

**CLARIDON TOWNSHIP**  
**LAND USE PLAN**

**Claridon Township**  
**Geauga County, Ohio**  
**Land Use Plan**

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**The Geauga County Planning Commission**

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**1994**

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# CHAPTER I

## INTRODUCTION

### **Purpose**

The purpose of this plan is to provide a firm foundation for the zoning regulations of Claridon 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 1980 and 1990 Census reports. Opinions regarding land use and related matters were determined from the results of a township land use and zoning survey. Environmental data were gathered from The Soil Survey of Geauga County, Ohio (Ohio Department of Natural Resources and the United States Department of Agriculture, Soil Conservation Service, 1982).

### **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 or are entirely disregarded.

In urbanized areas, the concept of planning for the most cost-effective delivery of services and capital improvements may be valid. However, in more semi-rural communities, such as Claridon Township, the existing and potential impact of development on the environment is a significant planning issue. More specifically, the protection of environmental quality is particularly warranted where on-site septic systems and water wells are utilized. The possible adverse impacts of development on the environment may be minimized if the ability of the land to support it is carefully considered.



A recognized method for determining the possible impact of development on the environment is through a land capability analysis. A land capability analysis is the detailed assessment of the environment in terms of its ability to support various types and intensities of land use. Certain segments of a planning area may be more compatible with specific types of land uses than others. A basic element of this approach is to guide new growth into the areas where it can be most reasonably supported. The Claridon Land Use Plan includes a land capability analysis of the township. A thorough examination of such items as soil types, slope, ground water availability, and environmentally sensitive areas has been made. Various types of land uses have been rated with respect to their potential impact.

### **Plan Content**

Chapter II represents an overview of the background characteristics of the township. Chapter III contains a thorough examination of key environmental variables and a land capability analysis. Finally, Chapter IV includes the recommendations for the creation of various land use districts, which will ultimately form the basis for the township's zoning regulations and map.

## CHAPTER II

### BACKGROUND

#### Location

Claridon Township is comprised of about 14,486 acres covering 22.6 square miles. It is situated in the heart of Geauga County. Munson Township borders it on the west, Huntsburg Township to the east, Burton Township to the south, and Hambden Township to the north.

Despite its semi-rural setting, Claridon is relatively close to some large urban centers in northeast Ohio. Cleveland is approximately 35 miles to the northwest, Mentor is about 20 miles to the northwest, and the Warren-Youngstown area is located roughly 30 miles to the southeast.

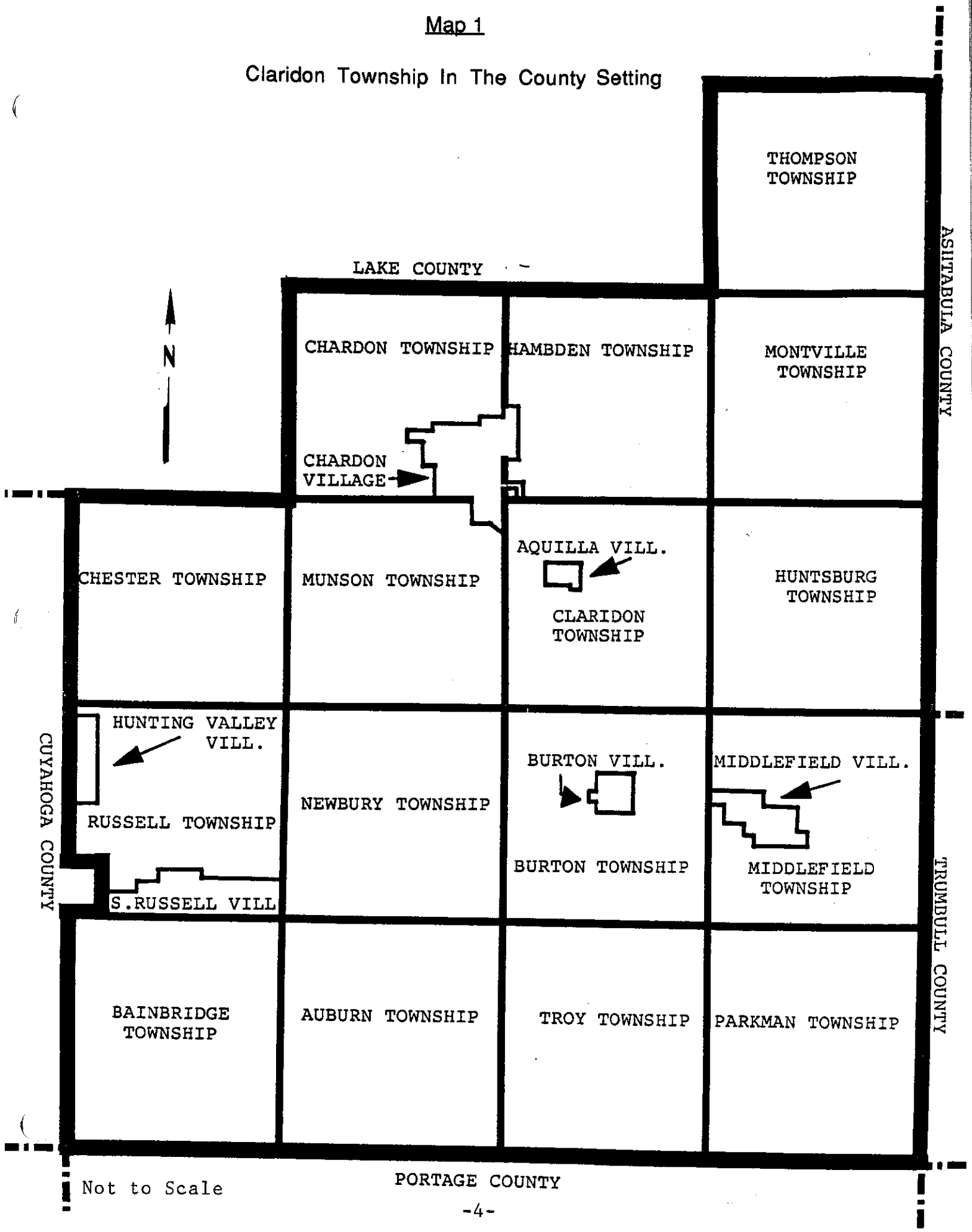
#### Climate

The climatic system which influences the weather in Claridon is known as humid continental. Typically, this system is characterized by warm, humid summers and cold winters. Higher than average levels of precipitation, especially snowfall, are due to Claridon's close proximity to Lake Erie. Air masses moving over the lake become saturated and often develop into snow squalls upon reaching the higher elevations. The Claridon area receives about 42-48 inches of precipitation yearly.

The average annual temperature is 49.5 degrees fahrenheit. Temperatures range from an average yearly low of 35.5 degrees to an average high of 58.6 degrees. During the growing season the mean temperature is around 65 degrees fahrenheit. The beginning of the growing season is signaled by the last frost, which typically occurs at the end of April. The first frost, about the middle of October, marks the end of the growing season, which averages approximately 167 days.

Map 1

Claridon Township In The County Setting



Not to Scale

PORTAGE COUNTY

## History

Claridon Township was originally a part of the area known as the "Connecticut Western Reserve." The Colony of Connecticut, between the period of 1630 to 1662, claimed title to the land. On September 2, 1795, Connecticut sold 3,000,000 acres off of the easterly end of the Western Reserve to Joseph Howland, Oliver Phelps, Moses Cleveland and 45 other members of the Connecticut Land Company for \$1,200,000. Joseph Howland and associates joined in a deed of trust on September 5, 1795, to John Caldwell, John Morgan, Jonathan Brace, and their heirs and assigns as trustees conveying to them the 3,000,000 acres with the power to survey, plat and sell the land. The officers of the land company decided on a method of subdividing their property in April, 1796. The adopted plan was to divide the region east of the Cuyahoga River into townships five miles square. Many of these townships were subsequently cut up into sections one mile square, while others were divided into tracts and each tract carved up into lots.

The township of Claridon was originally purchased from the State of Connecticut by various individuals who received their deeds of conveyance in 1795. In 1839, the County Commissioners bought the farm of Nathaniel Stone which was and still is being used as the County Home. The first town hall was built in 1885. A railroad line was built through Claridon in 1872. The revenue produced from the railroad proved to be a great benefit to the township and its school system. Ralph Cowles taught the first school classes in a log cabin house built west of the Cuyahoga River. Originally, the school system in Claridon was divided into seven separate districts until around 1890 when the schools became centralized.

Pure blooded Holstein cows were introduced into the township in 1893. This was the start of a significant number of dairy farms. Agriculture was a substantial industry in the township. The oldest manufacturing establishment in Claridon was a chair factory erected in 1811 by Nathaniel Spencer.

Telephone service came to Claridon in 1898. Interested citizens bought stock in the Claridon Telephone Company to pay for the cost of installation.

Old State Road, running diagonally across the eastern part of the township, was one of the first roads built in the county.

In 1832, the City of Akron started to purchase and develop what is now known as the East Branch Reservoir.

**Transportation**

Claridon Township has a fairly extensive road system, which includes township, county, and state routes. According to the County Engineer's Office, there are approximately 39.4 miles of roadway in the township. More specifically, there are 11.47 miles of township roads, 18.35 miles of county roads, and 9.58 miles of state highways (see table 1 and map 2).

**Table 1**

**State, County, and Local Roads**

**Claridon Township**

<u>Road Name</u>	<u>Classification</u>	<u>Type of Surface</u>
U.S. 322 (Mayfield Road)	State	Hard
Aldenshire Drive	Township	Hard
Aquilla Road	County	Hard
Chardon Windsor Road	County	Hard
Claridon Park Drive	Township	Hard
Claridon Troy Road	County	Hard
Durkee Road	Township	Gravel/Earth
Ensign Road	Township	Hard
Forest Road	Township	Hard
Hall Road	Township	Hard
Kile Road	County	Hard/Gravel
Merritt Road	County	Hard

**Table 1 Continued**

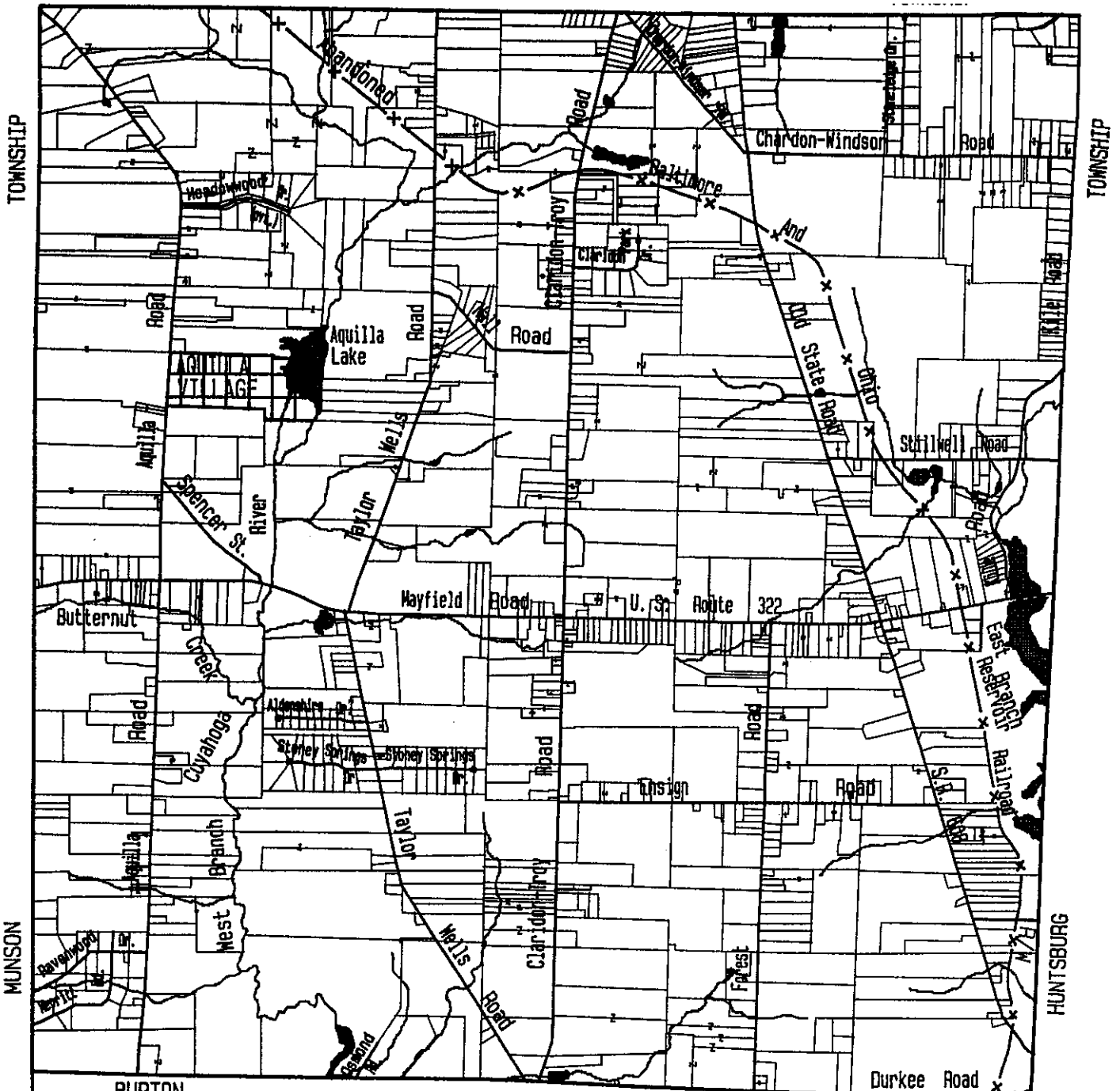
<u>Road Name</u>	<u>Classification</u>	<u>Type of Surface</u>
Old State Road	State	Hard
Ravenwood Drive	County	Hard
Spencer Street	County	Gravel
Stillwell Road	Township	Hard/Gravel
Stoneledge Drive	Township	Hard
Stoney Springs Drive	Township	Hard
Taylor-Wells Road	County/Township	Hard

Source: Geauga County Highway Map: 1990  
County Plat Records

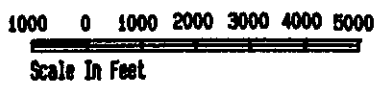
Note: Includes Dedicated Roads Only

The only available public transportation system in the township is offered by the Geauga County Transit Program. Service is provided on a demand-responsive basis.

The nearest airport open to the public is the Geauga County Airport located in Middlefield Village. There are no active railroad lines in the township. Consequently, all freight must be handled by truck.



Map 2  
 CLARIDON TOWNSHIP  
 ROAD NETWORK AND  
 PROPERTY LINES



PREPARED BY THE GEauga COUNTY PLANNING  
 COMMISSION JANUARY 1984. NOTE: THE GEauga  
 COUNTY PLANNING COMMISSION DOES NOT  
 WARRANT THE ACCURACY OF THIS MAP. IT IS  
 NOT BASED UPON A LAND SURVEY.

## **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 maps 3 and 4). The figures shown on the maps represent the number of vehicles which passed the counting points within a 24 hour period.

A review of the counts, where comparisons can be made, reveals that in most cases overall traffic volume has increased during the past several years. This trend is expected to continue in the future (see map 5).

## **Public Services**

Fire protection for the township is currently provided by the Chardon Volunteer Fire Department for the area north of Mayfield Road and by the Burton Volunteer Fire Department for the area south of Mayfield Road.

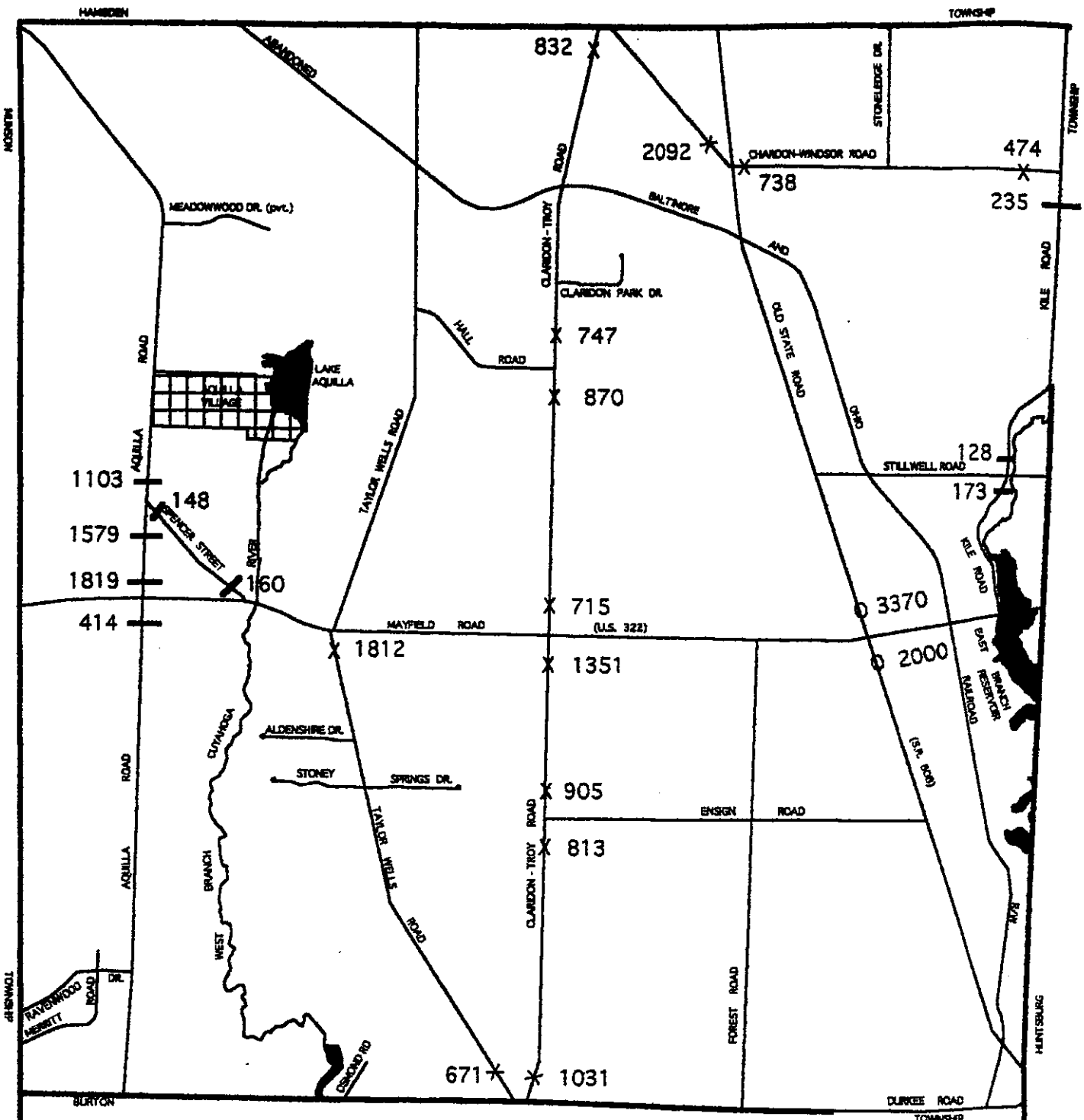
Chardon's membership number is 33, 20 of whom are Registered Emergency Medical Technicians (EMT's). The fire equipment is located in the firehouse in Chardon Village on the square. The equipment includes four pumper tankers, one snorkel, one grass fire unit, and two rescue squads. The department's Ohio inspection rating is eight or nine depending on the criteria of the various insurance companies.

Burton's membership is 30 fire persons, 17 of whom are Registered Emergency Technicians (EMT's). There are two rescue squads. The fire equipment is located in the firehouse on Spring Street in Burton Village. The equipment includes four pumpers, one tanker, and one grass fire unit. The department's Ohio inspection rating is eight.

Police protection is provided by the Ohio State Highway Patrol and the Geauga County Sheriff's Department. The Highway Patrol is primarily concerned with traffic safety on the state routes.

The maintenance of township roads is handled by the township's road department. The department's two full-time employees are responsible for snow removal and general upkeep of township roads.

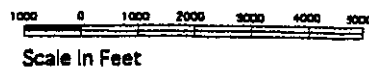




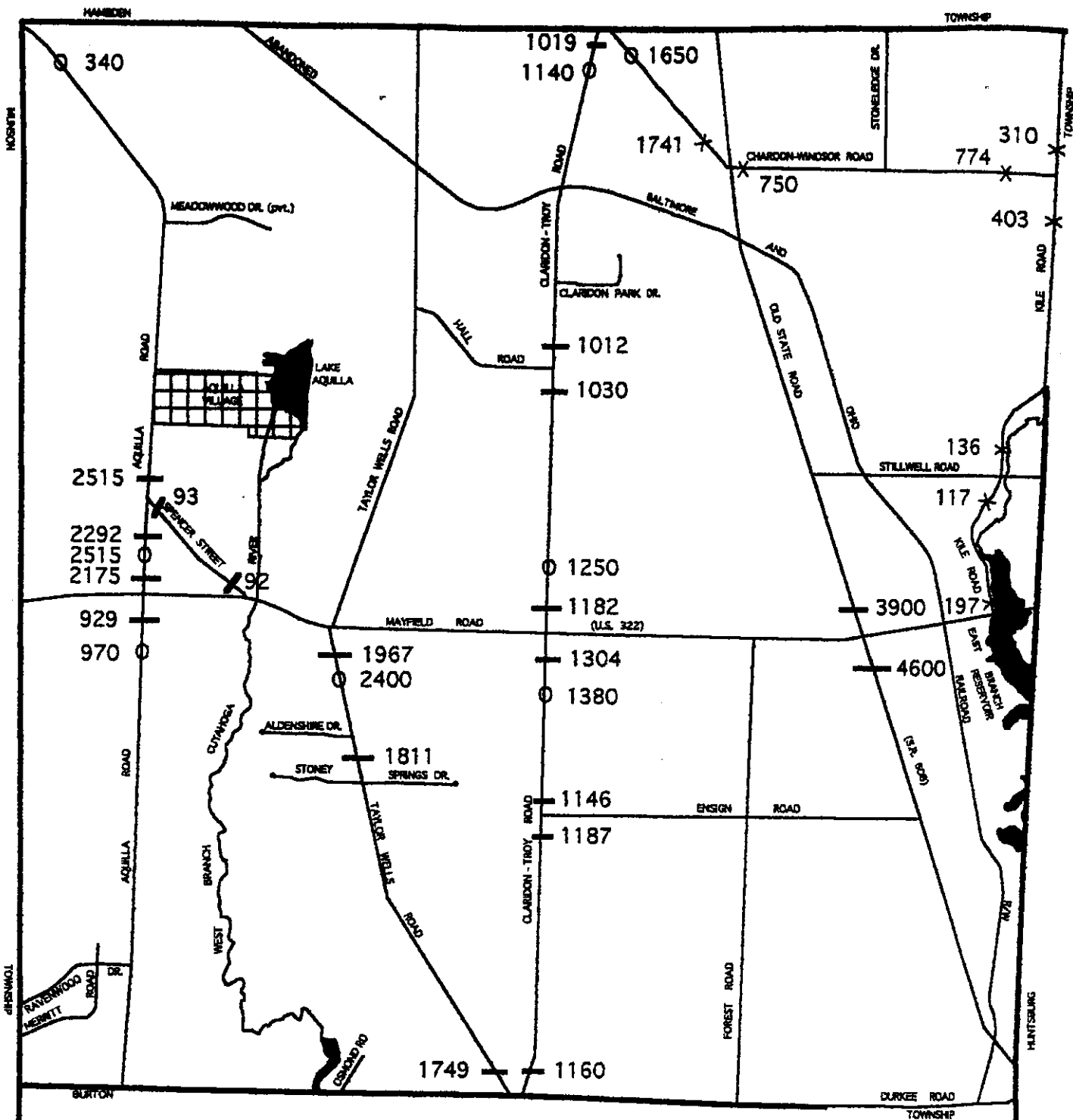
Map 3

TRAFFIC COUNTS FOR YEARS:  
1975, 1977, & 1980

- 1975
- X 1977
- O 1980



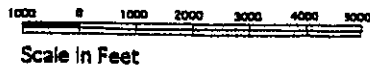
PREPARED BY THE GEUGA COUNTY  
PLANNING COMMISSION, DEC. 1993



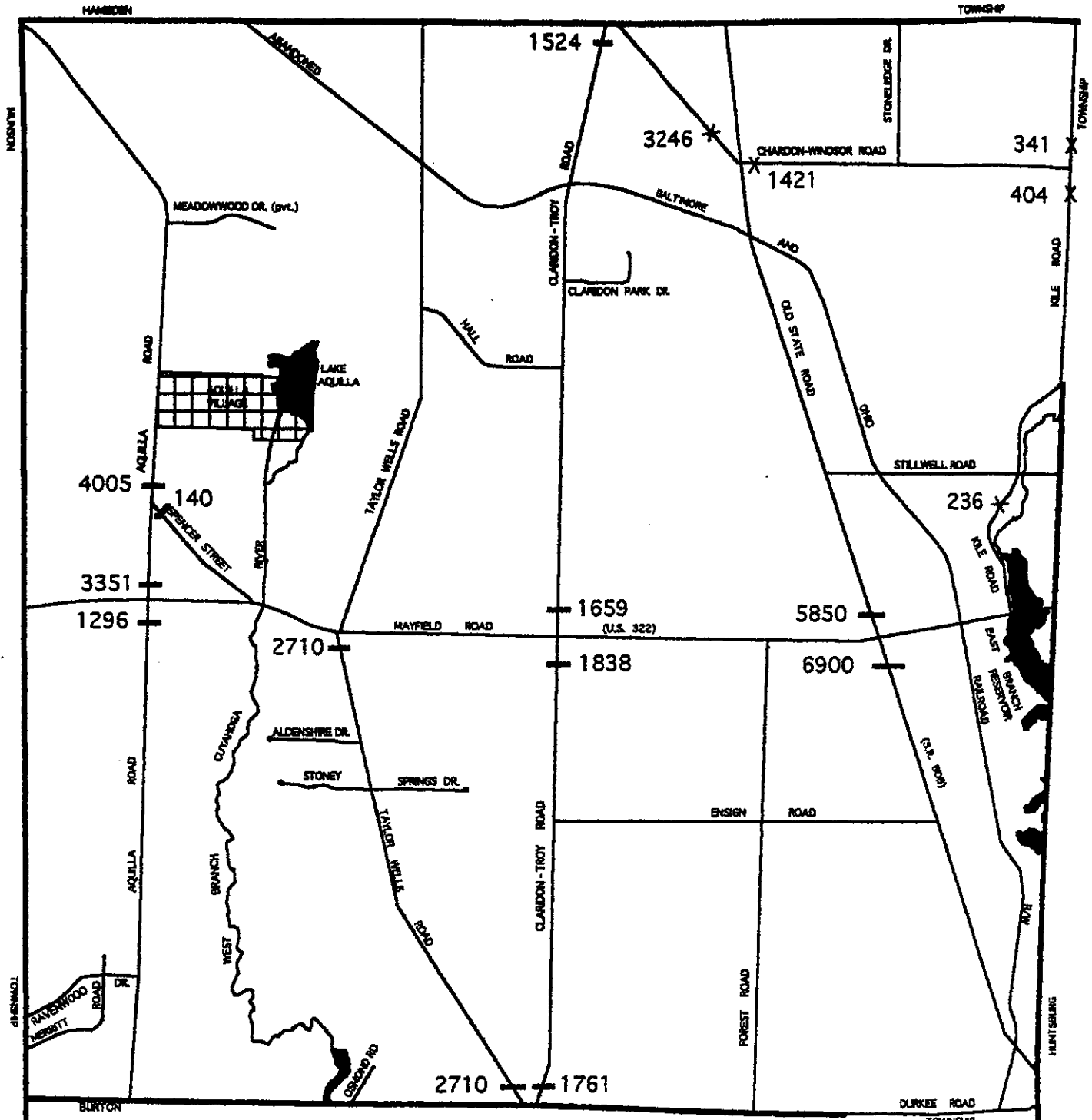
Map 4

TRAFFIC COUNTS FOR YEARS:  
1984, 1985, & 1990

- 1984
- X 1985
- O 1990



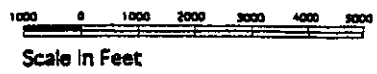
PREPARED BY THE GEALUCA COUNTY  
PLANNING COMMISSION, DEC. 1993



Map 5

TRAFFIC COUNT PROJECTIONS FOR  
YEARS 2004 AND 2005

— 2004  
X 2005



PREPARED BY THE GEAGA COUNTY  
PLANNING COMMISSION, DEC. 1993

Professional services such as doctor's or dentist's offices are located a reasonable distance away in Munson Township, Middlefield, Burton, and Chardon Villages. Geauga Hospital, in Claridon Township, handles a large proportion of the serious health care needs of township residents. The hospital has about 172 beds and offers a wide range of services.

Garbage disposal service is offered by privately owned and operated firms.

### **Utilities**

Claridon residents and businesses receive electrical power from the Cleveland Electric Illuminating Company and telephone service primarily through the Alltel Telephone Company. The East Ohio Gas Company does have a limited number of gas lines in the area.

There is no regional sanitary sewage disposal treatment plant in Claridon Township. Most of the sewage treatment needs are handled by individual on-site septic systems. Septic systems are privately maintained. Central treatment plants service the County property (Ravenwood Drive and Merritt Road), Geauga Hospital, Plymouth Acres Subdivision, and the mobile home park. A county operated sewage treatment facility servicing Aquilla Village is located in Claridon Township, just south of the village boundary. Individual treatment facilities are utilized by the commercial and industrial establishments along Mayfield Road.

Water is predominantly obtained through on-site wells. A central water supply services the mobile home park.

### **Education**

Claridon Township is situated within two separate school districts. Approximately the western quarter of the township is part of the Chardon School System and the remaining three-quarters of the township is part of the Berkshire School System.

Students who reside in Claridon Township and are in the Chardon School District attend Munson Elementary School (grades K-5), Chardon Middle School (grades 6-8), and Chardon High School (grades 9-12). The respective 1993/1994 enrollment figures are 381, 661, and 934. The Munson Elementary School has one principal and 24 teachers. The Middle

School has one principal, one assistant, and 47 teachers. The Chardon High School has one principal, two assistants, and 58 teachers. The staff at all of the schools includes specialized personnel in the fields of special education, library science, speech and hearing therapy, guidance counseling, and nursing.

The students in the Berkshire School District in grades K-6 attend Claridon Elementary School which is located on Mayfield Road just east of S.R. 608. The 1993/1994 enrollment totals 157 students. There is one principal who shares duties between Claridon and Troy Elementary Schools along with seven full-time teachers. Berkshire High School, located in Burton Village, has an enrollment of 604 students for the 1993/1994 school year which includes grades 7-12. The staff consists of one senior high principal, one middle school principal, and 39 teachers including specialized personnel in the fields of special education, learning disability, library science, speech and hearing therapy, and guidance counseling.

A branch of Kent State University is located in Burton Township on the east side of Claridon-Troy Road just north of the Fairgrounds.

Public libraries are located nearby in Burton Village and Chardon Village.

### **Recreation**

Claridon Township contains a significant amount of recreational opportunities. Aquilla Lake Wildlife Area, operated by the Ohio Department of Natural Resources, offers fishing and hunting. The East Branch Reservoir owned by the City of Akron offers boating and fishing. There are two golf courses located in the community. In addition, the township has developed its own park. The township park is located on the west side of S.R. 608, just north of Mayfield Road. It contains several ball diamonds, a volley ball court, and picnic facilities.

## Existing Land Use

An existing land use map of the township was prepared using aerial photography and verified through a windshield survey conducted in 1993 (see table 2 and map 6). Table 2 provides a detailed breakdown of the various types of existing land uses found in the community and the percentage of land area that such uses occupy.

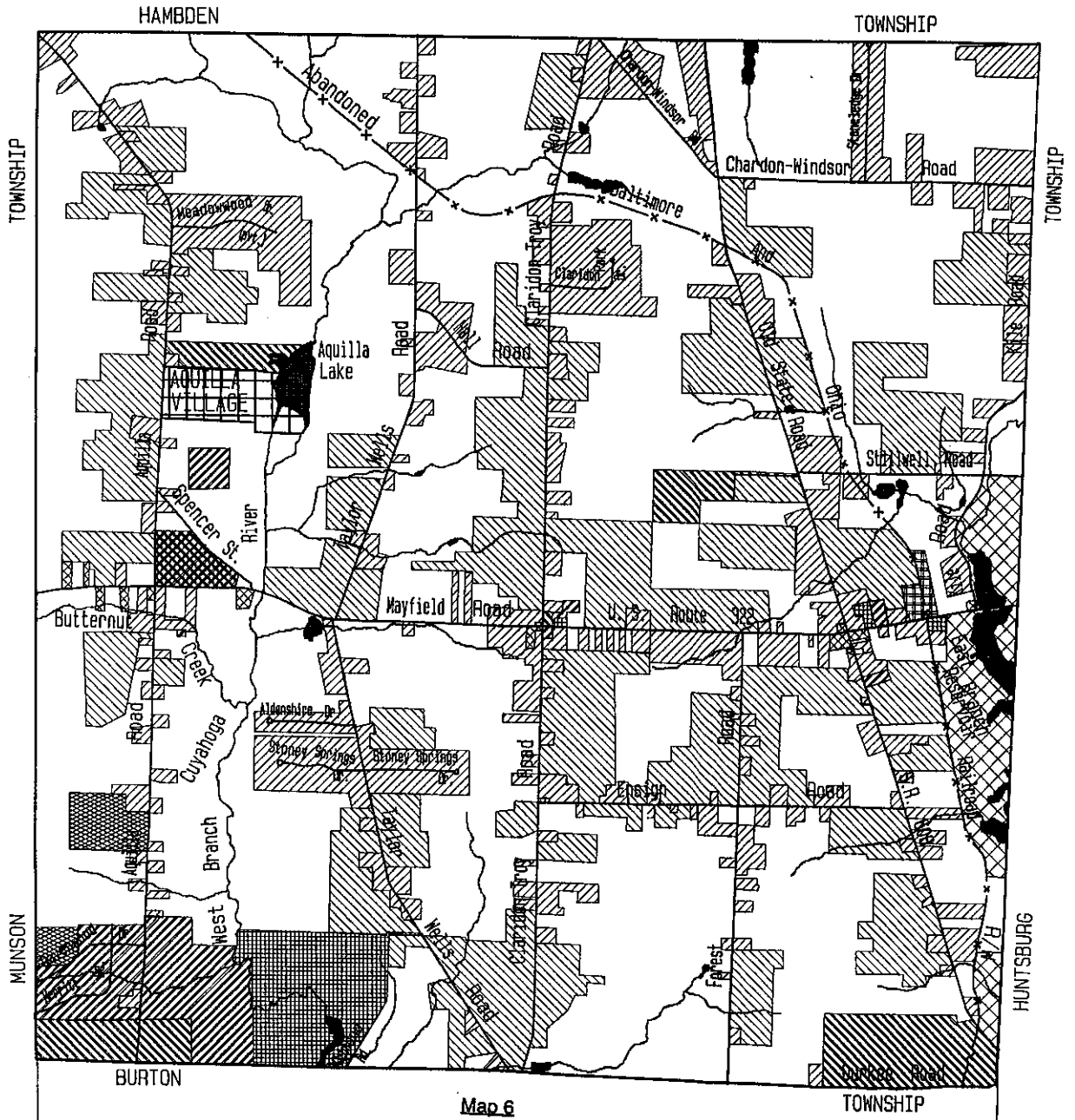
Over 61% of the land in the township lies vacant. This category is followed by agricultural (17.76%), residential (10.86%), and City of Akron owned land (2.34%).








**Table 2**

**Existing Land Use  
Claridon Township**

<u>Land Use</u>	<u>Acreage</u>	<u>Percent of Twp. Area</u>
Residential	1,573.88	10.86
Mobile Park	44.91	0.31
Commercial	44.56	0.30
Industrial	26.69	0.18
City of Akron	338.29	2.34
Public	297.14	2.05
Quasi-Public	240.87	1.66
Recreational	333.36	2.31
Agricultural	2,572.12	17.76
Institutional	80.10	0.55
Vacant	8,934.58	61.68
<b>Total</b>	<b>14,486.50</b>	<b>100.00</b>

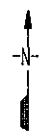
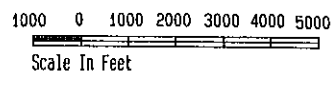
Source: Aerial Photograph, Windshield Survey (1993)



-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  AGRICULTURAL
-  RECREATIONAL
-  CITY OF AKRON
-  INSTITUTIONAL
-  MOBILE HOME PARK
-  QUASI-PUBLIC
-  PUBLIC
-  VACANT

Map 6

## CLARIDON TOWNSHIP GENERALIZED EXISTING LAND USE



PREPARED BY THE GEauga COUNTY PLANNING COMMISSION JANUARY 1994. NOTE: THE GEauga COUNTY PLANNING COMMISSION DOES NOT WARRANT THE ACCURACY OF THIS MAP. IT IS NOT BASED UPON A LAND SURVEY.

**Existing Zoning**

As of 1993, the majority (93.5%) of the township was zoned for single family residential use. The multi-family district encompasses 3.2% of the township, land zoned commercial includes 1.09%, the industrial district occupies 0.19%, and the institutional district occupies 2.02% of the township land. These are the only zoning classifications shown on the township zoning map.

**Table 3**

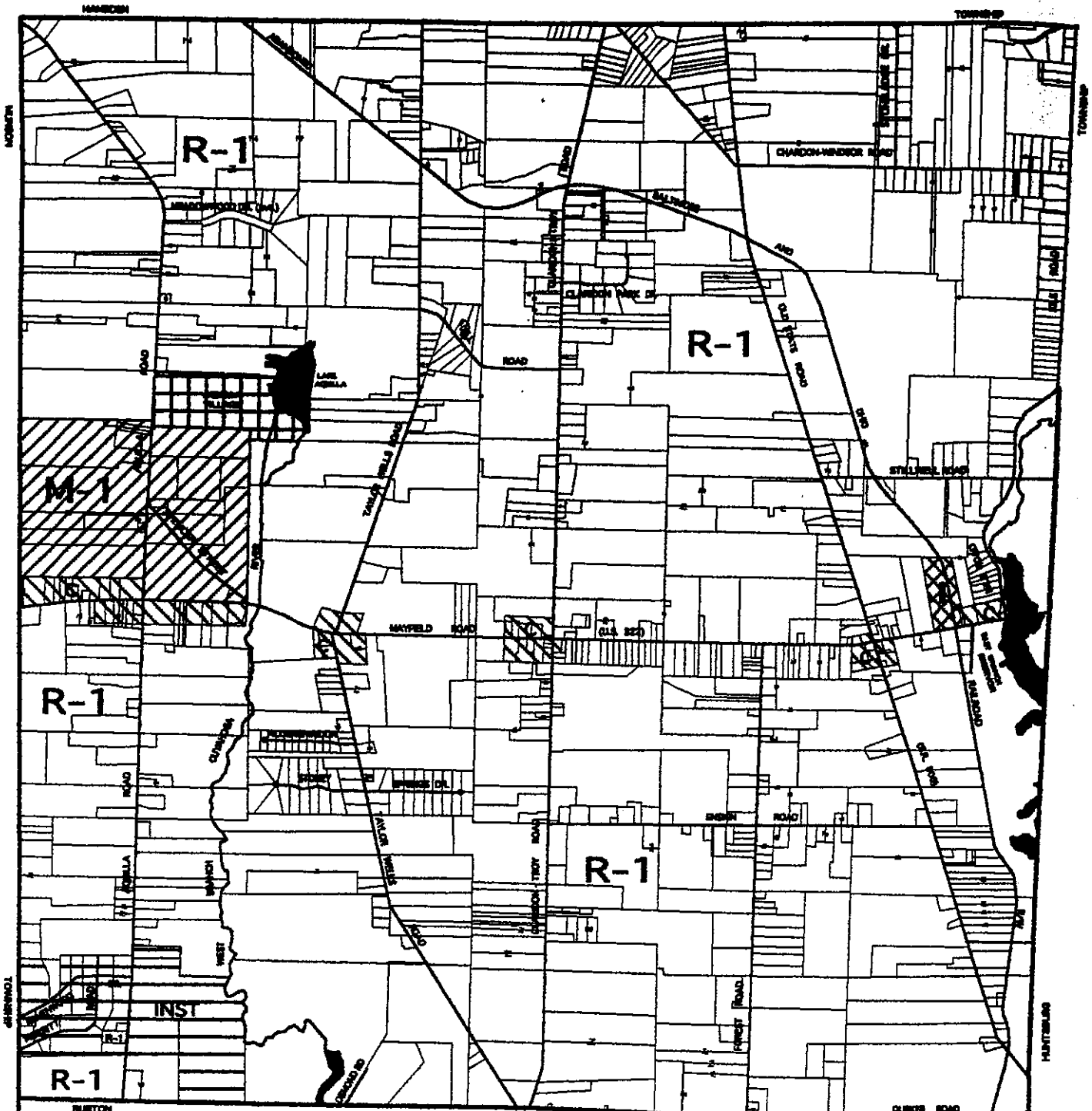
**Existing Zoning**

**Claridon Township**







<u>Zoning Classification</u>	<u>Land Area (acres)</u>	<u>Percent</u>
R-1: Residential	13,544.40	93.50
M-1: Multi-Family Residence	463.72	3.20
C: General Commercial	157.79	1.09
I: Restricted Industrial	28.16	0.19
INST: Institutional	292.43	2.02
	<hr/>	<hr/>
Total	14,486.50	100.00

Source: Claridon Township Zoning Map, County Tax Maps (1993)





**ZONING DISTRICTS:**

-  INCORPORATED AREA NOT SUBJECT TO TOWNSHIP ZONING
-  R-1: RESIDENTIAL
-  M-1: MULTI-FAMILY RESIDENCE
-  C: GENERAL COMMERCIAL
-  I: RESTRICTED INDUSTRIAL
-  INST.: INSTITUTIONAL

Map 7

# CLARIDON TOWNSHIP ZONING MAP



AN AMENDMENT TO THE ZONING MAP IS HEREBY ADOPTED BY THE CLARIDON TOWNSHIP BOARD OF TRUSTEES THIS 14TH DAY OF DECEMBER, 1992.  
 TRUSTEE: DAVID BROCKWAY  
 TRUSTEE: ETHEL NANCE  
 TRUSTEE: ROGER WHITE  
 CLERK: CAROL STAFFORD

EFFECTIVE THE 13TH DAY OF JANUARY, 1993.  
 CLERK: CAROL STAFFORD

PREPARED BY THE DEWALBA COUNTY PLANNING COMMISSION 1992

There are two residential zoning districts in the community. The single family district (R-1) covers the majority of the township and requires a minimum lot size of three acres per dwelling unit. The multi-family (M-1) district is located north of Mayfield Road extending east of the township boundary line to just west of the Cuyahoga River. A minimum of ten acres for multiple family units is required along with central water and sewer. Single family dwellings and duplexes are permitted as well.

All of the areas zoned commercial ("C") occur along Mayfield Road at its intersection with Aquilla Road, Taylor Wells Road, Claridon Troy Road, Old State Road, and Kile Road. The minimum lot size in this district is three acres or 1/2 acre with adequate central sewers.

There is only one area zoned industrial ("I") which is located on the north side of Mayfield Road on both sides of the abandoned railroad right-of-way. The minimum lot size in this district is five acres.

The institutional district ("INST") is located in the southwest corner of the township. The minimum lot area is two acres for structures served by central sewer, otherwise the required minimum lot area is three acres.

## CHAPTER III

### THE PLANNING PROCESS

#### Introduction

The primary emphasis of this chapter will be on developing the basic components of the land use plan. These include a demographic profile of the township, a review of the questionnaire results, an overview of key environmental variables, and the development of a land capability analysis.

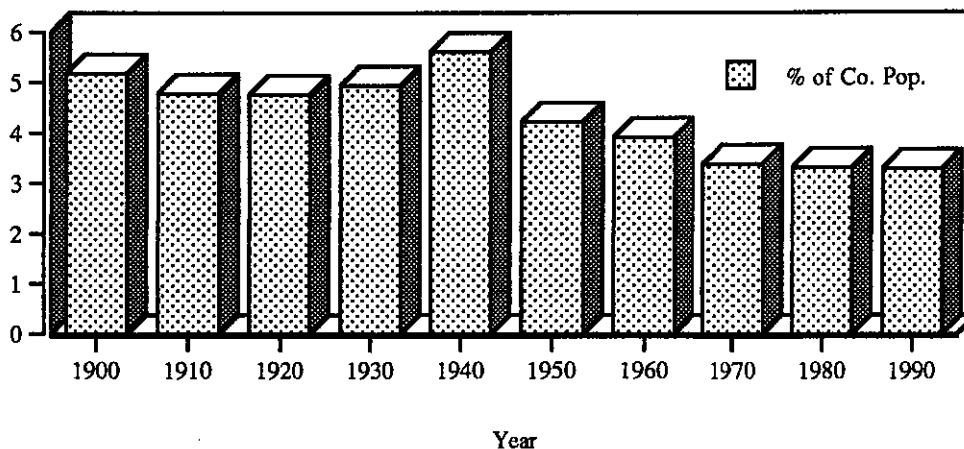
#### Demographic Profile

Demographic information can provide essential insights into the composition of a community. As a result, it is a basic element of land use planning and decision-making. The following is an analysis of relevant 1970, 1980, and 1990 Census data.

Over the years, the population growth in Claridon Township has been rather steady. As reflected in the following table, it has increased from 764 persons in 1900 to 2,656 in 1990. However, the percentage share of the township's population in relationship to the entire county has decreased, as evidenced by figure 1 below.

Figure 1

**Claridon Township's Share of County Population: 1900-1990**



Source: U.S. Bureau of the Census

**Table 4**

**Population Growth: 1900-1990  
Claridon Township and Geauga County**

<u>Year</u>	<u>County Pop.</u>	<u>% of County Pop.</u>	<u>Claridon Twp. Pop.</u>
1900	14,744	5.18	764
1910	14,670	4.79	702
1920	15,036	4.76	716
1930	15,414	4.94	761
1940	19,430	5.60	1,089
1950	26,646	4.21	1,122
1960	47,573	3.91	1,861
1970	62,977	3.37	2,124
1980	74,474	3.30	2,457
1990	81,129	3.27	2,656

Source: U.S. Bureau of Census

Table 5 and figures 2 and 3 reflect projections to the year 2015. It should be noted that all population projections, to some degree, are based upon past trends and expected future events. There are certain risks involved with projections for small geographic areas or political subdivisions due to the possibility of the variables analyzed being more susceptible to greater fluctuation. In addition, as the time span for the projections increases from the base year, accuracy often decreases. As a result, although projections are a useful element in the plan, precautions must be taken when assessing their validity.

**Table 5**

**Population Projections: 1980-2015  
Claridon Township and Geauga County**

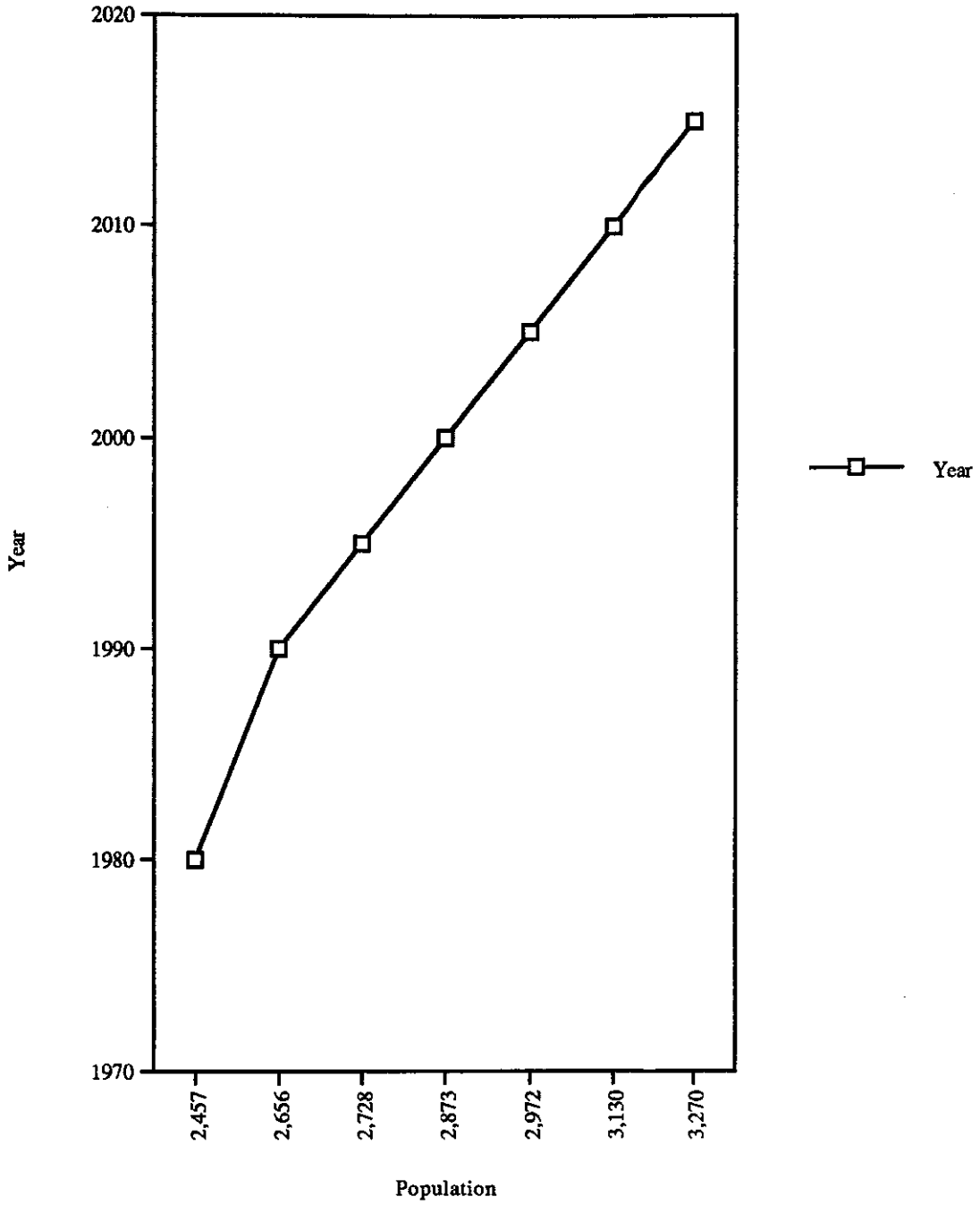
<u>Year</u>	<u>Claridon Township</u>	<u>Gauga County</u>
1980	2,457	74,474
1990	2,656	81,129
1995	2,728	83,433
2000	2,873	87,878
2005	2,972	90,911
2010	3,130	95,732
2015	3,270	100,002

Source: Geauga County Planning Commission (Township) and Ohio Data Users Center (County)

Note: 1980 and 1990 reflect Census counts. 1995-2015 are projections.

**Figure 2**

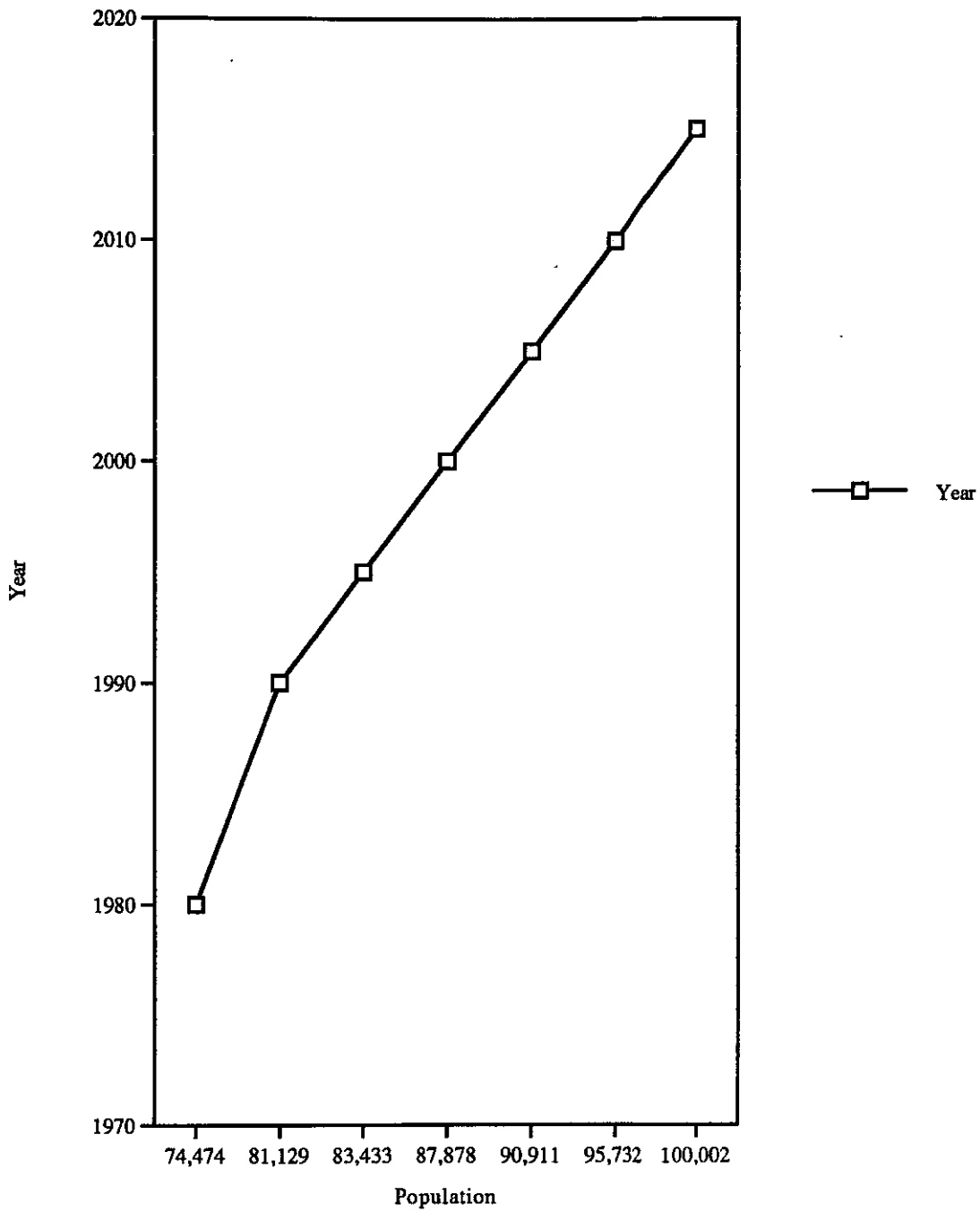
**Claridon Township Population Projections: 1980-2015**



Source: Geauga County Planning Commission

**Figure 3**

**Geauga County Population Projections: 1980-2015**



Source: Ohio Data Users Center

The latest census figures reveal that the population in Claridon Township is distributed fairly evenly throughout the various age brackets (see tables 6, 7, and 8 and figures 4, 5, and 6).

**Table 6**

**Age Distribution: 1970  
Claridon Township and Geauga County**

<u>Ages</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
Under 5	217	10.2	6,009	9.6
5-14	430	20.2	15,190	24.1
15-24	374	17.6	9,843	15.6
25-34	293	13.8	7,880	12.5
35-44	218	10.3	8,064	12.8
45-54	256	12.1	7,452	11.9
55-64	191	9.0	4,678	7.4
65 & over	145	6.8	3,861	6.1
<b>Total</b>	<b>2,124</b>	<b>100.0</b>	<b>62,977</b>	<b>100.0</b>

Source: 1970 Census Information Series Report P-4-309, First Count Summary Statistics, U.S. Bureau of Statistics. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 7**

**Age Distribution: 1980  
Claridon Township and Geauga County**

<u>Ages</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
Under 5	210	8.5	5,701	7.7
5-14	435	17.7	14,041	18.9
15-24	400	16.3	12,410	16.7
25-34	409	16.7	11,091	14.9
35-44	304	12.4	10,583	14.2
45-54	239	9.7	8,298	11.1
55-64	241	9.8	6,768	9.0
65 & over	219	8.9	5,582	7.5
<b>Total</b>	<b>2,457</b>	<b>100.0</b>	<b>74,474</b>	<b>100.0</b>

Source: 1980 Census Information Series Report PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 8**

**Age Distribution: 1990**

**Claridon Township and Geauga County**

<u>Ages</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Persons</u>	<u>%</u>	<u>Persons</u>	<u>%</u>
Under 5	228	8.6	6,373	7.9
5-14	433	16.3	13,081	16.1
15-24	343	12.9	10,472	12.9
25-34	414	15.6	11,304	13.9
35-44	428	16.1	13,746	16.9
45-54	309	11.6	10,304	12.7
55-64	201	7.6	7,220	9.0
65 & over	300	11.3	8,629	10.6
Total	2,656	100.0	81,129	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census.

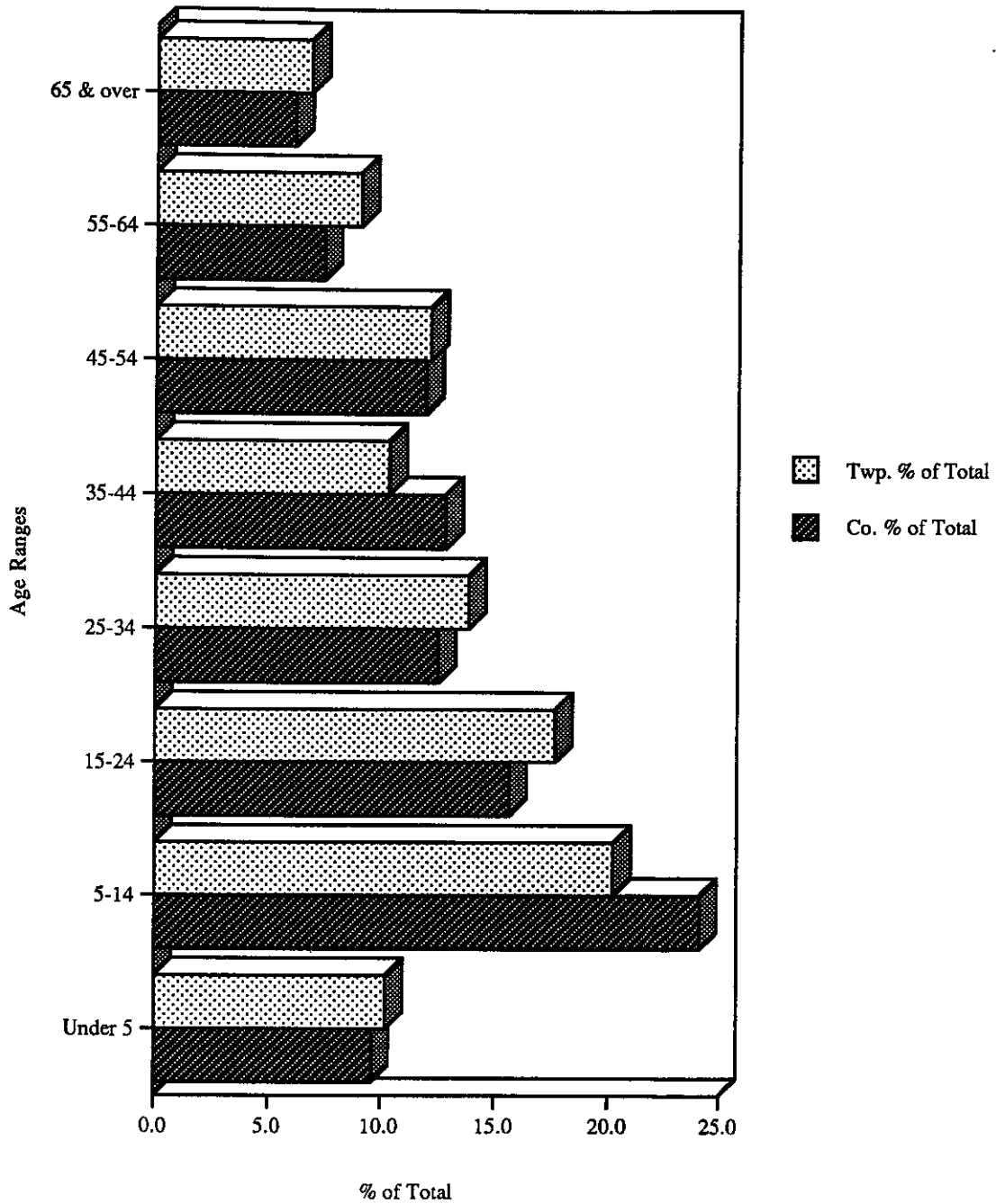
Note: Grand total may not agree with area total due to suppression by the Bureau of Census.



**Figure 4**

**Claridon Township and Geauga County**

**Age Distribution: 1970**

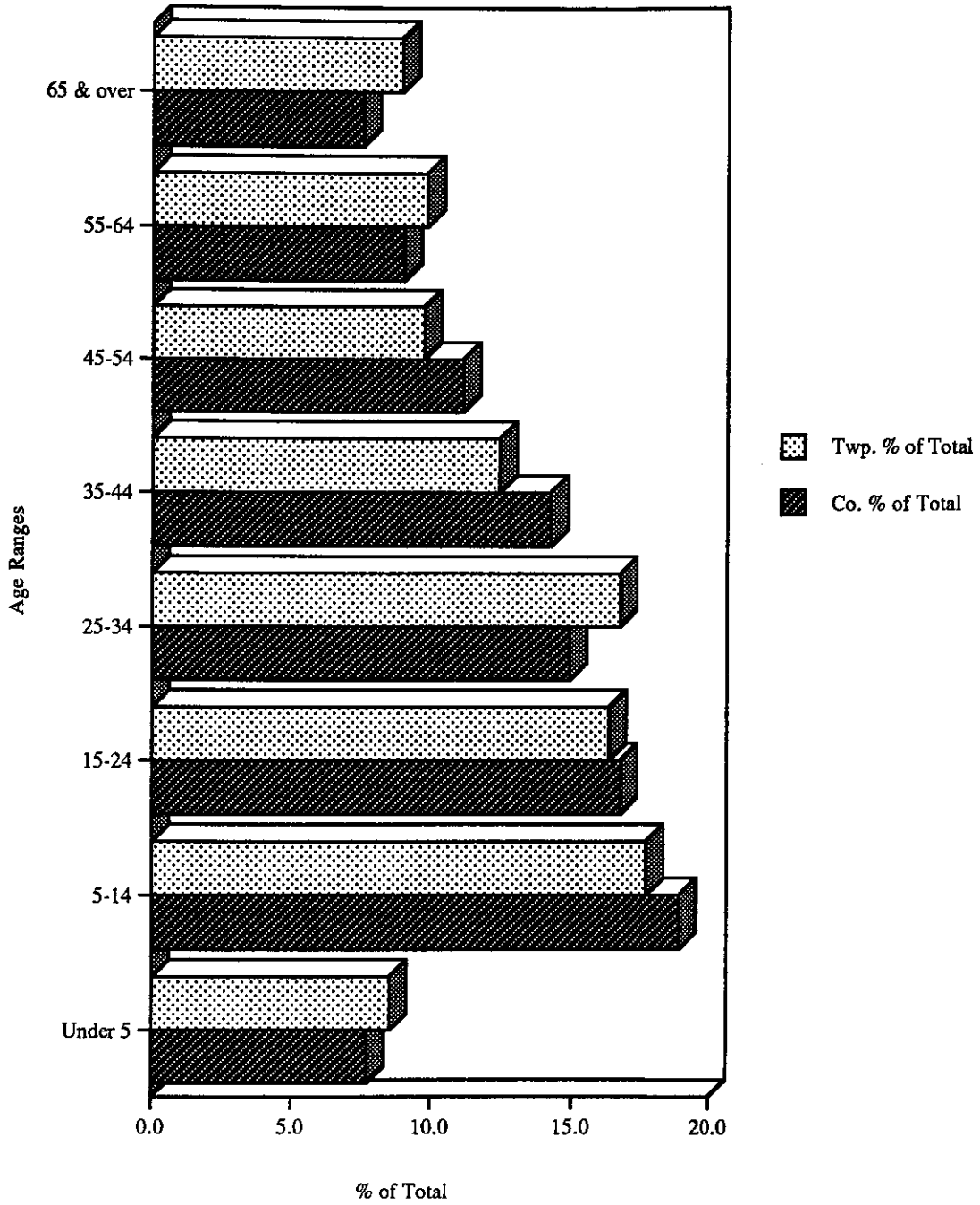


Source: 1970 Census Info. Series Report P-4-317

**Figure 5**

**Claridon Township and Geauga County**

**Age Distribution: 1980**

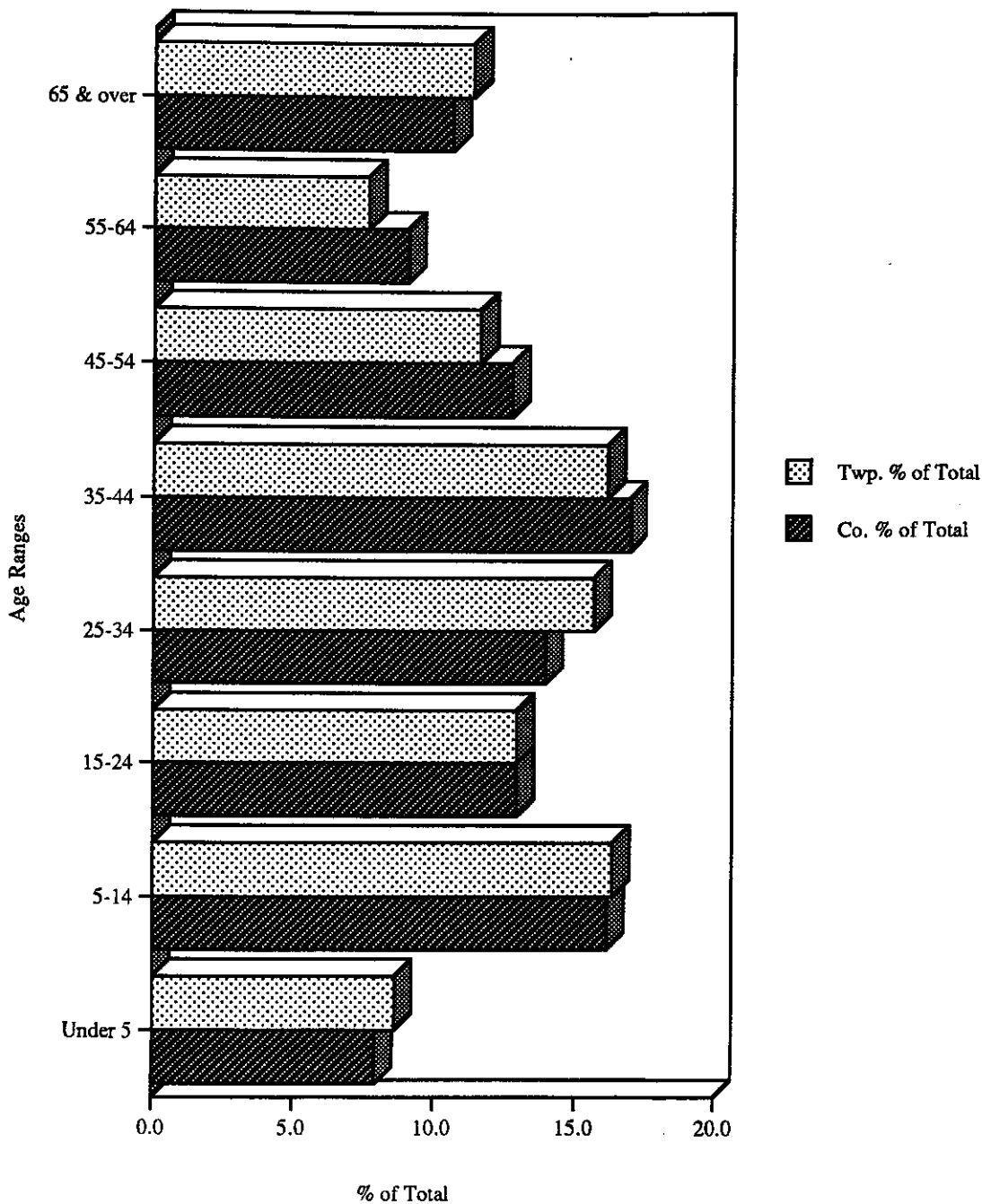


Source: 1980 Census of Pop. and Housing PHC-2-123

**Figure 6**

**Claridon Township and Geauga County**

**Age Distribution: 1990**



Source: 1990 Census of Population & Housing, Profile Report, (Summary Tape File 1A), U. S. Bureau of Census

The female and male distribution in the township is about equal. This is also true throughout the various age brackets (see tables 9-14).

**Table 9**

**Gender By Age: 1970  
Claridon Township**

<u>Ages</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	111	10.5	106	9.9
5-14	215	20.5	215	20.0
15-24	183	17.4	191	17.8
25-34	143	13.6	150	14.0
35-44	102	9.7	116	10.8
45-54	134	12.8	122	11.4
55-64	101	9.6	90	8.4
65 & over	62	5.9	83	7.7
<b>Total</b>	<b>1,051</b>	<b>100.0</b>	<b>1,073</b>	<b>100.0</b>

Source: 1970 Census Information Series Report P-4-309, First Count Summary Statistics, U.S. Bureau of Statistics. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 10**

**Gender By Age: 1970  
Geauga County**

<u>Ages</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	3,070	9.8	2,939	9.3
5-14	7,802	24.9	7,388	23.3
15-24	4,797	15.4	5,046	15.9
25-34	3,762	12.1	4,118	12.9
35-44	3,959	12.7	4,105	12.9
45-54	3,733	12.0	3,719	11.7
55-64	2,387	7.6	2,291	6.7
65 & over	1,702	5.5	2,159	6.8
<b>Total</b>	<b>31,212</b>	<b>100.0</b>	<b>31,765</b>	<b>100.0</b>

Source: 1970 Census Information Series Report P-4-303, First Count Summary Statistics, U.S. Bureau of Statistics. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 11**

**Gender By Age: 1980  
Claridon Township**

<u>Ages</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	112	9.0	98	8.1
5-14	244	19.6	191	15.7
15-24	199	16.0	201	16.6
25-34	191	15.4	218	17.9
35-44	156	12.6	148	12.2
45-54	120	9.7	119	9.8
55-64	123	9.9	118	9.7
65 & over	97	7.8	122	10.0
Total	1,242	100.0	1,215	100.0

Source: 1980 Census Information Series Report PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 12**

**Gender By Age: 1980  
Geauga County**

<u>Ages</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	2,913	7.9	2,788	7.5
5-14	7,224	19.5	6,817	18.2
15-24	6,380	17.2	6,030	16.1
25-34	5,399	14.6	5,692	15.2
35-44	5,252	14.1	5,331	14.3
45-54	4,137	11.2	4,161	11.1
55-64	3,384	9.1	3,384	9.0
65 & over	2,375	6.4	3,207	8.6
Total	37,064	100.0	37,410	100.0

Source: 1980 Census Information Series Report PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 13**

**Gender By Age: 1990  
Claridon Township**

<u>Ages</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	119	8.9	109	8.2
5-14	215	16.1	218	16.5
15-24	181	13.6	162	12.3
25-34	202	15.2	212	16.1
35-44	218	16.3	210	15.9
45-54	162	12.1	147	11.1
55-64	99	7.4	102	7.7
65 & over	139	10.4	161	12.2
Total	1,335	100.0	1,321	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 14**

**Gender By Age: 1990  
Geauga County**

<u>Age</u>	<u>Males</u>	<u>%</u>	<u>Females</u>	<u>%</u>
Under 5	3,245	8.1	3,128	7.6
5-14	6,713	16.7	6,368	15.5
15-24	5,493	13.7	4,979	12.2
25-34	5,432	13.5	5,872	14.3
35-44	6,808	17.0	6,938	16.9
45-54	5,159	12.9	5,145	12.6
55-64	3,604	8.9	3,616	8.8
65 & over	3,677	9.2	4,952	12.1
Total	40,131	100.0	40,998	

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

The results of the 1980 Census revealed that almost half of Claridon Township residents (41.5%) had incomes greater than \$25,000. The 1990 Census data indicate that almost three-fourths (70.7%) of the township residents have incomes greater than \$25,000 and nearly 50% of the residents have incomes greater than \$35,000. The information pertaining to household income is shown in greater detail in tables 15 and 16.

**Table 15**

**Income Distribution: 1980  
Claridon Township and Geauga County**

<u>Income</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Households</u>	<u>%</u>	<u>Households</u>	<u>%</u>
Under \$5,000	41	5.1	1,270	5.6
\$5,000-7,499	16	2.0	883	3.9
\$7,500-9,999	63	7.8	1,058	4.6
\$10,000-14,999	93	11.5	2,328	10.2
\$15,000-19,999	149	18.4	3,036	13.3
\$20,000-24,999	111	13.7	3,247	14.2
\$25,000-34,999	225	27.8	5,313	23.2
\$35,000-49,999	73	9.0	3,647	15.9
Over \$50,000	38	4.7	2,090	9.1
Total	809	100.0	22,872	100.0

Source: 1980 Census Information Series Report PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 16**

**Income Distribution: 1990  
Claridon Township and Geauga County**

<u>Income</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Households</u>	<u>%</u>	<u>Households</u>	<u>%</u>
Under \$5,000	12	1.3	482	1.8
\$5,000-9,999	52	5.7	1,286	4.8
\$10,000-14,999	70	7.7	1,478	5.5
\$15,000-24,999	132	14.6	3,354	12.5
\$25,000-34,999	190	21.0	4,389	16.3
\$35,000-49,999	225	24.8	5,377	19.9
\$50,000-99,999	191	21.1	8,025	29.8
\$100,000-149,999	29	3.2	1,587	5.9
Over \$150,000	5	0.6	953	3.5
Total	906	100.0	26,931	100.0

Source: 1990 Census of Population and Housing, Summary Tape File 3A, Table 3, 1989 Income and Poverty Status, U. S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.



A comparison of the 1980 and 1990 figures with regard to occupations in Claridon Township (see tables 17 and 19) reflects some changes in the overall breakdown of job classifications. In 1980, the top three categories with regard to the wage earners in the township were technical, sales, and support (24.8%), operators, fabricators, and laborers (24.5%), and precision, production, craft, and repair (22.8%). In 1990, the above three categories were again the top three, however, the percentage in each classification dropped to under 20%. Occupations which showed an increase from 1980 to 1990 were in the service area which increased from 7.8% to 15.4% and farming, forestry, and fishing 2.1% to 7.3%.

Tables 18 and 20 reflect the breakdown of occupations on the county level respectively from the 1980 and 1990 Census. Managerial, professional, and sales remain the leading occupations for the county as a whole. Table 21 reflects employment projections by industry for the county. Although such projections are unavailable on the township level, the table does indicate some portions of the economy which may offer future job opportunities for residents.

**Table 17**

**Occupations of Claridon Township Residents: 1980**

<u>Occupation</u>	<u>Number</u>	<u>% of Township Residents</u>
Managerial & professional	201	18.0
Executive, administrative	81	
Professional speciality	120	
Technical, sales, & support	278	24.8
Technicians and related support	42	
Sales Occupations	77	
Administrative support, Clerical	159	
Service	88	7.8
Private household	0	
Protective service	14	
Service, ex. protective & household	74	

Table 17 continued.....

**Table 17 Continued**

<u>Occupation</u>	<u>Number</u>	<u>% of Township Residents</u>
Farming, forestry, fishing	23	2.1
Precision, production, craft and repair	255	22.8
Operators, fabricators, and laborers	274	24.5
Machine operators, inspectors	151	
Transpor. and material moving	104	
Handlers, equipment cleaners, helpers and laborers	19	
<hr/>		
Total	1,119	100.0

<u>Industry</u>	<u>Number</u>	<u>% of Township Residents</u>
Manufacturing	419	50.6
Wholesale and retail trade	207	25.0
Professional & related services	202	24.4
<hr/>		
Total	828	100.0

Source: 1980 Census of Population and Housing, Census Tracts, Cleveland, Ohio SMSA, Report PHC80-2-123. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 18****Occupations of Geauga County Residents: 1980**

<u>Occupation</u>	<u>Number</u>	<u>% of County Residents</u>
Managerial & professional	8,848	26.3
Executive, administrative	4,441	
Professional specialty	4,407	
Technical, sales, & support	9,095	27.1
Technicians & related support	944	
Sales Occupations	3,463	
Administrative support, Clerical	4,688	
Service	3,332	9.9
Private household	202	
Protective service	393	
Service, except protective & household	2,737	
Farming, forestry, and fishing	878	2.6
Precision, production , craft, & repair	5,634	16.8
Operators, fabricators, and laborers	5,812	17.3
Machine operators, assemblers, & inspectors	3,159	
Transportation & material moving	1,436	
Handlers, equipment cleaners, helpers, & laborers	1,217	
Total	33,599	100.0

Table 18 continued.....

**Table 18 Continued**

<u>Industry</u>	<u>Number</u>	<u>% of County Residents</u>
Manufacturing	11,191	47.0
Wholesale and retail trade	6,293	26.5
Professional & related services	6,305	26.5
	<hr/>	
Total	23,789	100.0

Source: 1980 Census of Population and Housing, Census Tracts, Cleveland, Ohio SMSA Report PHC80-2-123. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 19**

**Occupations of Claridon Township Residents: 1990**

<u>Occupation</u>	<u>Number</u>	<u>% of Township Residents</u>
Managerial & professional	237	18.7
Executive, administrative	136	
Professional speciality	101	
Technical, sales, & support	243	19.2
Technicians and related support	30	
Sales Occupations	100	
Administrative support, Clerical	113	
Service	195	15.4
Private household	22	
Protective service	19	
Service,ex. protective & household	154	
Farming, forestry, fishing	92	7.3
Precision, production,craft and repair	246	19.5
Operators, fabricators, and laborers	252	19.9
Machine operators, inspectors	125	
Transpor. and material moving	53	
Handlers, equipment cleaners, helpers and laborers	74	
<hr/>		
Total	1,265	100.0

Table 19 continued.....

**Table 19 Continued**

<u>Industry</u>	<u>Number</u>	<u>% of Township Residents</u>
Manufacturing	349	45.4
Wholesale and retail trade	213	27.7
Professional & related services	207	26.9
<hr/>		
Total	769	100.0

Source: 1990 Census of Population and Housing, Summary Tape File 3A, Table 2, Labor Force Characteristics, U. S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 20**

**Occupations of Geauga County Residents: 1990**

<u>Occupation</u>	<u>Number</u>	<u>% of County Residents</u>
Managerial & professional	12,201	30.6
Executive, administrative	6,118	
Professional specialty	6,083	
Technical, sales, & support	11,793	29.6
Technicians & related support	1,515	
Sales Occupations	4,988	
Administrative support, Clerical	5,290	
Service	3,834	9.6
Private household	260	
Protective service	420	
Service, except protective & household	3,154	
Farming, forestry, and fishing	1,097	2.8
Precision, production , craft, & repair	5,434	13.7
Operators, fabricators, and laborers	5,456	13.7
Machine operators, assemblers, & inspectors	2,664	
Transportation & material moving	1,514	
Handlers, equipment cleaners, helpers, & laborers	1,278	
<b>Total</b>	<b>39,815</b>	<b>100.0</b>

Table 20 continued.....

**Table 20 Continued**

<u>Industry</u>	<u>Number</u>	<u>% of County Residents</u>
Manufacturing	10,253	38.1
Wholesale and retail trade	7,683	28.5
Professional & related services	9,003	33.4
<hr/>		
Total	26,939	100.0

Source: 1990 Census of Population and Housing, Summary Tape File 3A, Table 2, Labor Force Characteristics, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 21**

**Employment Projections: 1988-2020  
(In Thousands)  
Geauga County**

	<u>1988</u>	<u>1990</u>	<u>1995</u>	<u>2000</u>	<u>2005</u>	<u>2010</u>	<u>2015</u>	<u>2020</u>
Mining	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Construction	1.0	1.0	1.1	1.2	1.3	1.4	1.5	1.6
Manufacturing	7.9	8.0	8.8	9.6	10.2	10.8	11.1	11.4
Trans. & Pub. Utilities	0.9	1.0	1.1	1.3	1.4	1.6	1.7	1.7
Wholesale Trade	1.0	1.2	1.5	1.8	2.1	2.4	2.7	2.9
Retail Trade	3.6	4.0	4.7	5.4	6.0	6.6	7.1	7.7
Finance, Ins., Real Estate	0.5	0.6	0.7	0.7	0.8	0.9	1.0	1.0
Services	4.6	5.3	6.4	7.5	8.6	9.6	10.4	11.2
Government	3.0	3.6	4.1	4.7	5.2	5.7	6.1	6.5
<hr/>								
Total	22.6	24.8	28.5	32.3	35.7	39.1	41.7	44.1

Source: Northeast Ohio Areawide Coordinating Agency, 1991.



Census data indicate that home ownership is a strong element in the community. According to the 1970, 1980, and 1990 Census, over 78 percent of the housing units in Claridon were owner occupied (see tables 22, 23, and 24 and figures 7, 8, and 9), which is comparable to the figure for the county. The number of rental units in the township decreased between 1980 and 1990. Vacancy rates remain relatively low on the both the county and township level.

**Table 22**

**Housing Units By Occupancy: 1970  
Claridon Township and Geauga County**

	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Owner Occupied	516	78.4	14,091	80.2
Renter Occupied	105	16.0	2,850	16.2
Vacant	37	5.6	640	3.6
<hr/>				
Total	658	100.0	17,581	100.0

Source: 1970 Census Information Series, Report P-4-309, First Count Summary Statistics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 23**

**Housing Units By Occupancy: 1980  
Claridon Township and Geauga County**

	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Owner Occupied	803	82.9	18,315	80.1
Renter Occupied	127	13.1	3,438	15.0
Vacant	39	4.0	1,127	4.9
<hr/>				
Total	969	100.0	22,880	100.0

Source: 1980 Census Information Series, Report PHC 80-2-123, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 24**

**Housing Units By Occupancy: 1990  
Claridon Township and Geauga County**

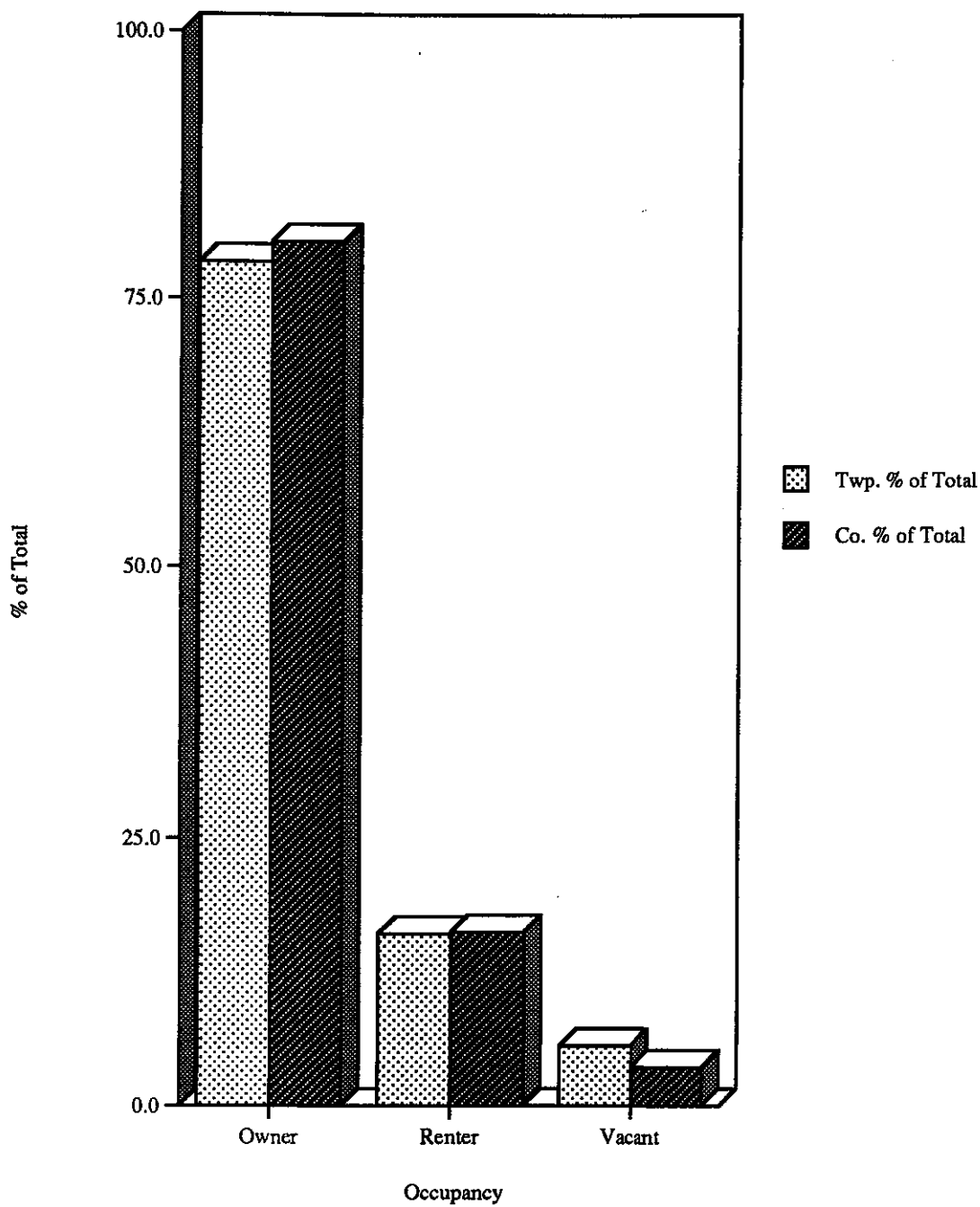
	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Owner Occupied	787	85.3	23,066	82.6
Renter Occupied	111	12.0	3,840	13.8
Vacant	25	2.7	1,016	3.6
<hr/>				
Total	923	100.0	27,922	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Figure 7**

**Claridon Township and Geauga County**

**Housing Units By Occupancy: 1970**

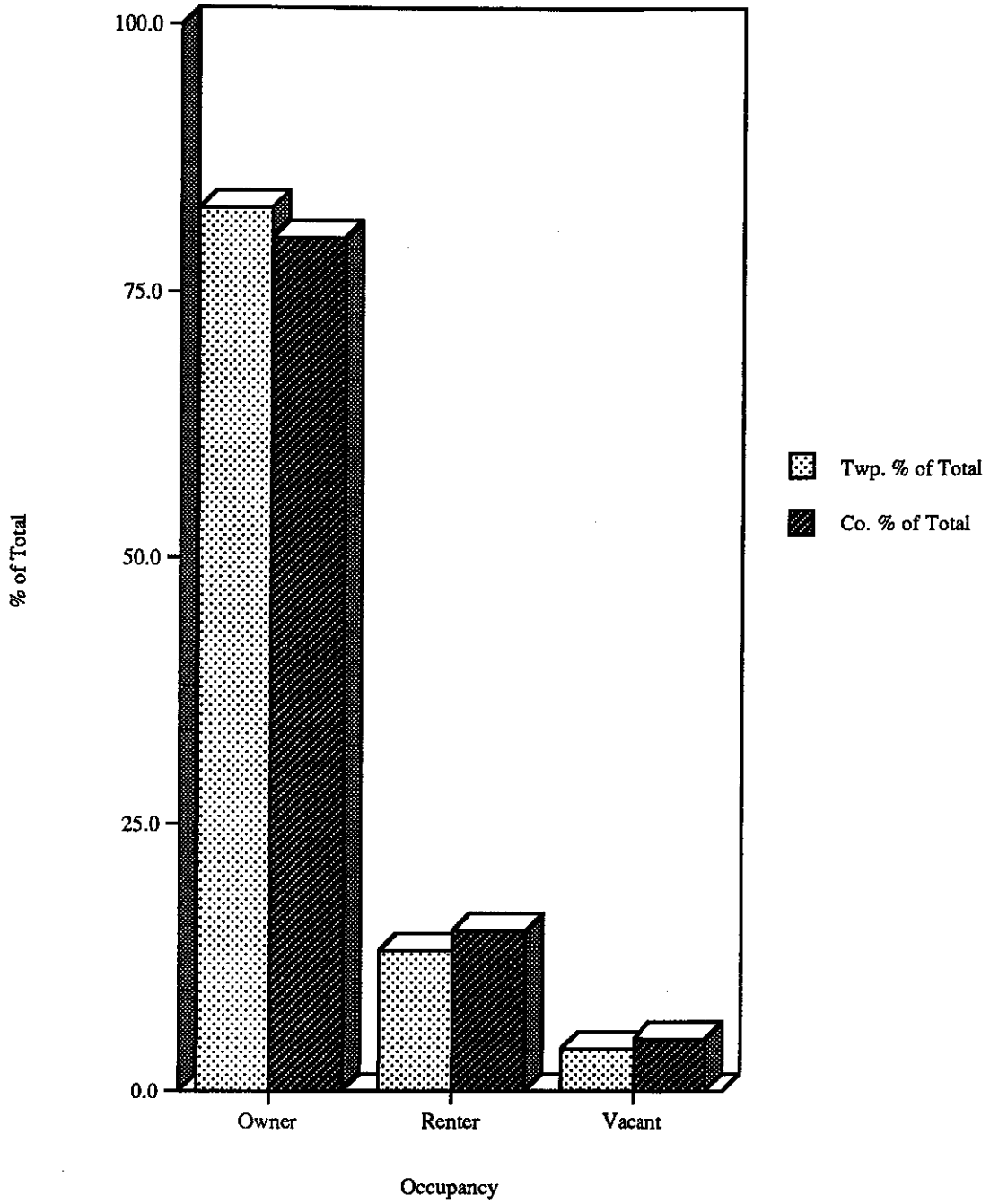


Source: 1970 Census Info. Series Report: P-4-317

**Figure 8**

**Claridon Township and Geauga County**

**Housing Units By Occupancy: 1980**

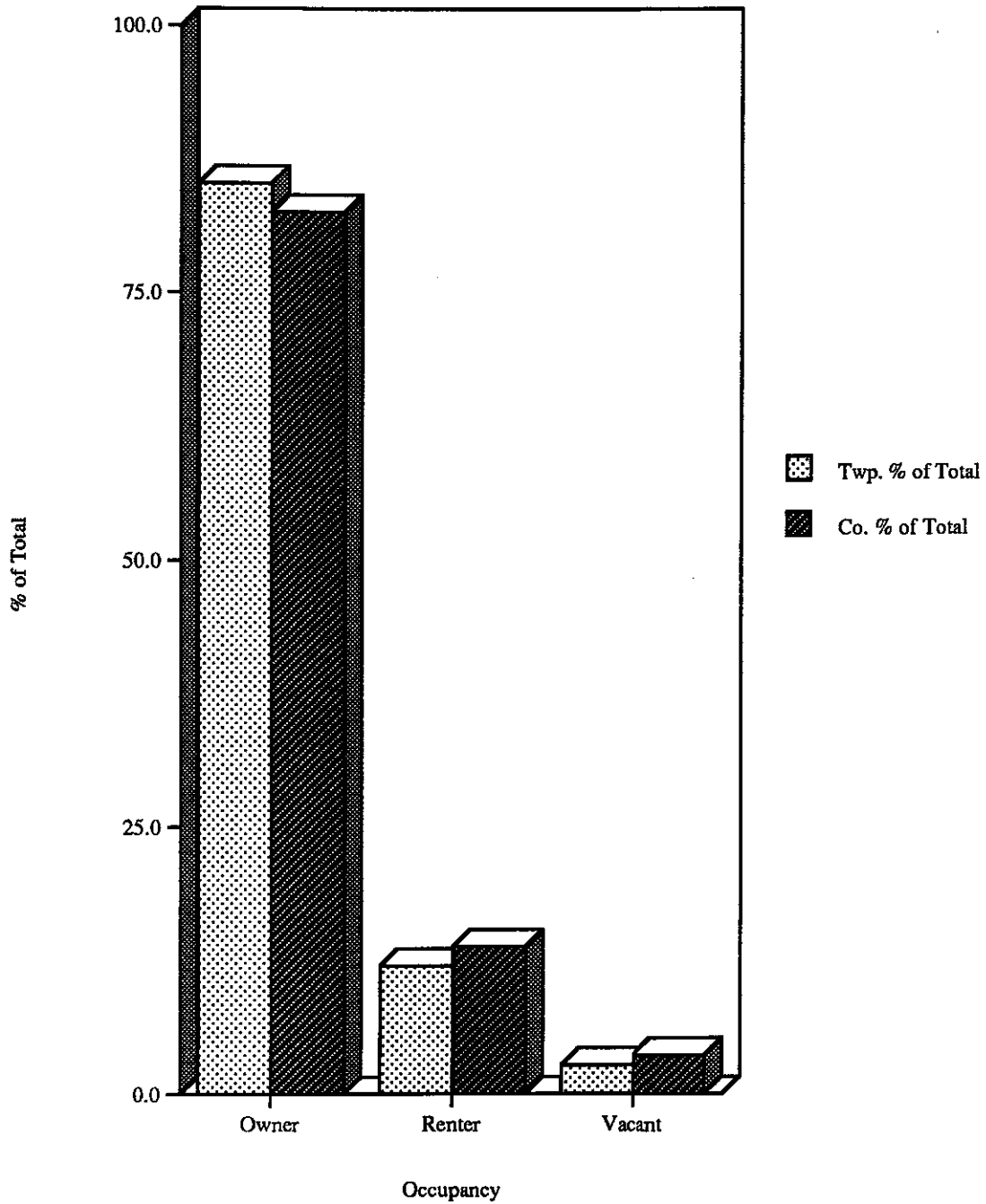


Source: 1980 Census Info. Series Report PHC 80-2-123

**Figure 9**

**Claridon Township and Geauga County**

**Housing Units By Occupancy: 1990**



Source: 1990 Census of Population & Housing, Profile Report, (Summary Tape File 1A), U. S. Bureau of Census

Based upon permits issued by the county building department, 292 new homes were erected in Claridon Township between 1970 and 1993. The majority of the permits were for single family homes. During 1980-1984, the number of permits issued dropped from other years.

**Table 25**

**New Housing Starts in Claridon Township: 1970-1993**

<u>Year</u>	<u>No. of Homes</u>
1970	14
1971	19
1972	17
1973	16
1974	20
1975	11
1976	14
1977	19
1978	29
1979	17
1980	5
1981	3
1982	5
1983	4
1984	2
1985	11
1986	11
1987	6
1988	5
1989	15
1990	15
1991	13
1992	12
1993	9
<hr/>	
Total	292

Source: Geauga County Building Department.

Note: Based on building permits issued.

Although the number of housing units in the township and the county has increased between 1970 and 1990, the number of persons per household has decreased. As shown in the following tables (26, 27, and 28) and figures (10, 11, and 12) the township as well as the county appear to be following the national trend toward a smaller number of persons per household.

**Table 26**

**Persons Per Occupied Dwelling Unit: 1970  
Claridon Township and Geauga County**

<u>Persons</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
1-2	243	39.2	5,562	32.8
3	117	18.8	2,991	17.7
4	114	18.4	3,271	19.3
5	74	11.9	2,466	14.6
6 or more	73	11.7	2,651	15.6
Total	621	100.0	16,941	100.0

Source: 1970 Census Information Series Report P-4-309, First Count Summary Statistics, U.S. Bureau of Statistics. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 27**

**Persons Per Occupied Dwelling Unit: 1980  
Claridon Township and Geauga County**

<u>Persons</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
1-2	368	45.8	9,366	41.0
3	154	19.2	4,217	18.4
4	149	18.6	4,721	20.6
5	82	10.2	2,641	11.5
6 or more	50	6.2	1,932	8.5
Total	803	100.0	22,877	100.0

Source: 1980 Census Information Series Report PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 28**

**Persons Per Occupied Dwelling Unit: 1990  
Claridon Township and Geauga County**

<u>Persons</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
1-2	428	47.7	12,663	47.1
3	168	18.7	5,054	18.8
4	169	18.8	5,211	19.4
5	83	9.2	2,419	8.9
6 or more	50	5.6	1,559	5.8
Total	898	100.0	26,906	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census.

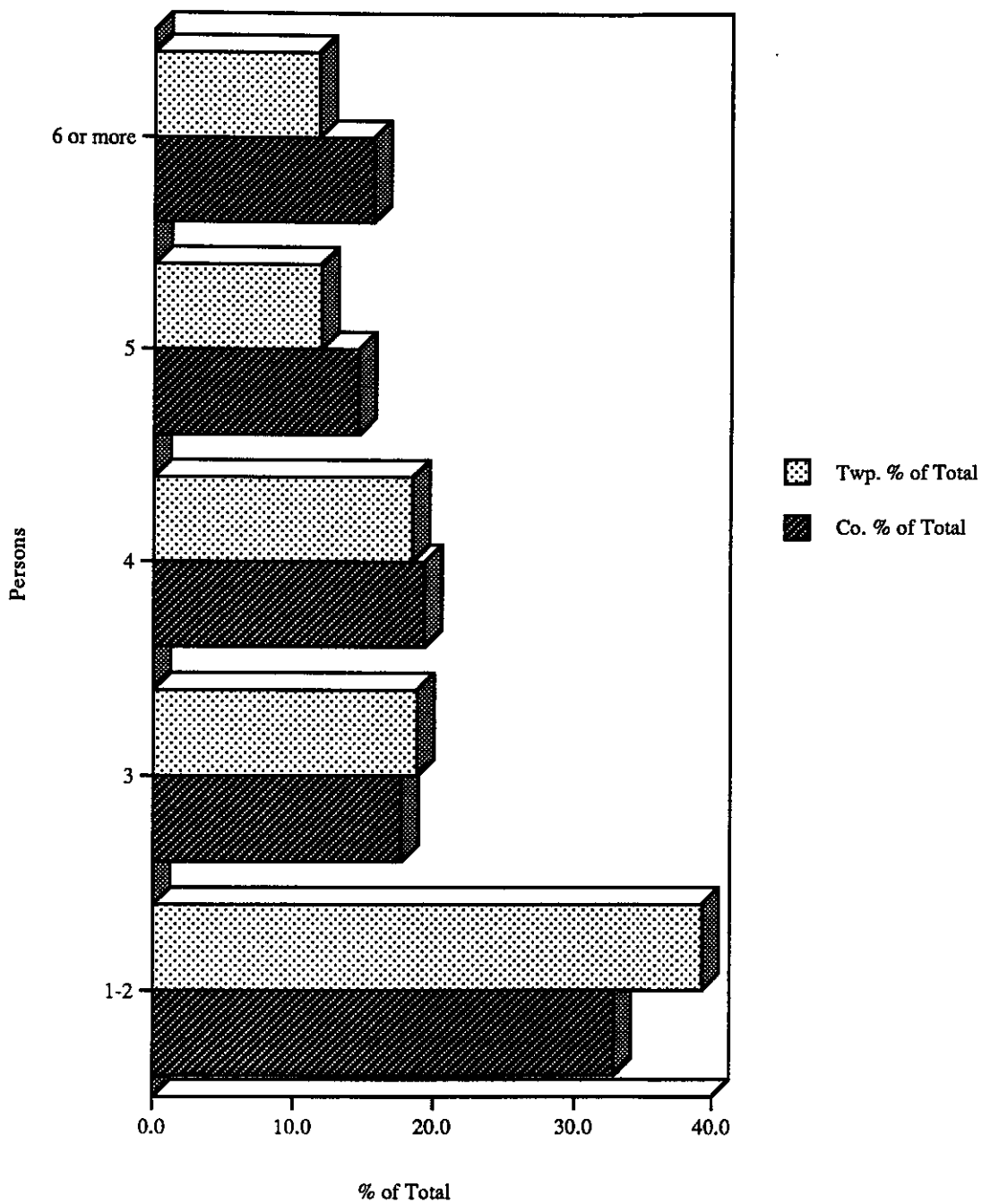
Note: Grand total may not agree with area total due to suppression by the Bureau of Census.



**Figure 10**

**Claridon Township and Geauga County**

**Persons Per Occupied Dwelling Unit: 1970**

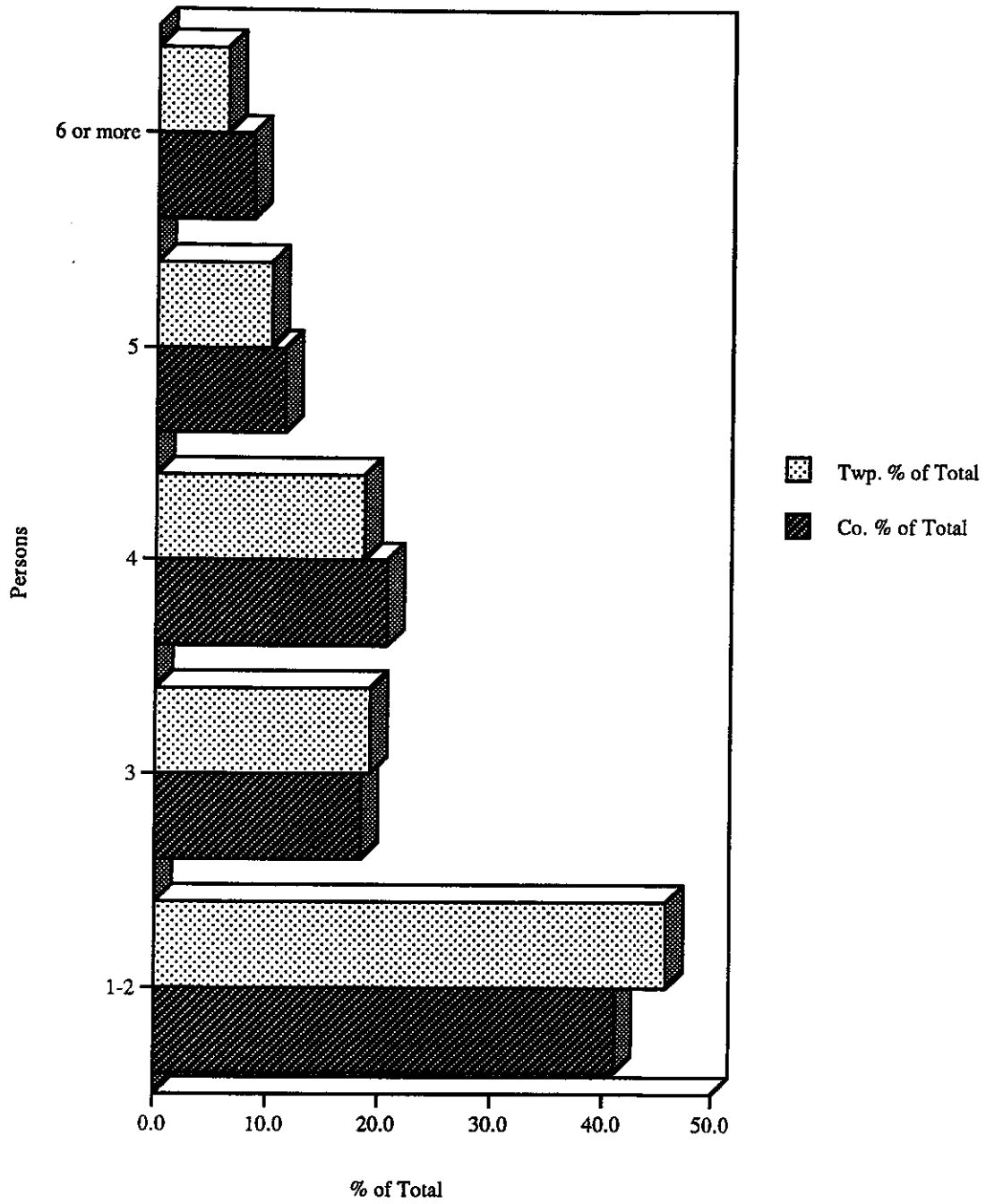


Source: 1970 Census Info. Series Report P-4-317

**Figure 11**

**Claridon Township and Geauga County**

**Persons Per Occupied Dwelling Unit: 1980**

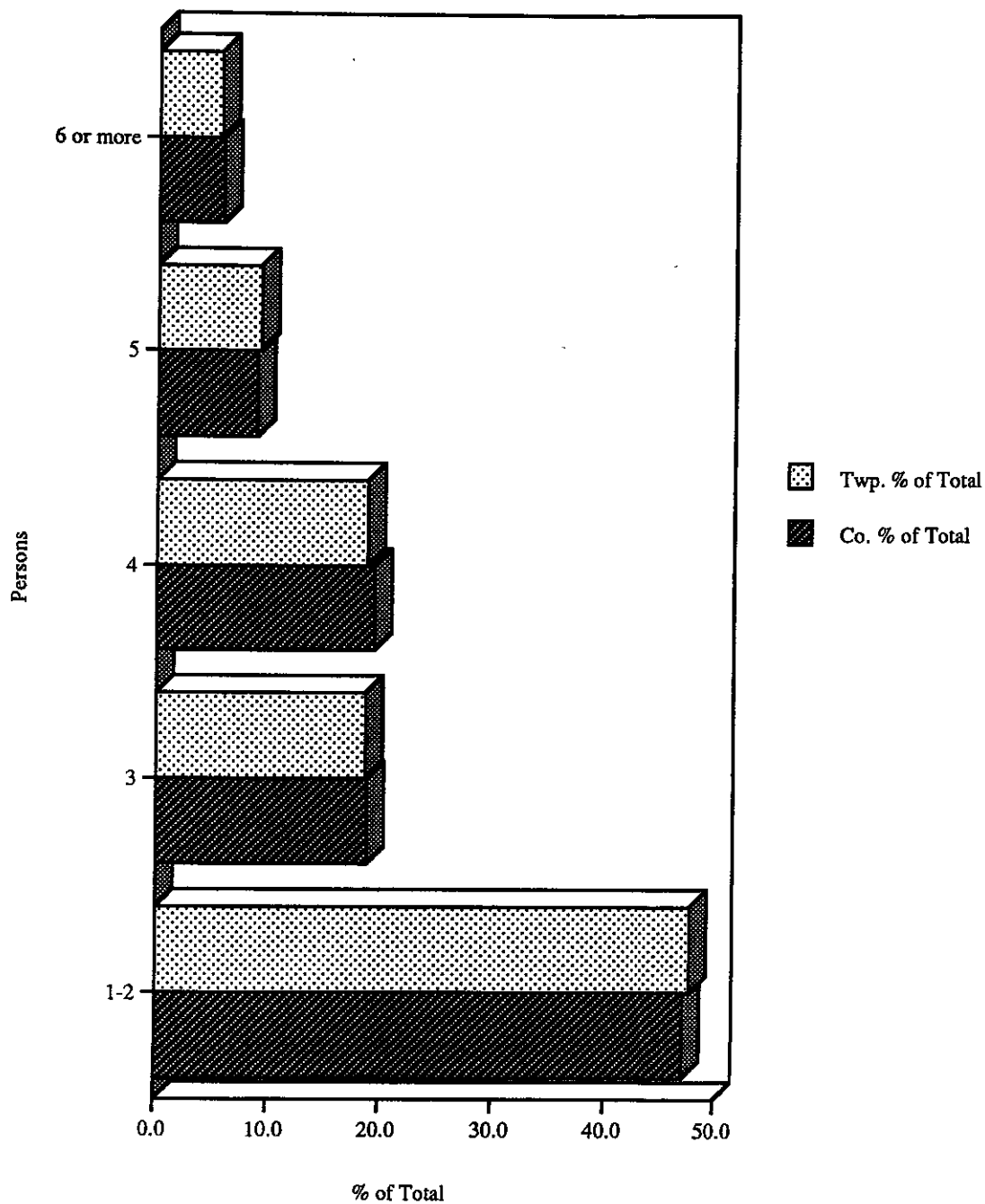


Source: 1980 Census Info. Series Report PHC 80-2-123

**Figure 12**

**Claridon Township and Geauga County**

**Persons Per Occupied Dwelling Unit: 1990**



Source: 1990 Census of Population & Housing, Profile Report, (Summary Tape File 1A), U. S. Bureau of Census

In 1970 (see table 29 and figure 13), the highest percentage of dwelling units were in the \$25,000 to \$34,999 range. In 1980 (see table 30 and figure 14), almost half the units were in the \$50,000 to \$79,999 categories. By 1990 (see table 31 and figure 15), over 60% of the units were in the \$75,000 to \$99,999 and \$100,000 to \$149,999 categories. As noted in the tables, these trends are higher than what is exhibited on the county level.

**Table 29**

**Value of Owner Occupied Units: 1970  
Claridon Township and Geauga County**

<u>Dollars</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Under \$10,000	14	5.7	505	3.2
\$10,000-14,999	42	17.0	986	10.1
\$15,000-19,999	56	22.7	1,720	22.5
\$20,000-24,999	45	18.2	1,906	25.2
\$25,000-34,999	62	25.1	2,896	24.3
\$35,000-49,999	25	10.1	1,980	10.5
\$50,000 & over	3	1.2	822	4.2
<b>Total</b>	<b>247</b>	<b>100.0</b>	<b>10,815</b>	<b>100.0</b>

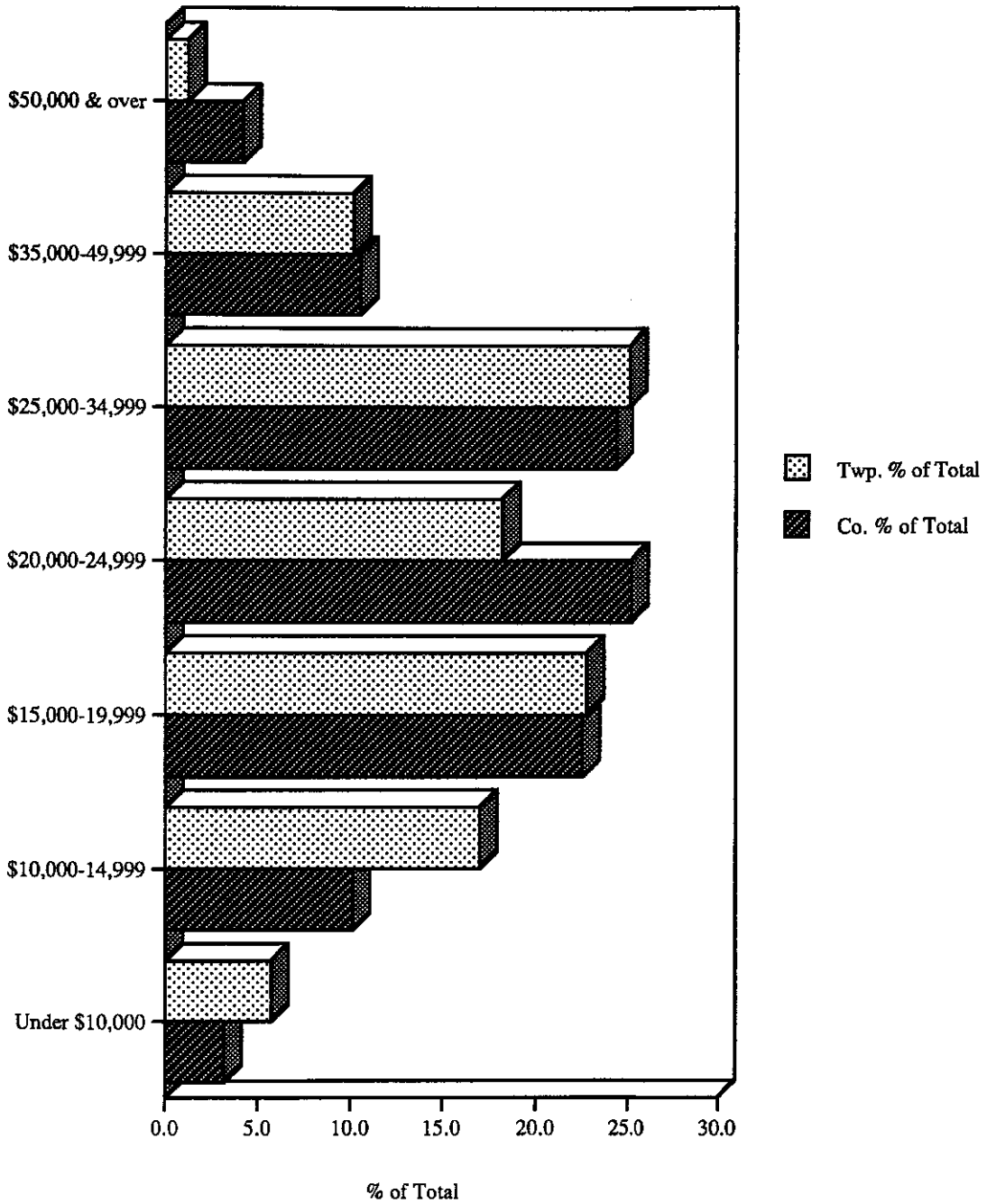
Source: 1970 Census Information Series, Report P-4-309, First Count Summary Statistics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Figure 13**

**Claridon Township and Geauga County**

**Value of Owner Occupied Units: 1970**



Source: 1970 Census Info. Series Report P-4-317

**Table 30**

**Value of Owner Occupied Units: 1980  
Claridon Township and Geauga County**

<u>Dollars</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Under \$14,999	0	0.0	100	0.7
\$15,000-24,999	19	4.8	299	2.0
\$25,000-29,999	9	2.3	224	1.5
\$30,000-34,999	10	2.5	332	2.2
\$35,000-39,999	9	2.3	405	2.7
\$40,000-49,999	43	10.9	1,346	9.0
\$50,000-79,999	194	49.1	5,663	37.8
\$80,000-99,999	78	19.7	2,743	18.3
\$100,000-149,999	31	7.9	2,851	19.1
\$150,000 & over	2	0.5	1,005	6.7
Total	395	100.0	14,968	100.0

Source: 1980 Census Information Series.

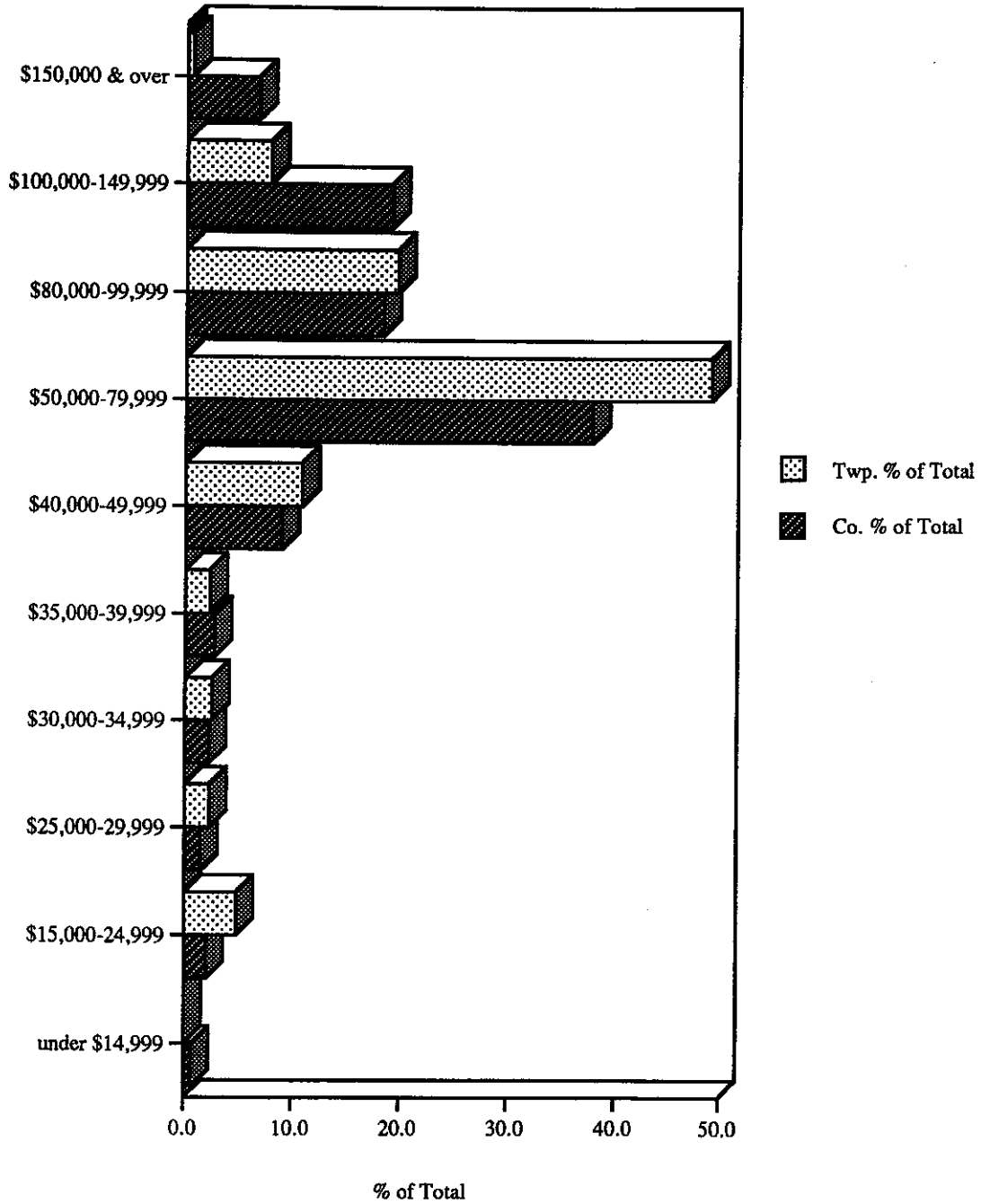
Report: PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Figure 14**

**Claridon Township and Geauga County**

**Value of Owner Occupied Units: 1980**



Source: 1980 Census of Pop. and Housing PHC 80-2-123

**Table 31**

**Value of Owner Occupied Units: 1990  
Claridon Township and Geauga County**

<u>Dollars</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
Under \$14,999	0	0.0	47	0.2
\$15,000-24,999	4	0.9	77	0.4
\$25,000-29,999	2	0.4	66	0.3
\$30,000-34,999	3	0.7	108	0.6
\$35,000-39,999	3	0.7	140	0.8
\$40,000-49,999	10	2.2	455	2.6
\$50,000-74,999	110	24.3	3,121	17.4
\$75,000-99,999	157	34.7	4,068	22.6
\$100,000-149,999	121	26.8	5,240	29.1
\$150,000 & over	42	9.3	4,689	26.0
Total	452	100.0	18,011	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census.

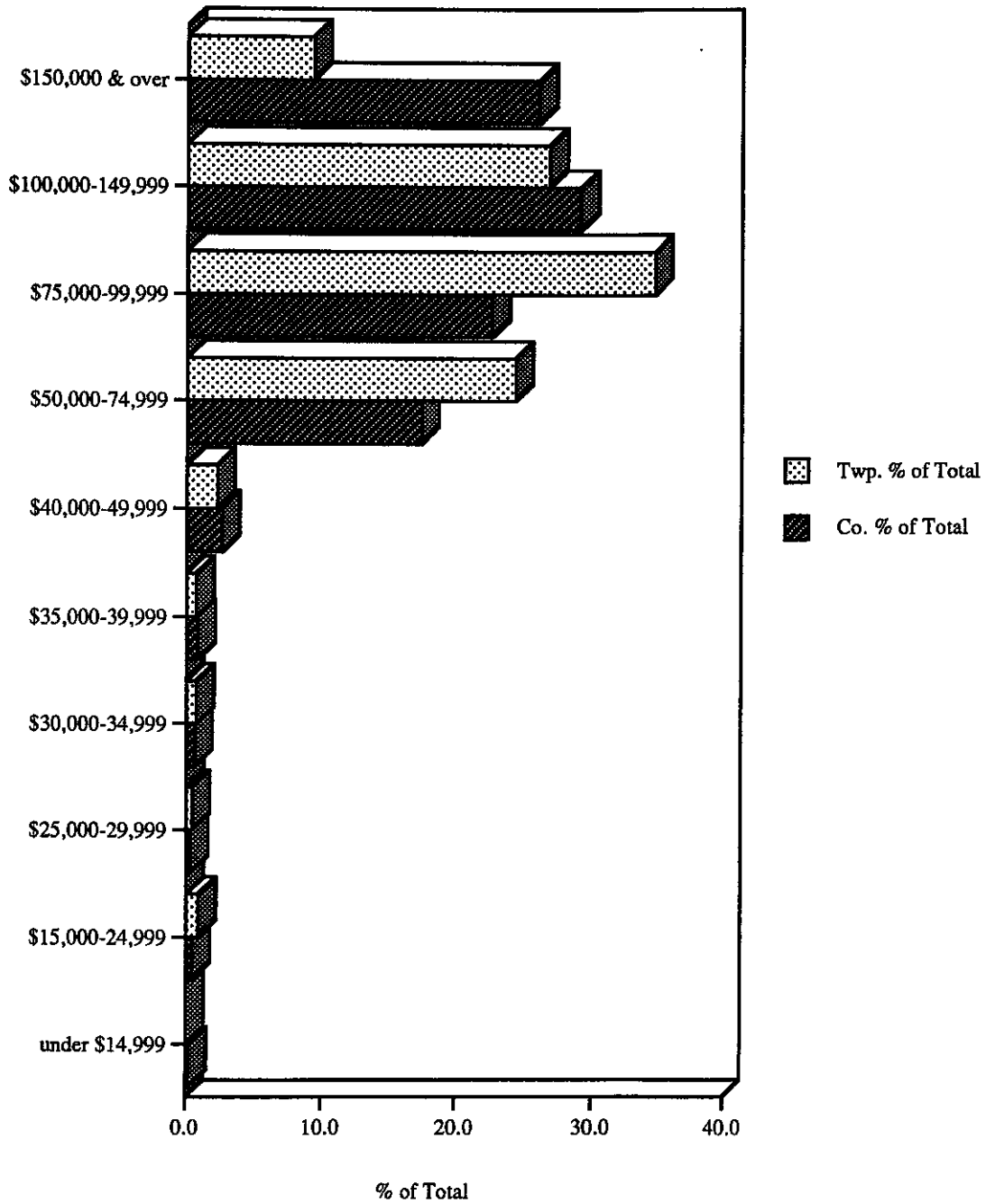
Note: Grand total may not agree with area total due to suppression by the Bureau of Census.



**Figure 15**

**Claridon Township and Geauga County**

**Value of Owner Occupied Units: 1990**



Source: 1990 Census of Population & Housing, Profile Report, (Summary Tape File 1A), U. S. Bureau of Census

Monthly rent increased between 1970 and 1990. In 1970, according to the Census, the highest percentage of renters paid \$60.00 to \$99.00 per month. In 1980, the largest percentage of renters were paying between \$170.00 to \$249.00. By 1990, the largest percentage of renters were paying between \$350.00 to \$449.00 monthly (see tables 32, 33, and 34).

**Table 32**

**Monthly Contract Rent: 1970  
Claridon Township**

<u>Dollars</u>	<u>No.</u>	<u>%</u>
Under 40	5	6.7
40-59	9	12.0
60-79	17	22.7
80-99	17	22.7
100-119	10	13.3
120-149	4	5.3
150-199	1	1.3
200-299	1	1.3
300 or more	0	0.0
No cash rent	11	14.7
	<hr/>	
Total	75	100.0

Source: 1970 Census Information Series.

Report: P-4-309, First Count Summary Statistics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 33**

**Monthly Contract Rent: 1980  
Claridon Township**

<u>Dollars</u>	<u>No.</u>	<u>%</u>
Under 50	2	2.5
50-99	6	7.4
100-119	4	4.9
120-139	7	8.7
140-149	1	1.2
150-159	4	4.9
160-169	4	4.9
170-199	14	17.3
200-249	15	18.5
250-299	9	11.1
300-399	2	2.5
400-499	0	0.0
500 or more	0	0.0
No cash rent	13	16.1
<hr/>		
Total	81	100.0

Source: 1980 Census Information Series.

Report: PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 34**

**Monthly Contract Rent: 1990  
Claridon Township**

<u>Dollars</u>	<u>No.</u>	<u>%</u>
Under 100	1	1.3
100-149	6	7.8
150-199	2	2.6
200-249	8	10.4
250-299	9	11.7
300-349	5	6.5
350-399	10	13.0
400-449	14	18.1
450-499	3	3.9
500-549	3	3.9
550-599	2	2.6
600-649	1	1.3
650 or more	0	0.0
No cash rent	13	16.9
<b>Total</b>	<b>77</b>	<b>100.0</b>

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

The following information from the 1970 Census (table 35), the 1980 Census (table 36), and the 1990 Census (table 37) provides some insight into the size of dwellings in the community. In 1970, 1980, and 1990, the majority of homes had six or more rooms.

**Table 35**

**Rooms Per Dwelling Unit: 1970  
Claridon Township and Geauga County**

<u>Rooms</u>	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
1-2	18	2.7	290	1.7
3	20	3.0	624	3.6
4	123	18.7	2,169	12.3
5	159	24.2	3,731	21.2
6	154	23.4	4,331	24.6
7	85	12.9	2,955	16.8
8 or more	99	15.1	3,481	19.8
<hr/>				
Total	658	100.0	17,581	100.0

Source: 1970 Census Information Series.

Report: P-4-309, First Count Summary Statistics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 36**

**Rooms Per Dwelling Unit: 1980  
Claridon Township and Geauga County**

<u>Rooms</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
2 or less	8	1.0	267	1.1
3	22	2.6	819	3.4
4	126	15.2	2,342	9.8
5	179	21.5	4,050	16.9
6 or more	496	59.7	16,526	68.8
Total	831	100.0	24,004	100.0

Source: 1980 Census of Population and Housing, Census Tracts, Cleveland, Ohio SMSA Report PHC80-2-123. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 37**

**Rooms Per Dwelling Unit: 1990  
Claridon Township and Geauga County**

<u>Rooms</u>	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>Units</u>	<u>%</u>	<u>Units</u>	<u>%</u>
2 or less	17	1.8	306	1.1
3	10	1.1	891	3.2
4	145	15.7	2,439	8.7
5	163	17.7	3,951	14.2
6 or more	588	63.7	20,335	72.8
Total	923	100.0	27,922	100.0

Source: 1990 Census of Population and Housing, Profile Report, (Summary Tape File 1A), U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

The following tables (38, 39, and 40) reveal the breakdown of the population by race in 1970, 1980, and 1990 on both the township and county level. Relatively minor changes in the figures have occurred during the last twenty year period.

**Table 38**

**Population By Race: 1970  
Claridon Township and Geauga County**

	<u>Claridon Township</u>		<u>Gauga County</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
White	2,084	98.12	61,951	98.37
Black	40	1.88	873	1.39
Other	0	0.00	153	0.24
<hr/>				
Total	2,124	100.00	62,977	100.00

Source: 1970 Census Information Series.

Report: P-4-309, First Count Summary Statistics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 39**

**Population By Race: 1980  
Claridon Township and Geauga County**

	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
White	2,387	97.15	73,133	98.20
Black	64	2.61	990	1.33
Other	6	0.24	351	0.47
Total	2,457	100.00	74,474	100.00

Source: 1980 Census of Population and Housing Census Tracts, Cleveland, Ohio SMSA, Report PHC80-2-123.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 40**

**Population By Race: 1990  
Claridon Township and Geauga County**

	<u>Claridon Township</u>		<u>Geauga County</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
White	2,601	97.93	79,629	98.15
Black	51	1.92	1,056	1.30
Other	4	0.15	444	0.55
Total	2,656	100.00	81,129	100.00

Source: 1990 Census Information Profile Report, Census of Population and Housing, U.S. Bureau of Census. Note: Grand total may not agree with area total due to suppression by the Bureau of Census.



Tables 41 and 42 reveal information pertaining to the educational level of both Claridon and county residents respectively from the 1980 and 1990 Census. In 1980, seventy-six percent (76.2%) of the township's residents had a high school diploma and in 1990 this figure had increased to 87.6%. These figures are a close match to the county levels.

**Table 41**

**Years of School Completed: 1980  
(Persons > 25 Years Old)  
Claridon Township and Geauga County**

	<u>Claridon Township</u>	<u>Gauga County</u>
Elementary		
0-8 years	139	4,782
High School		
1-3 years	203	5,084
4 years	753	16,793
College		
1-3 years	169	6,969
4 or more years	172	8,696
Percentage of High School Graduates	76.2%	76.7%

Source: 1980 Census Information Series.

Report: PHC80-2-123, Census of Population and Housing, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

**Table 42**

**Years of School Completed: 1990  
(Persons > 25 Years Old)  
Claridon Township and Geauga County**

	<u>Claridon Township</u>	<u>Geauga County</u>
Elementary		
0-8 years	47	4,027
High School		
1-3 years	275	5,184
4 years	882	15,547
College		
1-3 years	809	13,262
4 or more years	582	13,270
Percentage of High School Graduates	87.6%	82.0%

Source: 1990 Census of Population and Housing, Summary Tape File 3A, Table 1, Selected Social Characteristics, U.S. Bureau of Census.

Note: Grand total may not agree with area total due to suppression by the Bureau of Census.

## Township Questionnaire Results

A basic element of the land use planning process is the consideration and evaluation of the opinions and attitudes expressed by the residents of the affected community. Toward that end, the planning commission staff, in conjunction with Claridon Township officials, devised a questionnaire which documented the concerns of the residents with respect to various planning related issues. The survey contained 16 questions. A complete copy of the survey is in the appendix.

The questionnaires were mailed on November 19, 1993. Approximately eight weeks were given for residents to respond. A computerized mailing list was utilized, taken from the county tax records of real property. Notices were placed in the local newspaper announcing the distribution of the survey and its purpose.

A total of 994 survey forms were distributed and 425 were returned. This represented a response rate of 42.76 percent, which is very acceptable for a mail survey. The completed questionnaires were tabulated by the planning commission.

The following is a summary of the total results of the Claridon Township survey.

1. Almost all of those responding (99.3%) own their dwelling while 0.7% rent.
2. Of those responding, 91.6% do not live in a mobile home and 8.4% do live in a mobile home.
3. More than one-third (37.7%) of the respondents indicated that they had lived in Claridon over 20 years, 23.9% have lived in the township 11-20 years, 21.5% have lived in the township between 0-5 years, and 16.9% lived in the township 6-10 years.
4. The question regarding the respondents' lot size revealed that 38.2% of the respondents live on a lot of 5 acres or more, 34.3% on less than 3 acres, and 27.5% on 3-5 acres.

5. The majority of those responding (84.3%) felt that zoning regulations should not permit space for mobile homes, 83.8% answered that multi-family housing should not be allowed, 81.5% were for mother-in-law suites, 61.9% were opposed to two-family homes (duplexes), and 52.0% agreed with modular homes.
6. In response to the question regarding allowing two-family housing or multi-family housing in the M-1 District, over one-half (56.3%) agreed to keep two-family housing the same along with multi-family housing (53.6%).
7. Over one-half of the respondents (60.8%) would like to see the present Commercial zone along Mayfield Road remain the same.
8. With respect to the question on the Industrial zone located on Mayfield Road, west of the Reservoir, over one-half of the respondents (56.5%) wished to keep it the same.
9. The majority of the respondents determined that educational facilities 92.0%, shopping facilities 90.5%, personal services (doctor, beautician, accountant, etc.) 89.6%, recreation and leisure facilities for adults 84.3%, and recreation and leisure facilities for children 81.1% were all within a reasonable reach.
10. The majority of the respondents revealed that they would not like to see restaurants (with liquor) located in the township 72.8% and shopping (groceries, clothing, other) 59.5%, but would like to see recreational facilities 58.9% and restaurants (without liquor) 53.6%.
11. The objectives of zoning and other land use regulations were rated by the respondents with respect to a number of variables. All of the following were rated "important" by those responding: to protect property values 98.2%, to protect the character of the community 95.5%, to protect farmland 88.0%, to protect properties from flood damage 79.2%, to protect the quality of the environment 93.3%, to protect open space 86.9%, to provide for recreational areas 64.8%, to protect the economy of the community 80.4%, to control the pace of development 87.4%, to separate incompatible land uses 84.8%, to direct development into areas best suited to it 92.6%, and to control the type of development 94.7%.

12. The respondents indicated that the best lot size for residential development was as follows: 3 acres 58.9%, 5 acres 19.2%, less than 3 acres 14.6%, 4 acres 3.9%, and over 5 acres 3.4%.
13. The best lot frontage for residential development was: 200 feet 29.4%, 150 feet 25.7%, 250 feet 22.4%, 300 feet 10.4%, over 300 feet 6.4%, and less than 150 feet 5.7%.
14. Over a third (37.2%) indicated that the minimum amount of floor area required for a residential dwelling should be 1000 square feet, 23.9% of the respondents preferred 1250 square feet, and 19.8% indicated that 1500 square feet should be the minimum.
15. Over one-half of the respondents (60.3%) determined that they would not like to see a light industrial park in the township and 39.7% of the respondents were in favor of a light industrial park.
16. The majority of those responding (74.3%) are satisfied with Claridon Township zoning and 25.7% are not satisfied.

**Table 43**

**Preferred Residential Lot Sizes  
Claridon Township**

<u>Lot Sizes</u>	<u>% of Responses</u>
less than 3 acres	14.6
3 acres	58.9
4 acres	3.9
5 acres	19.2
over 5 acres	3.4
	<hr/>
Total	100.0

Source: Claridon Township Questionnaire: 1993

**Table 44**

**Preferred Residential Lot Frontages  
Claridon Township**

<u>Lot Frontage</u>	<u>% of Responses</u>
less than 150 feet	5.7
150 feet	25.7
200 feet	29.4
250 feet	22.4
300 feet	10.4
over 300 feet	6.4
	<hr/>
Total	100.0

Source: Claridon Township Questionnaire: 1993

## **Environmental Analysis**

A significant aspect of this plan entails the collection and analysis of key environmental data. The maps in this section provide a visual display 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 professional soils scientist or geotechnical engineer.

The following environmental variables were collected, mapped, and analyzed:

Detailed Soils  
Prime Agricultural Land  
Depth To Bedrock  
Slope  
Shrink-Swell Potential  
Potential Frost Action  
Depth to Seasonal Watertable  
Permeability  
Watersheds  
Flood Plains  
Wetlands  
Drainage  
Groundwater  
Unified Soil Classification System  
Corrosion Potential-Concrete  
Corrosion Potential-Steel

## **Detailed Soils**

A detailed soils analysis provides basic insights into the limitations of the physical environment on development. Each soil type reflects distinct characteristics which can be rated according to the degree of limitation that they represent for a specified land use.

The Ohio Department of Natural Resources (ODNR), Division of Lands and Soils, conducted a soil survey of Claridon Township. Soil scientists examined the soil to a depth of three to five feet by means of an auger. The soil samples were laboratory tested to determine such properties as texture, permeability, and type of parent material. Wetlands, streams and drainageways were also noted. Aerial base maps were utilized, following the field observations, to delineate the boundaries of the various soil types identified. A total of 29 different soil classifications were identified in Claridon Township.

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.

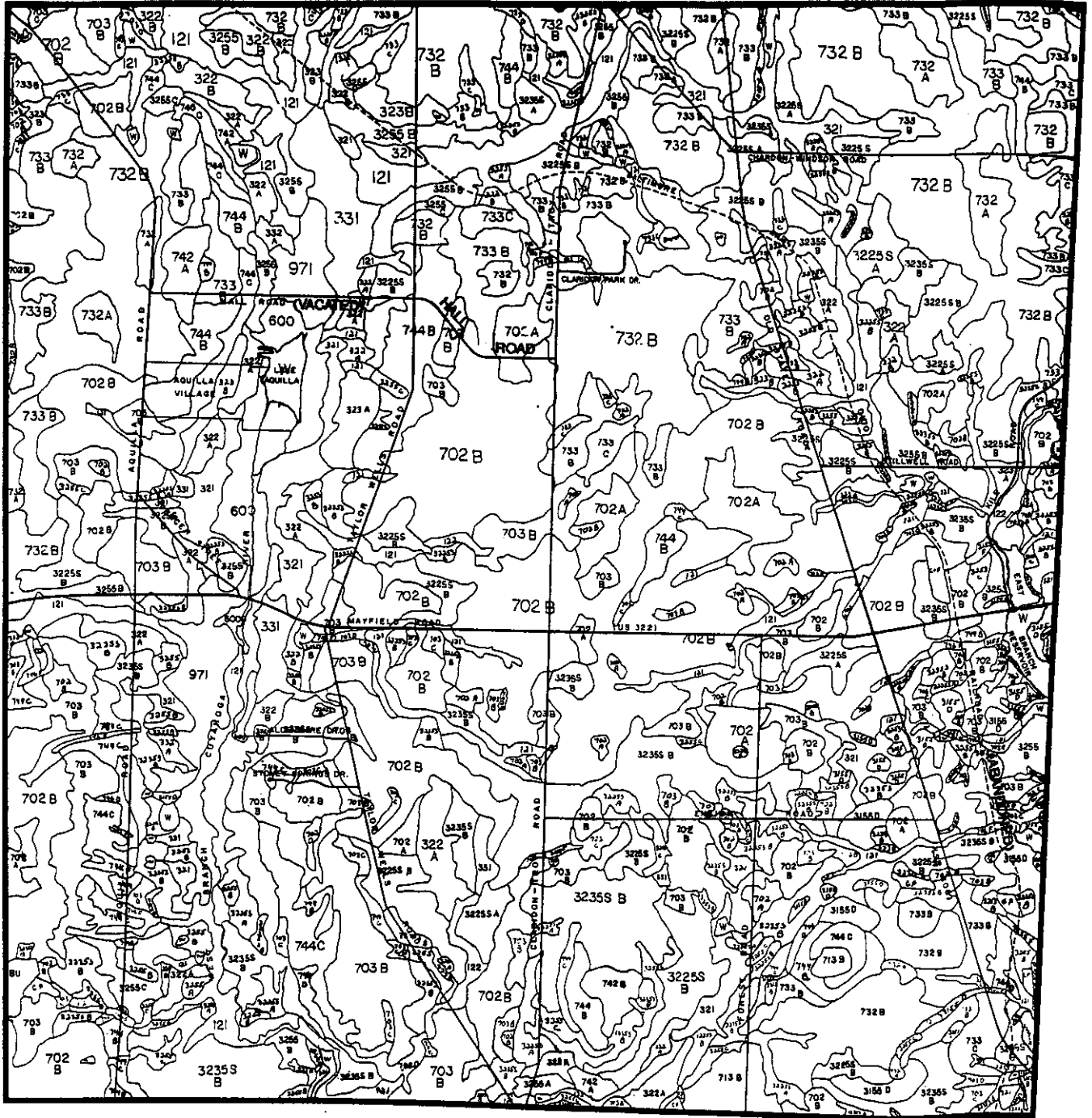


**Table 45****Soils Map Legend**

<u>Mapping Symbol</u>	<u>Soil Type</u>	<u>Acres</u>	<u>% of Twp.</u>
Bg 323 A, B	Bogart Loam	130.15	0.90
Ca 971	Canadice Silt Loam	138.30	0.95
Cd 713 B, C	Canfield Silt Loam	54.20	0.37
Cf 600	Carlisle Muck	139.40	0.96
Cn 3255 A, B, C	Chili Loam	747.30	5.16
Co 3255 D	Chili Gravelly Loam	30.70	0.21
Cy 3155 D, F	Chili-Oshtemo Complex	218.20	1.51
Eh 703 B, C, D, E	Ellsworth Silt Loam	1,282.50	8.85
Da 121	Damascus Silt Loam	415.30	2.87
Em 702 D	Ellsworth Silt Loam, Shale Substratum	5.20	0.04
Fc 332	Fitchville Silt Loam	74.40	0.51
Gf 333	Glenford Silt Loam	5.20	0.04
GPGP	Gravel Pit	10.00	0.07
Hs 3225S A, B	Haskins Loam	1,466.20	10.12
Ho 121	Holly Silt Loam	947.50	6.54
Jt 322 A, B	Jimtown Silt Loam	404.10	2.79
Lr 746 C	Lordstown Loam	16.30	0.11
Lx 746 D, E, F	Lordstown Rock Outcrop Complex	131.70	0.91
Ly 744 B, C	Loudonville Silt Loam	662.80	4.58
Mg 702 A, B	Mahoning Silt Loam	2,747.90	18.98
Ms 7D2 C, D	Mahoning Silt Loam, Shale Substratum	3.00	0.02
Mt 742 A, B	Mitiwanga Silt Loam	94.60	0.65
Or 122	Orrville Silt Loam	73.70	0.51
Os 3253 B, C	Oshtemo Sandy Loam	80.00	0.55
Rm 3235S B	Rawson Loam	1,236.30	8.53
Rs 733 B, C, D	Rittman Silt Loam	1,106.10	7.63
Sb 331	Sebring Silt Loam	144.30	1.00
UDCF, Dumps	Udorthents	27.90	0.19
URBU	Urban Land	10.20	0.07
W W	Water	224.50	1.55
Wb 732 A, B	Wadsworth Silt Loam	1,845.85	12.74
Wt 6009	Willette Muck	12.70	0.09

Map 8

Detailed Soils



## **Prime Agricultural Land**

As defined by the United States Department of Agriculture, Soil Conservation Service (SCS), 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. As shown on the following map, the majority of the soils in the township are considered prime agricultural land.

Table 46 reflects the prime agricultural land classification system utilized by SCS. 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.

Prime agricultural land is finite, however, its conversion to other uses is continuing. As noted previously, the majority of the respondents to the township survey felt that preserving farmland was very important.

Map 9

Prime Agricultural Land\*



\* Prime agricultural land is that area which remains white.

**Table 46****Agricultural Ratings**

<u>Mapping Units</u>	<u>Soils</u>	<u>Agricultural Classification</u>	<u>Prime Land</u>
Bg A, B	Bogart	2E	X
Ca	Cariadice	4W	
CdB	Canfield	2E	X
CdC	Canfield	3E	
Cf	Carlisle	5W	
Cn A, B	Chili	2E	X
CnC	Chili	3E	
Cy D, F	Chili	4E	
CoD	Conotton	6E	
DaA	Damascus	3W	X
Eh B	Ellsworth	3E	X
Eh C	Ellsworth	4E	
Eh D, E	Ellsworth	6E	
Em D	Ellsworth	4E	
FcA	Fitchville	2W	X
Gf	Glenford	2W	X
Hs A, B	Haskins	2E	X
Hb	Holly	3W	
Jt A, B	Jimtown	2W	X
Lr C	Lordstown	6E	
Lx D, E, F	Lordstown	4E	
Ly B	Loudonville	2E	X
Ly C	Loudonville	3E	
Mg A,B	Mahoning	3E	X
Ms D	Mahoning	5E	
Mt A, B	Mitiwanga	2W	X
Or	Orrville	2W	
OsB	Oshtemo	3S	X
OsC	Oshtemo	3E	
Rm B	Rawson	2E	X
Rs B	Rittman	2E	X
Rs C	Rittman	3E	
Rs D	Rittman	4E	
Sb	Sebring	3W	
Wb A,B	Wadsworth	3E	X
Wt	Willette	3W	

## Depth to Bedrock

Over six percent of the township is underlain by bedrock at a depth of less than five feet. As shown on the following map, these areas of shallow bedrock are predominantly located in the western half of the township. The specific soil types which identify shallow bedrock include: Lordstown Rock Outcrop Complex, Loudonville Silt Loam, Lordstown Loam, Ellsworth Silt Loam Shale Substratum, Mahoning Silt Loam Shale Substratum, and Mitiwanga Silt Loam.

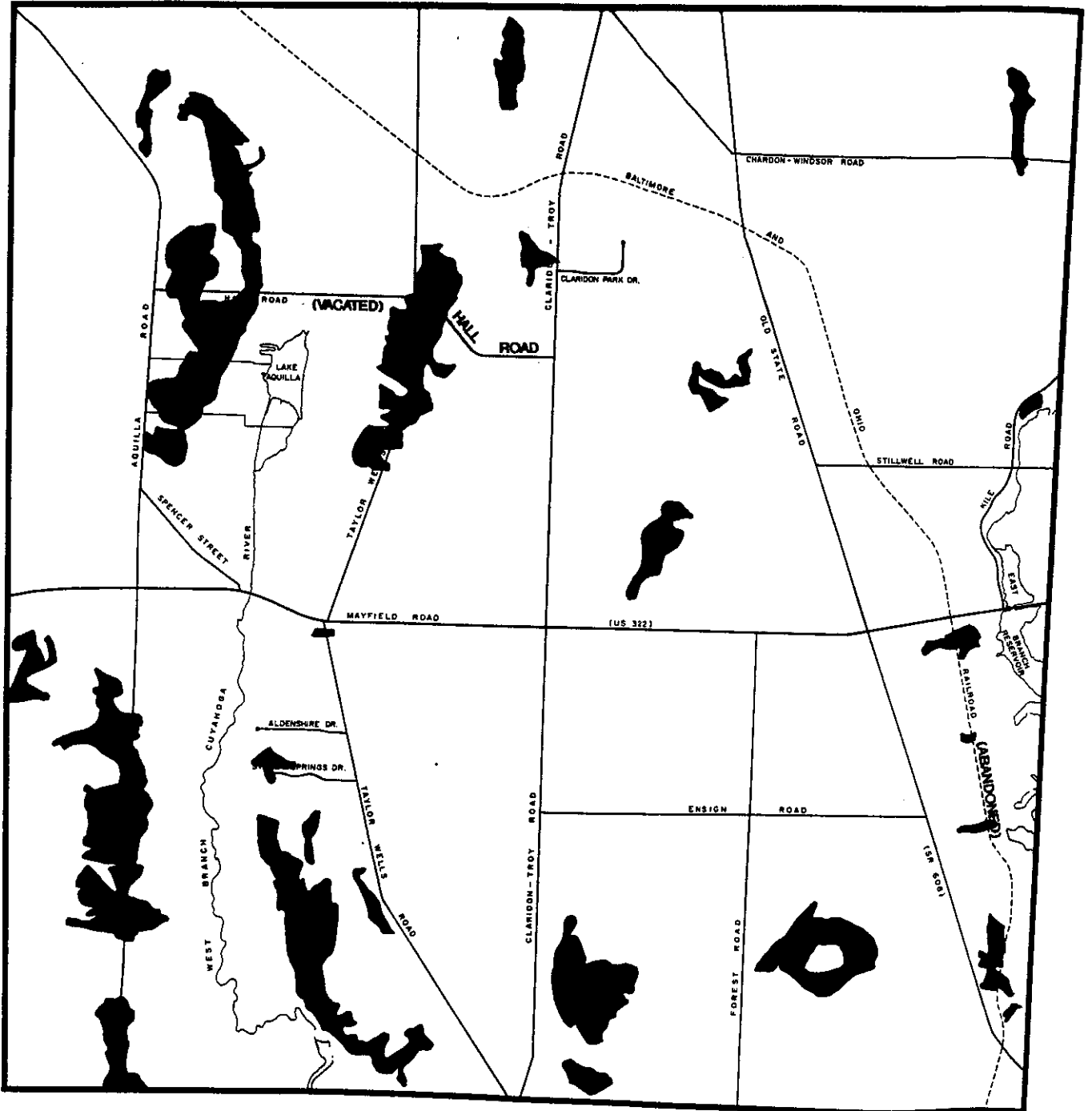
Environmental concerns involving development over shallow bedrock include potential pollution hazards from on-site septic systems--particularly those systems which are not functioning properly. In addition, shallow depth to bedrock may present limitations for the installation of basements and underground utilities.

### Depth To Bedrock Map Legend

<u>Depth to Bedrock</u>	<u>Acres</u>	<u>% of Twp. Area</u>
Depth to Bedrock < 5 Ft.	913.6	6.31
Depth to Bedrock > 5 Ft.	13,300.3	91.81
Not Rated	272.6	1.88

Map 10

Depth To Bedrock



● Areas where bedrock is less than five feet from the surface.



## Slope

Slope is the inclination of the land surface from the horizontal. Percentage of slope is the vertical distance divided by the horizontal distance, then multiplied by 100. Consequently, a 10 percent slope is a rise of 10 feet in 100 feet of horizontal distance.

Over 87 percent of the terrain in Claridon Township is classified as level to gently rolling (0-6%). Slope of 6 to 12 percent covers over 8 percent of the community's land area. The highest point in the township is at an elevation of approximately 1,370 feet, which occurs near the intersection of Ensign Road and Claridon Troy Road. The lowest point, 1,130 feet, occurs where Cuyahoga River exits the township.

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 frequently do not function properly on severe slopes.

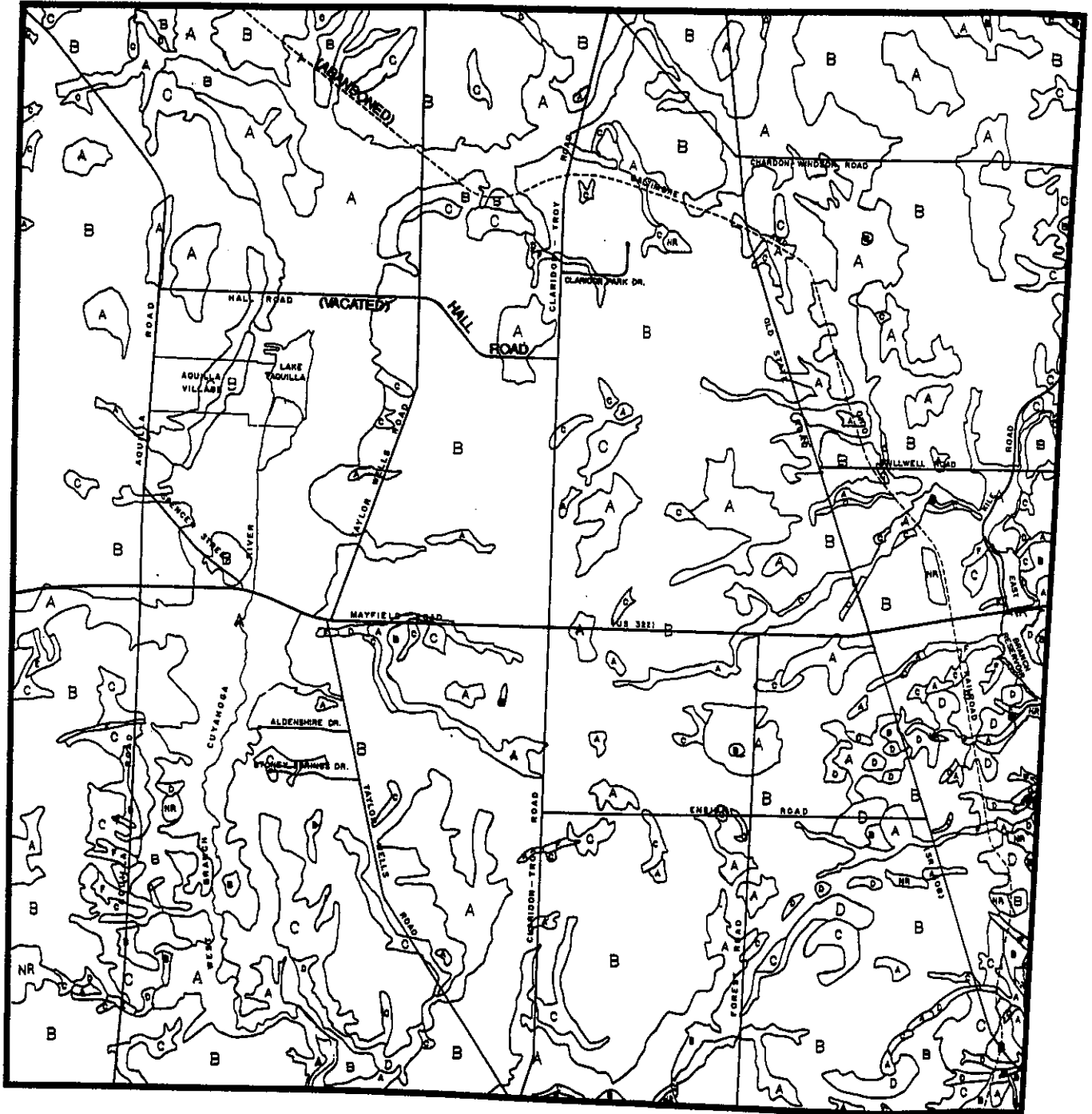
### Slope Map Legend

<u>Map Symbol</u>	<u>% Slope</u>	<u>Acres</u>	<u>% of Twp.</u>
A	0-2%	4,010.7	27.69
B	2-6%	8,725.3	60.23
C	6-12%	1,246.4	8.60
D	12-18%	141.6	0.98
E	18-25%	3.8	0.03
F	Greater than 25%	86.1	0.59
NR	Not Rated	272.6	1.88



Map 11

Slope



## **Shrink-Swell Potential**

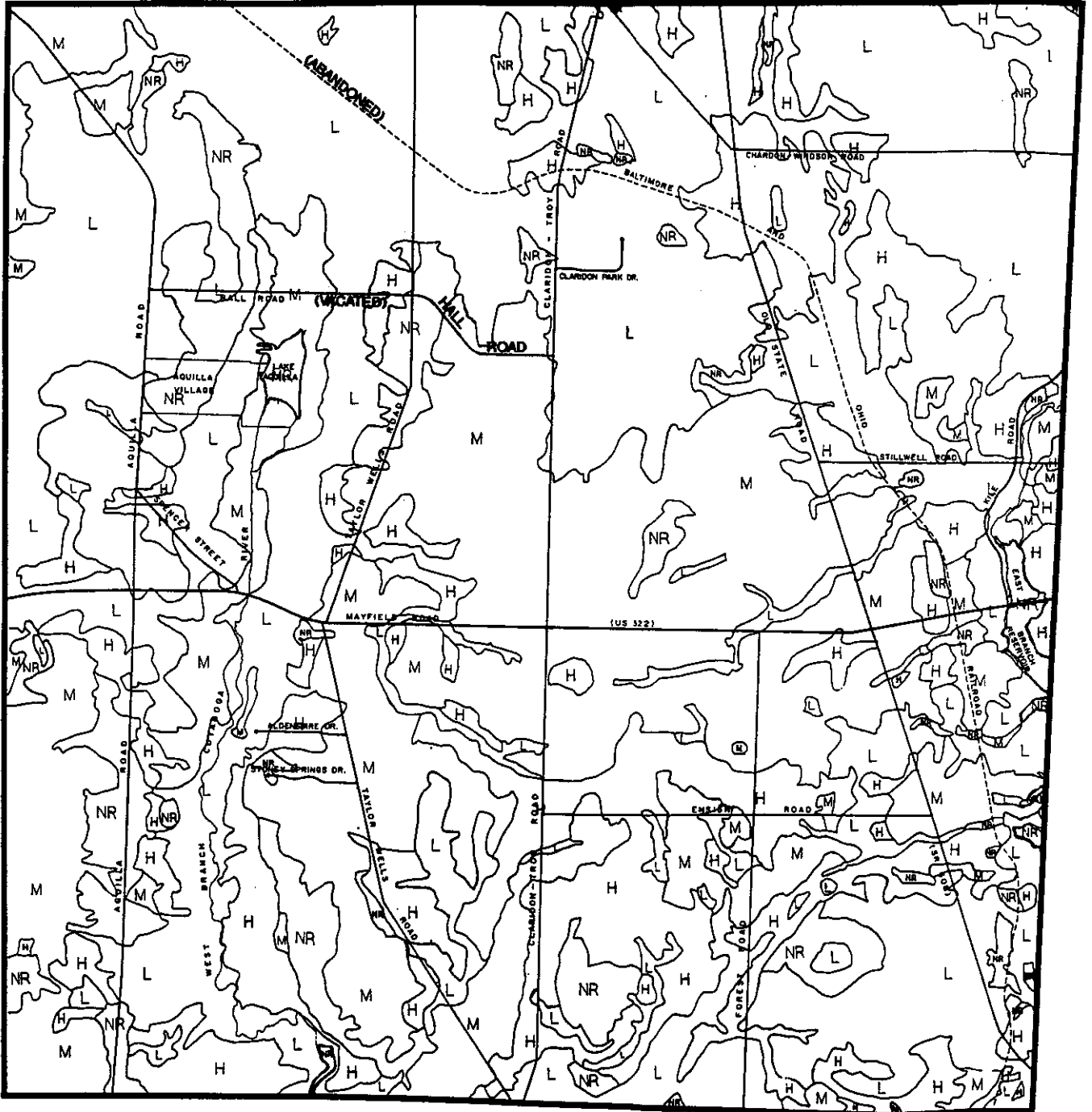
Shrink-swell potential is a measurement of the relative change in volume of soil material, based on changes in its moisture content. The degree of swelling and shrinking of soil is also influenced by the amount of clay ingredient. Soils rated with a high shrink-swell potential may cause roads to deteriorate and foundations to crack and move.

### **Shrink-Swell Potential Map Legend**

<u>Map Symbol</u>	<u>Rating</u>
L	Low
M	Moderate
H	High
NR	Not Rated

Map 12

Shrink-Swell Potential



## **Potential Frost Action**

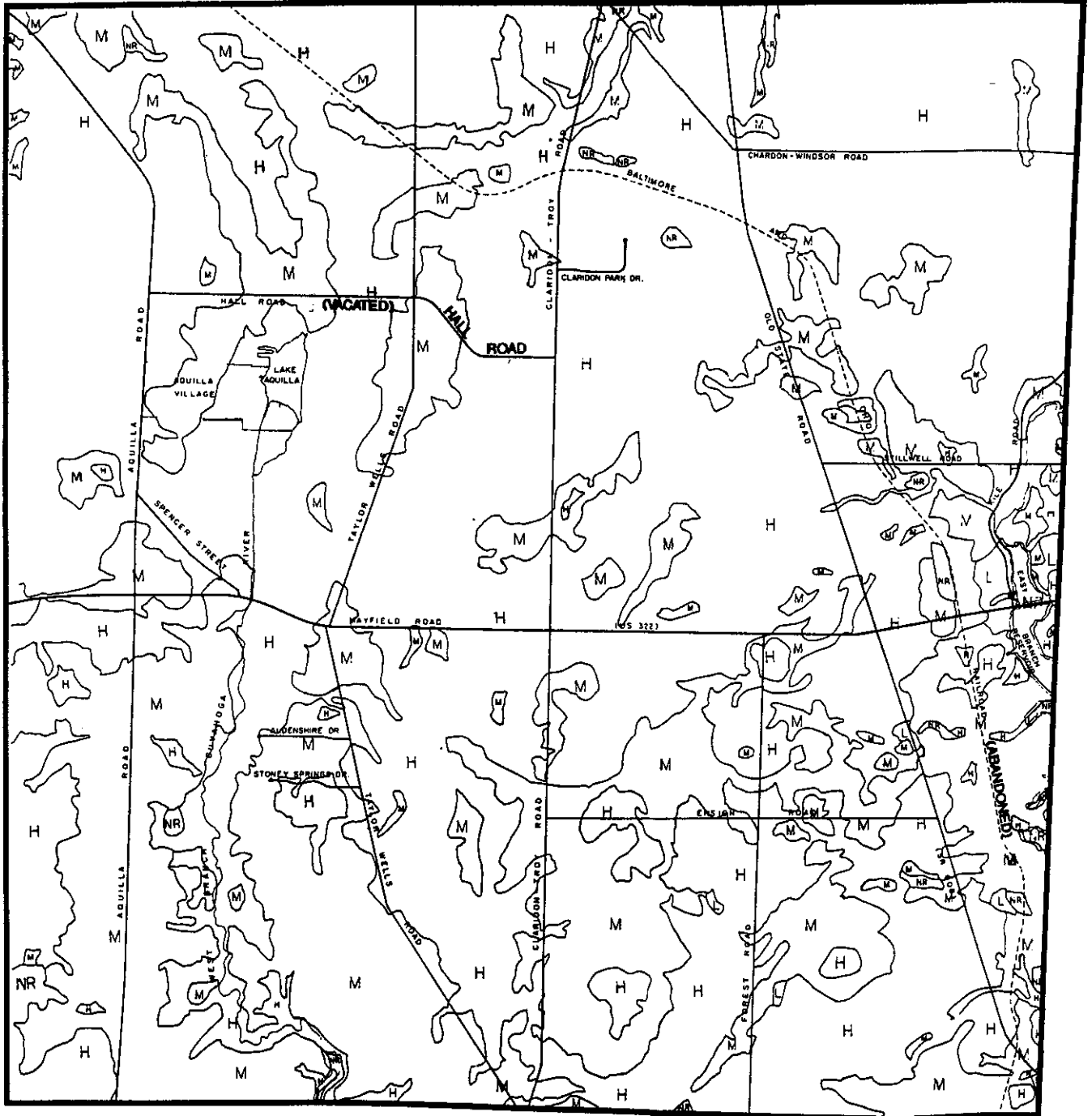
Potential frost action rates the possibility for damage resulting from heaving, excessive wetting, and loss of soil strength in areas where substantial ground freezing is common. Low soil strength coupled with frost heave may cause damage to roads and foundations.

### **Potential Frost Action Map Legend**

<u>Map Symbol</u>	<u>Rating</u>
L	Low
M	Moderate
H	High
NR	Not Rated

Map 13

Potential Frost Action



## **Depth to Seasonal High Water Table**

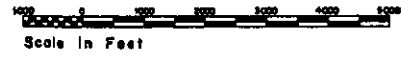
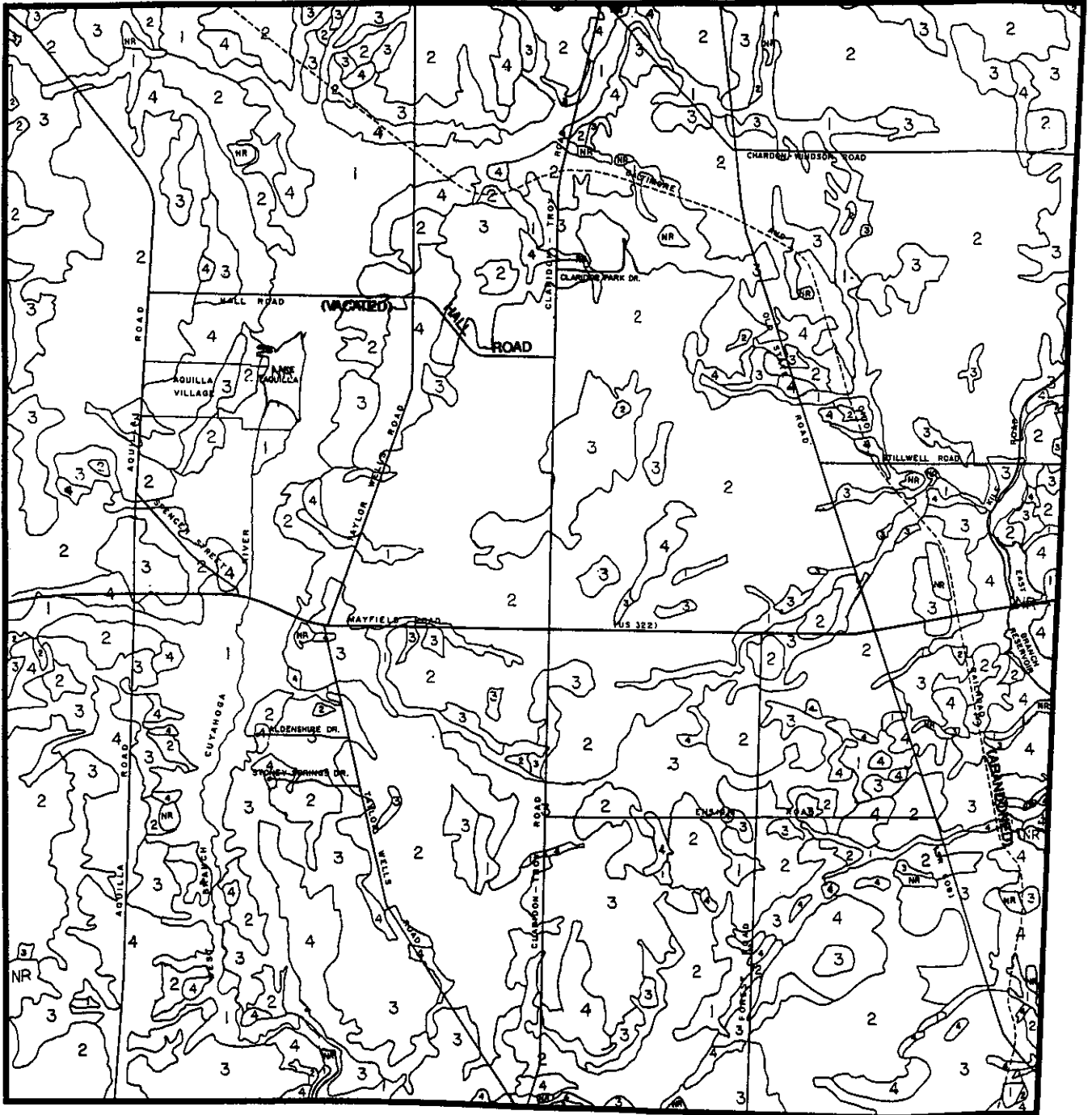
Depth to seasonal high water table indicates the shallowest depth at which the soil is saturated in a zone more than six inches thick for a continuous period of more than two weeks. A high seasonal water table may cause the improper operation of on-site sewage disposal systems, wet or flooded basements, and cracked or damaged foundations. Specially designed drainage systems and foundations may be required.

### **Depth To Seasonal High Water Table Map Legend**

<b><u>Map Symbol</u></b>	<b><u>Rating</u></b>
1	0 - 12 inches
2	12 - 24 inches
3	24 - 36 inches
4	Greater than 48 inches
NR	Not Rated

Map 14

Depth To Seasonal High Water Table



## **Permeability**

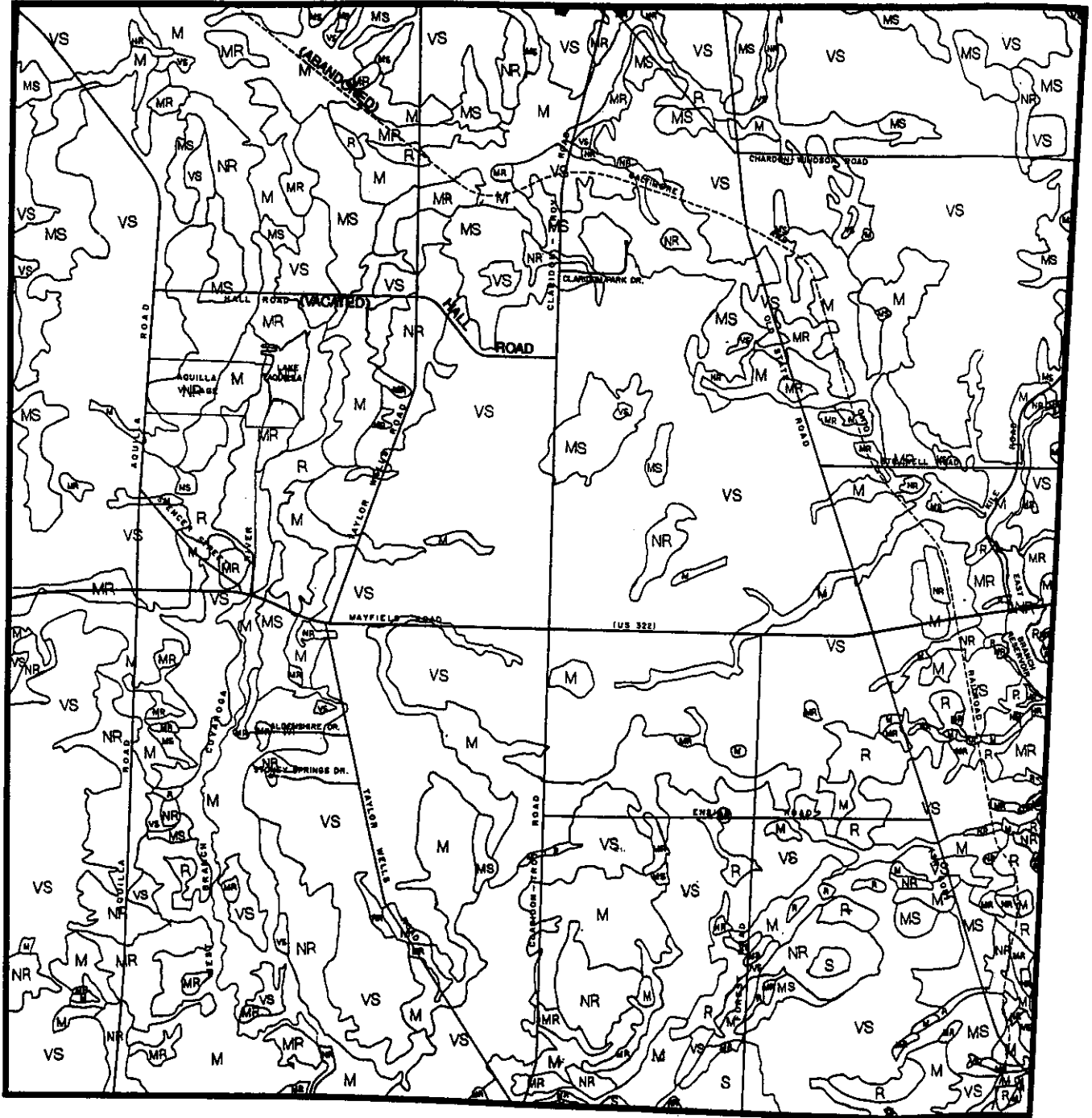
Permeability is an estimate of the rate of downward water movement in a soil horizon when it is saturated but allowed to drain freely. It is typically expressed in inches per hour (iph). The rate of permeability is primarily determined by the soil texture, structure, porosity, and infiltration tests. It is an important variable in the successful operation of septic tank leach fields.

### **Permeability Map Legend**

<b><u>Map Symbol</u></b>	<b><u>Rating</u></b>
VS	Very Slow: Less than 0.06 iph
S	Slow: 0.06 to 0.20 iph
MS	Moderately Slow: 0.2 to 0.6 iph
M	Moderate: 0.6 to 2.0 iph
MR	Moderately Rapid: 2.0 to 6.0 iph
R	Rapid: Greater than 6.0 iph
NR	Not Rated



Map 15  
Permeability



0 1000 2000 3000 4000 5000 6000  
Scale in Feet

## Watersheds and Water Basins

Claridon Township is part of three major water basins (the Cuyahoga River, the Chagrin River, and the Grand River) and five watersheds (see table 47 and the following map).

During periods of precipitation, all of the excess water that is not absorbed into the ground is called runoff. Eventually, the runoff travels through a watershed and into a stream, which in turn flows through downstream watersheds.

Runoff often produces soil erosion. Soil sediment can be regarded as a pollutant. It degrades water quality and can disrupt sensitive ecological conditions.

In recognition of the problems associated with soil erosion and water pollution, the Geauga County Board of Commissioners adopted soil sediment pollution regulations in 1979.

**Table 47**

### **Watersheds and Water Basins**

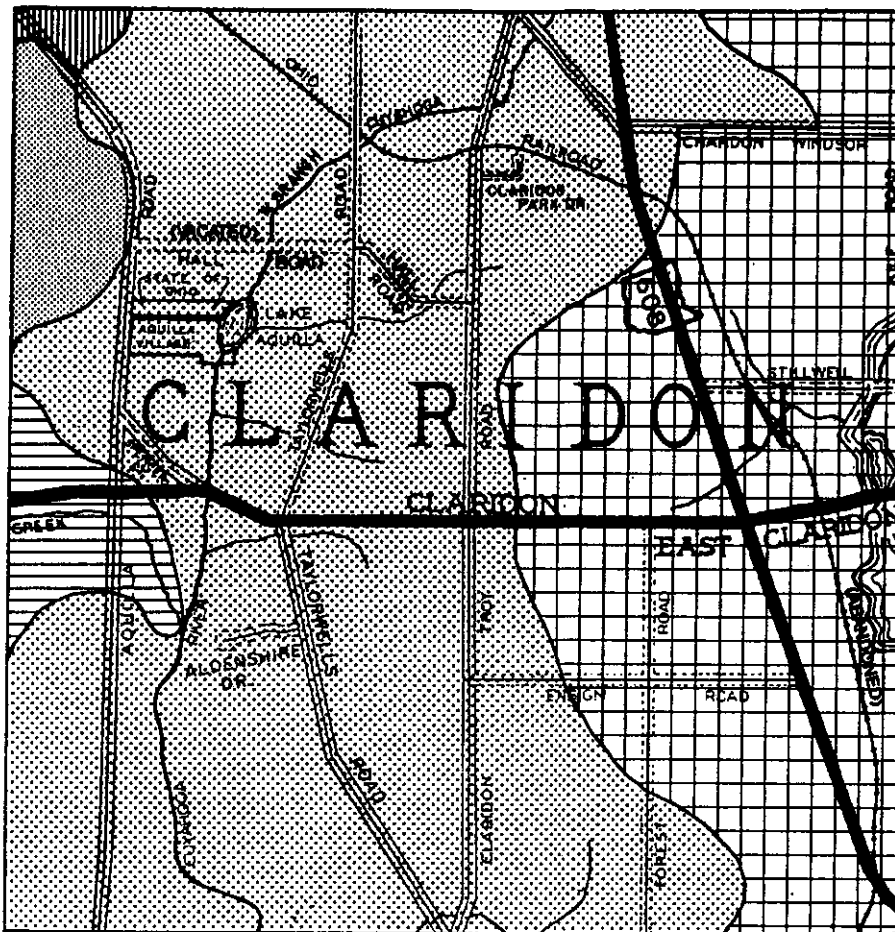
#### **Claridon Township**


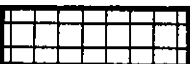
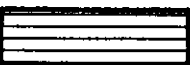


<u>Water Basin</u>	<u>Watershed</u>	<u>Area (acres)</u>	<u>% of Twp.</u>
Cuyahoga	West Branch	8,813.8	60.84
Cuyahoga	East Branch	4,703.6	32.47
Cuyahoga	Butternut Creek	443.1	3.06
Chagrin	Chagrin	465.6	3.21
Grand River	Big Creek	60.4	0.42
Total		<hr/> 14,486.5	<hr/> 100.00

Source: Ohio Capability Analysis Program, Ohio Department of Natural Resources, 1979

Map 16

Watersheds And Water Basins



-  West Branch Cuyahoga
-  East Branch Cuyahoga
-  Butternut Creek
-  Chagrin
-  Grand River



Not to Scale

## **Flood Plains**

Within Claridon Township, the east and west branches of the Cuyahoga River are designated as "100 year" flood hazard areas (such areas have a one percent chance of being flooded annually). This river system falls within the flood plain regulations adopted by the county pursuant to the National Flood Insurance Program. According to the regulations, proposed buildings within the flood plain must either be flood proofed or the first floor of such buildings, including the basement, must be raised a minimum of one foot above the 100 year base flood elevation.

Some other smaller areas shown on the flood plain map are also subject to flooding. Such locations have been delineated by the use of detailed soils data and are not considered "100 year" flood hazard areas.

Map 17

Flood Plain Areas



● FLOOD PLAIN AREAS

Scale in Feet

## Wetlands

The U. S. Department of the Interior--Fish and Wildlife Service (FWS)--in cooperation with other federal agencies, state agencies and private organizations and individuals conducted an inventory of the nation's wetlands. The generalized map on the following page is meant to represent the areas identified as wetlands by the FWS in Claridon Township.

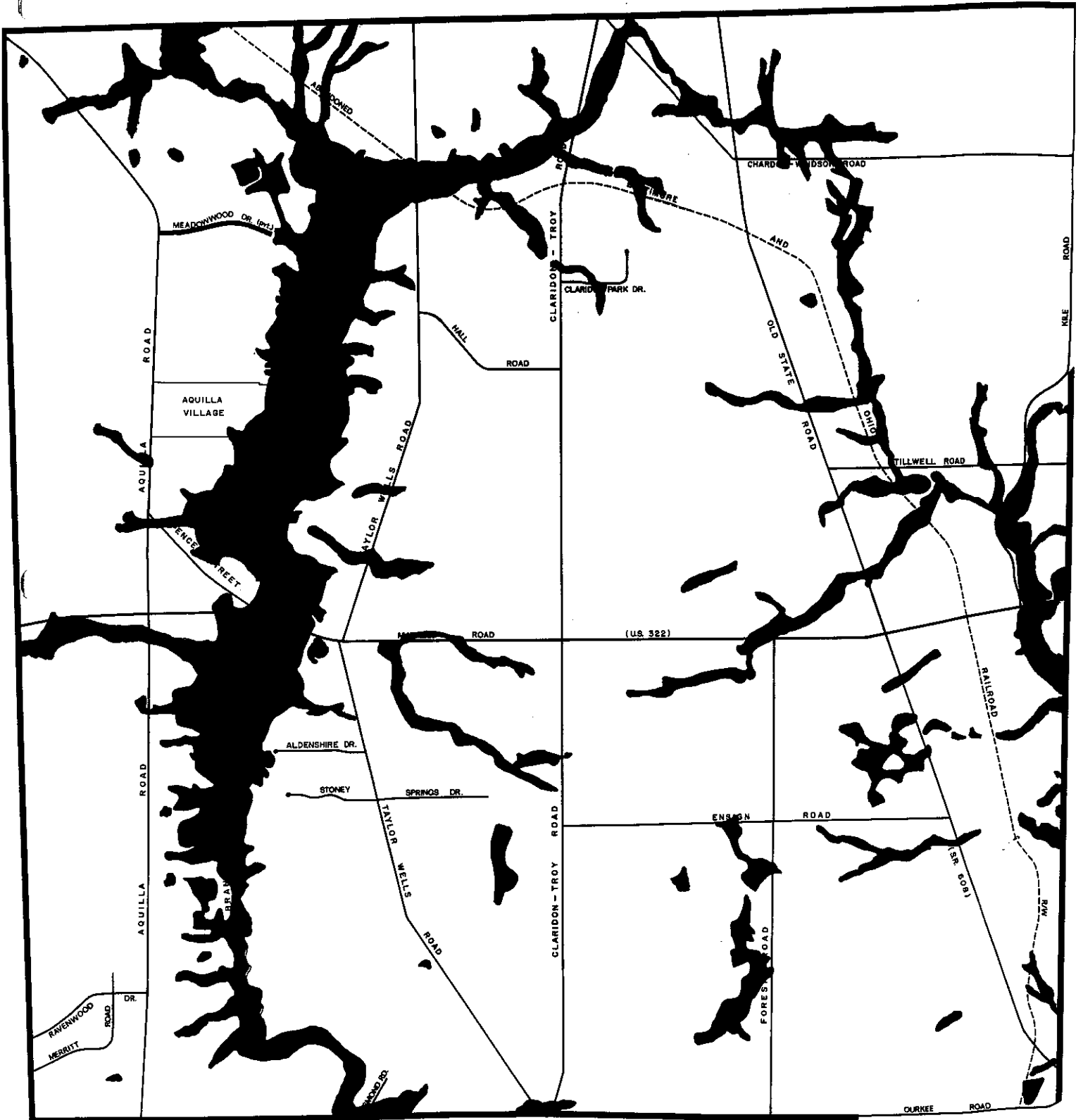
These areas were delineated by the FWS through the use of stereoscopic analysis of high altitude aerial photographs. Under the FWS classification system, wetlands must have one or more of the following three attributes:

1. Hydrophytic vegetation: Hydrophytic vegetation is 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: Hydric soils are soils that are saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions (absence of free oxygen) in the upper portion thereof.
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.

Map 18

Generalized Wetlands



Scale in Feet

## Drainage

Drainage describes the rapidity and the extent of the removal of water from the soil. The definitions below relative to drainage have been set forth by the Ohio Department of Natural Resources, Division of Lands and Soil:

Very Poorly Drained - Water is removed so slowly that the soil is saturated for an extended length of time.

Poorly Drained - Water is removed from the soil so slowly that it remains wet for long periods of time. The water table is commonly at or near the surface during a considerable part of the year.

Somewhat Poorly Drained - Water is removed from the soil so slowly that it remains wet for significant periods, but not all of the time. Somewhat poorly drained soils commonly have a slow permeable layer within the profile, a high water table, additions through seepage, or a combination of these conditions.

Moderately Well Drained - Water is removed from the soil somewhat slowly so that the profile is wet for a small but significant part of the time. Moderately well drained soils commonly have a slow permeable layer within or immediately beneath the surface soil and subsoil layers, a relatively high water table, additions of water through seepage, or some combination of these conditions.

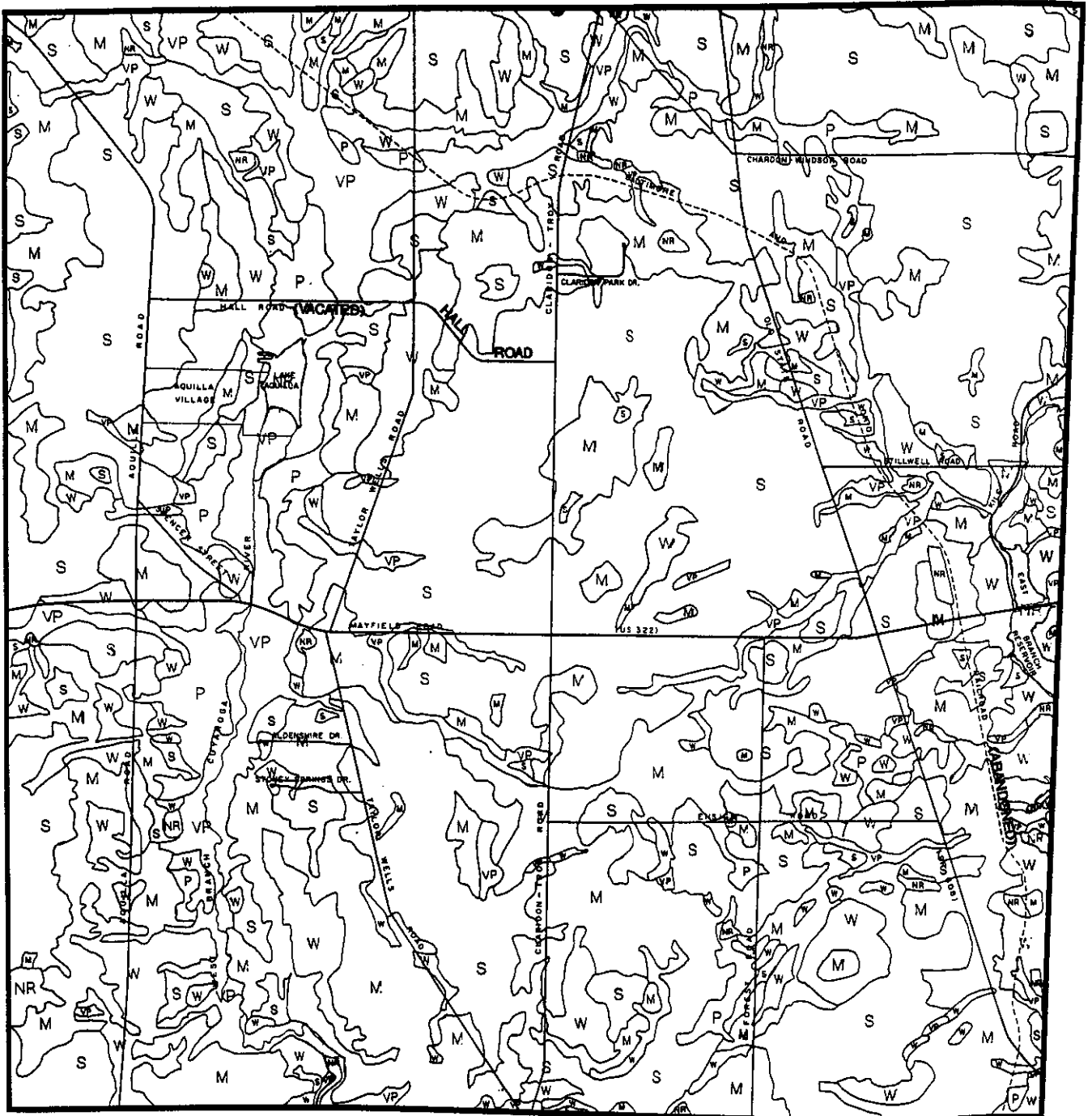
Well Drained - Water is removed from the soil readily, but not rapidly. Well drained soils are commonly loamy textured, although soils of other texture may also be well drained.



### Drainage Map Legend

<u>Map Symbol</u>	<u>Rating</u>	<u>Acres</u>	<u>% of Twp.</u>
VP	Very Poorly Drained	152.1	1.05
P	Poorly Drained	1,230.1	8.49
S	Somewhat Poorly Drained	7,125.0	49.18
M	Moderately Well Drained	3,819.7	26.37
W	Well Drained	1,887.0	13.03
NR	Not Rated	272.6	1.88

Map 19  
Drainage



## Ground Water Availability

According to the Division of Water, Ohio Department of Natural Resources, over 60 percent of the township has a ground water potential between 25-100 gallons per minute. The ground water in this area is drawn from sandstones of the Pottsville Group, the principal aquifer being the Sharon Conglomerate.

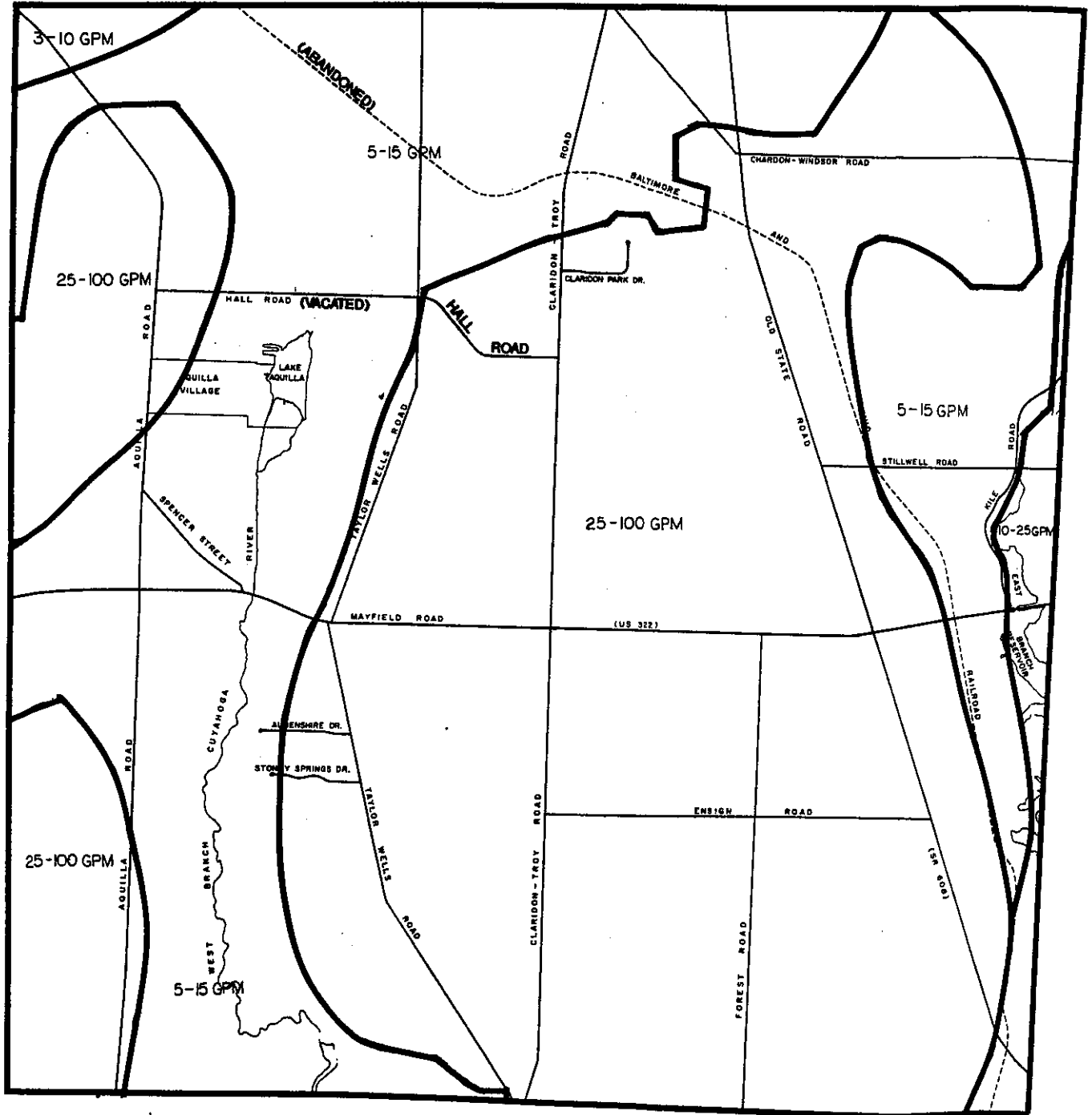
There are no central water supply systems in Claridon Township. Therefore, all of the water is generated through on-site wells. As a result, the management of ground water resources is a paramount concern in order to maintain quality and quantity. Potential pollution hazards should be minimized. Such hazards may include malfunctioning septic systems, improper brine disposal from oil and gas wells, as well as runoff from inappropriately applied fertilizers, herbicides, pesticides, and animal wastes.

## Ground Water Yields

<u>Expected Gallons Per Minute (GPM)</u>	<u>Acres</u>	<u>% of Township</u>
3-10 GPM	114.7	0.79
25-100 GPM	8,780.2	60.61
10-25 GPM	432.0	2.98
5-15 GPM	5,159.6	35.62

Map 20

Generalized Ground Water Availability



Scale in Feet

## Unified Soil Classification System

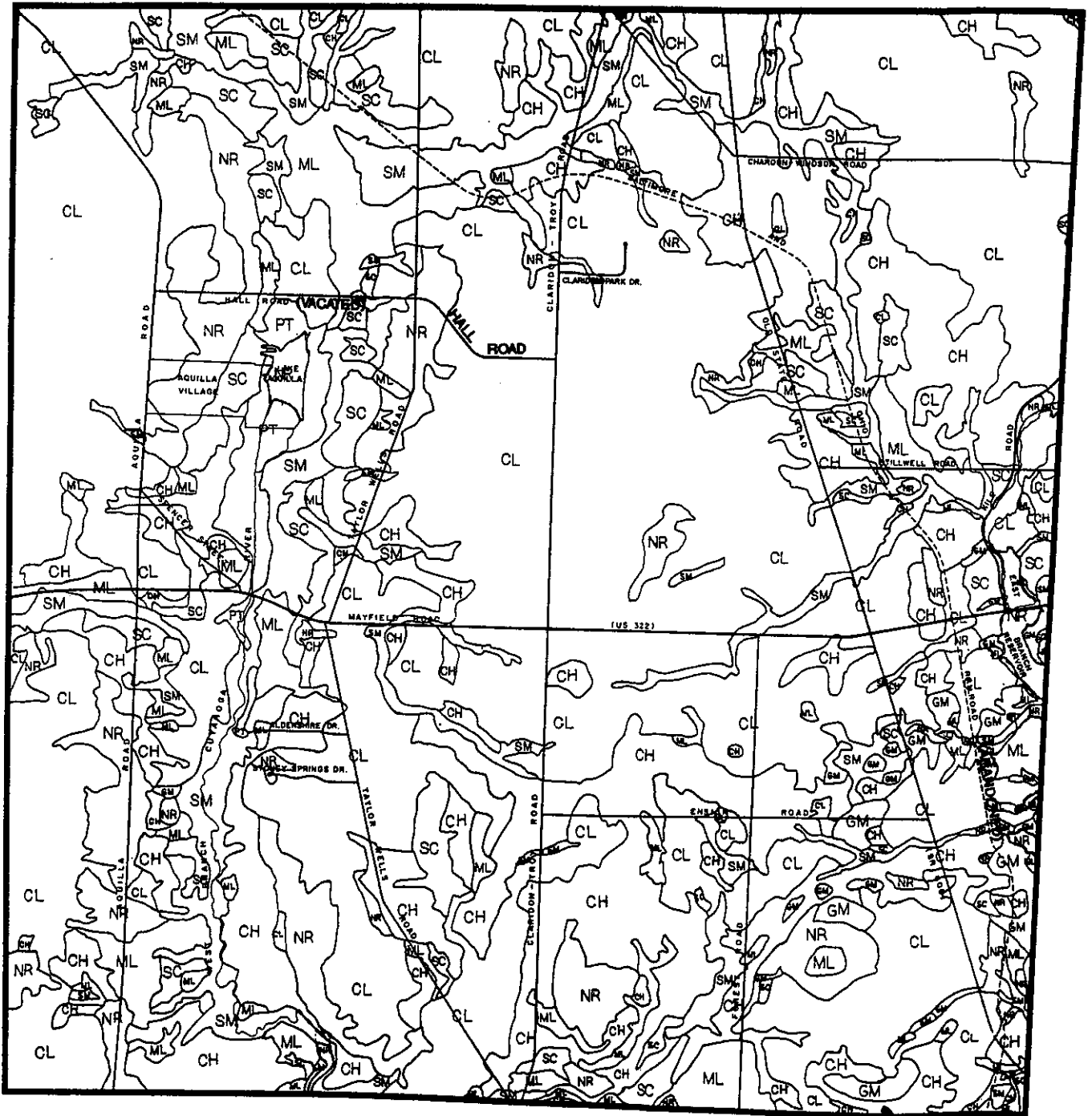
The unified system classifies soils according to properties that affect their use for construction purposes. Soil properties such as texture, plasticity index, liquid limit, and organic matter are identified which affect the bearing strength and the capability of the soil to support roads or building foundations.

### Unified Soil Classification Map Legend

<u>Map Symbol</u>	<u>Description</u>
GM	Silty gravels, gravel-sand-silt mixtures
SC	Clayey sands, sand silt mixtures
SM	Silty sands, sand silt mixtures
CL	Inorganic clays of low to medium plasticity, gravelly clay, sandy clays, silty clays, lean clays
CH	Inorganic clays of high plasticity, fat clays
ML	Inorganic silts and very fine sands, silty or clayey silts with slight plasticity
PT	Peat and other highly organic soils
NR	Not Rated

Map 21

Unified Soils Classification



## Corrosion Potential - Concrete

Corrosion potential is a measure of soil induced chemical action that dissolves or weakens unprotected concrete. The rate of corrosion is based mainly upon the texture, acidity, and sulfate content of the soil.

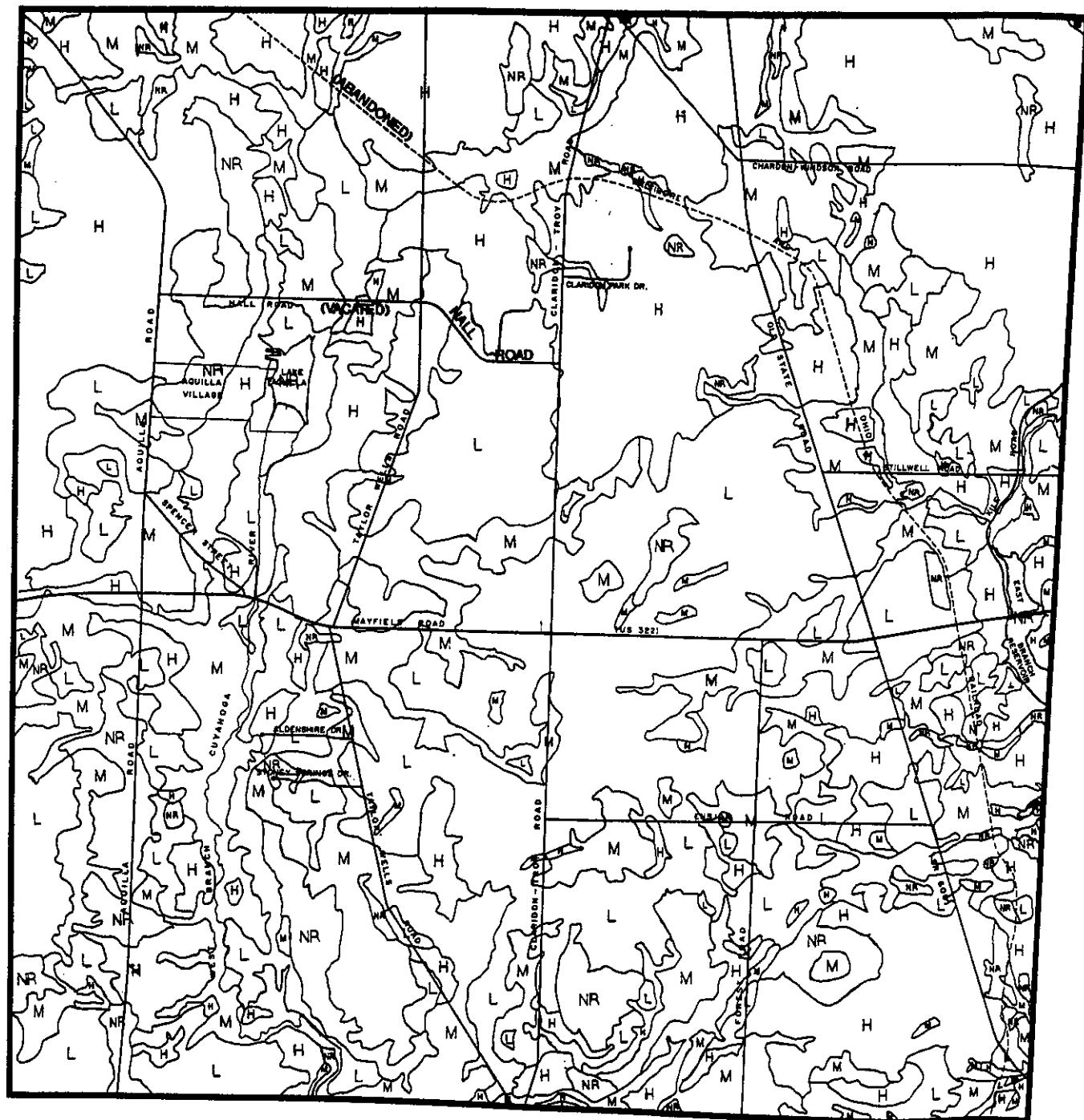
Properly treated concrete will minimize problems associated with underground installations such as footers, foundations, and utilities. A "high" rating represents an increased susceptibility to corrosion and a "low" rating reflects decreased potential for damage. Nearly three-fourths of the township is rated "high" for corrosion potential of uncoated concrete.

### Corrosion Potential - Concrete Map Legend

<u>Map Symbol</u>	<u>Rating</u>
L	Low
M	Moderate
H	High
NR	Not Rated

Map 22

Corrosion Potential: Concrete





## Corrosion Potential - Steel

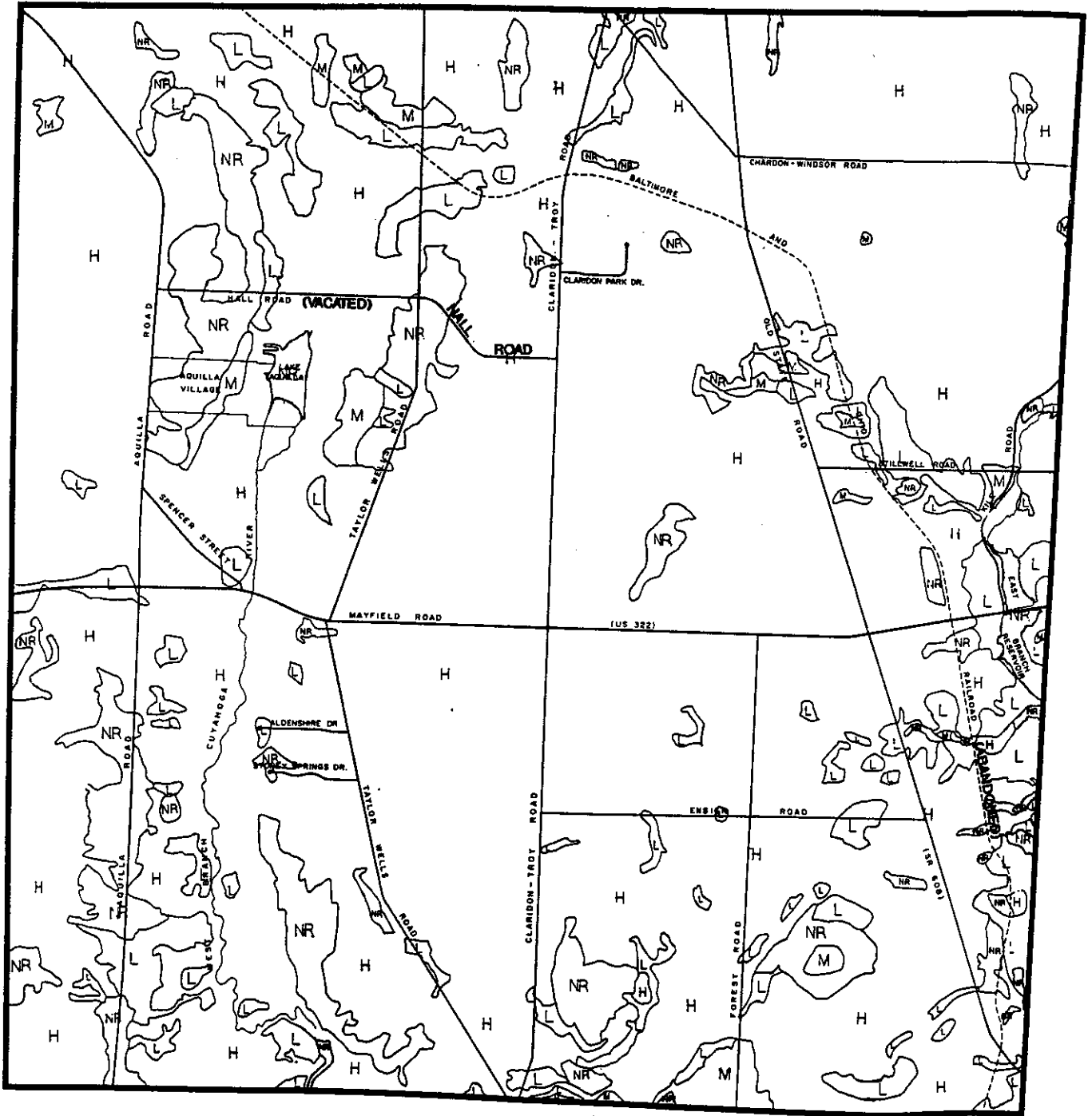
The risk of corrosion is a measure of soil-induced chemical action that dissolves or weakens uncoated steel. The rate of corrosion is related to soil moisture, particle size and distribution, total acidity, and electrical conductivity of the soil. Steel which intersects various soil boundaries is more prone to deterioration than otherwise. The use of appropriate construction techniques will help to alleviate many problems with foundations or utility lines associated with steel corrosion.

### Corrosion Potential - Steel Map Legend

<u>Map Symbol</u>	<u>Rating</u>
L	Low
M	Moderate
H	High
NR	Not Rated

Map 23

Corrosion Potential: Steel



## **Land Capability Analysis**

The physical data previously identified and mapped can be expressed in relationship to various land uses. This process is known as a land capability analysis. Land capability may also be defined as the ability of the land to support various uses without creating a significant negative impact upon the environment in the planning area.

The following types of land uses were selected for a capability analysis because they represent historical and current development trends in the township. It must be stressed that the capability maps are not site specific and, therefore, are not meant to replace an on-site investigation.

**Dwellings Without Basements:** Represents single family homes of three stories or less without basements. The foundation is assumed to be spread footings of reinforced concrete built on undisturbed soil at a depth of two feet or to a maximum frost penetration depth. The ratings include the soil characteristics affecting strength, settlement, excavation and construction. Soil settlement and strength are influenced by drainage, seasonal water table, flooding, shrink-swell, and potential frost action. Soil properties relative to the ease of excavation and construction are depth to bedrock, flooding, slope, and seasonal water table.

**Dwellings With Basements:** Represents single family homes of three stories or less with basements. The ratings considered the soil characteristics affecting strength, settlement, excavation and construction. Soil strength and settlement are influenced by drainage, seasonal water table, flooding, shrink-swell, and potential frost action. Soil properties relative to the ease of excavation and construction are depth to bedrock, flooding, slope, and seasonal water table.

**Commercial and/or Light Industrial:** Represents buildings of less than three stories without basements, built upon undisturbed soil. The foundation is assumed to be spread footings of reinforced concrete at a depth of at least two feet or to the maximum frost penetration depth. The

ratings include soil attributes affecting soil strength, settlement, excavation, and construction. The variables affecting the amount and ease of excavation are slope, depth to bedrock, and seasonal water table.

In addition, the following items were chosen to be a part of the capability analysis because they are closely related to the above uses.

Septic Tank Absorption Fields: Represents areas in which effluent from a septic tank is distributed into the soil through subsurface tiles, perforated plastic tubing or perforated pipe. The soil is evaluated between the depths of 24 to 72 inches. Soil adequacy for on-site sewage disposal is based upon permeability, flooding, seasonal water table, and depth to bedrock--all of which influence the absorption of the effluent. Other variables such as slope and depth to bedrock affect the installation of an on-site septic system as well.

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 vehicular traffic year round. 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. The variables rated which affect grading and excavation include slope, depth to bedrock, flooding, and a high seasonal water table. Other soil attributes that affect the construction of local roads include: drainage, shrink-swell, frost action, and seasonal water table.

Underground Utilities: Represents the installation of below-grade utilities such as sewer and water pipelines, telephone lines, and electrical lines. The ratings measure the soil attributes affecting corrosion, compactness, and ease of excavation. Compactness and the rate of corrosion are influenced by drainage, shrink - swell, seasonal water table, and corrosion of both steel and concrete. The ease of excavation is influenced by slope, depth to bedrock, and seasonal water table.

The following soil matrix (table 48) outlines all of the variables and their specified properties in the capability analysis. Each subsequent land capability map was produced based upon the ratings which accompany it. The ratings list the variables used, the parameters, and how each of the characteristics were categorized with regard to the specified land use. The following is a description of each rating category.

- SLIGHT (SL):** The rating provided when conditions for the given use are suitable. The degree of limitation is insignificant and can be easily overcome.
- MODERATE (M):** The rating provided when conditions for the given use are suitable, yet a degree of limitation exists which may be surmounted with proper engineering, design, and maintenance.
- SEVERE (S):** The rating provided when conditions exist which are unfavorable for the specified use. However, such conditions do not preclude the given use. Generally, appropriate engineering, design and maintenance are required.
- VERY SEVERE (VS):** The rating provided when conditions are very environmentally sensitive or unsuitable for the given use due to highly restrictive characteristics. In most instances, it is very difficult and possibly not cost-effective to attempt to overcome these limitations.
- NOT RATED (NR):** This designation includes disturbed areas that were not categorized such as quarries and cut and fill.

**Table 48**

**Soil Matrix**

Soils	Seasonal Water Table(inches)	Drain	Frost Action	Flooding	Bedrock (ft.)	Shrink/Swell	Permeability (lph)*	Corrosion Concrete*	Corrosion Steel*	Unified*
Bogart (Bg)	24-42	mod.	high	no	5+	low	.6-6	high	mod.	SC
Canadice (Ca)	0-12	poor	mod.	no	5+	mod.	-.06	mod.	high	CL
Canfield (Cd)	24-42	mod.	high	no	5+	low	.06-.2	mod.	mod.	ML
Carlisle (Cf)	0-12	very poor	high	yes	5+	mod.	2-6	low	high	PT
Chili (Cn)	72+	well	mod.	no	5+	low	2-6	high	low	ML
Chili (Cy)	72+	well	mod.	no	5+	low	2-6	high	low	ML
Conotton (Co)	72+	well	mod.	no	5+	low	2-6	high	low	ML
Ellsworth (Eh)	24-36	mod.	mod.	no	5+	low	6-20	high	low	GM
Ellsworth (Em)	24-36	mod.	mod.	no	5+	mod.	-.02	mod.	high	CL
Fitchville (Fc)	12-30	somewhat	high	no	40-60"	mod.	-.02	mod.	high	CL
Glenford (Gf)	24-36	mod.	high	no	5+	mod.	.2-.6	low	high	CL
Haskins (Hs)	12-30	somewhat	high	no	5+	mod.	.2-.6	mod.	mod.	CL
Holly (Ho)	0-6	poor	high	yes	5+	high	-.02	mod.	high	CH
Jimtown (Jt)	6-18	somewhat	high	no	5+	low	.2-2	mod.	high	SM
Lordstown (Lr)	72+	well	mod.	no	20-40"	low	.6-2	high	high	SC
Lordstown (Lx)	72+	well	mod.	no	20-40"	-	-	-	-	-
Loudonville (Ly)	72+	well	mod.	no	20-40"	-	-	-	-	-
Mahoning (Mg)	12-30	somewhat	high	no	5+	mod.	-.02	low	high	CL
Mahoning (Ms)	12-30	somewhat	high	no	40-60"	mod.	-.02	low	high	CL
Mitiwanga (Mt)	12-30	somewhat	high	no	20-40"	-	-	-	-	-
Orrville (Or)	12-24	somewhat	high	yes	5+	low	.6-2	mod.	high	CL
Oshtemo (Os)	60+	well	low	no	5+	low	2-6	high	low	SC
Rawson (Rm)	30-48	mod.	mod.	no	5+	high	.6-2	low	high	CH
Rittman (Rs)	24-42	mod.	high	no	5+	low	.6-2	high	high	CL
Sebring (Sb)	0-6	poor	high	yes	5+	low	.2-.6	low	high	ML
Wadsworth (Wb)	12-30	somewhat	high	no	5+	low	-.02	high	high	CL
Willette (Wt)	0-12	very poor	high	yes	5+	low	.6-2	low	high	PT

\*Horizon dependent variables: A horizon is defined as a layer of soil approximately parallel to the surface that has distinct characteristics produced by soil forming processes.

**Table 49**

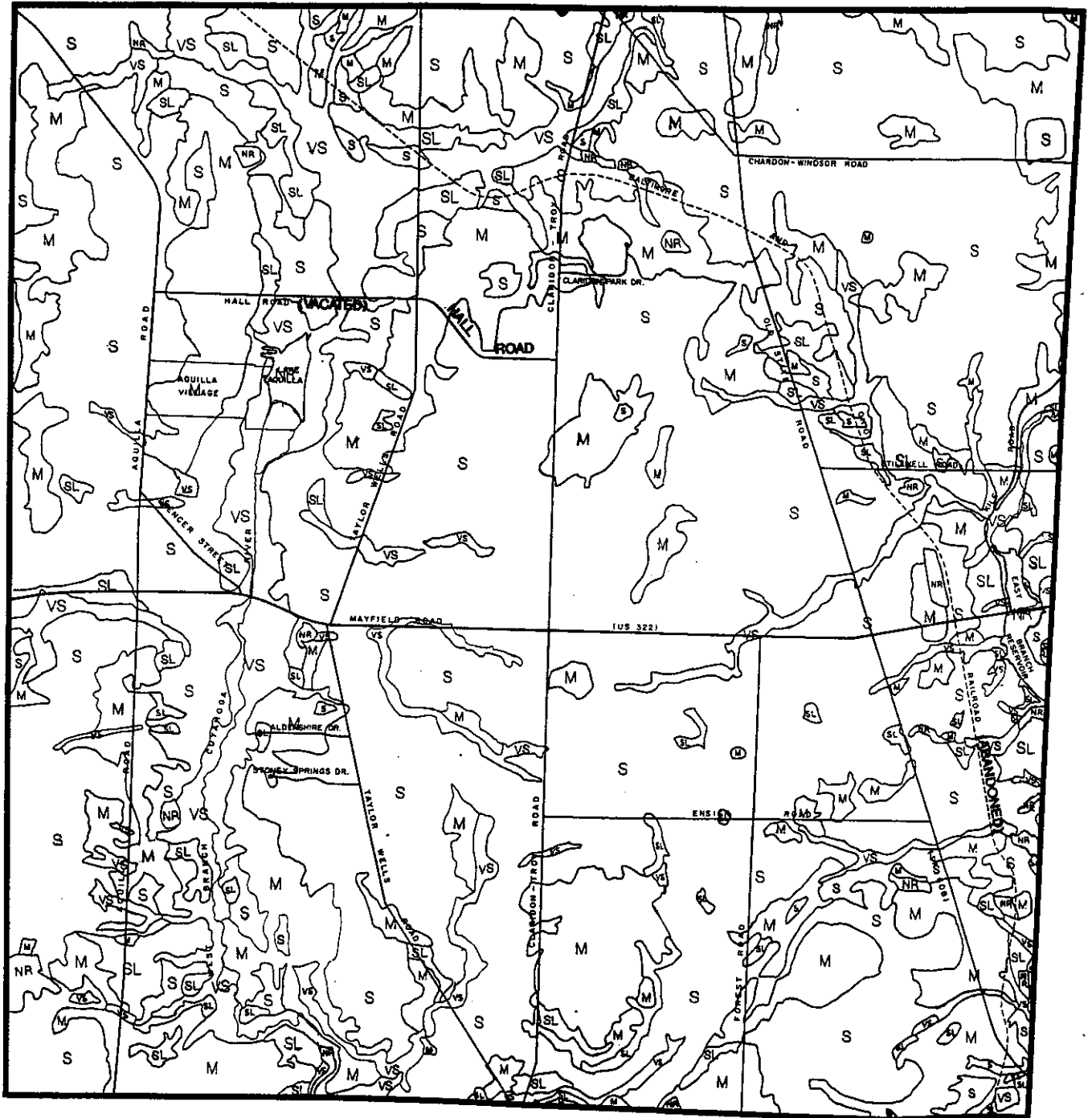
**Limitations For Dwellings Without Basements**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Drainage	WD, MWD	SPD	PD, VPD	- - - -
Unified Classification	GM, SM, SC	ML, CL	CH	PT
Seasonal Water Table	>60"	24-60"	12-24"	0-12"
Shrink-Swell	Low	Moderate	High	- - - -
Potential Frost Action	Low	Moderate	High	- - - -
Bedrock	>60"	20-60"	- - - -	- - - -
Slope	0-6%	6-12%	12-18%	>18%
Flooding	None	- - - -	- - - -	Frequent

\* Results in an automatic "unsuitable" rating

Map 24

Capability For Dwellings Without Basements





**Table 50**

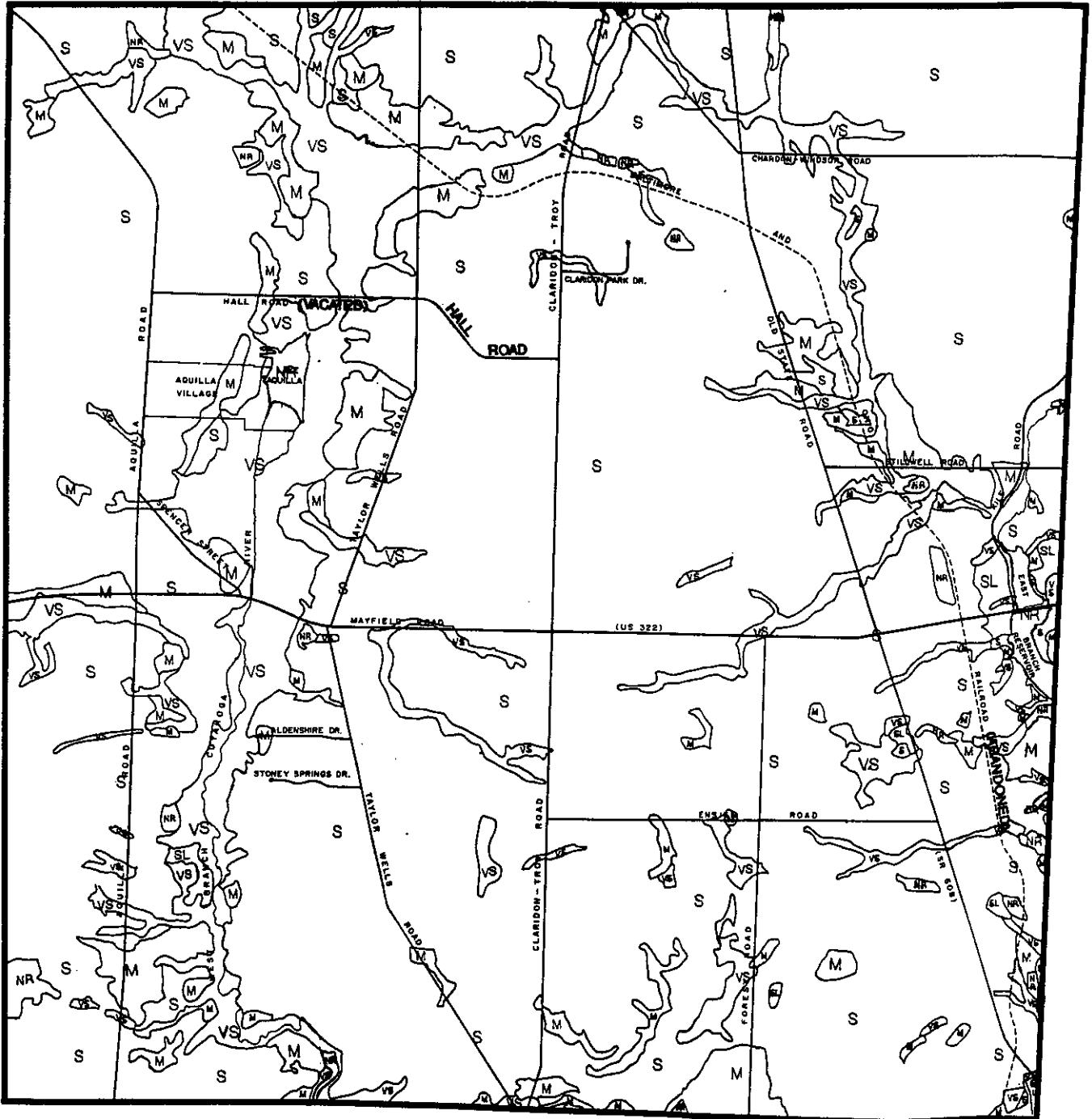
**Limitations For Dwellings With Basements**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Drainage	WD	MWD	SPD, PD	VPD
Unified Classification	GM, SM, SC	ML, CL	CH	PT
Seasonal Water Table	>60"	36-60"	12-36"	0-12"
Shrink-Swell	Low	Moderate	High	- - - -
Potential Frost Action	Low	Moderate	High	- - - -
Bedrock	>60"	- - - -	20-60"	- - - -
Slope	0-6%	6-12%	12-18%	>18%
Flooding	None	- - - -	- - - -	Frequent

\* Results in an automatic "unsuitable" rating

Map 25

Capability For Dwellings With Basements



**Table 51**

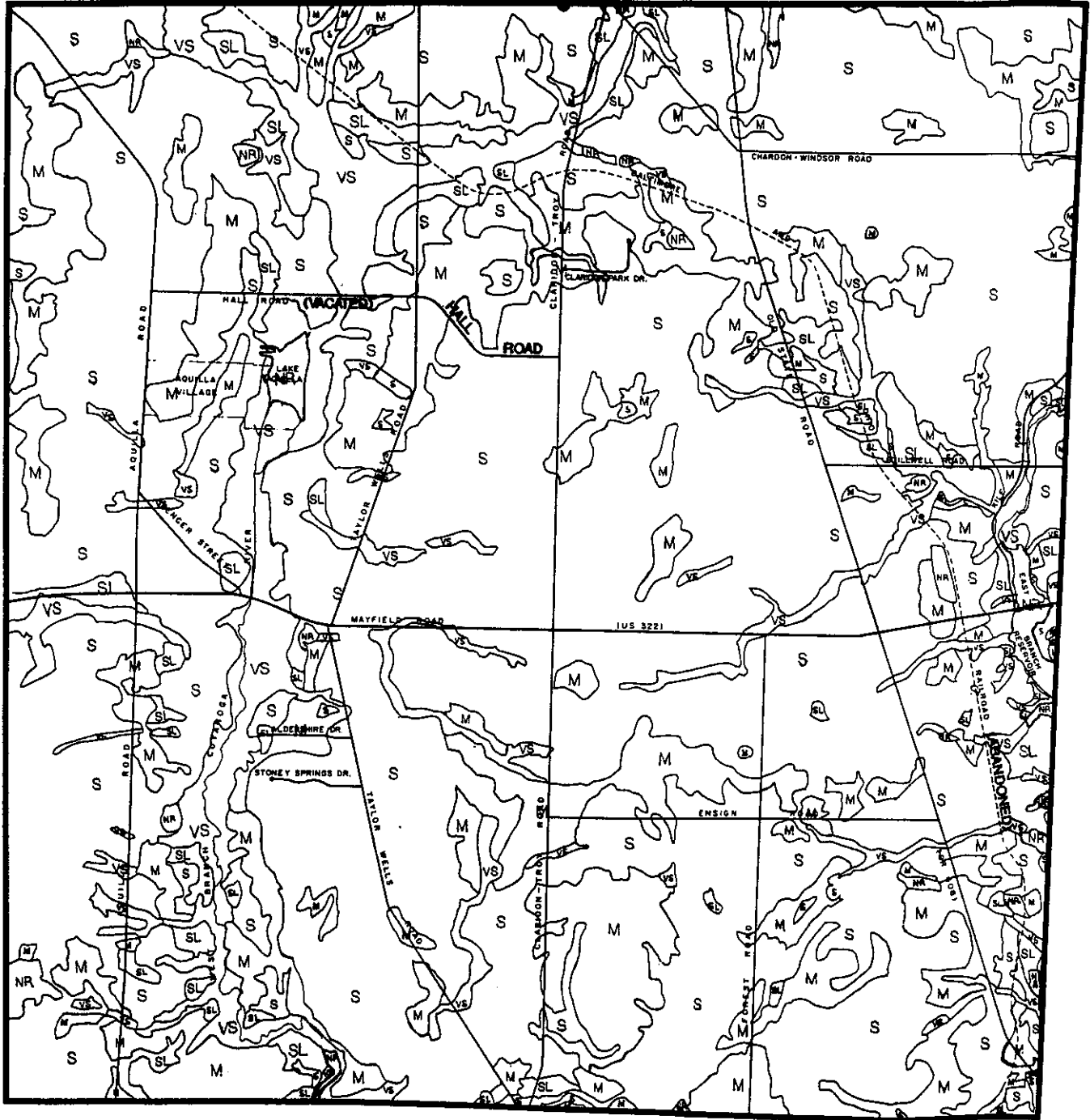
**Limitations For Commercial And/Or Light Industrial Structures**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Drainage	WD, MWD	SPD	PD, VPD	- - - -
Unified Classification	GM	SM, SC, ML, CL	CH	PT
Depth to Seasonal Water Table	>60"	36-60"	12-36"	0-12"
Shrink-Swell	Low	Moderate	High	- - - -
Bedrock	>60"	20-60"	- - - -	- - - -
Slope	0-6%	- - - -	6-12%	>12%

\* Results in an automatic "unsuitable" rating

Map 26

Capability For Commercial And/Or Light Industrial Structures



**Table 52**

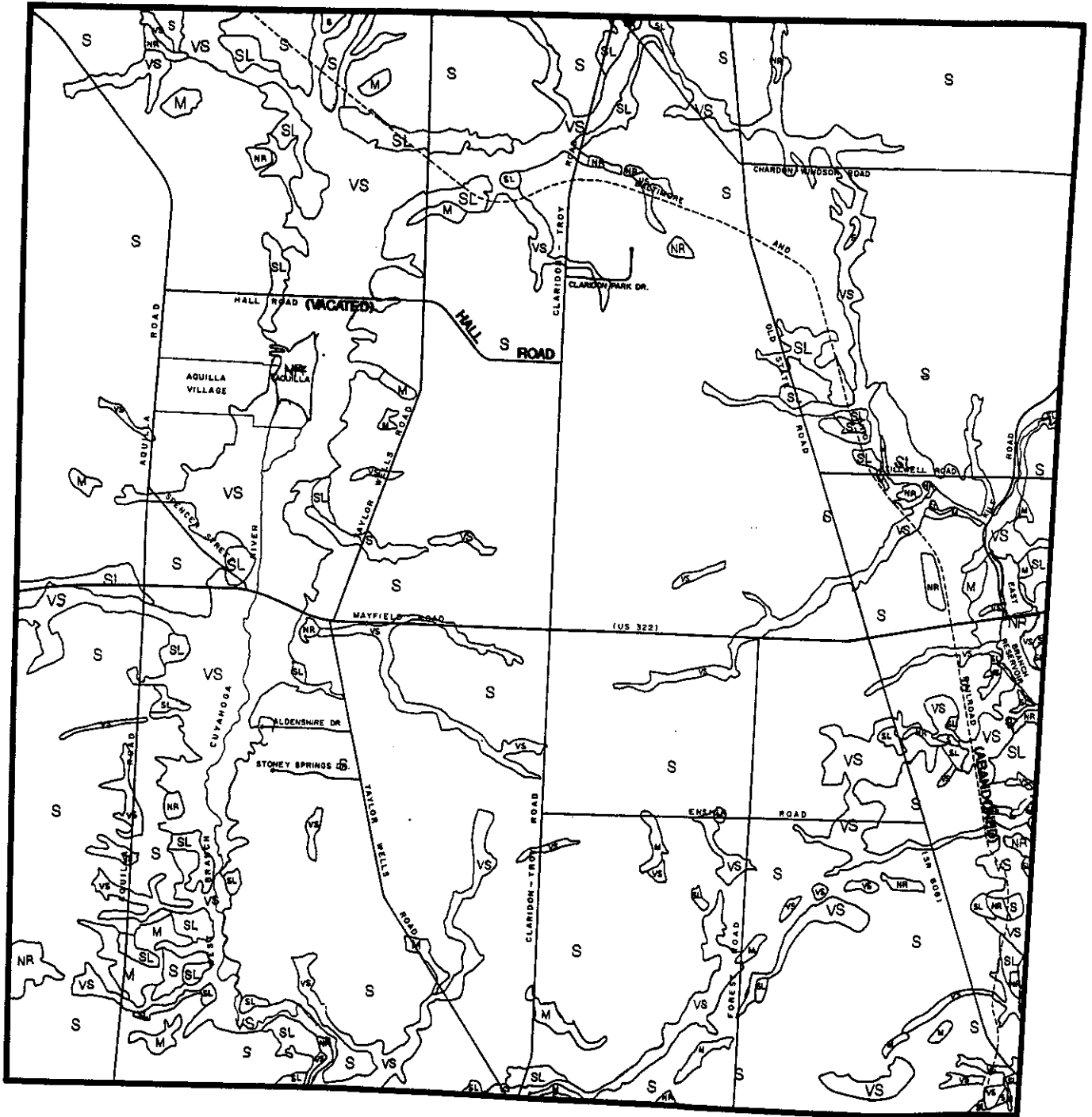
**Limitations For Septic Tank Absorption Fields**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Permeability	MR, R	M	MS, S, VS	- - - -
Flooding	None	- - - -	- - - -	Frequent
Slope	0-6%	6-12%	12-18%	+18%
Bedrock	+60"	- - - -	- - - -	20-60"
Seasonal Water Table	+60"	30-60"	12-36"	0-12"

\* Results in an automatic "unsuitable" rating

Map 27

Capability For On-Site Septic Tank Absorption Fields



Scale in Feet

**Table 53**

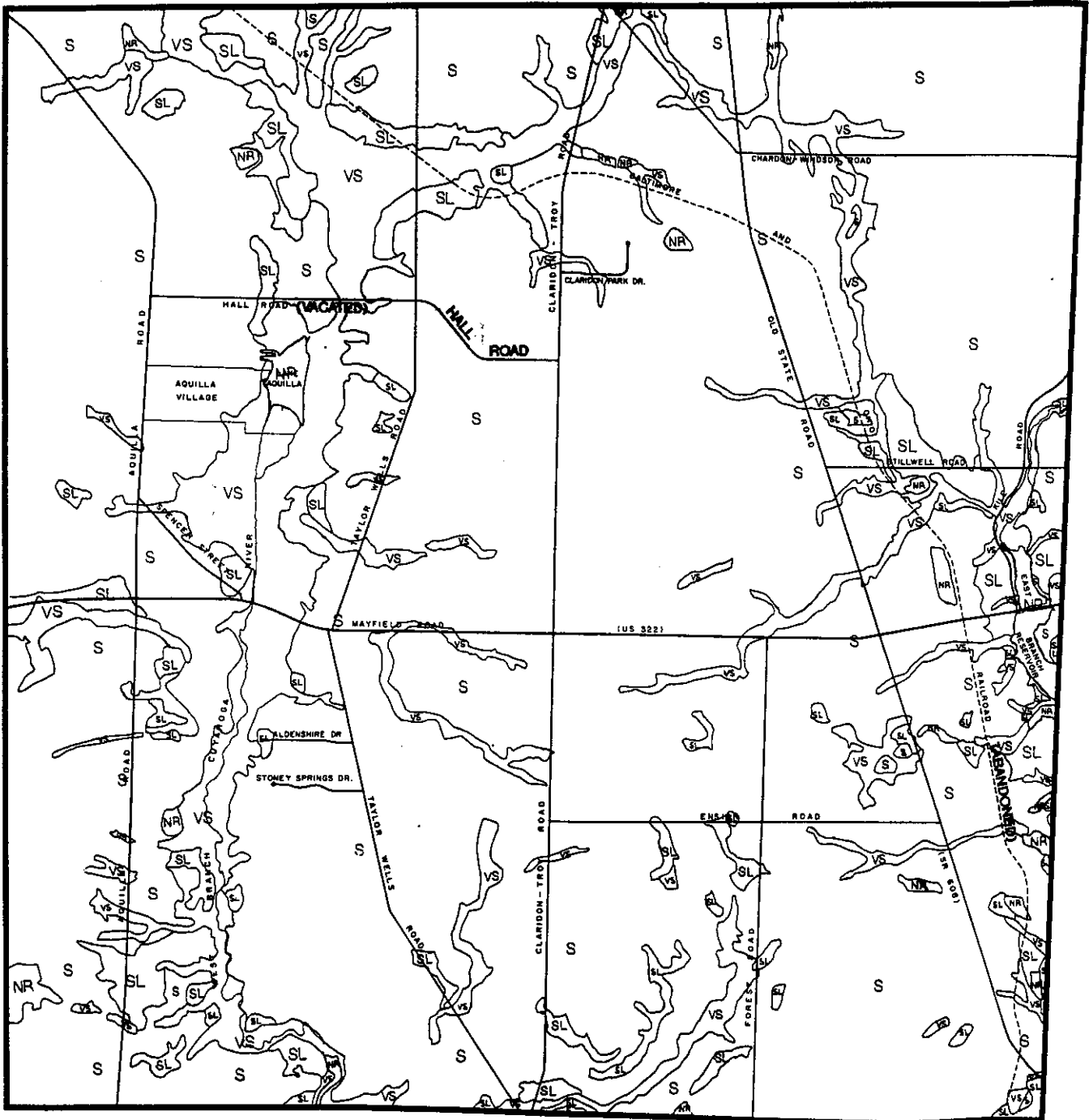
**Limitations For Local Roads**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Drainage	WD, MWD	SPD	PD	VPD
Flooding	None	- - - -	Frequent	- - - -
Slope	0-6%	6-12%	12-18%	>18%
Bedrock	>40"	20-40"	- - - -	- - - -
Unified Soil Classification	GM, SM, SC	ML, CL	CH	PT
Shrink-Swell	Low	Moderate	High	- - - -
Frost Action	Low	Moderate	High	- - - -
Depth To Seasonal Water Table	>60"	36-60"	12-36"	<12"

\* Results in an automatic "unsuitable" rating

Map 28

Capability For Local Roads



Scale in Feet



**Table 54**

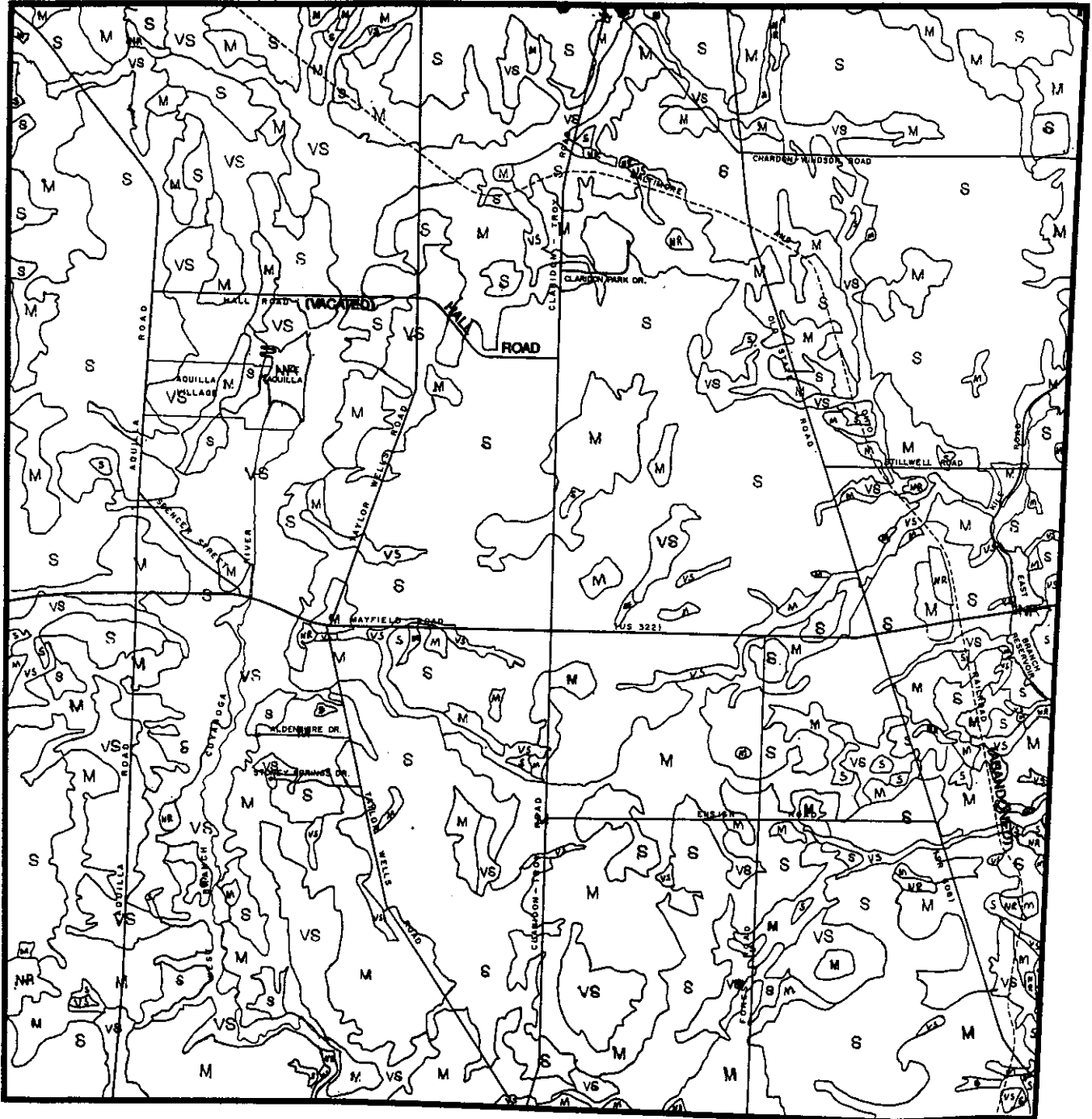
**Limitations For Underground Utilities**

	<u>Slight</u>	<u>Moderate</u>	<u>Severe</u>	<u>Very Severe*</u>
<u>Variables</u>				
Drainage	WD	MWD	SPD, PD	VPD
Seasonal Water Table	>60"	36-60"	12-36"	0-12"
Shrink-Swell	Low	Moderate	High	- - - -
Bedrock	>60"	- - - -	- - - -	20-60"
Corrosion Steel	Low	Moderate	High	- - - -
Corrosion Concrete	Low	Moderate	High	- - - -
Slope	0-6%	6-12%	12-18%	>18%

\* Results in an automatic "unsuitable" rating

Map 29

Capability For Underground Utilities



## Composite Capability

The following composite capability map provides a total overview of the township. The map reflects all of the physical features that were discussed earlier in this portion of the plan.

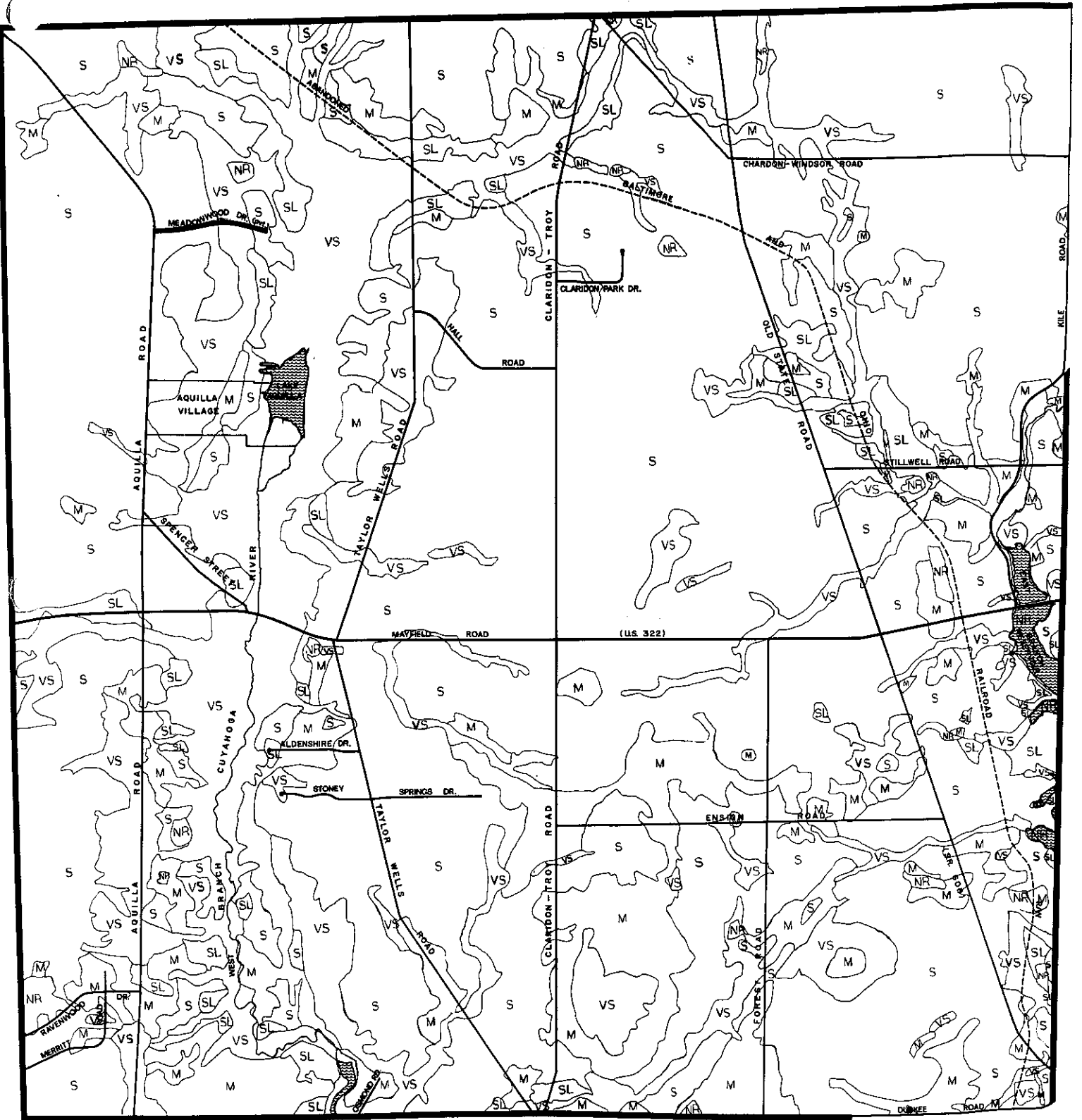
A rating system (see table 55) has also been devised. Generally, the areas rated "slight" have the best potential to support development; and, cover a very small percentage of the township (see composite capability map). The next category is "moderate." Areas rated "moderate" have a fair potential to support development and are limited and scattered throughout the township. The dominant rating found in the township is "severe." Although there are more limitations relative to this category, it does not preclude development--provided appropriate engineering, design and maintenance mechanisms are employed. The final rating, "very severe," is reserved for those areas which should be left undisturbed due to extreme environmentally sensitive conditions. The "not rated" category applies to disturbed areas, such as gravel pits or locations where cut and fill activities have occurred.

### Composite Capability Map Legend

<u>Symbol</u>	<u>Rating</u>
SL	Slight
M	Moderate
S	Severe
VS	Very Severe
NR	Not Rated

Map 30

**Composite Capability**



**Table 55****Summary of Soil Capability Ratings**

<u>Soils</u>	<u>Septic Tanks</u>	<u>Dwell. With Basements</u>	<u>Dwell. Without Basements</u>	<u>Commercial/ Light Industry</u>	<u>Local Roads</u>	<u>Under- Ground Utilities</u>
Bogart (Bg)	sev.	sev.	mod.	mod.	mod.	mod.
Canadice (Ca)	v. sev.	sev.	sev.	sev.	sev.	sev.
Canfield (Cd)	sev.	sev.	mod.	mod.	mod.	mod.
Carlisle (Cf)	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.
Chili (Cn)	slight	slight	slight	slight	mod.	mod.
Chili (Cy)	sev.	sev.	sev.	sev.	sev.	sev.
Conotton (Co)	sev.	sev.	sev.	sev.	sev.	sev.
Ellsworth (Eh)	sev.	sev.	sev.	sev.	sev.	sev.
Ellsworth (Em)	v. sev.	v. sev.	sev.	v. sev.	v. sev.	v. sev.
Fitchville (Fc)	sev.	sev.	sev.	sev.	sev.	sev.
Glenford (Gf)	sev.	sev.	mod.	mod.	sev.	sev.
Haskins (Hs)	sev.	sev.	sev.	sev.	sev.	sev.
Holly (Ho)	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.
Jimtown (Jt)	sev.	sev.	sev.	sev.	sev.	sev.
Lordstown (Lx)	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.
Lordstown (Lr)	v. sev.	v. sev.	mod.	mod.	sev.	v. sev.
Loudonville (Ly)	sev.	sev.	mod.	mod.	sev.	v. sev.
Mahoning (Mg)	v. sev.	sev.	sev.	sev.	sev.	sev.
Mahoning (Ms)	v. sev.	v. sev.	v. sev.	sev.	sev.	v. sev.
Mitiwanga (Mt)	sev.	sev.	sev.	sev.	sev.	v. sev.
Orrville (Or)	v. sev.	v. sev.	v. sev.	v. sev.	sev.	sev.
Oshemo (Os)	sev.	slight	slight	slight	slight	sev.
Rawson (Rm)	sev.	sev.	mod.	mod.	sev.	mod.
Rittman (Rs)	sev.	sev.	mod.	mod.	sev.	mod.
Sebring (Sb)	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.
Wadsworth (Wb)	sev.	sev.	sev.	sev.	sev.	sev.
Willette (Wt)	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.	v. sev.

## CHAPTER IV

### RECOMMENDATIONS

#### **Basis For Recommendations**

The following recommendations are meant to provide the appropriate basis for the adoption of compatible zoning regulations for Claridon Township. The land use plan map (at the end of this chapter) illustrates the various districts discussed. The recommendations are based primarily upon the land capability analysis. Other items considered were the results of the questionnaire distributed to township residents, recognized planning and zoning principles, and information obtained from various meetings with township officials. A proposed township zoning map (at the end of this chapter) has been formulated which is in harmony with the land use plan map.

Of particular note is the support that the concept of zoning has in Claridon Township. This was documented through the results obtained from the survey of township residents. For example, a majority of the respondents indicated that the following objectives of zoning are very important to them: to protect property values (98.2%), to protect the character of the community (95.5%), to control the type of development (94.7%), to protect the quality of the environment (93.3%), to direct development into areas best suited to it (92.6%), to control the pace of development (87.4%), to separate incompatible land uses (84.8%), and to protect the economy of the community (80.4%).

#### **Residential Districts**

The districts designated for residential and related purposes on the land use plan map represent the highest proportion of the township's area. Two residential districts are recommended based upon the land capability analysis (Chapter III). The area delineated as low (L) density is generally rated severe to very severe and includes designated flood hazard areas, substantial wetlands, areas with shallow depth to bedrock, and relatively low expected ground water yields (5-15 gpm). The low density district represents 3,115.46 acres or 21.51% of the township's total land area. The area within the medium to low (M-L) density district is generally

rated moderate to severe. The expected groundwater yields in this area are more than adequate for domestic use. The medium to low density district includes 10,892.66 acres or 75.19% of the township.

The township survey results relative to preferred residential lot sizes revealed that the majority of the respondents chose a minimum lot size of three acres (58.9%). This was followed by a preferred lot size of five acres by 19.2%. Over 85% of those responding desired to have a minimum lot size of three or more acres for residential purposes. The highest percentage of the responses for the best lot frontage for residential use was in the category of 200 feet (29.4%). A minimum of 150 feet was chosen by 25.7% and 250 feet by 22.4%.

The Claridon Township officials are advised to carefully examine the capability factors outlined in Chapter III when formulating zoning regulations pertaining to the minimum size of a lot and related requirements for the residential districts. The low density district should be designated R-5 and the medium-low density district R-3 on the zoning map. These areas are indicated as "R-L" and "R-ML" respectively on the land use plan map. In light of the capability analysis, it is recommended that the minimum lot size in the R-5 zone be five acres per single family dwelling. In the R-3 area, the recommended minimum lot size per single family dwelling is three acres.

Since its inception, the construction of any two family or multi-family housing in the M-1 Multi-Family Residence District has been nonexistent. This may be due to a number of factors. Among them is a lack of the necessary infrastructure to support such high density development. Further, the land capability ratings for the affected area do not support such high density development. A large portion of this district lies within the designated flood hazard zone. In addition, the expected groundwater yields are somewhat limited, being included in an area where central water supplies are not recommended. Finally, the manufactured home park in the township; and Aquilla Village, an incorporated political subdivision which lies within the township, appear to offer options and fill the demand with regard to affordable housing opportunities within the community. For these reasons, it is recommended that the multi-family district be absorbed into the respective R-5 and R-3 zoning districts.

## **Commercial District**

The recommended commercial (C) area as shown on the land use plan map, consists primarily of land along the north and south sides of Mayfield Road (U.S. Route 322) at various road intersections. These include Aquilla Road, Taylor-Wells Road, Kile Road, Claridon-Troy Road, and S.R. 608. The intent of the commercial district boundaries is to include existing business establishments and to provide adequate space for future expansion.

Interestingly, the survey results indicated that the residents appear to be satisfied with the availability of shopping facilities. In response to the question, "In general, are there (shopping facilities) in reasonable reach?" Over 90% of the respondents said "yes." Question number 10 on the survey asked, "Would you like to see the following located within the township?"; 59.5% said "no" to shopping (groceries, clothing, other), 72.8% said "no" to restaurants (with liquor), and 46.4% said "no" to restaurants (without liquor). Finally, with regard to the existing commercially zoned property within the township, 60.8% of the respondents indicated that it should remain the same.

The township currently has about 45 acres in commercial use. The area recommended for commercial purposes on the land use plan map represents approximately 158 acres. The amount of land delineated for commercial purposes should be adequate for the existing and future needs of the community and the retail/service trade area. The commercial district represents only 1.09% of the township's total land area. Township officials should closely examine the land capability factors outlined in the previous chapter when determining the commercial zoning district criteria. The composite capability map indicates that the majority of the commercial zone is rated severe. Because central sewer and water facilities are not available in the commercial district, the capability of the land to support on-site sewage and water facilities should be taken into consideration. In conjunction with sewage and water needs, adequate space for a commercial structure, accessory structures and uses, driveways for ingress/egress, parking area, loading/unloading spaces, signage, and utilities should be studied. A minimum lot size of three acres is recommended.



## **Industrial District**

There is one area designated for light industrial (I) purposes on the land use plan map. It is located north off of Mayfield Road along both sides of the abandoned railroad right-of-way. It is comprised of about 28 acres or 0.19% of the township. According to the survey results, a majority of the respondents (60.3%) indicated that they would not like to see a light industrial park developed in the township.

Any additional type of industry which locates in Claridon Township will depend upon what is permitted under the adopted zoning resolution. Due to the current lack of central sewage treatment and water supply facilities, it is recommended that only light industry be considered. From a land capability perspective, industries requiring large amounts of water and subsequently discharging above average quantities of treated effluent may not be desirable. The land capability analysis provided in Chapter III should be carefully analyzed by township officials when drafting appropriate zoning standards for industrial development. In this same light, it is recommended that the minimum lot area requirement in the industrial district be carefully reviewed. An appropriate density is critical to the provision of an adequate amount of area for an on-site sewage treatment system, a water well, a building or structure, an accessory structure, driveways for ingress/egress, parking area, loading/unloading spaces, utilities, and signage.

## **Institutional District**

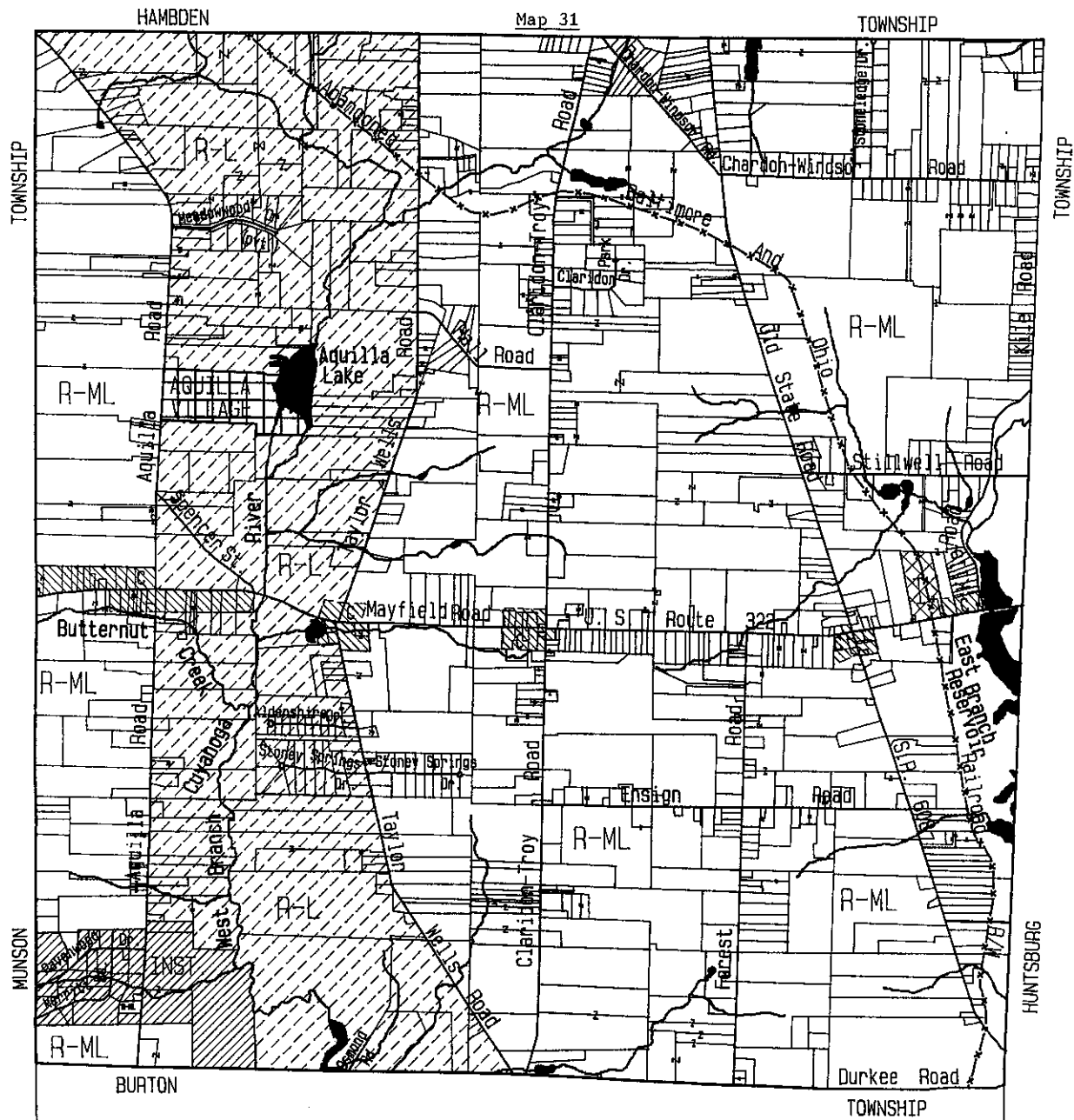
In order to provide for controlled development by Geauga County governmental agencies on land which is presently owned by the Geauga County Board of Commissioners, an Institutional District has been established. It is located in the southwest corner of the township. The total area in this district is approximately 292 acres or 2% of the township's land base. This area is served by a central sanitary sewer operated by Geauga County. The minimum lot size requirement is two acres with central sanitary sewer, according to the current zoning resolution.

## **Adoption, Implementation, And Review**







In the introductory segment of this document, it was stressed that zoning should be based upon a land use plan. In order to implement that goal, it is recommended that the Claridon Township Zoning Commission and Board of Township Trustees utilize this plan as a foundation upon which reasonable and defensible zoning regulations may be built.

It must be emphasized, however, that township land use planning and zoning--if it is to be effective--must be viewed as an ongoing process. Therefore, following the adoption of appropriate zoning regulations, planning activities should not be terminated. Successful planning and zoning requires a continuous effort on the part of public officials in order to meet changing land use needs and circumstances in the community. As a result, a program for periodic review and update of the land use plan and zoning resolution should be established.

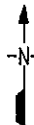
With respect to the adoption of zoning regulations, it is recommended that the township officials continue to utilize The Geauga County Model Township Zoning Resolution (revised 1994) prepared by the county planning commission in conjunction with the county prosecutor's office. The Model will provide a sound legal basis for the township's zoning and it can be amended to conform with the specific needs and desires of the community as well.



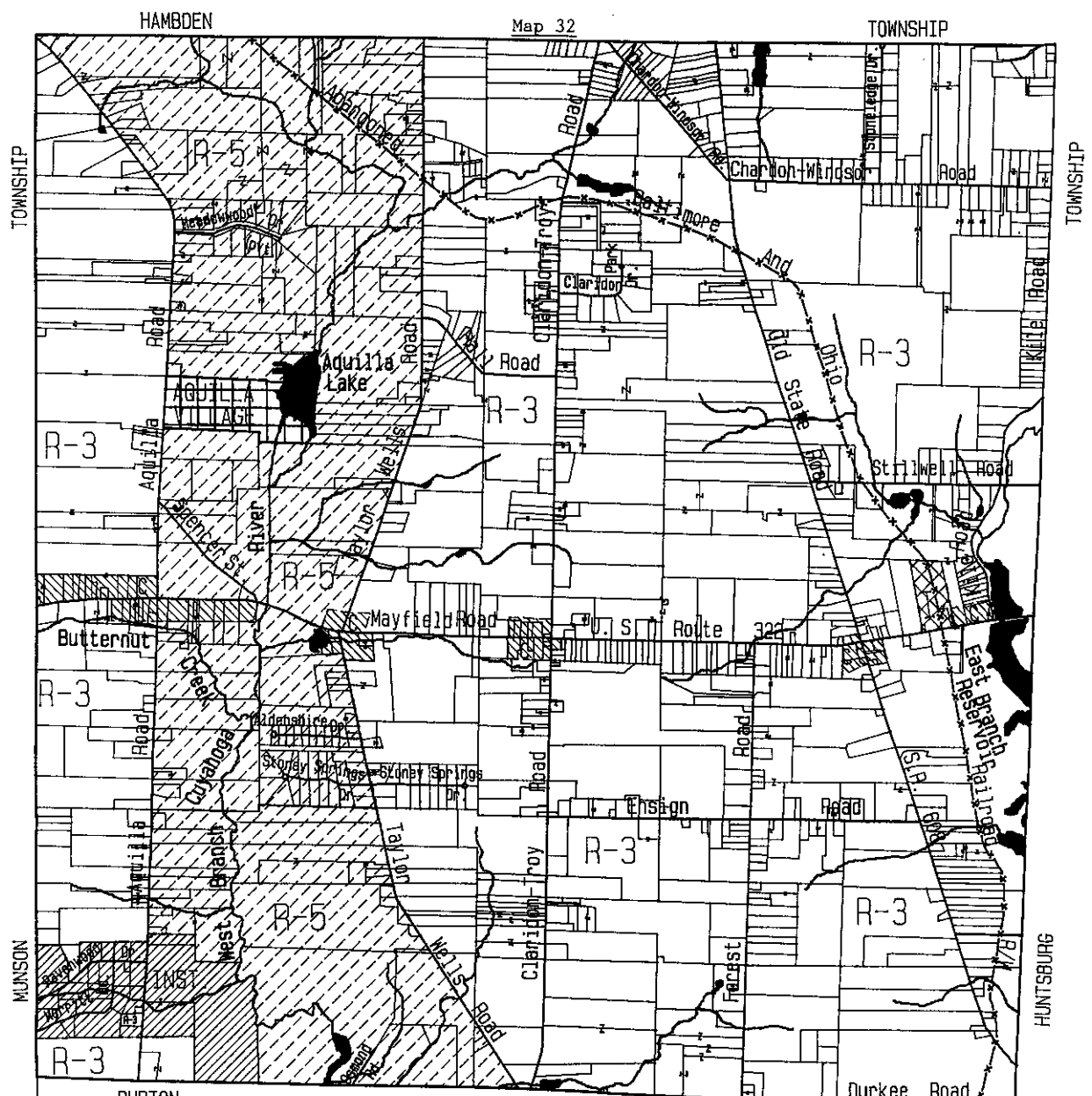
DISTRICTS:

-  INCORPORATED AREA NOT SUBJECT TO TOWNSHIP ZONING
-  R-L: RESIDENTIAL LOW DENSITY
-  R-ML: RESIDENTIAL MEDIUM/LOW DENSITY
-  C: GENERAL COMMERCIAL
-  I: RESTRICTED INDUSTRIAL
-  INST.: INSTITUTIONAL







1000 0 1000 2000 3000 4000 5000  
 Scale In Feet



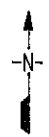
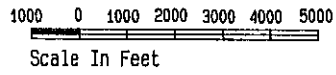
PREPARED BY THE GEauga COUNTY PLANNING COMMISSION JANUARY 1984. NOTE: THE GEauga COUNTY PLANNING COMMISSION DOES NOT WARRANT THE ACCURACY OF THIS MAP. IT IS NOT BASED UPON A LAND SURVEY.  
 REV. OCTOBER 1984



ZONING DISTRICTS:

-  INCORPORATED AREA NOT SUBJECT TO TOWNSHIP ZONING
-  R-5: SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 5 ACRES
-  R-3: SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 3 ACRES
-  C: GENERAL COMMERCIAL
-  I: RESTRICTED INDUSTRIAL
-  INST.: INSTITUTIONAL

CLARIDON TOWNSHIP  
ZONING MAP  
(PROPOSED)



AN AMENDMENT TO THE CLARIDON TOWNSHIP ZONING MAP IS HEREBY ADOPTED BY THE BOARD OF TOWNSHIP TRUSTEES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

TRUSTEE: \_\_\_\_\_

TRUSTEE: \_\_\_\_\_

TRUSTEE: \_\_\_\_\_

CLERK: \_\_\_\_\_

EFFECTIVE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 19\_\_\_\_.

CLERK: \_\_\_\_\_

PREPARED BY THE GEORGIA COUNTY PLANNING COMMISSION JANUARY, 1984. NOTE: THE GEORGIA COUNTY PLANNING COMMISSION DOES NOT WARRANT THE ACCURACY OF THIS MAP. IT IS NOT BASED UPON A LAND SURVEY. REV. OCTOBER, 1984

## Appendix

SURVEYS SENT: 994  
 SURVEYS RECEIVED: 425  
 RESPONDED: 42.76%

**CLARIDON TOWNSHIP SURVEY: 1993**

1. Do you own or rent your dwelling?

	<u>No.</u>	<u>%</u>
a) own	409	99.3
b) rent	3	0.7

2. Do you live in a mobile home?

	<u>No.</u>	<u>%</u>
a) yes	35	8.4
b) no	380	91.6

3. How long have you lived in Claridon Township? (Please check only one answer).

	<u>No.</u>	<u>%</u>
a) 0 - 5 years	89	21.5
b) 6 -10 years	70	16.9
c) 11 - 20 years	99	23.9
d) over 20 years	156	37.7

4. On what size lot is your dwelling situated? (Please check only one answer).

	<u>No.</u>	<u>%</u>
a) less than 3 acres	141	34.3
b) 3 - 5 acres	113	27.5
c) over 5 acres	157	38.2

5. Do you feel the township should allow for the following everywhere in the township?  
(Please check each answer).

	<u>Yes</u>		<u>No</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
a) space for mobile homes	64	15.7	344	84.3
b) multi-family housing	66	16.2	341	83.8
c) two-family homes (duplexes)	157	38.1	255	61.9
d) modular homes	212	52.0	196	48.0
e) mother-in-law suites	331	81.5	75	18.5

6. The township presently allows two-family and multi-family (3 or more) housing in one specified area of the township (see township zoning map, zone M-1). Would you like to see this area:

	<u>Same</u>		<u>Increased</u>		<u>Decreased</u>		<u>Eliminated</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
a) two-family housing	232	56.3	74	18.0	41	9.9	65	15.8
b) multi-family housing	210	53.6	39	9.9	40	10.2	103	26.3

7. Presently the township is zoned Commercial in several areas located along Mayfield Road (see township map, zone C). Would you like to see these areas:

	<u>No.</u>	<u>%</u>
a) same	253	60.8
b) increased	87	20.9
c) decreased	41	9.9
d) eliminated	35	8.4

8. Presently the township has an Industrial zone located on Mayfield Road, west of the Reservoir (see township map, zone I). Would you like to see this area:

	<u>No.</u>	<u>%</u>
a) same	234	56.5
b) increased	87	21.0
c) decreased	35	8.5
d) eliminated	58	14.0

9. In general, are these facilities in reasonable reach? (Please check each answer).

	<u>Yes</u>		<u>No</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
a) shopping facilities	379	90.5	40	9.5
b) recreation and leisure facilities for adults	348	84.3	65	15.7
c) recreation and leisure facilities for children	330	81.1	77	18.9
d) educational facilities	378	92.0	33	8.0
e) personal services (doctor, beautician, accountant, etc.)	371	89.6	43	10.4

10. Would you like to see the following located within the township?  
(Please check each answer).

	<u>Yes</u>		<u>No</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
a) restaurants (with liquor)	110	27.2	295	72.8
b) restaurants (without liquor)	216	53.6	187	46.4
c) shopping (groceries, clothing, other)	167	40.5	245	59.5
d) recreational facilities	239	58.9	167	41.1

11. Zoning and other land use regulations have many objectives. (Please indicate your feelings about each of the objectives listed below by CHECKING the appropriate column).

	<u>I</u> <u>Important</u>		<u>NI</u> <u>Not Important</u>	
	<u>I</u>		<u>NI</u>	
	<u>No.</u>	<u>%</u>	<u>No.</u>	<u>%</u>
a) to protect property values	389	98.2	7	1.8
b) to protect the character of the community	383	95.5	18	4.5
c) to protect farmland	352	88.0	48	12.0
d) to protect properties from flood damage	315	79.2	83	20.8
e) to protect the quality of the environment	375	93.3	27	6.7
f) to protect open space	346	86.9	52	13.1
g) to provide for recreational areas	258	64.8	140	35.2
h) to protect the economy of the community	315	80.4	77	19.6
i) to control the pace of development	347	87.4	50	12.6
j) to separate incompatible land uses	328	84.8	59	15.2
k) to direct development into areas best suited to it	363	92.6	29	7.4
l) to control the type of development	377	94.7	21	5.3

12. What do you feel is the best lot size for residential development? The current minimum lot size is 3 acres. (Please check only one answer).

	<u>No.</u>	<u>%</u>
a) less than 3 acres	60	14.6
b) 3 acres	242	58.9
c) 4 acres	16	3.9
d) 5 acres	79	19.2
e) over 5 acres	14	3.4



13. What do you feel is the best lot frontage for residential development?  
 (Please check only one answer).

	<u>No.</u>	<u>%</u>
a) less than 150 feet	23	5.7
b) 150 feet	104	25.7
c) 200 feet	119	29.4
d) 250 feet	91	22.4
e) 300 feet	42	10.4
f) over 300 feet	26	6.4

14. In your opinion, what should be the minimum amount of floor area required for a residential dwelling? The present minimum required for a single family home is 1,000 square feet in the residential district. (Please check only one answer).

	<u>No.</u>	<u>%</u>
a) less than 1000 square feet	16	3.9
b) 1000 square feet	152	37.2
c) 1250 square feet	98	23.9
d) 1500 square feet	81	19.8
e) 1750 square feet	28	6.9
f) 2000 square feet	22	5.4
g) over 2000 square feet	12	2.9

15. Would you like to see a light industrial park in Claridon Township?

	<u>No.</u>	<u>%</u>
a) yes	161	39.7
b) no	245	60.3

16. Are you satisfied with Claridon Township zoning?

	<u>No.</u>	<u>%</u>
a) yes	283	74.3
b) no	98	25.7

17. Please feel free to make any additional comments or suggestions in the space remaining.

See pages 138 - 154.

## CLARIDON TOWNSHIP SURVEY

### QUESTION NUMBER 17

#### SURVEY NO.

#### RESPONSE

1. I'm not only satisfied with the zoning, I would like to see it enforced.
- 2.-37. No response.
38. The township map indicates that residential type lots already use the bulk of the land areas, and; are scattered throughout the township. It is essentially too late to change allocated land use to a significant extent. Keep the township residential with a scattering of farm activity. People who need city accommodations or a nearness to industry have many places available to them. There cannot be open space residential areas and commercial/industrial on the same piece of ground.
39. We feel that development should be controlled and limited as much as possible. The county should learn from the mistakes of other counties where development has run wild. Our rural atmosphere must be maintained.
40. I am not pleased with the commercial - multi-family zoning along Aquilla and Mayfield. I can see this becoming a "trashy" area. I would like to see it cut in half if it can't be changed.
41. For the most part, all is OK. Maybe some minor changes to increase the tax money available.
42. I believe zoning is a must in order to maintain some type of community standards and organization. However, we must also look at community growth and our tax base, too. For example, we currently have frontage regulations that are pretty stiff at this time. But as I have noticed within the community, this was not always the case. We should relax these standards if it will not interfere with farm land or the quality of the environment. What purpose does protective open space provide when additional revenue can be generated for the welfare of the community? We should concentrate on the development of a community. We must come out of the stone age. Thank you for allowing me to express my opinion.
43. Would like to see commercial zones decreased or eliminated to avoid trouble like Chardon is having with Walmart. I moved out here four years ago to enjoy the privacy of the country. If I wanted to be near apartments, condos, duplexes, cluster housing, and major shopping centers or stores, I would have stayed in the city. Claridon is a great place to live. Please help to keep it that way. Thank you.
44. I would like to maintain the current zoning requirements.
45. We enjoy the rural atmosphere of Claridon Township. That is what attracted us here in the first place. We would like to see it remain a rural community.

46. Keep township as is. Don't create parks, etc., which require unnecessary expenditures of tax money. We need police and fire protection. Let the individual pay for his own entertainment.
47. Increasing lot sizes keeps the cost of property too high for local people to buy and build on! Also, square footage. What about older people who have no need for 2,000 square feet and 5 acres!
48. Township trustees and zoning board should be more active in policing and enforcing township zoning laws, i.e., dumping, abandoned cars, abandoned and unused farm implements, sewage and septic, and property usage not complying with zoning restrictions.
49. We are very concerned about protecting our rural atmosphere in Claridon. I have talked to developers that want to break down existing zoning and build concrete roads and sewer systems on or near flood plains. We are very opposed to this. We were very pleased to see the reduction of commercial area a few years ago. We are concerned about the protection of our surface and ground water. We believe our wetlands should be protected. And we would like to see oil and gas companies monitored more closely, and held accountable for reclamation and pollution. We believe we do not need taxes from industry or major development to have the services we need. It will only bring problems money can't fix.
50. Need to have more police patrol of roads with cul-de-sacs. We currently live on a cul-de-sac and have frequent visitors who will park, drink, and then throw bottles, cigarette butts, tissues in the ditch for us to clean up.
51. More street lights, please, along main roads and highways.
52. I like the township the way it is. I do not want to see another mini-mall on Mayfield Road. We do not need a hardware store between Chardon and Burton, nor do we need as many bars as we have. I would like to see Claridon's zoning tend to favor open space preservation and a minimum amount of commercial development, even along 322. That's the logical place to zone commercial even though I live near it.
53. Map is very hard for me to figure out.
54. Restrict hunting in this area. Area has become too residential for hunting. Have found hunters on my property. They have left carcasses of deer (head, legs).
55. Not satisfied. Currently living in new development on Stoneledge Drive. When searching for comparables for loan approval, the bank had an awful time. East on Chardon Windsor finds low income unmaintained older homes, a scattering of new, a couple of businesses, and a paved road turning to dirt. West of Stoneledge to 608, one new home, one pig sty, multi-dwelling, junk infested dilapidated mess and an open field. Crossing 608 on Chardon Windsor the same mix but larger square footage and for the most part well maintained. The zoning here is not enforced as are not the deed restrictions. Where are our zoning inspectors? They appear on new construction but do not enforce old laws. I think this Claridon Township community needs a face lift. We can't even get the trustees to mow or plow snow! It's very disheartening when you mail off that big check to the bank or the county

treasurer and don't see the results. Taylor Wells should receive an A+ minimum for most improved. The road, the trestle removal, development, and maintenance is first rate! Thank you very much for listening.

56. Would like to see three acre lot size maintained in Claridon Township.
57. I think that the zoning book should have been made available before a questionnaire of this nature was put out. I realize that it might be available to us, but even that should be in the survey as well as instructions on how to obtain it. I think it's great that you are doing this but how useful can it be if people are answering from presumptuous knowledge.
58. Are your meetings open to the public? Do trustees get paid? How much time is required to do the job? What are goals of zoning commission? How does one inquire in order to serve on commission? Is commission responsible for appearance of properties and houses, i.e., trash, rubbish, cut wood, general poor housekeeping, etc., etc.?
59. I think some provision should be made to make it possible for already existing large farm houses to be divided into two or three apartments even though they are located within a R1 residential area!
60. Zoning should allow homeowners to have small businesses on their property, but still keeping in mind the character of the community.
61. I would like to keep a trailer on my property. I would like to see the river dredged out.
62. Increase minimum lot size to five acres. Do not approve additional commercial or industrial zoning. Help Chardon fight Walmart. Would like to see recycling of papers, bottles, etc.
63. Would like to see two family dwellings especially for extended family members being able to live in two-family dwellings. Would like to see a way for land owners to utilize "back" land for residential, i.e., private drives to access the land. Would like to see specific wording that allows small business to be run from homeowners' property, i.e., small contractors, clothing alterations, etc.
64. We moved here to be in the "country." We love how close we are to shopping, schools, and hospitals. But we're still in a rural setting. We enjoy the quiet and the animals that go through our back yard (deer, raccoons, skunks, and birds). If Claridon changes, I think we would move further east, but for now we are all very happy here! Keeping lot sizes large is a good way to keep it looking nice, not houses on top of each other! Thank you for giving us the opportunity to tell you our opinion!
65. Zoning is only as good if it will be enforced.
66. We moved to Claridon Township for the open space and rural atmosphere. While recognizing the need for growth, we believe that a strategy of slow-growth in industrial and commercial zoning will maintain the overall image of Claridon as a quiet, safe community.

67. Claridon is a nice rural place to live. Please keep young people and those on a fixed income in mind when considering increases in lot size or minimum floor area. Not everyone wants or needs a large home on a large lot.
68. We moved to this community five years ago from Willoughby, far beyond the reach of profit-crazed land developers. We hoped it was with sadness that I watched the fields and woods that I roamed as a kid bulldozed and burned and replaced by condos and tacky strip malls. We had been coming out here for fifteen years camping, fishing or just sight seeing knowing that if we had the opportunity to move here permanently, we would. And we did. We are happy to be here and have never regretted our decision. Unfortunately, it appears that the developers have now targeted Geauga County. It is with much anxiety that we follow the proposed Walmart fiasco and see it happening all over again. It started with Giant Tiger in Willoughby. One thing is absolutely certain, once it starts, it doesn't stop! Look at what has happened to Mentor. It doesn't have to be this way and this community certainly deserves better!! Cleveland can have the industry, Mentor can keep the burger joints and parking lots and we will keep our green spaces, tranquility and unequaled standard of living!
69. There are enough shopping areas close to Claridon that any additional shopping areas are not needed. Any additional industry or commercial development will destroy the country atmosphere.
70. We need more jobs and a bigger tax base to support our schools that means some good clean industry.
71. It would be appreciated if advance notification of any zoning changes be given to residents of Claridon Township and if that is not possible then it would be appreciated if any zoning changes that are made be given in writing to the residents of Claridon Township. Thank you.
72. I moved out of Maple Heights to country living to enjoy more land and more privacy (my idea of the American dream) than I had in the city. Right now I can get to any store in about 7 or 8 minutes (except a doctor). I feel this is acceptable. I would like to see East Claridon stay as it is now. Thank you.
73. Don't lower lot size at Taylor Wells and Mayfield.
74. Businesses should be required to maintain their buildings as well as landscape them. Vehicles should be required to be properly licensed - no junk in yards!
75. I currently operate a small type business at my home and am constantly being hassled about how the property looks. I feel (and have been told) that my property even how it currently appears still looks much better than some local farms and barnyards do. I do no actual sales or direct work out of my home. It is merely a place to house my property. The point I am making is that farms also house their property and can become quite unsightly. Just because it is a farm then I guess it's OK if it looks like lots of clutter. This I feel doesn't help the looks of the community. I am willing to (and am in the process of) cleaning up my property because I don't want it to be unsightly because it doesn't help the overall look of the community. I feel we need to allow more commercial zoning that has certain rules and regulations.

76. I feel that the nicest thing about living in Claridon is its rural atmosphere (lots of open land, proximity to the Amish, farmland) in tandem with the relatively easy access to shopping and other services. Putting it in a nutshell, the best of both worlds.
77. Please keep Claridon the same beautiful countryside that it is. This is one of the many reasons I moved here. I have lived in Geauga County all my life but in Claridon only 2 years. It seems that politicians and businessmen are always trying to improve areas. I feel that Claridon is just fine the way it is without its bike paths, walmarts, factories, and multi-family developments. Please continue to use my tax dollars as you have and do not change my landscape.
78. Only addition would be small general store type business, centrally located. I really do not feel square footage of a house reflects a better class of residence. If you own the land, I feel you should be able to build whatever size house you wish as long as it is not for rental property. I believe we should encourage preservation of the existing farmland in the township, however, I do not feel we should legislate it. Perhaps through a stiff developer fee or a parceling tax, then earmarking the fees for recreational development.
79. In general, I feel the committees have done an adequate job of attempting to maintain the integrity of the area. Residents have moved here for the openness and quiet, not for its proximity to shopping.
80. The reason most people move to this area is because of the character of the countryside, somewhat rural with space and trees and natural beauty. When the quiet streets and roads become paved, widened, and made into "superhighways" it spoils the community. When multiple housing units come in where the inhabitants are renting, they don't pay their fair share of school taxes. It puts a burden on the landowners and homeowners to support the schools. There are increasing fewer areas of beautiful northeast Ohio which protect the natural beauty and wildlife - 50 years from now (or less). Those areas that have been preserved will be in great demand. Let places that have no natural beauty provide places for industry. Let's capitalize on what we have and appreciate it!
81. Let's get going on the bike path on the old track bed.
82. I'm very worried about Claridon Township. The people that are moving out here presently are from the city and are not used to country living, therefore, they want to make the country into city. It scared me to think that we could look like Mentor soon. I believe if you want to live in the country, it should be a country. Condos, bars, and multi-family brings in a lot of riffraff. I've lived here for too long to see it turn into having locked doors and locked cars. I would like to see the beauty of Claridon Township kept and not turned into a noisy congested traffic city. We live here upon the quiet and solitude. Let's try our best to keep it beautiful. Country Living.
83. Restrict industrial and commercial development to current use. Maintain Geauga County as a residential area. Look at Mentor as an example of the results of unbridled commercial development brings. Walmart and other insanities are waiting in the wings. Who needs it or wants it?

84. We feel the minimum lot size of 3 acres should be lowered.
85. This was a good survey. Hopefully, it will be helpful.
86. Please no Chesterland. Keep rural.
87. Let's leave our township rural as long as possible. Once the developers destroy what we have, it can NEVER be reclaimed. Strange that none of the "Zoning Commission" lives in the large M-1 area.
88. I would like to have a Cleveland line available for those residents south off Hall Road on Taylor Wells. I think that it is not right that part of the street has this available and the other part does not. I would like to see zoning changed to no less than 2,000 square foot homes on at least 3 acres, the minimum.
89. It would be great to get natural gas, Cleveland telephone lines, and lower cable rates. Star is too high.
- 90.-139. No response.
140. Zoning is important but on the other hand, it should not be too restrictive as to take away the property owners' rights either.
141. Noise pollution laws must be passed and enforced. Dirt bikes and ATV's must be controlled especially on the rail road right-of-way. The current level of noise is unacceptable and dangerous and creates a nuisance. On the side roads, traffic speed must be lowered and maintained!
142. I'd like to see Claridon retain its rural aspect. I don't think it's necessary to expand commercialism in the township.
143. Stop the developers! Keep this township rural. We don't need another Chesterland or Chardon.
144. We would like to see a light industrial park in Claridon Township only if it is kept at present areas set aside and no more and only if more tax money became available both from state and federal level.
145. We would like to have the old building knocked down and the property cleaned up in back of our property. This place attracts kids for parties and other people. We had to call the police a few times. We have lived in the township at the same address for 21 years and the property has been an eye sore and it de-values our property. We have no idea of who to contact to have that place cleaned up. We feel the owners of that property should tear down the building and clean the place up.
146. I believe the Claridon Zoning Commission is on the right track, but I would like to see the changes I indicated incorporated. Thanks for asking our opinion. Please send us the results of the survey.
147. We do not want any more commercial development, waste or land dump developed. We want it left rural as it is. The current business should be the only business!!

148. I am not interested in seeing a "lawmaking" government that takes after the American government and tries to govern everything they can. Last I heard, we need a zoning permit to put up a childrens' play house outside. That should be none of your business (as an example). People should have the freedom to some degree to do some business at home without government stopping them. Some government is necessary but not much.
149. Monitor zoning inspector's approvals. Be stronger with enforcement of zoning regulations and violations. Turn violators often to Prosecutor's Office if they don't comply.
150. Claridon should be zoned to disallow the following: 1.) No junk cars or junk in general in residential yards, 2.) Pick-up trucks, semi-trailers, RV's, trucks or vans with commercial logos on them should be parked in garages and not visible from the street, 3.) No more oil tanks to be built, 4.) Zoned to prohibit solicitation phone calls or door-to-door solicitors, and 5.) Mud and snow shouldn't be left on the roads from farm machinery. They should shovel the mud that they dump onto the roads.
151. Zoning represents or manifests too much power. Too concerned over minor things. It would be good if some so desire to do so if they could operate a small business from or out of their residence, garage, or other building.
152. I would like to see a requirement to keep junk (cars, machinery, etc.) from collecting. Also, grass to be cut instead of letting it grow up around the house like a field. Let's have some pride in our homes and community.
153. To open residential areas, I suggest more roads be cut between Mayfield Road and Route 87. Also if this is not feasible, cut roads between Claridon Troy and Taylor Wells Roads.
154. Traffic flow along Aquilla Road has increased substantially since the opening of new roads connecting Aquilla to Route 44. The county is creating a "hub" in the middle of what was a peaceful part of Claridon Township. The institutional zoned areas should be reduced and returned to R-1. This area is wide open for the type of development that Claridon Township does not need or want (landfill, prison etc.)
155. We would like to see more industry in a controlled area to assist with taxes. Zoning should have more control and "say so" when peoples' property turns into junk yards, for example, farm on Chardon Windsor just east of 608.
156. We need better access to horseback riding trails.
157. When the zoning inspector issues a permit, he never goes back to see if its built to zoning rules and this has been done and it is a violation.
158. Commercial areas for shopping/business activities and restaurants should be in one central location if more are produced. I moved to Claridon to be in the country and distance is irrelevant. I do not want a small suburb out here. Country living.
159. We do not live in the area and have no way of answering this survey properly and have no knowledge of zoning or best uses for development in the township.



160. Keep out housing developments, malls, discount stores, gambling, and heavy industries.
161. You have signs all over entering Claridon Township "zoned for your protection." I can't believe you have not done anything to the Barber property on Chardon Windsor Road. That is a total disgrace to our community. They have junk cars, trucks, campers, falling barns, and houses full of garbage that they can't even live in them. This place is the worst in the township. If you want to improve the township, please do something to make them clean up this mess. We would like to see our community grow, but who would like to live next to a junk yard.
162. Zoning is selectively enforced. I have 4 1/2 acres. Technically, I need a zoning permit for my dog house, my snow fence, and my bird feeder.
163. Upgrade zoning to remove currently "grandfathered" farming (commercial) of property where number of animals is far too large for the proper disposal of carcasses and/or animal waste. Proper health measures, for the community, are not maintained. This will avoid unpleasant odors for neighbors, visitors, and/or community functions held in the town hall, church, or park at 322 and Claridon Troy Road. This situation has decreased the attractiveness of the property for real estate sales value and many of the homes in any given direction of this veal farm operation on most any day!!
164. We feel that there are too many signs, poles, and obstructions to vision at the intersection of 608 and 322. Parking of large trucks at gas station is hazardous as it blocks vision. There is an obvious problem at this intersection and before more unfortunate accidents happen, steps should be taken to correct this. The corner is cluttered with signs stapled to poles promoting garage sales, etc. and this should be unacceptable. I feel that the road department does a very good job maintaining and upgrading. Have the township or any other group ever proposed or done a better pick up (volunteer) each spring? I've seen this done successfully in other townships and would be glad to cooperate in efforts like those. Thank you for asking.
165. I would like to see more flexibility for home business.
166. Zoning rules and authorities should be flexible for existing properties. Rules should be established and remain firm for new construction. We live in the township because we like the "country" atmosphere with open space. We want it to remain this way. Commercial, industrial, and multi-family development is undesired for the township. Shopping, etc. is close enough in Chardon, Mentor, Chesterland, etc.
167. I would like to see Claridon stay a small quiet community. Let's not get carried away with big money in our community such as Munson. Keep it simple for the simple people!! Don't make it so people can't afford to build here.
168. I think the zoning is a little strict. Why can't I build a deck without getting a permit? Anything I do to improve the appearance of my home raises the taxes. Some would say "I'll not do that for that reason."

169. We are in Claridon because it offers "country living" close to conveniences and services. We are worried that this may change dramatically in the next several years without concern for the quality of living. It looks as if we are locked in to living here and we would hate to see this happen.
170. No family communes as we have south of the center - 2 and 3 family units.
171. I would like a large grocery store and a large department store so we could shop in Geauga County instead of driving to Mentor.
172. Question 6 - Should allow two family and multi-family into other residential areas. Question 7 - Areas should be increased. Depth of areas should be increased. With present setbacks, can hardly get a good size building on current 500 ft. depths. Question 8 - Need additional areas for light industrial. Question 12 - Need areas where smaller lot sizes are permitted for young families and retired people, but must have central sewers. Commercial areas - Present book too restrictive. No provision for building and lumber yards.
- 173.-225. No response.
226. Don't think they should tell you what to do on your own property. No sense in owning your own property if you are told what you can do or can't do. Too many people building not country anymore. People moving from city (Cleveland, Euclid, Mentor, etc.) want to run everything like the city . If they don't like it, move back to wherever.
227. It is extremely important to us that the "country" atmosphere is protected. We do not want Claridon to become another "Chardon" with all the housing development areas, shopping centers, and apartments. We also like it that a 3 acre minimum lot size is required. We would like there to be no areas for multi-family dwellings in Claridon Township.
228. I feel you could have commercial use along most of Mayfield. This would increase your tax base enough so that housing property tax would not go up as fast. The health department should do their work to the extent that houses would not go on wetlands. High density zone should be allowed in proper areas to best use land that has wetlands. You cannot stop growth. The wealthy and smart will find a way and that will change the character.
229. Question 15 - I checked yes, however, if light industry were to be allowed in the township, I hope the Zoning Commission would carefully scrutinize all applications and insure that all zoning laws would be obeyed.
230. We have more rules and regulations on what we can do with property and land use than the City of Painesville.
231. Provision should be made to allow in-home business and storage for business which operates from home. Also, provision for allowing back lot zoning providing that lot size requirement for same is increased.
232. Do not allow spot zoning. Designate specific zoning areas, e.g., R1, R2, R3. Allow for organized subdivisions. Provide for community parks.

233. Overall, I would like to see the community protected from outside influences (mom and pop business) which use homes for inappropriate business and especially anything involved with the trucking industry. As is, trucking companies use our roads, damage them, endanger children and pets due to high speeds (since the speed limits are not enforced on any roads) and generally are unpleasant to the senses. Please keep Claridon a rural, smaller community! That is why the majority of people are here!
234. Do not permit the Commissioners to force on us the bike path that will require future funds to maintain and have strangers cutting through back yards of residents which could lead to security problems.
235. Two acres are plenty for any one family to keep up.
236. Would like to see back acreage that has a minimum of 150 feet frontage accessible for building homes on: a.) accessible by a private drive (not a dedicated road), b.) building sites minimum of 3 acres.
237. I'm not satisfied with zoning. I never realized before there was all that multi-family space. I hope I never see Claridon full of condominiums and apartment buildings. I think whatever size lot will support a septic system compatible with the size of the house is fine. I don't think frontage is important. I don't think there should be a minimum number of square feet for a house. Every one does not require the same amount of space. High minimums seem to be designed to keep poorer people away.
238. Thank you for asking our opinion. You mention recreational facilities. I'm not sure what you mean. Parks, ball fields, playgrounds, pavilions for picnics, etc. are fine. Buildings on the other hand can be questionable. I suppose the important point is whether we are talking commercially owned, or community owned: the former being a big no and the latter a discussable issue.
239. We don't need another mess like Mentor around here. If that happens probably 30-40% of the current population will go elsewhere, to be replaced by what?? Wake up!!! Before it's too late - Chardon.
240. The industry that is now allowed in Claridon is dirty and noisy. Someone should inspect and supervise noise and pollution control. Duplexes are OK as long as property is kept up and kept eye pleasing.
- 241.-265. No response.
266. It would be nice to try to attract businesses in order to increase the tax base. In general, I don't like surveys because the questions are seemingly sided to the group asking this survey, i.e., What is a "reasonable reach" - 1 mile, 3 miles, 5 miles?
267. There are fewer and fewer communities attempting to preserve the rural flavor of Geauga County. I do not want to become a "Middlefield" or horrors a Chardon! We have wholesome recreation, open space, close proximity to necessary items, i.e., schools, church, hospitals, and parks. Let's leave the shopping malls and fast food eateries where they are - close enough to drive to without changing the flavor of rural Claridon. Zoning up to this point has been handled well. Please keep it that way.

268. We need 5 acres to provide for adequate space for development of septic run-off.
269. Prior to moving to Claridon Township, I lived in Burton for over 30 years so I am not new to the area. Please never lower the lot size from 3 acres. Some people will say that it should be lowered so our children can afford to buy property. As you can see what's happening in the southwestern portion of our county, the developers that have always used the "smaller lot means smaller price" angle just want to make as much money as they can - for them smaller lots mean bigger profits. We have to think about septic problems, etc.
270. Allow estate driveways, serving 5 acre lots in lieu of opening up development by decreasing lot size. A better way to open access to land at a lower cost per acre.
271. While in the process of formulating a land use plan for the community, we urge you to preserve the tranquility of the area and don't be over zealous in your plans to develop for the sake of "progress."
272. More should be done to promote agriculture use of township lands and to maintain existing agricultural uses so as to keep our rural atmosphere.
273. Question 16 - I'm satisfied that current zoning gives us the best of all worlds. Let's keep what we have. Keep lot sizes large. Reduce or eliminate commercial property. Let our neighbor communities provide space for everyone. Claridon needs to look towards the future by keeping with the past.
274. My lot is 1.8 acres (200 front x 400 deep). I believe that this is a large enough lot size for a 1,500 square foot home.
275. Would very much like to see mother-in-law suites.
276. Remain rural!
277. We live in an area that is zoned for multi-family. I believe our property values would be better protected if it was zoned for single family or single family with in-law suites. Please no more bars!! Enough is enough!! We like the rural feeling of Claridon Township.
278. I believe two-family homes (duplexes) and mother-in-law suites should be permitted because of the tight economic conditions coming under our present socialist government in Washington.
279. We must be extremely careful and concerned about development! We do not want Claridon to become Mentor or Chardon. It is the duty and responsibility of our trustees to protect our community. People live here because of the rural surroundings, not in spite of it.
280. We want more information about the bike trail going in. How will our property be protected by the park service from trespassers?
- 281.-296. No response.

297. Would like to see 200' frontage. Last survey showed that majority of residents preferred 200' frontage instead of 250'. But change was not made. So as far as we are concerned, this survey means nothing. 200' frontages are a lot easier to handle and maintain. We would prefer to have more woods.
298. Question 16 - I have never been able to find any to read! Do they presently exist?
299. I do not like to see spot zoning like you have at each major intersection. Allow commercial all along Route 322.
300. Really question the MI zoning on Aquilla Road. This must be hundreds of acres! MI concentration is too high for this limited access area.
301. It is most important to have mother-in-law suites in the township so families can assist and care for their extended families rather than sending them to assisted living or nursing homes.
302. Zoning enforcement of present zoning laws for all properties.
303. Keep Jerry Petersen and his associates out of Claridon!
304. Drainage ditches are not being kept clean. Drains through property are not dug out.
305. We are strongly in favor of maintaining the "rural" integrity of the township. Let's not try to keep pace with the "Jones!" Privately owned "non franchise (chain)" business should be encouraged. Unique diversity will be the key to success for the township in the future, in our opinion.
306. If there is going to be more housing, keep it nice and single family.
307. Please try to clean up old farm equipment, old cars, rusty machinery from acreage. Big trucks that are parked in driveways should not be parked there. Especially bad on Claridon-Troy Road, north of Mayfield Road. It is important to clean up the land!
308. It is difficult to properly answer Question 11. Some of the items are important, but do not come within the authority of township zoning, in our opinion.
309. Keep the township rural and clean and uncluttered.
310. I have been a resident of Claridon Township for 7 years, having previously lived in Chardon for 26 years. I feel very strongly that industrial parks and shopping malls are not necessary and are not the reasons residents of Claridon Township chose to live here. Continued residential development is inevitable. Workable residential zoning laws will almost certainly guarantee a continued increase in property values because there is enough industrial and commercial development in surrounding areas.
311. Hudson/Chagrin Falls model. A. Stricter zoning, B. Residential based, C. No commercial zones except Mayfield Road, D. We have enough car specialties (dealers, repair etc.)

312. Feel that natural gas lines should continue to be extended from Chardon Village to Aquilla Village.
313. Claridon should not become another Mentor. It is close enough to major and minor shopping, doctors, recreation, and industry that none is needed here. These have never been crucial in the township and there is no need for them now. Claridon is a fine community. Rural, uncongested, unpolluted, agricultural, and residential. It should remain as such. Multi-family housing should be eliminated. The county's large presence should be monitored strictly. The township's wetlands must be protected. There should be no construction permitted in 100 year flood plains, even with filling. The family, rural, average person atmosphere should be maintained.
314. The grocery at 608 and 322 is very handy to many of Claridon residents. Restaurant at Grandview open 6 months of the year excellent! All grocery stores very near: Chardon, Middlefield, etc. and clothing. Recreation park on 608 excellent! Please no mall in Claridon!
- 315.-327. No response.
328. It would be nice if the old railroad tracks, now ripped up, could be used for jogging, biking (no motorized vehicles), and horseback trails.
329. Veal farms should not be permitted.
- 330.-338. No response.
339. We moved from Euclid so Claridon is a paradise that is fast becoming a rarity to the west of here. Let's not become the "Mentor" of the south with all its traffic and stores upon stores. I like to shop there but LOVE Claridon like it is - OPEN and RESIDENTIAL!
340. I would like to see development controlled very closely, i.e., large minimum lot sizes, large frontage requirements and restrictions on the types of houses that can be built. I feel it is very important to maintain the rural atmosphere of the community and it was the main reason for my moving here. While it may take more time to drive to destinations (restaurants, grocery stores, recreational facilities, shopping, etc.), I feel that it is worthwhile. I would rather spend 30 minutes driving to Mentor to go shopping than having to deal with traffic and noise around my home. I also feel that it is important to maintain farms in our area if at all possible.
341. Too many cabins, large pole barns, and garages being built are being turned into living quarters without anyone knowing. Recreational shooting, targets, etc. should have a reasonable distance limit to another residence and the time allowed to shoot should be limited. There should be some kind of rule that will not allow large groups of people to be allowed to target shoot (if at all at targets) close to other property. This is not in reference to hunting, but cabins being built on property that will accommodate groups shooting all year with high powered guns. Thank you.
342. We think the bike trail that goes through our community will be a very valuable and unique asset. God speed!

343.-350. No response.

351. Mother-in-law suites should be legal. That is what family is about. Home-based business should be legal. Landowners with backland should be able to use or build other family homes by use of private drive. We need more commercial and light industry to take some tax burden off the homeowners. I've owned in Claridon for 17 years and my property taxes have quadrupled.

352. Although my family and I are new to Claridon, I was raised in Bainbridge Township and my wife in Aurora. We have witnessed first hand what can happen to a once quiet community. We would hate to see the same short sighted decisions that were made for the benefit of a select few that has so drastically changed Bainbridge and Aurora happen here. Once a set of zoning regulations are established, do not grant a variance to every developer with a dollar in his pocket for the sole benefit of the tax base. Although certain intelligent and well thought out deviations from the established norm are acceptable and understood. Listen to one's heart and not one's wallet and follow the will of the community as a whole and one's intellectual worth shall be written in stone. For an example of what can happen when these guidelines are not adhered to: look at the one nice place to live called Mentor where we lived for 12 years.

353.-356. No response.

357. Let's keep a place like Bronco Billy's out of our town. Let's try to make Claridon a safe and desirable place to dwell. And most important, remember Claridon Township as a whole, not Chardon district and Burton School district.

358.-363. No response.

364. Too much frontage required.

365. No bike path.

366. We live on Old State Road and have had a continual problem with dumping on the property north of us. The property is owned by the Haueter family who apparently have little regard for Claridon. I believe Claridon should zone against dumping of household and commercial (building) materials. I am deeply concerned about the effects of this dumping on our water supply.

367. I would like to see more home occupations listed in permissible use. I do not agree with multi-family (MI) zoning. It should be eliminated. I would like to see 5 acre minimum for residential zoning.

368.-370. No response.

371. My "yes" vote should be qualified by saying I'm in favor because of the need to increase our tax base for the schools. If done correctly, it would be a big plus for the community. There should be regulations against any facility that would use or produce toxins that would be detrimental to our environment. Let's protect our children. Don't laugh, there are industries that fit the bill. The area allocated should be in conjunction with one of the already zoned "commercial areas." Remember, prior and previous planning prevents poor performance.

372. I would like to see multi-family eliminated and commercial development controlled. We do not need another Chardon. It's no longer quaint.
- 373.-374. No response.
375. We are quite satisfied with Claridon Township as a community. After 11 years in Chardon Village, we purposely chose Claridon as the place to buy a farm. We value not just open space, but especially agricultural use of land and intend for our farm to remain a farm. We feel no need to have any additional commercial or industrial development in Claridon as Chardon, Burton, Middlefield, and even Great Lakes Mall are all quite close enough. We see no need for developments such as the Burlington Complex or any more trailer parks in Claridon Township. However, with the growing need for elder care in our society, would certainly support the addition of "mother-in-law suites" or similar types of housing for elderly parents. Rural/agricultural communities are no longer a true matter of reality in Geauga County, but there is a perception, an atmosphere, left in a few townships. Claridon is one of those few and we hope it remains so!
376. No response.
377. I think the minimum frontage requirement is the most important (with 300 feet minimum frontage and 3 acres minimum lot will be 435 feet deep). If minimum frontage is reduced then lot size becomes irrelevant because most people will build very close to the road. This will cause problems with septic and well systems all relatively close together despite the lot size. Also, the rural character of the area will be compromised. I don't think industrial parks are a good idea if they are not able to be serviced by a public sewer system. Without this, it is impossible to monitor chemical and heavy metal discharges until they show up in ground water and it is too late.
- 378.-385. No response.
386. More industry or businesses would benefit residents and economy. I drive to Twinsburg to work at a small company and to my surprise two others from this area work at the same company. How many others local taxes go to other communities?
387. Claridon Township should be all under Burton, not Chardon, which is only Jacques High Chaparral, Jacques Mobile Home Park. We in the trailer park should not have to pay mobile home tax to Chardon.
388. It would be nice to have a good small food store on Route 322. I think Claridon Township is a very nice and quiet place to live. I would like to see it stay this way.
389. I would like to see Claridon Township have its own fire and rescue services. It would also be nice to have some place like a civic center where the people in this community can go for family entertainment. (Example: shoot baskets, ice skating, etc.) In other words, a recreation center.
- 390.-400. No response.



401. It would be nice to see an adult community with children not younger than 18 with affordable homes like manufactured homes on about one acre of land. I know it sounds like a mobile park, but it wouldn't be. It would be a small community with a set limit of homes. I think Geauga County could use that.
402. Any mobile home on a lot can look as nice as any house on a lot. Any house can look as trashy as any mobile home. People or individuals should be made responsible for how a property looks or is kept.
403. Most people have vehicles that live out in this area so can drive to stores, etc. Claridon Township does not need heavy industry to clutter up the air, the view, and the space which keeps this area country. Please keep the city in the city.
404. I would like to see a traffic light at the intersection of Aquilla Road and State Route 322. Another dangerous intersection is Route 608 and Route 322. A light at this intersection would protect the school zone and add to the safety of the community.
405. I would like to see more businesses come in to the area, but I don't want the natural habitat and ecological importance of our undeveloped acres destroyed. We have a beautiful diversity of flora and fauna in Claridon. It could easily be eliminated by developments or destroyed, too. I think by allowing more multi-family housing into the area, you are going to bring in more low income families and thus more problems for us.
406. My main concern is keeping Claridon Township a country setting. If I wanted big stores and industry in my back yard, I'd live in the city!!
- 407.-409. No response.
410. As a senior citizen, I'd like a nice supermarket nearer so I don't have to go to Chardon or Middlefield or perhaps a Walmart?? I was in Prescott, Arizona. There was a Walmart in the middle of the desert, actually on an Indian preservation. The building was on land the architecture fit into the desert landscape. Local people worked there; all caring, polite, and smiling. I enjoyed just going there to visit.
411. I feel that development of our remaining open lands should be restricted so as to keep the few remaining vistas that we all presently enjoy. The philosophy of developing road frontage adinfinitum will turn into a negative and will cause township properties to lose charm and value. Grouping of high-quality housing, with similar design characteristics and complimentary landscaping, this is what I advocate such a scheme could help preserve our remaining rural atmosphere, encourage a sense of community, allow lower cost services, and allow communal visual use of selected areas. For example, certain areas could be used for farming yet provide visual enrichment to surrounding homeowners. European communities have known this for years. If we don't address these issues soon, we'll wake up in 2000 and say where did it all go? And there won't be another desirable rural place to escape to.
412. For childrens' sake, it would benefit to put a football field and playground with the works to give children a good place to go.

413. Really do not know enough about zoning to answer Question 16 and am not sure what is meant by light in Question 15.
414. The following suggestions do not refer to the zoning issue, but may be of interest to the Trustees. In reference to Jacques Mobile Home Park: 1.) A second entrance should be built which would access to Aquilla Road, in order to reduce the amount of traffic coming in and out of the entrance on Mayfield Road, and 2.) A flashing traffic signal should be installed at the Aquilla/Mayfield intersection.
- 415.-417. No response.
418. I would like to see better lighting at Jacques Mobile Home Park as it needs signs of hidden drive coming from the west and it really needs more light so people know when we are turning in. With Aquilla and Mayfield Road corner being bad then to have poor lighting and signs about our entrance. Is there anyway we could have another entrance to Jacques off of Aquilla? Even though I am not happy about voting booth area, they need to have it better marked and handicapped. They need more lighting at the town hall to hold these elections. Thank you.
419. Grandfather all long term residents greater than 25 years so as not to harm them.
- 420.-424. No response.
425. I like the rural atmosphere here in Claridon Township. I don't care for cities and wouldn't want it to be like Chesterland or Mayfield Heights here. Let's keep it country. We have a nice town here. We really like this area. Chardon has factories and Chardon is close enough that we don't need any factories here.

## References

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