

**PORTAGE TOWNSHIP**

**LAND USE PLAN**

**2012 - 2020**

## PORTAGE TOWNSHIP LAND USE PLAN

Portage Township is located in the eastern end of Ottawa County and is bordered by Bay and Erie Townships on the west, Danbury Township to the east, Sandusky Bay to the south and Lake Erie, Catawba Island Township and the City of Port Clinton to the north. Portage Township's land use is definitely influenced by the seasonal/tourism impact, but many areas would still be considered relatively rural in nature. The township contains 6,486 acres of land contained within 10.13 square miles, making it the fourth smallest township in Ottawa County. One incorporated area, the City of Port Clinton, lies partly within the geographic area of the township.

The land use plan committee was appointed by the Portage Township Trustees. The committee consisted of the following people:

Drew Surovjak	Township Trustee
Sam Conte	Township Trustee
Mary Gardner	Zoning Inspector
Dave Gill	Zoning Commission
Paul Berndt	Board of Zoning Appeals
Bill Smart	Board of Zoning Appeals
Jerry Huskey	Citizen
Matthew Capodice	Citizen

The committee met numerous times to review the existing land use maps, physical components, zoning issues, anticipated demands for different land uses, and population projections. They then developed the future land use plan presented herein.

### POPULATION

Several issues were noted when the population figures were examined. The population base of Portage Township decreased from 1960 to 1980 and increased slightly from 1980 to 2000. However, from 2000 to 2010, Portage Township experienced a 20.9% decrease from 1,634 persons to 1,291. The City of Port Clinton's population followed an opposite pattern showing increases between 1960 and 1980 and decreases between 1980 and 2000. However, like Portage Township, the City continued to lose population between 2000 and 2010. The following table reflects the actual population numbers and percent change since 1960 for Portage Township and the City of Port Clinton.

Year	Portage Township	% Change	Port Clinton	% Change
1960	2,152		6,870	
1970	1,685	- 21.7%	7,202	+ 4.8%
1980	1,568	- 6.9%	7,223	+ 0.3%
1990	1,600	+ 2.0%	7,106	- 1.6%
2000	1,634	+ 2.1%	6,391	-10.1%
2010	1,291	-20.9%	6,056	- 5.2%

When comparing the population statistics, there is no clear, definitive explanation for the decrease in population from 1960 – 1980 for Portage Township. A possible reason for the population loss for the City of Port Clinton between 1990 – 2010 and Portage Township from 2000 - 2010 is the number of year round housing units versus vacant housing units. Below is the housing unit information for Portage Township and Port Clinton as obtained from the US Census. A vacant housing unit is a unit that is used for seasonal, recreational, or occasional use or is for sale and vacant.

Portage Township

Year	# of Occupied Housing Units	% Change	# of Vacant Housing Units	% Change
1990	602		229	
2000	653	+ 8.47%	313	+ 36.68%
2010	570	-12.71%	471	+ 50.48%

City of Port Clinton

Year	# of Occupied Housing Units	% Change	# of Vacant Housing Units	% Change
1990	2,859		615	
2000	2,777	- 2.87%	727	+ 18.21%
2010	2,633	-5.18%	831	+ 14.31%

As the housing unit statistics illustrate, the number of occupied housing units for Portage Township decreases between 2000 – 2010 while the number of vacant housing units increases. From 1990 – 2010, the number of occupied housing decrease and the vacant housing units continue to increase for the City of Port Clinton.

The number of persons per household for Portage Township decreased from 2.66 in 1990 to 2.50 in 2000 to 2.26 in 2010. For the City of Port Clinton, the number of persons household decreased from 2.49 in 1990 to 2.30 in 2000 to 2.24 in 2010. This trend, along with the occupied versus vacant housing units, helps to explain the decrease in the area's year round population.

The projected population for Ottawa County, prepared by the Office of Policy, Research and Strategic Planning of the Ohio Department of Development, is as follows:

Year	Projected Population
2010	41,428 (actual)
2020	40,270
2030	38,520

The estimates show a decrease of the county population by approximately 2.8% from 2010 – 2020 and by approximately 4.3% from 2020 – 2030. Estimates are not available for the municipalities and townships, so it is unknown as to the projected population of Portage Township and the City of Port

Clinton. However, if the trends remain the same, the population of Portage Township and Port Clinton will continue to decrease.

Below is a table that identifies the number of lots created and the number of building permits issued by the Ottawa County Building Inspection Office for new residential homes in Portage Township for 1991-2000 and 2001-2010.

Decade	# Of Lots Created	# Of Building Permits Issued
1991-2000	97	63
2001-2010	47	68

By comparison with the other townships in Ottawa County, Portage ranked tenth for the number of lots created over the past twenty years, and tenth from 1991-2000 and tied for ninth from 2001-2011 for the number of residential building permits issued.

# Of Lots Created By Township  
1991 - 2011

Danbury	1008
Catawba Island	510
Allen	478
Carrroll	280
Benton	253
Salem	234
Put-in-Bay	184
Harris	183
Clay	167
Portage	144
Bay	140
Erle	91

# Of Building Permits Issued  
By Township  
1991 - 2000

Danbury	430
Catawba Island	261
Allen	181
Salem	151
Put-in-Bay	135
Benton	124
Bay	110
Carrroll	98
Harris	89
Portage	63
Clay	59
Erle	39

# Of Building Permits Issued  
By Township  
2001 - 2011

Danbury	446
Catawba Island	378
Allen	195
Carrroll	125
Put-in-Bay	107
Benton	86
Clay	84
Salem	83
Harris	76
Portage	76
Bay	70
Erle	29

The land use maps prepared for 1970 and 1994 reflected dispersed single-family residential construction. Although a 2012 land use map was not created, dispersed single-family residential construction continued, however, concentrated residential development occurred west of Fulton Street and south of Luschinger Road on approximately one acre house lots. Therefore, the committee continued to support dispersed single-family development on ¾+ acres of land in specific areas of the township, especially in areas not serviced by public sewer.

### ZONING

The second area examined was the zoning change requests from 1995 through 2011. By reviewing zoning changes, reflection on the need to provide specific types of zoning districts and a trend towards certain types of development over the last eighteen years may become clear. Below is a list of zoning district changes by type and number of requests.

Type Of Rezoning Request	Number of Cases 1989-1994	Number of Cases 1995-2011	Number of Cases 1989-2011
"R-1"	2	6	8
"R-2"	0	1	1
"R-3"	1	2	3
"R-4"	0	2	2
"C-1"	4	3	7
"C-2"	13	20	33
"C-3"	3	0	3
"M-1"	0	2	2
"M-2"	1	2	3
"PUD"	0	1	1
Total	24	39	63

Between 1995 and 2011, thirty-nine zoning district change requests were processed versus twenty-four between 1989 and 1994. Since the inception of zoning in 1989, the majority of the rezoning requests were to the commercial districts with the "C-2" General Commercial District the most sought after rezoning. The rezoning requests were mapped to see if a trend could be identified. Between 1989 and 1994, a majority of the commercial rezoning requests were in the immediate vicinity of either State Route 163 or State Route 53. Only two rezoning requests were processed south of the Conrail tracks and both of these were to residential districts. Between 1995 and 2011, the commercial rezoning requests were situated along State Route 163 and State Road. The residential rezoning requests were dispersed throughout the township.

One rezoning request was to the PUD District, which was located south of the Conrail tracks and along Plasterbed and Lockwood Roads. Approximately 670 acres was rezoned in 2005 to the PUD District. The applicant has yet to submit a development plan for the township's consideration.

## PHYSICAL COMPONENTS

The physical components were examined in the 1995 Plan. There were no surprises or limitations found during the committee's review. Depth to bedrock is a minimum of twenty (20) feet in a limited amount of the east end of the township with the majority in excess of thirty (30) feet. Soils in the township are entirely of the Toledo association except along the Sandusky Bay in an area where the Marsh Association is found. Flooding is limited to areas south of the Conrail tracks and adjacent to Sandusky Bay, the major drainage ditches to the Bay and along Sand Road. There was no identified groundwater recharge area in the township. About one-half of the township (west of the Wonnell Ditch) was rated medium on suitability for agricultural production with special drainage facilities required.

The miles of shoreline on both Lake Erie and Sandusky Bay are a unique physical component in itself. The shoreline on Lake Erie is predominately developed into residential uses, specifically along Sand Road. The area along the Sandusky Bay still has potential for future residential developments, although single-family residential development has occurred south of Luchsinger Road and west of Fulton Street.

The 1995 Plan identified two major industries within the township: Celotex Company and the U.S. Gypsum Company. Both companies located in this area because of the available limestone and mining occurred in many areas of the eastern end of Portage Township. The U.S. Gypsum Company has ceased its mining operation and the Celotex Company is no longer in operation within Portage Township. The Celotex property has been rezoned to the PUD District.

As stated in the 1995 Plan, the existence of abandoned mines must be considered as a physical component in developing the future land use plan.

## LAND USE CHANGES – 1970 – 1994 (1995 PLAN)

A review of the land use maps for 1970 and 1994 reflected obvious changes in land use. First, there were more dispersed single-family homes along the township roads in 1994 than in 1970. These homes were located on 2/3 acre or larger house lots and were predominately located in the "A" agriculture and "R-1" residential zoning districts.

New commercial ventures were observed. There was significant development along the State Route 163 and 53 intersections as well as along these highways overall. A major shopping center with WalMart as its anchor has developed in eastern Portage Township. Industrial development was basically unchanged. The airport within the township had grown significantly in land area and can handle larger aircraft. Potential exists here for future commercial and industrial growth related to the airport.

Finally, wooded areas were eliminated in some locations, and in other areas, they were allowed to grow and expand. There was probably more growth than loss for the township overall in wooded lots. Agriculturally used land area remained relatively stable.

## LAND USE CHANGES – 1995 – 2012

The land use changes are reflected on the 1994 land use map. Commercial development continued along State Routes 53 and 163 and at the intersection of State Road and Plasterbed Road. WalMart relocated to State Route 163 west of State Route 53. Condominium storage buildings were developed off Kirk Road south of State Route 2. Single-family homes on 2/3 to one (1) acre house lots were

primarily developed south of the City limits near Sandusky Bay and west of Fulton Street. Industrially, the Celotex Company closed its Portage Township operations while no additional industrial operations relocated or started in the township.

#### **WATER AND SEWER AVAILABILITY**

The land use committee examined available public water and sewer systems within the township. It was determined that portions of the township were serviced by water or sewer or both. According to the Ottawa County Sanitary Engineer's Office, public waterlines are available for the majority of Portage Township, while public sewer lines are situated primarily north of the Conrail railroad along Sand Road, Gill Road, State Road from the City limits to the State Route 53 intersection (SE Catawba Road), State Route 163 (E. Harbor Road) from the City limits to Christy Chapel Road and then from WalMart to the State Route 163 and 53 intersection and along State Route 53 from State Road to the State Route 53 and 163 intersection. Public sewer does extend south of the Conrail railroad along Lake Street to service the community of Gypsum and along Plasterbed Road to service the former Celotex property. This site is now zoned PUD and is the location of a possible planned unit development.

















The Sanitary Engineer's 5-year sewer plan does not include extensions within Portage Township. An exception would be if development within the PUD leads to additional expansion along Lockwood Road. Consequently, the likelihood of increased development along Fulton Street and Lockwood Road would be limited to low density residential uses because of the need to service the structures with on-lot sewage systems.

A review of these service areas with the rezoning applications indicates that the commercial rezoning's were situated in areas with public water and public sewer, while the "R-1" rezoning's were primarily located in areas without public sewer, necessitating on-lot sewage systems.

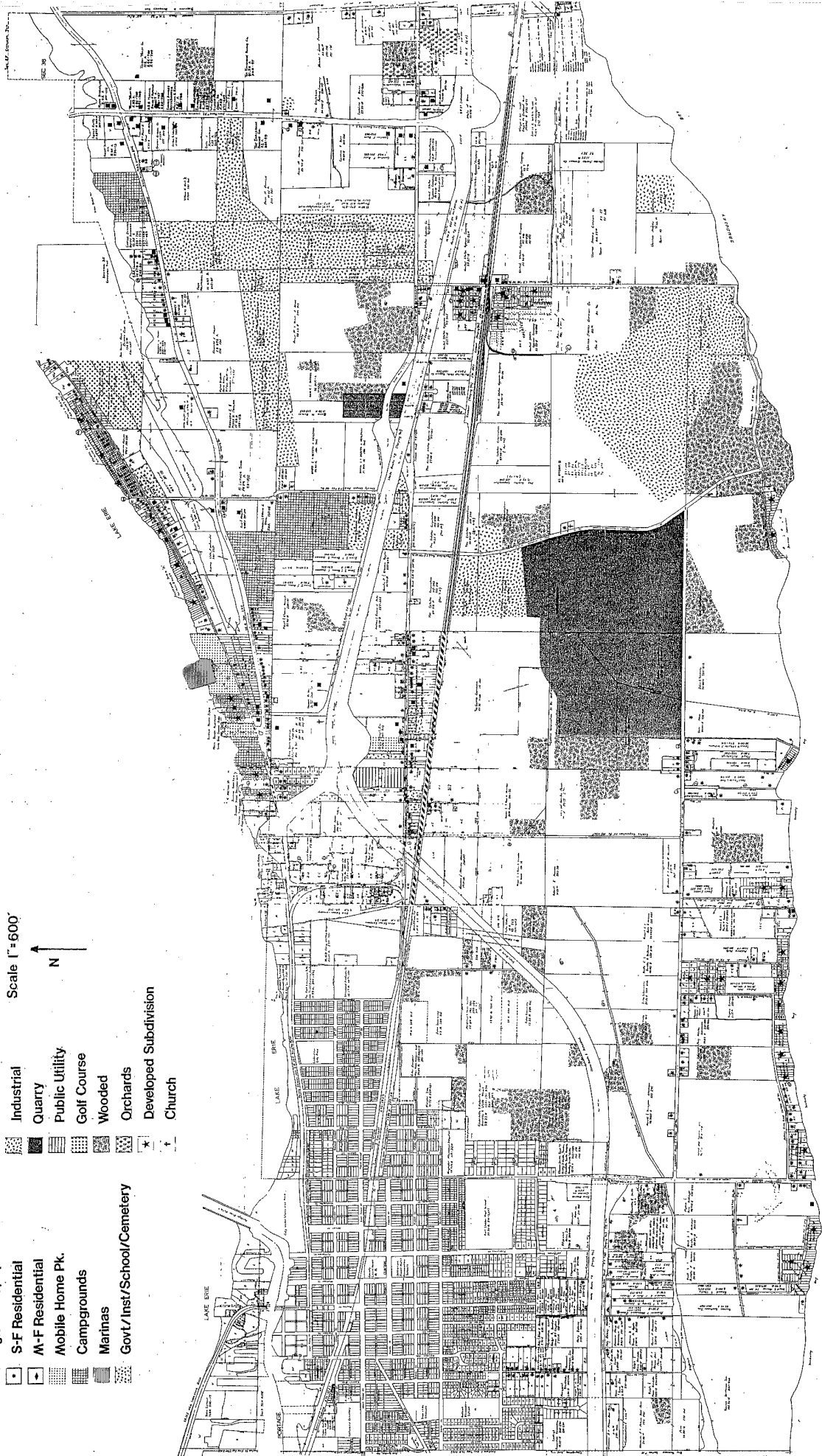
#### **OTHER UTILITIES**

Electric power is available throughout the township from the Ohio Edison Company. Natural gas service is available to a large portion of the township and is provided by Columbia Gas. Frontier provides telephone service to the area. No other utilities are available.

Portage Township Land Uses - 1994

- |   |                            |   |                       |
|---|----------------------------|---|-----------------------|
|  | Agriculture/Open           |  | Commercial            |
|  | S-F Residential            |  | Industrial            |
|  | M-F Residential            |  | Quarry                |
|  | Mobile Home Pk.            |  | Public Utility        |
|  | Campgrounds                |  | Golf Course           |
|  | Marinas                    |  | Wooded                |
|  | Govt/Inst./School/Cemetery |  | Orchards              |
|   |                            |  | Developed Subdivision |
|   |                            |  | Church                |

Scale 1" = 600'

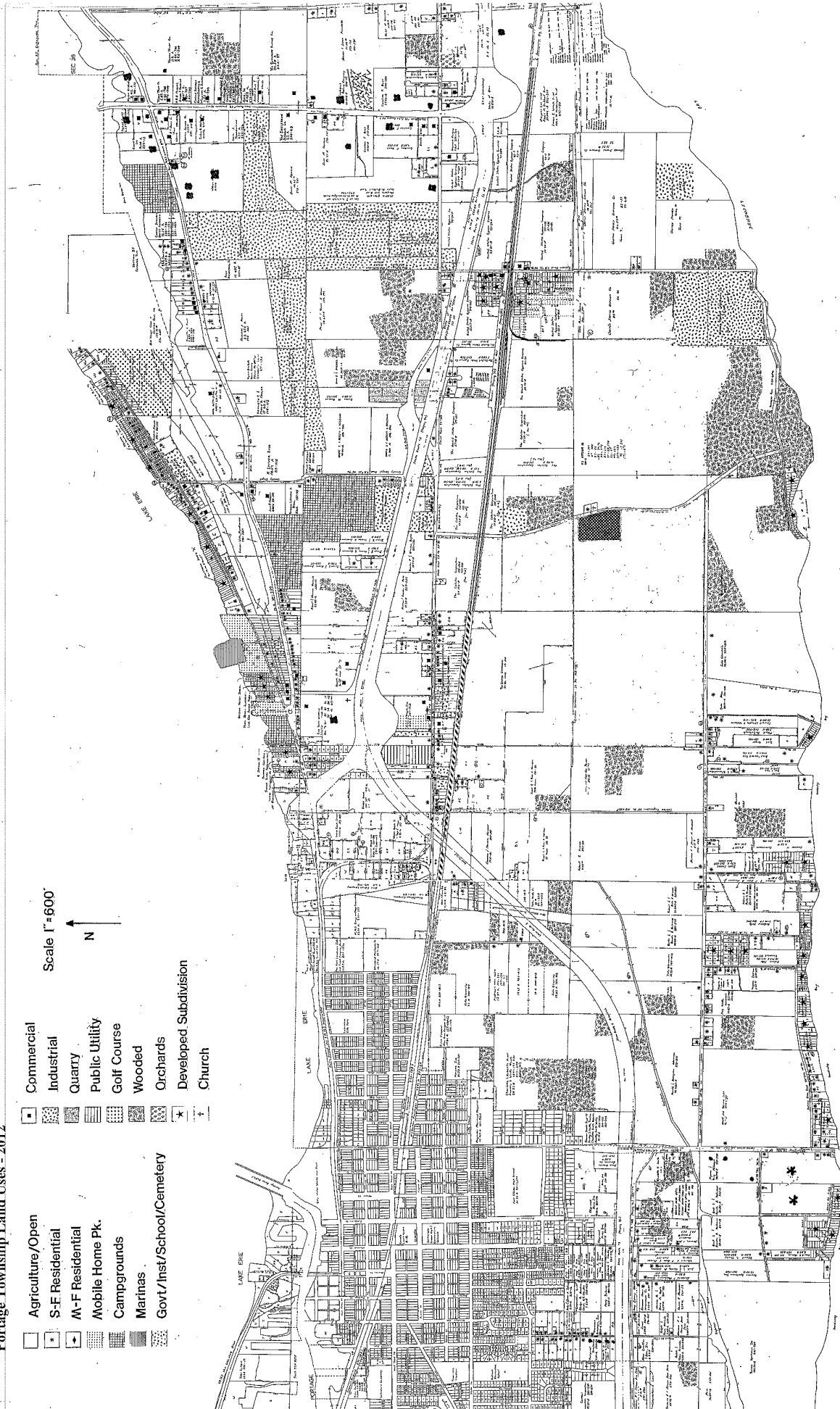




Portage Township Land Uses - 2012

- |   |                             |   |                       |
|---|-----------------------------|---|-----------------------|
| □ | Agriculture/Open            | □ | Commercial            |
| ■ | S-F Residential             | ▨ | Industrial            |
| ■ | M-F Residential             | ▨ | Quarry                |
| ■ | Mobile Home Pk.             | ▨ | Public Utility        |
| ■ | Campgrounds                 | ▨ | Golf Course           |
| ■ | Marinas                     | ▨ | Wooded                |
| ■ | Govt./Inst./School/Cemetery | ▨ | Orchards              |
|   |                             | ▨ | Developed Subdivision |
|   |                             | ✱ | Church                |

Scale 1" = 600'



## PORTAGE TOWNSHIP LAND USE PLAN RECOMMENDATIONS

The land use committee reviewed all of the above referenced material and began projecting future land use recommendations. They analyzed future land use needs in three broad categories: residential, commercial, and manufacturing. The following are the recommendations of the committee.

### **RESIDENTIAL**

The lack of public sewer in areas likely to develop residentially, definitely limits the potential for the construction of a multi-family/high density housing development within the township. Areas that are serviced by sewer are more likely to develop commercially. Based on this factor, no areas were specifically designated for multi-family/high density housing. If requests for multi-family/high density zoning are received in areas with public sewer, they will be considered on their individual merits and in light of the surrounding land uses.

The majority of the balance of the township not recommended for commercial or industrial type uses has been designated for extensive -type uses. Extensive-type uses are defined as one-family homes on 2/3 acres of land or more, agriculture, and woodlot/brushland. The majority of the residential development which has occurred since 1970 would meet this requirement and there is little reason to believe this precedence will cease to continue

### **PLANNED UNIT DEVELOPMENT (PUD)**

A PUD is an area of land in which a variety of housing types and subordinate commercial facilities are accommodated in a pre-planned environment under more flexible standards than those restrictions that normally would apply. An area of land, south of the railroad and along Plasterbed Road, previously owned by Celotex Corporation was rezoned to the PUD District in 2005. The area is highlighted on the land use map and public sewer and public water is available. The land use committee did not recommend areas for future PUD sites and determined that proposed PUD applications will be considered by the township on a case-by-case basis.

### **COMMERCIAL**

There was much discussion concerning the future location of commercial developments within Portage Township. A review of the commercial rezoning requests since 1995 has shown that the requests have been located along E. Harbor Road (SR 163) and State Road. The committee determined that these areas were appropriate for future commercial development and recommended general commercial uses (C-2 District) along E. Harbor Road, beginning at its intersection with Sand Road and extending to the area recommended for recreational development. The general commercial recommendation would also extend south of E. Harbor Road to Gill Road and continue to Christy Chapel Road. The committee also recommended general commercial uses along State Road, beginning at the corporation line and extending to approximately the Plasterbed Road intersection.

With the committee recommendations, the mixed commercial category was eliminated, and the area was placed in the general commercial recommendation.

primarily developed south of the City limits near Sandusky Bay and west of Fulton Street. Industrially, the Celotex Company closed its Portage Township operations while no additional industrial operations relocated or started in the township.

#### **WATER AND SEWER AVAILABILITY**

The land use committee examined available public water and sewer systems within the township. It was determined that portions of the township were serviced by water or sewer or both. According to the Ottawa County Sanitary Engineer's Office, public waterlines are available for the majority of Portage Township, while public sewer lines are situated primarily north of the Conrail railroad along Sand Road, Gill Road, State Road from the City limits to the State Route 53 intersection (SE Catawba Road), State Route 163 (E. Harbor Road) from the City limits to Christy Chapel Road and then from WalMart to the State Route 163 and 53 intersection and along State Route 53 from State Road to the State Route 53 and 163 intersection. Public sewer does extend south of the Conrail railroad along Lake Street to service the community of Gypsum and along Plasterbed Road to service the former Celotex property. This site is now zoned PUD and is the location of a possible planned unit development.

The Sanitary Engineer's 5-year sewer plan does not include extensions within Portage Township. An exception would be if development within the PUD leads to additional expansion along Lockwood Road. Consequently, the likelihood of increased development along Fulton Street and Lockwood Road would be limited to low density residential uses because of the need to service the structures with on-lot sewage systems.

A review of these service areas with the rezoning applications indicates that the commercial rezoning's were situated in areas with public water and public sewer, while the "R-1" rezoning's were primarily located in areas without public sewer, necessitating on-lot sewage systems.

#### **OTHER UTILITIES**

Electric power is available throughout the township from the Ohio Edison Company. Natural gas service is available to a large portion of the township and is provided by Columbia Gas. Frontier provides telephone service to the area. No other utilities are available.

The recreational-commercial needs catering to the seasonal visitor/tourist were also discussed by the committee. It appears that these needs are much less in demand in Portage Township than in other areas of the County, but some need still does exist. In general, the area between State Route 163 and State Route 2 on both sides of Christy Chapel Road was recommended for this type of use.

#### **INDUSTRIAL**

No one industrial area was recommended by the committee. The committee did agree that existing industrial facilities looking at expanding their present operations, and with adequate land at that site, should be allowed to undertake the expansion.

In addition, the airport within Portage Township continues to improve its facilities and may draw airport-related industrial uses in the future. The 1995 committee felt that such a possibility should be permitted within the Airport Development Zoning District and that land within or adjacent to this zoning district should be allowed as requested. The 1995 committee also determined that a revision to the Airport Development Zoning District (AD) to list these uses would be appropriate. Although the land within and adjacent to the AD District has not developed industrially, the 2012 committee agreed with the 1995 committee and recommended that the township continue to support airport-related industrial uses on this land.

#### **LAND USE MAP**

The future land use map prepared identifies areas recommended for specific commercial uses. The balance of the township is recommended to develop according to the above paragraphs.

RESOLUTION 12-16 ADOPTION OF THE 2012 UPDATE OF THE PORTAGE TOWNSHIP  
LAND USE PLAN

The Board of Trustees of Portage Township, Ottawa County, Ohio, met in Regular session on the Fifth day of November, 2012, at the office of The Board of Trustees with the following members present:

Mr. Keith Heileman  
Mr. Sam Conte  
Mr. Drew Surovjak

Mr. Surovjak moved the adoption of the following Resolution:

WHEREAS, the Ottawa County Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan in November of 1971 in accordance with section 713.23 of the Ohio Revised Code and,

WHEREAS, the Ottawa County Commissioners by resolution on the 22<sup>nd</sup> day of November in 1971 adopted Volume 2, Regional Development Plan in accordance with 713.25 of the Ohio Revised Code and,

WHEREAS, a Land Use Plan for Portage Township was prepared by the staff of the Ottawa Regional Planning Commission and adopted by the Portage Township Trustees in November of 1995 and,


WHEREAS, an updated Portage Township Land Use Plan was developed by the Portage Township Land Use Planning Committee with the assistance from the staff of the Ottawa Regional Planning Committee and presented to the public on October 3, 2012,

NOW THEREFORE BE IT RESOLVED, By the Board of Trustees of Portage Township, Ottawa County, Ohio that the 2012 Updated Portage Township Land Use Plan is hereby adopted and is to serve as a supplement to Volume 2, Regional Planning Development Plan as provided by Section 713.25 of the Ohio Revised Code and shall take precedence over previous land use recommendations for the Portage Township area.

Mr. Conte seconded the Resolution and the roll being called upon its adoption the vote resulted as follows:

Mr. Heileman, yes  
Mr. Conte, yes  
Mr. Surovjak, yes

Adopted the Fifth day of November, 2012

  
Fiscal Officer of the Board of Township Trustees  
Portage Township, Ottawa County, Ohio

ADOPTION OF THE PORTAGE TOWNSHIP LAND USE PLAN REVISIONS

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan of Ottawa County in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code, and

WHEREAS, the Ottawa County Commissioners by resolution on the 22<sup>nd</sup> day of November in 1971 adopted Volume 2, Regional Development Plan of Ottawa County in accordance with Section 713.25 of the Ohio Revised Code, and

WHEREAS, Land Use Plan Revisions for Portage Township have been prepared by the staff of the Ottawa Regional Planning Commission to update Volume 2, Regional Development Plan of Ottawa County, and

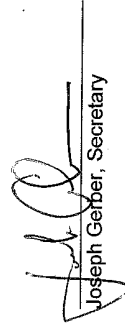
WHEREAS, the proposed Land Use Plan Revisions for Portage Township were presented at public meetings of the trustees held in the Township, and

WHEREAS, the Portage Township Trustees adopted, by resolution, these Land Use Plan Revisions as a supplement to Volume 2, Regional Development Plan of Ottawa County, as provided by Section 713.25 of the Ohio Revised Code, and have agreed that it shall take precedence over previous land use recommendations for the Portage Township area,

NOW THEREFORE BE IT RESOLVED that the Ottawa Regional Planning Commission adopts these Land Use Plan Revisions as the official plan of Portage Township as a supplement to Volume 2, Regional Development Plan of Ottawa County,

ADOPTED this 15<sup>th</sup> day of January, 2013 by the Ottawa Regional Planning Commission.

  
Matt Montowski, President

  
Joseph Gerber, Secretary

RESOLUTION NO. 13-05

IN THE MATTER OF THE  
ADOPTION OF THE PORTAGE  
TOWNSHIP LAND USE PLAN  
AS A REVISION TO THE  
OTTAWA COUNTY COMPREHENSIVE PLAN

The Board of County Commissioners of Ottawa County, Ohio met this 22<sup>nd</sup> day of January 2013 in Regular Session with the following members present:

James M. Sass                      Jo Ellen Regal                      Steven M. Arndt

It was moved by Commissioner Regal and seconded by Commissioner Arndt that the following resolution be adopted.

WHEREAS, the Ottawa Regional Planning Commission prepared and adopted Volume 2, Regional Development Plan of Ottawa County in November of 1971 in accordance with Section 713.23 of the Ohio Revised Code, and

WHEREAS, the Ottawa County Commissioners by resolution on the 22<sup>nd</sup> day of November in 1971 adopted Volume 2, Regional Development Plan of Ottawa County in accordance with Section 713.25 of the Ohio Revised Code, and

WHEREAS, the proposed Land Use Plan Revisions for Portage Township were presented at public meetings of the trustees held in the Township, and

WHEREAS, the Portage Township Trustees adopted, by resolution, these Land Use Plan Revisions as a supplement to Volume 2, Regional Development Plan of Ottawa County, as provided by Section 713.25 of the Ohio Revised Code, and have agreed that it shall take precedence over previous land use recommendations for the Portage Township area, and

WHEREAS, the Ottawa Regional Planning Commission adopted these Land Use Plan Revisions as the official plan of Portage Township as a supplement to Volume 2, Regional Development Plan of Ottawa County, at its January 15, 2013 meeting.


NOW THEREFORE BE IT RESOLVED by the Ottawa County Commissioners that the Portage Township Land Use Plan Revisions are hereby adopted as a supplement to Volume 2, Regional Development Plan, as provided by Section 713.25 of the Ohio Revised Code, and shall take precedence over previous land use recommendations for the township.

THAT, this Board of County Commissioners hereby finds and determines that all formal actions relative to the adoption of this resolution were taken in an open meeting of this Board, and that all deliberations of this Board and of its committees, if any, which resulted in formal action were taken in meetings open to the public in full compliance with applicable legal requirements including Section 121.22 of the Revised Code.

THAT, this resolution shall become effective on January 22, 2013.

Vote on Motion: James M. Sass, yes; Jo Ellen Regal, yes; Steven M. Arndt, yes.

I, Rhonda Slauterbeck, Clerk/Assistant Administrator of the Board of Commissioners of Ottawa County, Ohio, hereby do certify that the above is a true and correct copy of a resolution adopted by said Board under said date and as same appears in Commissioners' Journal, Volume 88.

  
Rhonda Slauterbeck, Clerk/Assistant Administrator  
Board of County Commissioners  
Ottawa County, Ohio

c: ORPC