

CHAPTER 2

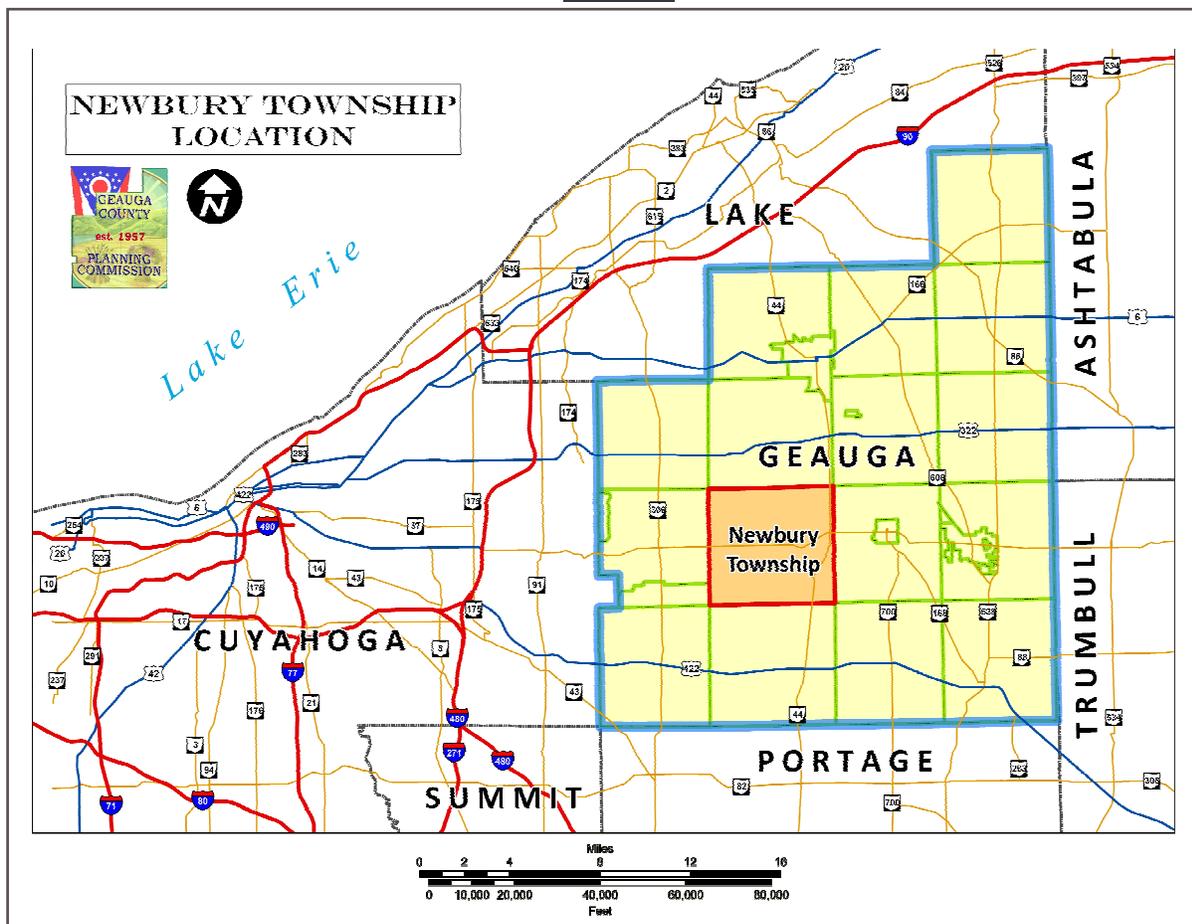
BACKGROUND

Location

Newbury Township is comprised of about 18,272.5 acres covering 28.5 square miles. It is located towards the western tier of townships in Geauga County. Russell Township borders it on the west, Burton Township to the east, Auburn Township to the south, and Munson Township to the north.

Despite its semi-rural setting, Newbury is relatively close to some large urban centers in northeast Ohio. Cleveland is approximately 35 miles to the northwest, Akron is about 40 miles to the southwest, and the Warren-Youngstown area is located roughly 50 miles to the southeast (see Map 2.1).

Map 2.1



Prepared by: Geauga County Planning Commission

History

Newbury 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 of 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 surveyed into sections one mile square, while others were divided into tracts and each tract carved up into lots. Newbury Township formally came into existence around the year 1817.

Early industries included a woolen mill and dyeing plant, cheese factories, a furniture factory, blacksmith shops, a wagon maker, tanneries, and distilleries. Many of these early enterprises were family businesses. Products from Newbury found their way east to the markets of New York and Philadelphia. Later on, the construction of canals in Ohio allowed Newbury industries and farmers to send their products to new markets in Cincinnati, St. Louis, and New Orleans. Nevertheless, while travel and shipping were possible, they remained difficult and undependable.

Beginning around 1900, Newbury Township (as well as other parts of Geauga County) was linked with the northeast Ohio area by an electric railway system. For the next two decades, until abandonment of service in 1925, these inter-urban lines provided a valuable connection to neighboring communities, especially to the Cleveland area. The interurban line carried both passengers and freight. It was responsible for opening up Newbury Township to weekend and summer vacationers, many of whom established the dwellings that still surround the major Newbury lakes.

Transportation

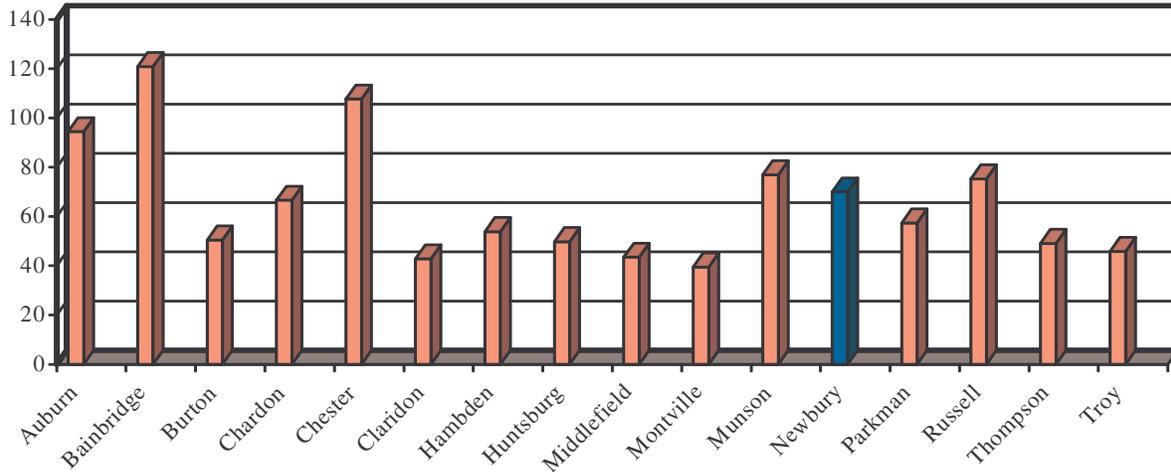
Newbury Township has a fairly extensive public road system, which includes township, county, and state routes. According to the County Engineer’s Office, there are approximately 70 miles of roadway in the township (see Figure 2.1). More specifically, there are about 41 miles of township roads, 21 miles of county roads, and 11 miles of state highways (see Map 2.2).

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

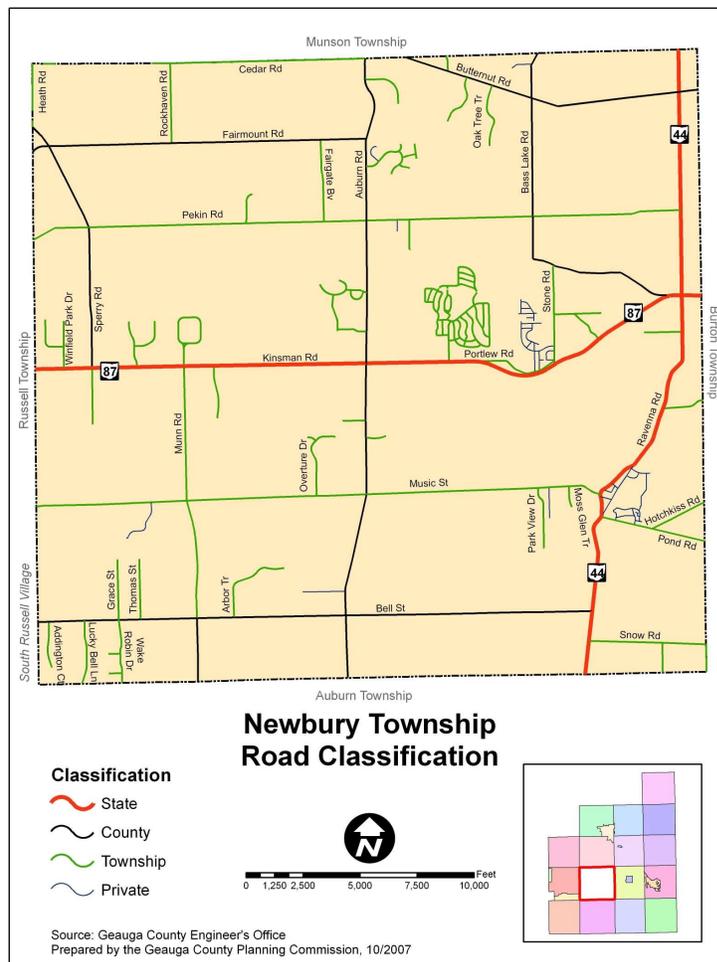
Figure 2.1

Road Mileage by Township
Geauga County



Source: Geauga County Engineer's Office (2006)

Map 2.2

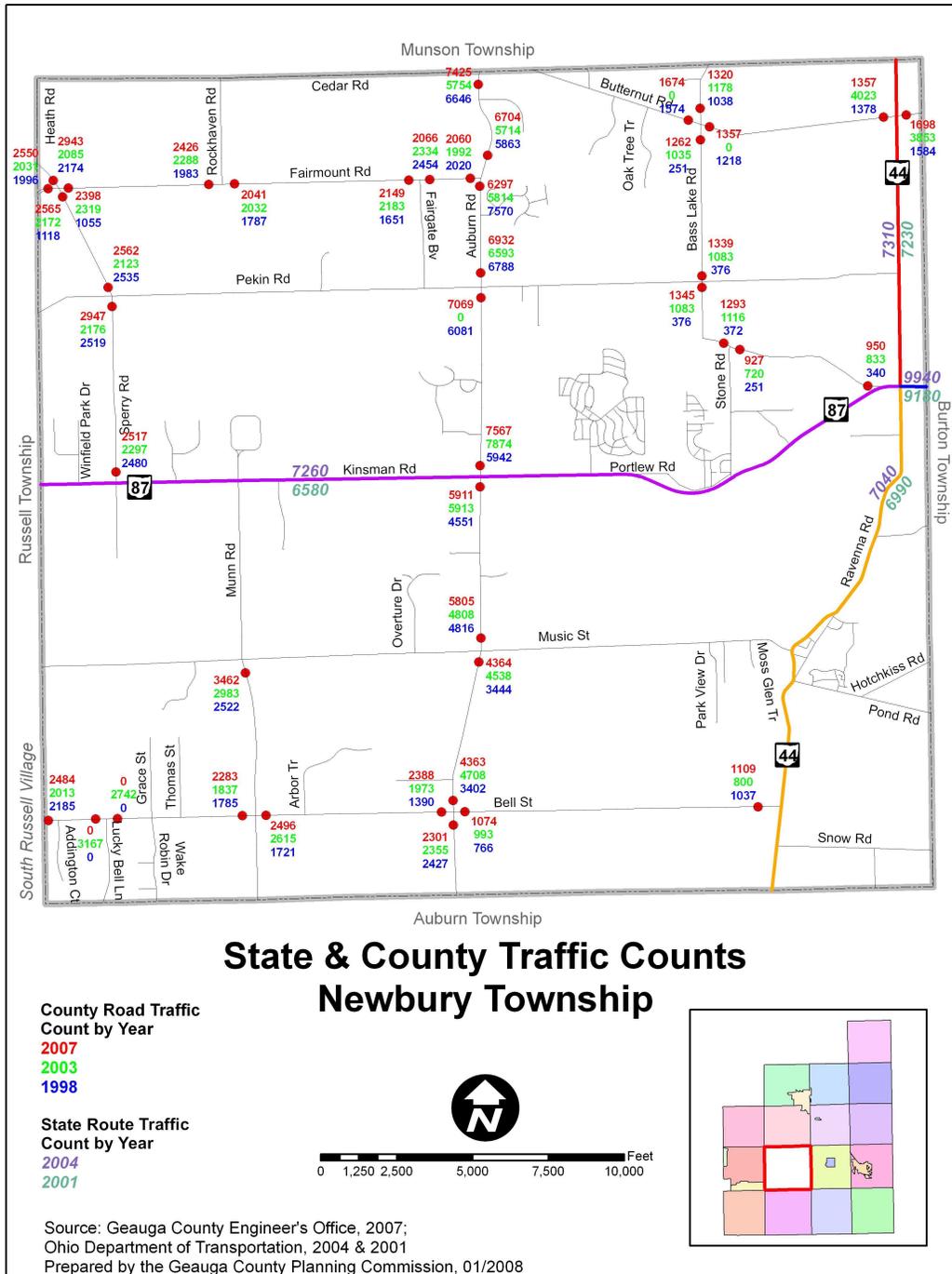


Traffic Volume

In selected years, traffic counts were taken by the County Engineer's Office and the Ohio Department of Transportation at various points throughout the township (see Map 2.3). The figures shown on the map represent the number of vehicles that 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. This trend is expected to continue in the future.

Map 2.3



Accident Data

Table 2.1 details the township accident and fatality data for 1995 through 2000. This information has been obtained from the Ohio Department of Highway Safety. In comparing the accident totals over this time span (1995 – 2000) with the other townships, Newbury is ranked fifth overall (see Table 2.2).

Table 2.1
Number of Accidents: 1995 – 2000
Newbury Township

<u>Year</u>	<u>Total Accidents</u>	<u>Fatal Crashes</u>	<u>Injury Crashes</u>	<u>Pedestrian Involvement In Crashes</u>
1995	185	1	89	0
1996	157	2	70	0
1997	149	0	73	1
1998	135	0	60	1
1999	162	0	64	1
2000	183	2	51	0
Total	971	5	407	3

Source: Ohio Department of Highway Safety

Table 2.2
Number of Accidents by Township: 1995 – 2000
Geauga County

<u>Township</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>6 Year Total</u>	<u>Ranking</u>
Auburn	108	131	120	120	138	145	762	6
Bainbridge	325	335	324	309	342	293	1,928	1
Burton	99	84	98	92	100	113	586	12
Chardon	161	187	177	157	181	210	1,073	4
Chester	317	337	334	268	275	283	1,814	2
Claridon	124	138	118	115	105	110	710	8
Hambden	104	122	118	105	101	89	639	11
Huntsburg	43	34	44	43	65	70	299	16
Middlefield	120	86	114	108	110	127	665	10
Montville	55	43	69	60	54	57	338	15
Munson	224	197	217	199	217	239	1,293	3
Newbury	185	157	149	135	162	183	971	5
Parkman	118	107	115	113	147	124	724	7
Russell	97	120	110	89	130	122	668	9
Thompson	74	63	78	59	80	61	415	14
Troy	92	77	79	65	76	100	489	13
Total	2,246	2,218	2,264	2,037	2,283	2,326	13,374	

Source: Ohio Department of Highway Safety

Emergency Services

Fire protection for the township is provided by the Newbury Volunteer Fire Department. The department's membership as of 2008 numbered 16 fire persons, ten of whom have medical training. There are two rescue squad units. The fire equipment is located in the firehouse on the south side of Kinsman Road just east of Auburn Road. The equipment includes two pumpers, a ladder truck, one heavy rescue unit, a grass fire unit, one boat, and a utility truck.

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 County Sheriff's Department provides additional law enforcement in the township.

Township Services

The township owns eighteen parcels of land plus four cemeteries (see Table 2.3). Structures maintained by the township include the town hall (1,345 sq. feet), the fire station (11,968 sq. feet), the former police station (1,468 sq. feet), and the maintenance garage (4,192 sq. feet).

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

The township has a zoning inspector and other administrative staff available at the town hall during regular office hours to assist the public. The board of trustees meets on a regular basis during the evening to conduct township general business. The township also has a zoning commission, consisting of five members (plus alternates), that works on proposed zoning legislation. The board of zoning appeals, which includes five members (plus alternates), meets as needed to hear zoning appeals.

Table 2.3

Newbury Township Property

<u>Parcel Number</u>	<u>Site/Use</u>	<u>Acres</u>	<u>Structures</u>	<u>Location</u>
23-702100	Administration	0.37	Township Hall	14899 Auburn Road
23-706000	Administration	0.83	Former Police Station	11012 Kinsman Road
23-707700	Headquarters/Fire	5.75	Fire House	11111 Kinsman Road
23-706600	Maintenance	1.69	Garage	11014 Kinsman Road
23-707913	Morton Cemetery	0.52	N/A	North side of Bell Street, west of Auburn Road
23-707907	Morton Cemetery	0.31	N/A	
23-707906	Munn Cemetery	0.16	N/A	10189 Music Street
23-701600	Munn Cemetery	1.00	N/A	
23-702300	Newbury Center Cemetery	2.00	N/A	14911 Auburn Road
23-703400	South Newbury Cemetery	1.00	N/A	West side of Ravenna Road, south of Music Street
23-701700	Park	9.68	N/A	South side of Kinsman Road, west of Auburn Road
23-702000	Park	1.23	N/A	
23-340100	Rental	3.16	House	11008 Kinsman Road
23-706610	Vacant	6.68	N/A	South side of Kinsman Road, east of Auburn Road
23-702200	Vacant	0.11	N/A	East side of Auburn Road, south of Kinsman Road
23-701500	Vacant	5.7	N/A	10189 Music Street
23-707905	Vacant	0.13	N/A	East side of Auburn Road, south of Kinsman Road
23-706630	Vacant	1.06	N/A	East side of Auburn Road, south of Kinsman Road
23-707912	Oberland Park	88.33	N/A	East side of Auburn Road, north of Kinsman Road
23-706620	Vacant	1.89	N/A	East side of Auburn Road, south of Kinsman Road
23-707924	Vacant	3.71	N/A	11035 Kinsman Road
23-706500	Vacant	0.25	N/A	Ravenna Road

Source: Geauga County Auditor's Office, 2008

Education

Newbury Township belongs to the Newbury Local School District (which includes only the area in the township). The elementary (grades K-6) and the high school (grades 7-12) are all located on the east side of Auburn Road just north of State Route 87.

The elementary school includes grades K-6 and the total enrollment for the 2007/2008 school year is 367 students. The staff consists of one principal and 28 teachers. The staff for the high school (grades 7-12) includes one principal and 31 instructors. The total enrollment (grades 7-12) for the 2007/2008 school year was 723 students. Specialized personnel are also available throughout the various grades in the fields of learning disability, special education, speech and hearing therapy, library science, computers, and guidance counseling. In addition, there is one nurse.

St. Helen's is a private parochial school in the community. It is located at the intersection of Hillview and Kinsman Roads. The school offers instruction for grades K-8. Total enrollment for the 2007/2008 school year was 260 students.

Kent State University, Akron University, Youngstown State University, Case Western Reserve University, and Cleveland State University are all within about an hour of Newbury Township. A branch of Kent State University is located in Burton Township on the east side of Claridon-Troy Road just north of the Fairgrounds. Hiram College is located in nearby Portage County and Lake Erie College as well as Lakeland Community College are in Lake County.

Medical Services

Professional services such as doctor's or dentist's offices are located in the township along S.R. 87 as well as a reasonable distance away in Middlefield and Burton Villages and the City of Chardon. UHHS Geauga Hospital, in Claridon Township, handles a large proportion of the serious health care needs of township residents. The hospital has about 226 beds and offers a wide range of services.

Utilities

Newbury residents and businesses receive electrical power from the Cleveland Electric Illuminating Company (First Energy). Telephone service (land line) is primarily offered by Windstream Communications, however, properties east of Ravenna Road are served by AT & T. Dominion East Ohio and Orwell Natural Gas have natural gas lines in the community. Time Warner Cable provides cable television service.

Water for domestic and business use is generally obtained through private on-site wells. A significant portion of the sewage treatment needs are handled by individual on-site septic systems. These systems are privately maintained. Central sewage treatment facilities which are owned and operated by the county exist for Kimberly Estates (.046 mgd capacity), Scranton Woods Phase I (.014 mgd capacity), Newbury School (.028 mgd capacity), and a small area of Snow Road which is serviced by the Burton Lakes treatment plant (.05 mgd capacity). Punderson State Park operates its own sewage treatment facility and other private facilities exist for the Teague Plaza, Newbury Industrial Park, and Kinetico.

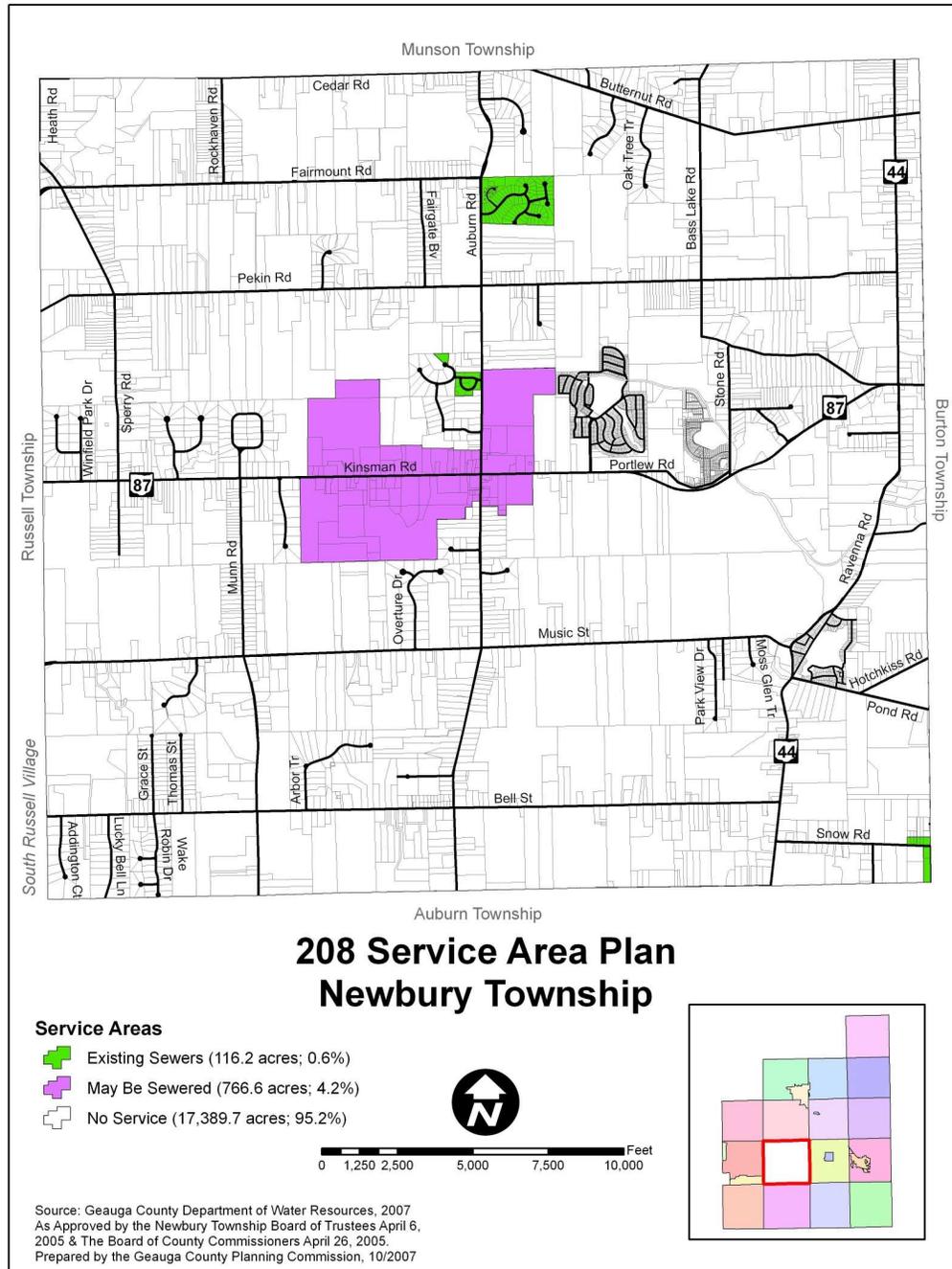
The Northeast Ohio Areawide Coordinating Agency (NOACA) was charged under Section 208 of the Federal Clean Water Act to prepare a regional water quality plan in conjunction with local officials known as Clean Water 2000. This plan addresses wastewater treatment issues and nonpoint source pollution management. As part of the Clean Water 2000 plan, a 208 sewer service plan area has been designated in Newbury (see Map 2.4). The plan was prepared by the County Water Resources Department based on input by Newbury Township officials and a subcommittee appointed by the trustees. General criteria used in devising the plan were:

- 1) Include entire recorded parcels whenever possible.
- 2) Consider topography to minimize the need for pump stations.
- 3) Include parcels within existing commercial/business and light industrial zoning categories.
- 4) Provide potential discharge location on small stream which crosses Kinsman Road less than mile west of town center (S.R. 87 and Auburn Road).

- 5) Minimize planning area due to potential permitting constraints from Ohio EPA relating to discharge to small streams.
- 6) Incorporate parcels within the proposed Oberland Park area.
- 7) Consider potential sewer system design.

Public sanitary sewer service is restricted to the areas within the boundaries shown on the map. All areas outside the service plan boundaries must be served by on-site treatment facilities, unless a documented health issue is found.

Map 2.4



Outdoor Recreational Facilities

Table 2.4 and Map 2.5 reflect outdoor public and private recreational facilities in the township.

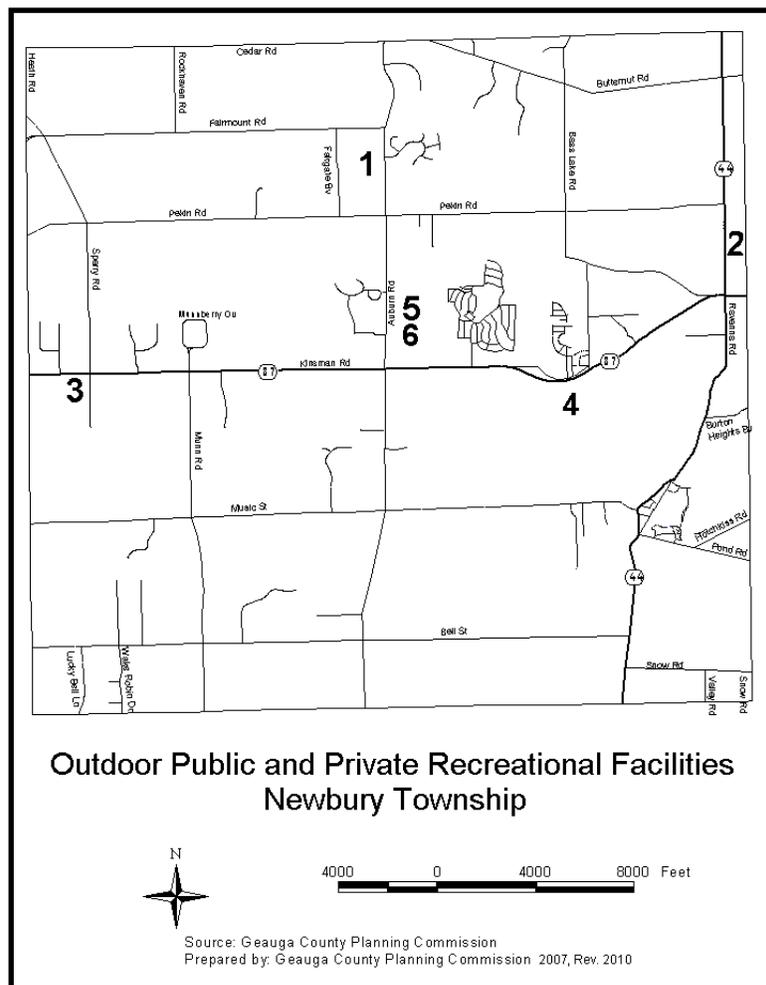
Table 2.4

Outdoor Public and Private Recreational Facilities
Newbury Township

<u>Map Site</u>	<u>Name of Facility</u>	<u>Type</u>
1	Camp Ho Mita Kota	Private
2	Wicked Woods Golf Course	Private
3	Sportshaven Driving Range	Private
4	Punderson State Park	Public
5	Oberland Park	Public
6	Newbury School	Public

Source: Geauga County Planning Commission, 2007, Rev. 2010

Map 2.5



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Existing Land Use

Existing land use maps of the township were prepared on a parcel level basis by the County Planning Commission staff in 2000 and 2006 (see Maps 2.6 and 2.7). Table 2.5 offers a summary of the various categories of existing land use identified, the percentages of land area that each specified use encompasses, and the change in use from 2000 – 2006.

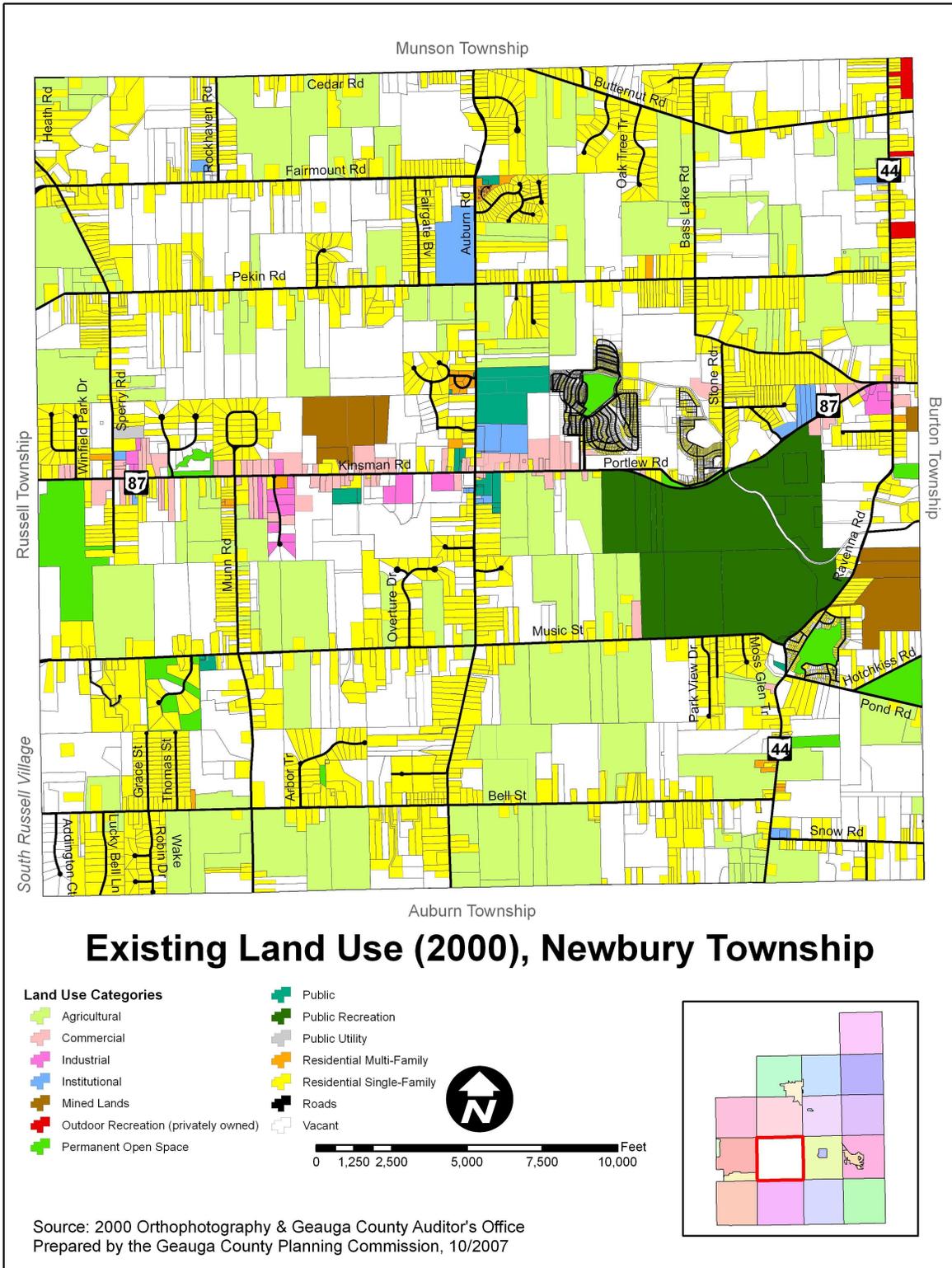
Table 2.5

Existing Land Use: 2000 and 2006
Newbury Township

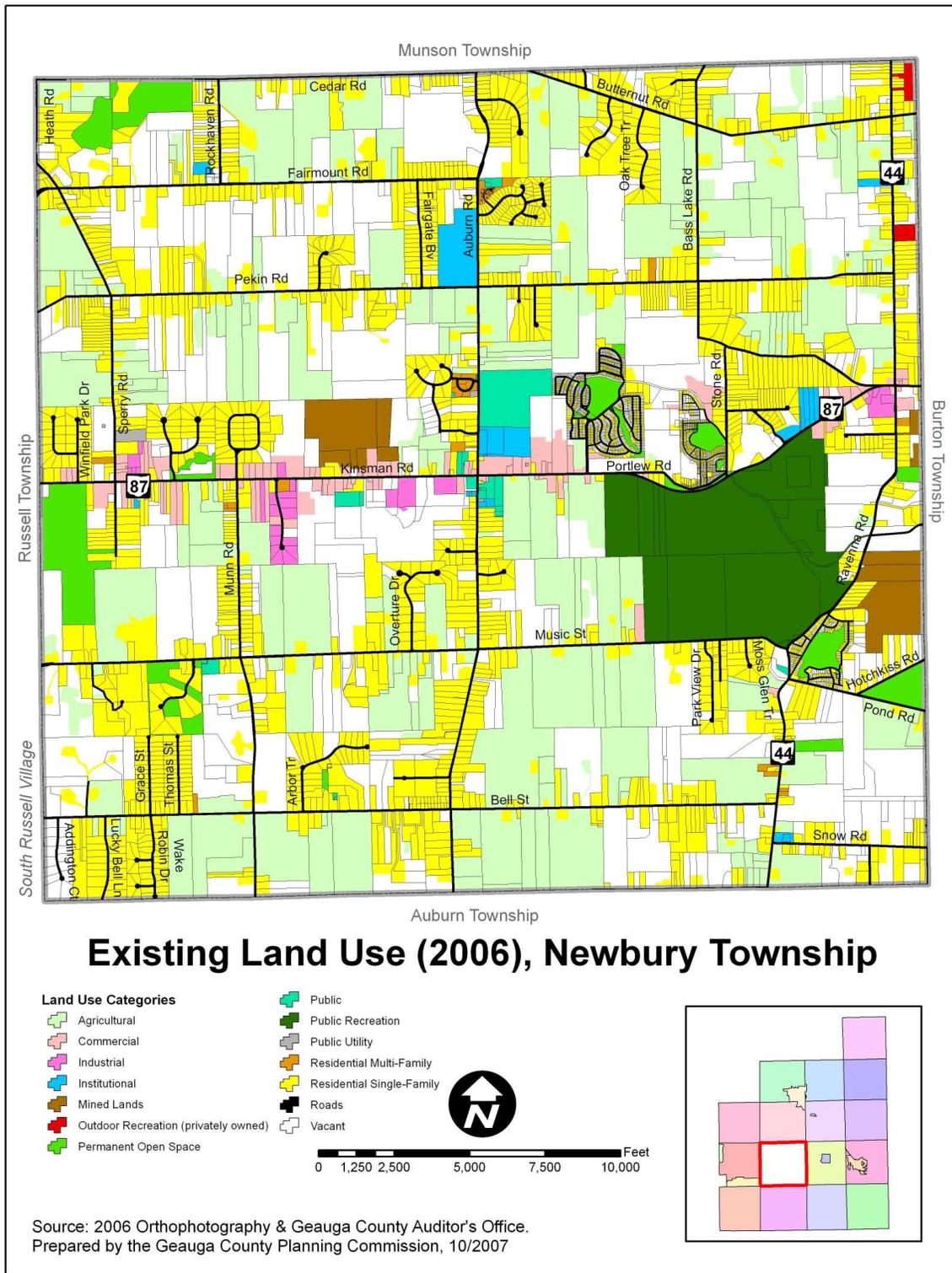
<u>Land Use</u>	<u>2000</u>		<u>2006</u>		<u>Acreage Change 2000-2006</u>	<u>Percent Change 2000-2006</u>
	<u>Acres</u>	<u>Percent of Township</u>	<u>Acres</u>	<u>Percent of Township</u>		
Agricultural	3,890.70	21.29%	4,586.44	25.10%	695.74	3.81%
Commercial	306.24	1.68%	329.05	1.80%	22.81	0.12%
Industrial	94.14	0.52%	106.40	0.58%	12.26	0.06%
Institutional	159.42	0.87%	157.04	0.86%	-2.38	-0.01%
Mined Lands	258.96	1.42%	278.92	1.53%	19.96	0.11%
Outdoor Recreation	27.94	0.15%	24.64	0.13%	-3.30	0.02%
Permanent Open Space	339.71	1.86%	474.09	2.59%	134.38	0.73%
Public	133.75	0.73%	137.29	0.75%	3.54	0.02%
Public Recreation	871.31	4.77%	880.24	4.82%	8.93	0.05%
Public Utility	9.54	0.05%	11.20	0.06%	1.66	0.01%
Residential Multi-Family	50.01	0.27%	50.05	0.27%	0.04	0.00%
Residential Single-Family	5,112.99	27.98%	5,272.35	28.86%	159.36	0.88%
Roads	547.06	3.00%	545.93	2.99%	-1.13	-0.01%
Vacant	6,470.73	35.41%	5,418.86	29.66%	-1,051.87	-5.75%
Total	18,272.50	100.00%	18,272.50	100.00%		

Source: Geauga County Planning Commission, 2007

Map 2.6



Map 2.7



Existing Newbury Township Zoning

The majority of Newbury Township is zoned residential (87.15%). Industrial zoning represents 2.95% of the township's land area, Commercial is 2.66%, Professional Office 0.39%, Active Park 5.41%, and Passive Park 1.44% (see Table 2.6 and Map 2.8).

Table 2.6

Existing Zoning
Newbury Township

<u>Zoning Classification</u>	<u>Acres</u>	<u>Percent of Township</u>
R-1: Residential	15,924.99	87.15%
P-O: Professional Office	71.66	0.39%
B-1: Commercial/Business	486.94	2.66%
M-1: Industrial	539.28	2.95%
A-P: Active Park	987.25	5.41%
P-P: Passive Park	262.38	1.44%
Total	18,272.50	100.00%

Source: Newbury Township Zoning Map, 2008
Revised 2010

The residential zoning district (R-1) encompasses the largest area of the township with about 15,925 acres. The R-1 district includes a minimum lot requirement of 8,000 square feet in the lake communities of Hickory Dale and Little Punderson, and a 16,000 square foot requirement for the lake communities of Kiwanis and Restful Lake. A minimum of three acres is required for the balance of the township zoned residential.

Professional Office (P-O) zoning accounts for about 72 acres and has a minimum lot size of three acres. It is located at the intersection of Kinsman Road and Sperry Road, on the north side of Kinsman Road adjacent to Munnberry Oval, and a limited area along Auburn Road north of S.R. 87.

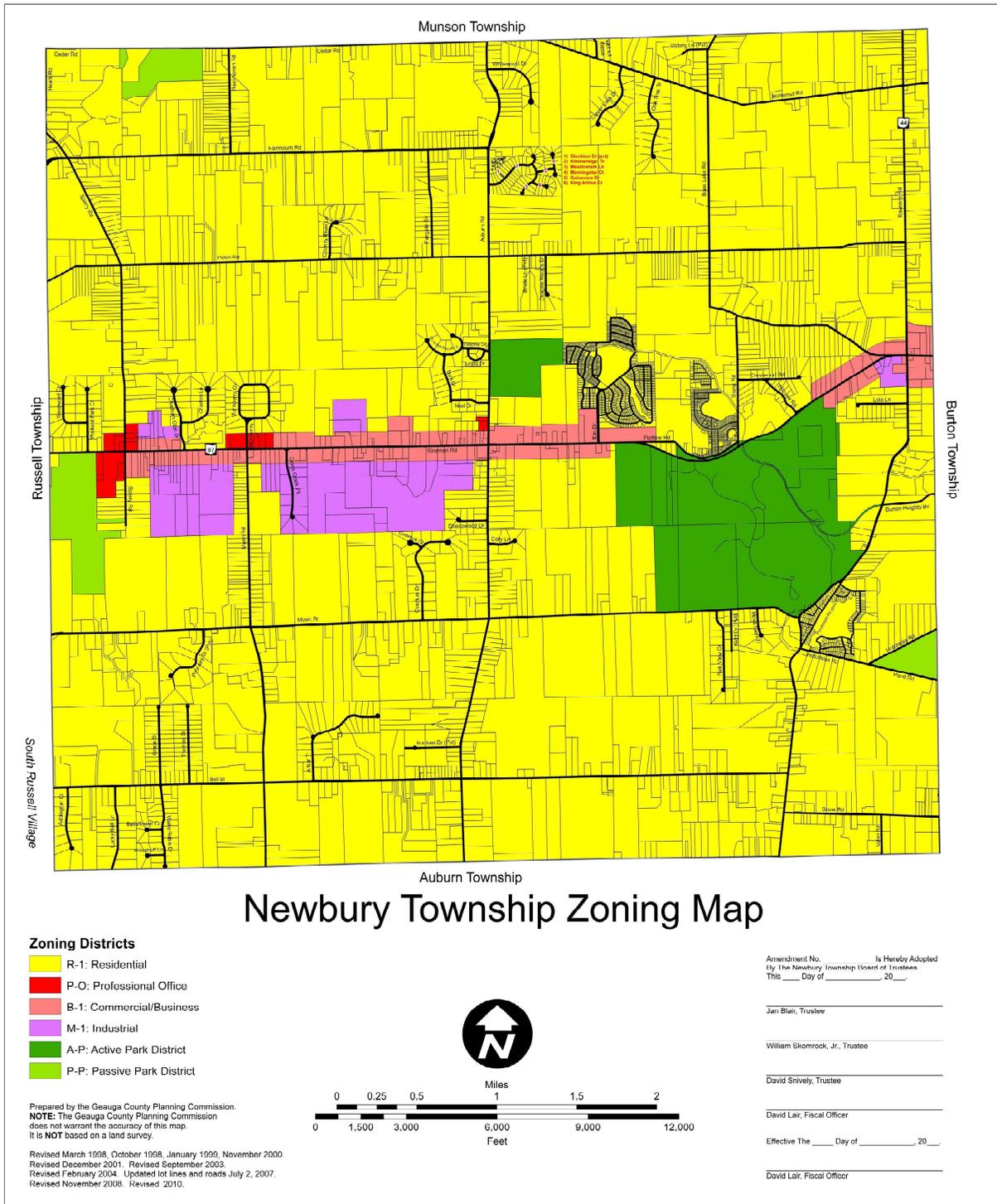
Commercial/Business zoning (B-1) is intermittently established along both sides of Kinsman Road. It contains 487 acres with a minimum lot size of three acres.

Industrial zoning (M-1) includes about 539 acres of land in the township. The district has a minimum lot requirement of five acres. There are five separate areas of industrial zoning in the township.

Two recreational zoning districts are shown on the zoning map. The Active Park (A-P) Zone is roughly 987 acres (about 5% of the township). This district includes Punderson State Park (on the south side of Kinsman Road and west of Ravenna Road), and Oberland Park (east side of Auburn Road and north of Kinsman Road). The Passive Park (P-P) District includes 262 acres (1.44% of the township). The land within this zone is owned by the Geauga Park District.

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Map 2.8



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Undeveloped Land Within Zoning Districts

The following table depicts the balance of undeveloped acreage by zoning district. This information was determined using the prevailing zoning map and the 2006 existing land use map.

Table 2.7

Undeveloped Land Within Zoning Districts **Newbury Township**

<u>Zoning District</u>	<u>Undeveloped Acres</u>	<u>Percent of Zoning District</u>
R-1: Residential	5,043.18	31.67%
P-O: Professional Office	17.54	24.48%
B-1: Commercial/Business	78.74	16.17%
M-1: Industrial	289.67	53.71%

Source: Existing Land Use From 2006 Orthophotography, Geauga County Auditor's Office
Newbury Township Zoning Map, 2010

Prepared By: Geauga County Planning Commission

Generalized Existing Township Zoning in Geauga County

In relation to the other townships in Geauga County, Newbury's percentage of land zoned for residential purposes ranks it fourteenth overall (87% or 15,925 acres). Comparing the land area zoned for commercial (2.67% or 487 acres) and industrial (3% or 539 acres) use, Newbury is ranked second and fourth respectively in the county (see Table 2.8 and Map 2.9).

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Table 2.8

Generalized Residential, Commercial, and Industrial Zoning Districts
by Township: 2009
Geauga County

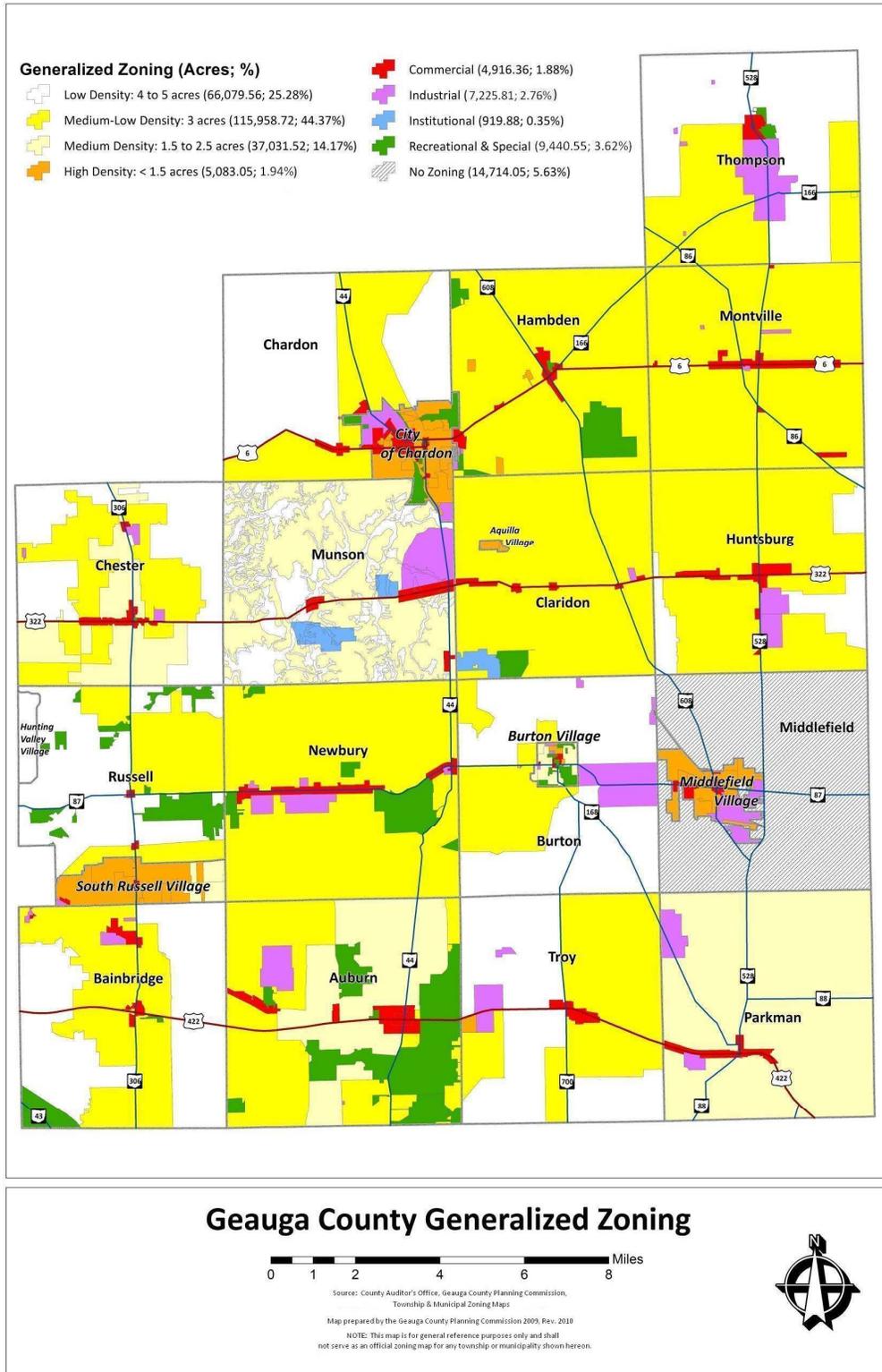
<u>Township</u>	<u>Residential Zoned Acres</u>	<u>Percent of Twp.</u>	<u>Commercial Zoned Acres</u>	<u>Percent of Twp.</u>	<u>Industrial Zoned Acres</u>	<u>Percent of Twp.</u>
Auburn	13,995.54	73.14%	575.53	3.01%	483.62	2.53%
Bainbridge	15,679.88	94.50%	242.92	1.46%	131.76	0.79%
Burton	13,789.90	92.23%	0.00	0.00%	1,162.23*	7.77%*
Chardon	14,461.87	98.95%	152.71	1.04%	0.00	0.00%
Chester	14,669.96	97.29%	267.73	1.78%	132.05	0.88%
Claridon	13,663.99	94.58%	167.11	1.16%	32.36	0.22%
Hambden	12,978.30	90.23%	283.61	1.97%	41.36	0.29%
Huntsburg	14,726.41	94.16%	400.45	2.56%	514.72	3.29%
Montville	15,172.82	96.34%	515.38	3.27%	61.61	0.39%
Munson	14,538.18	88.23%	369.22	2.24%	958.24	5.82%
Newbury	15,924.99	87.15%	486.94	2.66%	539.28	2.95%
Parkman	16,413.96	95.11%	337.20	1.95%	504.76	2.92%
Russell	10,903.63	88.06%	44.90	0.36%	0.00	0.00%
Thompson	15,045.59	91.23%	175.28	1.06%	1,170.70	7.10%
Troy	15,839.24	96.02%	215.44	1.31%	440.85	2.67%

Source: The Geauga County Planning Commission, 2009, Rev. 2010

Note: The above table and accompanying map represent generalized year 2007 data that may not correlate with current data.

*Commercial and Industrial are combined

Map 2.9



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Township Tax Base

The township's tax base is divided into three components: real property (land and buildings), tangible personal property (machinery, equipment, and inventory used in business), and public utility property. Since 1990, the total assessed value of taxable property in Newbury has increased by 70%. Table 2.9 provides a comparison with the other townships in the county. Newbury, along with the other townships, has the majority of its tax base in real property. The 2000 tax valuation for Newbury indicates that 87.7% of its tax base is in real property, 8.3% in tangible personal property, and 4% in public utility property. Since 1990, the township's percentage of real property has increased by 89%, tangible personal property has risen by 9.3%, and public utility property has decreased by 0.07% (see Figure 2.2).

The assessed real property value figures for residential, agricultural, commercial, mineral, and industrial land for the years 1990, 1995 and 2000 are outlined in Table 2.10. Since 1990, the average annual increase for residential land in Newbury was 9%. The average annual increase for agricultural land was 4.8%, industrial land 16%, and commercial land 14%. The value for all classes of land in Newbury increased by 88.8% between 1990 and 2000. In a comparison to the other townships, Newbury is ranked sixth (\$131,442,820) with regard to the total assessed value for all classifications (land and buildings) for 2000 (see Map 2.10).

Table 2.9

Assessed Value of Taxable Property by Township: 2000
Geauga County

<u>Communities</u>	<u>Real Property</u>		<u>Personal Property</u>		<u>Public Utility</u>	
	<u>Assessed Value</u>	<u>Percent of Total</u>	<u>Assessed Value</u>	<u>% of Total</u>	<u>Assessed Value</u>	<u>Percent of Total</u>
Auburn	147,151,620	93.7%	6,077,030	3.9%	3,804,470	2.4%
Bainbridge	337,753,770	92.0%	18,550,860	5.0%	10,792,680	3.0%
Burton	52,484,460	84.8%	6,523,220	10.5%	2,930,640	4.7%
Chardon	113,265,490	94.7%	815,530	0.7%	5,490,940	4.6%
Chester	272,180,880	92.9%	6,269,530	2.1%	14,766,720	5.0%
Claridon	50,074,580	91.9%	780,950	1.4%	3,636,550	6.7%
Hambden	66,015,050	89.3%	3,479,640	4.7%	4,482,460	6.0%
Huntsburg	37,046,780	92.5%	846,680	2.1%	2,161,210	5.4%
Middlefield	43,901,060	76.0%	11,046,140	19.1%	2,848,260	4.9%
Montville	31,901,690	92.9%	669,960	2.0%	1,737,770	5.1%
Munson	167,026,820	92.9%	6,379,600	3.5%	6,550,600	3.6%
Newbury	131,442,820	87.7%	12,372,720	8.3%	6,048,030	4.0%
Parkman	40,441,890	93.3%	1,364,700	3.0%	1,602,390	3.7%
Russell	201,954,150	95.9%	1,215,630	0.5%	7,492,690	3.6%
Thompson	30,786,760	83.9%	3,557,150	9.7%	2,364,190	6.4%
Troy	34,808,220	81.0%	6,451,830	15.0%	1,677,350	4.0%

Source: Geauga County Auditor's Office, 2001

Table 2.10

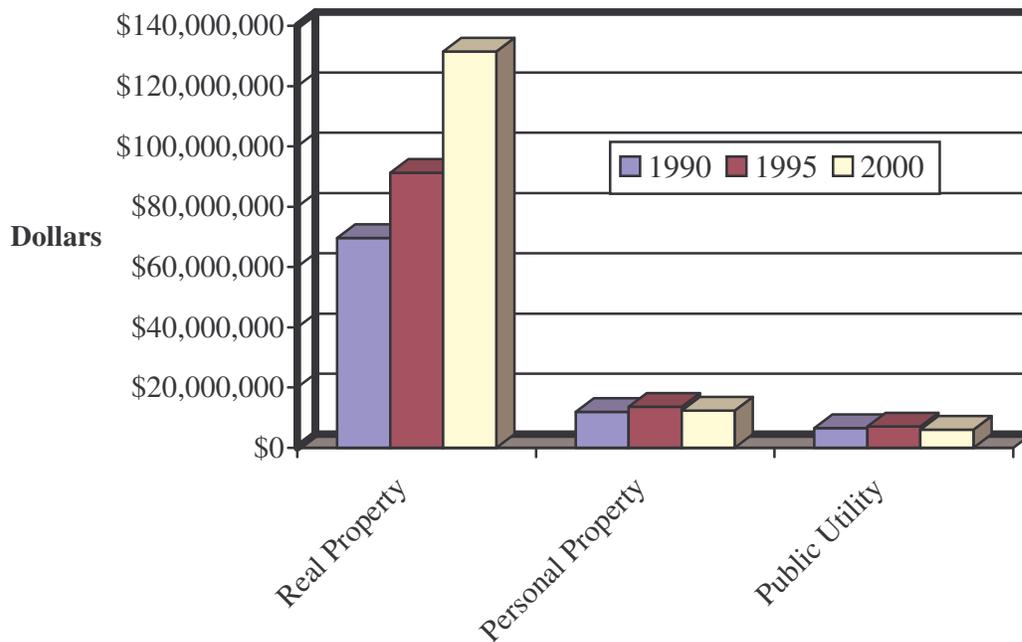
Real Property Values: 1990, 1995, and 2000
Newbury Township

	<u>1990</u>	<u>1995</u>	<u>2000</u>
Residential	46,739,480	62,072,270	91,775,980
Agricultural	13,119,180	7,705,640	22,857,790
Industrial	3,827,940	623,890	7,324,650
Commercial	5,400,380	1,118,100	9,377,610
Mineral	532,280	106,160	106,790
Total	69,619,260	71,626,060	131,442,820

Source: Geauga County Auditor's Office

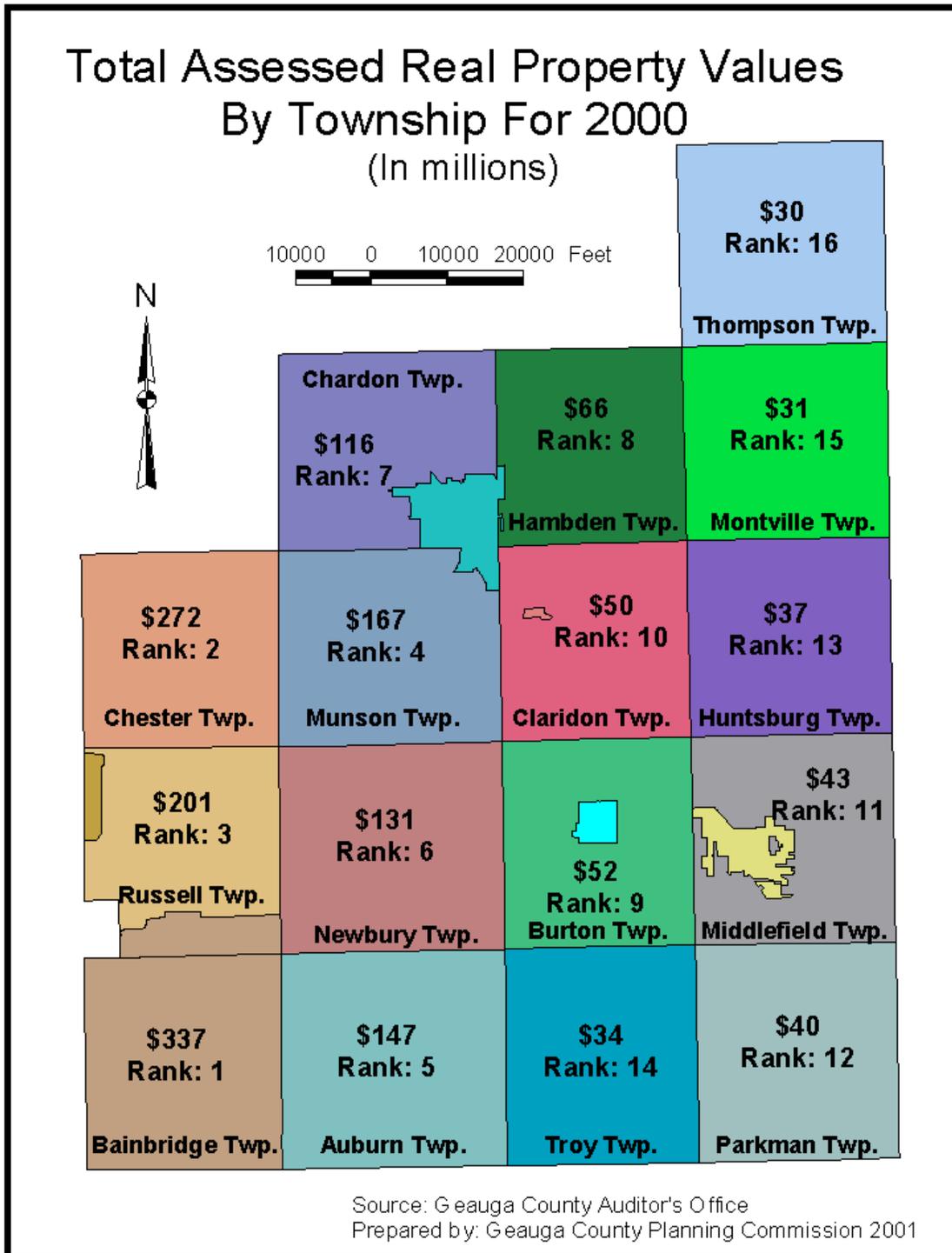
Figure 2.2

Assessed Value of Taxable Property: 1990, 1995, and 2000
Newbury Township



Source: Geauga County Auditor's Office

Map 2.10



Cost of Community Services (COCS)

Previous studies of the cost of community services (COCS) have been able to show the net impact of major land uses (residential, agricultural, commercial, and industrial) on a community's ability to generate adequate income to pay for various public services.

Examples of COCS study results are included in Table 2.11. Newbury Township's study reflected that for every dollar of revenue collected from residential development, \$1.20 was spent on public services. However, for every dollar raised by agriculture only 85 cents was expended on services. The light industrial/commercial ratio of revenue to expenditures in Newbury was very favorable. Only 30 cents was spent on public services for every dollar collected in revenue.

Table 2.11

Comparison of Ratios of Revenue to Expenditures by Land Use
Selected Northeast Ohio Townships

<u>Township</u>	<u>Ratios</u>		
	<u>Residential</u>	<u>Agricultural</u>	<u>Industrial/Commercial</u>
Auburn (Geauga County)	1 : 1.34	1 : .37	1 : .10
Newbury (Geauga County)	1 : 1.20	1 : .86	1 : .30
Madison (Lake County)	1 : 1.40	1 : .38	1 : .25
Shalersville (Portage County)	1 : 1.58	1 : .31	1 : .15 (commercial only)

Sources: Frank J. Costa and Gail Gordon Sommers,
Center for Public Administration and Public Policy Kent State University, 1999
GCPC, 2006

By comparing the net impact of various land uses to the need for community services, local government officials and citizens may be better informed concerning community growth decision-making.