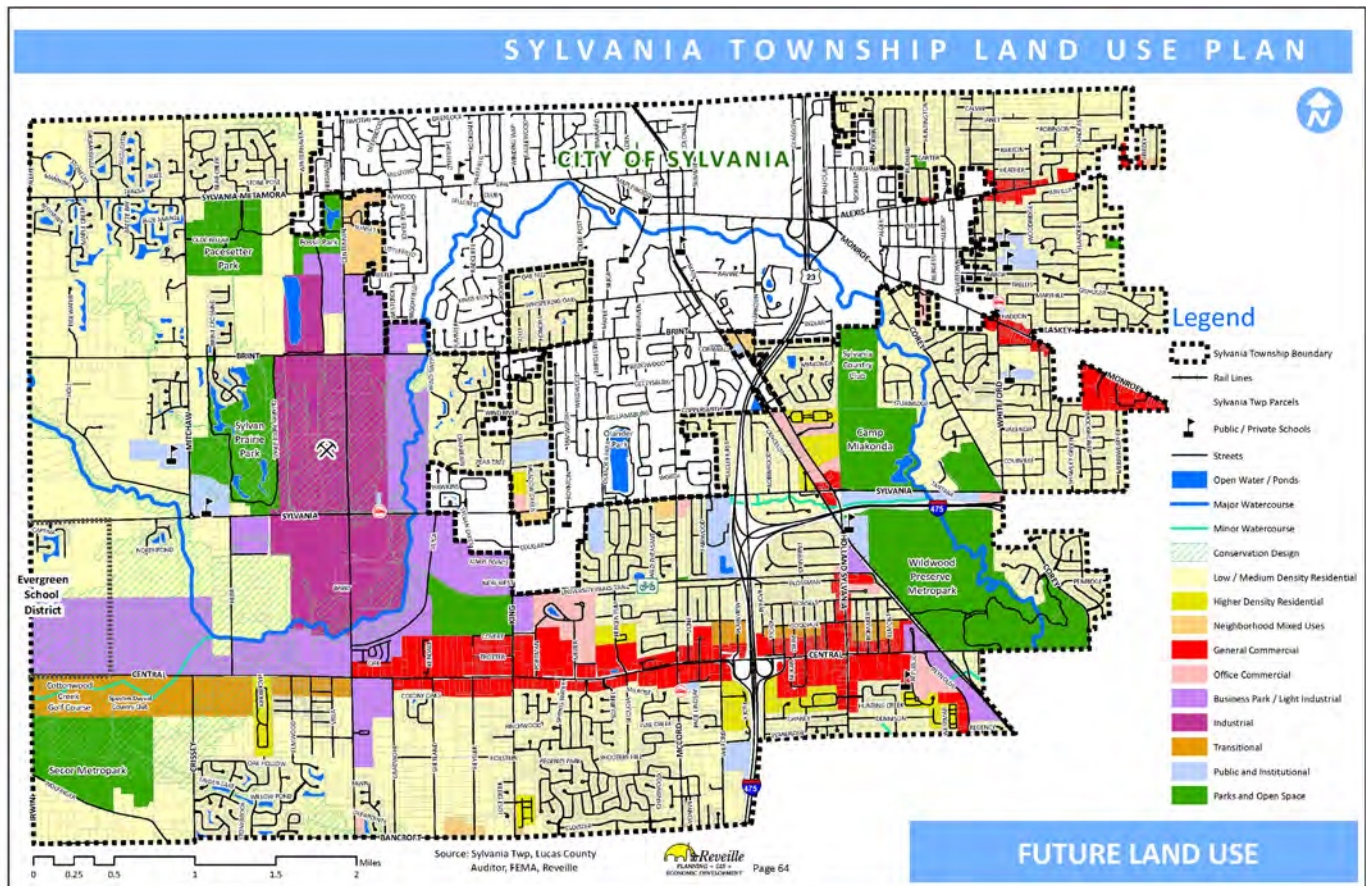
GLUHFWOODHOHYDWEILJERULSODIRU5LFBIO

Township, as it analyzes current land uses and maps future development expectations along the shared border. The township's goals include promoting economic development and mixed uses, expanding housing options to attract younger residents, and improving pedestrian and bicycle infrastructure.



The three planning areas that share a border with the City of Sylvania, including the Sylvania Township, the Sylvania Township, and the Sylvania Township, remain so, with future residential densities ranging from one to six units per acre. Sylvania Township is projected to see a business park develop north of Central Avenue and west of Herr Road, with uses including commercial centers, light industry, and hotels.

Forestlake, the southernmost area along the border, contains a mix of existing uses, including residential, commercial, and industrial. The plan anticipates a limit development potential. Along the southern end of Central Avenue, the plan anticipates a commercial center, a business park, and a hotel. The plan anticipates a commercial center, a business park, and a hotel.



The plan for the future of Sylvania Township, including the Sylvania Township, the Sylvania Township, and the Sylvania Township, remain so, with future residential densities ranging from one to six units per acre. Sylvania Township is projected to see a business park develop north of Central Avenue and west of Herr Road, with uses including commercial centers, light industry, and hotels.

development pressure from Sylvania Township is anticipated. Additionally, the Sylvania Township future land use map shows business parks and light industrial areas as well as transitional zones up to the township boundary.

Spencer Township (2024)

Spencer Township lies directly to the south of the township boundary. The township's land uses are almost entirely agricultural on the western side, with more intensive economic development toward the central and southern parts of the township. The township's plan intends to keep this border area largely unchanged, directing more intensive economic development toward the central and southern parts of the township.

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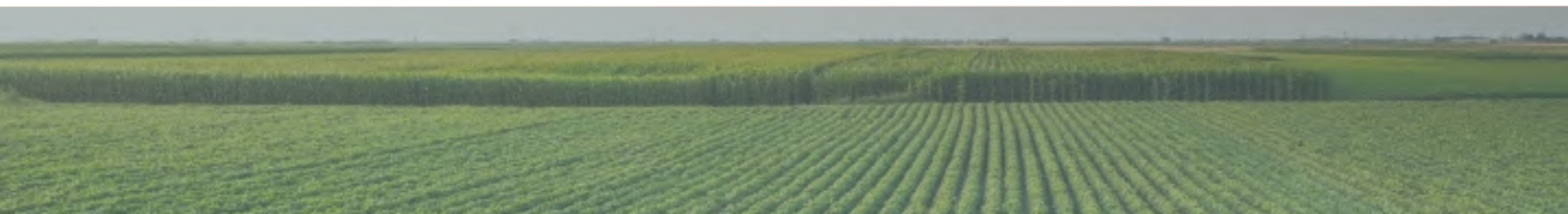
Fulton County (2021)

Fulton and Amboy Townships to the west do not maintain their own comprehensive plans and are primarily focused on preserving the county's agricultural character and supporting economic growth. The county's growth has been relatively limited, with the possible exception of activity near Metamora.

Like other neighboring communities, Fulton County has expressed interest in expanding housing options to support economic growth. The county's growth has been relatively limited, with the possible exception of activity near Metamora.

Metamora (Ongoing)

The township's plan intends to keep this border area largely unchanged, directing more intensive economic development toward the central and southern parts of the township.



Metamora is navigating competing pressures

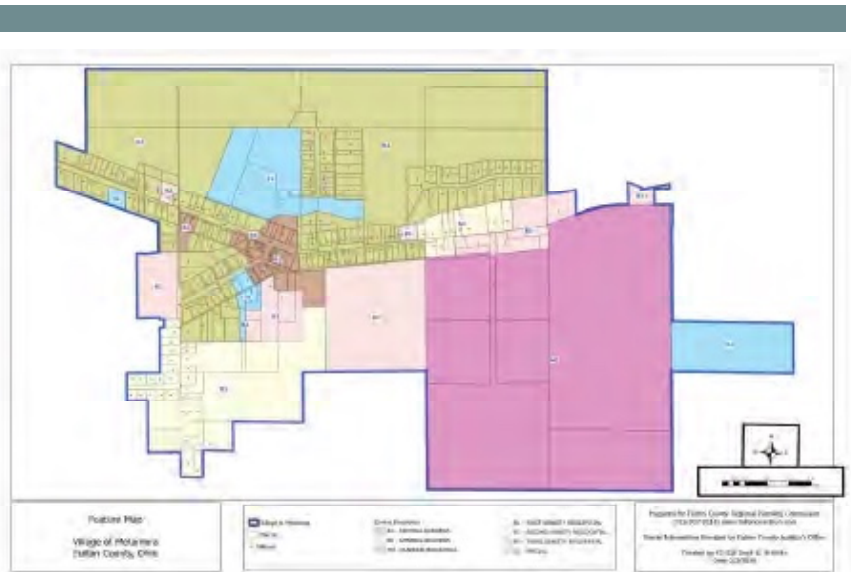
The zoning code update modernizes the code, corrects nonconforming uses, and introduces updated standards for emerging land uses.

Metamora is navigating competing pressures from the loss of industrial jobs in recent years, reducing local tax revenue and straining the community's ability to fund improvements such as a community venue, park enhancements, and blight remediation. At the same time, residents broadly do not want the township to become a bedroom community for development.

The current zoning code does not permit them by right in Advanced Manufacturing. Advanced Manufacturing is listed only as a conditional use. The conditional use process requires additional layers of public review, making approval more deliberate and costly for property owners seeking permission.

Advanced Manufacturing uses including data centers may be considered, is located in the areas of Metamora. The township is currently cautious and aligned with the township's planning posture is use picture along this shared border should be monitored over time.

The township's goals of retaining the agricultural character of the western portion of the community, a view shared broadly by residents in both Metamora and Amboy. The township has limited statutory authority to refuse a petition if a property owner along the shared boundary chooses to pursue incorporation. Agreements or development agreements could provide a more durable framework for managing this risk. The township will continue to monitor conditions and landowner recommendations related to Metamora are being monitored.



County.

04

Community
Engagement

The Community Engagement section documents how residents, farmers, and community leaders were involved in shaping the Comprehensive Plan. Community engagement was a top priority throughout the planning process, and input was gathered through multiple channels to ensure the voices of those who live and work in the community.

Through a series of public meetings, surveys, and focus groups, the Township gathered input from residents and landowners, generating over 100 suggestions. From these suggestions, a list of priorities was developed, ranging from concerns about traffic and housing preferences to concerns about the environment. Public meetings provided additional opportunities

for residents to ask questions, share perspectives, and respond to emerging ideas and recommendations.

A Steering Committee made up of residents and community leaders guided the process and provided direction and oversight of plan development. Their involvement ensured that local knowledge and community priorities were reflected in the plan. Recognizing the Township's strong agricultural identity, an Agriculture Subcommittee was also formed to address the needs and concerns of the farming community.

Richfield Township & The Village of Berkey Community Survey

Summary

Most residents prefer to shop and dine outside the Township. When asked what types of businesses respondents would be interested in seeing in the community, restaurants had the highest interest. Among working residents, the City of Toledo and other areas of Lucas County are the most common workplaces.

Township services were rated well overall. Access to parks and recreation received the highest rating. Among the top concerns for the future, the most pressing were data center development, loss of rural character, annexation, and the threat of excessive growth in the community.

the survey include preserving the community's rural character, maintaining and improving strong schools, and increasing community events and activities.

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family, duplexes, townhouses, and senior housing. Respondents also hoped to see increased community engagement, a key tenet of this township's vision, indicating support for intentional, controlled growth.

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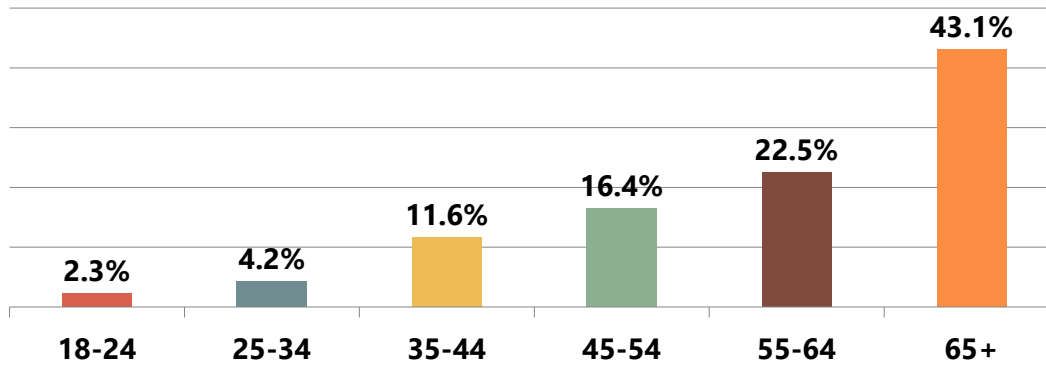
Lastly, the majority of respondents desire to preserve the current character of the community, including rural character, maintaining and improving strong schools, and increasing community events and activities. Respondents also hoped to see increased community engagement, a key tenet of this township's vision, indicating support for intentional, controlled growth.

The following information discusses responses to each survey question.

The majority of survey respondents were aged 55 and over, and under categories, despite the Township's population being predominantly aged 18-44. A total of 43.1% of survey respondents have lived in or owned

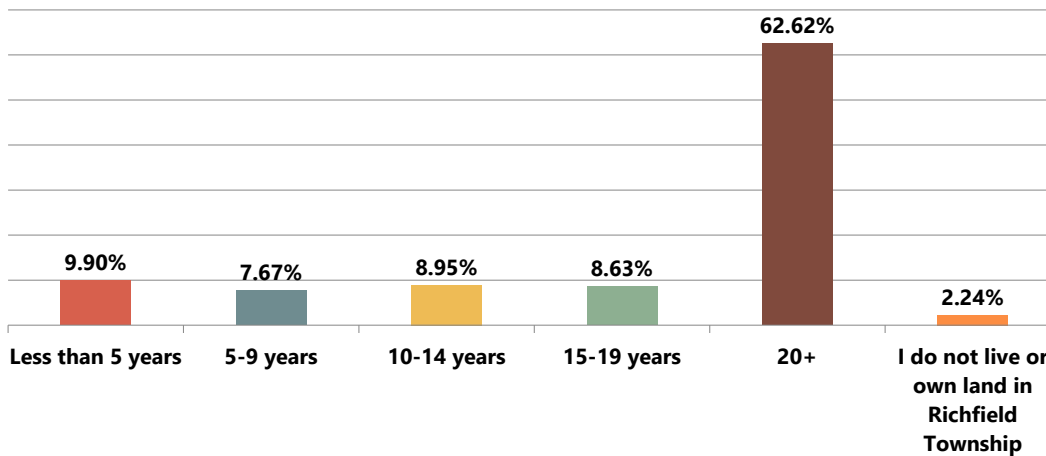
land in the Township. The majority of response was from those who moved to the Township in the last 5 years, with 62.62% of respondents indicating they have lived in or owned land in the Township for 20 years or more.

Q2: What is your age?



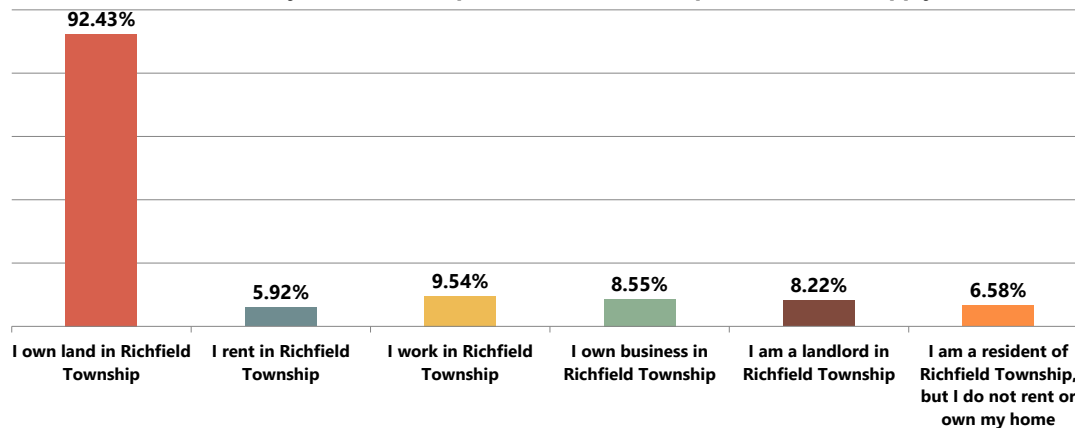
43.1% of respondents indicating they are aged 55 or older.

Q3: How long have you lived or owned land in Richfield Township?



62.62% of respondents indicating they have lived in or owned land in the Township for 20 years or more.

Q4: What is your relationship to Richfield Township? Check all that apply.



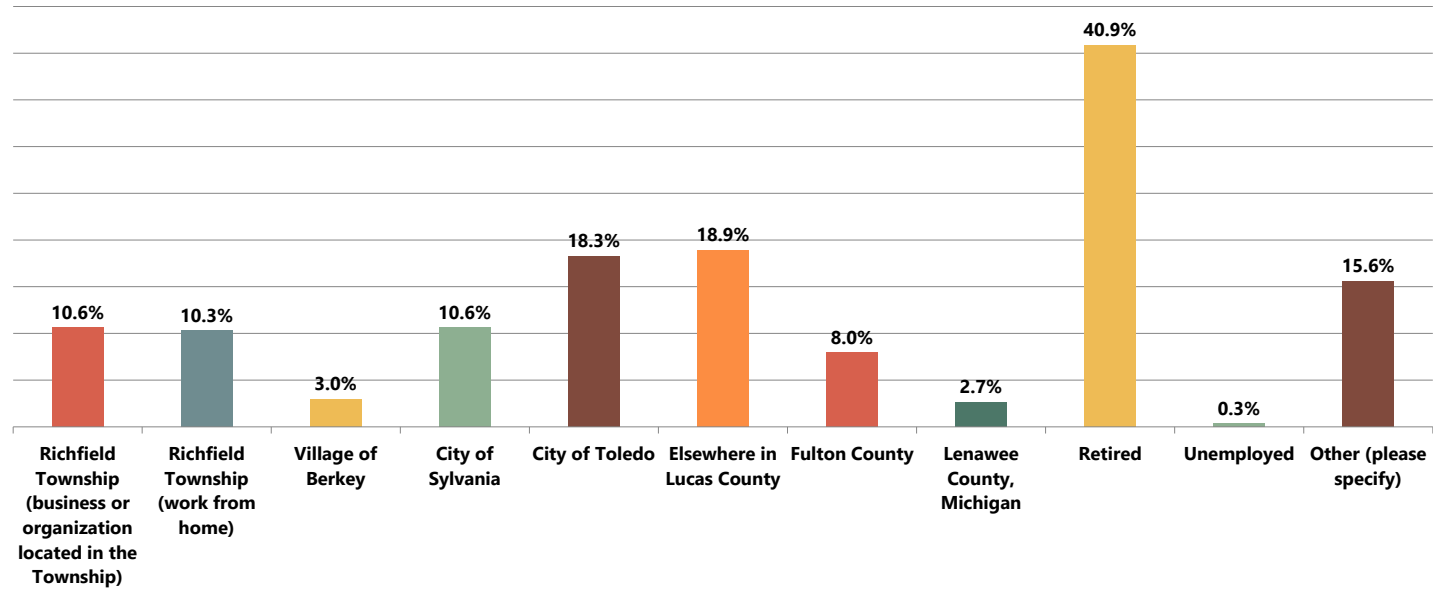
92.43% of respondents indicating that they are landowners.

RQQHRHRHRQHQWHHQQW

retired, and the Township appears to largely be a bedroom community. Among working respondents, the most common work from home.

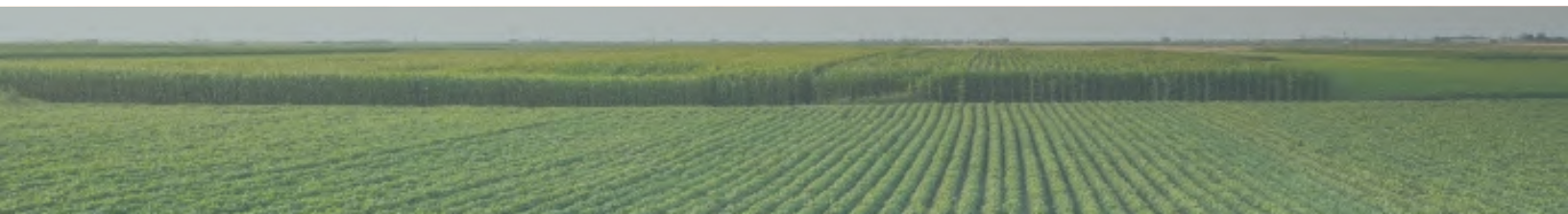
Employment locations. Many respondents are retired, few are unemployed.

Q5: Where do the wage earners in your household work? Check all that apply.



dominant answer revolved around family history, with many respondents having been born here, inherited family land, or married into established family connections, the motivation was to enjoy rural living. Rural character, large lots, privacy, quiet, and the Evergreen school district are the consistent draws. Secor Metropark appears frequently as a meaningful amenity.

the features of the community that positively contribute to their quality of life. For this question, the responses echo each other, citing quiet, open space, low density, farmland, and privacy. Residents describe being able to see without light pollution, and sit outside without support, such as "neighbors helping neighbors," other," is another common theme.



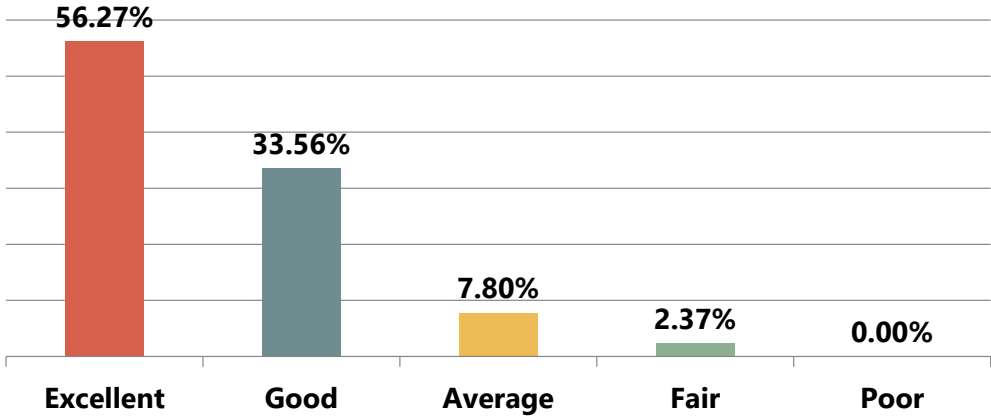
5HRQHQTWHWHWHWH
TWRHQWHRQR

respondents rated the quality of life in
the community, generally rated very
positively.
content with Township living conditions
among respondents.

the threat of annexation in the Township. Annexation
is the process of incorporating unincorporated
Township land into a municipality's boundaries. About
half of the respondents said that they felt annexation
was a large threat to the Township. Notably, about
the majority of survey respondents view as a
large threat.

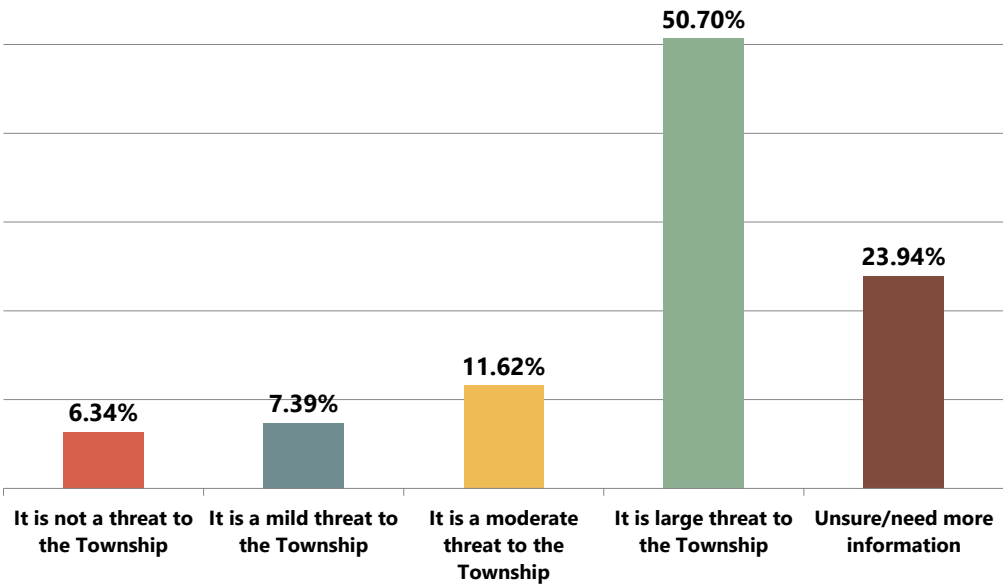
Q8: How would you rate the quality of life in Richfield Township?

life in the community,
generally rated very
positively.

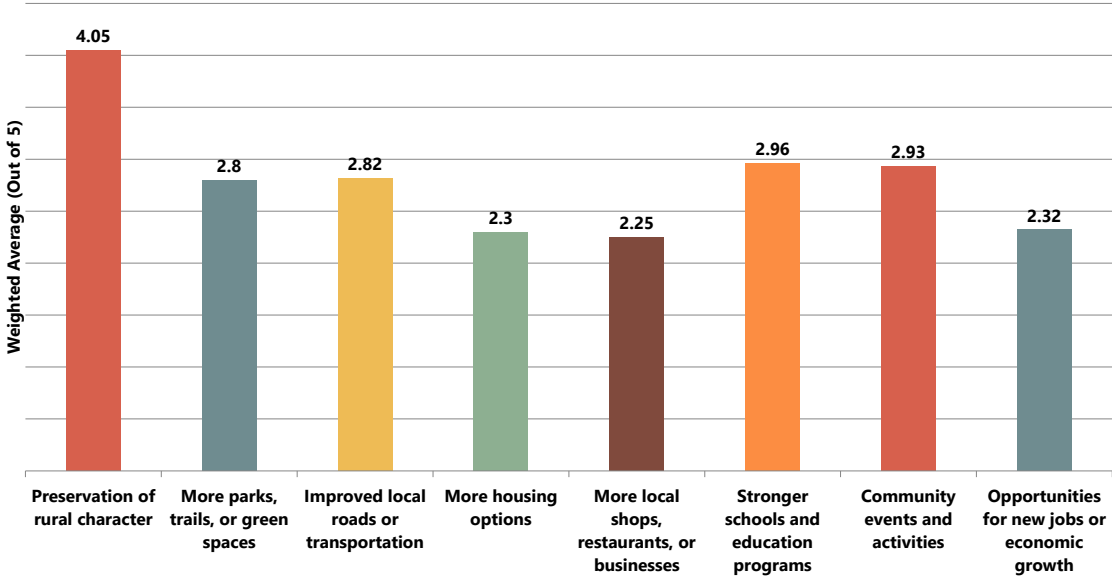


Q9: What is your perception of annexation of Township land in Richfield Township?

annexation, which
the majority of survey
respondents view as a
large threat.



Q 10: What opportunities do you see for the future of Richfield Township? Please rank each option from "no opportunity" to "significant opportunity."



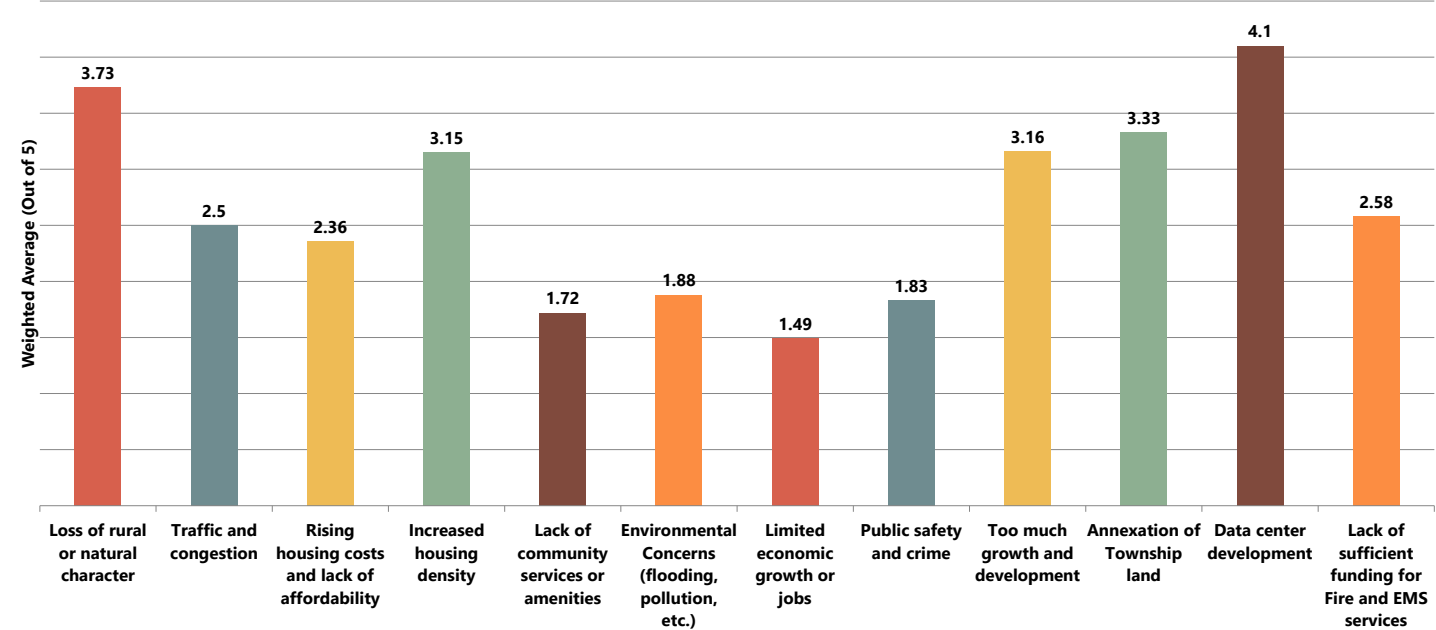
opportunities

challenges and threats

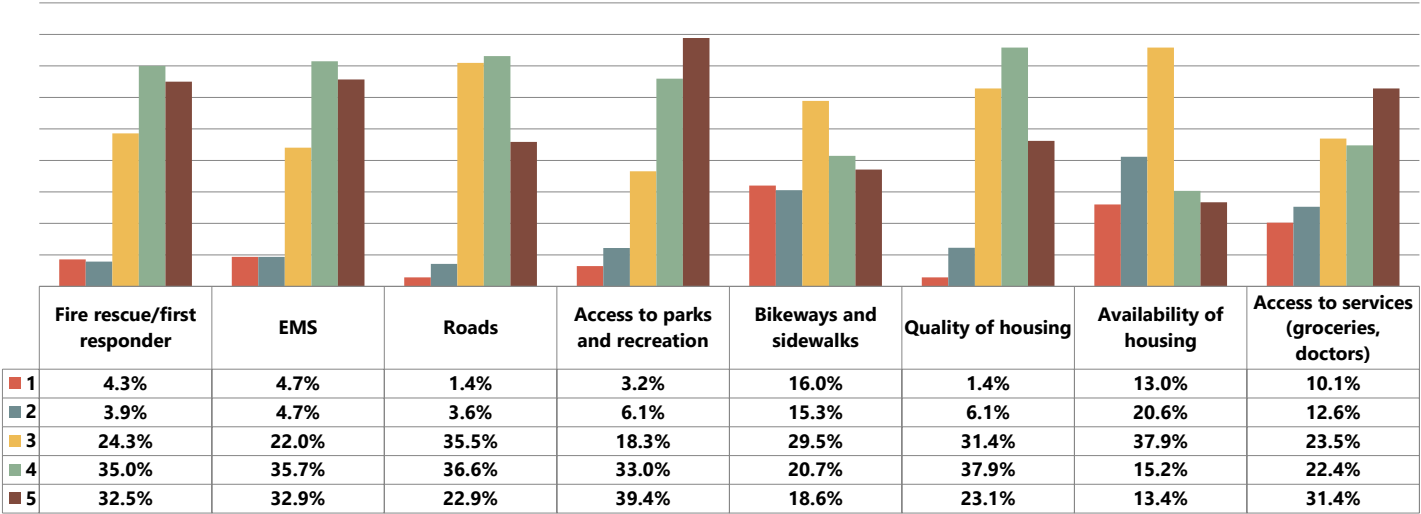
as the Township's greatest opportunity, ranking more community events also ranked relatively high, suggesting residents value community investment alongside land preservation.

The challenges mirror this sentiment as shown loss of rural character, annexation, and excessive growth ranked as the top concerns. Taken together, the opportunities residents want and the challenges they worry about tell a consistent story.

Q11: What challenges or concerns do you think Richfield Township faces in the future? Please rank each option from "no concern" to "significant concern."



Q12: Please rank the quality of each Richfield Township service/amenity listed below, with "1" meaning the service is inadequate and "5" meaning the service is top quality.

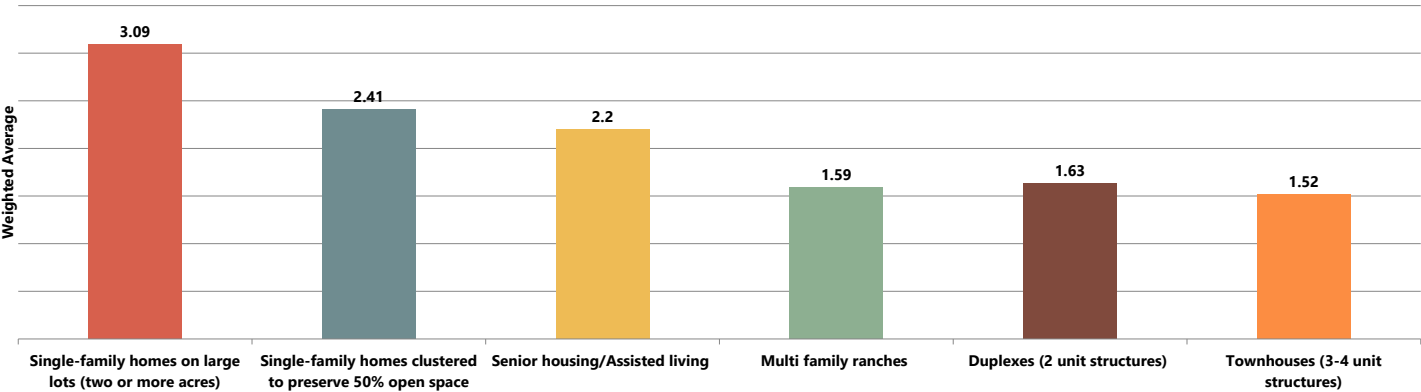


Community services were rated well overall. Access to parks and recreation received the highest marks, with 39.4% of respondents ranking it as a 5. This is likely due to the proximity of Secor Metropark in the southeast corner of the township. Roads were also highly rated, with 35.5% ranking it as a 3 and 36.6% ranking it as a 4. Housing quality and availability were the lowest rated services, with 31.4% and 13.4% ranking them as a 5, respectively. Single family homes on large lots ranked the highest among housing types, with 35.0% ranking it as a 4 and 32.5% ranking it as a 5.

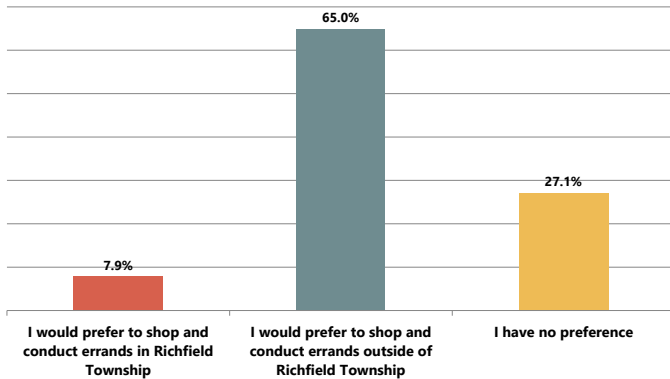
services, showing satisfaction with current housing.

housing development types, with responses indicated low interest in additional housing.

Q13: How interested are you in seeing the following types of housing in Richfield Township? Please rate each option from 0 (not at all interested) to 5 (very interested).

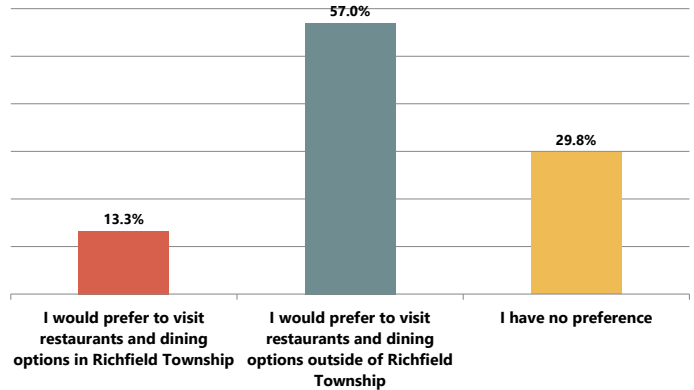


Q14: Would you prefer to shop for groceries and conduct other errands (i.e., banking, grocery store, pharmacy) in Richfield Township or outside of the Township?



preferences, showing a clear preference to run errands outside of the Township.

Q15: Would you prefer to visit restaurants and other dining options in Richfield Township or outside the Township?



location preferences, showing a desire to visit restaurants outside of the Township.

Most survey respondents prefer to shop and dine outside the Township, as shown in Figures 2.1 and 2.2. The majority of respondents prefer errand locations, such as grocery stores, outside the Township. Additionally, a significant portion of respondents have no preference regarding the location of shopping and dining sites.

Among business types, addressed in question 16, the majority of respondents are not very interested in seeing new business types in the Township, indicating limited support for business growth.

The majority of respondents are not very interested in seeing new business types in the Township, indicating limited support for business growth.

Q16: How interested are you in seeing the following types of businesses in the Township? Please rate each option from 0 (not at all interested) to 5 (very interested).



Top 3

1. Restaurants (2.53)
2. Offices (2.00)
3. Entertainment & Outdoor Recreation (2.37)

Bottom 3

1. Data Centers (1.4)
2. Warehouses (1.48)
3. Entertainment & Outdoor Recreation (2.37)

Future development in the township should be limited to what is currently in place, said nowhere. Among those who engaged, the township should be a mix of commercial, residential, and industrial uses. Regarding business type, the preference is for retail, food service, and personal services, indicating a desire for a format retail. Industrial uses, warehouses, and data centers are unpopular with respondents. Some respondents supported limited business development and limited local business development to fund services without placing the full burden on homeowners.

Communities whose development style or overall character is rural should be encouraged to emulate. About a third of respondents said they would like to see the township remain rural.

emulate another location, and that the Township should retain its distinctiveness. Among those who engaged, the township should be a mix of commercial, residential, and industrial uses. The underlying sentiment is that respondents value the Township's distinctiveness and character.

Respondents to provide any additional thoughts on the township's future. Three distinct threads run through this question. The preservationist majority wants little to change. An emphasis on no data centers appears many times as a response to this question and elsewhere in the survey. A sustainability majority believes the community faces sustainability problems: agricultural land loss, aging infrastructure, failures, and a low tax base from agricultural land. Additionally, respondents wanted to see additional community engagement to ensure public input is at the forefront.

Future development depends on preserving its rural character, maintaining local zoning control, and a focused way

"Farming is the local backbone and tradition that needs to be promoted"

"Future planning should prioritize open space and a mix of commercial, residential, and industrial uses"

"I would like the township to remain rural"

"Need to consider mindful opportunities for growth and development that would bring safety and schools with minimum impact on quality of life..."

"I love the quiet when sitting on my porch. I can go down the road for any business and feel blessed to live here"

Richfield Township & The Village of Berkey Community Open Houses



Open House 1

COMMUNITY ENGAGEMENT

The meeting introduced the comprehensive planning process, explained the distinction between zoning and comprehensive planning, and provided an opportunity for community education. Residents were also invited to participate in a community visioning activity to identify the community's Strengths, Weaknesses, Opportunities, and Threats.

Key findings from the community visioning activity included:

STRENGTHS

- Strong community spirit and sense of pride
- Excellent residents and kind, helpful neighbors
- Extensive agricultural areas
- Rich community history and deep family roots
- Proactive leadership
- Strong relationships with neighboring communities
- Well-maintained infrastructure

WEAKNESSES

- Financial burden on residents
- Fire department challenges
- Water supply concerns
- Nuisance issues, including noise and speeding
- Lack of a town center
- Suburban expansion pressure from the east

OPPORTUNITIES

- Limited, intentional growth
- Support for small businesses
- Increased transparency in local government
- Greater transparency in local government
- Improved water system
- Water system improvements

THREATS

- Fire department coverage, funding, and equipment needs
- Annexation
- Farmland loss
- Loss of farmland
- Excessive or unmanaged growth

The event also featured a land use visioning activity in which residents placed colored stickers on a map of the community to indicate desired future land uses, including agriculture, residential, industrial, and commercial.



Five draft planning goals were presented for community feedback. These goals were developed based on responses to the community survey, analysis of existing planning conditions, and conversations with the Steering Committee:

1. **Protect the Rural Character**
2. **Support Existing and Future Farmers**
3. **Manage Growth Deliberately**
4. **Maintain and Improve Community Resources**
5. **Foster Community Connection**

Community survey results were also shared at this meeting and are described in the previous section.

In addition, three agricultural preservation tools were introduced to help landowners protect farmland:

1. **Agricultural Districts**
2. **Agricultural Security Areas (ASA)**
3. **Permanent Agricultural and Conservation Easements**



Open House 2

The second community open house was held on ~~EN TOSAG 0A TTAERJAN N ENO A JSO~~ attendees. The meeting was organized around ~~UJASMA T0EG 0E J0MMA T0EG N J0JE J00~~ and invited written feedback. Comments were limited, and attendees expressed general support for the goals as drafted.

Attendees then participated in a land use activity centered on the draft Future Land Use Map, which had been developed using input from the ~~00EN J0 B 00JAG 0E J0J0MG 0000 0 M0J00~~. This activity asked residents to identify and discuss preferred locations for limited light industrial and neighborhood commercial uses, helping the planning process thoughtfully and intentionally select areas for future growth. The majority of attendees indicated that growth should be concentrated in the southeast corner of the Township to minimize sprawl and preserve farmland throughout the community.

Finally, several economic development tools were introduced, including **Joint Economic Development Districts (JEDDs)**, **Tax Increment Financing (TIF)**, and **New Community Authorities (NCAs)**. These tools can support intentional growth while shifting tax burdens away from existing residents, funding infrastructure improvements, and generating new revenue streams.



The goals and recommendations that follow were shaped by this community input, gathered through the public open houses, community survey, and conversations with residents both ~~0EGAG 00CB J0J0MG 0000 0 M0J0J0JE J00~~ ~~0E J0J0J0J0 00J0E A TTA J0N SAG J0J0J0J0~~ priorities and values of the people who call ~~0H 00E J0J0J0J0 00 0000 J00~~

05

Planning Goals & Recommendations

The planning goals and recommendations presented in this section represent the heart of the comprehensive plan. They are the product of feedback gathered from residents, community leaders, and regional stakeholders, combined with a thorough analysis of the Township's physical, environmental, infrastructure, and economic conditions. This process has shaped a set of goals and recommendations that are both grounded in community values and informed by real planning conditions on the ground.

These goals and recommendations serve as a roadmap to achieve the shared vision established through this planning process,

while thoughtfully planning for the future. The plan identifies areas worth protecting, while thoughtfully planning for the future.

The plan also identifies areas worth protecting the rural character, supporting existing and future farmers, managing growth deliberately, maintaining and improving community resources, and fostering community connection. Each goal is accompanied by a timeline of actions to be taken in the years ahead.

Richfield Township & The Village of Berkey

Goal 1: Protect the Rural Character



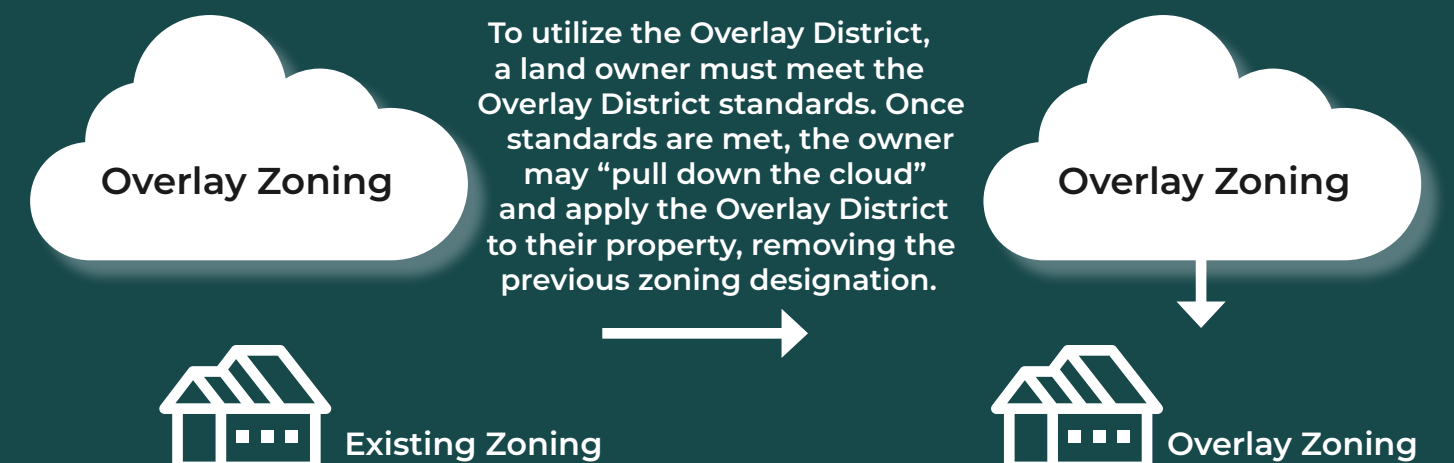
Preserve and protect the community's rural character, working farmland, and agricultural heritage for current and future generations.

1A. Preserve the Majority of the Township & Village as Agricultural Land.

Recognizing the community's agricultural roots and the community's desire to preserve them, the majority of land should be designated as agricultural on the Future Land Use map and one that should guide zoning decisions in both communities.

Additionally, in areas where uses such as light industrial, neighborhood business, or future residential are supported, ensure that these are developed through overlay zoning regulations, instead of traditional zoning districts to provide additional standards for intentional and thoughtful site and building design.

The implementation of strategic overlay districts would serve as a vital tool for the Township to regulate development in a way that better aligns with the community's goals and traditional zoning districts. An overlay district is applied over an existing zoned area and a developer must meet to utilize the regulations contained in the overlay district. The underlying zoning district would then be removed, and the applicant may proceed through the standard process to impose additional requirements that increase local control and provide enhanced building and site design. The following graphic illustrates the process.



1B. Establish Commercial & Industrial Nighttime Lighting Protections and Explore Dark Sky Policies as Well as Noise Ordinances.

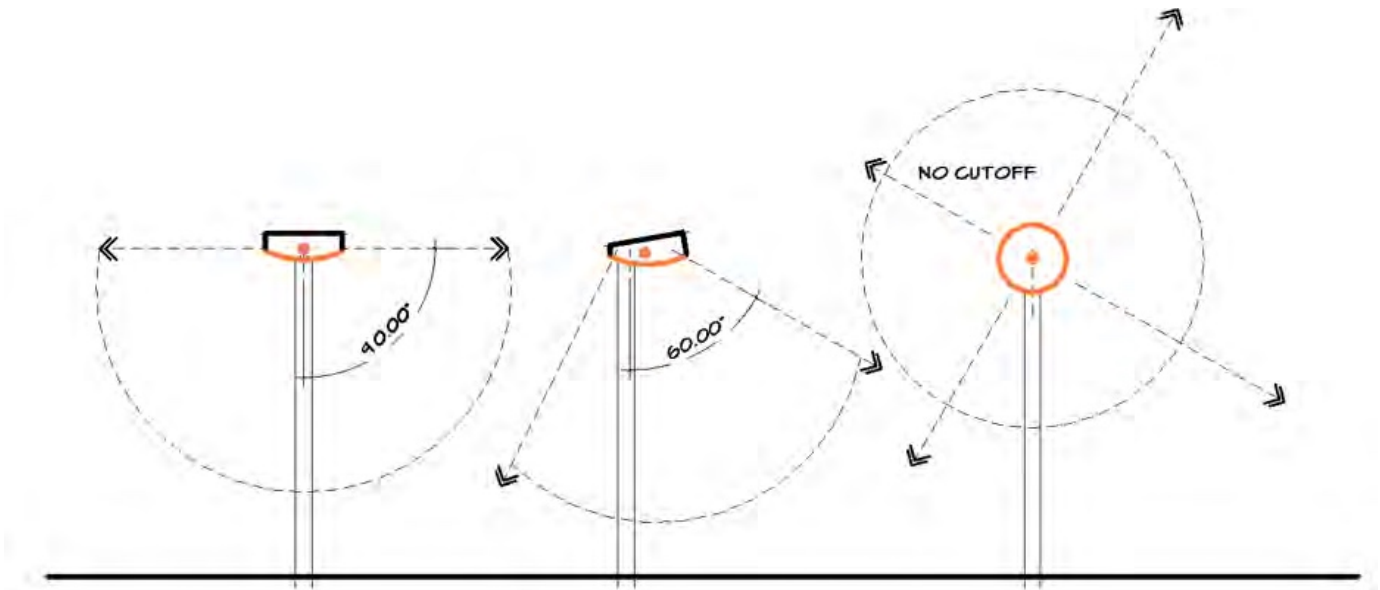
A key mechanism for protecting the rural character of both communities is the adoption of nighttime lighting standards and noise ordinances. Light pollution is a growing concern in the region, and the adoption of such standards is essential to protect the rural character of the area. The International Dark Sky Association provides model ordinances and technical resources that can be readily adapted to local conditions.

Residents have long enjoyed quiet settings, open vistas, and dark night skies. As development pressure grows across the region, these qualities must be intentionally protected. Light pollution, which is the excessive or inappropriate use of artificial light, diminishes the nighttime darkness residents value, disrupts wildlife, and increases energy consumption. Adopting lighting standards aligned with recognized best practices, such as the Illuminating Engineering Society of North America's (IESNA) Lighting Handbook, can help protect their character while demonstrating a broader commitment to thoughtful environmental stewardship.

The International Dark Sky Association (IDA) provides model ordinances and technical resources that can be readily adapted to local conditions. The IDA's Dark Sky Places program recognizes areas that have been designated as Dark Sky Places, and the IDA's Dark Sky Community program recognizes communities that have been designated as Dark Sky Communities. The IDA's Dark Sky Community program provides a framework for the development of local ordinances that protect the rural character of the area.

1C. Develop Architectural Requirements that Include the Neighborhood Business and Light Industrial Overlays and in Berkeley.

Architectural design requirements are another key mechanism for protecting the rural character of both communities. Standards such as the International Building Code (IBC) and the International Residential Code (IRC) provide a framework for the development of local ordinances that protect the rural character of the area. The IBC's Section 1003.1.1 requires that building materials resemble natural options like wood, brick, or stone further reinforces the aesthetic quality and rural feel of new development. Neighborhood business uses should also be required to use pitched roofs





district should apply only to residential uses existing prior to the adoption of the zoning resolution, prohibiting new residential uses on lots under 1.5 acres unless part of a CCR development. This approach protects existing homeowners from unnecessary regulatory burden while also safeguarding the Township against small lot splits within larger agricultural areas.

1H. Create a Conservation Residential Overlay for Future Residential Development.

Subdivision residential development has been expanding westward across Lucas County and bordering the Township's western border. Water infrastructure runs along the same corridor, already serving residential subdivisions in the area. These conditions create real pressure for conventional subdivision patterns. To get ahead of this pressure, the Township should establish a Clustered Conservation Residential

development pattern at the corner of the Township and the eastern section of the Township.

As shown in the map, the Township should consider the area as permanent open space. Rather than scattering small open spaces between homes, this approach concentrates development and keeps large, contiguous areas of land intact, as illustrated by the comparison between conventional subdivision layouts and CCR development patterns.

CCR regulations should include requirements for the Township to support rural viewsheds and provide meaningful habitat for wildlife.



EHU06DLVH0HER0RLV0 LR0H0LRGCHBRPH0

integrates working agricultural operations with residential planning, demonstrating that development and farmland preservation need **G0V/J0G0G D0F0TJN J0G D0J0M0G0M** CCR development, where homes are grouped together so that the majority of open space is preserved and dedicated to active farming and agricultural use rather than passive green space. **J0M0J0M0J0M0A0A0J0M0J0G0N0J0N0A0J0** areas using regenerative practices, with one residing in the original farm residence. Animal pastures, orchards, a farm market, and gathering spaces are woven throughout the development **M0B00N00J0N0N0T0G0J0J0T0M0** production rounding out a comprehensive working farm.

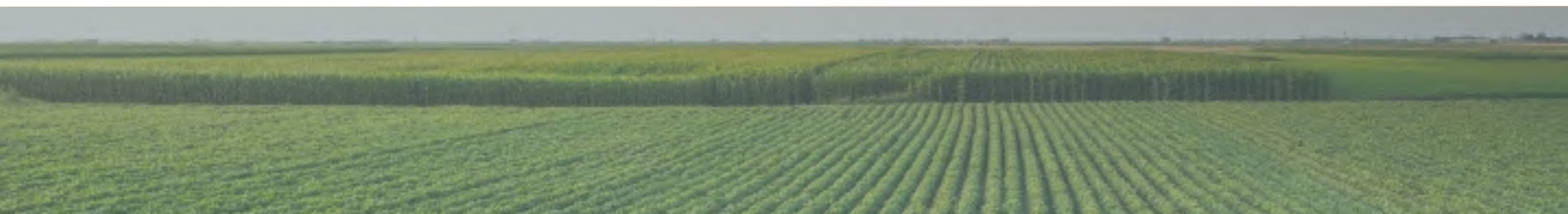
All residents participate in the farm's Community **J0N0N0J0M0S0J0P0N0D0A0D0D0A0** **A0A0A0J0W/J0M0N0N0M0G0J0M0** produce to households while delivering reliable **G0G0M0S0N0N0T0M0T0N0J0M0G0N0M0S0M0** facing farm market serves as the CSA distribution point during seasonal events. Residents may also volunteer on the farm or rent personal garden plots, deepening their connection to the land.

S0W/J0M0G0N0T0G0J0M0N0J0M0J0M0J0M0 **M0B0J0M0G0M0N0A0G0J0M0N0J0M0** agricultural character while delivering quality housing, supporting working farmers, and local food systems.



**Aberlin
SPRINGS**
AGRI-COMMUNITY

E0A0J0M0J0M0N0T0G0S0M0T0M0G0J0N0A0J0M0S0A0M0B0G0
E0J0M0N0J0B000A0W/J0M0N0T0G0J0M0



Richfield Township & The Village of Berkey

Goal 2: Support Existing & Future Farmers



Actively promote the use of agricultural preservation tools to keep farmland in production and support economic viability.

2A. Promote Agricultural Districts, Agricultural Security Areas, and Permanent Easements to Keep Farmland in Production and Farming Economically Viable.

with landowners to provide education about agriculture preservation tools. These agricultural preservation tools work best and are most not yet facing extensive development pressures.

Meaning that now is an opportune time for both these agricultural preservation initiatives.

a house: it takes a strong foundation, solid walls, and a permanent roof to truly protect what's together to keep agricultural land in production for generations to come.

THE FOUNDATION: AGRICULTURE DISTRICTS

individual landowner can establish one on their own. To be eligible, land must production or must generate an average from farming. Enrollment is processed at the county level. It is important to note that provides reduced property tax rates for farmland, does not automatically enroll a

meaningful legal protection, including:

- arising from normal farming practices such as noise, odor, dust, or equipment operation.
- water, sewer, or electrical lines that do not directly This is an important protection against the cost burdens that often accompany encroaching development.

Agriculture districts may apply to both townships do not prevent a landowner from eventually selling or of protection and signal a clear intent to keep farming.



THE WALLS: AGRICULTURE SECURITY AREAS

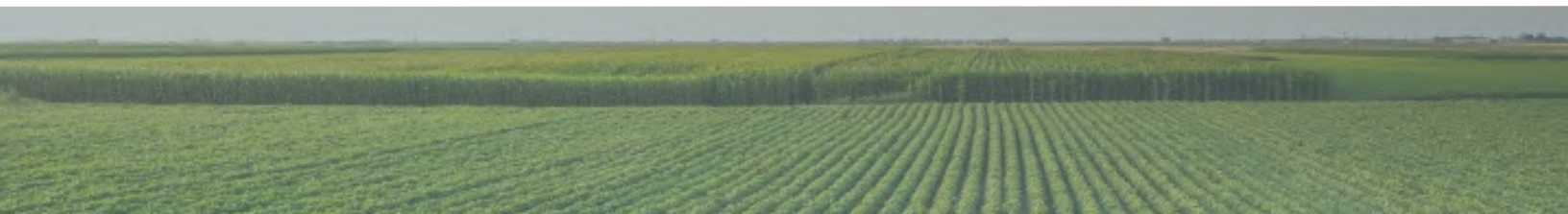
raises the walls, adding strength, structure, and a deeper community commitment to farming's future.

The ASA program allows groups of landowners to formally designate a block of farmland as **AGAJAJJING-SBGG-THN N-THJHMBGGSJZJ**
SBTHMSHRASETHMTH MBH FAGWJTHAW/SMBJW
a single landowner acting alone, ASAs generally require collective action and formal government approval.

To qualify, an ASA must meet all of the following criteria:

- **750,000 square feet** of contiguous acres of farmland. Multiple landowners may combine their parcels to meet this threshold, and dwellings, barns, and outbuildings located on enrolled farmland count toward the acreage requirement.
- All land must be located in the unincorporated area of a township or county.
- Land within a municipality, or land subject to a pending annexation, cannot be included in an ASA.

- All land must already be enrolled in an **active** agricultural use program and be valued at its current agricultural use value for tax purposes.
- All landowners seeking to enroll must agree to **maintain** the land in agricultural use for a **10-year** period.



THE ROOF: PERMANENT AGRICULTURAL & CONSERVATION EASEMENTS

The roof is what makes a house complete, and permanent agricultural and conservation easements are what make farmland protection complete. Unlike other types of easements, permanent easements do not expire and must be renewed, a permanent easement stays with the land forever, regardless of who owns it.

An easement is a voluntary, legally binding agreement between a landowner and a land trust or government agency in which the landowner permanently gives up the right to develop the land in exchange for compensation. The land remains in private ownership and can still be farmed, sold, or passed on to heirs, but the development rights are extinguished in perpetuity. No future owner can build a subdivision, industrial facility, or data center on that ground.

Easements can be held by county farmland preservation programs, private land trusts, or state or federal agencies. Like a roof, easements

provide permanent, lasting protection.

Permanent agricultural and conservation easements are what make farmland protection complete. Unlike other types of easements, permanent easements do not expire and must be renewed, a permanent easement stays with the land forever, regardless of who owns it. Permanent easements are what make farmland protection complete. Unlike other types of easements, permanent easements do not expire and must be renewed, a permanent easement stays with the land forever, regardless of who owns it.

Permanent agricultural and conservation easements create a complete structure that protects farming heritage at every level, from the local level to the state level. The foundation can be built today. The walls can be raised when neighbors work together. And the roof, once in place, will stand for generations.



2B. Explore Resource-Sharing Opportunities for Hobby Farmers as a Longer-Term Initiative.

As the number of hobby farmers grows, the need for resource sharing becomes more apparent. A center for hobby farmers could provide a place where hobby farmers can share equipment, knowledge, and resources. This should be treated as a long-term initiative, as hobby farming activity meaningfully expands in the community.

2C. Shape the Perception of Agriculture Among New Residents and Communicate Farming Needs to the County.

Outreach to set accurate expectations for new residents about what living alongside active farming operations looks like, including large equipment on rural roads, seasonal noise and odors, and the rhythms of working farm life. Realtors play a particularly important role in shaping the perception of agriculture among new residents ever arrive. Informational brochures, informational sessions, and engagement with local schools and regional leadership are all useful channels for this work.

Equally important is maintaining an active voice in agricultural operations, particularly infrastructure choices such as road design and roundabout movement of large farm equipment. Local leaders should ensure that the realities of an active farming community are consistently in transportation conversations.

2D. Build Partnerships with Extension Services, Local Schools, and the Greater Community.

Agriculture is woven into the history and daily building partnerships with the Lucas County members is essential to keeping that connection alive as both communities grow. These partnerships create structured opportunities for education and engagement that help bridge the gap between incoming residents and the farming community they are joining.

and direct connections to local producers. Local schools present an equally important opportunity, as younger residents who develop an early appreciation for agriculture are likely to grow into supportive community members. include harvest day demonstrations, cover crop Events like these, developed in partnership ensure that the working farms central to this community's identity remain understood and valued for generations to come.

2E. Celebrate and Protect the Presence of Historic Multi-Generational Farms (100–150+ Year Old Operations) in the Township.

identity and should be recognized and supported accordingly. Several strategies can help both celebrate and protect these operations:

Township communications, social media, and community events would elevate awareness of these operations and the families behind them. the agricultural conservation tools discussed above that help farming families keep land in agricultural use across generations. Agricultural easements and ASAs allow families to voluntarily protect their farmland from future development while retaining ownership and the ability to continue farming. Connecting interested farm families with these resources should be an active

The Township can also work to support the continuation of family farm operations through retaining agricultural zoning, ensuring that regulations support rather than burden the families who have shaped the community's agricultural landscape. Another recommendation is to create a historic farms map and inventory to illustrate farm locations, number of years owned, number of acres, and types of crops grown.

2F. Explore Agritourism as a Tool for Supporting Working Farms and Rural Economic Vitality.

As farming operations face increasing economic opportunity for local producers to diversify their

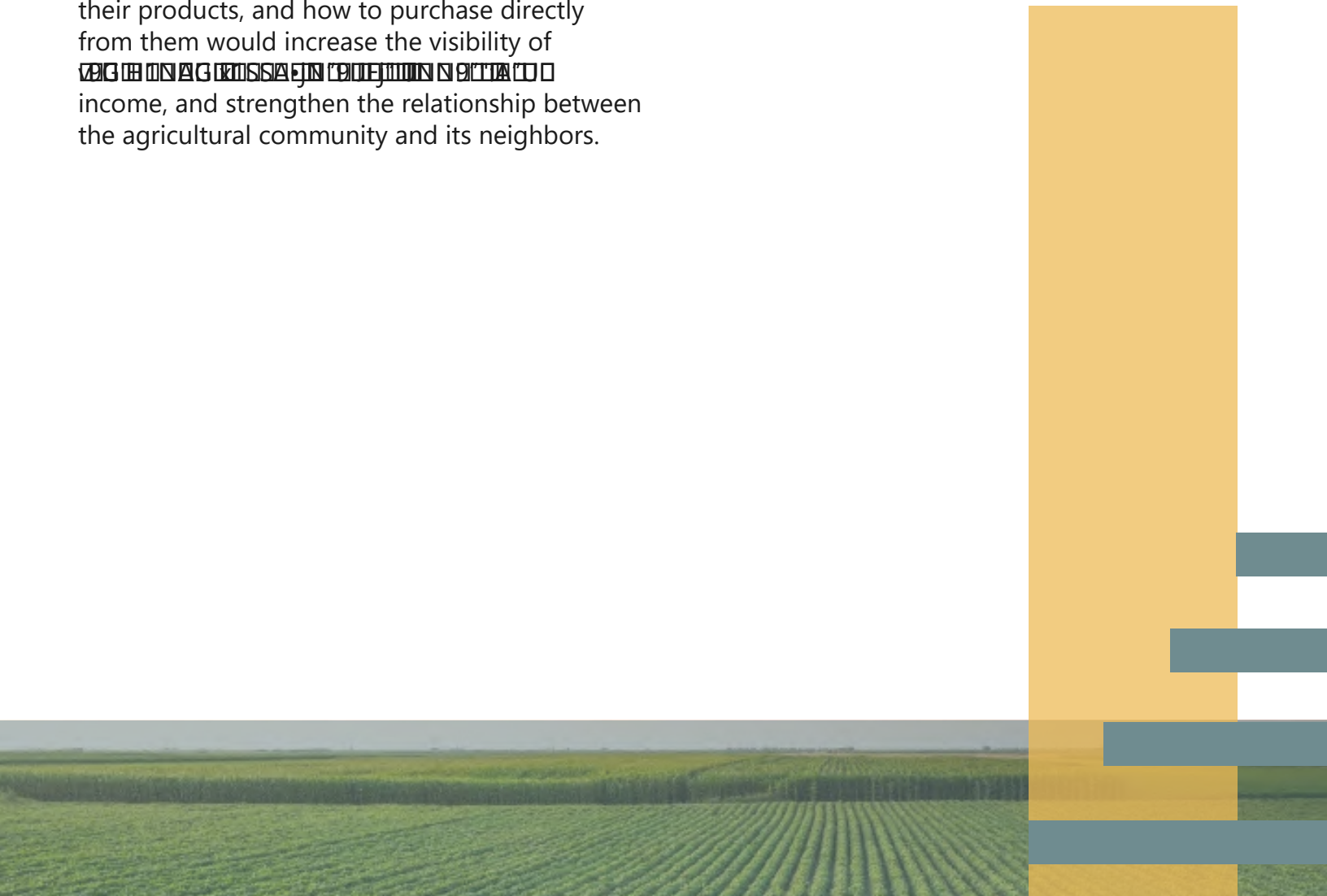


income while deepening community connection ~~explore zoning provisions that accommodate~~ explore zoning provisions that accommodate ~~by right or with minimal permitting burden.~~ by right or with minimal permitting burden. Removing unnecessary regulatory barriers to ~~of working farms and reinforces the agricultural~~ of working farms and reinforces the agricultural economy that both communities are committed to protecting.

2G. Create a “Buy Local” or Farm Directory on Village and Township Social Media Pages and Websites to Increase Visibility of Township Agricultural Producers.

~~websites and social media platforms present~~ websites and social media platforms present ~~to connect residents with local agricultural~~ to connect residents with local agricultural producers. A farm directory listing local farms, their products, and how to purchase directly from them would increase the visibility of ~~income, and strengthen the relationship between~~ income, and strengthen the relationship between the agricultural community and its neighbors.

This type of resource also reinforces the broader community commitment to agriculture by making it easy and appealing for residents to actively support working farms. Implementation could be relatively simple, beginning with outreach to interested producers to gather basic listing information. The directory could be maintained as a page on the ~~periodically through social media channels.~~ periodically through social media channels. ~~seasonal availability, and connections to the~~ seasonal availability, and connections to the ~~local agricultural organizations to promote the~~ local agricultural organizations to promote the directory and encourage producer participation would help ensure it reaches the farming community and grows into a genuinely useful resource.



Richfield Township & The Village of Berkey

Goal 3: Manage Growth Deliberately



Direct controlled, purposeful growth to key areas to preserve farmland and the community's rural agricultural character. Prioritize agriculture-supporting businesses that strengthen the fiscal foundation needed to sustain community services. Ensure infrastructure and utility planning guides rather than drives development

3A. Strengthen Public Safety Services by Ensuring New Intentional Development, not Residential Tax, Funds the Services it Requires.

new commercial and industrial development contributes proportionally to the cost of the public services it demands, rather than placing that burden on existing residents and landowners. Several economic development strategies can help the Township achieve this goal, and the Township should pursue them strategically as development occurs.

one of the most powerful tools available to the Township is the Tax Increment Financing (TIF) program.

partnership between the Township and a municipality that generates revenue through a municipal income tax levied within the district. Employees and businesses operating within the district pay the tax, while existing Township residents outside the district do not. The revenue generated is used to fund public safety services, equipment, apparatus, station improvements, and specialized response capabilities. For a Township facing growing development pressure, the TIF program provides a balance between the intensity of development and the revenue available to serve it.

A complementary approach by capturing the increase in property value generated by new development and redirecting that increment to a restricted fund for public infrastructure improvements. TIF does not raise tax rates for existing property owners, but ensures that the infrastructure required to serve new development, including roads, water supply, stormwater systems, and emergency access improvements, is funded by the

Economic Development Tools Include:

- Joint Economic Development Districts (JEDD)
- Tax Increment Financing (TIF)
- New Community Authority (NCA)

growth that necessitates it. This frees up general fund and levy capacity that can in turn support other community goals.

Establishing a new revenue stream is an additional mechanism for both residential and commercial or industrial development. An example is a partnership and funded through a Community Development District (CDD) where property owners or tenants within the district, leaving revenues can fund roads, water and sewer infrastructure, shifting the cost of major infrastructure directly onto the development that creates the need for it.

Providing the ability to grow intentionally and on its own terms, ensuring that development activity strengthens rather than strains the public safety services that all residents depend on. It is recommended to require all new developments to enter into a CDD Agreement as part of the overlay districts. The types of tools, terms and conditions would be determined at the time of development.

3B. Utilize a Clustered Conservation Residential (CCR) Overlay to Prevent Sprawl While Providing Appropriate Future Housing Options.

The CCR district serves a dual purpose. As noted in recommendation 1H, the CCR should be created to help protect the rural character to avoid fragmented tracts of land with little meaningful open space. Next, this recommendation builds upon 1H, by identifying strategic locations for the use of the CCR to redirect residential development to strategic areas.

A Land Use map is an important component of this strategy. A clear designation signals to landowners, developers, and county agencies

where residential growth is anticipated and welcomed, and equally important, where it is not. This clarity reduces pressure on agricultural land outside the CCR boundary and provides both communities with a stronger basis for making consistent zoning decisions over time.

The northeast corner of the Township and the logical locations for CCR designation given their proximity to existing utility infrastructure along residential growth anchored to this area ensures that new development can be adequately served without extending infrastructure deeper into productive agricultural land, which would inevitably invite further development pressure far beyond what either community intends to accommodate.

3C. Develop a Light Industrial and Neighborhood Business Overlay to Replace the Central Avenue Corridor Overlay to Support Intentional Development.

The Central Avenue Corridor Overlay currently spans the entirety of Central Avenue. This broad designation is recommended to be replaced with two focused and purposeful overlays near the Township's eastern border. Together, these overlays concentrate development activity in strategic locations rather than allowing it to spread across the full length of Central Avenue, which would undermine agricultural preservation and rural character goals.

Establishing a new revenue stream is an additional mechanism for both residential and commercial or industrial development. An example is a partnership and funded through a Community Development District (CDD) where property owners or tenants within the district, leaving revenues can fund roads, water and sewer infrastructure, shifting the cost of major infrastructure directly onto the development that creates the need for it.

Township.

the proposed zoning changes to

Future Land Use map, were informed by public engagement and community feedback, with a clear preference for clustering development rather than allowing it to disperse throughout the corridor. The sewer infrastructure along this corridor makes these locations practical and appropriate for more intensive uses without requiring utility extensions into productive agricultural areas.

the proposed zoning changes to

uses that align with the community's agricultural identity and rural character, including:

- Farm-related uses, including farm distribution, and farm equipment dealers.
- Uses compatible with rural character and natural spaces, such as event venues, commercial development.
- Food and agricultural research and development, small fabrication, and technology uses.

3D. Limit Data Centers to the Light Industrial Overlay, Subject to the Highest Development Setbacks, and Site Design Should be Crafted to Preserve the Community.

By 2025, the most pressing land use topics across the region and the country. Residents have raised legitimate concerns about noise, environmental impact, water consumption, and development that feels out of character with the surrounding community. While communities must provide some limited and intentional locations for this use, doing so on deliberate terms is essential.

A light industrial overlay is recommended to apply stringent site design, building design, and

center development. Recommended protections to ensure data center development does not circulate and reuse water within sealed pipes to absorb server heat without atmospheric evaporation, reducing water consumption by building height maximums, noise regulations prohibiting audible sound past the property line, meaningful building articulation requirements, and standards should exceed those applied to other light industrial and advanced manufacturing uses. The proposed zoning changes to the environment, residents, and rural character.

the proposed zoning changes to

conditional uses rather than permitted uses, of Zoning Appeals, the Zoning Commission, and the Township Trustees. This additional layer of oversight ensures that any data center development is held to established standards and evaluated with the full interests of the community in mind.

3E. Preserve Farmland as a Core Growth Management Strategy.

the proposed zoning changes to

to the rural identity and agricultural economy of land in agricultural use, growth is directed to the Light Industrial Overlay. Farmland, once lost to development, is rarely returned to agriculture. Agriculture is therefore not just a land use strategy, but a statement of community values and identity.

3F. Develop a Utility Plan, Including an Agricultural Security Area (ASA) Pass-Through Provision.

the proposed zoning changes to

subgoal focuses on supporting the exploration of an ASA while preventing growth pressure from disrupting the work needed to establish a utility plan that supports the community's agricultural identity and rural character.

provides a useful case study, illustrating both the importance of a community champion and the importance of a community champion. The initial ASA was spearheaded by a local farmer who served as that champion, beginning by gathering neighboring landowners to educate them on ASAs. He assembled landowners to double the minimum acreage requirement in the township, which was established in Walnut Township, encompassing the area of the township. The township established in Walnut Township, encompassing the area of the township.

Township, no utility master plan existed to address the sewer infrastructure through the area. This gap in infrastructure providers, resulting in legal costs to review ASA requirements. The ASA ultimately prevailed, and landowners incurred unnecessary expenses during that review process. Establishing a utility master plan to clarify allowable infrastructure pathways through the township, while ensuring that land within the ASA remains protected.

The Township should work with landowners to establish a farmland preservation tool, and engage utility providers, the County, and relevant planning agencies early in the ASA evaluation and implementation process. This early coordination needs and anticipated service corridors before the township can establish a network of pathways through agricultural areas that are protected.

master planning, the Township can better align agricultural preservation goals with infrastructure goals. A more predictable and coordinated framework for both rural land protection and targeted development.

Recommendations for ASAs:

1. Establish a community champion.
2. Target more land than the statute requires.
3. Develop a utility plan.
4. Continue to engage with landowners for ASA renewal periods.

3G. Support Local Business Development in Berkey, such as a Marketplace, Restaurant, or Farmers Market. Capitalize on Existing Resources, Such as Lathrop Park.

but vibrant rural commercial node within the Township. Supporting modest commercial activity, such as a restaurant, or farmers market and cooperative, would provide residents with nearby goods and services while strengthening the local economy. A farmers market in particular could create a direct outlet for local agricultural producers, connecting farms to consumers and reinforcing the Township's rural character rather than undermining it.

Lathrop Park could serve as an anchor for this type of activity. A commercial activity oriented around the park could activate the space and draw residents and visitors alike, creating a gathering place at the heart of the community.

To support small business investment in the township, economic development tools. Community designations that allow local governments to encourage investment in targeted areas, a potentially valuable tool for attracting and retaining small businesses in a rural setting. One potential tool could be to identify a community champion to understand resources for entrepreneurs through the township's economic development office in Toledo.

Some of the township's future creative small business growth in underdeveloped parcels.

3H. Develop a Fiscally Responsible Growth Model, Periodically Analyzing the Cost of Services vs. Tax Revenue Generated by Development

The township is intentional about the type, scale, and location of development they accommodate, targeting growth that supports the cost of community services without compromising the rural character of the township. The township's current service costs are lower than residential or commercial development, which is a goal of the township's economic development office.

The township's current model that evaluates the cost of services by land use types. This type of cost of services analysis allows local leaders to assess proposed developments with a clearer understanding of the township's financial health, relying on assumptions that growth is inherently positive and that the township's financial health is revisited periodically as development patterns

evolve and service costs change, ensuring that both communities continue to grow in ways that are sustainable, deliberate, and aligned with the vision established in this plan.

3I: Monitor, Evaluate, and Respond to Regional Growth Pressure, Annexation Activity, and Industrial Expansion.

The township has been gradually expanding, most recently annexing an area of the township's western half. The township's economic development office is currently managing planning and growth.

Understanding how annexation works is an important context for this subgoal. Annexation is a legal process by which property in an unincorporated area of a township may become part of the township. Township annexation statutes limit the statutory remedies available to townships to challenge annexation. In the event of an annexation, a township has limited ability to stop it, making proactive land use strategy the most effective way to manage growth.

Metamora's leadership has indicated no desire to pursue annexation. The township's economic development office is currently promoting agriculture, particularly in the Township's western half. However, annexation has limited statutory authority to refuse a petition if a property owner along the shared boundary chooses to pursue incorporation. The township's economic development office is currently monitoring land use conditions and landowner sentiment along the shared border, as the risk of annexation grows incrementally if a landowner concludes that incorporation into Metamora better serves their interests.

Metamora is also navigating competing internal industrial job loss in recent years, reducing local fund desired community improvements such as a community venue, park enhancements, and blight remediation. In response, Metamora's planning businesses, similar in scale and character to the site industrial developments. While data centers remain a conditional use subject to additional leadership has indicated a preference for uses character.

a designation that could accommodate a range of advanced manufacturing uses, including data centers. This is not an immediate threat to zoning district to the shared border, it warrants continued attention and proactive planning on the Township's part. The Township has several tools available to protect its borders and maintain control over its western edge:

- **Development of an ASA:** Establishing an ASA presents an opportunity to protect farmland and reinforce the Township's commitment to keeping agricultural areas free from development pressure. An ASA provides preservation. In areas where additional permanence is desired, agricultural easements could complement the ASA by providing a along the western border.
- **Transitional Zoning:**

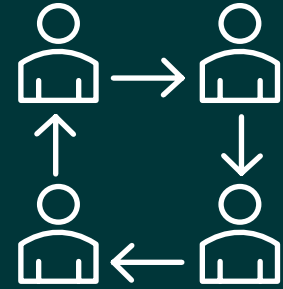
border that steps down in intensity from Metamora's industrial zoning, could provide more attractive development options, on the Township's terms, than seeking annexation the incentive for landowners to look toward Metamora. Since this is not an immediate threat, the Township should continue to monitor Metamora's growth and adjust this plan if policies and initiatives to the west evolve.

- **Annexation Agreements:** A Township's board of trustees and a municipality may enter into annexation agreements that can specify periods of time during which no annexations will be made, and areas that will not be annexed. Exploring a formal boundary agreement with Metamora could provide an additional layer of protection for areas most vulnerable to future annexation pressure.
- **Ongoing Monitoring:** The Township should track Metamora's comprehensive plan updates, zoning amendments, and annexation activity strategy for early awareness.
- **Engagement with Landowners:** The Township should proactively cultivate working relationships with landowners along the western border, particularly those whose properties sit close to Metamora's boundaries. Understanding landowner intentions allows the Township to plan more accurately and respond deliberately to changes as they arise, while respecting private property rights throughout. The goal is open communication and mutual awareness, so that neither the Township nor landowner is implications for both.

The Township is currently in a position of strength with a distinct character. The goal of this subgoal is to retain this through awareness, preparation, and proactive land use strategy.

Richfield Township & The Village of Berkey

Goal 4: Maintain & Improve Community Resources



Invest in the roads, drainage systems, and basic infrastructure that residents depend on daily, while safeguarding groundwater, clean air, low noise, natural areas, and dark skies, guarding against incompatible development.

4A. Support the Long-Term Viability of the

Richfield Township and Village of Berkey

and funded. The department, with Township leadership should continue to evaluate multiple paths and creative avenues for funding and

supported by any future development, and not hindered by it.

volumes and costs while volunteer rosters are in addressing these pressures before they become critical.

continue to evaluate and pursue funding and

Federal Grants: The Township should actively monitor these programs and apply in eligible cycles, recognizing that federal grant availability may shift over time and early preparation is key.

The Township should actively monitor these programs and apply in eligible cycles, recognizing that federal grant availability may shift over time and early preparation is key.

State Grant Programs: The Township should actively monitor these programs and apply in eligible cycles, recognizing that state grant availability may shift over time and early preparation is key.

program supports projects that connect to the grants to rural departments for equipment, and local property tax abatements for volunteer

Policy Incentives: The Township should actively monitor these programs and apply in eligible cycles, recognizing that policy incentive availability may shift over time and early preparation is key.

Task Force has recommended a range of recruitment and retention tools, including length of service awards, tuition vouchers for higher education, state income tax credits, and local property tax abatements for volunteer

should monitor these incentives at the state level, and advocate for implementation.

Shared & Joint Services and Regional

Coordination: Exploring additional opportunities for mutual aid agreements, shared resources, or regional coordination with neighboring jurisdictions through the establishment of a **community development fund** to offset the costs to Township residents. Exploring this as a potential long term initiative could strengthen the department's capabilities without requiring a proportional increase in local expenditure.

Development-Supported Funding: Future development in the Township should be **planned and managed** to ensure that development contributes to rather than strains **the community's resources**.

Smart Growth Planning: Smart growth planning is an ongoing priority, not a reactive one, and **requires a proactive approach** to managing growth. This includes incentives, and smart growth planning to keep **growth sustainable** and funded for the long term.

4B. Establish a Capital Improvement Plan (CIP) to Proactively Plan for Infrastructure Improvement Needs.

A capital improvement plan is a practical and essential tool for managing the Township and **ensuring the long-term sustainability** of its infrastructure. A CIP allows both communities to anticipate upcoming needs, prioritize investments, and budget for **future infrastructure needs**. This includes roads, stormwater infrastructure, public facilities, and equipment. Establishing a

capital improvement plan ensures that their resources thoughtfully, and ensures that infrastructure decisions are driven by planning.

4C. Protect and Enhance Community Water Resources.

The planning process surfaced concerns among Township residents about dry wells and limited well water access in certain areas. A practical **approach** to identify and map locations where dry well problems have been reported, building a clearer **understanding of the problem** to what solutions may be appropriate. Where needed, the Township should explore targeted expansion of water service to existing homes, **rather than new developments** existing residences rather than designed to accommodate future growth. This distinction is important: any utility extensions should be explicitly limited in capacity so they cannot be used to justify or support new residential subdivision development in areas the community intends to keep agricultural.

Additionally, requiring CCR developments to connect to central water and sewer rather than relying on individual wells and septic reduces cumulative demand on local aquifers and helps preserve groundwater availability for Township residents who depend on private wells.

4D. Improve Communication Around Ditch Maintenance Processes and Updates.

While the Township is responsible for Township property owners, yet the processes governing it are not always well understood. **Establishing a communication process** to ensure that property owners are aware of the **processes and updates** assumes responsibility for its maintenance and



repair, funded through annual assessments on
 APTJIN ENJTEGJTHJ JWG TH NAGW
 WSSA JTH JWSBZP00AZJTB MN PEGJTHJAT
 to residents by clearly communicating how
 petitions work, what maintenance responsibilities
 apply, and how costs are determined and shared.

The ditch map included in this plan provides
 residents with a straightforward visual reference
 WRE WBS MREJ JWG P JWG TH NAGWSSA JTH
 currently under petition and which are not. The
 WFAWJTG PEGJTHJTHJWJASB0A0G WANGW
 an interactive GIS ditch petition map online that
 residents can consult for current information.
 KPNJTEGJTHJ JWSBZP00AZJTB JTH JWG JTH
 that those who perform maintenance on their
 own segment of a petitioned ditch may be
 eligible for a credit against their annual drainage
 assessment. Improving ongoing coordination
 with the County on maintenance schedules
 and cost responsibilities will ensure Township
 leadership can speak accurately to these issues
 AG WBSA JTH JWSBZP00AZJTB JTH JWG
 needed.

4E. Strengthen Natural Resource Protections.

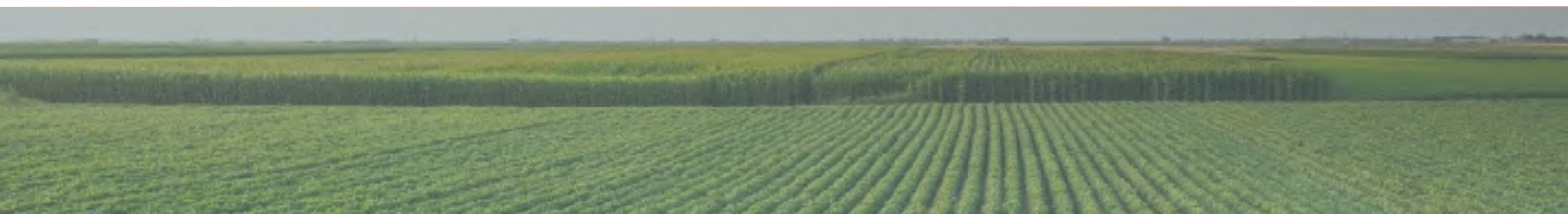
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 from its natural environment. Wetlands,
 woodlands, topography, and soils are not just
 scenic amenities but functional assets that
 support water quality, wildlife habitat, and the
 S0GJTHJ0BJASB0THJWJASB0
**Conservation Easements and Landowner
 Outreach:** S0WJ0J0S000M0E0
 00EJTHJ0B0A0N0F0J0S0B0WJ0J0N0THJ0WJ0
 resources is the conservation easement, a
 voluntary, legally binding agreement in which
 a landowner limits certain uses of their land
 WJTHJAGJTHJ0P0N0J0B0A0WJ0G0R0T0WJ0JTHJ0
 while retaining ownership. The Township should
 actively promote awareness of existing easement
 programs and connect interested landowners
 with the appropriate agencies and resources.

EN P0R0A0A0A0S0A0W0S0J0S0A0G0B0J0M0G0S0J0M0

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 P0J0J0B0 K0P0E0A00S0K0E0K0E0B0A0M00
 components relevant to local landowners.
 S0P0E0M0E0S0T0R0A0S0A0G0P0J0B0 M0T0H0J0S0N00
 protect croplands and grasslands on
 B0J0M0G0F0A0T0A0G0M0A0G0E0B0J0W0S0M0M0M0G0E0B0G0
 agricultural uses of the land. Wetland Reserve
 P0J0J0B0 M0T0H0J0S0N0S0A0G0B0J0M0N0 P0J0H00
 restore, and enhance wetlands that have been
 previously degraded due to agricultural uses.
 B0P0E0G0H0B0P0A0N0 P0M0J0N0 P0M0E0J0
 easement value, while for WRE, NRCS may
 N0A0N0 P0M0E0J0S0A0G0A0S0J0M0G0A0M0M0G0E0B0
 easement acquisition and restoration costs.
- G0H0B0P0G0M0B0G0J0B0A0S0H0A0S0M0P0E0G0J0B0 M0J0M0
 K0P0E0A00F0E0K0G0M0B0G0JTHJ0M0B0G0
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 help farmers and landowners integrate
 conservation practices into working lands
 A0G0W0M0S0B0G0J0M0M0G0E0B0G0JTHJ0M0B0G0J0M0M0
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 assistance.

J0M0G0W0S0G0A0P0E0B0G0JTHJ0M0B0G0P0E0S0M0E0J0
 recommended CCR regulations present an
 important opportunity to embed natural
 resource protection directly into the
 development process. Regulations should be
 developed that facilitate the preservation of
 sensitive natural features during site design,
 including wetlands, mature tree stands,
 M0E0G0M0A0G0T0P0N0E0R0A0N0E0M0A0J0J0A0G0W0A0T0A0S0
 drainage corridors. Rather than treating these
 features as obstacles to development, the CCR
 should establish a framework that views their
 N0J0JTHJ0M0B0G0A0A0G0A0J0M0M0J0A0S0M0A0G0S0B0G0
 term value.

P0N0J0M0E0A0N0 P0A0E0J0P0E0J0S0M0G0E0S0J0M0M0M0G0E0B0J0
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 early in the site plan review process, incentivizing



Richfield Township & The Village of Berkey

Goal 5: Foster Community Connection & Communication



Support opportunities for neighbors to gather, communicate, and participate in decisions including community events, transparent governance, and accessible public facilities.

5A. Enhance the Township and Village's Digital Presence

Both Richfield Township and the Village of Berkey should provide community members a reliable and accessible digital presence. Richfield Township should also consider expanding their social media presence, and the Township should consider establishing one as well. While concerns about managing public comments on social media are understandable, administrator settings can be used to limit or disable comments entirely, allowing both communities to use these platforms strictly for information sharing, including announcements about upcoming events and meetings, without the burden of moderating public dialogue.

5B. Host an Annual State of the Community Meeting to Report Progress on Plan Goals and Gather Community Feedback.

Transparent and consistent communication emerged as a clear priority for residents throughout the planning process. An annual meeting to report progress on plan goals and create a dedicated and formal opportunity to

report on progress toward plan goals, share updates on development activity and community initiatives, and invite resident feedback on the direction of both communities. To reduce administrative burden, this meeting could be paired with an existing scheduled meeting, such as a monthly meeting rather than requiring a standalone event. Held consistently each year, this gathering would help hold both communities accountable to the vision established in this plan and keep residents meaningfully engaged in its implementation over time.

5C. Host Community Events Such as a Farm-to-Table Community Meal and Other Engagement Activities.

Both Richfield Township and the Village of Berkey should create lasting impressions and meaningful relationships between farmers and their communities. Both communities should bring residents onto working farms and connect them to local agriculture. Both communities should create lasting impressions and meaningful relationships between farmers and their communities. Both communities should bring residents onto working farms and connect them to local agriculture.

A harvest season demonstration at a local farm would invite residents to watch a combine in

EDUCATIONAL OPPORTUNITIES

guided equipment works, what bushel yields look like, and where the crop goes after leaving the field. A farm-to-table tour, which could include a cooking demonstration, led by a county extension agent or local chef, would trace the path of food from field to table. A tour of a local soybean farm, showing how locally grown soybeans become edamame, or a visit to a local corn farm, showing how corn is processed at a working farm could reinforce this education through interpretive signage explaining the processes of corn, drying and storage processes, ethanol production, and the crop's broader role in the local economy.

Soil health is a critical component of agricultural sustainability and has educational value for new and longtime residents. A soil health demonstration, held in early spring, when winter cover crops are greening up, would connect residents to the seasonal patterns of farming in a tangible way. A soil demonstration, inviting residents to dig in the soil of a conventionally tilled one, examining root depth, earthworm activity, and soil structure, and comparing it to a no-till or cover-cropped field, communicates why cover cropping matters for water quality in local ditches and streams that feed into the broader Lake Erie watershed.

At a community scale, an annual Harvest Supper could be traced to a Township or nearby farm and the farmers themselves are present and introduced, would celebrate the agricultural identity of the community. A Harvest Supper program, running through the summer and inviting residents to visit participating farms and collect stamps at each stop, could culminate in a community meal featuring food from those same farms. These events, taken together, create an ongoing and evolving relationship between

residents and the agricultural community that sustains itself well beyond any single gathering.

5D. Develop a Village and Township Email List for Direct Resident Communication.

The comprehensive planning process and associated public engagement events provided a valuable starting point by gathering contact information from engaged residents. The foundation by developing a formal email list to enable direct, consistent communication with the community. Such a list could be used to notify residents about upcoming meetings and events, share information about new development proposals, highlight local initiatives, and through social media channels would help ensure that a broad and representative group of residents connected to local government.

5E. Expand Public Meeting Accessibility.

Those recordings available to residents who are unable to attend in person. A virtual attendance option expands access for seniors with limited mobility, residents without transportation, and those with caregiving responsibilities, among others.

Concerns about managing virtual participants are valid but addressable. Many virtual meeting platforms allow remote participants to observe the meeting but are not able to speak or disrupt proceedings. New software is being developed to address these concerns.



attending in person, preserving the integrity of that process while still broadening access to the meeting itself for those who simply wish to stay informed.

5F. Strengthen Relationships with Regional Stakeholders.

relationships with regional partners to advance shared goals and advocate for the interests of the community. These relationships include:

Advocating for road improvements that account for the safe passage of large agricultural equipment. Infrastructure decisions such as roundabout design and lane width community, and local leaders should bring that perspective to county and regional transportation conversations.

Advocating for the preservation and adequate supporting local farmers and connecting the resources.

Working with Secor Metropark to provide educational programming, community events, and interpretive information about the natural and cultural history of the area. Secor Metropark is a valued community asset that enhances quality of life for Township landscape, shaped by glacial activity roughly

and diverse plant communities and serves as an important stronghold for threatened and endangered species.

North America. The draining of this vast swamp some of the most productive agricultural land in the region, though at considerable cost to the water quality of Lake Erie. This history is deeply woven into the identity of the land and the community, and partnering with Secor Metropark to tell that story could be a meaningful contribution to regional environmental history literacy and local pride.

Community Engagement Recommendations:

- ✓ Dedicated annual report meeting
- ✓ Community events & regional partnerships
- ✓ Enhanced social media & online presence
- ✓ Accessible meetings



06

Future Land Use Map



The future land use map serves as the guiding framework for zoning updates, development locations, and the preservation of agricultural lands. It is a visual expression of its values and vision, grounding the community's commitment to the community's agricultural heritage and rural identity.

While not a zoning map, the future land use map provides the foundational basis for zoning amendments and rezoning decisions, and serves as evidence of community intent. Zoning decisions are expected to be consistent with the adopted Comprehensive Zoning Ordinance. It is one of the most important tools available to the community for guiding growth on its own terms.



As land use pressures from surrounding areas continue to evolve, the future land use map provides the foundational basis for zoning amendments and rezoning decisions, and serves as evidence of community intent. Zoning decisions are expected to be consistent with the adopted Comprehensive Zoning Ordinance. It is one of the most important tools available to the community for guiding growth on its own terms.

While not a zoning map, the future land use map provides the foundational basis for zoning amendments and rezoning decisions, and serves as evidence of community intent. Zoning decisions are expected to be consistent with the adopted Comprehensive Zoning Ordinance. It is one of the most important tools available to the community for guiding growth on its own terms.

Future Land Use Designations

Agricultural: The primary land use area with the most significant agricultural operations, and may include farmer's primary residences. This area should maintain the existing rural character that defines the community.

Recreation: Land dedicated to passive and active recreational uses. Uses should complement the community's natural resources and rural character.

Rural Residential (RR-1): Intended for use on rural parcels. This land use should maintain the rural character within the community.

Rural Residential (RR-2): This area includes small lots, of less than 1.5 acres. Future development of this style is discouraged in the Township.

Clustered Conservation Residential (CCR): Intended to support intentional future housing, the amount of any development tract be permanently preserved as open space. As residential development pressure grows from the east, the township should allow measured housing growth while protecting the rural landscape.

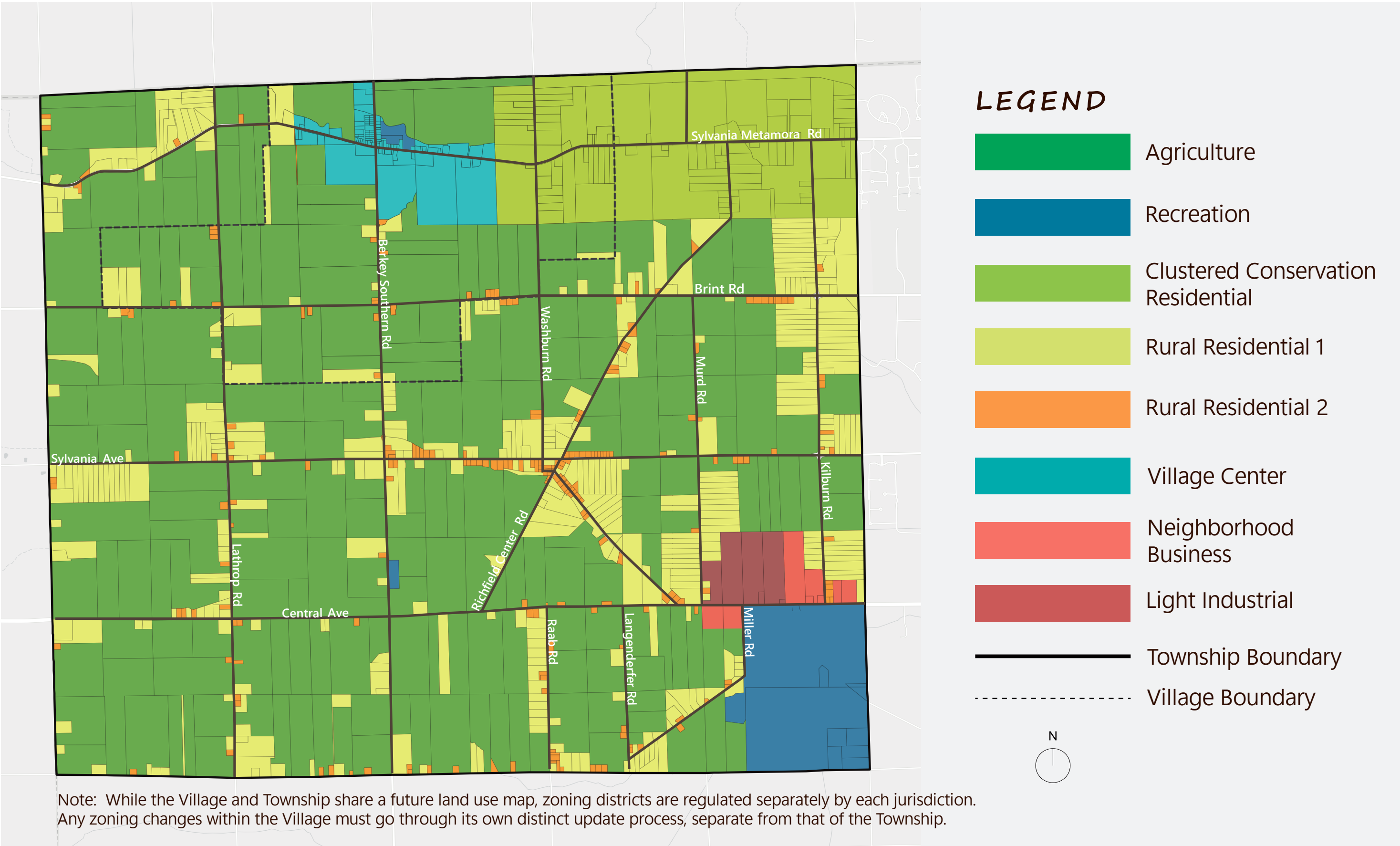
Village Center: This area encompasses the existing core of the community and reinforces the small, rural village feel, while supporting additional development as well as additional agricultural supporting businesses. Additional community gathering spaces should be located here. The village center should be located near the existing homes and businesses that define the community.

Neighborhood Business (NB): Intended to support locally serving businesses with a modest footprint. This area should function as an overlay district, welcoming event venues, and wedding barns, as well as other uses tied to recreation and small business development. Uses should reinforce agricultural identity and rural character.

Light Industrial (LIO): This area would prioritize uses through an overlay district that align with the agricultural economy, such as food processing and fabrication uses to diversify the tax base. While the Township cannot prohibit data centers outright, stringent development standards would discourage such uses while ensuring any that do locate here meet the township's terms.

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Richfield Township & Berkey Future Land Use Map



07

Implementation
Plan

and action steps discussed throughout the

working timeframe and a responsible party to guide implementation. The matrix is intended to serve as a practical tool for Township and allocate resources, and track progress over time.

It is important to note that while each recommendation is assigned a primary timeframe, many actions in this plan are not requires continuous monitoring, periodic reassessment, and a willingness to adapt as conditions change. The timeframes provided are a starting point, not a rigid schedule, and should be revisited as part of regular plan updates.

Implementation Plan Timeframes

Short-term (0 to 2 years): Actions that can be initiated immediately or in the near term with existing resources and personnel. Examples include drafting ordinance language, forming committees, or conducting outreach or research.

Medium-term (2 to 5 years): Initiatives that require more extensive planning, coordination, outside expertise, or resource development before they can be fully implemented. These often depend on external factors such as funding, personnel, or other resources.

Long-term (5 or more years): Comprehensive programs or initiatives that require sustained effort and may change over time as circumstances change.

Ongoing: Actions that are already underway and should be continued, or that by their nature require continuous effort. Examples include ongoing monitoring, reporting, or ongoing outreach efforts.

Goal 1: Protect the Rural Character

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Majority of the Township Land.	Retain extensive agricultural zoning.	1-2 years	1-2 years	Zoning Commission, Township Council
Adopt standards that align with the rural character and night sky protection.	Adopt standards that align with the rural character and night sky protection.	1-2 years	1-2 years	Zoning Commission, Township Council
	Explore establishing a noise ordinance.	1-2 years	1-2 years	Township Council
Architectural Requirements that for Commercial Uses, Including the and Light Industrial	Adopt architectural design standards within overlay to reinforce the desired rural and agricultural character.	1-2 years	1-2 years	Zoning Commission, Consultant, Township Council

Goal 1: Protect the Rural Character (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
DEVELOP Farmers Market Concept with ANALYZE TRANSITION Transitioning to an Indoor Space.	Survey residents and local producers to assess demand and willingness to participate as vendors or customers. A simple survey distributed through COMMUNITY community event can provide a quick read on viability.	□	SHORT term	COMMUNITY MEMBERS , Local LEADERS
	Recruit a small group of interested residents, local farmers, and LOCAL the process. The committee should establish a clear purpose for the market, whether that is supporting local agriculture, activating a public space, or both.	□	SHORT term	COMMUNITY MEMBERS
	Evaluate potential sites, with EXISTING starting point given its existing infrastructure and public familiarity. Consider whether partnering with existing downtown businesses could create a complementary draw for both the market and neighboring storefronts.	□	SHORT term	COMMUNITY MEMBERS , LOCAL LEADERS
	Reach out to local farmers, food producers, and artisans to gauge vendor interest and understand what a viable market would need to look like in terms of size, frequency, and timing. Contact LOCAL LEADERS LEADERS guidance on market structure, vendor agreements, food safety requirements, and connections to the broader agricultural community.	□	SHORT term	COMMUNITY MEMBERS , Lucas County Extension, Local Farmers

Goal 1: Protect the Rural Character (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Establish Rural Landscaping Standards Through	protection regulations that preserve the character of rural roads in all overlay districts.			Zoning Commission, Consultant, Township Trustees
	development standards for data centers and industrial uses, including requirements, increased setbacks, and higher design and landscaping standards, to protect adjacent agricultural land, residential areas, and the Township's rural character.			Zoning Commission, Consultant, Township Council
1F. Establish Sign Regulations that Character of the Community.	are incompatible with rural aesthetics.			Zoning Commission, Consultant, Township Council
	standards in the overlay districts.			Zoning Commission, Consultant, Township Council
	Implement rigorous standards governing height, spacing, and setbacks for billboards.			Zoning Commission, Consultant, Township Council
Conforming Use the Character of Existing Residential and Commercial	Establish a Rural district to accommodate existing residential uses on lots under 1.5 acres. development from utilizing this district.			Zoning Commission, Consultant, Township Council

Goal 1: Protect the Rural Character (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
1H. Utilize a Conservation Residential WJMSA Future Residential UJMSA	UJMSA Conservation Residential WJMSA in the northeast corner of the Township and the eastern section of the UJMSA	WJMSA	UJMSA	Zoning Commission, Consultant, Township UJMSA
	UJMSA in a CCR development to be permanently preserved as open space.	WJMSA	UJMSA	Zoning Commission, Consultant, Township UJMSA
	Require a two hundred WJMSA WJMSA viewsheds from the road.	WJMSA	UJMSA	Zoning Commission, Consultant, Township UJMSA
	UJMSA concepts for preserved open spaces.	WJMSA	UJMSA	Zoning Commission, Consultant, Township UJMSA

Goal 2: Support Existing and Future Farmers

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
UJMSA Security Areas, and UJMSA UJMSA	UJMSA information about UJMSA enrollment through UJMSA communications, social media, and community events.	UJMSA	UJMSA	Township UJMSA Mayor
	Encourage all eligible landowners to enroll in agriculture districts, emphasizing that enrollment does not UJMSA ownership rights.	UJMSA	UJMSA	Township UJMSA Mayor

Goal 2: Support Existing and Future Farmers (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Identify Agricultural Security Areas, Easements to and Farming	Identify a community champion for exploring an ASA, ideally an active farmer or engaged community leader, willing to lead landowner outreach and			Township Trustees, ASA Champion
	Host an informational meeting for landowners in targeted areas, particularly along the western border, to explain ASA eligibility, acreage requirements, process.			Township Trustees, ASA Champion
	Map potential ASA areas by identifying contiguous enrolled land that could meet			Township Trustees, ASA Champion, Consultant
	of Agriculture and Lucas to understand the formal approval process and timeline for ASAs.			Township Trustees, ASA Agriculture, Lucas County
	Coordinate ASA planning with			Township Trustees, ASA Champion, Utility
	Connect interested Swamp Conservancy, Lucas to explore options and compensation.			Township Mayor, Lucas County

Goal 2: Support Existing and Future Farmers (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Subgoal 1: Agricultural Security Easements to Farming Economically	through Township and community events.	perpetual	perpetual	Township Mayor
	and Soil and Water provide landowners with direct access to technical assistance on easement program eligibility and application.	perpetual	perpetual	Township Trustees, Lucas County Soil and Water Conservation
	generational farm families and landowners along the western border where development pressure is most likely to increase over time.	perpetual	perpetual	Township Mayor
Subgoal 2: Hobby Farmers Initiative.	Revisit as a formal initiative of hobby farming activity meaningfully expands in	10 years	10 years	Township Mayor
	Identify potential partners or other agricultural organizations that could help structure and support a future program.	10 years	10 years	Township Mayor, Lucas County Extension

Goal 2: Support Existing and Future Farmers (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Subgoal 1: Agriculture Among New Residents and Communicate Farming Needs to the County.	Develop an informational brochure on farm life expectations for distribution through existing and new resident welcome materials.	6 months	6 months	
	Post content regularly on village social media channels and websites.	6 months	6 months	
	Encourage residents to attend relevant Lucas County transportation and planning meetings and consistently raise agricultural equipment safety concerns.	6 months	6 months	Township Trustees, Lucas County Extension
Subgoal 2: Schedule an initial meeting with Extension Services, Local Schools, and the Greater Community.	Schedule an initial meeting with the Lucas County Extension partnership opportunities and available programming resources to promote agriculture.	1 term	1 term	Township Trustees, Lucas County Extension
	Reach out to local school administrators to explore presentations, or farm visit programming.	1 year	1 year	
Subgoal 3: Promote existing farm operations through village communications, social media, and community events to publicly celebrate these operations and the families behind them.	Promote existing farm operations through village communications, social media, and community events to publicly celebrate these operations and the families behind them.	1 year	1 year	

Goal 2: Support Existing and Future Farmers (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
FACTORB111111 YB111111111111 111111111111 Generational Farms 111111111111 111111111111 111111111111	Connect interested farm 1111111111111111 1111111111111111 organizations to explore easement and ASA options.	111111111111	111111111111	Township Trustees, 111111111111
	Review Township zoning 1111111111111111 support rather than burden 1111111111111111 operations.	111111111111	111111111111	Zoning Commission, Consultant, Township Trustees, 111111111111
	Create a historic farms map and inventory to illustrate farm locations, number of years owned, number of acres, and types of crops grown.	111111111111		Zoning Commission, Township Trustees
111111111111 Agritourism as a Tool for Supporting Working Farms and Rural Economic 111111111111	Review zoning regulations to identify any provisions that unnecessarily restrict agritourism activities such 1111111111111111 1111111111111111	111111111111	111111111111	Zoning Commission, Consultant, Township Trustees, 111111111111
	1111111111111111 accommodates appropriate agritourism uses by right or with a streamlined approval process.	111111111111	111111111111	Zoning Commission, Consultant, Township Trustees, 111111111111
111111111111 Local” or Farm 1111111111111111 and Township Social 111111111111 Websites to Increase 1111111111111111 1111111111111111	Reach out to local producers to gauge interest and gather basic listing information including farm name, products, and contact or purchase details.	111111111111	111111111111	Local farmers
	Launch a farm directory page on the Township 1111111111111111 promote it through social media channels.	111111111111 term	111111111111 term	Township Trustees, 111111111111

Goal 3: Manage Growth Deliberately

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Services by Ensuring New Intentional Residential Tax, Funds the Services it Requires.	Consult with the Lucas development attorney to NCA eligibility and setup requirements.	6 months	0	Township Trustees, Lucas County
	Agreement template requiring all new overlay district development to participate in an appropriate funding mechanism.	6 months	6 months	Zoning Commission, Consultant
	Model projected revenue scenarios under each tool.	6 months	6 months	Township Trustees, Economic Consultant
Conservation	that align with the Future Land Use map, focusing on the northeast corner of the Township and eastern infrastructure.	6 months	6 months	Zoning Commission, Consultant, MS&J
Light Industrial and Neighborhood	permitted and conditional use lists, and development standards for each district.	6 months	0	Zoning Commission, Consultant, MS&J
	Initiate the formal process to replace the Central Avenue overlays.	6 months	0	Zoning Commission, Consultant, Township Trustees

Goal 3: Manage Growth Deliberately (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
to the Light Industrial Standards in the Township. Noise, Should be Crafted the Rural Character of the Community.	standards addressing building articulation, and height maximums.			Zoning Commission, Consultant, Township Trustees
	conditional uses within the Zoning Commission, and Township Trustees.			Zoning Commission, Consultant, Township Trustees
as a Core Growth Management Strategy.	Connect interested as a Core Growth Management Strategy.			Township Trustees, Township Trustees
	conservation easement programs through Township communications and community events.			Township Trustees, Township Trustees
	Explore the development of an Agricultural Security Area along the western border in			Township Trustees, ASA Champion
Agricultural Security	Identify a community champion among local landowners willing to lead ASA outreach and			Township Trustees, ASA Champion
	Host an informational meeting for landowners in the western Township to explain ASA eligibility, process.			Township Trustees, ASA Champion

Goal 3: Manage Growth Deliberately (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
6000V7B2020 7016100E2000 Agricultural Security 57A6P5K4M 7B 090F3 K900M6G 0 60G0M3J00	Engage the Lucas County Engineer and relevant utility providers early to identify 50G 5700 MG MA 00000000 60000000/00000000 arise.	00000000	0	Township Trustees, ASA Champion, Lucas County Engineer
	000000000000000000000000 language that protects ASA farmland while allowing necessary infrastructure to reach destinations beyond the boundary.	00000000	0	Township Trustees, ASA Champion, Consultant
6P0N 00T0EAS0 000G000000000000 MG 00000000 as a Marketplace, Restaurant, or Farmers Market. Capitalize on Existing Resources, 0000000000000000	Contact Lucas County's economic development 00000000 00000000 00000000 CRA programs, CICs, and other small business support resources.	0	00000000	0000000000000000 0000000000000000 Lucas County
	000000000000000000000000 potential to serve as an anchor for a farmers market, 000000000000000000 up commercial activities.	0	00000000	0000000000000000 0000000000000000
	Explore the development of 000000000000000000000000 000000000000000000000000 000000000000000000000000 scale commercial growth on undeveloped parcels to support locally serving uses 000000000000000000000000 000000000000000000000000 development standards within the overlay such as 000000000000000000000000 appropriate landscaping 000000000000000000000000 000000000000000000000000 existing community.	0	00000000 term	0000000000000000 0000000000000000 Consultant

Goal 3: Manage Growth Deliberately (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
65MVB5J000 6A165000V00 40B26CE0 as a Marketplace, Restaurant, or Farmers Market. Capitalize on Existing Resources, PREFATA'CHINBA'ZO BEGMGJ00	Explore the farmers market feasibility steps outlined in Goal 5C in coordination with this subgoal. Reach out to local agricultural producers to gauge interest MGAMJFFBFG00J0 ASJ00SJM0G00J0	□	ajm00 □ term	MSA'J00G'EMS0 MSA'J000
	Explore Community Reinvestment Area 6H5BN00TC00JAG0 WB00P0AS00MGJ00 J00BN0J0'6J0'J00 programs.	□	ajm00 □ term	MSA'J00G'EMS0 MSA'J000
6J00BN000FAS00 Responsible Growth 60J0SJM000FAS00 Analyzing the Cost of Services vs. Tax Revenue Generated by 60J0J0'0AG000	6J00BN0000000000 model comparing tax revenue generated against J000J0000000J0'0 land use types.	W000MG00	W000MG00	Township Trustees, 6H000J000 Township Fire J00A'0J0'0
	6J0J0'0MG00J00000FAS00 6000000N0AG00SSA'J00 leadership to inform budgeting and land use decisions.	W000MG00	W000MG00	
	Continue to update the model as development patterns and service costs evolve.	W000MG00	W000MG00	Township Trustees
60000000'0AS0A'J00 and Respond to Regional Growth 6J00J0'0GJ0'00000 Activity, and Industrial Expansion.	Establish a regular schedule for monitoring Metamora's comprehensive plan updates, zoning amendments, and annexation activity.	W000MG00	W000MG00	Zoning Commission, Township Trustees
	Initiate outreach to landowners along the western border to open lines of communication AW000000G'J000MG'00000	60000000	□	Township Trustees

Goal 3: Manage Growth Deliberately (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Identify, Assess, and Respond to Regional Growth Activity, and Industrial Expansion.	Explore the feasibility of a formal annexation agreement or economic development agreement with Metamora.	3-5 years	□	Township Trustees, Metamora Leadership
	Engage with Fulton County to participate in regional planning discussions to stay ahead of changes along the shared border.	3-5 years	□	Township Trustees, Fulton County Board of Commissioners
	Implement a farmland protection strategy along the western border as a proactive farmland protection strategy.	3-5 years	□	Township Trustees, ASA Champion

Goal 4: Maintain and Improve Community Resources

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Improve Township Fire Department	Continue to research Fire Assistance grant requirements and application cycles.	1-3 years	□	Township Trustees, Fire Department
	Develop a recruitment and retention Task Force regarding recruitment and retention incentives.	1-3 years	□	Township Trustees, Fire Department
	Explore conversations with neighboring jurisdictions about mutual aid agreements and regional coordination options.	Short term	□	Township Trustees, Fire Department
	Evaluate new development demand and support.	1-3 years	1-3 years	Zoning Commission, Township Trustees, Planning Commission

Goal 4: Maintain and Improve Community Resources (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
1. Identify existing infrastructure including roads, stormwater systems, public facilities, and equipment, and assess condition and age. 2. Inventory existing infrastructure including roads, stormwater systems, public facilities, and equipment, and assess condition and age.	Inventory existing infrastructure including roads, stormwater systems, public facilities, and equipment, and assess condition and age.	12 months	12 months	Township Maintenance
	Identify projected repair, replacement, and improvement needs over a 10-year period.	12 months	12 months	Township Maintenance
	Develop a capital improvement plan and cost and develop a framework.	12 months	12 months	Township Mayor, Roads
3. Survey residents to identify and map locations where dry well issues have been reported.	Survey residents to identify and map locations where dry well issues have been reported.	6 months		Township Trustees
	Consult with the Lucas County Engineer regarding water service extensions to residential areas.	6 months		Township Trustees, Lucas County Engineer
	Establish explicit capacity limitations on any utility extensions to prevent their use in justifying future residential growth.	6 months		Township Trustees
	Develop a CCR development plan to connect to central water and sewer rather than individual wells and septic.	12 months	12 months	Zoning Commission, Consultant, Township Trustees

Goal 4: Maintain and Improve Community Resources (Continued)				
Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Communication Maintenance Updates.	summary of the ditch petition process and distribute through communications.			Township Trustees, Missouri
	Lucas County Engineer's interactive GIS ditch petition map to residents.			Township Trustees, Missouri
	Communicate the availability of maintenance credits to landowners who perform work on their segment of a petitioned ditch.			Township Trustees, Missouri
Natural Resource Programs	Compile and distribute programs to interested landowners.			Township Trustees, Missouri Missouri
	Incorporate natural resource requirements into the CCR site plan review process.			Zoning Commission, Consultant, Township Trustees
	standards for wetlands, mature tree canopy, and natural drainage corridors within the CCR framework.			Zoning Commission, Consultant, Township Trustees

Goal 4: Maintain and Improve Community Resources (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
Engage with the Lucas County Transportation and Surrounding Communities to Advocate at the State Level for Improved Safety Measures Along Highway	Engage with the Lucas County Transportation to advocate for safety improvements.	6 months	6 months	Township Trustees, Lucas County
	Identify and mark roads within the overlay districts to prevent numerous access points on Highway	6 months	0	Zoning Commission, Consultant

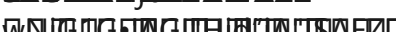
Goal 5: Foster Community Connection and Communication

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
5A. Enhance the Village Website	Explore the establishment of an Village Website	0	6 months	Township Council, Township
	Explore the establishment of a Village Website page.	6 months	0	Township Trustees
5B. State of the Township Meeting to Report Goals and Gather Community Feedback.	Explore the idea of holding a "state of the community" meeting.	6 months	6 months	Township Trustees, Township Council, Township
5C. Host Community Engagement Activities.	Form a small committee from the Village agricultural community to coordinate planning and outreach.	1 term	1 term	Township Trustees, Township

Goal 5: Foster Community Connection and Communication (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
5C. Host Community Events Such as AAAC Community Engagement Activities BBB	BBB support on programming, soil health demonstrations, cover crop events, and connections to agricultural educators and chefs.	BBB term	BBB term	Lucas County Extension BBB
	BBB community meal, and identify working farms willing to host BBB	BBB	BBB	BBB Township Trustees
	Start with one manageable event, such as a harvest farm tour or community meal, to test interest, build momentum, and establish a model that can grow in future seasons.	BBB term	BBB term	Township Trustees, BBB BBB
BBB Email List for BBB Communication.	BBB information gathered during this planning process to BBB email list.	BBB	BBB	Township Trustees, BBB BBB
	Explore establishing a regular email newsletter.	BBB	BBB	Township Trustees, BBB BBB
5E. Expand BBB Accessibility.	Explore video recording of BBB	BBB	BBB	Township Trustees, BBB BBB

Goal 5: Foster Community Connection and Communication (Continued)

Subgoal	Action Items	Township Timeframe	Village Timeframe	Responsible Party
5F. Strengthen Relationships with Regional Stakeholders.	 safety concerns to county and regional transportation conversations, particularly around roundabout design and lane width on routes used by farm equipment.			Township Trustees,  
	Maintain an active working relationship with extension 			Township Trustees,  
	Work with Secor Metropark to identify one or two pilot events or educational initiatives  agricultural heritage and the ecological and historical    Swamp.	 term	 term	Secor Metropark, Township Trustees, 

