

# Auburn Township



Land Use Plan  
2016

# ***Auburn Township Geauga County, Ohio Land Use Plan***

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***April 2002, September 2002***

***November 17, 2003 (Adopted by the Auburn Township Board of Trustees)***

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***Township Website: <http://auburntownship.com/>***

## **TABLE OF CONTENTS**

### **Page No.**

<b>CHAPTER I: INTRODUCTION .....</b>	<b>I-1</b>
Purpose .....	I-1
A New Approach to Planning .....	I-1
 <b>CHAPTER II: COMMUNITY GROWTH AND DEMOGRAPHIC DATA .....</b>	 <b>II-1</b>
History .....	II-1
Census Data .....	II-3
Educational Level .....	II-6
Age Distribution .....	II-7
Income.....	II-8
Occupations and Labor Force Characteristics.....	II-11
Home Ownership.....	II-13
Housing Starts .....	II-14
Persons per Occupied Housing Unit .....	II-16
Value of Occupied Housing Units.....	II-17
 <b>CHAPTER III: NATURAL RESOURCES .....</b>	 <b>III-1</b>
Natural Resources .....	III-1
Soils .....	III-1
Depth to Bedrock .....	III-4
Slope.....	III-6
Topography .....	III-8
Shrink-Swell Potential .....	III-9
Potential Frost Action.....	III-11
Depth to Seasonal High Water Table.....	III-13
Permeability .....	III-15
Water Basins and Watersheds.....	III-17
One Hundred (100) Year Floodplain.....	III-20
Wetlands .....	III-22
Drainage (Natural).....	III-24
Generalized Groundwater Availability.....	III-26
Land Capability.....	III-28
 <b>CHAPTER IV: PUBLIC INFRASTRUCTURE AND SERVICES .....</b>	 <b>IV-1</b>
Transportation .....	IV-1
Roads .....	IV-1
Traffic Volume.....	IV-1
Accident Data.....	IV-4
Services.....	IV-4
Transportation Services .....	IV-4
Emergency Services.....	IV-4

## **TABLE OF CONTENTS (CONTINUED)**

	<u><b>Page No.</b></u>
Township Services .....	IV-5
Recreation Sites.....	IV-7
Public School and Educational Facilities .....	IV-9
Utilities .....	IV-12
Electricity .....	IV-12
Natural Gas .....	IV-12
Landline Telephone .....	IV-12
Cable TV .....	IV-12
Broadband.....	IV-12
Solid Waste and Recycling .....	IV-12
Water Treatment .....	IV-12
 <b>CHAPTER V: EXISTING LAND USE AND ZONING.....</b>	 <b>V-1</b>
Existing Land Use .....	V-1
Existing Township Zoning.....	V-3
Existing Auburn Township Zoning.....	V-3
Existing Township Zoning in Geauga County.....	V-5
Township Tax Base.....	V-7
Tax Exempt Parcels .....	V-10
 <b>CHAPTER VI: AGRICULTURE.....</b>	 <b>VI-1</b>
Farmland .....	VI-1
Soil Ratings.....	VI-1
CAUV Program .....	VI-4
Forestry Tax Program.....	VI-6
Agricultural District Program .....	VI-8
 <b>CHAPTER VII: CONSIDERATIONS.....</b>	 <b>VII-1</b>
Considerations.....	VII-1
Zoning Resolution.....	VII-1
Zoning Map .....	VII-2
Environmental Matters .....	VII-2
Recreation and Open Space .....	VII-2
Roads.....	VII-2
Tax Base .....	VII-3
Agriculture.....	VII-3
Safety and Emergency Issues .....	VII-3
Township Services .....	VII-3
Land Use Plan.....	VII-3
Conclusion .....	VII-5



2.1	Location, Auburn Township .....	II-2
2.2	Township Population Change: 1970-2010, Geauga County .....	II-4
2.3	Estimated Average Household Income: 2009-2013.....	II-9
2.4	Estimated Per Capita Income: 2009-2013 .....	II-10
2.5	Estimated Median Home Value: 2009-2013.....	II-18
3.1	Soils, Auburn Township .....	III-3
3.2	Depth to Bedrock, Auburn Township.....	III-5
3.3	Slope, Auburn Township.....	III-7
3.4	Topography, Auburn Township.....	III-8
3.5	Shrink-Swell Potential, Auburn Township .....	III-10
3.6	Potential Frost Action, Auburn Township .....	III-12
3.7	Depth to Seasonal High Water Table, Auburn Township .....	III-14
3.8	Permeability, Auburn Township.....	III-16
3.9	Water Basins, Auburn Township.....	III-18
3.10	Watersheds, Auburn Township.....	III-19
3.11	"100 Year" Floodplain, Auburn Township.....	III-21
3.12	Generalized Wetlands, Auburn Township.....	III-23
3.13	Drainage, Auburn Township.....	III-25
3.14	Generalized Groundwater Availability, Auburn Township.....	III-27
3.15	Capability for Dwellings Without Basements, Auburn Township .....	III-30
3.16	Capability for Dwellings With Basements, Auburn Township.....	III-32
3.17	Capability for Commercial and/or Light Industrial Buildings, Auburn Township .....	III-34
3.18	Capability for Residential Septic Tank Absorption Fields, Auburn Township.....	III-36
3.19	Capability for Local Roads, Auburn Township .....	III-38
3.20	Capability for Underground Utilities, Auburn Township.....	III-40
4.1	Road Classification, Auburn Township.....	IV-2
4.2	Traffic Counts, Auburn Township.....	IV-3
4.3	Public Facilities, Auburn Township.....	IV-6
4.4	Recreation Facilities, Auburn Township .....	IV-8
4.5	Educational Facilities, Kenston School District.....	IV-11
4.6	208 Sewer Service Area Plan, Auburn Township.....	IV-14
5.1	Generalized Existing Land Use, Auburn Township .....	V-2
5.2	Zoning Map, Auburn Township.....	V-4
5.3	Generalized Zoning, Geauga County.....	V-6
5.4	Total Assessed Real Property Values by Township for 2014.....	V-9
5.5	Property Tax Exempt Parcels, Auburn Township .....	V-11

## MAPS (CONTINUED)

### Page No.

6.1	Soil Ratings.....	VI-2
6.2	CAUV Parcels, Auburn Township.....	VI-5
6.3	Forestry Program, Auburn Township.....	VI-7
6.4	Agricultural District Parcels, Auburn Township .....	VI-9
7.1	Land Use Plan, Auburn Township .....	VII-7

## PHOTOS

### Page No.

4.1	Auburn Volunteer Fire Department .....	IV-5
4.2	Township Museum .....	IV-5
4.3	Adam Hall Community Center.....	IV-5
4.4	Town Hall .....	IV-5
4.5	Administrative Building.....	IV-5
4.6	Auburn Community Park.....	IV-9

## TABLES

### Page No.

2.1	Land Area and Population Density by Township: 2000 and 2010, Geauga County ..	II-5
2.2	Income Distribution: 2000 and 2009-2013, Auburn Township .....	II-8
2.3	Occupations of Residents by Township: 2009-2013, Geauga County .....	II-12
2.4	New Housing Starts by Township: 1970-2015, Geauga County .....	II-15
2.5	Value of Owner-Occupied Units: 1990, 2000, and 2009-2013, Auburn Township ....	II-17
3.1	Soil Types, Auburn Township .....	III-2
3.2	Depth to Bedrock Map Legend, Auburn Township .....	III-4
3.3	Slope Map Legend, Auburn Township.....	III-6
3.4	Shrink-Swell Potential Map Legend, Auburn Township .....	III-9
3.5	Potential Frost Action Map Legend, Auburn Township .....	III-11
3.6	Depth to Seasonal High Water Table Map Legend, Auburn Township .....	III-13
3.7	Permeability Map Legend, Auburn Township .....	III-15
3.8	Water Basins and Watersheds, Auburn Township .....	III-17
3.9	"100 Year" Floodplain, Auburn Township.....	III-20
3.10	Wetlands Map Legend, Auburn Township.....	III-22
3.11	Drainage Map Legend, Auburn Township .....	III-24
3.12	Generalized Groundwater Availability Map Legend, Auburn Township.....	III-26
3.13	Capability for Dwellings Without Basements Map Legend, Auburn Township .....	III-29

## **TABLES (CONTINUED)**

### **Page No.**

3.14	Capability for Dwellings With Basements Map Legend, Auburn Township.....	III-31
3.15	Capability for Commercial and/or Light Industrial Buildings Map Legend, Auburn Township .....	III-33
3.16	Capability for Septic Tank Absorption Fields, Auburn Township .....	III-35
3.17	Capability for Local Roads Map Legend, Auburn Township .....	III-37
3.18	Capability for Underground Utilities Map Legend, Auburn Township.....	III-39
3.19	Summary of Soil Capability Ratings, Auburn Township .....	III-41
4.1	Number of Accidents: 2010-2014, Auburn Township .....	IV-4
4.2	Auburn Township Property .....	IV-7
4.3	Outdoor Public Recreational Facilities, Auburn Township .....	IV-9
5.1	Generalized Existing Land Use, Auburn Township .....	V-1
5.2	Existing Zoning, Auburn Township.....	V-3
5.3	Residential, Commercial, and Industrial Zoning Districts by Township: 2015, Geauga County.....	V-5
5.4	Assessed Value of Taxable Property by Township: 2014, Geauga County .....	V-7
5.5	Assessed Real Property Values: 2000, 2010, and 2014, Auburn Township .....	V-8
6.1	Soil Ratings Map Legend, Auburn Township.....	VI-1
6.2	Land Capability Classification System, Auburn Township.....	VI-3
6.3	Property in CAUV by Township: 2015, Geauga County .....	VI-4
6.4	Property in Forestry Program by Township: 2015, Geauga County .....	VI-6
6.5	Agricultural Districts by Township: 2015, Geauga County .....	VI-8
7.1	Land Use Plan Map Legend, Auburn Township .....	VII-6

## **FIGURES**

### **Page No.**

2.1	Population Growth: 1970-2010, Auburn Township .....	II-3
2.2	Years of School Completed (Persons > 25 Years Old): 2000 and 2009-2013, Auburn Township .....	II-6
2.3	Age Distribution: 2000 and 2010, Auburn Township.....	II-7
2.4	Percentage of Age Groups: 2010, Auburn Township .....	II-7
2.5	Labor Force: 2009-2013, Auburn Township.....	II-11
2.6	Housing Units by Occupancy: 2000 and 2010, Auburn Township .....	II-13
2.7	New Housing Starts: 1970-2015, Auburn Township .....	II-14
2.8	Persons per Occupied Housing Unit: 2000-2010, Auburn Township .....	II-16

## **FIGURES (CONTINUED)**

### **Page No.**

3.1	Capability for Dwellings Without Basements, Soil Rating Percentages, Auburn Township .....	III-29
3.2	Capability for Dwellings With Basements, Soil Rating Percentages, Auburn Township, .....	III-31
3.3	Capability for Commercial and/or Light Industrial Buildings, Soil Rating Percentages, Auburn Township .....	III-33
3.4	Capability for Septic Tank Absorption Fields, Soil Rating Percentages, Auburn Township .....	III-35
3.5	Capability for Local Roads, Soil Rating Percentages, Auburn Township.....	III-37
3.6	Capability for Underground Utilities, Soil Rating Percentages, Auburn Township .....	III-39
5.1	Assessed Value of Taxable Property: 2000, 2010, and 2014, Auburn Township .....	V-7

## **APPENDIX**

### **Page No.**

Township Survey Results .....	Appendix-1
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## **CHAPTER I**

### **INTRODUCTION**

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#### **PURPOSE**

The purpose of this plan is to provide a foundation for the zoning regulations of Auburn Township. The plan represents a framework within which township officials may guide the future growth of the community in a balanced and orderly fashion.

Information contained in the plan was drawn from a variety of sources. For example, demographic material was obtained from the U.S. Census Bureau reports. Input regarding land use and related matters was gathered from the results of a township survey (see Appendix) and township officials. Environmental criteria were utilized from the “Soil Survey of Geauga County, Ohio” (Ohio Department of Natural Resources and the United States Department of Agriculture, NRCS, 1982).

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#### **A NEW APPROACH TO PLANNING**

Land use planning in many communities primarily consists of providing the necessary service infrastructure for the appropriate development of real property. Short- and long-range planning analyses are sometimes directed toward determining the level of services and capital improvements required in order to accommodate present and expected future growth. However, existing environmental restrictions on development activity are often given a low priority.

Auburn Township is experiencing, and will continue to experience for the foreseeable future, the impacts of growth and development associated with the outmigration of population from the more urbanized areas in Northeast Ohio. This outward movement was facilitated by the completion of relocated U.S. Route 422, linking the community to major regional population and employment centers. The challenge before Auburn Township relates to managing its growth while balancing the rights of individual landowners against the needs of the community at large in order to protect natural resources (“green” infrastructure) and use man-made infrastructure efficiently, equitably, and wisely.

The capability of the land to sustain expected development activity is a key aspect of growth management in Auburn Township as well. The protection of environmental quality is particularly warranted where on-site septic systems and water wells are utilized. Some segments of a township may be more compatible with certain development activities than others.

With respect to this component, the Auburn Township Land Use Plan includes a review of soil limitations for certain land uses. Mapping of soil types, wetlands, floodplains, slope, groundwater availability, and other environmentally sensitive items was completed. Various types of land uses were subsequently assigned a capability rating utilizing the Geauga County Soil Survey data. The possible adverse impacts of development on the environment may be minimized if the ability of the land to support it is carefully considered in the interest of the public health, safety, and general welfare.

## CHAPTER II

### COMMUNITY GROWTH AND DEMOGRAPHIC DATA

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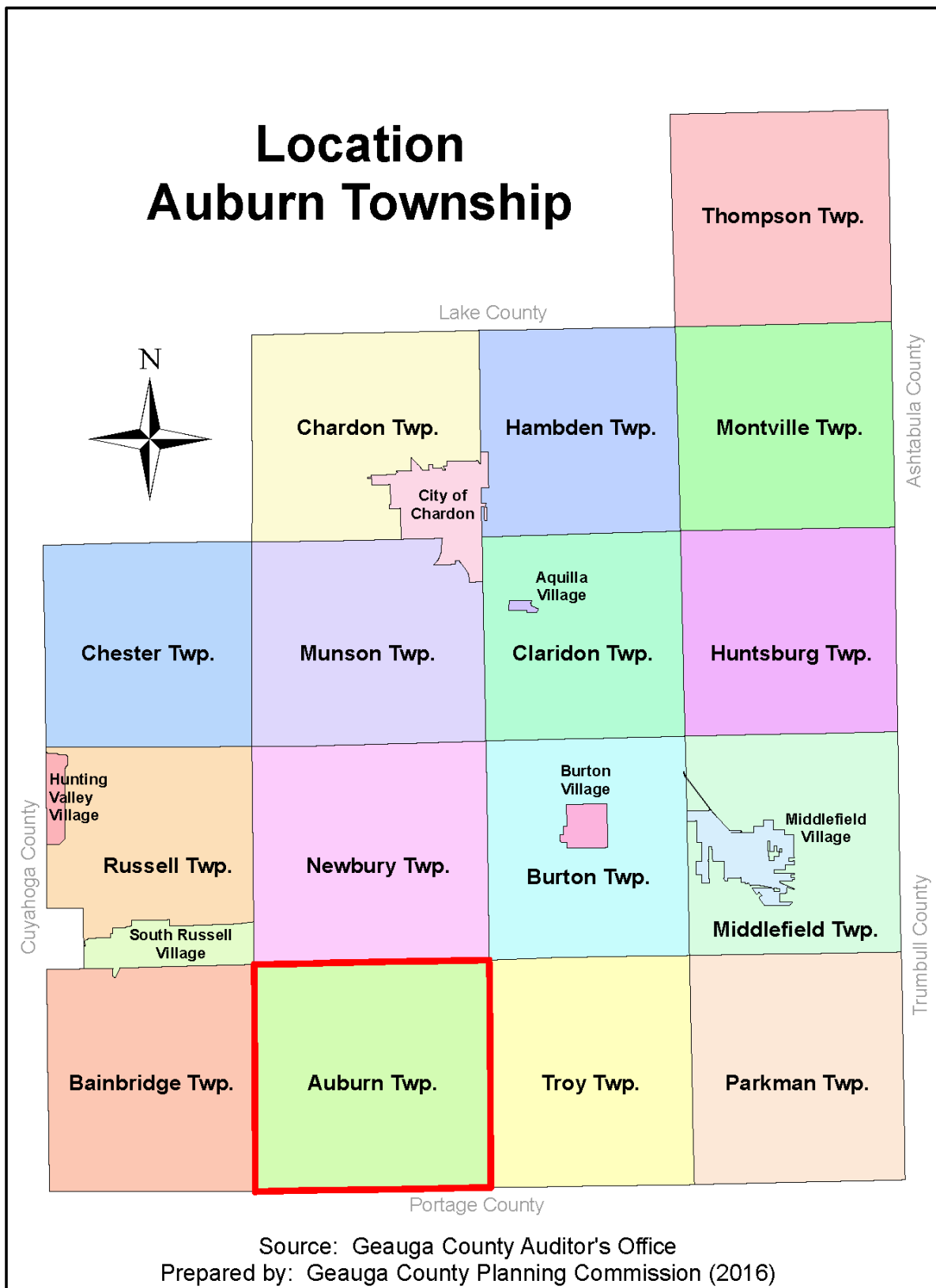
#### ***HISTORY***

Auburn Township is comprised of about 19,131.77 acres covering 29.9 square miles. It is located in the southwest section of Geauga County. Newbury Township borders it to the north, Bainbridge Township to the west, Troy Township to the east, and Mantua Township (Portage County) to the south (see Map 2.1).

Despite its semi-rural setting, Auburn is relatively close to some large urban centers in the region. Cleveland is approximately 40 miles to the northwest, Akron is about 35 miles to the southwest, and the Warren-Youngstown area is located roughly 35 miles to the southeast.

Auburn was originally a part of the area known as the “Connecticut Western Reserve.” The Colony of Connecticut, between the period of 1630 and 1662 claimed title to the land. In 1775, the Connecticut Land Company purchased 3,000,000 acres of the Western Reserve for \$1.2 million, the equivalent of \$40.4 million in today’s dollars. The land company surveyed the land into townships, each of which was about five miles square.

Map 2.1





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## **CENSUS DATA**

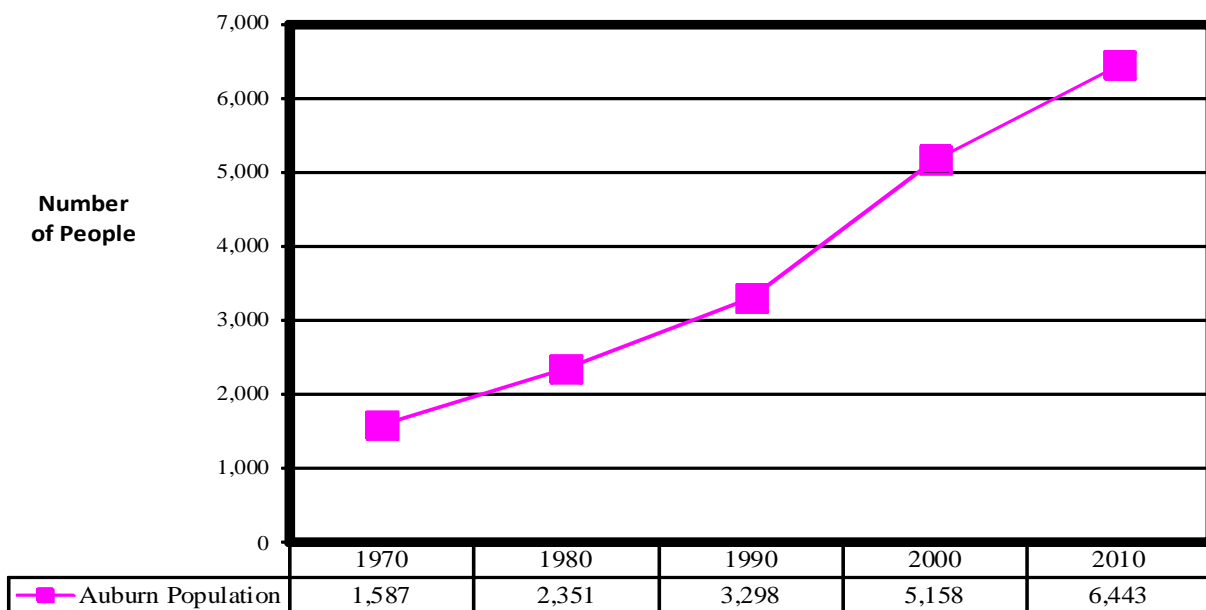
From 1970 to 2010, the population of Auburn climbed from 1,587 persons to 6,443, representing a change of 306% (see Figure 2.1). During this same time frame, the county population rose by 48%. The latest (2009-2013) 5-year estimates from the American Community Survey (ACS) reveal that Auburn has a population of 6,455 and the county 93,610.

The growth pressure Auburn is facing becomes apparent by examining the population change occurring in relationship to the other townships in the county. Map 2.2 depicts 1970 to 2010 population figures and percentage change by township. Auburn ranks first in Geauga County in terms of township population growth over the last 40 years. For additional information concerning the U.S. Census visit:

<http://factfinder2.census.gov/faces/nav/jsf/pages/index.xhtml>.

**Figure 2.1**

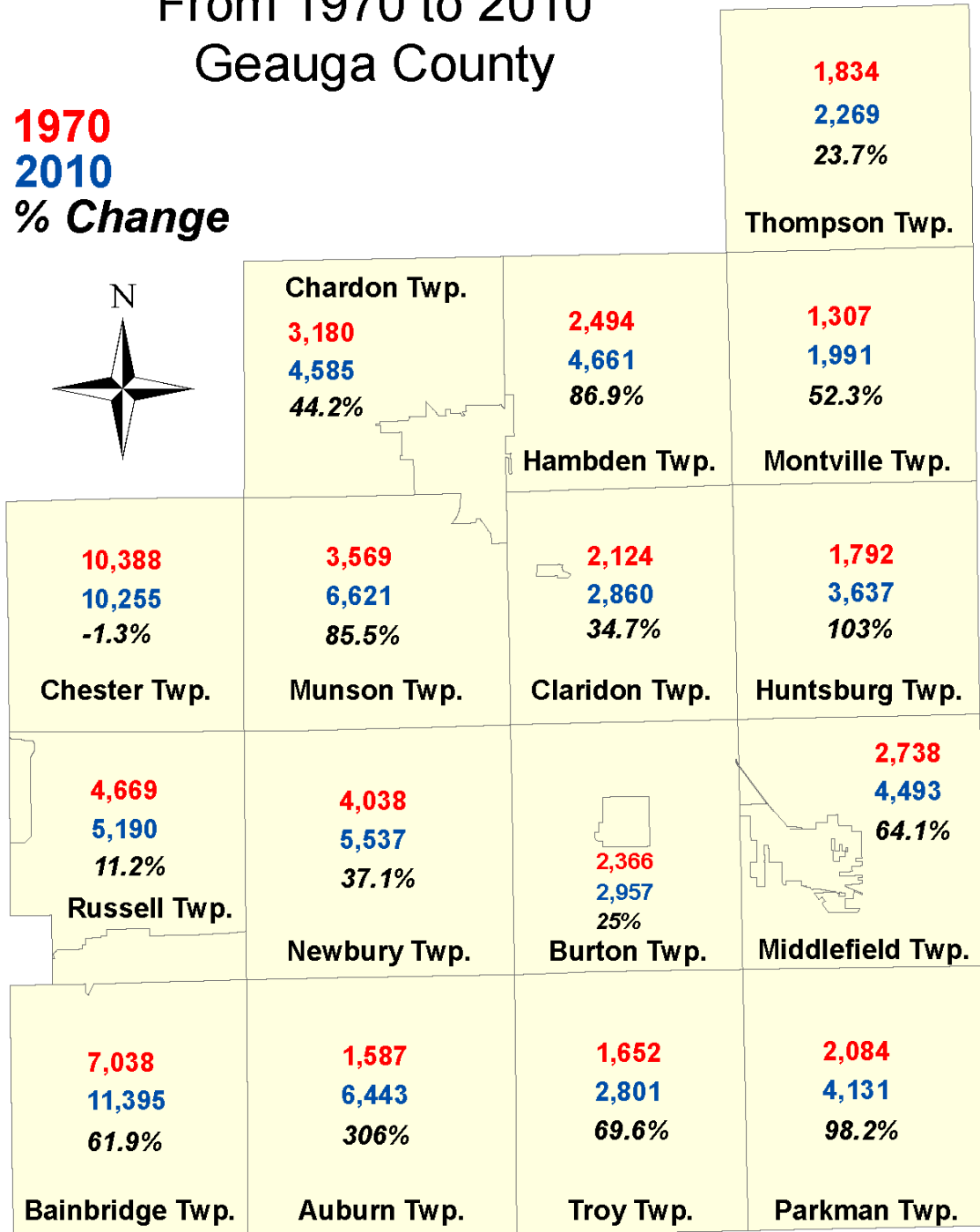
**Population Growth: 1970 – 2010**  
**Auburn Township**



Source: U.S. Census Bureau (2010)

# Township Population Change From 1970 to 2010 Geauga County

**1970**  
**2010**  
**% Change**



Source: U.S. Census Bureau (2010)  
Prepared by: Geauga County Planning Commission (2014)

Since 2000, the population density in Auburn has increased from 184.9 to 232.9 persons per square mile in 2010. On the county level, during the same 10-year time span, population density increased from 225.2 to 233.4 persons per square mile (see Table 2.1).

**Table 2.1**

**Land Area and Population Density by Township: 2000 and 2010**  
**Geauga County**

	<u>Land Area 2010</u>	<u>People per Square Mile</u>	
<u>Township</u>	<u>Square Miles</u>	<u>2000</u>	<u>2010</u>
<b>Auburn</b>	<b>27.7</b>	<b>184.9</b>	<b>232.9</b>
Bainbridge	25.6	425.2	445.4
Burton	22.8	125.5	129.9
Chardon	22.7	208.5	202.2
Chester	23.4	467.4	438.4
Claridon	22.2	124.2	129.1
Hambden	22.3	179.0	209.4
Huntsburg	23.7	139.6	153.6
Middlefield	22.8	192.8	197.2
Montville	24.2	81.3	82.3
Munson	25.2	252.4	262.5
Newbury	27.7	206.1	199.8
Parkman	26.8	131.1	153.9
Russell	19.2	288.1	270.7
Thompson	25.5	92.8	88.9
Troy	25.1	101.4	111.8
<b>All Townships</b>	<b>386.9</b>	<b>200.0</b>	<b>206.8</b>
<b>County Total</b>	<b>400.16</b>	<b>225.2</b>	<b>233.4</b>

Source: U.S. Census Bureau (2000 and 2010)

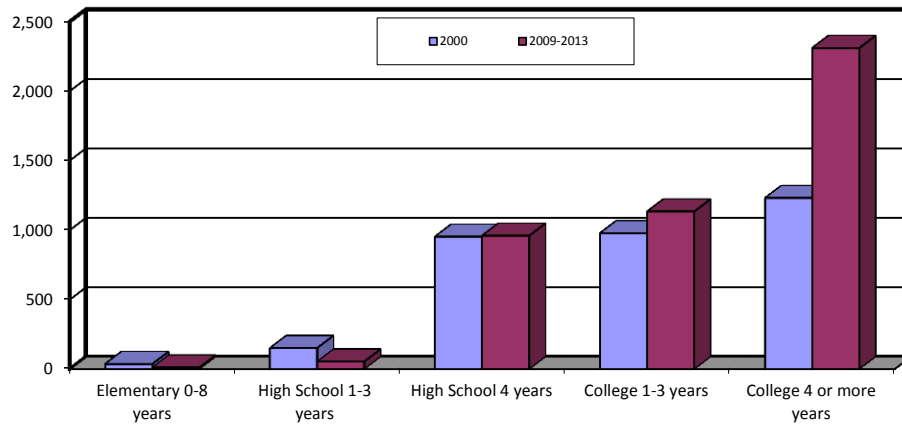
Note: "Land area" is generally exclusive of surface water

### **Educational Level**

Figure 2.2 includes statistics regarding the educational level of Auburn residents 25 years and older.

**Figure 2.2**

**Years of School Completed (Persons > 25 Years Old): 2000 and 2009-2013**  
**Auburn Township**



Source: U.S. Census Bureau (2000); American Community Survey 5-Year Estimates (2009-2013)

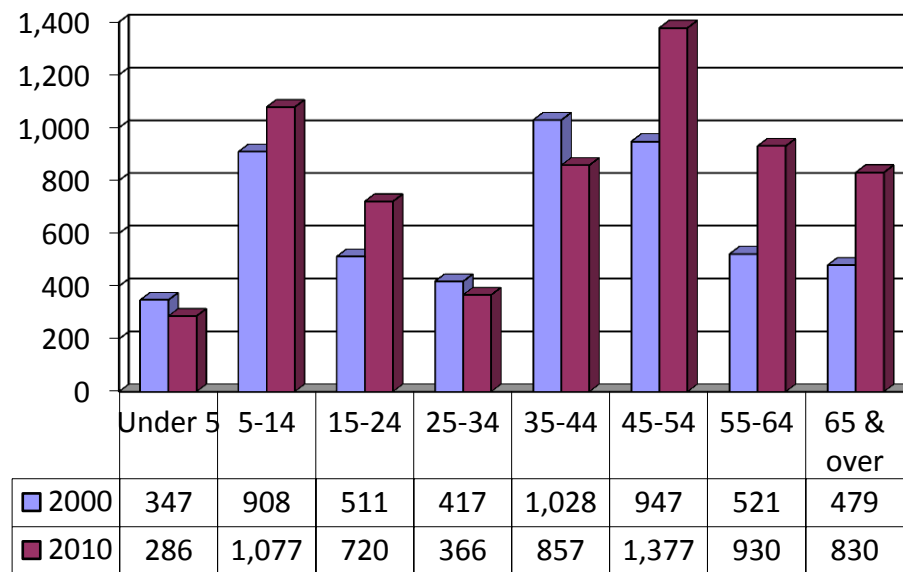


### **Age Distribution**

The following figure displays the population by age category for Auburn (see Figure 2.3). The 2010 Census figures revealed that the highest percentage (21%) was in the 45-54 age range (see Figure 2.4).

**Figure 2.3**

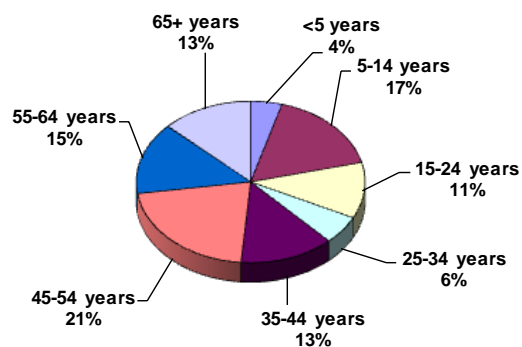
**Age Distribution: 2000 and 2010**  
**Auburn Township**



Source: U.S. Census Bureau (2000 and 2010)

**Figure 2.4**

**Percentage of Age Groups: 2010**  
**Auburn Township**



Source: U.S. Census Bureau (2010)

### **Income**

American Community Survey 2009-2013 estimates prepared by the U.S. Census Bureau revealed that 82.7% of Auburn Township residents had incomes greater than \$50,000. The information pertaining to income is shown in greater detail in Table 2.2. Data from the ACS estimates listed the average household income for Auburn at \$125,812 (see Map 2.3). The ACS estimated per capita income was \$45,543 (see Map 2.4).

**Table 2.2**

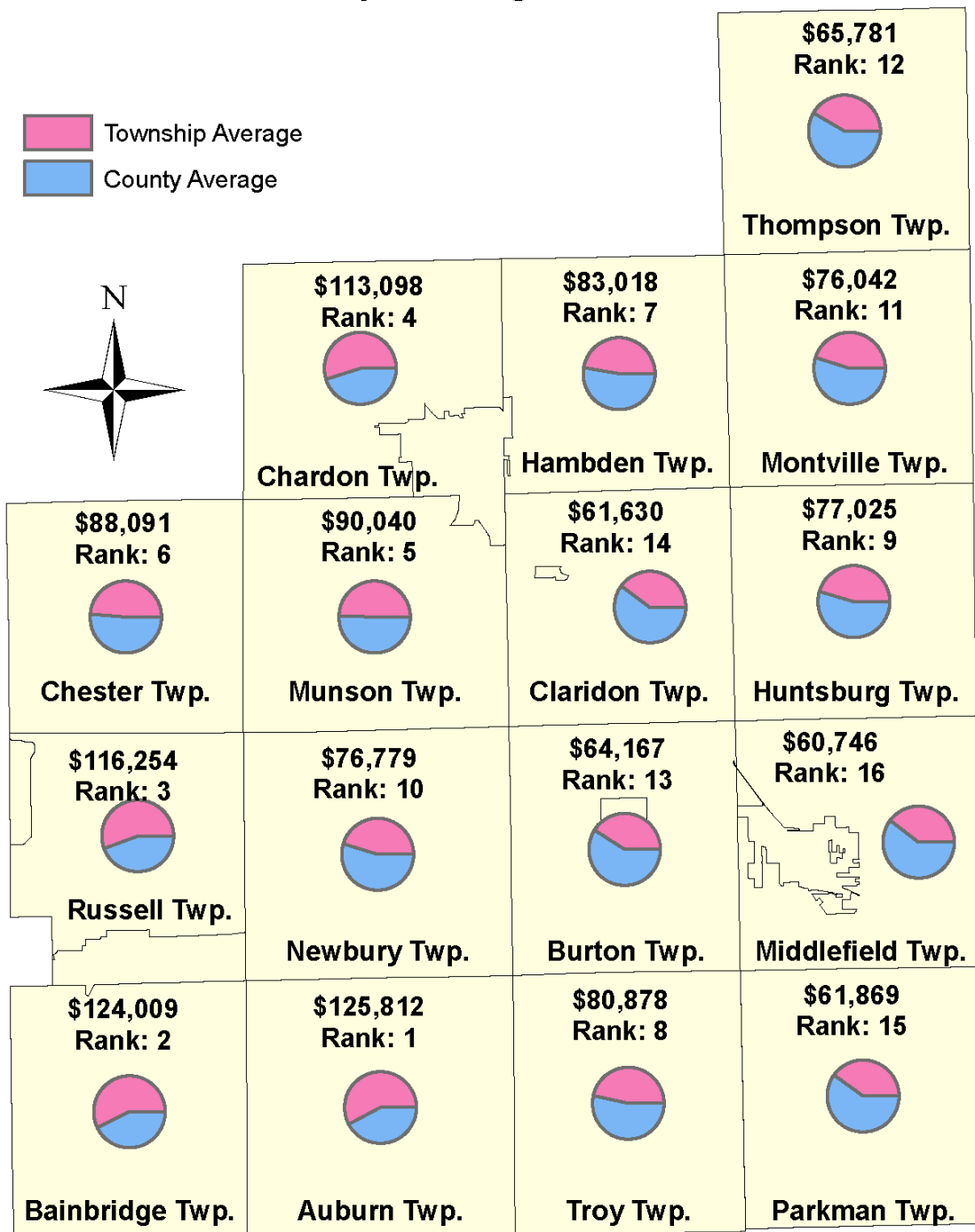
**Income Distribution: 2000 and 2009-2013**  
**Auburn Township**

	<u><b>2000</b></u>		<u><b>2009-2013</b></u> <small>(in 2013 Inflation-Adjusted Dollars)</small>	
<u><b>Income</b></u>	<u><b>Households</b></u>	<u><b>%</b></u>	<u><b>Households</b></u>	<u><b>%</b></u>
Under \$10,000	55	3.1%	111	4.7%
\$10,000-\$14,999	38	2.2%	71	3.0%
\$15,000-\$24,999	69	3.9%	50	2.1%
\$25,000-\$34,999	103	5.8%	82	3.5%
\$35,000-\$49,999	221	12.5%	94	4.0%
Over \$50,000	1,281	72.5%	1,934	82.7%
<b>Total</b>	<b>1,767</b>	<b>100.0%</b>	<b>2,342</b>	<b>100.0%</b>

Source: U.S. Census Bureau (2000); American Community Survey 5-Year Estimates (2009-2013)

**Map 2.3**

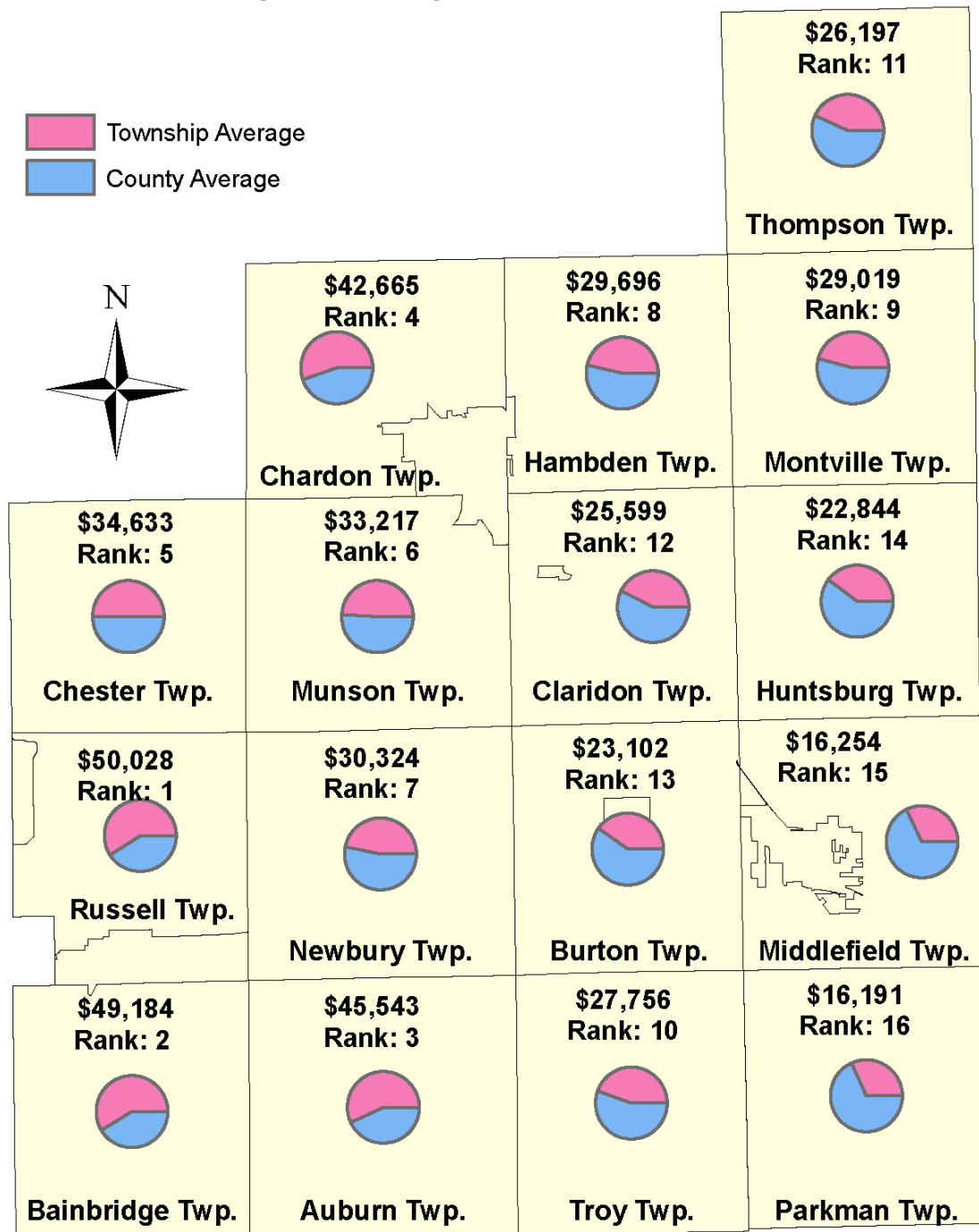
# **Estimated Average Household Income: 2009-2013** **County Average: \$92,481**



Source: American Community Survey 5-Year Estimates (2009-2013)  
 Prepared by: Geauga County Planning Commission (2015)

Map 2.4

# Estimated Per Capita Income: 2009-2013 County Per Capita Income: \$34,455



Source: American Community Survey 5-Year Estimates (2009-2013)  
Prepared by: Geauga County Planning Commission (2015)

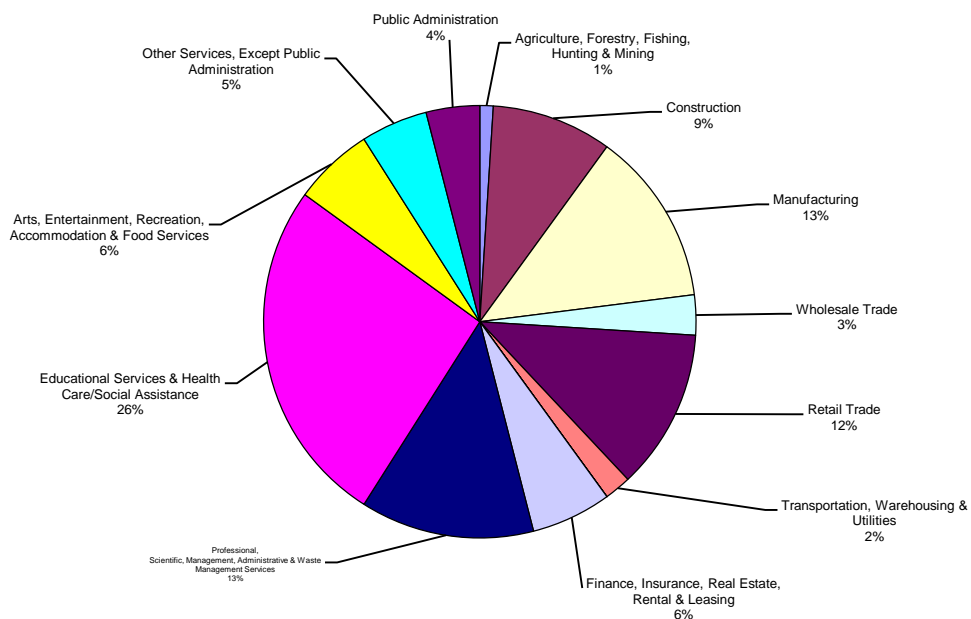


### **Occupations and Labor Force Characteristics**

Figure 2.5 provides the latest Census information with respect to labor force categories in the township. The highest percentage of the labor force is involved in educational services and health care/social assistance.

**Figure 2.5**

**Labor Force: 2009-2013**  
**Auburn Township**



*Source: American Community Survey 5-Year Estimates (2009-2013)*

Table 2.3 reflects a comparison of Auburn with other townships regarding the occupations of residents.

**Table 2.3**  
**Occupations of Residents by Township: 2009-2013**  
**Geauga County**

<u>Township</u>	<u>Management, Business, Science &amp; Arts</u>	<u>Service</u>	<u>Sales &amp; Office</u>	<u>Natural Resources, Construction &amp; Maintenance</u>	<u>Production, Transportation &amp; Material Moving</u>
<b>Auburn</b>	<b>47.2%</b>	<b>13.1%</b>	<b>24.4%</b>	<b>8.8%</b>	<b>6.5%</b>
Bainbridge	50.0%	10.3%	29.6%	6.3%	3.8%
Burton	25.5%	15.7%	33.1%	13.0%	12.7%
Chardon	46.8%	10.5%	21.6%	12.2%	8.7%
Chester	38.4%	18.8%	25.8%	9.6%	7.4%
Claridon	27.5%	18.7%	22.6%	13.5%	17.7%
Hambden	42.4%	19.3%	14.4%	12.8%	11.1%
Huntsburg	19.5%	13.8%	26.4%	19.7%	20.6%
Middlefield	19.6%	15.4%	17.1%	23.4%	24.5%
Montville	31.3%	18.1%	27.4%	13.9%	9.3%
Munson	47.5%	13.1%	20.5%	10.3%	8.6%
Newbury	36.7%	17.7%	23.2%	6.5%	15.8%
Parkman	15.5%	13.5%	14.5%	38.1%	18.4%
Russell	54.8%	6.4%	29.9%	7.4%	1.5%
Thompson	21.8%	15.7%	25.5%	16.4%	20.6%
Troy	30.0%	19.6%	23.8%	14.5%	12.3%

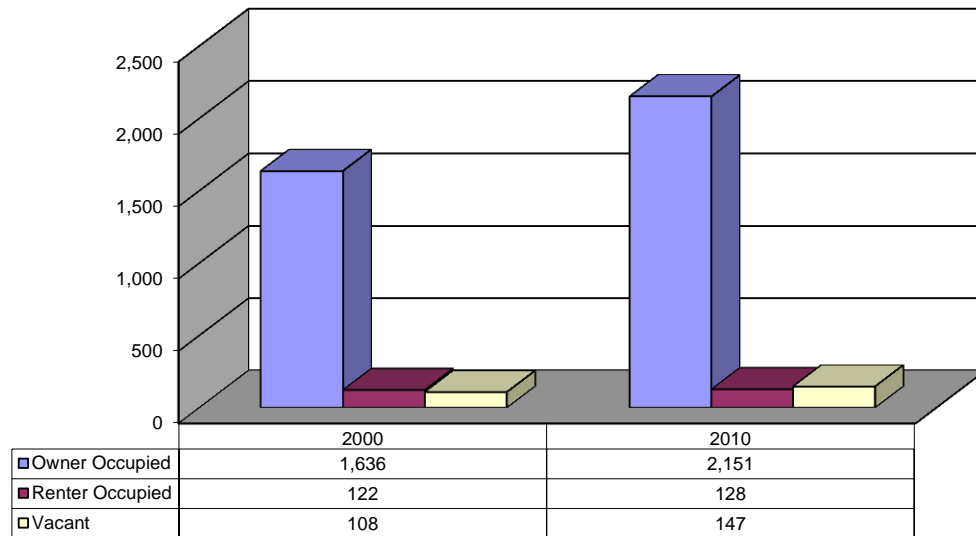
Source: American Community Survey 5-Year Estimates (2009-2013)

### **Home Ownership**

The Census data indicate that home ownership is a strong element in the community. The number of owner-occupied housing units was 2,151 in 2010 (see Figure 2.6), representing 88.7% of the housing units in the township. The number of rental units was 128 and vacant units 147.

**Figure 2.6**

**Housing Units by Occupancy: 2000 and 2010**  
**Auburn Township**



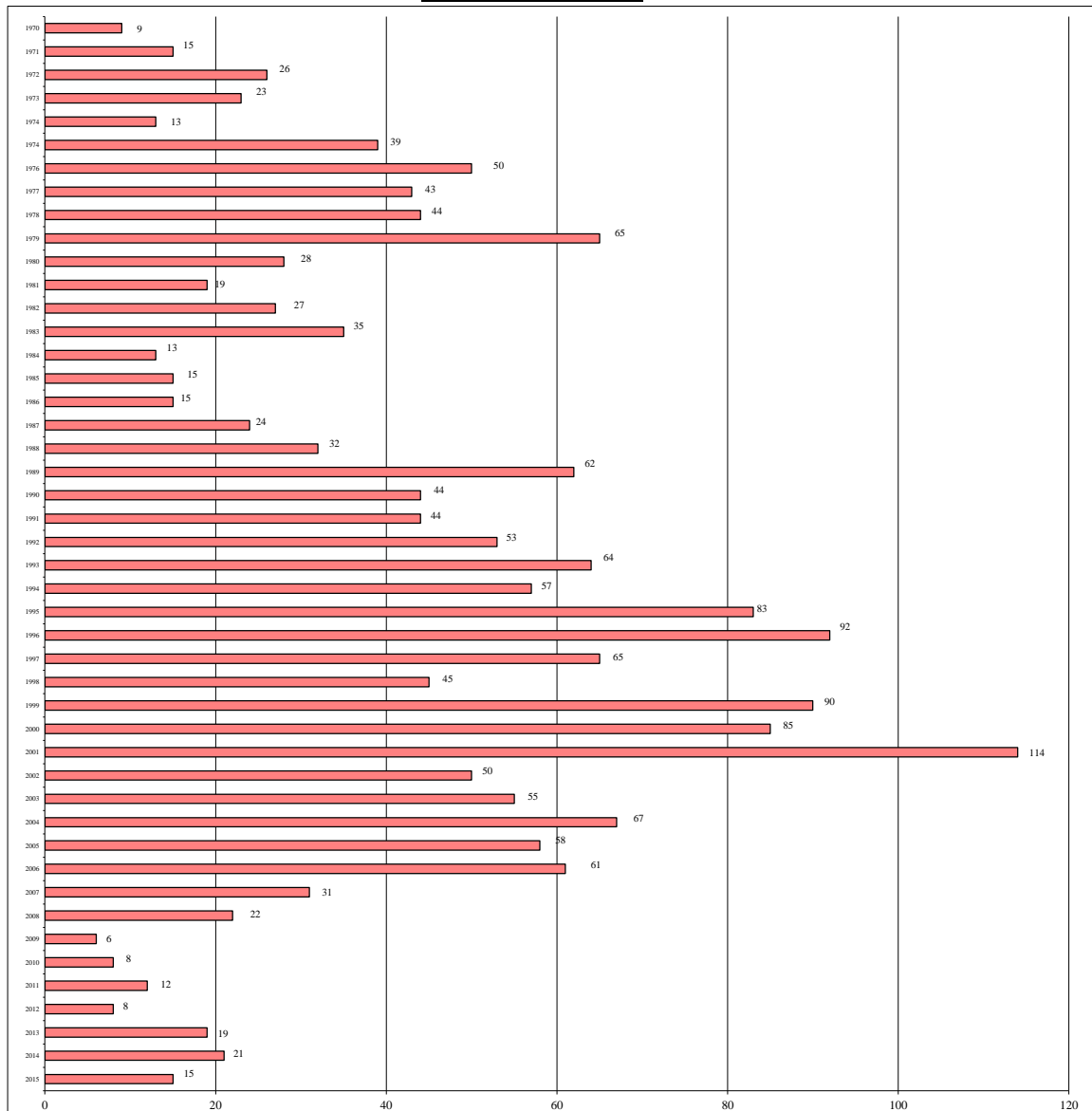
*Source: U.S. Census Bureau (2000 and 2010)*

### **Housing Starts**

A total of 1,866 new single family dwelling permits were issued by the County Building Department for Auburn Township from 1970-2015 (see Figure 2.7). Compared to the other 15 townships within the county, Auburn was ranked second regarding the total number of permits issued over the last 45 years (see Table 2.4).

**Figure 2.7**

**New Housing Starts: 1970 – 2015**  
**Auburn Township**



Source: Geauga County Building Department (2016)

**Table 2.4**

**New Housing Starts by Township: 1970 – 2015**  
**Geauga County**

<u>Township</u>	<u>Number</u>	<u>Average</u>	<u>Rank</u>
<b>Auburn</b>	<b>1,866</b>	<b>41</b>	<b>2</b>
Bainbridge	2,466	55	1
Burton	480	11	14
Chardon	1,020	23	6
Chester	1,408	31	4
Claridon	493	11	13
Hambden	978	22	7
Huntsburg	587	13	10
Middlefield	515	11	11
Montville	515	11	11
Munson	1,577	35	3
Newbury	1,024	23	5
Parkman	683	15	9
Russell	903	20	8
Thompson	388	9	15
Troy	383	9	16

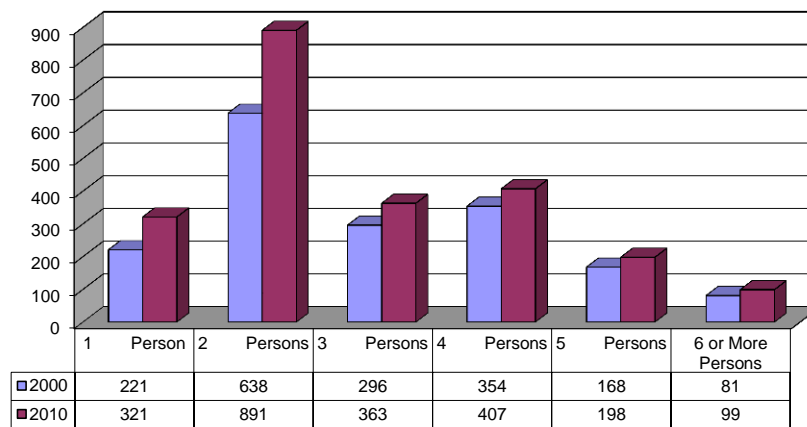
*Source: Geauga County Building Department (2016)*  
*(Based on permits issued)*

### **Persons per Occupied Housing Unit**

Figure 2.8 displays the number of persons per occupied housing unit.

**Figure 2.8**

#### **Persons per Occupied Housing Unit: 2000 and 2010** **Auburn Township**



*Source: U.S. Census Bureau (2000 and 2010)*



### **Value of Occupied Housing Units**

Table 2.5 depicts the value of owner-occupied housing units in the township. Most units were in the \$100,000-\$149,999 range. According to 5-year estimates, the median value of owner-occupied homes in Auburn Township was \$279,200 in 2009-2013. Auburn is ranked second compared to the median value of other townships (see Map 2.5).

**Table 2.5**

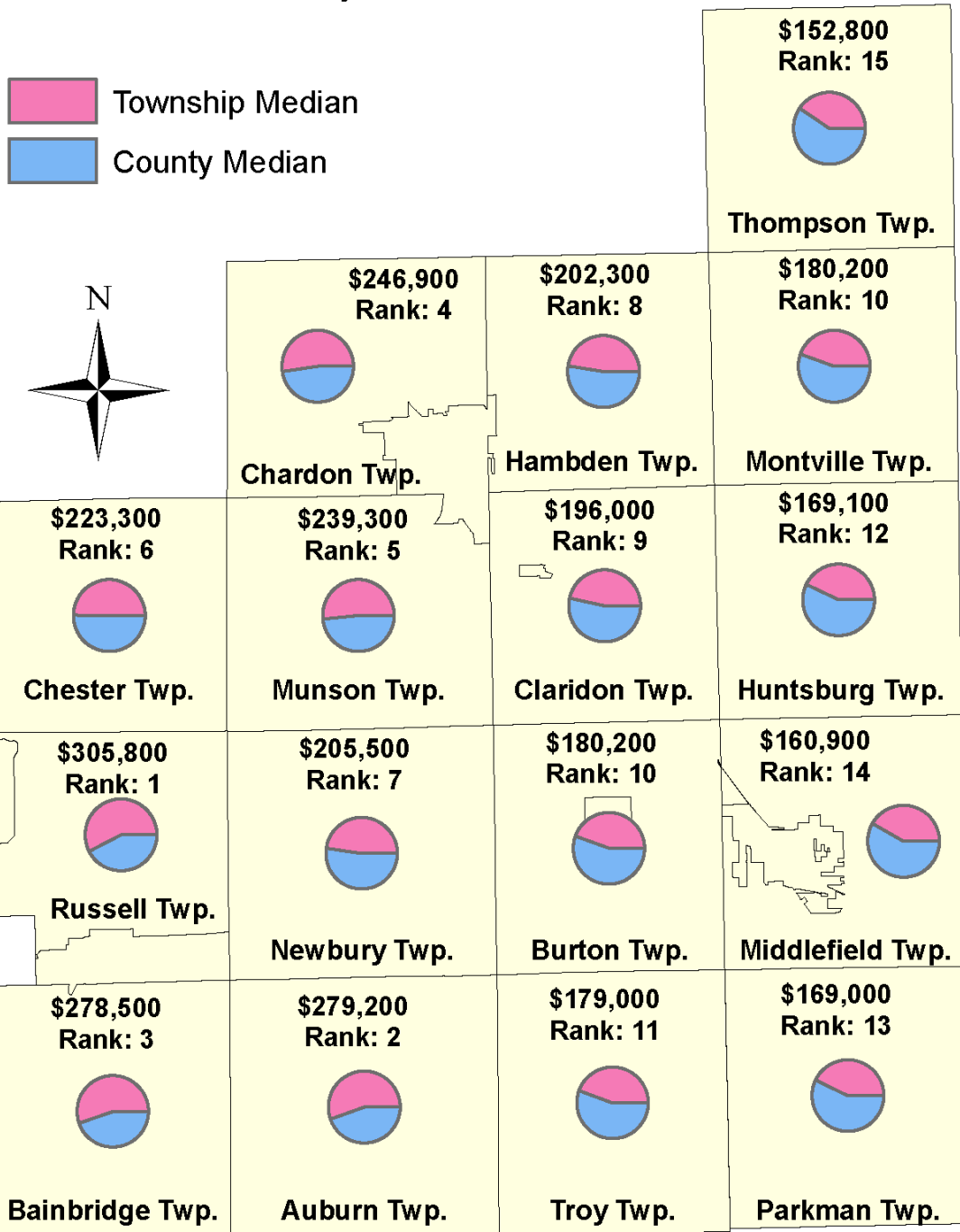
**Value of Owner-Occupied Units: 1990, 2000, and 2009-2013**  
**Auburn Township**

	<u>1990</u>		<u>2000</u>		<u>2009-2013</u>	
<u>Dollars</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Under \$15,000	0	0.0%	0	0.0%	27	1.2%
\$15,000 - \$24,999	0	0.0%	0	0.0%	18	0.8%
\$25,000 - \$49,999	20	2.4%	0	0.0%	0	0.0%
\$50,000 - \$99,999	246	29.8%	79	5.7%	48	2.2%
\$100,000 - \$149,999	291	35.2%	102	7.4%	48	2.2%
\$150,000 and over	269	32.6%	1,197	86.9%	2,058	93.6%
<b>Total</b>	<b>826</b>	<b>100.0%</b>	<b>1,378</b>	<b>100.0%</b>	<b>2,199</b>	<b>100.0%</b>

Source: U.S. Census Bureau (1990 and 2000); American Community Survey  
5-Year Estimates (2009-2013)

Map 2.5

# Estimated Median Home Value: 2009-2013 County Median: \$224,700



Source: American Community Survey 5-Year Estimates (2009-2013)  
Prepared by: Geauga County Planning Commission (2015)

## CHAPTER III

### NATURAL RESOURCES

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#### **NATURAL RESOURCES**

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The maps in this section provide a visual overview of the existing environmental features in the township. It should be noted that the maps are not meant to replace an on-site investigation by a qualified soil scientist or a professional engineer. Acreage may vary slightly due to data provided by the Geauga County Auditor's Office.

The following variables were mapped. For more detailed information on a lot-specific basis for some variables, visit REALink: <http://geaugarealink.co.geauga.oh.us/realink>.

- |                                 |                               |
|---------------------------------|-------------------------------|
| ➤ Soils                         | ➤ Water Basins and Watersheds |
| ➤ Depth to Bedrock              | ➤ 100 Year Floodplain         |
| ➤ Slope                         | ➤ Wetlands                    |
| ➤ Topography                    | ➤ Drainage (Natural)          |
| ➤ Shrink-Swell Potential        | ➤ Generalized Groundwater     |
| ➤ Potential Frost Action        | Availability                  |
| ➤ Depth to Seasonal Water Table | ➤ Land Capability             |
| ➤ Permeability                  |                               |

#### **Soils**


































Soil types provide basic insights into the limitations of the physical environment on development. Each soil classification reflects distinct characteristics which may be rated according to the degree of limitation that they represent with respect to various uses.

The Ohio Department of Natural Resources (ODNR), Division of Lands and Soil, conducted a soil survey and prepared a land capability rating system for Auburn Township, which is a part of the "Soil Survey of Geauga County, Ohio." Soil scientists examined the soil samples taken in the field. The soil samples were laboratory tested to determine such properties as texture, permeability, and type of parent material. Aerial base maps were utilized, following the field observations, to delineate the boundaries of the various soil types identified. A total of 33 different soil classifications were mapped in Auburn Township (see Table 3.1 and Map 3.1). A detailed description of each soil type can be found on REALink.

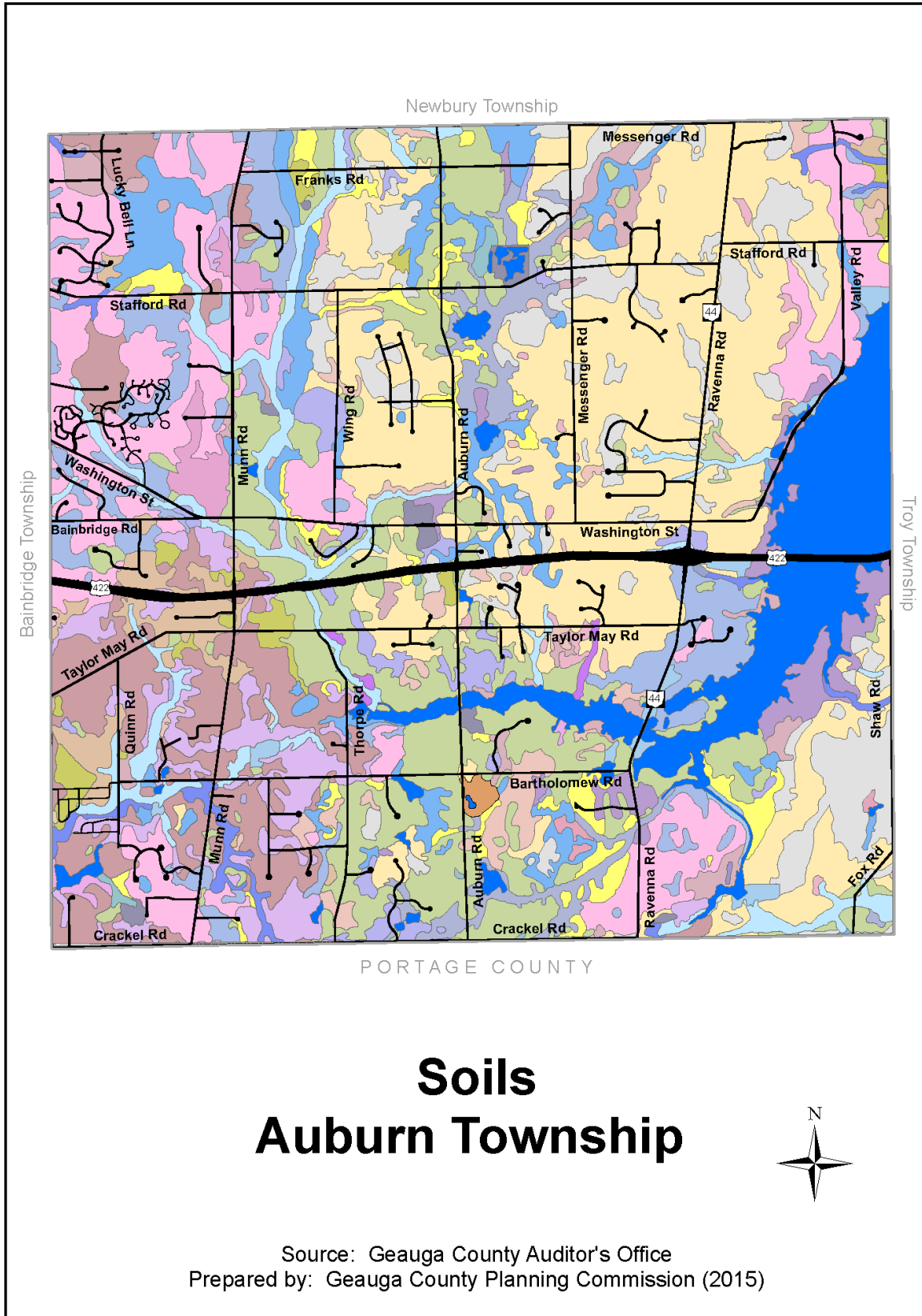
The inventory and evaluation of the soils is a key element in the land use planning process. The land use plan is meant to be in harmony with the characteristics of the soil and the capability of it to support development. The predominant soil types in Auburn Township are Canfield and Chili Loam. Note: To view the Soil Survey of Geauga County visit:

<http://www.nrcs.usda.gov/wps/portal/nrcs/surveylist/soils/survey/state/?statelid=OH>.

**Table 3.1****Soil Types**  
**Auburn Township**

<b>Soils</b>	<b>Acreage</b>	<b>% of Township</b>
 BgB - Bogart Loam	338.81	1.8%
 Ca - Canadice Silt Loam	1.51	0.0%
 CcA, B - Caneadea Silt Loam	22.27	0.1%
 CdB, C - Canfield Silt Loam	4,119.32	21.6%
 Cf - Carlisle Muck, Ponded	36.66	0.2%
 CnA, B, C - Chili Loam	2,331.36	12.2%
 CoD2 - Chili Gravelly Loam	46.26	0.2%
 CyD, F - Chili-Oshtemo Complex	333.5	1.7%
 Da - Damascus Silt Loam	397.95	2.1%
 EhB, B2, C, C2, D, D2, E, F - Ellsworth Silt Loam	649.24	3.4%
 FcA, B - Fitchville Silt Loam	332.03	1.7%
 GbB - Geeburg Silt Loam	2.68	0.0%
 GfB - Glenford Silt Loam	24.19	0.1%
 Ho - Holly Silt Loam	673.31	3.5%
 HsA, B - Haskins Loam	364.01	1.9%
 JtA - Jimtown Silt Loam	396.22	2.1%
 LxD - Lordstown-Rock Outcrop Complex	3.64	0.0%
 LyB, C - Loudonville Silt Loam	154.81	0.8%
 MgA, B - Mahoning Silt Loam	1,322.47	6.9%
 Or - Orrville Silt Loam	166.75	0.9%
 OsB, C - Oshtemo Sandy Loam	340.41	1.8%
 Pg - Pits, Gravel	87.73	0.5%
 Pq - Pits, Quarry	5.4	0.0%
 ReA, B - Ravenna Silt Loam	1,286.82	6.7%
 RmB - Rawson Loam	199.32	1.0%
 RsB, C, C2, D - Rittman Silt Loam	966.74	5.1%
 Sb - Sebring Silt Loam	869.97	4.6%
 Tg - Tioga Loam	28.43	0.2%
 Ud - Udorthents, Loamy	160.93	0.8%
 W - Water	1,362.83	7.1%
 WbA, B - Wadsworth Silt Loam	1,982.44	10.4%
 Wt - Willette Muck, Ponded	28.58	0.2%
 WuD - Wooster Silt Loam	77.93	0.4%
<b>Total</b>	<b>19,114.52</b>	<b>100.0%</b>

**Map 3.1**



### **Depth to Bedrock**

Only about 0.8 percent of the township (see Table 3.2) is underlain by bedrock at a depth of less than five feet from the surface. As shown on Map 3.2, the main areas of shallow bedrock are located around the intersection of Munn Road and Stafford and north of East Washington Street on the west side of Munn Road. Lordstown-Rock Outcrop Complex and Loudonville Silt Loam are the specific soil types which identify shallow bedrock.

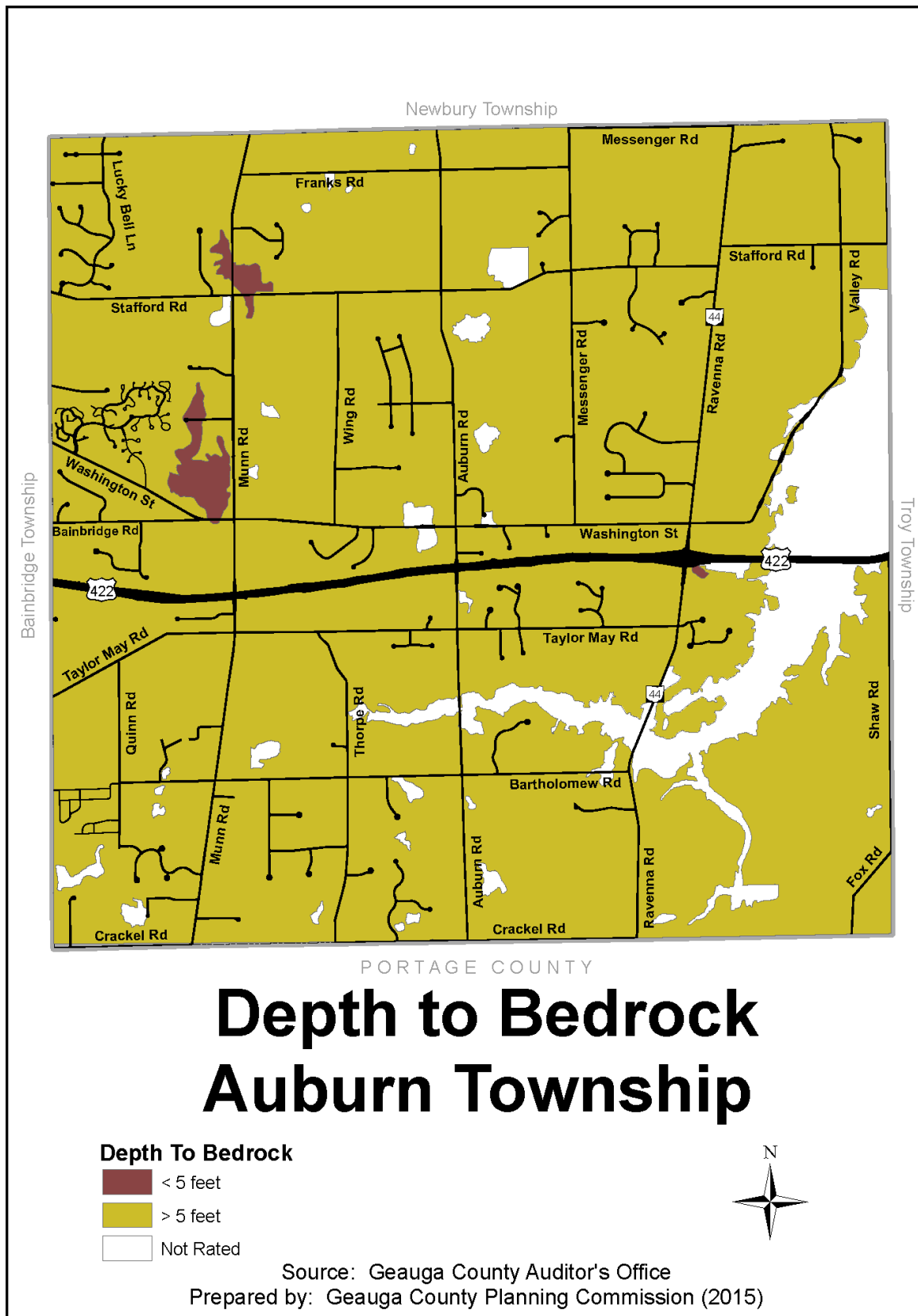
**Table 3.2**

**Depth to Bedrock Map Legend**  
**Auburn Township**

	<u>Acres</u>	<u>% of Township</u>
Depth to Bedrock < 5 feet	158.45	0.8%
Depth to Bedrock > 5 feet	17,339.18	90.7%
Not Rated	1,616.89	8.5%
<b>Total</b>	<b>19,114.52</b>	<b>100.00%</b>

Source: Geauga County Soil Survey (1982); Geauga County Auditor's Office (2015)

**Map 3.2**



### **Slope**

Slope represents the inclination of the land surface from a horizontal plane. The percentage of slope is determined by taking the vertical distance divided by the horizontal distance, then multiplying it by 100. Consequently, a 10 percent slope is a vertical change of 10 feet in 100 feet of horizontal distance.

According to Table 3.3 and Map 3.3, over 74% of the terrain in Auburn Township is classified as level to gently rolling (0 to 6%). Slope of 6 to 12% covers 15% of the community's land area.

The degree of slope has an impact on the feasibility of placing improvements on a site. Steeply sloped areas may be unsuitable for development. Erosion and runoff of soil sediment during construction is a significant concern. On-site septic systems may not function properly on steep slopes.

**Table 3.3**

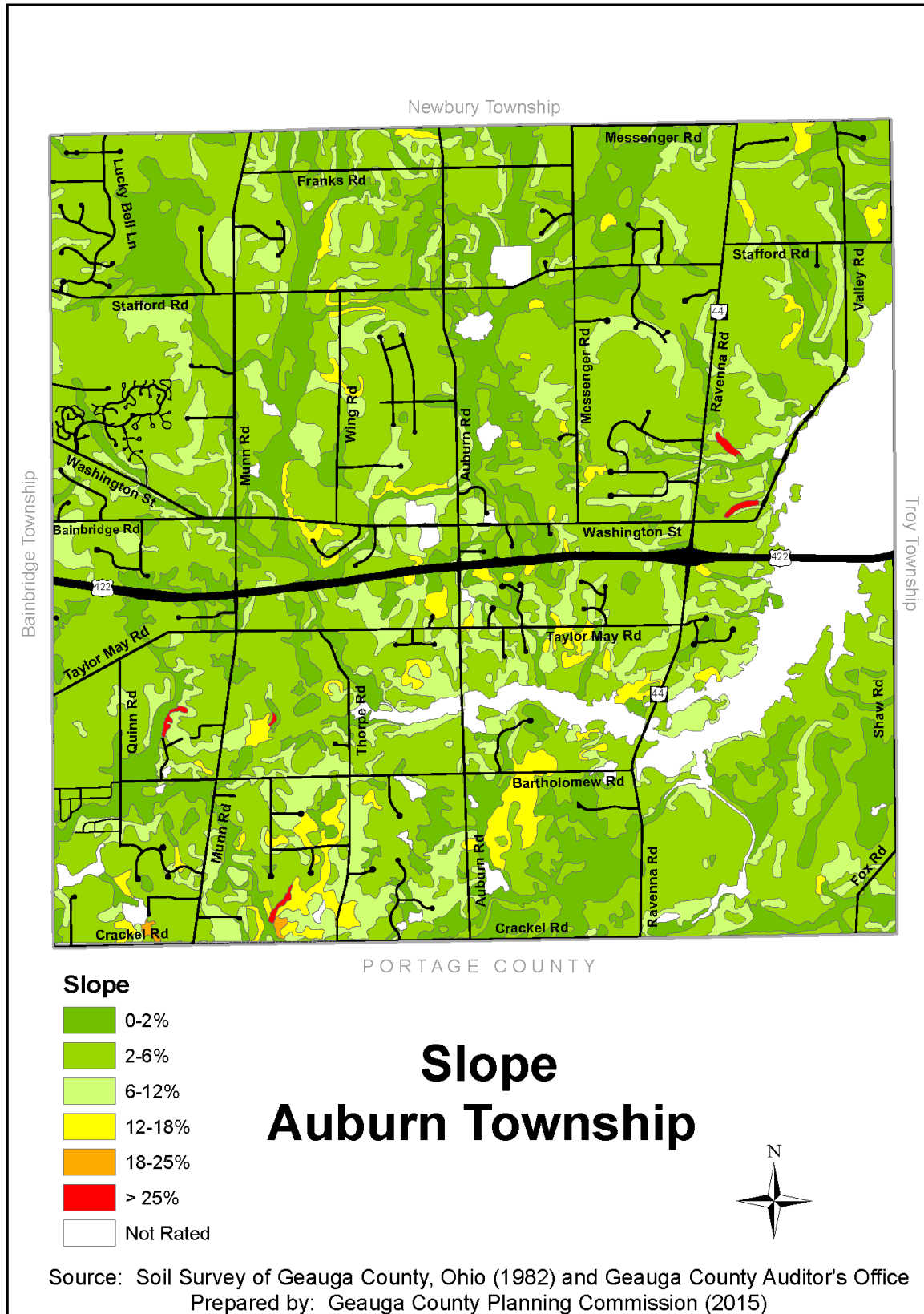
**Slope Map Legend**  
**Auburn Township**

<b><u>% Slope</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
0 - 2%	3,836.98	20.07%
2 - 6%	10,361.85	54.21%
6 - 12%	2,873.85	15.03%
12 - 18%	551.16	2.88%
18 - 25%	11.15	0.06%
Greater than 25%	24.30	0.13%
Not Rated	1,455.96	7.62%
<b><i>Total</i></b>	<b><i>19,115.25</i></b>	<b><i>100.00%</i></b>

Source: Geauga County Soil Survey (1982); Geauga County Auditor's Office (2015)



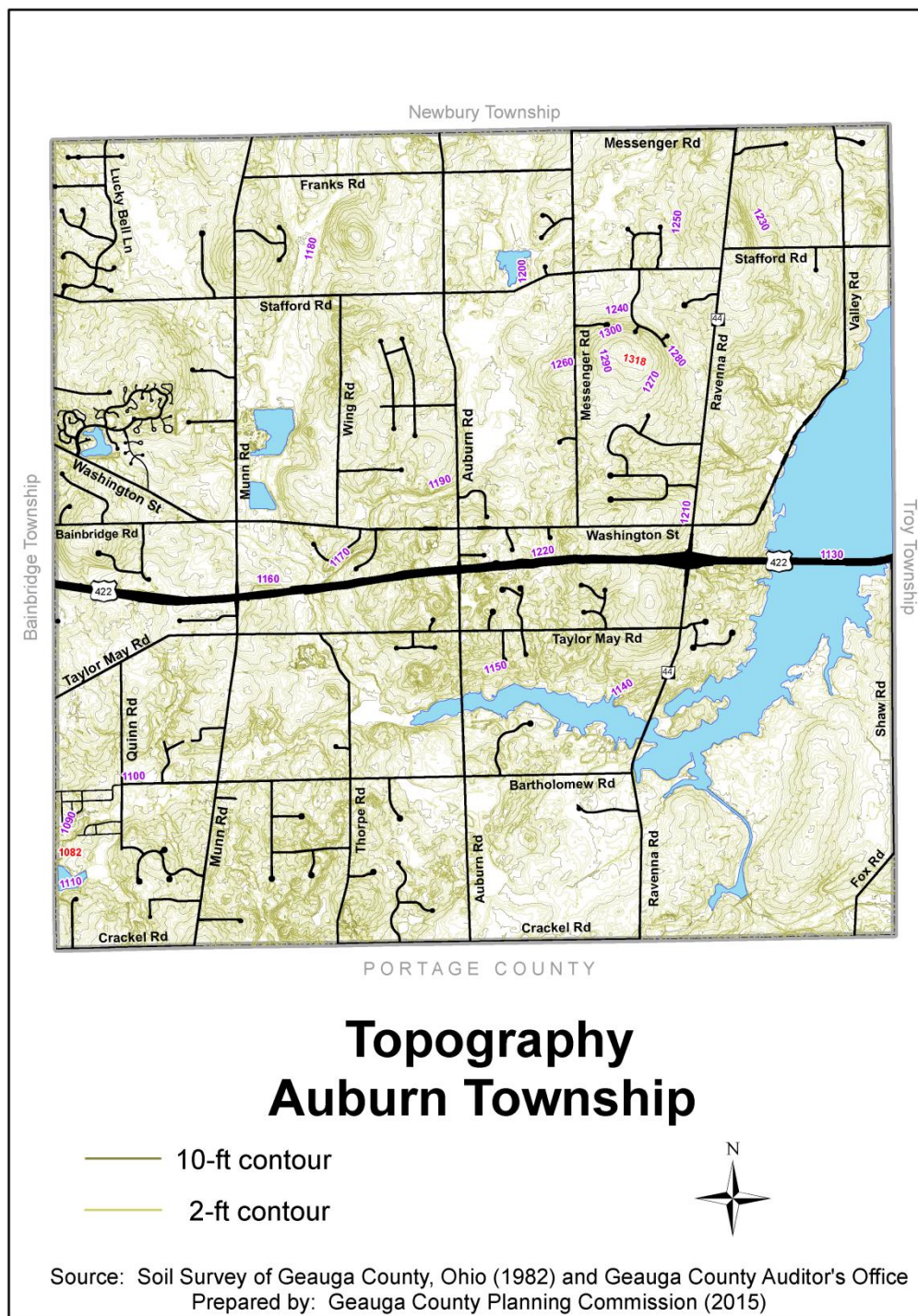
**Map 3.3**



### Topography

The highest point in the township is at an elevation of approximately 1,318 feet located in the central northeast portion of the township, south of Stafford Road and east of Messenger Road. The lowest point is at an elevation of 1,082 feet in the southwest corner of the township along the township border and north of Crackel Road (see Map 3.4).

**Map 3.4**



### **Shrink-Swell Potential**

Shrink-swell potential is a measurement of the relative change in volume of soil material, based on changes in its moisture content. The degree of swelling and shrinking of soil is also influenced by the amount of clay ingredient. Soils rated with a “moderate” to “high” shrink-swell potential may result in damage to buildings and roads. The majority of the township, about 73%, has soils rated “low” (see Table 3.4 and Map 3.5).

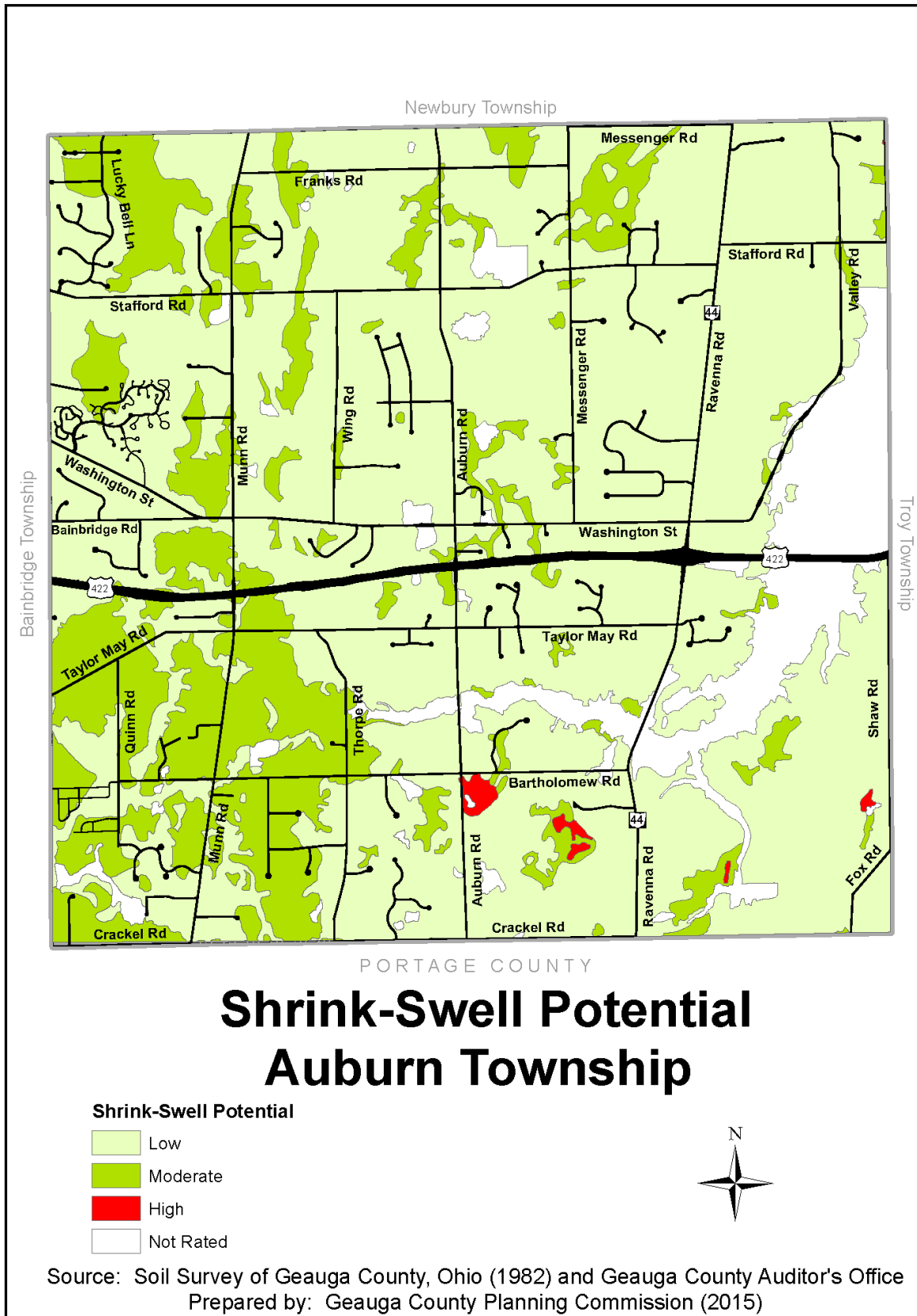
**Table 3.4**

**Shrink-Swell Potential Map Legend**  
**Auburn Township**

<b><u>Rating</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Low	13,878.84	72.61%
Moderate	3,529.34	18.46%
High	53.53	0.28%
Not Rated	1,653.55	8.65%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

*Source: Soil Survey of Geauga County, Ohio (1982); Geauga County Auditor's Office*

**Map 3.5**



### **Potential Frost Action**

Potential frost action rates the possibility for damage resulting from heaving, excessive wetting, and loss of soil strength in areas where substantial ground freezing is common. Silty soils and those with high clay content as well as a high water table in the winter are more susceptible to frost action. Low soil strength during thawing coupled with frost heave may cause damage to roads and other rigid structures such as foundations. The majority of the township (73.13%) is rated “high” for potential frost action (see Table 3.5 and Map 3.6).

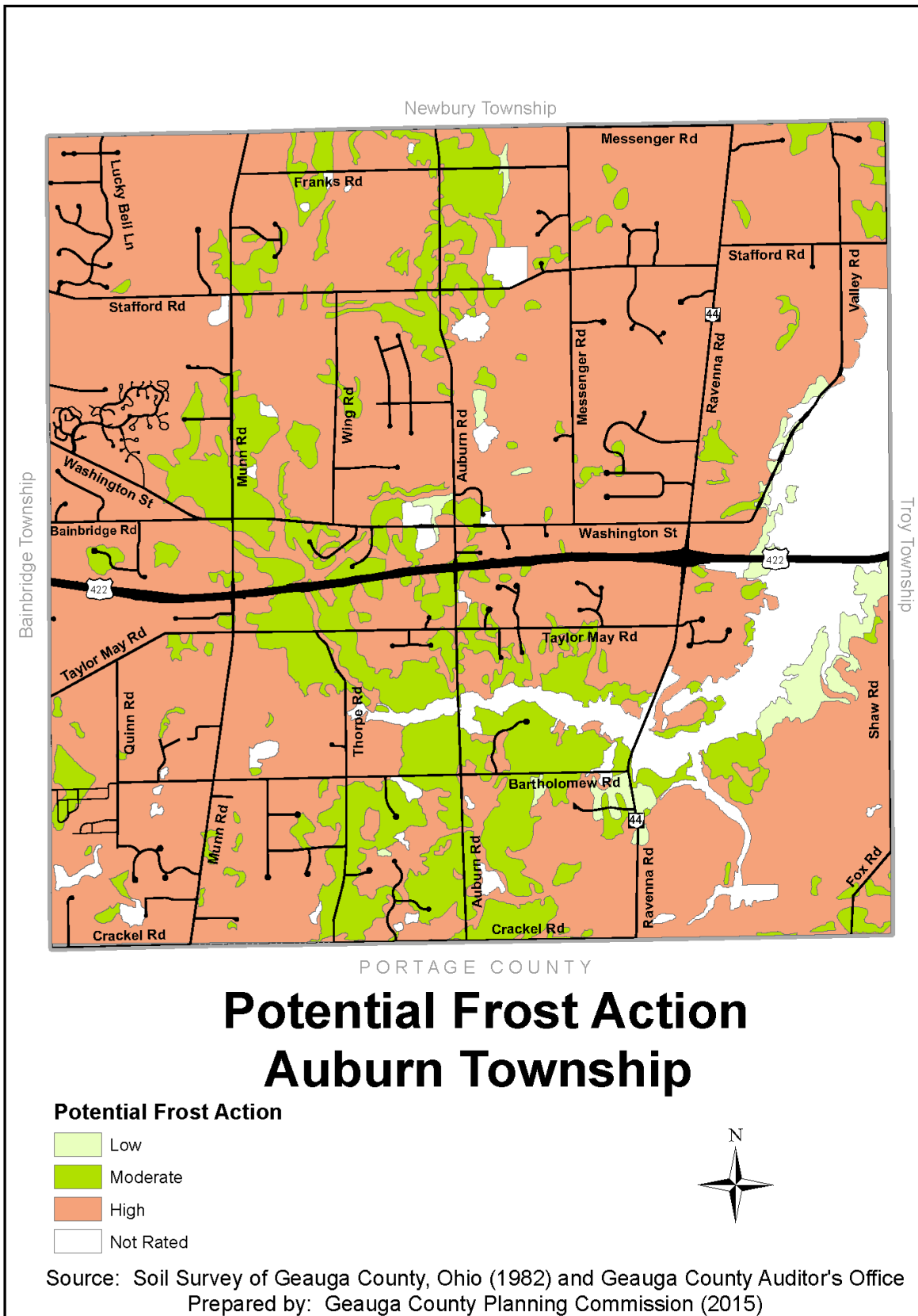
**Table 3.5**

**Potential Frost Action Map Legend**  
**Auburn Township**

<b><u>Rating</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Low	340.41	1.78%
Moderate	3,179.62	16.63%
High	13,978.34	73.13%
Not Rated	1,616.89	8.46%
<b><i>Total</i></b>	<b><i>19,115.26</i></b>	<b><i>100.00%</i></b>

Source: Soil Survey of Geauga County, Ohio (1982); Geauga County Auditor's Office

**Map 3.6**





**Depth to Seasonal High Water Table**

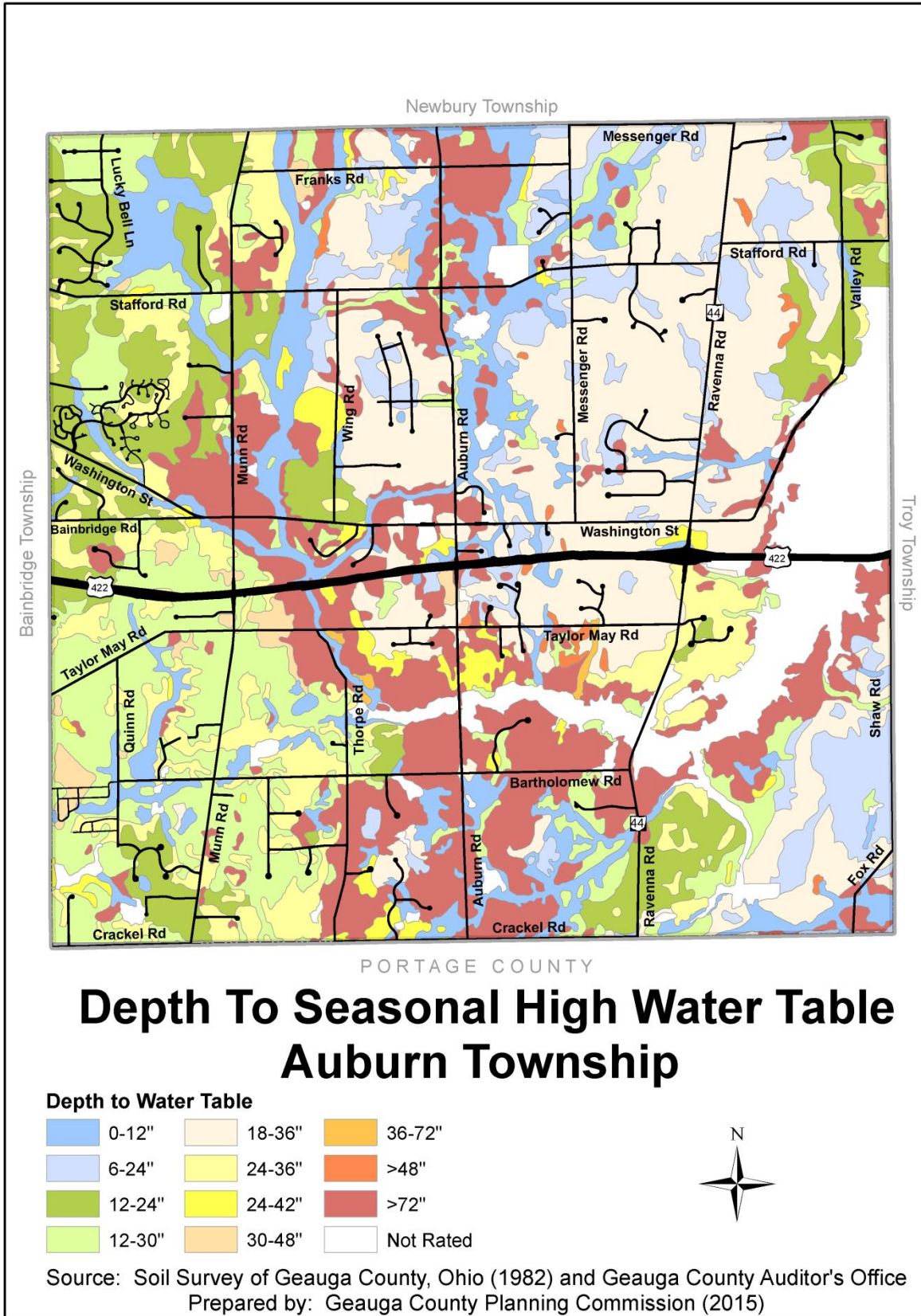
Seasonal high water table is the highest level of a saturated zone within the soil in most years. Depth is applicable to undrained soils only. Only saturated zones within a depth of six feet are indicated in the table (see Table 3.6 and Map 3.7).

**Table 3.6****Depth to Seasonal High Water Table Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
0 - 12 inches	2,007.98	10.50%
6 - 24 inches	1,286.86	6.73%
12 - 24 inches	1,982.44	10.38%
12 - 30 inches	2,603.75	13.62%
18 - 36 inches	4,119.86	21.55%
24 - 36 inches	1,615.98	8.45%
24 - 42 inches	365.67	1.91
30 - 48 inches	199.32	1.04
36 - 72 inches	28.43	0.15
Greater than 48 inches	77.93	0.41
Greater than 72 inches	3,210.15	16.80
Not Rated	1,616.89	8.46
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982); Geauga County Auditor's Office

**Map 3.7**





### **Permeability**

Permeability is a quality of the soil that enables water to move downward through the profile. It is measured as the number of inches per hour (iph) that water moves downward through the saturated soil. Permeability is an important variable in the successful operation of septic tank leach fields. The majority of the township (31.95%) is rated “0.06 to 0.2 iph” for permeability (see Table 3.7 and Map 3.8).

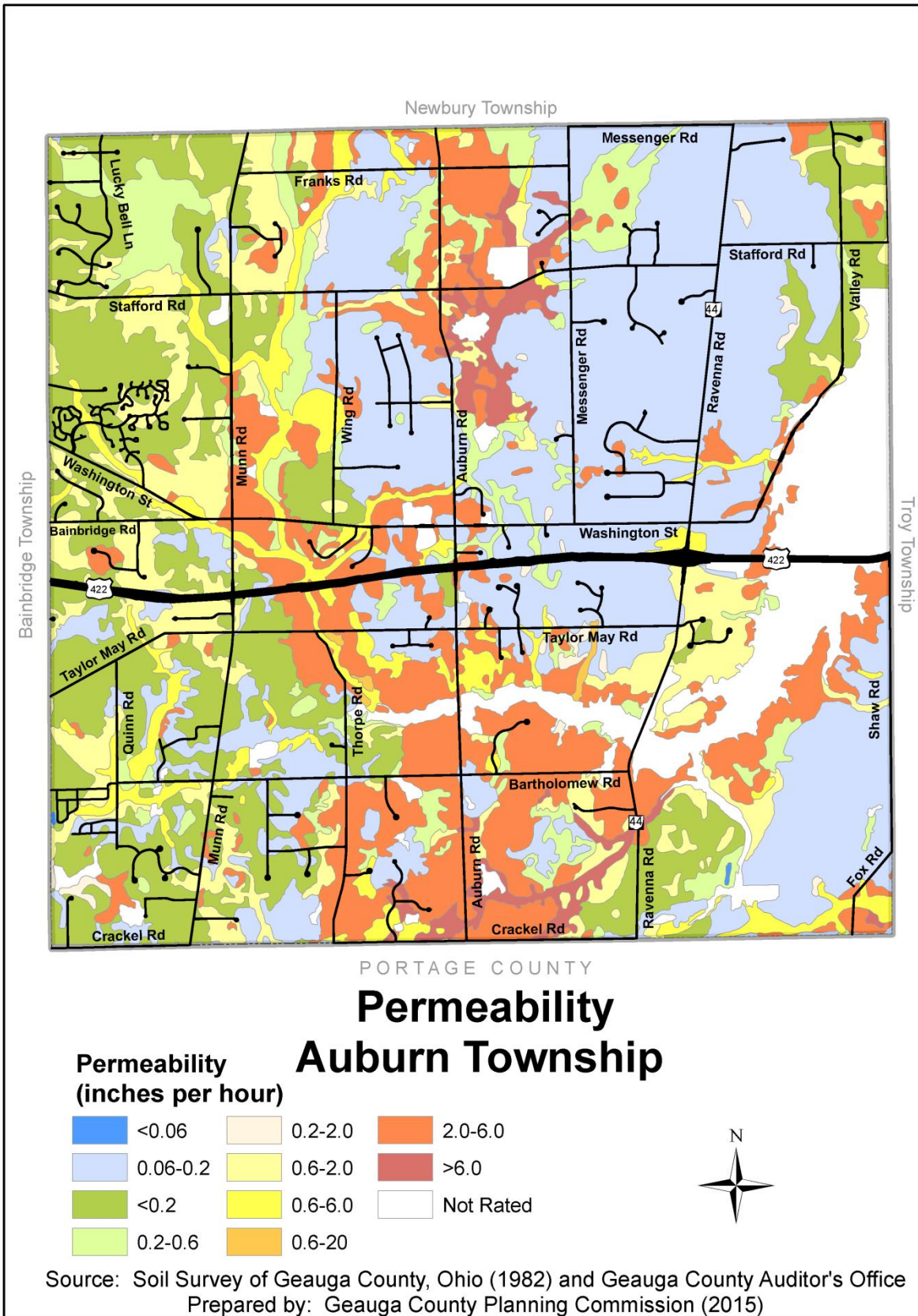
**Table 3.7**

**Permeability Map Legend**  
**Auburn Township**

<b><u>Rating</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
<0.06 iph	4.19	0.02%
0.06 to 0.2 iph	6,106.81	31.95%
<0.2 iph	3,504.22	18.33%
0.2 to 0.6 iph	1,202	6.29%
0.2 to 2.0 iph	102.12	0.53%
0.6 to 2.0 iph	2,052.18	10.74%
0.6 to 6.0 iph	1,012.12	5.29%
0.6 to 20.0 iph	28.43	0.15
2.0 to 6.0 iph	3,088.35	16.16
>6.0 iph	397.95	2.08
Not Rated	1,616.89	8.46%
<b><i>Total</i></b>	<b><i>19,115.26</i></b>	<b><i>100.00%</i></b>

*Source: Soil Survey of Geauga County, Ohio (1982); Geauga County Auditor's Office*

**Map 3.8**



### **Water Basins and Watersheds**

Auburn Township is part of the Cuyahoga and Chagrin Water Basins and includes seven watersheds (see Table 3.8 and Maps 3.9 and 3.10).

During periods of precipitation, all of the excess water that is not absorbed into the ground is identified as runoff. Runoff may produce soil erosion and sediment. Erosion and sediment degrade water quality and can disrupt sensitive ecological conditions. In recognition of the problems associated with soil erosion and storm water runoff, the Geauga County Board of Commissioners adopted water management and soil sediment pollution control regulations in 1979. The regulations are enforced by the Geauga Soil and Water Conservation District (SWCD). See the Geauga SWCD website: [http://www.geaugaswcd.com/construction\\_sites](http://www.geaugaswcd.com/construction_sites).

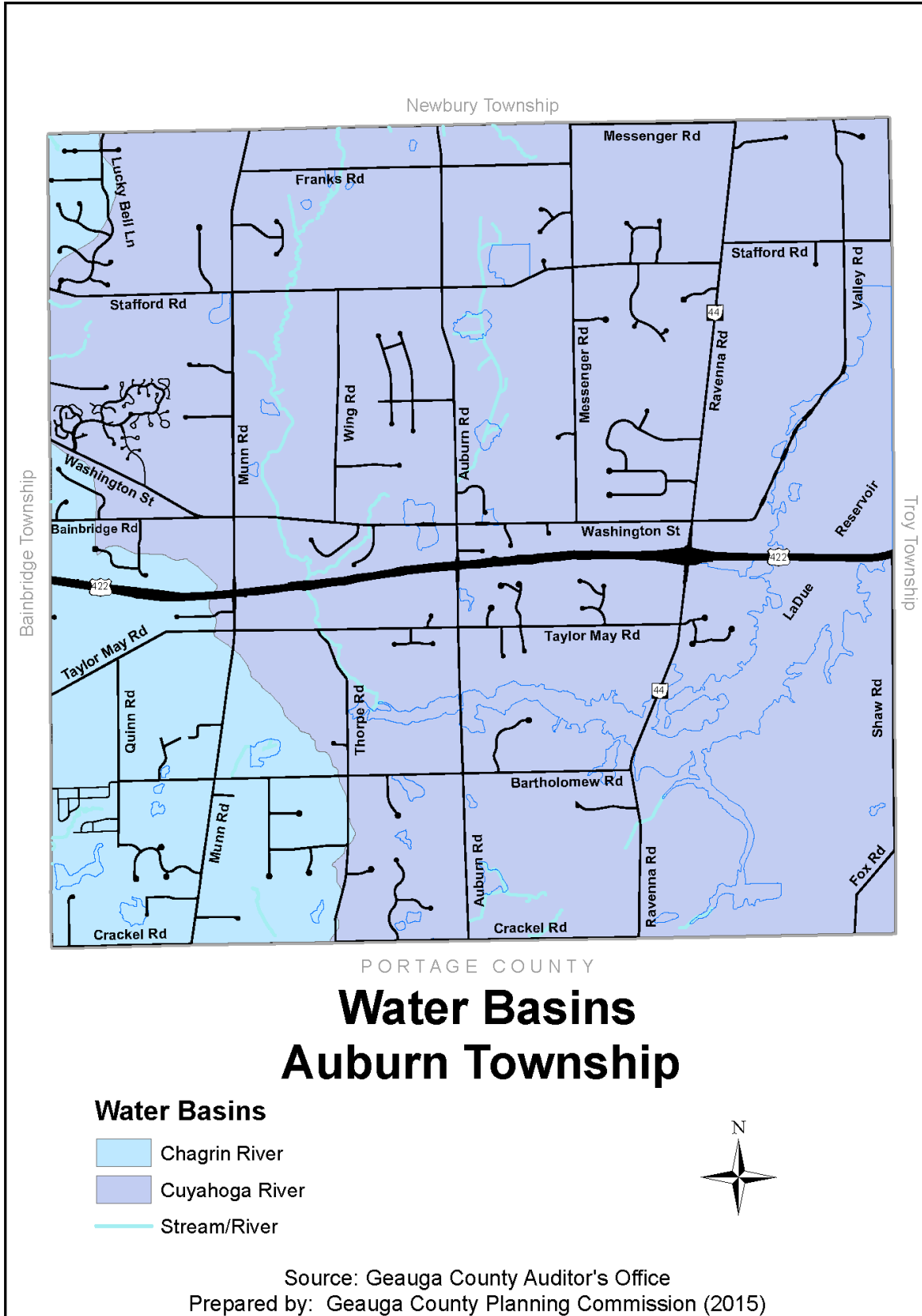
**Table 3.8**

**Water Basins and Watersheds**  
**Auburn Township**

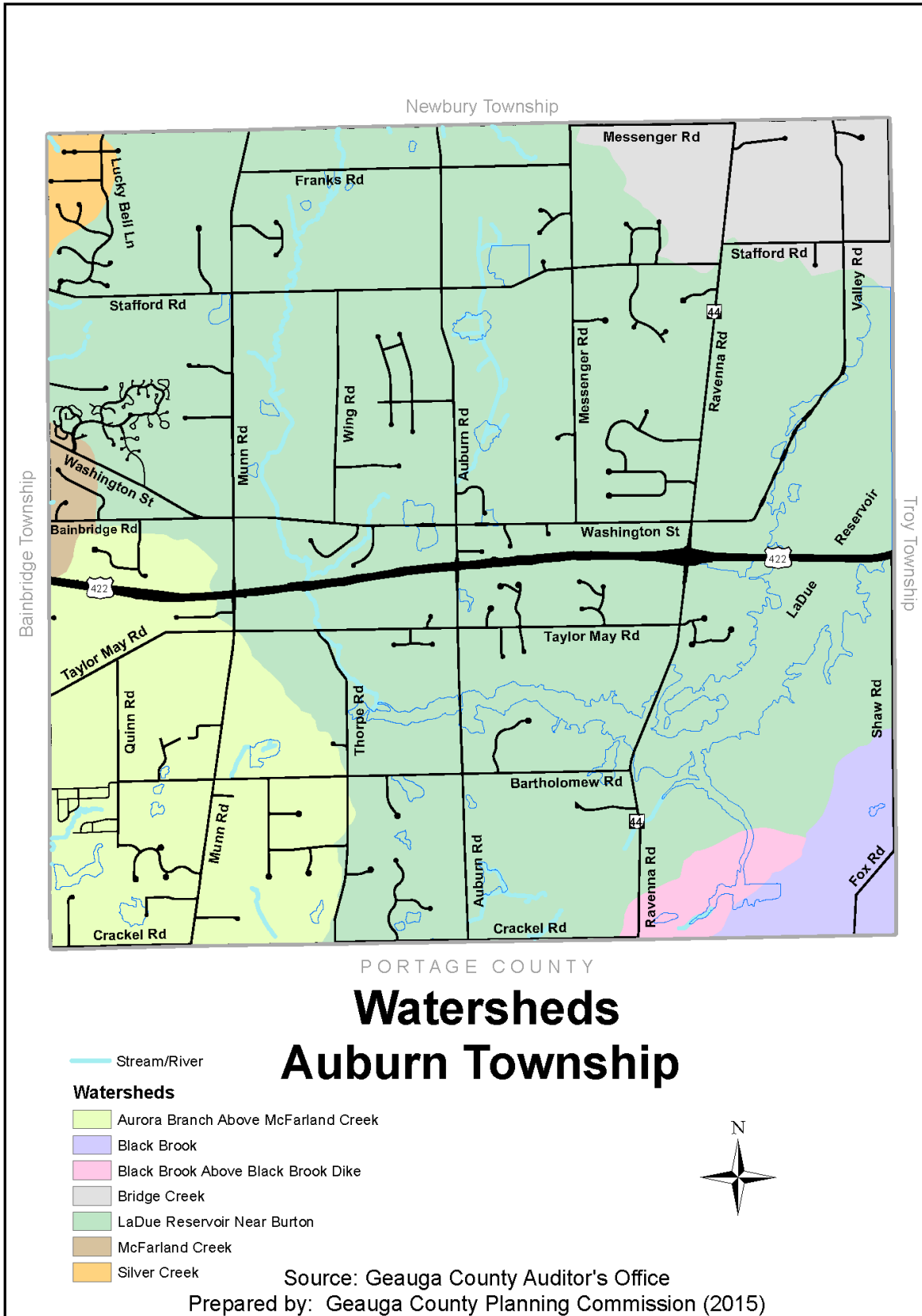
<b><u>Water Basin</u></b>	<b><u>Watershed</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Cuyahoga	Bridge Creek	1,035.49	5.41%
Cuyahoga	LaDue Reservoir near Burton	14,200.60	74.23%
Cuyahoga	Black Brook	530.08	2.77%
Cuyahoga	Black Brook above Black Brook Dike	289.43	1.51%
Chagrin	Silver Creek	165.29	0.86%
Chagrin	McFarland Creek	147.40	0.78%
Chagrin	Aurora Branch above McFarland Creek	2,763.30	14.44%
<b><i>Total</i></b>		<b><i>19,131.59</i></b>	<b><i>100.00%</i></b>

Source: Geauga County Auditor's Office

**Map 3.9**



**Map 3.10**



### **One Hundred (100) Year Floodplain**

About 1,947.87 acres (10.19%) of the township are designated as “100 year” floodplain by the Federal Emergency Management Agency or FEMA (see Table 3.9 and Map 3.11). The County Building Department has regulations in effect concerning any proposed buildings within a flood zone. See their website:

<http://www.co.geauga.oh.us/Departments/BuildingDepartment.aspx>.

Because the county has adopted such regulations, property owners may obtain flood insurance through private carriers pursuant to the National Flood Insurance Program (NFIP). See this website for more information about the NFIP:

<http://www.fema.gov/national-flood-insurance-program>.

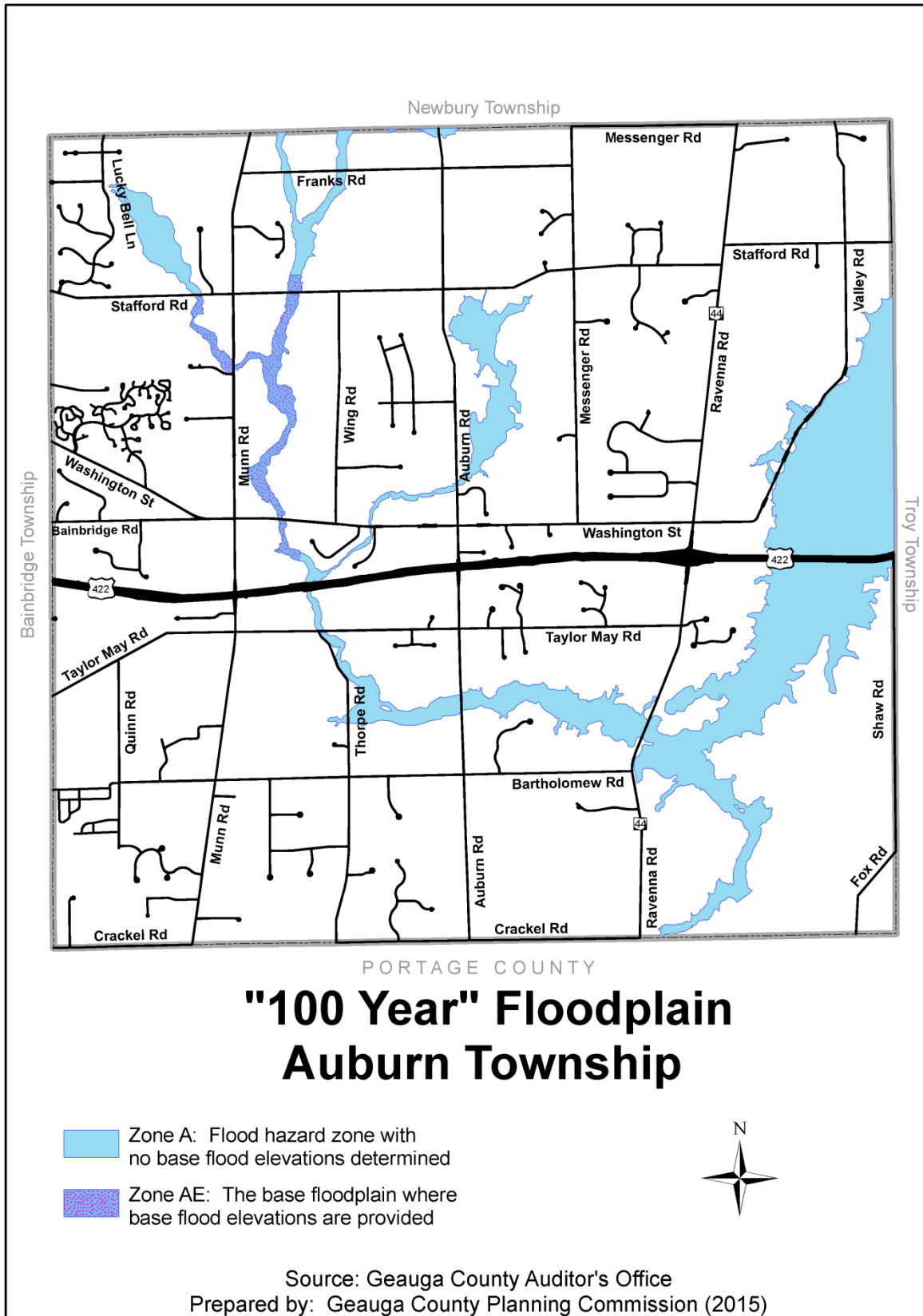
**Table 3.9**

**“100 Year” Floodplain**  
**Auburn Township**

<b><u>100 Year Floodplain</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Within Floodplain Zone	1,947.87	10.19%
Outside Floodplain Zone	17,183.73	89.81%
<b><i>Total</i></b>	<b><i>19,131.60</i></b>	<b><i>100.00%</i></b>

Source: Geauga County Auditor's Office

**Map 3.11**





### **Wetlands**

The U.S. Department of the Interior, Fish and Wildlife Service (FWS) prepared a wetlands inventory of the Cuyahoga River and Chagrin River Water Basins. The map on the following page is meant to represent the areas identified as wetlands through the FWS inventory in Auburn Township (see Table 3.10 and Map 3.12).

The wetlands inventory was prepared by the FWS from the analysis of high altitude imagery in conjunction with collateral data sources and field work. Under the FWS classification system, wetlands will consist of the following three attributes:

1. **Hydrophytic Vegetation:** Plant life which grows in water, soil, or a substrate that is at least periodically deficient in oxygen as a result of excessive water content.
2. **Hydric Soils:** Soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions (absence of free oxygen) in the upper part of the horizon.
3. **Wetland Hydrology:** Permanent or periodic inundation, or soil saturation to the surface, at least seasonally.

Wetlands merit protection due to the array of useful functions they perform. They improve water quality by serving as a natural filtration system. The vegetation traps sediment and other pollutants from the water. Wetlands retain large quantities of water, thereby providing downstream protection during periods of heavy rainfall and, conversely, supplementing streams during periods of dry weather and low flow. Finally, wetlands serve as havens for some rare plant species as well as breeding, nesting, and feeding grounds for a variety of wildlife. The U.S. Army Corps of Engineers is involved with regulation of wetlands under Section 404 of the Clean Water Act as well as the Ohio EPA. Auburn Township has 1,840.48 acres in wetlands, which is 9.62% of its total area.

**Table 3.10**

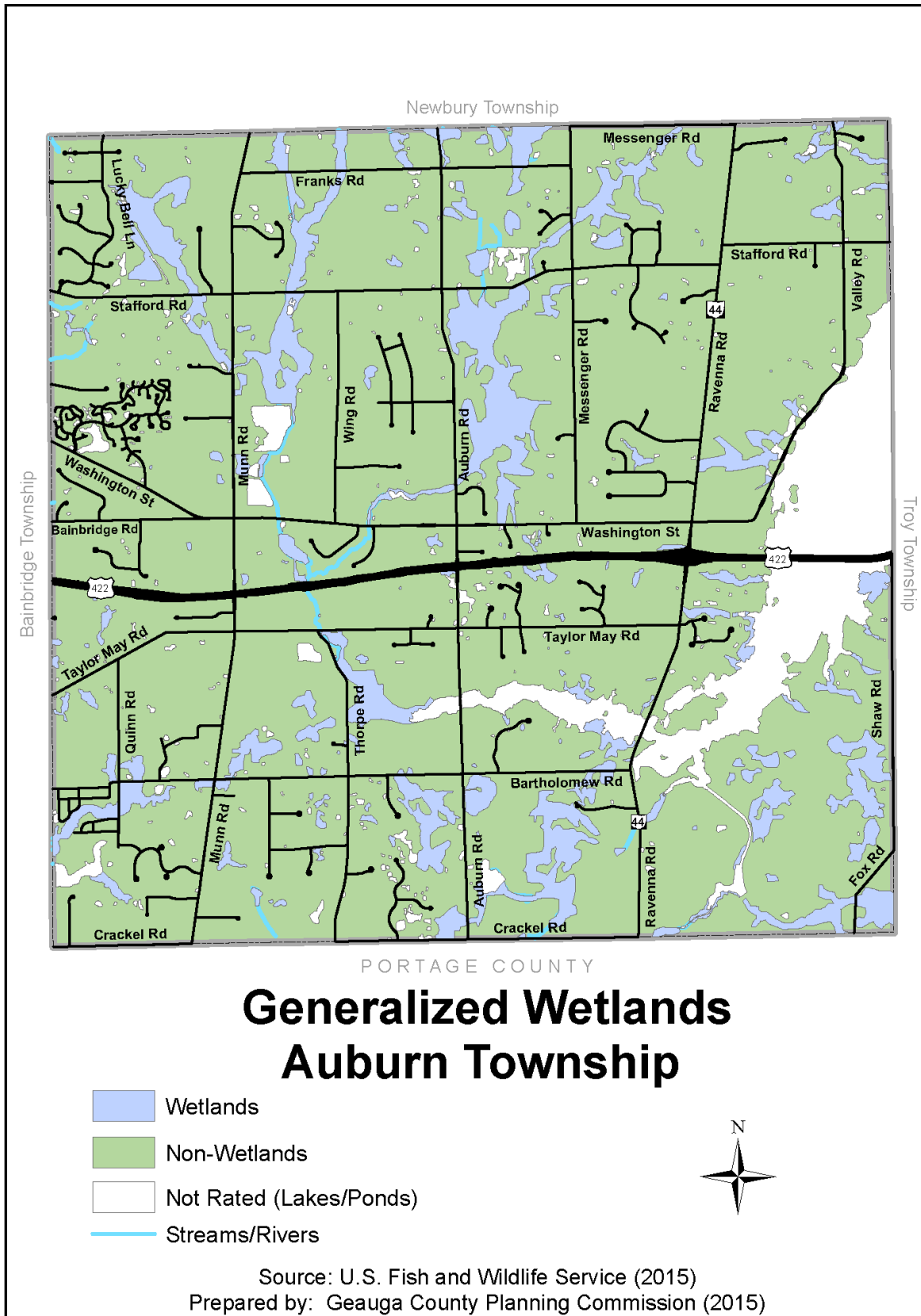
**Wetlands Map Legend**  
**Auburn Township**

<b><u>Rating</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Wetlands	1,840.48	9.62%
Non-Wetlands	15,750.20	82.32%
Not Rated	1,541.35	8.06%
<b><i>Total</i></b>	<b>19,132.03</b>	<b>100.00%</b>

Source: U.S. Fish and Wildlife Service (2015)



**Map 3.12**



### **Drainage (Natural)**

Drainage describes the frequency and duration of the removal of water from the soil (see Table 3.11 and Map 3.13).

- Very Poorly Drained (VPD) - Water is removed so slowly that the soil is saturated for an extended length of time.
- Poorly Drained (PD) - Water is removed from the soil so slowly that it remains wet for long periods of time. Free water is commonly at or near the surface during a considerable part of the year.
- Somewhat Poorly Drained (SPD) - Water is removed from the soil so slowly that it remains wet for significant periods, but not all of the time.
- Moderately Well Drained (MWD) - Water is removed from the soil somewhat slowly so that it is wet for a small but significant part of the time.
- Well Drained (WD) - Water is removed from the soil readily, but not rapidly.

Approximately 33% of the township is “moderately well drained.”

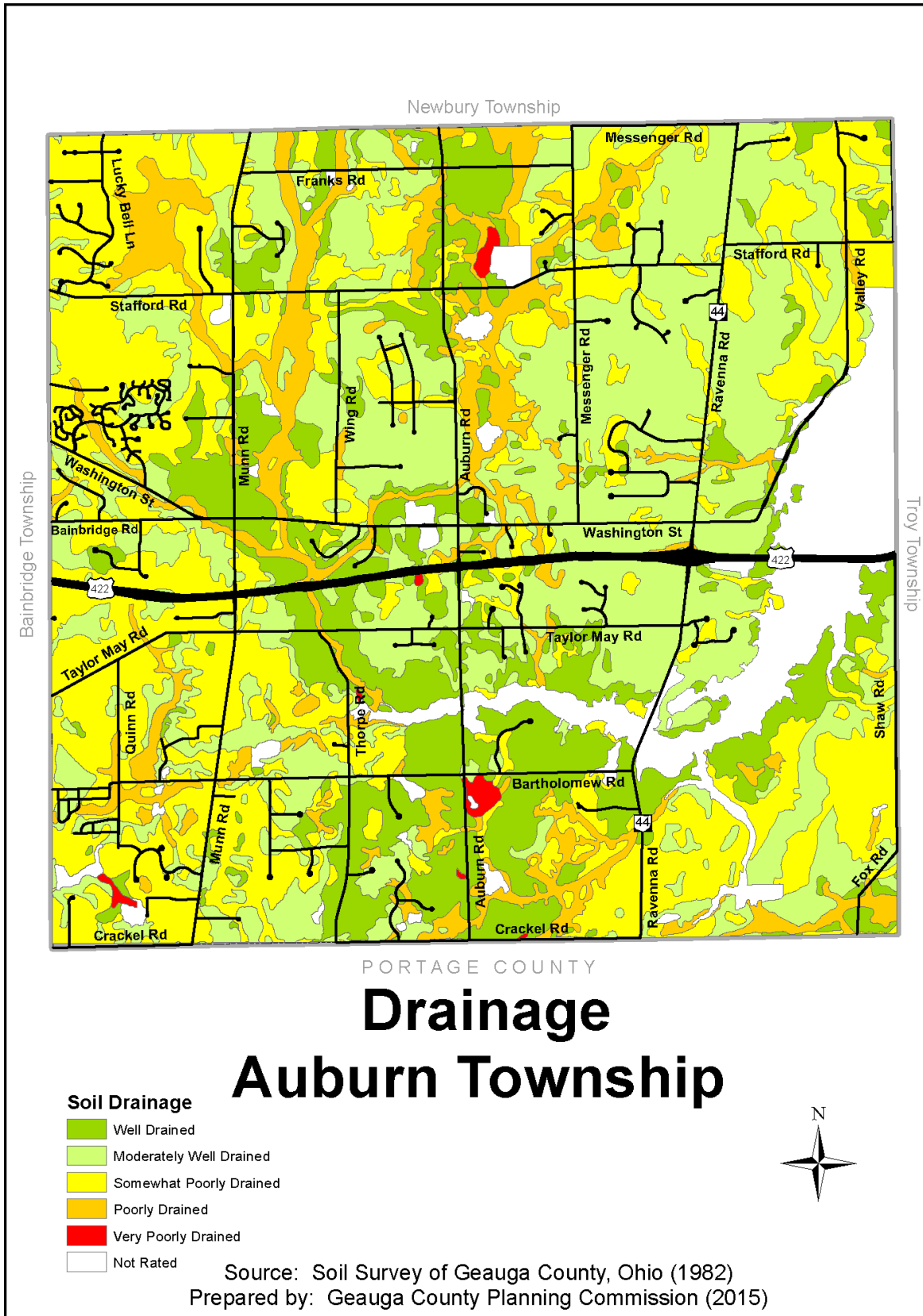
**Table 3.11**

**Drainage Map Legend**  
**Auburn Township**

<b><u>Rating</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
Well Drained (WD)	3,316.52	17.35%
Moderately Well Drained (MWD)	6,300.83	32.97%
Somewhat Poorly Drained (SPD)	5,873.04	30.72%
Poorly Drained (PD)	1,942.74	10.16%
Very Poorly Drained (VPD)	65.24	0.34%
Not Rated (NR)	1,616.89	8.46%
<b><i>Total</i></b>	<b><i>19,115.26</i></b>	<b><i>100.00%</i></b>

Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.13**



### **Generalized Groundwater Availability**

According to the Division of Water, Ohio Department of Natural Resources, over 17% of the township has a groundwater potential of less than 25 gallons per minute (gpm) and about 82% of the township area may expect yields greater than 25 gpm (see Table 3.12 and Map 3.14). Auburn Township residents and businesses are dependent upon groundwater as a source of supply. As a result, the management of groundwater resources is a paramount concern in order to maintain quality and quantity.

The United States Geological Survey (USGS) has collected groundwater data in the county. For more information see:

<http://groundwaterwatch.usgs.gov/countymap.asp?sa=oh&cc=055>.

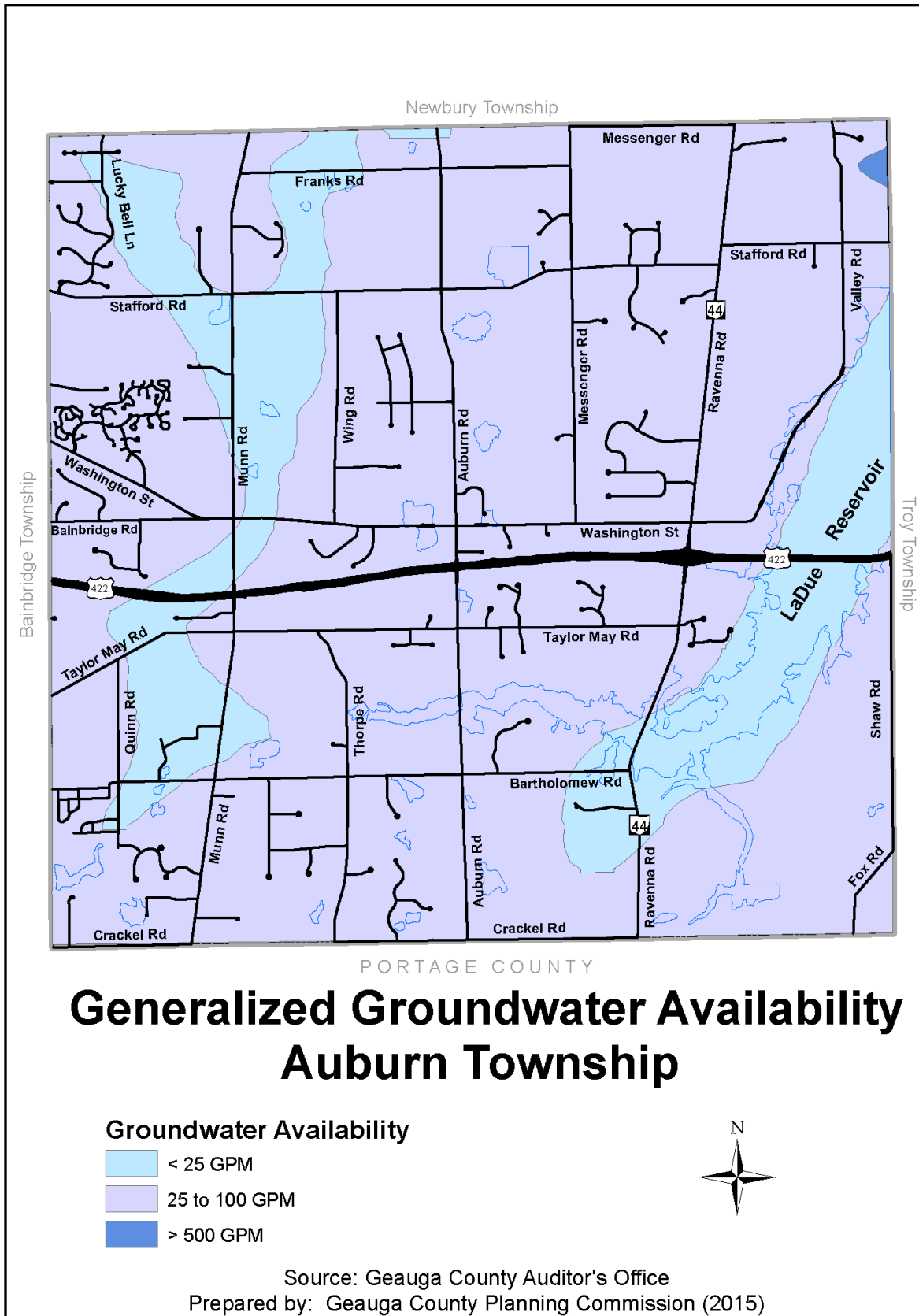
**Table 3.12**

**Generalized Groundwater Availability Map Legend**  
**Auburn Township**

<b><u>Expected Gallons Per Minute (GPM)</u></b>	<b><u>Acres</u></b>	<b><u>% of Township</u></b>
< 25 GPM	3,369.35	17.64%
25 to 100 GPM	15,713.07	82.25%
> 500 GPM	20.55	0.11%
<b>Total</b>	<b>19,102.97</b>	<b>100.00%</b>

Source: Geauga County Auditor's Office

**Map 3.14**



### **Land Capability**

The following types of land uses were selected from the “Soil Survey of Geauga County, Ohio” for capability mapping because they represent historical and expected development trends in the township. It must be stressed that the maps are not site specific and, therefore, are not meant to replace an on-site investigation.

- Single family dwellings without basements (see Table 3.13, Figure 3.1, and Map 3.15)
- Single family dwellings with basements (see Table 3.14, Figure 3.2, and Map 3.16)
- Small commercial/light industrial buildings - no basements and less than three stories (see Table 3.15, Figure 3.3, and Map 3.17)

In addition, the following items were mapped and rated due to their relationship to the above uses:

Septic tank absorption fields: Represents areas in which effluent from a septic tank is distributed into the soil through an approved subsurface system. The soil is evaluated between the depths of 24 to 72 inches (see Table 3.16, Figure 3.4, and Map 3.18).

Local roads: Represents the use of soils for the construction of improved local roads that have all-weather surfacing (commonly asphalt or concrete) and are expected to carry auto and light truck traffic throughout the year. Such roads are assumed to have a subgrade of cut and fill soil material; a base of gravel, crushed rock, or stabilized soil material; and a flexible or rigid surface (see Table 3.17, Figure 3.5, and Map 3.19).

Underground utilities: Represents the installation of below-grade utilities such as sewer and water pipelines, telephone lines, and electrical lines (see Table 3.18, Figure 3.6, and Map 3.20).

Each land capability map was produced based upon the ratings (soil limitations) which accompany it (see Table 3.19). The ratings list the variables used, the parameters, and how each of the characteristics was categorized with regard to the specified use. The following is a description of each rating category from the “Soil Survey of Geauga County, Ohio.”

<i>SLIGHT (SL):</i>	Soil properties and site features are generally favorable for the indicated use and limitations are minor and easily overcome.
<i>MODERATE (M):</i>	Soil properties or site features are not favorable for the indicated use and special planning, design, or maintenance is needed to overcome or minimize the limitations.
<i>SEVERE (S):</i>	Soil properties or site features are so unfavorable or so difficult to overcome that special design, significant increases in construction costs, and possibly increased maintenance are required.
<i>NOT RATED (NR):</i>	This designation includes disturbed areas that were not categorized such as quarries, “cut and fill” locations, and surface water.

**Table 3.13**

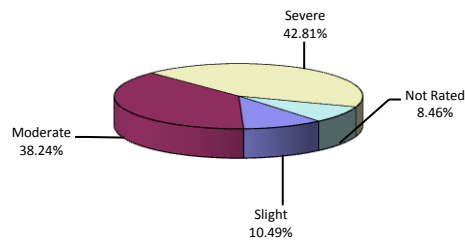
**Capability for Dwellings Without Basements Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Slight	2,005.83	10.49%
Moderate	7,308.76	38.24%
Severe	8,183.78	42.81%
Not Rated	1,616.89	8.46%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

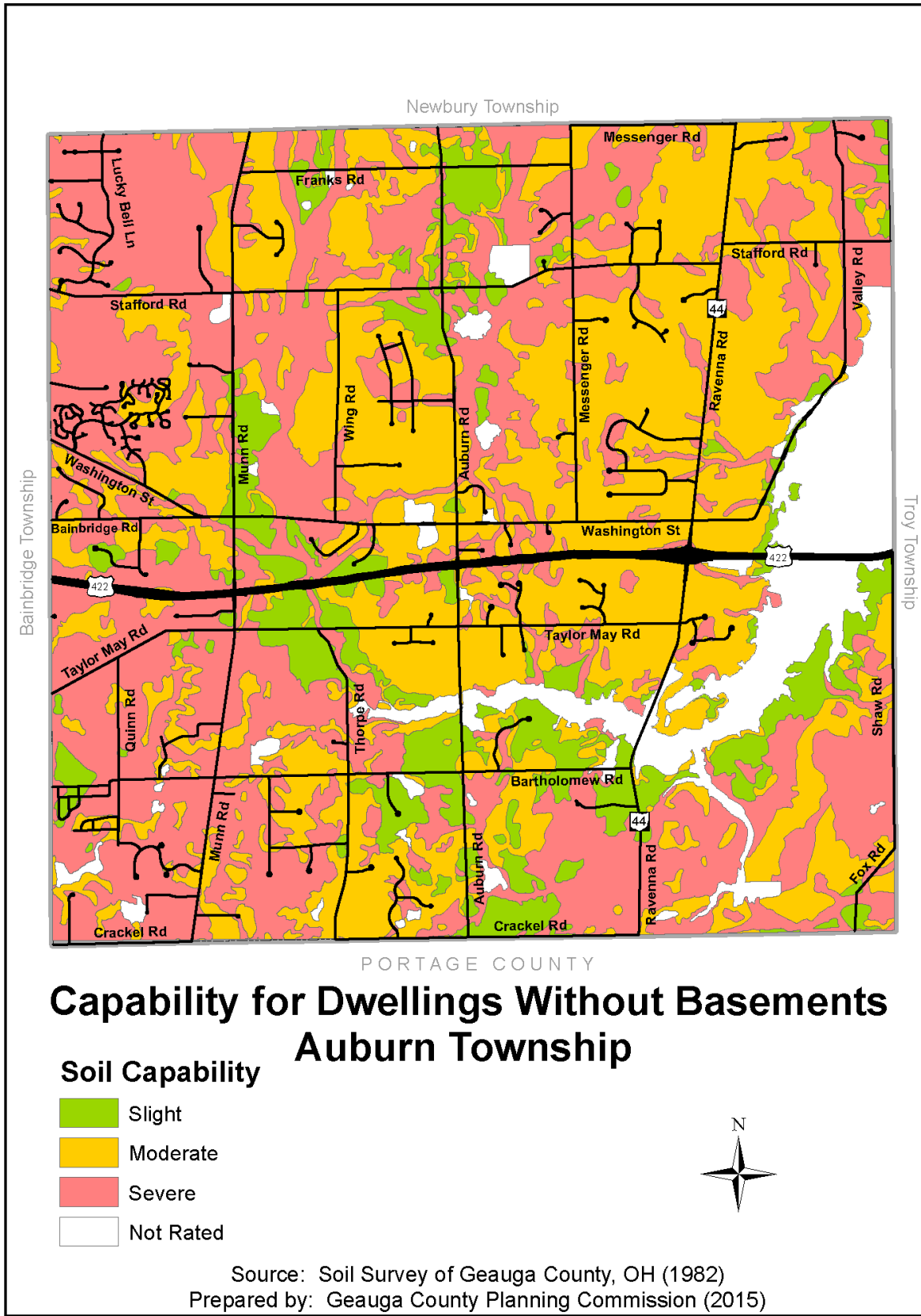
**Figure 3.1**

**Capability for Dwellings Without Basements**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.15**





**Table 3.14**

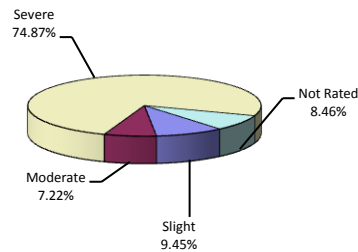
**Capability for Dwellings With Basements Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Slight	1,806.51	9.45%
Moderate	1,379.64	7.22%
Severe	14,312.21	74.87%
Not Rated	1,616.89	8.46%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

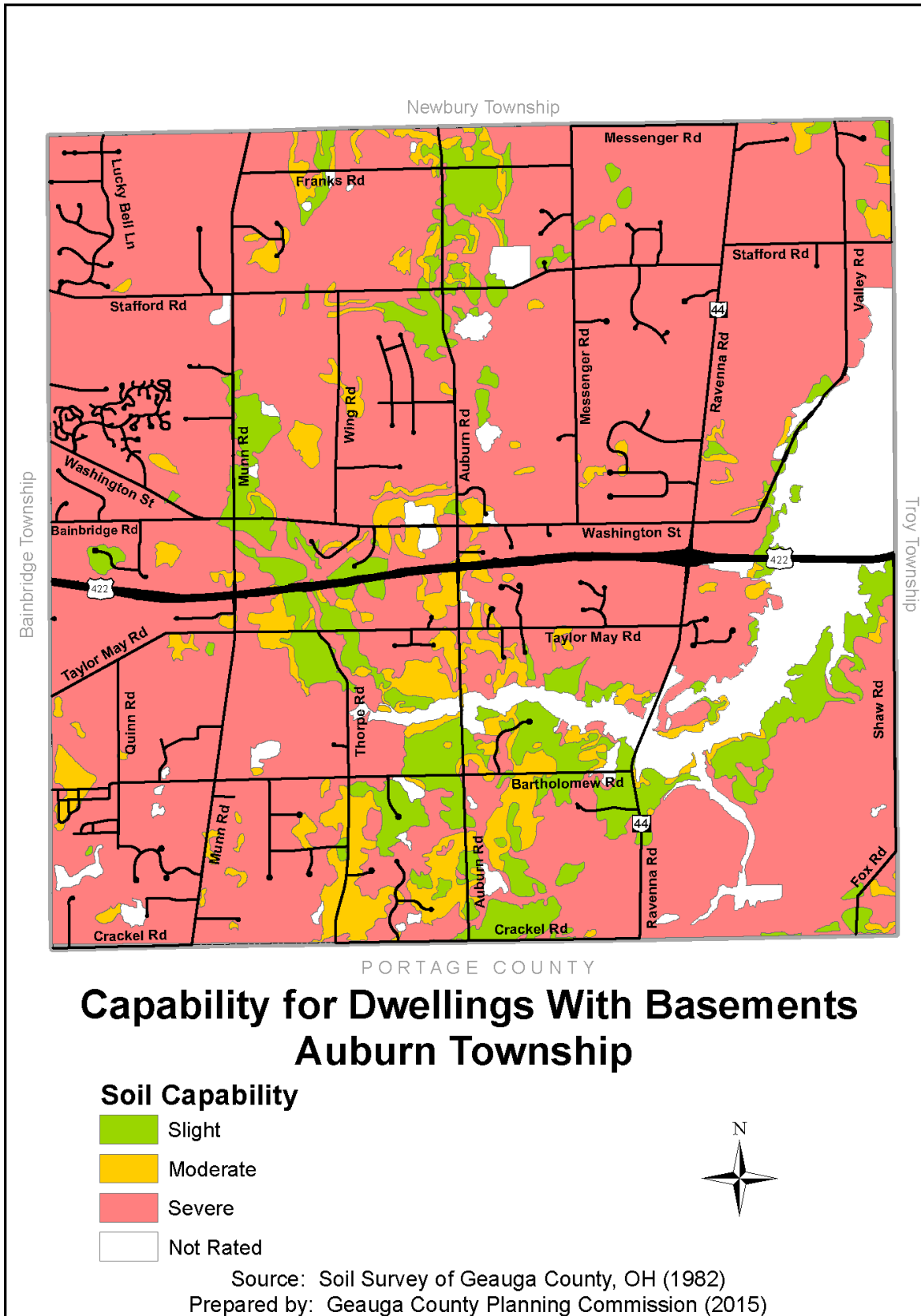
**Figure 3.2**

**Capability for Dwellings With Basements**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.16**



**Table 3.15**

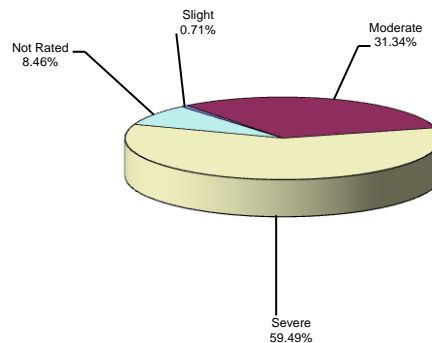
**Capability for Commercial and/or Light Industrial Buildings Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Slight	135.02	0.71%
Moderate	5,990.75	31.34%
Severe	11,372.59	59.49%
Not Rated	1,616.89	8.46%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

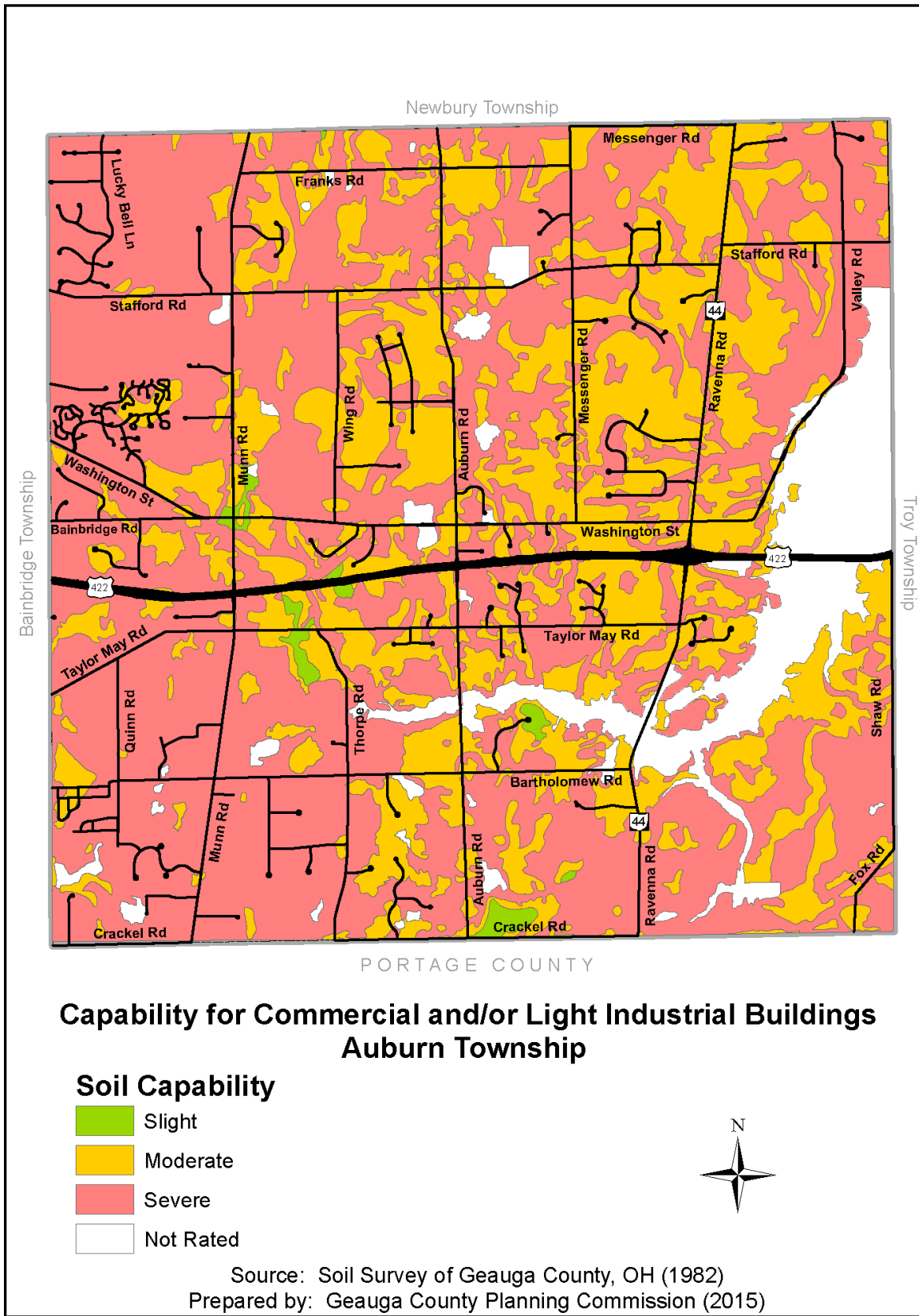
**Figure 3.3**

**Capability for Commercial and/or Light Industrial Buildings**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.17**



**Table 3.16**

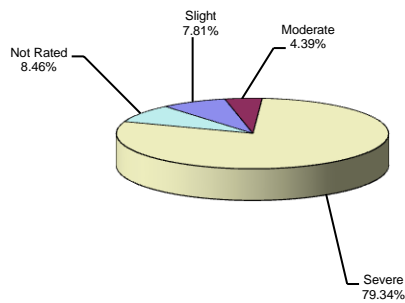
**Capability for Septic Tank Absorption Fields**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Slight	1,492.36	7.81%
Moderate	839.10	4.39%
Severe	15,166.91	79.34%
Not Rated	1,616.89	8.46%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

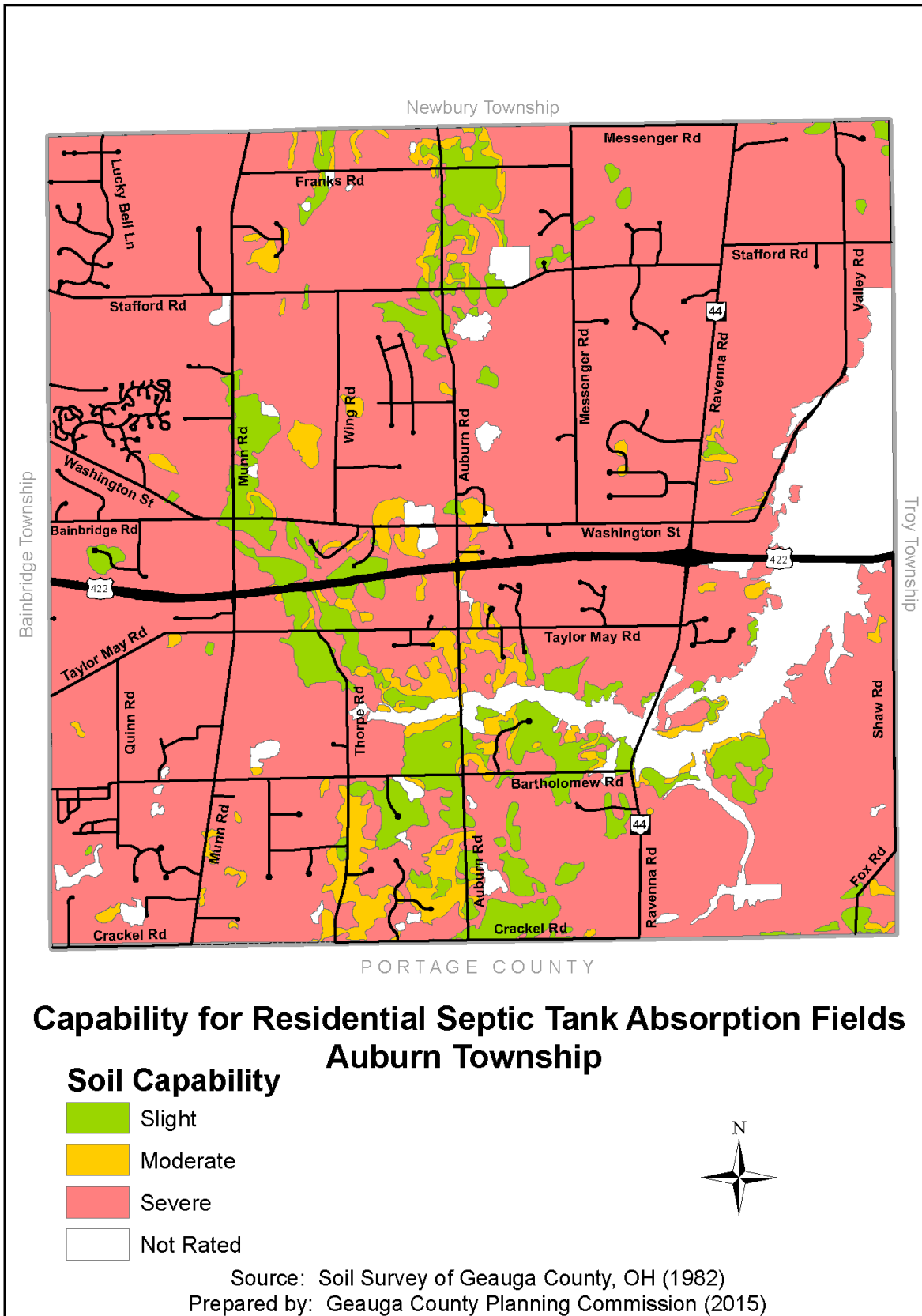
**Figure 3.4**

**Capability for Septic Tank Absorption Fields**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.18**



**Table 3.17**

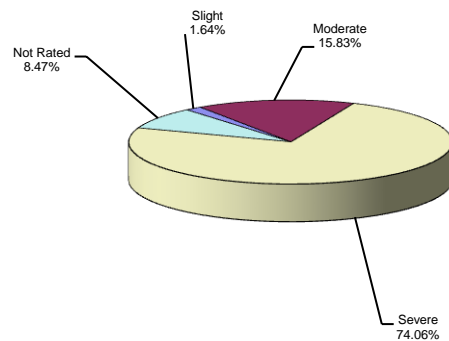
**Capability for Local Roads Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Slight	314.15	1.64%
Moderate	3,026.81	15.83%
Severe	14,157.41	74.06%
Not Rated	1,616.89	8.47%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

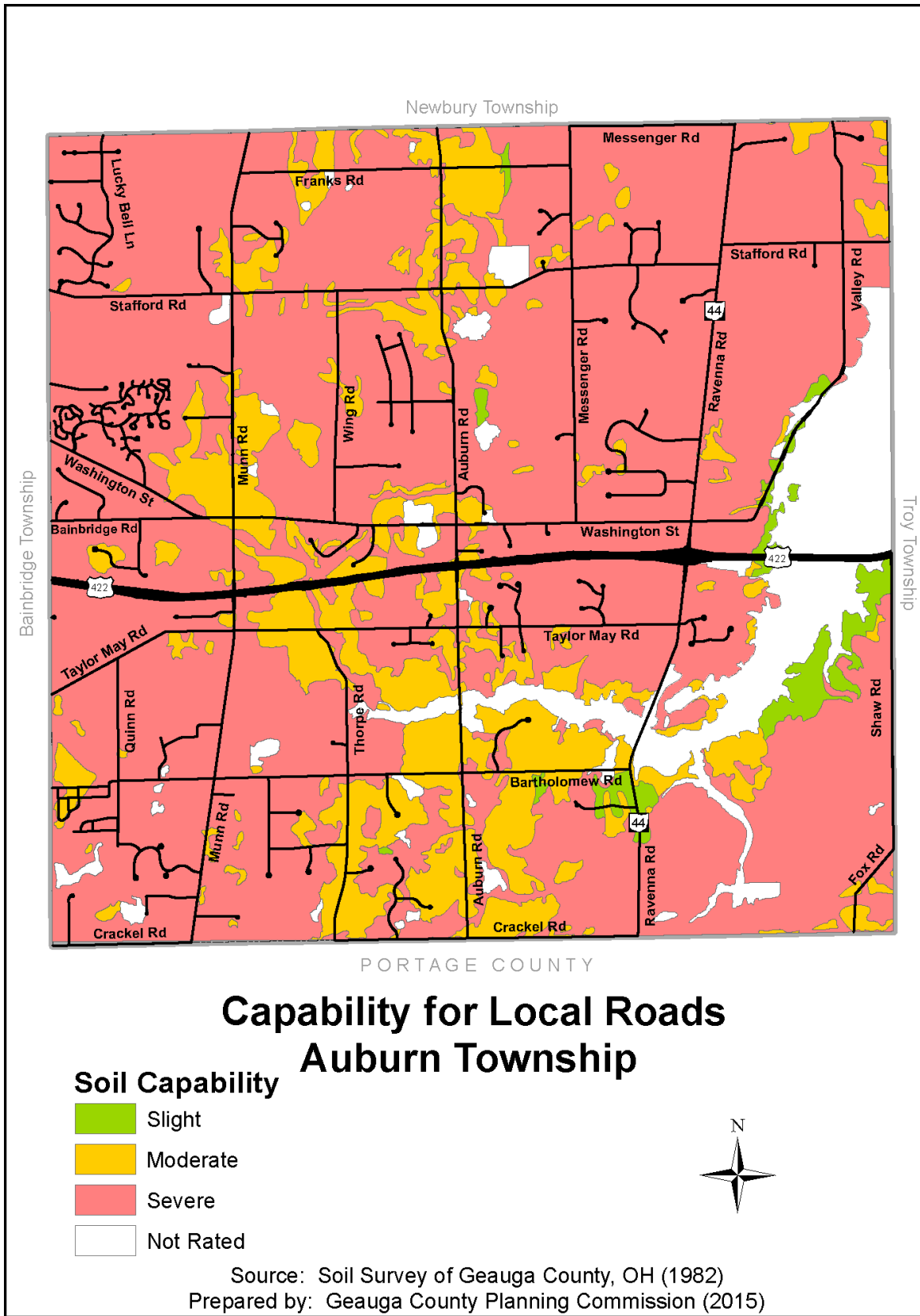
**Figure 3.5**

**Capability for Local Roads**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.19**





**Table 3.18**

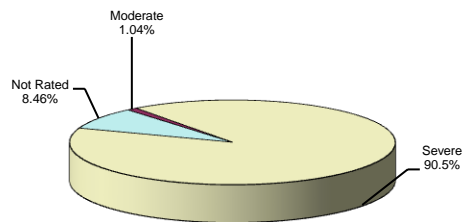
**Capability for Underground Utilities Map Legend**  
**Auburn Township**

<u>Rating</u>	<u>Acres</u>	<u>% of Township</u>
Moderate	199.32	1.04%
Severe	17,299.04	90.50%
Not Rated	1,616.89	8.46%
<b>Total</b>	<b>19,115.26</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

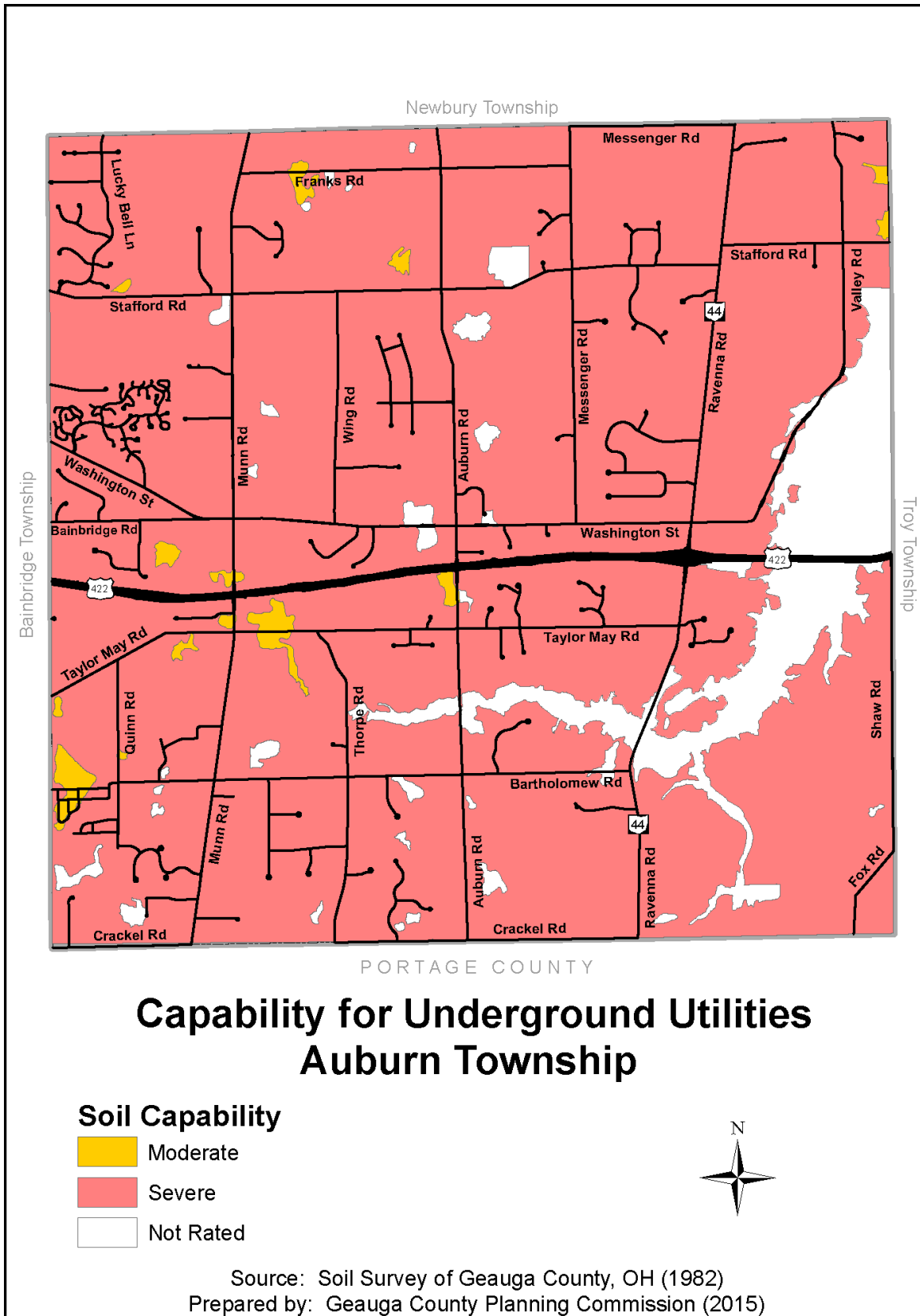
**Figure 3.6**

**Capability for Underground Utilities**  
**Soil Rating Percentages**  
**Auburn Township**



Source: Soil Survey of Geauga County, Ohio (1982)

**Map 3.20**



**Table 3.19**  
**Summary of Soil Capability Ratings**  
**Auburn Township**

<u>Soils</u>	<u>Septic Tanks</u>	<u>Dwellings With Basements</u>	<u>Dwellings Without Basements</u>	<u>Commercial/Light Industrial</u>	<u>Local Roads</u>	<u>Underground Utilities</u>
Bogart (BgB)	Severe <sup>1</sup>	Severe	Moderate	Moderate	Severe	Severe
Canadice (Ca)	Severe	Severe	Severe	Severe	Severe	Severe
Caneadea (CcA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Canfield (CdB)	Severe	Severe	Moderate	Moderate	Severe	Severe
Canfield (CdC)	Severe	Severe	Moderate	Severe	Severe	Severe
Carlisle Muck (Cf)	Severe	Severe	Severe	Severe	Severe	Severe
Chili (CnA)	Slight	Slight	Slight	Slight	Moderate	Severe
Chili (CnB)	Slight	Slight	Slight	Moderate	Moderate	Severe
Chili (CnC)	Moderate	Moderate	Moderate	Severe	Moderate	Severe
Chili (CoD2)	Severe	Severe	Severe	Severe	Severe	Severe
Chili-Oshtemo (CyD)	Severe	Moderate	Moderate	Severe	Moderate	Severe
Chili-Oshtemo (CyF)	Severe	Severe	Severe	Severe	Severe	Severe
Damascus (Da)	Severe	Severe	Severe	Severe	Severe	Severe
Ellsworth (EhB, B2)	Severe	Severe	Moderate	Moderate	Severe	Severe
Ellsworth (EhC, C2)	Severe	Severe	Moderate	Severe	Severe	Severe
Ellsworth (EhD, D2)	Severe	Severe	Severe	Severe	Severe	Severe
Ellsworth (EhE, F)	Severe	Severe	Severe	Severe	Severe	Severe
Fitchville (FcA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Geeburg (GbB)	Severe	Severe	Severe	Severe	Severe	Severe
Glenford (GfB)	Severe	Severe	Moderate	Moderate	Severe	Severe
Haskins (HsA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Holly (Ho)	Severe	Severe	Severe	Severe	Severe	Severe
Jimtown (JtA)	Severe	Severe	Severe	Severe	Severe	Severe
Lordstown (LxD)	Severe	Severe	Severe	Severe	Severe	Severe
Loudonville (LyB)	Severe	Severe	Moderate	Moderate	Moderate	Severe
Loudonville (LyC)	Severe	Severe	Moderate	Severe	Moderate	Severe
Mahoning (MgA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Orrville (Or)	Severe	Severe	Severe	Severe	Severe	Severe
Oshtemo (OsB)	Severe	Slight	Slight	Moderate	Slight	Severe
Oshtemo (OsC)	Severe	Moderate	Moderate	Severe	Moderate	Severe
Pits, Gravel (Pg)	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated
Pits Quarry (Pq)	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated
Ravenna (ReA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Rawson (RmB)	Severe	Moderate	Slight	Moderate	Moderate	Moderate
Rittman (RsB)	Severe	Severe	Moderate	Moderate	Severe	Severe
Rittman (RsC, C2)	Severe	Severe	Moderate	Severe	Severe	Severe
Rittman (RsD)	Severe	Severe	Severe	Severe	Severe	Severe
Sebring (Sb)	Severe	Severe	Severe	Severe	Severe	Severe
Tioga (Tg)	Severe	Severe	Severe	Severe	Severe	Severe
Udorthents (Ud)	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated
Wadsworth (WbA, B)	Severe	Severe	Severe	Severe	Severe	Severe
Water (W)	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated	Not Rated
Willite (Wt)	Severe	Severe	Severe	Severe	Severe	Severe
Wooster (WuD)	Severe	Severe	Severe	Severe	Severe	Severe

Source: Soil Survey of Geauga County, Ohio (1982)

<sup>1</sup> See page III-28 for Soil Capability definitions

## **CHAPTER IV**

### **PUBLIC INFRASTRUCTURE AND SERVICES**

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#### **TRANSPORTATION**

This chapter provides an examination of the infrastructure base (roads and sewers) in the township as well as related issues such as governmental and other public facilities.

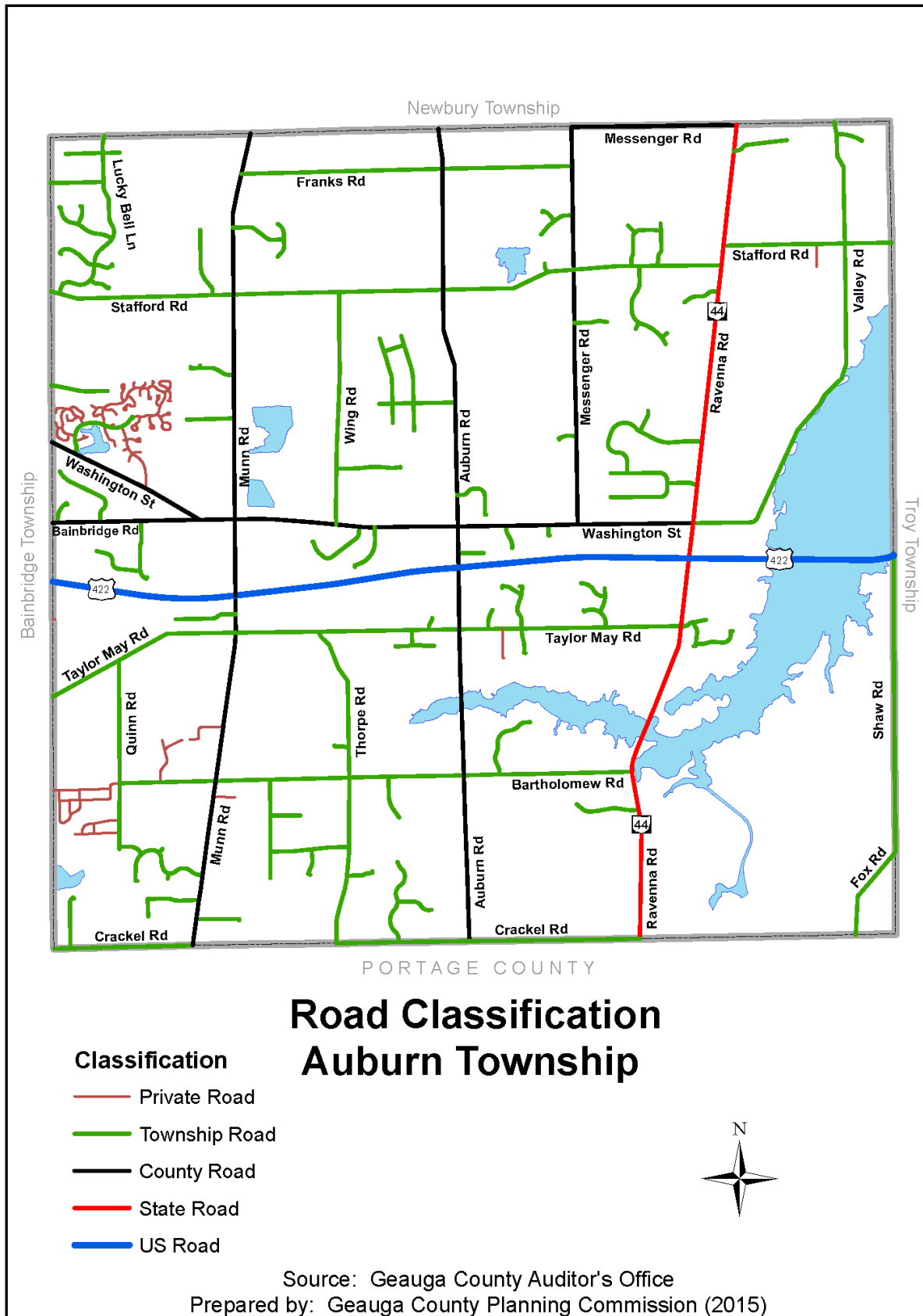
##### **Roads**

Auburn's road system includes private, township, county, and state/federal routes. According to the County Auditor's office, there are approximately 93.10 miles of roadway in the township. More specifically, according to the County Engineer's office the township is responsible for the maintenance of 54.03 miles of roadway and the county maintains 19.3 miles of right-of-way. There are 11.22 miles of state and federal highways under the jurisdiction of the Ohio Department of Transportation (ODOT), District 12 (see Map 4.1). More information concerning the County Highway Department is available at: <http://www.co.geauga.oh.us/Departments/Engineer/Main.aspx> and ODOT, District 12: <http://www.dot.state.oh.us/districts/D12/Pages/default.aspx>.

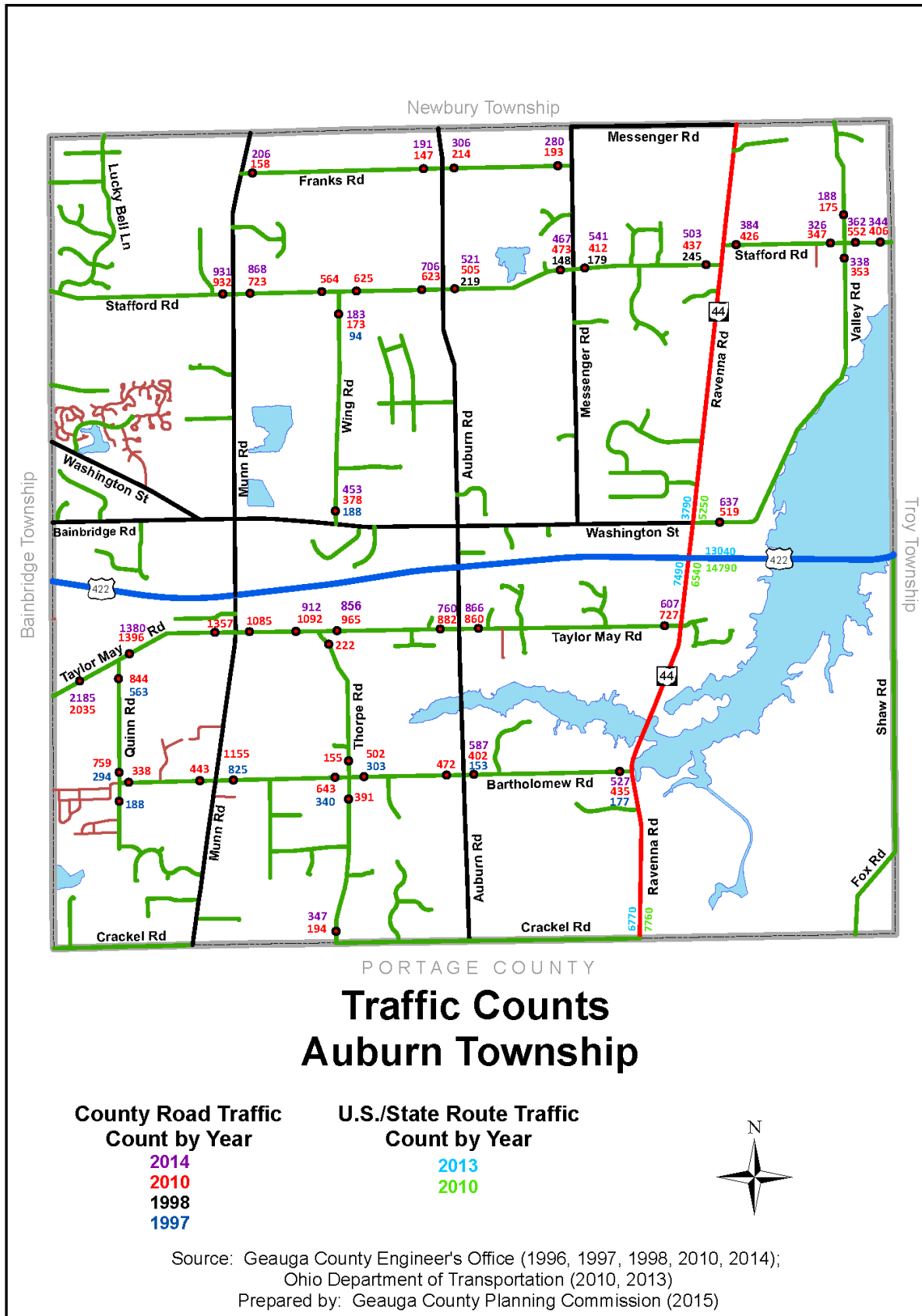
##### **Traffic Volume**

In selected years, traffic counts were taken by the County Engineer's office and the Ohio Department of Transportation at various points throughout the township (see Map 4.2). The figures shown on the map represent the number of vehicles that passed the counting points within a 24-hour period.

**Map 4.1**



**Map 4.2**



### **Accident Data**

Table 4.1 details the township accident and fatality data for 2010-2014. The number of accidents in Auburn during this period has remained somewhat constant, averaging 176 accidents per year.

**Table 4.1**

#### **Number of Accidents: 2010-2014**

##### **Auburn Township**

<b><u>Year</u></b>	<b><u>Total Accidents</u></b>	<b><u>Fatal Crashes</u></b>	<b><u>Injury Crashes</u></b>	<b><u>Pedestrian Involvement In Crashes</u></b>
2010	186	2	56	0
2011	185	2	52	0
2012	168	0	53	0
2013	153	0	42	0
2014	188	1	57	1
<b>Total</b>	<b>880</b>	<b>5</b>	<b>260</b>	<b>1</b>

Source: Ohio Department of Highway Safety (2015)

### **SERVICES**

#### **Transportation Services**

The Geauga County Transit Program offers the only available public transportation system in the township. Service is provided on a demand-responsive basis. See this website for more details on the transit program: <http://www.geaugatransit.org>.

The nearest airport open to the public is the Geauga County Airport located in Middlefield. The County Airport website is: <http://www.co.geauga.oh.us/Departments/Airport/Main.aspx>.

There are no active railroad lines in the township; consequently, all freight must be handled by truck.

#### **Emergency Services**

Fire protection is provided by the Auburn Volunteer Fire Department, which totals 31 members, 28 of whom are registered emergency medical technicians (EMT's) as well as nine paramedics (see Photo 4.1 and Map 4.3). The fire station is located on the north side of Washington Street just west of Auburn Road with access to both roads. It houses two rescue squad units, two engines, one tanker, one heavy rescue unit, one grass fire unit, one rescue boat, one command vehicle, and one utility vehicle. The website for the Fire Department is: <http://auburntownship.com/fire-department>.

Law enforcement is administered by the Ohio State Highway Patrol (OSHP) and the Geauga County Sheriff's Office (GSO). The Highway Patrol is primarily concerned with traffic safety on the state routes. The OSHP Post is in the City of Chardon on S.R. 44. The GSO website is: <http://www.sheriff.co.geauga.oh.us>.

### **Township Services**

The township owns 11 parcels of land including two cemeteries. Structures maintained by the township include town hall, the administration building, fire station, service garage, salt storage building, museum, and Adam Hall (see Photos 4.1-4.5, Map 4.3, and Table 4.2).

**Photo 4.1**  
**Auburn Volunteer Fire Department**



**Photo 4.2**  
**Township Museum**



**Photo 4.3**  
**Adam Hall Community Center**



**Photo 4.4**  
**Town Hall**

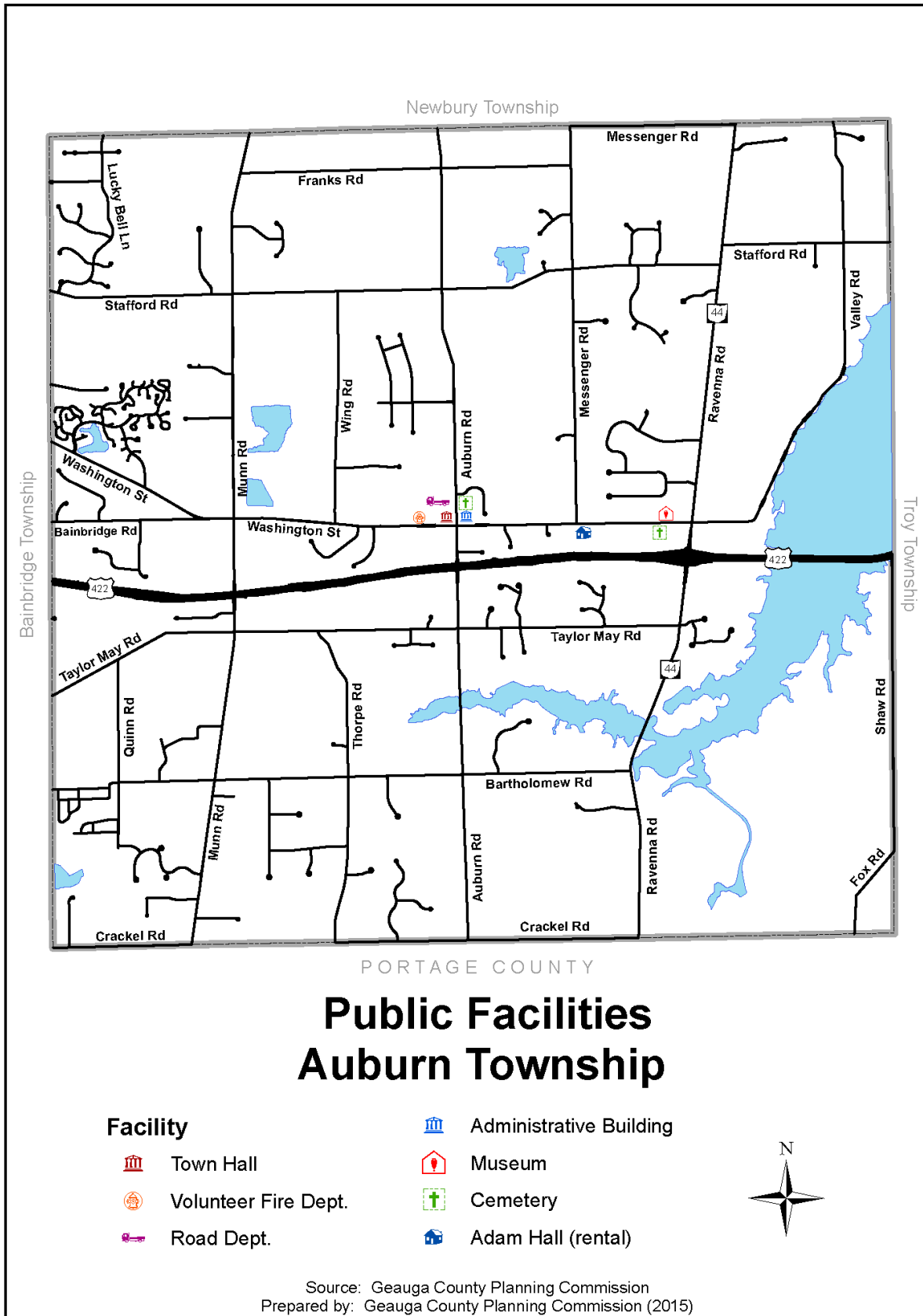


**Photo 4.5**  
**Administrative Building**





**Map 4.3**



**Table 4.2**

**Auburn Township Property**

<u>Parcel #</u>	<u>Site/Use</u>	<u>Acres</u>	<u>Structures</u>	<u>Location</u>
01-119002	Auburn Community Park	67.92	N/A	17484 Munn Road
01-701800	Vacant	1.61	N/A	17808 Ravenna Road
01-709022	Shadyside Cemetery	13.8	N/A	11725 Washington Street
01-708600	Administration	0.52	Town Hall	11000 Washington Street
01-704600	Maple Shade Cemetery	0.54	N/A	17711 Auburn Road
01-704800		0.50		
01-704700	Administration/Maple Shade Cemetery	3.00	Administration Building	11010 Washington Street
01-703300	Historic	0.25	Museum	11742 Washington Street
01-704500	Fire & Road Departments	7.19	Fire Station, Salt Storage Bldg, and Service Garage	10950 Washington Street
01-709004	Community Meeting Hall/Rental	31.73	Adam Hall	11455 Washington Street
01-709005	Vacant	0.47	N/A	North side of Champlain Trail

*Source: Geauga County Auditor's Office (2015)*

**Recreation Sites**

There are several public recreation sites within the community (see Map 4.4 and Table 4.3). Recreational facilities include Beartown Lakes Reservation. The park covers 149 acres and is owned by the Geauga Park District. It includes two picnic shelters, one pavilion, horseshoe pits, a bocce ball court, tetherball, and playground equipment. Activities involve fishing, hiking, sledding, and picnicking.

The Auburn Marsh Wildlife Area is a public hunting area owned and managed by the Ohio Department of Natural Resources. It consists of 462 acres.

The Geauga County Board of Commissioners own 25 acres known as Husted Woods Preserve. It is a passive open space area.

The City of Akron owns LaDue Reservoir and the surrounding land. The reservoir is comprised of approximately 1,500 acres in water. Current outdoor recreational opportunities associated with LaDue Reservoir include boating, fishing, hunting, and picnicking. Fishing and hunting are managed by ODNR.

Auburn Community Park, formerly known as the "Cathan Farm" property, is 67 acres owned by Auburn Township (see Photo 4.6). Proposed additions for the open field area (active park) include sports fields, a playground, parking lot, and concession stand. The natural area (passive park) will consist of walking trails. The site is on the north side of East Washington Street and west of Munn Road.

Numerous privately owned recreational facilities can be found in Auburn Township.

**Map 4.4**



**Table 4.3**

**Outdoor Public Recreational Facilities**  
**Auburn Township**

<u>Map Site</u>	<u>Name of Facility</u>	<u>Address/Location</u>	<u>Type</u>
1	Auburn Community Park	17484 Munn Road	Public
2	Auburn Marsh Wildlife Area	East side of Auburn Road, west of Messenger Road, south of Stafford Road	Public
3	Beartown Lakes Reservation	18870 Quinn Road	Public
4	Husted Woods Preserve	West side of Ravenna Road, south of Bartholomew Road	Public
5	LaDue Reservoir	Near intersection of Ravenna Road and U.S. 422	Public

Source: Geauga County Planning Commission (2007)

**Photo 4.6**

**Auburn Community Park**



**Public School and Educational Facilities**

Auburn and Bainbridge Townships form the Kenston Local School District. Their website is: <http://kenstonlocal.org/kenston/>. There are four school buildings that serve the entire district (see Map 4.5).

Timmons Elementary School at 9595 East Washington Street serves grades Pre-K through 3. The enrollment for the 2014/2015 school year was 754 students. Staff includes 50 teachers, one assistant principal, and one principal.

Kenston Intermediate at 17419 Snyder Road serves grades 4 and 5. The 2014/2015 school enrollment included 436 children with a staff of 34 teachers, one assistant principal, and one principal.

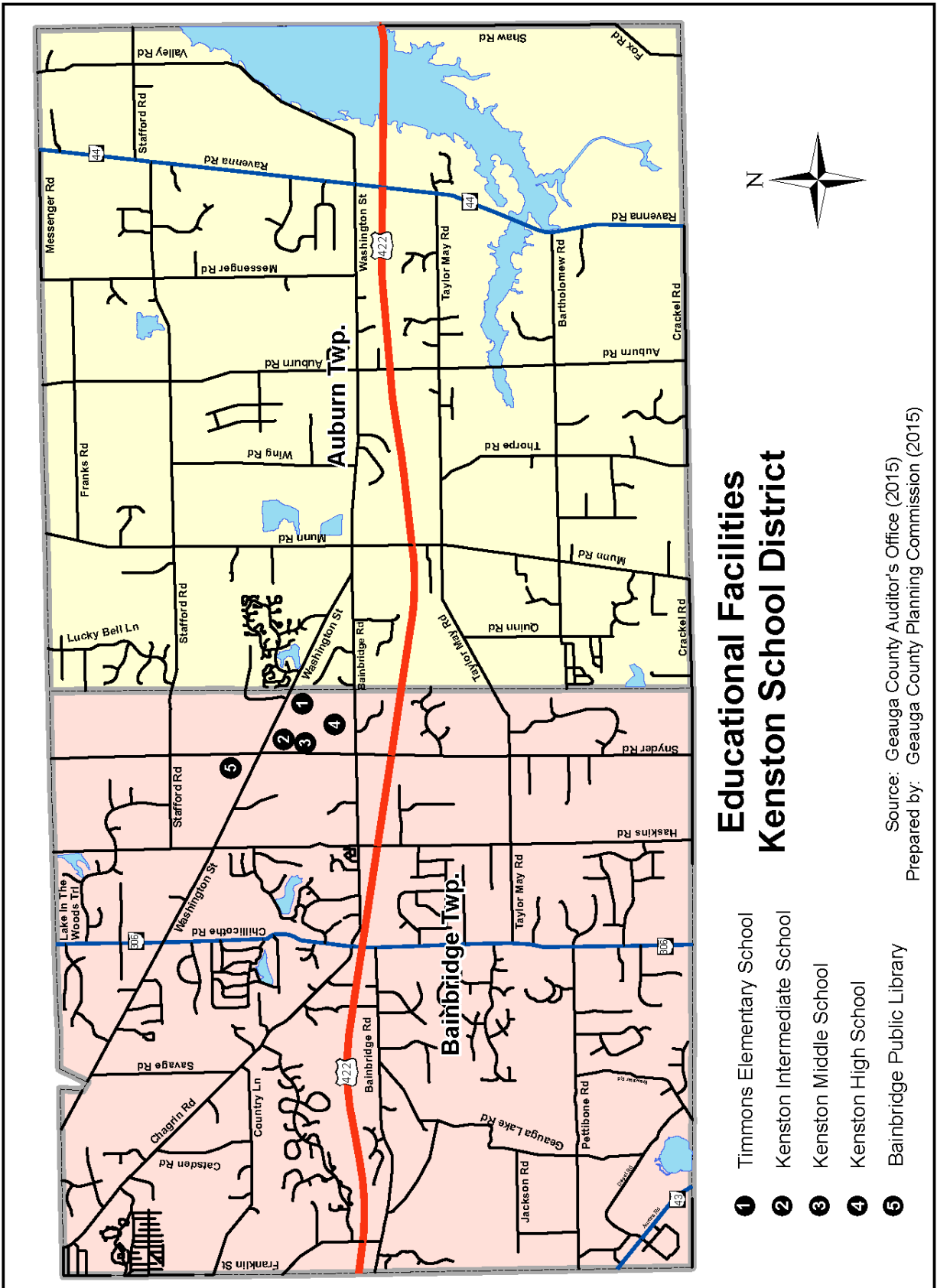
Kenston Middle School at 17425 Snyder Road serves grades 6 through 8. There were 763 students enrolled for the 2014/2015 school year. The staff at the middle school includes 57 teachers, one assistant principal, and one principal.

Kenston High School at 9500 Bainbridge Road serves grades 9 through 12. The enrollment for the 2014/2015 school year was 1,063 students. The staff for the high school totals 80 teachers, two assistant principals, and one principal.

The Bainbridge Public Library, located at 17222 Snyder Road in Bainbridge Township, is the nearest public library serving the Kenston Local School District. Their website is:

<http://www.geaugalibrary.net/newsite/locations/bainbridge-library>.

**Map 4.5**



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## **UTILITIES**

### **Electricity**

Auburn residents and businesses receive electrical power from The Illuminating Company (First Energy). Their website is: <http://www.firstenergycorp.com>.

### **Natural Gas**

Dominion East Ohio and Orwell Natural Gas have natural gas pipelines in the township. Their websites respectively are: <https://www.dom.com/residential/dominion-east-ohio> and <http://www.orwellgas.com/>.

### **Landline Telephone**

Windstream and AT&T furnish landline telephone service. Their websites respectively are: <http://www.windstream.com> and <http://www.att.com>.

### **Cable or Satellite TV**

The utilities that provide cable or satellite tv in Auburn Township are Suddenlink Communications (<http://www.suddenlink.com/television>), AT&T/DirecTV (<https://www.att.com/directv>), and Dish (<http://www.dish.com>).

### **Broadband**

Broadband service is offered by Windstream (<http://www.windstream.com>), Suddenlink (<http://www.suddenlink.com/internet>), and AT&T (<http://www.att.com>).

### **Solid Waste and Recycling**

Solid waste disposal is handled by private haulers. The companies that service Auburn Township are Waste Management (<http://www.wm.com>), Universal Disposal (<http://www.universaldisposalinc.com>), and Rumpke (<http://www.rumpke.com>). Refer to the Auburn Township resources webpage for recycling locations at <http://auburntownship.com/resources/recycling> or the Geauga-Trumbull Solid Waste Management District at <http://startrecycling.com>.

### **Water Treatment**

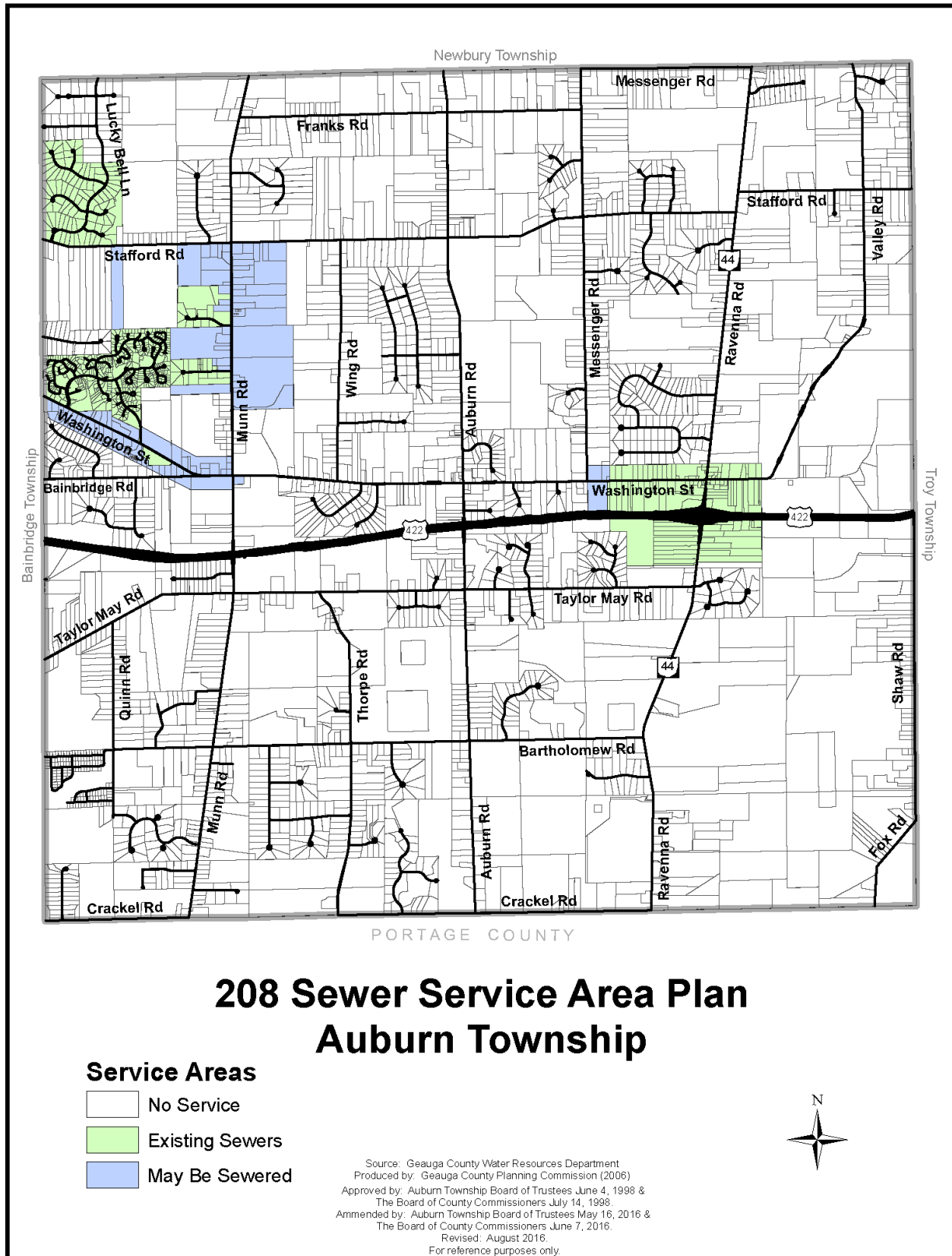
Water for domestic and business use is obtained through private on-site wells. A significant portion of the sewage treatment needs are handled by individual on-site septic systems. Central sewage treatment facilities that service portions of Auburn Township and are owned and operated by the county include: McFarland Creek Wastewater Treatment Facility at 17630 Chagrin River Road, the Troy Oaks Wastewater Treatment Facility at 18018 Shaw Road, and Auburn Corners Wastewater Treatment Facility at 17915 Ravenna Road.

The Northeast Ohio Areawide Coordinating Agency (NOACA) was charged under Section 208 of the Federal Clean Water Act to prepare a regional water quality plan in conjunction with local officials known as Clean Water 2000. This plan addresses wastewater treatment issues and nonpoint source pollution management. As part of the Clean Water 2000 plan, a 208 sewer service area has been designated in Auburn (see Map 4.6). The plan was prepared by the

County Water Resources Department based on input by Auburn Township officials. It was subsequently adopted by the Board of County Commissioners and provided to NOACA and the Ohio EPA. Sanitary sewer service is restricted to the areas within the boundaries shown on the map. All areas outside the service plan boundaries must be served by on-site treatment facilities unless a documented health issue is found. The website for NOACA is: <http://www.noaca.org>.



**Map 4.6**



## CHAPTER V

### EXISTING LAND USE AND ZONING

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#### **EXISTING LAND USE**

An existing land use map of the township was prepared on a parcel level basis (see Map 5.1). Table 5.1 offers a summary of the various categories of existing land use identified by acreage and percentage.

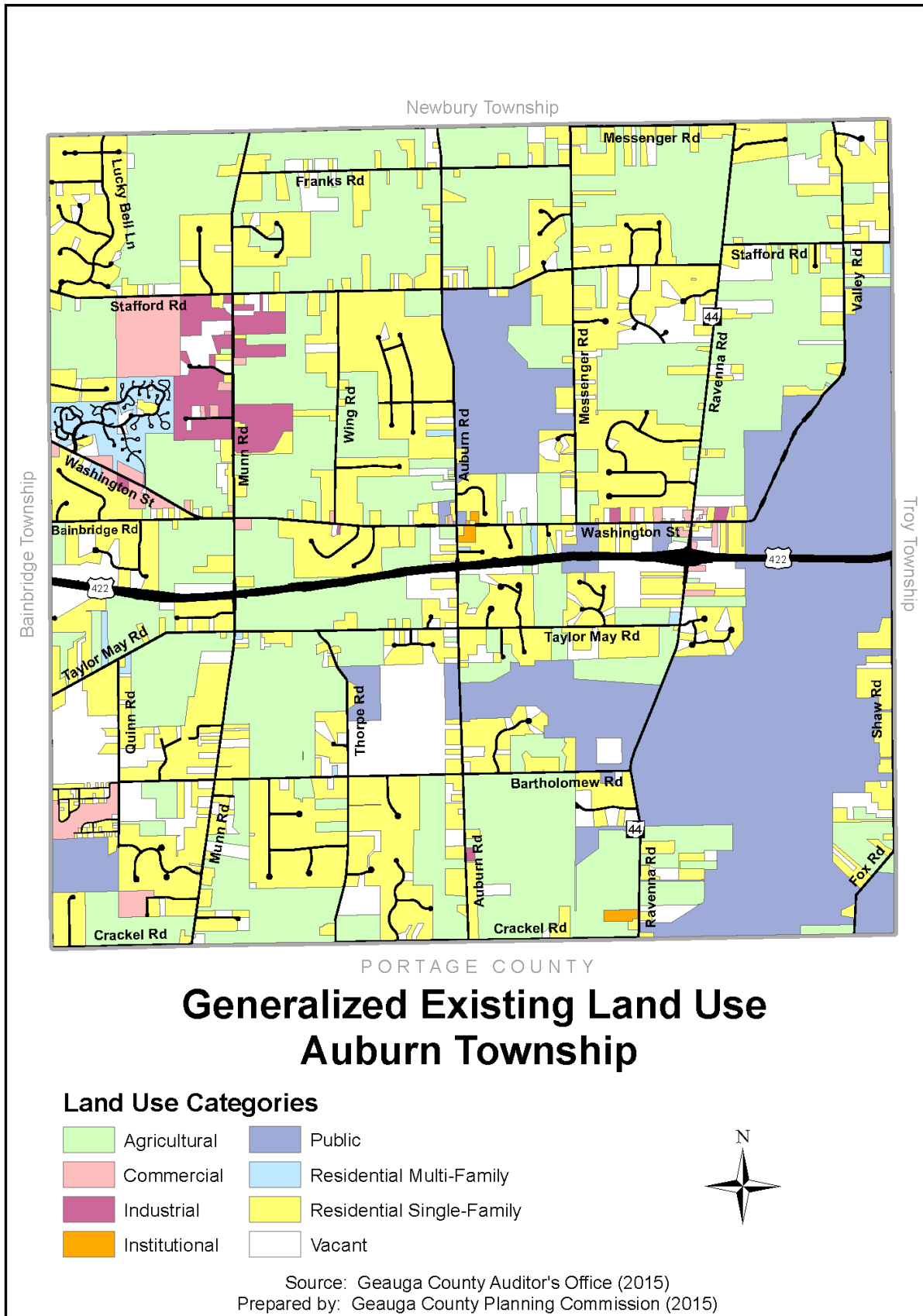
**Table 5.1**

**Generalized Existing Land Use**  
**Auburn Township**

<u>Category</u>	<u>Acres</u>	<u>% of Township</u>
Agricultural	6,804.64	36.05%
Commercial	316.15	1.67%
Industrial	290.81	1.54%
Institutional	20.89	0.11%
Public	3,899.13	20.66%
Residential Multi-Family	220.41	1.17%
Residential Single-Family	5,390.18	28.56%
Vacant	1,933.79	10.24%
<b>Total</b>	<b>18,876.00</b>	<b>100.00%</b>

Source: Geauga County Auditor's Office (2015)

**Map 5.1**



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## **EXISTING TOWNSHIP ZONING**

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### **Existing Auburn Township Zoning**

Currently, slightly more than 73% of the township is zoned for residential use. The commercial districts and the industrial district combined occupy about 5.5% of the township's land base (see Table 5.2 and Map 5.2). Table 5.2 also provides information on the minimum lot area and lot width required in each zoning district. The zoning inspector is appointed by the board of township trustees and is responsible for the administration and enforcement of the adopted zoning resolution. The zoning commission initiates and considers any proposed zoning amendments and the board of zoning appeals hears appeals for variances and applications for conditional uses. The board of township trustees acts upon proposed zoning legislation that has been initiated through the zoning commission.

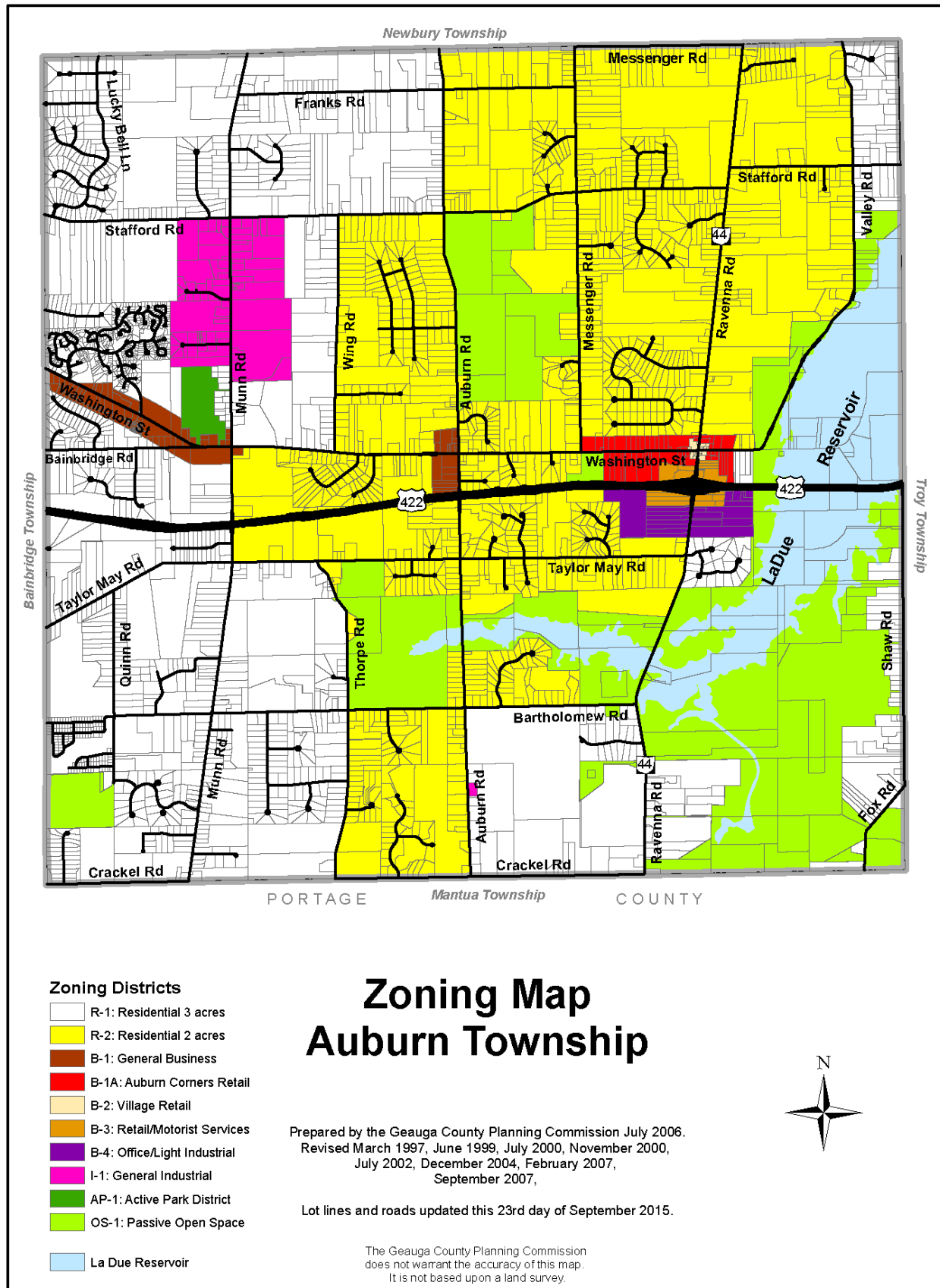
**Table 5.2**

**Existing Zoning**  
**Auburn Township**

<b><u>Zoning Classification</u></b>	<b><u>Land Area (Acres)</u></b>	<b><u>% of Township</u></b>	<b><u>Minimum Lot Area</u></b>	<b><u>Minimum Lot Width</u></b>
R-1: Residential (3 acres)	7,471.89	39.05%	3 acres	200 feet
R-2: Residential (2 acres)	6,530.30	34.13%	2 acres	175 feet
B-1: General Business	198.51	1.04%	1.5 acres	150 feet
B-1A: Auburn Corners Retail	138.56	0.72%	2 acres	175 feet
B-2: Village Retail	8.54	0.04%	N/A	N/A
B-3: Retail/Motorist Services	82.41	0.43%	2 acres	175 feet
B-4: Office/Light Industrial	148.01	0.77%	2 acres	175 feet
I-1: General Industrial	483.63	2.53%	1.5 acres	150 feet
OS-1: Passive Open Space	4,005.13	20.93%	N/A	200 feet
AP-1: Active Park District	67.94	0.36%	N/A	200 feet
<b>Total</b>	<b>19,134.92</b>	<b>100.00%</b>		

Source: Auburn Township Zoning Resolution; Auburn Township Zoning Map (2007)

**Map 5.2**



### **Existing Township Zoning in Geauga County**

In relation to the other townships in Geauga County, Auburn's percentage of land zoned for residential purposes ranks it fourteenth (73% or 14,002 acres). Comparing land area zoned for commercial (3% or 576 acres) and industrial (3% or 484 acres) use, Auburn is ranked fifth and seventh respectively in the county (see Table 5.3 and Map 5.3).

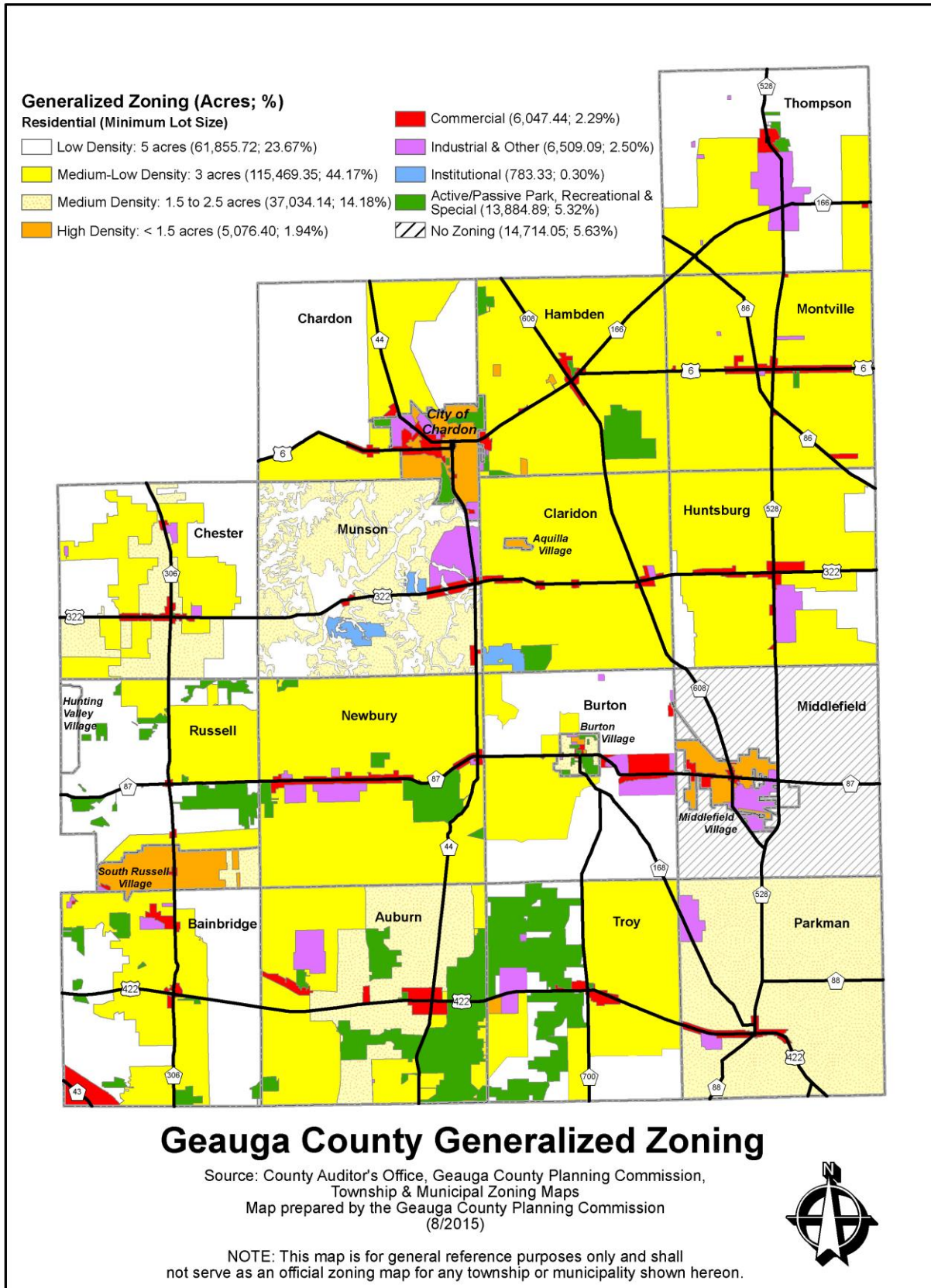
**Table 5.3**

**Residential, Commercial, and Industrial Zoning Districts by Township: 2015**  
**Geauga County**

<b><u>Township</u></b>	<b><u>Residential Zoned Acres</u></b>	<b><u>% of Twp.</u></b>	<b><u>Commercial Zoned Acres</u></b>	<b><u>% of Twp.</u></b>	<b><u>Industrial Zoned Acres</u></b>	<b><u>% of Twp.</u></b>
<b>Auburn</b>	<b>14,002.19</b>	<b>73.18%</b>	<b>576.03</b>	<b>3.00%</b>	<b>483.63</b>	<b>2.53%</b>
Bainbridge	15,009.66	90.55%	756.22	4.56%	130.94	0.79%
Burton	13,850.70	92.63%	522.56	3.49%	578.59	3.87%
Chardon	14,461.86	98.95%	152.71	1.04%	0	N/A
Chester	14,669.97	97.3%	267.74	1.78%	132.05	0.88%
Claridon	13,589.80	94.07%	241.31	1.67%	32.36	0.22%
Hambden	12,972.90	90.19%	281.33	1.96%	41.33	0.29%
Huntsburg	14,726.40	94.15%	400.44	2.56%	514.72	3.29%
Montville	15,140.53	96.13%	509.35	3.23%	61.62	0.39%
Munson	14,818.47	89.95%	291.40	1.77%	892.31	5.42%
Newbury	15,925.40	87.15%	558.60	3.06%	539.19	2.95%
Parkman	16,413.96	95.12%	337.2	1.95%	504.76	2.93%
Russell	10,884.80	87.91%	45.52	0.37%	0	N/A
Thompson	15,014.30	91.04%	187.93	1.14%	1,171.05	7.1%
Troy	11,617.16	70.43%	233.80	1.42%	413.22	2.51%

Source: Geauga County Planning Commission (2015); Geauga County Auditor's Office (2015)

**Map 5.3**





### **Township Tax Base**

The township's tax base is divided into two components: real property (land and buildings) and public utility property. Table 5.4 provides a comparison with the other townships in the county. Auburn, along with the other townships, has the majority of its tax base in real property (see Figure 5.1). The 2014 tax valuation for Auburn indicates that 98.2% of its tax base is in real property and 1.8% in public utility property.

**Table 5.4**

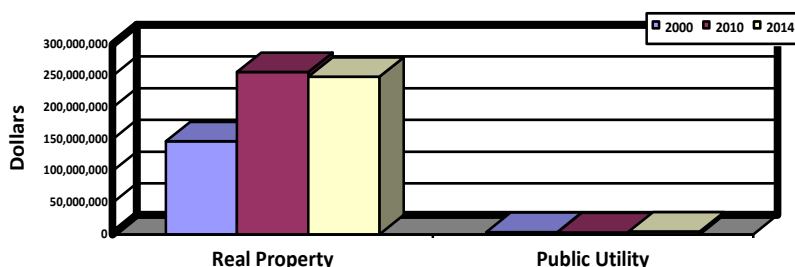
**Assessed Value of Taxable Property by Township: 2014**  
**Geauga County**

<u>Township</u>	<u>Real Property</u>		<u>Public Utility</u>	
	<u>Assessed Value (\$)</u>	<u>% of Total</u>	<u>Assessed Value (\$)</u>	<u>% of Total</u>
<b>Auburn</b>	<b>\$248,866,190</b>	<b>98.2%</b>	<b>\$4,655,850</b>	<b>1.8%</b>
Bainbridge	\$519,864,380	98.2%	\$9,528,460	1.8%
Burton	\$76,809,850	96.9%	\$2,437,710	3.1%
Chardon	\$145,280,300	96.0%	\$6,010,720	4.0%
Chester	\$332,485,170	95.6%	\$15,378,980	4.4%
Claridon	\$74,677,940	96.0%	\$3,119,000	4.0%
Hambden	\$116,716,850	96.8%	\$3,873,910	3.2%
Huntsburg	\$61,020,720	92.6%	\$4,880,330	7.4%
Middlefield	\$70,002,790	95.8%	\$3,044,680	4.2%
Montville	\$52,595,190	97.5%	\$1,328,930	2.5%
Munson	\$220,599,900	97.4%	\$5,795,620	2.6%
Newbury	\$166,548,320	97.0%	\$5,177,070	3.0%
Parkman	\$69,350,920	97.6%	\$1,709,890	2.4%
Russell	\$264,798,290	97.3%	\$7,457,450	2.7%
Thompson	\$50,433,970	95.4%	\$2,446,550	4.6%
Troy	\$63,847,840	97.5%	\$1,622,580	2.5%

Source: Geauga County Auditor's Office (2015)

**Figure 5.1**

**Assessed Value of Taxable Property: 2000, 2010, and 2014**  
**Auburn Township**



Source: Geauga County Auditor's Office (2015)



The assessed real property value figures for residential, agricultural, commercial, mineral, and industrial land for 2000, 2010, and 2014 are outlined in Table 5.5. In a comparison to the other townships, Auburn is ranked fourth (\$248,866,190) with regard to the total assessed value for all classifications (land and buildings) for 2014 (see Map 5.4).

**Table 5.5**

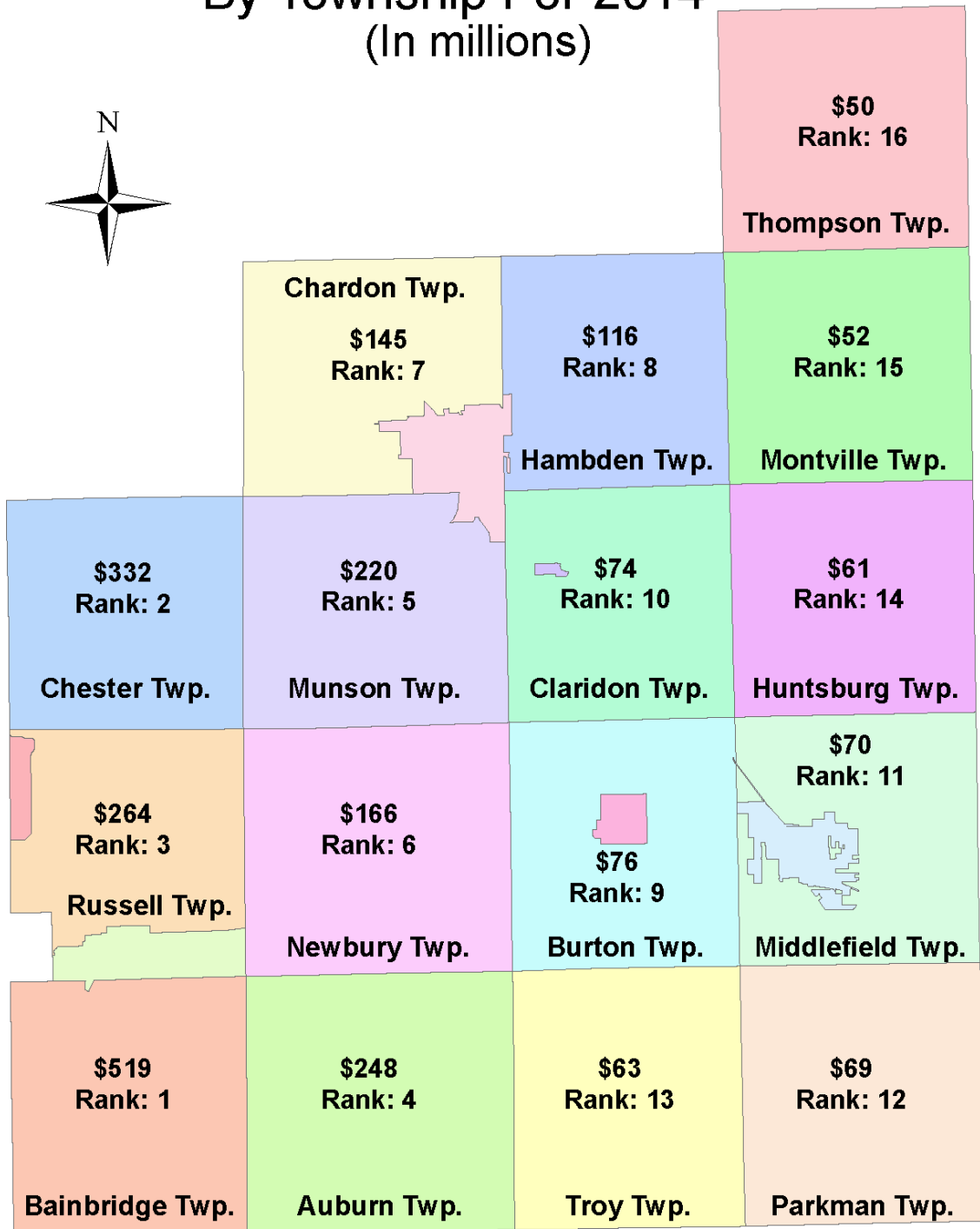
**Assessed Real Property Values: 2000, 2010, and 2014**  
**Auburn Township**

	<b><u>2000</u></b>	<b><u>2010</u></b>	<b><u>2014</u></b>
Residential	\$34,108,130	\$56,534,370	\$54,899,720
Agricultural	\$7,532,800	\$7,522,640	\$9,086,490
Industrial	\$1,434,190	\$2,688,090	\$2,240,250
Commercial	\$1,340,550	\$1,966,860	\$2,057,230
Mineral	\$73,910	\$172,110	\$53,380
<b>Total</b>	<b>\$44,489,580</b>	<b>\$68,884,070</b>	<b>\$68,337,070</b>

Source: Geauga County Auditor's Office (2015)

Map 5.4

# Total Assessed Real Property Values By Township For 2014 (In millions)

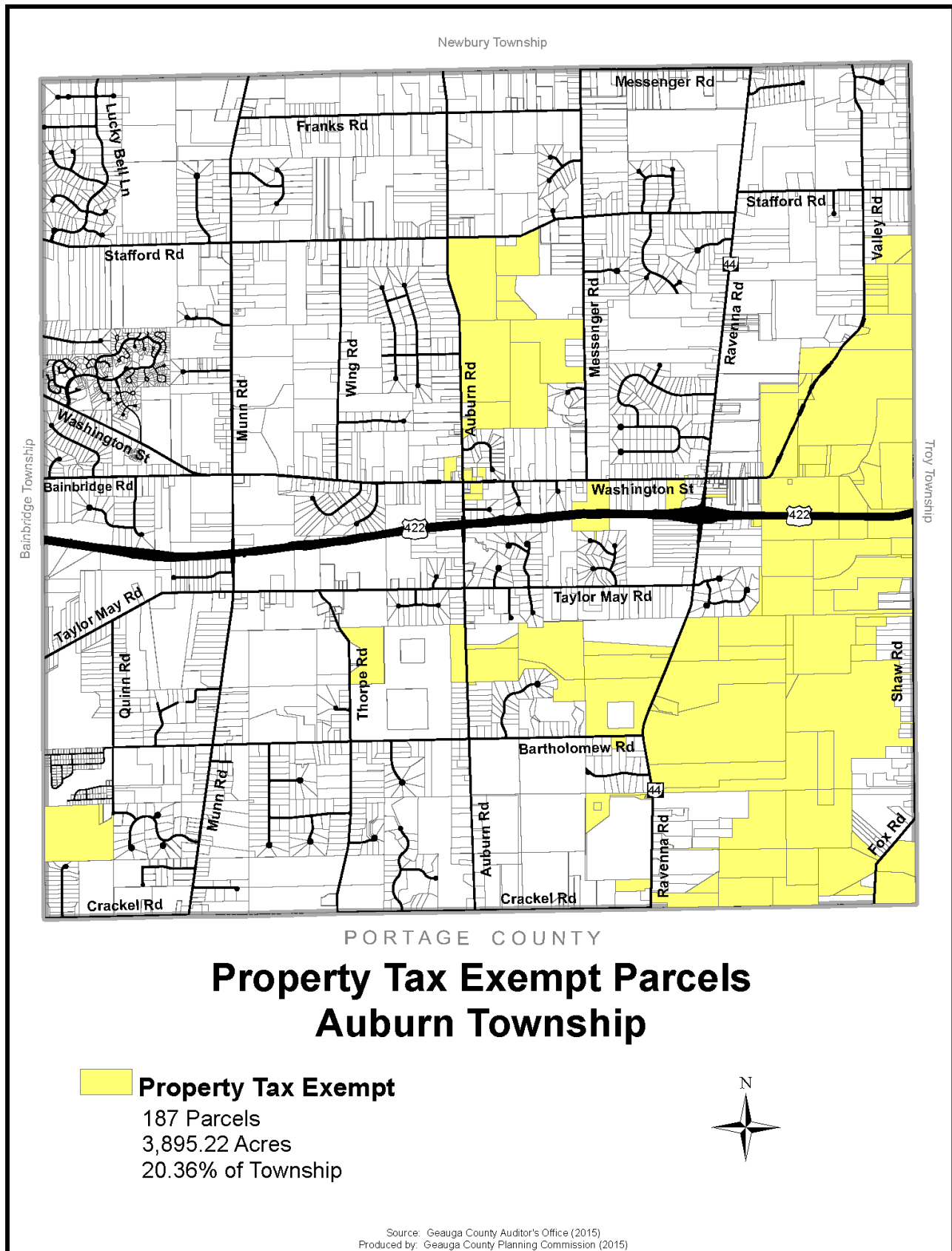


Source: Geauga County Auditor's Office (2015)  
Prepared by: Geauga County Planning Commission (2015)

**Tax Exempt Parcels**

There are 187 tax exempt parcels in Auburn totaling 3,895.22 acres (or 20.36% of the township). Such parcels are not subject to real property taxation (see Map 5.5). These parcels are primarily owned by governmental entities such as land held by the City of Akron, the State of Ohio, the Geauga County Board of Commissioners, the Geauga Park District, and Auburn Township. Miscellaneous properties, such as churches, are exempt as well.

**Map 5.5**



## CHAPTER VI

### AGRICULTURE

#### FARMLAND

##### Soil Ratings

About 32% or 6,126 acres of the township are rated as “prime” farmland in terms of soil conditions (see Table 6.1 and Map 6.1). Approximately 36% or 6,974 acres are rated “prime” with appropriate drainage. As defined by the United States Department of Agriculture, prime agricultural land has the appropriate soil quality, moisture supply, and attendant growing season to produce a high crop yield when treated and managed in accordance with modern farm methods. Generally, prime agricultural soils will be more productive under intense cultivation than other soils using the same management practices.

**Table 6.1**

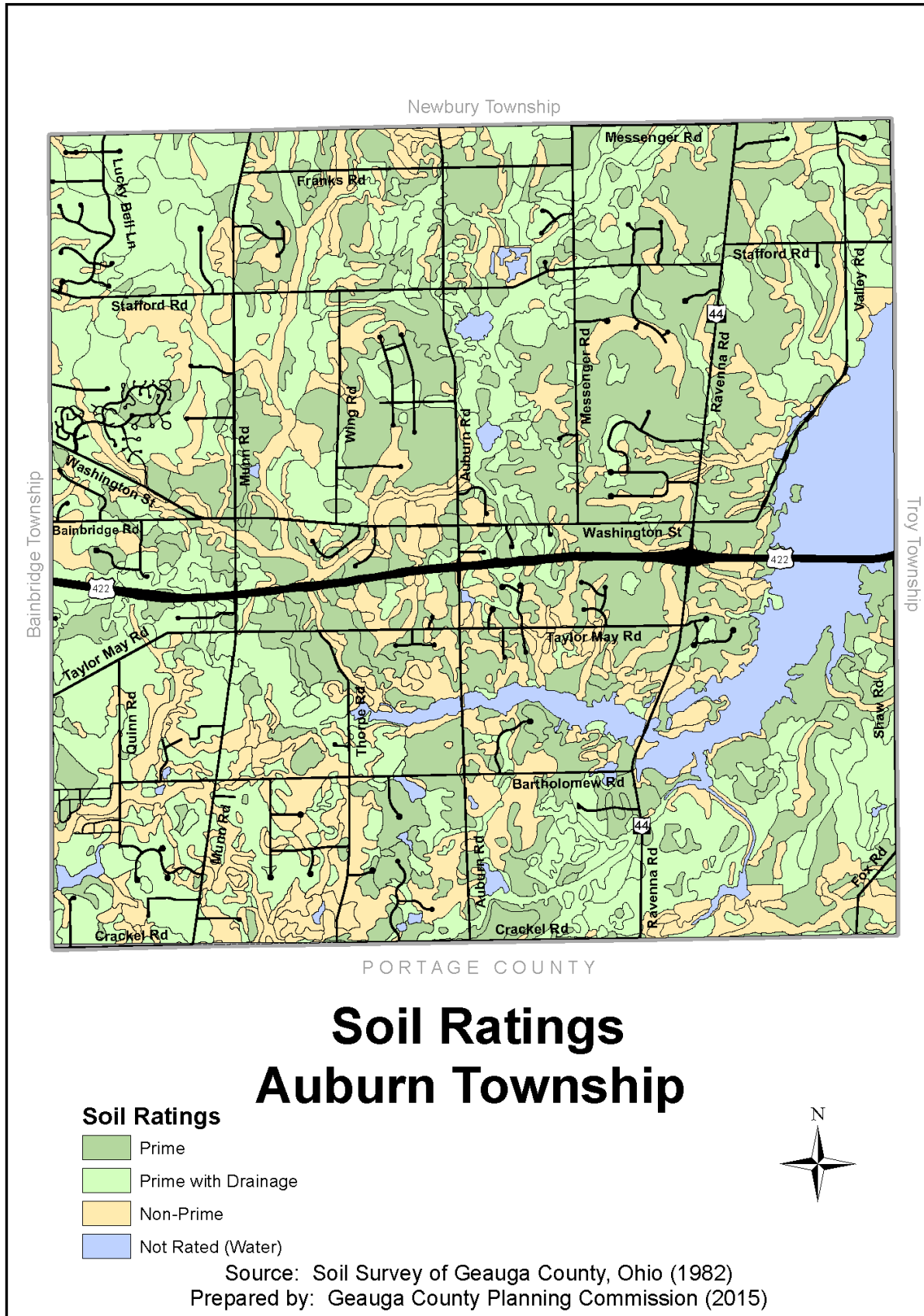
**Soil Ratings Map Legend**  
**Auburn Township**

<u>Soil Rating</u>	<u>Acres</u>	<u>% of Township</u>
Prime	6,125.77	32.04%
Prime with Drainage	6,974.20	36.49%
Non-prime	4,652.45	24.34%
Not Rated	1,362.83	7.13%
<b>Total</b>	<b>19,115.25</b>	<b>100.00%</b>

Source: Soil Survey of Geauga County, Ohio (1982)

Table 6.2 reflects the land capability classification system utilized by NRCS. The numbers represent progressively greater limitations, a narrower choice of crops, and the way crops respond to management. The letters given are subclasses, which indicate the problems associated with a particular soil type. The letter “e” means that the primary limitation is the risk of erosion (unless close-growing plant cover is maintained) and the letter “w” indicates that water in or on the surface of the soil interferes with plant growth or cultivation. The letter “s” refers to soils that have soil limitations within the rooting zone.

**Map 6.1**



**Table 6.2****Land Capability Classification System**  
**Auburn Township**

<u>Mapping Units</u>	<u>Soils</u>	<u>Land Capability</u>	<u>Prime Land</u>
Bg B	Bogart	2e	X
Ca	Canadice	4w	
Cc A, B	Caneadea	3w	X*
Cd B	Canfield	2e	X
Cd C	Canfield	3e	
Cf	Carlisle	5w	
Cn A	Chili	2s	X
Cn B	Chili	2e	X
Cn C	Chili	3e	
Co D2	Chili	4e	
Cy D	Chili	4e	
Cy F	Chili	7e	
Da	Damascus	3w	X*
Eh B, B2	Ellsworth	3e	X
Eh C, C2	Ellsworth	4e	
Eh D, D2, E	Ellsworth	6e	
Eh F	Ellsworth	7e	
Fc A	Fitchville	2w	X*
Fc B	Fitchville	2e	X*
Gb B	Geeburg	3e	
Gf B	Glenford	2e	X
Ho	Holly	3w	
Hs A	Haskins	2w	X*
Hs B	Haskins	2e	X*
Jt A	Jimtown	2w	X*
Lx D	Lordstown-Rock	6e	
Ly B	Loudonville	2e	X
Ly C	Loudonville	3e	
Mg A	Mahoning	3w	X*
Mg B	Mahoning	3e	X*
Or	Orrville	2w	
Os B	Oshtemo	3s	X
Os C	Oshtemo	3e	
Re A	Ravenna	2w	X*
Re B	Ravenna	2e	X*
Rm B	Rawson	2e	X
Rs B	Rittman	2e	X
Rs C, C2	Rittman	3e	
Rs D	Rittman	4e	
Sb	Sebring	3w	X*
Tg	Tioga	2w	
Wb A	Wadsworth	3w	X*
Wb B	Wadsworth	3e	X*
Wt	Willette	5w	
Wu D	Wooster	4e	

\* Qualify as prime farmland provided proper drainage measures are employed.

Source: Soil Survey of Geauga County, Ohio (1982)

The CAUV, forestry, and agricultural district programs are a few of the methods available to advance and support farming activities. A description of each follows.

### **CAUV Program**

There are existing state laws and programs to assist (on a voluntary basis by the landowner) the community in advancing agriculture. The Current Agricultural Use Value (CAUV) program offers a tax reduction on any tract of land containing 10 acres or more devoted exclusively to agricultural use for the last three years. A smaller tract of land may be included if it has produced an average income of \$2,500 or more from sales of agriculture products during the previous three years and if there is anticipated gross income of such an amount. There are 222 parcels totaling 5,228 acres, representing 28% of the township. In a comparison with the other townships, Auburn is ranked sixth with respect to total acres in the CAUV program (see Table 6.3). Map 6.2 shows the parcels enrolled in the CAUV program in Auburn. For more information, consult the County Auditor's website: <http://www.auditor.co.geauga.oh.us/>.

**Table 6.3**

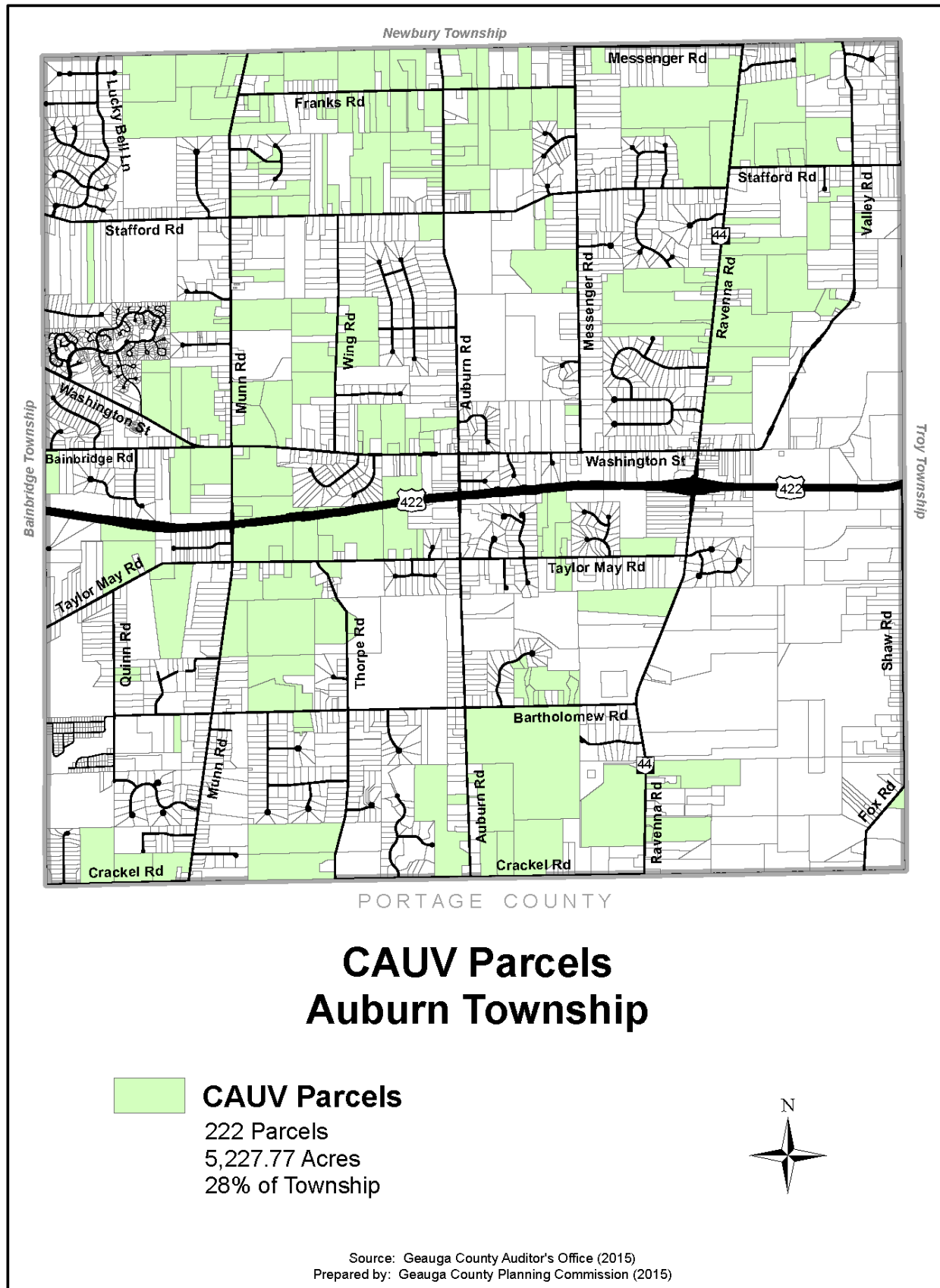
**Property in CAUV by Township: 2015**  
**Geauga County**

<u>Township</u>	<u># of Parcels</u>	<u>Total Acres</u>	<u>Rank by Acres</u>	<u>% of Township</u>
<b>Auburn</b>	<b>222</b>	<b>5,227.77</b>	<b>6</b>	<b>27.70%</b>
Bainbridge	90	2,094.77	13	13.08%
Burton	212	4,129.06	10	27.72%
Chardon	125	2,646.49	12	18.35%
Chester	111	1,481.16	16	10.06%
Claridon	201	5,177.43	7	36.10%
Hambden	138	3,698.93	11	25.95%
Huntsburg	265	6,632.16	4	42.51%
Middlefield	296	8,559.95	2	59.13%
Montville	131	4,638.70	9	29.47%
Munson	62	1,669.25	14	10.29
Newbury	177	4,690.50	8	25.95%
Parkman	291	9,951.80	1	57.82%
Russell	67	1,481.63	15	12.29%
Thompson	160	6,033.40	5	36.86%
Troy	236	6,962.67	3	42.26%

Source: Geauga County Auditor's Office (2015)



**Map 6.2**



### **Forestry Tax Program**

The forestry tax program is meant to promote good woodland management practices. To qualify, the tract of land must be 10 or more acres in size, be outside of a municipality, and be certified as forestland by a state forester. In addition, the land cannot be used for grazing or be enrolled in the CAUV program. In comparison to the other townships within the county, Auburn is ranked twelfth with respect to the total number of acres in the forestry program (see Table 6.4). Map 6.3 shows the land in Auburn enrolled in the forestry program, which includes 49 parcels totaling 767.08 acres or 4.02% of the township. The tax reduction is 50% plus there is no recoupment penalty if land is removed from the program. See the ODNR website for more information: <http://forestry.ohiodnr.gov/oftl>.

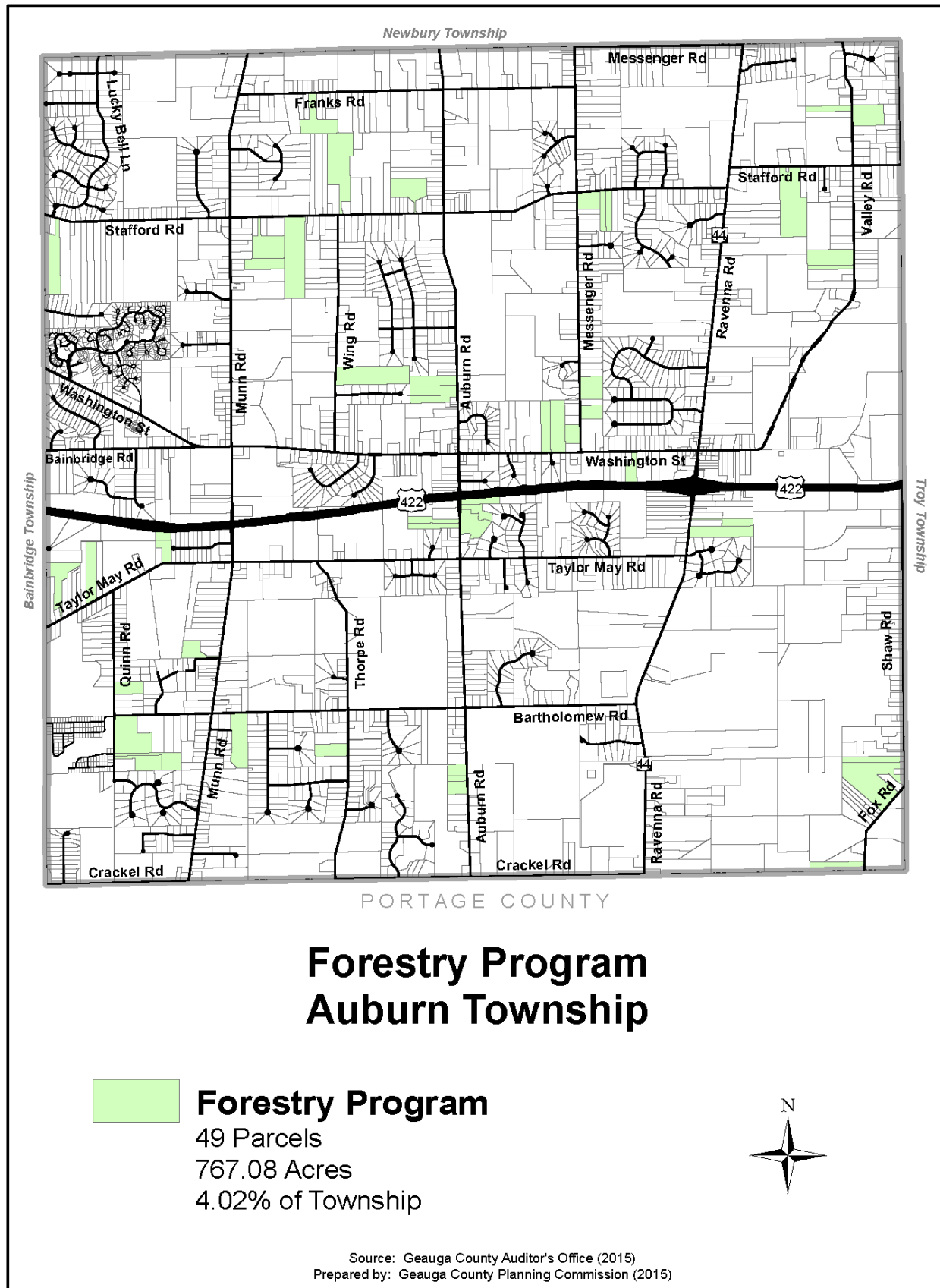
**Table 6.4**

**Property in Forestry Program by Township: 2015**  
**Geauga County**

<u>Township</u>	<u># of Parcels</u>	<u>Total Acres</u>	<u>Rank by Acres</u>	<u>% of Township</u>
<b>Auburn</b>	<b>49</b>	<b>767.08</b>	<b>12</b>	<b>4.02%</b>
Bainbridge	56	988.06	9	6.17%
Burton	23	479.23	15	3.22%
Chardon	111	2,066.12	1	14.33%
Chester	51	580.33	14	3.94%
Claridon	52	1,209.68	7	8.43%
Hambden	68	1,291.87	5	9.06%
Huntsburg	40	1,060.44	8	6.80%
Middlefield	8	303.70	16	2.10%
Montville	57	1,430.85	4	9.09%
Munson	101	1,726.08	3	10.64%
Newbury	96	1,977.93	2	10.94%
Parkman	37	882.47	10	5.13%
Russell	77	789.84	11	6.55%
Thompson	61	1,248.22	6	7.62%
Troy	43	755.16	13	4.58%

Source: Geauga County Auditor's Office (2015)

**Map 6.3**



### **Agricultural District Program**

Owners of land in an agricultural district receive deferment on any assessments for proposed improvements (i.e., sewer and water lines). Legal protection may be provided against nuisance lawsuits as well as the use of the power of eminent domain by local governments. In relation to the other townships within the county, Auburn is ranked third with respect to the total number of acres in the Agricultural District Program (see Table 6.5). Map 6.4 shows 64 parcels totaling 1,554.42 acres enrolled in agricultural districts, which is 8.23% of the township. Visit the County Auditor's website for more information: <http://www.auditor.co.geauga.oh.us/>.

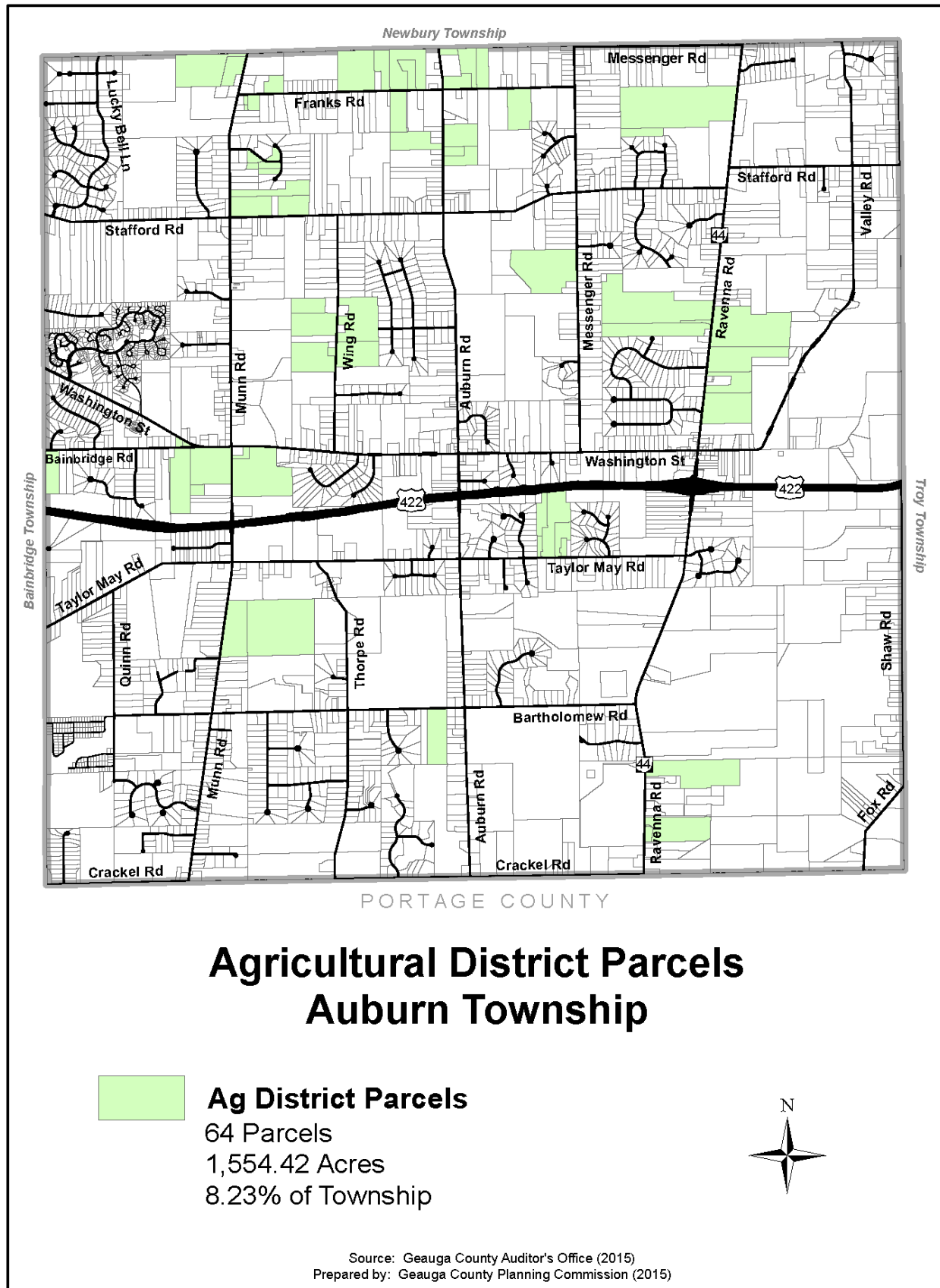
**Table 6.5**

**Agricultural Districts by Township: 2015**  
**Geauga County**

<u>Township</u>	<u># of Parcels</u>	<u>Total Acres</u>	<u>Rank by Acres</u>	<u>% of Township</u>
<b>Auburn</b>	<b>64</b>	<b>1,554.42</b>	<b>3</b>	<b>8.23%</b>
Bainbridge	33	1,060.86	5	6.62%
Burton	34	864.14	7	5.80%
Chardon	15	293.25	15	2.03%
Chester	26	371.50	12	2.52%
Claridon	46	1,457.78	4	10.16%
Hambden	25	795.50	10	5.58%
Huntsburg	38	1,010.02	6	6.47%
Middlefield	4	310.90	14	2.15%
Montville	12	497.80	11	3.16%
Munson	10	322.61	13	1.99%
Newbury	27	847.87	8	4.69%
Parkman	22	1,574.78	2	9.15%
Russell	3	103.23	16	0.86%
Thompson	54	1,991.25	1	12.16%
Troy	20	801.62	9	4.87%

Source: Geauga County Auditor's Office (2015)

**Map 6.4**



## CHAPTER VII

### CONSIDERATIONS

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#### **CONSIDERATIONS**

The following purposes of the Auburn Township Zoning Resolution, set forth in Section 1.03, are in the interest of promoting the public health, safety, and general welfare:

- To divide the township into zoning districts and to provide uniform regulations for each class or kind of buildings, structures, and uses within such zoning districts.
- To regulate the location, height, bulk, and size of buildings and other structures and the percentage of lot coverage by buildings, structures, and impervious surfaces.
- To regulate building and other structure setback lines (yards).
- To regulate the density of population by establishing minimum lot size, frontage, and width requirements and minimum setbacks in each zoning district.
- To regulate the use of buildings and structures in each zoning district and to ensure that appropriate utilities, sewage treatment and water supply facilities, and other matters related to public health and safety are adequately addressed to serve such uses.
- To conserve and protect the natural resources of the township, including the supply of groundwater and open spaces.
- To ensure that development is in accord with the capability and suitability of the land to support it.
- To establish development standards in the districts that effectively manage current and future development to maintain an acceptable balance between commercial/industrial development and the surrounding rural and residential areas.
- To provide regulations that advance balanced and orderly growth and development in the township as well as preserve sensitive environmental resources.

#### **Zoning Resolution**

- Periodically review the zoning resolution, particularly with regard to any changes in the statute and case law.
- Review and update the permitted and conditional uses in each zoning district as may be advisable.

- Research the viability of allowing senior housing in the appropriate zone(s) near “Auburn Corners.”

### **Zoning Map**

- Update the roads and lot lines.

### **Environmental Matters**

- Work cooperatively with the Geauga Soil and Water Conservation District (SWCD) on storm water management and sediment control issues. Facilitate SWCD workshops, provide new homeowner packets, and other educational resources on the township’s website.
- Protect critical natural areas (wetlands, floodplains, and unique natural areas) through voluntary methods such as restrictive covenants.
- Educate the public with respect to “best management practices” to protect riparian corridors, wetlands, and floodplains.
- Periodically review and update the 208 service area plan map of the township as conditions may warrant.
- Provide educational support with regard to protection of surface and groundwater resources from pollution through the maintenance of on-site sewage systems.
- Examine the United States Geological Survey (USGS) information regarding groundwater quality and quantity. See the following websites: <http://groundwaterwatch.usgs.gov/> and <http://pubs.usgs.gov/sir/2015/5032/pdf/sir20155032.pdf>.

### **Recreation and Open Space**

- Continue to identify and develop township recreational (active and passive) needs and resources.
- Protect sensitive open space by working with landowners to preserve them through, for example, voluntary deed restrictions.

### **Roads**

- Maintain a five-year plan for township road improvements.
- Access management criteria (the placement and coordination of ingress/egress), particularly in the commercial districts, should be taken into consideration during the site plan and development review process. This is of particular importance along the S.R. 44 corridor near the U.S. Route 422 interchange.
- Strive to enhance vehicular traffic movement in commercial corridors from a design perspective.

### **Tax Base**

- Guide commercial and light industrial development into the areas currently designated for such purposes on the zoning map and the 208 service plan map.
- Examine the economic development programs available through the County Community and Economic Development Department at <http://co.geauga.oh.us/Departments/CED>.

### **Agriculture**

- Apprise landowners of the benefits with respect to the CAUV, forestry tax, and agricultural district programs available through the County Auditor's Office.
- Provide information on the township's website to educate the public regarding farmland protection issues.
- Encourage local farm-to-table initiatives and other agricultural resources.

### **Safety and Emergency Issues**

- Identify and monitor equipment needs.
- Provide continuing training and education of safety forces.
- Encourage the creation of fire protection ponds with "dry" hydrants in new developments for access by the fire department.

### **Township Services**

- Examine the existing township service base.
- Complete the township maintenance garage.

### **Land Use Plan**

- Utilize the land use plan as a guide for decision-making and periodically update it as conditions warrant.
- Include the land use plan on the township's website and utilize the maps in it to guide landowners regarding zoning and related development issues.
- The land use plan map reflects the following zoning classifications. The purpose of each zone is provided, as set forth in the zoning resolution.
  - R-1 and R-2 Residential Districts: R-1 and R-2 are established to provide for residential neighborhoods of a rural character with maximum densities as specified herein. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.



- *B-1 General Business District:* B-1 General Business Districts are established to provide for a variety of business, office, and residential areas which are in keeping with the needs of the township and its trade area. B-1 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.
- *B-1A Auburn Corners Retail District:* B-1A Auburn Corners Retail Districts are established to provide for a variety of business, office, and residential areas in the Auburn Corners area which are in keeping with the needs of the township and its trade area. B-1A Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.
- *B-2 Village Retail District:* B-2 “Village” Retail Districts are established to encourage a variety of retail and office uses in a compact, yet cohesive, “village center” environment in the Auburn Corners area that serves as the historic core for surrounding commercial areas. B-2 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.
- *B-3 Retail/Motorist Services District:* B-3 Retail/Motorist Service Districts are established to provide for highway-oriented businesses and services. B-3 Districts shall be located in close proximity to the interchange areas of limited access highways, and designed as buffers between such areas and other developments. B-3 Districts shall be located to afford safe and convenient accessibility. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.
- *B-4 Office/Light Industrial District:* B-4 Office/Light Industrial Districts are established to provide for a variety of office and light industrial uses which are in keeping with the business and employment needs of the township and its trade area. Planned B-4 Districts shall be located to afford safe and convenient accessibility, and the configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.
- *I-1 General Industrial District:* I-1 General Industrial Districts are established to provide for industrial areas with a variety of business and manufacturing uses which are in keeping with the business and employment needs of the township and its trade area. I-1 Districts shall be located to encourage the separation of residential and non-residential traffic. The configuration of areas, lots, and uses shall be sufficient to meet the standards and regulations of this Resolution.

- *OS-1 Passive Open Space District:* OS-1 Passive Open Space Districts are established to promote the health, safety, and general welfare in order to:
  - Protect and preserve wilderness areas, open spaces, surface water, and scenic areas,
  - Conserve fish and wildlife,
  - Promote public stewardship of forests and wetlands,
  - Permit public agencies to continue their conservation programs, which include hunting and fishing by the public as a means of maintaining a balanced natural world,
  - Protect, promote, and maintain the area's ecosystem,
  - Enhance the public's knowledge of the area's ecosystem,
  - Educate the public with respect to the preservation of natural habitats,
  - Protect groundwater recharge aquifers, and
  - Control storm water runoff.
  
- *AP-1 Active Park District:* AP-1 Active Park Districts are established to promote the public health, safety, and general welfare in order to:
  - Provide recreational facilities for the general population within a park-like setting and atmosphere,
  - Promote certain healthy and beneficial outdoor leisure time activities for the general population which do not present a significant risk of harm to others,
  - Afford reasonable access by the public to outdoor athletic, social, and educational activities,
  - Achieve a balance between the public's need for active outdoor recreational facilities and the preservation of open space, light, and air for the enjoyment of such activities, and
  - Unlike the Passive Open Space (OS-1) District, the Active Park (AP-1) District recognizes that certain outdoor activities may require the modification and alteration of the natural terrain and disturbance of natural habitat.

### **CONCLUSION**

Pursuant to R.C. 519.02, a township zoning resolution is to be in accordance with a comprehensive plan. The Auburn Township Zoning Resolution has been enacted in accordance with a plan because it:

- Reflects current land uses.
- Allows for change.
- Promotes public health and safety.

- Uniformly classifies similar areas.
- Clearly defines district locations and boundaries.
- Identifies the use or uses to which each property in the township may be put.

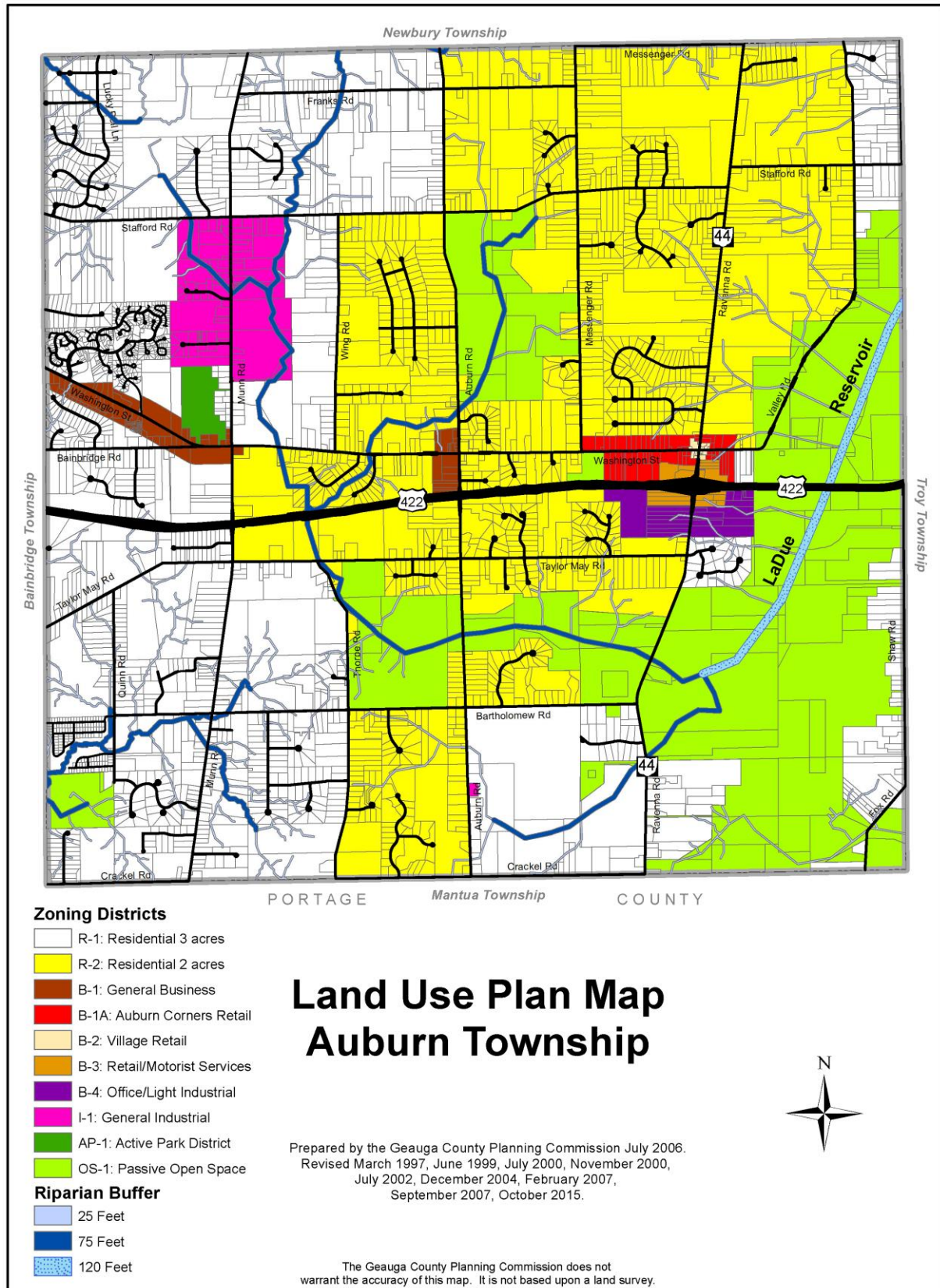
**Table 7.1**

**Land Use Plan Map Legend**  
**Auburn Township**

<u>Category</u>	<u>Acres</u>	<u>Percent</u>
R-1: Residential 3 Acres	7,471.89	39.05%
R-2: Residential 2 Acres	6,530.30	34.13%
B-1: General Business	198.51	1.04%
B-1A: Auburn Corners Retail	138.56	0.72%
B-2: Village Retail	8.54	0.04%
B-3: Retail/Motorist Services	82.41	0.43%
B-4: Office/Light Industrial	148.01	0.77%
I-1: General Industrial	483.63	2.53%
AP-1: Active Park District	67.94	0.36%
OS-1: Passive Open Space	4,005.13	20.93%
<b>Total</b>	<b>19,134.92</b>	<b>100.00%</b>

*Geauga County Auditor's Office (2015)*

**Map 7.1**



## APPENDIX

### TOWNSHIP SURVEY RESULTS

In 2011, the Auburn Township Trustees and the Zoning Commission devised a questionnaire that documented the concerns of the community with respect to various issues. The questionnaires were mailed out in September 2011. A total of 2,250 survey forms were sent and 1,185 were returned. This represented a response rate of 52.67%. The township trustees retained the services of Kenston High School Students to tabulate the results. The 2011 survey results follow. In addition, a comparison (when applicable) has been made between the previous survey results (1998) and the most recent one (2011).

***Please indicate gender:***

Male

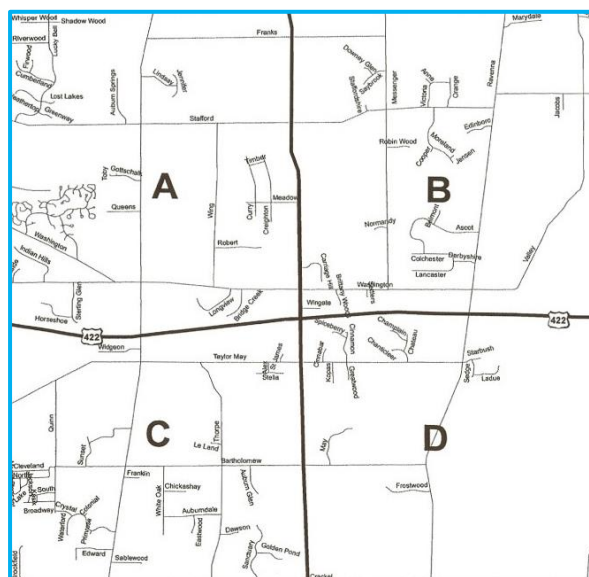
Female

692

493

- In which section of Auburn Township do you live? Please CHECK (✓) the appropriate letter in the space from the map below.***

	<u>1998</u>		<u>2011</u>		
<u>Section</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
A (northwest quadrant)	325	39.5%	512	43.2%	3.7%
B (northeast quadrant)	192	23.3%	268	22.6%	-0.7%
C (southwest quadrant)	235	28.5%	284	24.0%	-4.5%
D (southeast quadrant)	72	8.7%	121	10.2%	1.5%
<b>Total</b>	<b>824</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	



2. Which county do you work in? Please CHECK (✓).

County	Principal Wage Earner					Other Wage Earner				
	1998		2011		% Change	1998		2011		% Change
	#	%	#	%		#	%	#	%	
Ashtabula	1	0.1%	9	0.8%	-0.7%	0	0.0%	7	0.7%	0.7%
Cuyahoga	345	49.0%	455	38.4%	-10.6%	209	49.3%	277	23.4%	-25.9%
Geauga	215	30.5%	336	28.3%	-2.2%	164	38.8%	285	24.0%	-14.8%
Lake	35	5.0%	34	2.9%	-2.1%	13	3.1%	17	1.4%	-1.7%
Portage	32	4.6%	31	2.6%	-2.0%	16	3.8%	33	2.8%	-1.0%
Summit	31	4.4%	44	3.7%	-0.7%	10	2.4%	29	2.4%	0.0%
Trumbull	7	1.0%	9	0.8%	0.8%	4	0.9%	6	0.5%	-0.4%
Other	38	5.4%	267	22.5%	17.1%	7	1.7%	531	44.8%	43.1%
<b>Total</b>	<b>704</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>		<b>423</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

3. How many miles do you travel to work (one way)? Please CHECK (✓).

Miles	1998		2011		% Change
	#	%	#	%	
Under 1 Mile	30	4.5%	291	24.5%	20.0%
1 – 5 Miles	54	8.2%	102	8.6%	0.4%
6 – 10 Miles	83	12.6%	127	10.7%	-1.9%
11 – 15 Miles	113	17.1%	144	12.2%	-4.9%
16 – 20 Miles	114	17.3%	125	10.5%	-6.8%
21 – 25 Miles	93	14.1%	118	10.0%	-4.1%
25 – 30 Miles	77	11.7%	110	9.3%	-2.4%
31 – 35 Miles	59	9.0%	74	6.2%	-2.8%
36 – 40 Miles	17	2.6%	41	3.5%	0.9%
41 + Miles	19	2.9%	53	4.5%	1.6%
<b>Total</b>	<b>659</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

4. How long have you lived in Auburn? Please CHECK (✓).

Years Lived in Auburn	Respondents	
	#	%
0 – 5 years	182	15.4%
6 – 10 years	281	23.7%
11 – 20 years	365	30.8%
21 – 30 years	164	13.8%
31 – 40 years	109	9.2%
41 – 50 years	29	2.4%
Over 50 years	55	4.7%
<b>Total</b>	<b>1,185</b>	<b>100.0%</b>



**Question #4 (continued) How long have you lived in Auburn? Please CHECK (✓). Compared to 1998.**

	<u>1998</u>		<u>2011</u>		
<u>Years Lived in Auburn</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
0 – 5 Years	274	31.2%	182	15.4%	-15.8%
6 – 10 Years	185	21.1%	281	23.7%	3.3%
11 – 20 Years	179	20.4%	365	30.8%	3.5%
Over 20 Years	240	27.3%	357	30.1%	2.8%
<b>Total</b>	<b>878</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

**5. Do you own the home you are living in?**

	<u>Respondents</u>	
<u>Answer</u>	<u>#</u>	<u>%</u>
Yes	1,163	98.1%
No	22	1.9%
<b>Total</b>	<b>1,185</b>	<b>100.0%</b>

**6. Do you rent the home you are living in?**

	<u>Respondents</u>	
<u>Answer</u>	<u>#</u>	<u>%</u>
Yes	16	1.4%
No	1,169	98.6%
<b>Total</b>	<b>1,185</b>	<b>100.0%</b>

**7. What size lot is your home on? Please CHECK (✓).**

	<u>1998</u>		<u>2011</u>		
<u>Lot Size</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Less than ½ acre	74	8.6%	164	13.8%	5.2%
½ - .9 acres	23	2.7%	58	4.9%	2.2%
1 – 1.9 acres	173	20.1%	193	16.3%	-3.8%
2 – 2.9 acres	200	23.2%	315	26.6%	3.4%
3 – 4.9 acres	163	19.0%	248	20.9%	1.9%
5 – 9.9 acres	128	14.9%	125	10.6%	-4.3%
10 – 24.9 acres	56	6.5%	56	4.7%	-1.8%
Over 25 acres	43	5.0%	26	2.2%	-2.8%
<b>Total</b>	<b>860</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

8. Do you own a farm in Auburn Township?

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Yes	66	7.6%	75	6.3%	-1.3%
No	801	92.4%	1,110	93.7%	1.3%
<b>Total</b>	<b>867</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

If "yes," how many acres? (1,115 respondents did not answer)

<u>Acres</u>	<u>Respondents</u>	<u>Acres</u>	<u>Respondents</u>
0	5	27	1
1.5	1	29.8	1
4	2	30	5
4.3	2	31	1
4.5	1	32	1
4.9	1	34	1
5	1	36	2
5.5	1	41.5	1
6	3	42	1
7	1	43	1
8	2	44	1
10	2	52	1
12	3	60	1
12.5	1	61	1
13	2	63	1
15	2	65	1
16+	1	70	2
17	1	70.07	1
18	2	80	1
18.5	1	120+	1
20	5	124	1
24	1	130	1
26.5	1	<b>Total</b>	<b>70</b>

9. If you own a farm, do you participate in the "Current Agricultural Use Value" (CAUV) taxation program?

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Yes	47	71.2%	62	5.2%	-66.0%
No	19	28.8%	1,123	94.8%	66.0%
<b>Total</b>	<b>66</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	



**10. How important is it to preserve farmland in Auburn Township? Please CHECK (✓).**

	<u>1998</u>		<u>2011</u>			<u>2011</u>	
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>Compare #</u>	<u>Compare %</u>	<u>% Change</u>	<u>Survey #</u>	<u>Survey %</u>
Very Important			1,099	92.7%	13.3%	608	51.3%
Important	695	79.4%				313	26.4%
Somewhat Important						178	15.0%
Not Important	75	8.6%	42	3.6%	-5.0%	42	3.6%
No Opinion	105	12.0%	44	3.7%	-8.3%	44	3.7%
<b>Total</b>	<b>875</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>		<b>1,185</b>	<b>100.0%</b>

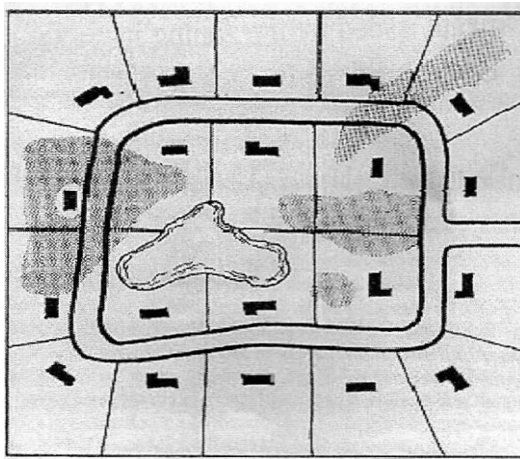
**11. What do you feel is the best minimum lot size for residential development? (Please ✓ only one answer).**

	<u>1998</u>		<u>2011</u>		
<u>Lot Size</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Less than 1 acre	6	0.7%	65	5.5%	4.8%
1 acre	31	3.7%	139	11.7%	8.0%
1.5 acres	73	8.6%	122	10.3%	1.7%
2 acres	218	25.7%	349	29.4%	3.7%
3 acres	332	39.1%	374	31.6%	-7.5%
4 acres	33	3.9%	29	2.4%	-1.5%
5 acres	132	15.5%	92	7.8%	-7.7%
Greater than 5 acres	24	2.8%	15	1.3%	-1.5%
<b>Total</b>	<b>849</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

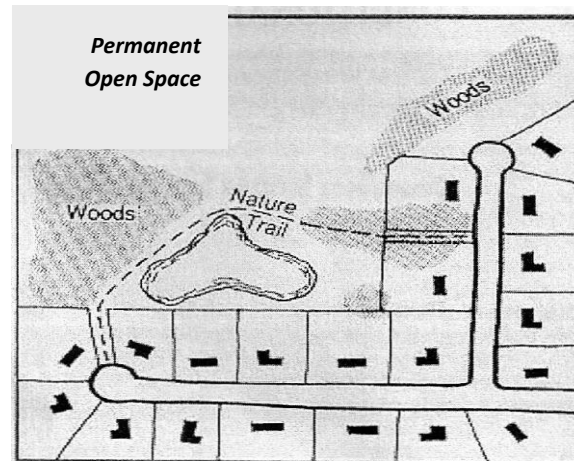
12. If residential development were to occur, which of the following would be better suited for Auburn Township? Both subdivisions below are 60 acres and are divided into 20 sublots. Subdivision "A" is a traditional development where sublots comply with the current Auburn lot size requirement and there is no common open space protected. Subdivision "B" is a conservation development characterized by smaller lots and common open space is protected. Please circle your choice below.

<u>Subdivision</u>	<u>Respondents</u>	
	<u>#</u>	<u>%</u>
"A"	524	44.2%
"B"	661	55.8%
<b>Total</b>	<b>1,185</b>	<b>100.0%</b>

"A"



"B"



13. Are you satisfied with the quality of drinking water in your home? Please CHECK (✓) A or B.

<u>Answer</u>	<u>A. Private Well</u>		<u>B. Public System</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Yes	936	86.7%	67	63.2%
No	143	13.3%	39	36.8%
<b>Total</b>	<b>1,079</b>	<b>100.0%</b>	<b>106</b>	<b>100.0%</b>

14. **Would you favor or oppose the installation of central water, at a cost, in Auburn Township within the next 5 years? Please CHECK (✓).**

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Favor	204	23.3%	171	14.4%	-8.9%
Oppose	503	57.6%	855	72.2%	14.6%
No Opinion	167	19.1%	159	13.4%	-5.7%
<b>Total</b>	<b>874</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

15. **Please rate your level of satisfaction with Auburn's zoning regulations in achieving the following goals. Please CHECK (✓) the column that best represents your opinion.**

	<u>Satisfied</u>		<u>Somewhat Satisfied</u>		<u>Somewhat Dissatisfied</u>		<u>Dissatisfied</u>		<u>No Opinion</u>	
<u>Goals</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
a. Protect property values	458	16.4%	379	14.8%	109	13.1%	62	14.6%	177	10.5%
b. Protect the character of the community	474	17.0%	383	14.9%	87	10.5%	48	11.3%	193	11.4%
c. Protect prime farmland	411	14.8%	339	13.2%	104	12.5%	40	9.4%	291	17.2%
d. Protect the natural environment	444	15.9%	377	14.7%	95	11.5%	48	11.3%	221	13.1%
e. Protect sensitive open space	393	14.1%	370	14.4%	103	12.4%	49	11.5%	270	16.0%
f. Enhance the community tax base	263	9.5%	340	13.3%	177	21.3%	102	24.0%	303	18.0%
g. Control the type of development	343	12.3%	378	14.7%	155	18.7%	76	17.9%	233	13.8%
<b>Total</b>	<b>2,786</b>	<b>100.0%</b>	<b>2,566</b>	<b>100.0%</b>	<b>830</b>	<b>100.0%</b>	<b>425</b>	<b>100.0%</b>	<b>1,688</b>	<b>100.0%</b>

16. Please rate the desirability of the following residential housing types in Auburn Township. Check the column that best represents your opinion. Please CHECK (✓).

	<u>Desirable</u>		<u>Somewhat Desirable</u>		<u>Not Desirable</u>		<u>No Opinion</u>	
<u>Residential Housing Types</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
a. Single Family Homes	1,092	51.7%	42	2.1%	10	0.2%	41	4.5%
b. Duplexes	69	3.3%	221	11.1%	785	17.5%	110	12.1%
c. Condos	167	7.9%	370	18.7%	554	12.4%	94	10.3%
d. Manufactured Home Parks	30	1.4%	44	2.2%	1,010	22.6%	101	11.1%
e. Senior Housing 55+	269	12.7%	473	23.9%	304	6.8%	139	15.3%
f. Apartments	36	1.7%	100	5.0%	951	21.3%	98	10.7%
g. Cluster Housing	108	5.1%	271	13.7%	698	15.6%	108	11.8%
h. In-law Suite	342	16.2%	462	23.3%	160	3.6%	221	24.2%
<b>Total</b>	<b>2,113</b>	<b>100.0%</b>	<b>1,983</b>	<b>100.0%</b>	<b>4,472</b>	<b>100.0%</b>	<b>912</b>	<b>100.0%</b>

17. Where do you usually shop? Please CHECK (✓).

	<u>Groceries</u>					<u>Clothing</u>				
	<u>1998</u>		<u>2011</u>			<u>1998</u>		<u>2011</u>		
<u>Location</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Auburn	36	2.7%	43	2.5%	-0.2%	2	0.2%	9	0.5%	0.3%
Aurora	74	5.5%	185	10.7%	5.2%	204	18.8%	374	22.3%	3.5%
Bainbridge	809	59.7%	1,036	59.6%	-0.1%	130	12.0%	402	24.0%	12.0%
Chardon	33	2.4%	75	4.3%	1.9%	44	4.0%	35	2.1%	-1.9%
Chagrin Falls	78	5.8%	62	3.6%	-2.2%	105	4.7%	126	7.5%	2.8%
Chesterland	14	1.0%	22	1.3%	0.3%	9	0.8%	6	0.4%	-0.4%
Middlefield	87	6.4%	105	6.0%	-0.4%	50	4.6%	41	2.4%	-2.2%
Newbury	49	3.6%	2	0.1%	-3.5%	10	0.9%	6	0.4%	-0.5%
Solon	151	11.1%	127	7.3%	-3.8%	199	18.4%	201	12.0%	-6.4%
Troy	2	0.2%	6	0.3%	0.1%	3	0.3%	4	0.2%	-0.1%
Other	22	1.6%	74	4.3%	2.7%	328	30.3%	472	28.2%	-2.1%
<b>Total</b>	<b>1,355</b>	<b>100.0%</b>	<b>1,737</b>	<b>100.0%</b>		<b>1,084</b>	<b>100.0%</b>	<b>1,676</b>	<b>100.0%</b>	

**Question # 17 (continued) Where do you usually shop? Please CHECK (✓).**

<u>Location</u>	<u>Major Purchases</u>					<u>Fuel</u>				
	<u>1998</u>		<u>2011</u>		<u>% Change</u>	<u>1998</u>		<u>2011</u>		<u>% Change</u>
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>		<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	
Auburn	9	1.2%	13	1.0%	-0.2%	385	30.2%	457	24.8%	-5.4%
Aurora	27	3.6%	106	8.1%	4.5%	34	2.7%	78	4.2%	1.5%
Bainbridge	57	7.7%	219	16.8%	9.1%	567	44.4%	739	40.1%	-4.3%
Chardon	33	4.5%	51	3.9%	-0.6%	22	1.7%	52	2.8%	1.1%
Chagrin Falls	43	5.8%	29	2.2%	-2.6%	39	3.1%	37	2.0%	-1.1%
Chesterland	34	4.6%	20	1.5%	-2.1%	17	1.3%	29	1.6%	0.3%
Middlefield	33	4.5%	35	2.7%	-1.8%	23	1.8%	60	3.3%	1.5%
Newbury	9	1.2%	5	0.4%	-0.8%	65	5.1%	63	3.4%	-1.7%
Solon	111	15.0%	144	11.0%	-4.0%	66	5.2%	88	4.8%	-0.4%
Troy	6	0.8%	7	0.5%	-0.3%	8	0.6%	9	0.5%	-0.1%
Other	378	51.1%	678	51.9%	0.8%	50	3.9%	231	12.5%	8.6%
<b>Total</b>	<b>740</b>	<b>100.0%</b>	<b>1,307</b>	<b>100.0%</b>		<b>1,276</b>	<b>100.0%</b>	<b>1,843</b>	<b>100.0%</b>	

**Question # 17 (continued) Where do you usually shop? Please CHECK (✓).**

<u>Location</u>	<u>Restaurant</u>	
	<u>2011</u>	
	<u>#</u>	<u>%</u>
Auburn	164	5.5%
Aurora	259	8.6%
Bainbridge	559	18.6%
Chardon	121	4.0%
Chagrin Falls	643	21.4%
Chesterland	87	2.9%
Middlefield	120	4.0%
Newbury	130	4.3%
Solon	445	14.8%
Troy	114	3.8%
Other	363	12.1%
<b>Total</b>	<b>3,005</b>	<b>100.0%</b>

**18. Are the following within a reasonable distance from your home? Please CHECK (✓).**

	<u>1998</u>				<u>2011</u>			
	<u>Yes</u>		<u>No</u>		<u>Yes</u>		<u>No</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Fuel	789	22.3%	77	6.6%	1,047	22.5%	138	5.6%
Restaurants	684	19.3%	163	13.9%	846	18.1%	339	13.8%
Shopping Facilities	623	17.6%	209	17.9%	848	18.2%	338	13.8%
Recreation Facilities/Adult	531	15.0%	219	18.7%	679	14.6%	506	20.7%
Recreation Facilities/Children	447	12.6%	205	17.6%	663	14.2%	522	21.3%
Employment Opportunities	432	12.2%	271	23.2%	577	12.4%	608	24.8%
Other	36	1.0%	24	2.1%				
<b>Total</b>	<b>3,542</b>	<b>100.0%</b>	<b>1,168</b>	<b>100.0%</b>	<b>4,660</b>	<b>100.0%</b>	<b>2,451</b>	<b>100.0%</b>

**19. Why did you move to or why do you remain in Auburn Township? Please CHECK (✓) all that apply.**

	<u>Yes</u>		<u>No</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Rural Atmosphere	1,042	21.6%	143	1.1%
Rate of Development	273	5.7%	912	7.0%
Housing Opportunities	302	6.3%	883	6.8%
Commercial/Industrial Development	44	0.9%	1,141	8.8%
Public Schools	672	14.0%	513	4.0%
Zoning Regulations in Effect	285	5.9%	900	6.9%
Employment Opportunities	31	0.6%	1,154	8.9%
Quality of the Environment	722	15.0%	463	3.6%
Road Maintenance	195	4.0%	990	7.6%
Availability of Recreation/Park Facilities	225	4.7%	960	7.4%
Good Farmland	203	4.2%	982	7.6%
Public Services	59	1.2%	1,126	8.7%
Distance to Work	322	6.7%	863	6.7%
Level of Taxation	255	5.3%	930	7.2%
Other	187	3.9%	998	7.7%
<b>Total</b>	<b>4,817</b>	<b>100.0%</b>	<b>12,958</b>	<b>100.0%</b>

20. Would you advise a friend to move to Auburn Township? Please CHECK (✓).

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Yes	709	81.0%	995	84.0%	3.0%
No	80	9.2%	67	5.6%	-3.6%
No Opinion	86	9.8%	123	10.4%	0.6%
<b>Total</b>	<b>875</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

21. Is traffic congestion and/or road hazards a problem in Auburn Township? Please CHECK (✓).

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Yes	302	34.5%	144	12.1%	-22.4%
No	542	62.0%	994	83.9%	21.9%
No Opinion	31	3.5%	47	4.0%	0.5%
<b>Total</b>	<b>875</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

22. Should there be another interchange for Auburn Township along U.S. Route 422? Please CHECK (✓).

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Yes	461	53.1%	568	48.0%	-5.1%
No	350	40.3%	520	43.9%	3.6%
No Opinion	57	6.6%	97	8.1%	1.5%
<b>Total</b>	<b>868</b>	<b>100.0%</b>	<b>1,185</b>	<b>100.0%</b>	

If yes, where? Please CHECK (✓).

	<u>1998</u>		<u>2011</u>		
<u>Answer</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>% Change</u>
Auburn Road	74	15.3%	120	20.2%	4.9%
Munn Road	409	84.7%	473	79.8%	-4.9%
<b>Total</b>	<b>483</b>	<b>100.0%</b>	<b>593</b>	<b>100.0%</b>	

**23. Would you like to see the following encouraged in Auburn Township? Please CHECK (✓).**

	<u>1998</u>						<u>2011</u>					
	<u>Yes</u>		<u>No</u>		<u>No Opinion</u>		<u>Yes</u>		<u>No</u>		<u>As Is</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Central Sewer Services at Cost	192	5.3%	525	16.9%	90	7.7%	210	3.2%	695	13.2%	280	5.8%
Central Water Services at Cost	181	5.0%	522	16.8%	92	7.8%	173	2.6%	755	14.3%	257	5.3%
Residential Development	133	3.7%	520	16.7%	115	9.8%	362	5.4%	318	6.0%	505	10.5%
Commercial Development	299	8.3%	423	13.6%	70	6.0%	463	7.0%	377	7.1%	345	7.1%
Industrial Development	277	7.7%	433	13.9%	75	6.4%	302	4.5%	504	9.6%	379	7.8%
Parks/Recreation Facilities at Cost	507	14.1%	164	5.3%	119	10.1%	442	6.6%	356	6.8%	387	8.0%
Preserve Farmland	663	18.5%	49	1.6%	97	8.3%	806	12.1%	56	1.1%	323	6.7%
Community Town Center at Auburn Corners	395	11.9%	197	6.3%	184	15.7%	510	7.7%	325	6.2%	510	10.6%
Preservation of Historic Landmarks	646	18.0%	43	1.4%	108	9.2%	748	11.3%	97	1.8%	340	7.0%
Assisted Living/Nursing Homes	303	8.4%	234	7.5%	223	19.0%	391	5.9%	392	7.4%	402	8.3%
Mixed Use Zoning (Residential & Business)							283	4.3%	480	9.1%	422	8.7%
Solar Panel Energy							626	9.4%	294	5.6%	265	5.5%
Recycle Center							811	12.2%	174	3.3%	200	4.1%
Wind Turbines							515	7.8%	449	8.5%	221	4.6%
<b>Total</b>	<b>3,596</b>	<b>100.0%</b>	<b>3,110</b>	<b>100.0%</b>	<b>1,173</b>	<b>100.0%</b>	<b>6,642</b>	<b>100.0%</b>	<b>5,272</b>	<b>100.0%</b>	<b>4,836</b>	<b>100.0%</b>



**24. Would you like to see more of the following in the township? Please CHECK (✓).**

	<u>Yes</u>		<u>No</u>		<u>Did Not Answer</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Banks	238	4.3%	771	7.4%	176	6.4%
Fast Food Restaurants	221	4.0%	807	7.7%	157	5.8%
Full Restaurants	730	13.3%	339	3.3%	116	4.2%
Discount Stores	156	2.8%	857	8.2%	172	6.3%
Department Stores	175	3.2%	824	7.9%	186	6.8%
Small Retail Stores	542	9.9%	482	4.6%	161	5.9%
Appliance Stores	120	2.2%	866	8.3%	199	7.3%
Convenience Stores	349	6.4%	670	6.4%	166	6.1%
Clothing Stores	225	4.1%	772	7.4%	188	6.9%
Appliance Repair	216	3.9%	774	7.4%	195	7.1%
Professional Offices	211	3.8%	502	4.8%	172	6.3%
Industries	335	6.1%	668	6.4%	182	6.7%
Street Lighting	381	6.9%	629	6.0%	175	6.4%
Recycle Center	753	13.7%	308	3.0%	124	4.5%
Child Day Care Facilities	319	5.8%	643	6.2%	223	8.2%
Service Station	529	9.6%	518	5.0%	138	5.1%
<b>Total</b>	<b>5,500</b>	<b>100.0%</b>	<b>10,430</b>	<b>100.0%</b>	<b>2,730</b>	<b>100.0%</b>

**25. The following features are specific to Auburn. If you have used any of them, please CHECK (✓) your level of satisfaction.**

<u>Services</u>	<u>Satisfied</u>		<u>Dissatisfied</u>		<u>No Opinion</u>	
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Fire Protection	534	8.8%	15	1.5%	636	9.0%
Ambulance Service	537	8.8%	24	2.3%	624	8.8%
Schools	761	12.5%	39	3.8%	385	5.4%
Road Maintenance	832	13.7%	152	14.8%	201	2.8%
Township Government	538	8.8%	106	10.4%	541	7.6%
Cemetery	291	4.8%	22	2.1%	872	12.3%
Township Office	461	7.6%	46	4.5%	678	9.5%
Sheriff/Police Protection	640	10.5%	111	10.8%	434	6.1%
Health Service Facilities	271	4.5%	103	10.1%	811	11.4%
Recreational Facilities	384	6.3%	161	15.7%	640	9.0%
Zoning	481	7.9%	105	10.3%	599	8.4%
Zoning Enforcement	353	5.8%	140	13.7%	692	19.7%
<b>Total</b>	<b>6,083</b>	<b>100.0%</b>	<b>1,024</b>	<b>100.0%</b>	<b>7,113</b>	<b>100.0%</b>

26. What type of commercial development would you like to see or not like to see at the interchange of U.S. Rt. 422 and S.R. 44? Please CHECK (✓) all that apply.

	<u>Yes</u>		<u>No</u>		<u>No Opinion</u>	
<u>Type of Commercial Development</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Gas Station	849	14.4%	218	2.3%	118	3.4%
Fast Food	351	5.9%	638	6.6%	196	5.6%
Hospital	269	4.6%	677	7.1%	239	6.9%
Restaurant	272	4.6%	770	8.0%	143	4.1%
Hotel	202	3.4%	743	7.8%	240	6.9%
Retail Store	402	6.8%	563	5.9%	220	6.3%
Pharmacy	433	7.3%	534	5.6%	218	6.3%
Sport Facility	267	4.5%	673	7.0%	245	7.1%
Grocery Store	500	8.5%	496	5.2%	189	5.4%
Professional Offices	516	8.7%	449	4.7%	220	6.3%
Extended Care Facility	262	4.4%	673	7.0%	250	7.2%
Assisted Living Facility	342	5.8%	612	6.4%	231	6.6%
Higher Educational Facility	305	5.2%	629	6.6%	251	7.2%
Party Center	152	2.6%	771	8.0%	262	7.5%
Bank	394	6.7%	563	5.9%	228	6.6%
Senior (55+) Housing	392	6.6%	563	5.9%	230	6.6%
<b>Total</b>	<b>5,908</b>	<b>100.0%</b>	<b>9,572</b>	<b>100.0%</b>	<b>3,480</b>	<b>100.0%</b>

27. Where should alternative energy sources be located? (Please CHECK (✓) all that apply.)

	<u>Commercial Property</u>		<u>Residential Property</u>		<u>Industrial Property</u>		<u>None</u>	
<u>Alternate Energy Sources</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>
Wind Turbines	521	43.1%	247	30.2%	670	47.1%	372	60.8%
Solar Energy Panels	687	56.9%	572	69.8%	752	52.9%	240	39.2%
<b>Total</b>	<b>1,208</b>	<b>100.0%</b>	<b>819</b>	<b>100.0%</b>	<b>1,422</b>	<b>100.0%</b>	<b>612</b>	<b>100.0%</b>

28. The following is a list of public services. Indicate two (2) services which you feel should receive a larger share of tax money. Also, indicate two (2) services, if any, you feel should receive a smaller share of tax money. Please CHECK (✓).

If you believe the present distribution of tax money is about right, check here ☐ and do not complete the rest of the question.

	<u>1998</u>				<u>2011</u>				<u>1998</u>	<u>2011</u>
	<u>More Money</u>		<u>Less Money</u>		<u>More Money</u>		<u>Less Money</u>		<u>About Right</u>	<u>About Right</u>
<u>Public Services</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	<u>#</u>	<u>#</u>
Fire Protection	301	22.9%	22	2.5%	340	19.5%	50	4.4%		
Police Protection	251	18.3%	34	3.8%	312	17.8%	51	4.5%		
Ambulance Service	112	8.2%	19	2.1%	184	10.5%	35	3.1%		
Health Services and Facilities	38	2.7%	109	12.1%	80	4.6%	171	14.9%		
Public Schools	84	6.1%	271	30.1%	138	7.9%	293	25.6%		
Public Libraries	38	2.7%	112	12.4%	127	7.3%	171	14.9%		
Parks and Recreational Facilities	137	10.0%	102	11.3%	183	10.5%	148	12.9%		
Highway and Road Maintenance	224	16.3%	33	3.7%	249	14.3%	56	4.9%		
Water Pollution Control	69	5.0%	96	10.7%	133	7.6%	169	14.8%		
Land Use Control	120	7.7%	102	11.3%						
<b>Total</b>	<b>1,374</b>	<b>100.0%</b>	<b>900</b>	<b>100.0%</b>	<b>1,746</b>	<b>100.0%</b>	<b>1,144</b>	<b>100.0%</b>	<b>151</b>	<b>214</b>

29. Currently Auburn Township's police protection is provided by the Geauga County Sheriff's Department. Which of the following would you favor? Please CHECK (✓).

	<u>Respondents</u>	
	<u>#</u>	<u>%</u>
Continue Service as is	836	70.6%
Part-time Auburn Police Department at a Cost	179	15.1%
Full-time Auburn Police Department at a Cost	170	14.3%
<b>Total</b>	<b>1,185</b>	<b>100.0%</b>

30. **Where do you get information about Auburn Township? Please CHECK (✓) all that apply.**

	<u>1998</u>		<u>2011</u>		<u>% Change</u>
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	
Chagrin Valley Times	486	19.3%	845	24.1%	4.8%
Maple Leaf	47	1.9%	159	4.5%	2.6%
News Herald	157	6.2%	147	4.2%	-2.0%
Plain Dealer	370	14.7%	229	6.5%	-8.2%
Sun Newspaper	205	8.2%	332	9.5%	1.3%
Word of Mouth	532	21.1%	552	15.7%	-5.4%
Township Meetings	74	2.9%	69	2.0%	-0.9%
Other (see below for write-ins)	24	1.0%	*35*	1.1%	0.1%
Bainbridge Banter	620	24.7%			N/A
The Spirit of Bainbridge			766	21.8%	N/A
Internet			219	6.2%	N/A
<a href="http://www.auburntownship.com">www.auburntownship.com</a>			154	4.4%	N/A
<b>Total</b>	<b>2,515</b>	<b>100.0%</b>	<b>3,507</b>	<b>100.0%</b>	

**\*Other Write-ins**

	<u># Respondents</u>
Banter	2
Ed Klempay	1
Notices	1
Wife	1
Worms	1
Geauga Times	1

	<u># Respondents</u>
Township Meetings	1
Schools	1
Hitchen Post	1
Realtor	1
Homeowner Association	1
<a href="http://www.auburntownship.com">www.auburntownship.com</a>	1

**31. What would you like to see on the township's recreational land? Please CHECK (✓) all that apply.**

	<u>1998</u>		<u>2011</u>		<u>% Change</u>
	<u>#</u>	<u>%</u>	<u>#</u>	<u>%</u>	
Baseball Fields	340	10.5%	428	8.0%	-2.5%
Basketball Courts	184	5.7%	250	4.7%	-1.0%
Green Space	352	10.9%	621	11.7%	0.8%
Indoor Gymnasium	66	2.0%	212	4.0%	2.0%
Lake	231	7.1%	404	7.6%	0.5%
Pavilion	333	10.3%	494	9.3%	-1.0%
Picnic Area/Tables	392	12.1%	631	11.8%	-0.3%
Playgrounds	338	10.5%	450	8.5%	-2.0%
Nature Area (hiking trails)	408	12.6%	794	14.9%	2.3%
Pool	132	4.1%	315	5.9%	1.8%
Soccer/Football Fields	185	5.7%	283	5.3%	-0.4%
Tennis Courts	131	4.1%	194	3.6%	-0.5%
Volleyball Courts	99	3.1%	157	3.0%	-0.1%
Other	43	1.3%	*89*	1.7%	0.4%
<b>Total</b>		<b>100.0%</b>		<b>100.0%</b>	

**\*Other**

	<u># Respondents</u>
Tractor Pulls	1
None	2
Multipurpose Trail	1
Fenced Dog Park	1
Skate Park	2
Disc Golf	1
Workout Facility	1
Shooting Range	2
ATV Trails	1
Bike Trail	11
Child Friendly Sports	1
We Don't Need Any	1
Mountain Bike Trails	1
Things for Children Participation	1

	<u># Respondents</u>
Dog Park	4
Horse Trails	4
Tractor Pull Track	1
Fitness Center	3
Recreation Center	2
Corn Field	1
Public Hunting	1
Ice Skate Park	1
Pulling Track	1
Air Soft Field	1
Nature Center	1
Golf	2
No Hunting with Guns	1
Bocce Court	2