



GLANDORF

Comprehensive Community Plan



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EXECUTIVE SUMMARY

Successful communities establish a clear vision for the future and identify the steps necessary to achieve that vision. The 2023 Glandorf Comprehensive Community Plan is a blueprint for the future of the village and serves as an official document that outlines a plan of action to implement strategies and “themes” that surfaced during the planning process.

This Plan was developed by reviewing the existing village conditions and overlaying these ideas on top of a fresh public outreach component, best practices, and current demographic and economic realities.

The development of this Plan incorporated an active public component and integrates the ideas provided from village stakeholders, nearly 250 residents and 408 current and former Ottawa-Glandorf students.

Residents overwhelmingly find Glandorf a great place to live and presented numerous ideas and strategies for maintaining the small-town charm and character while making improvements in transportation connectivity and managing future growth.

The Plan will be used by village officials and stakeholders to:

- Optimize land resources and tax revenues
- Evaluate development opportunities and zoning proposals
- Enhance and connect the spaces between the places
- Preserve and protect the community’s proud heritage
- Coordinate, time, and plan community initiatives with stakeholders
- Make capital improvement decisions
- Be a scorecard of community progress



This plan is based on Glandorf's proud industrious heritage

COMMUNITY TIMELINE

1834

The settlement of Neu Glandorf is established by Father Johann Wilhelm Horstmann and several other German-speaking immigrants from Glandorf, Kingdom of Saxony (modern-day Germany). They named the town after their native Glandorf. A Roman Catholic parish dedicated to St. John the Baptist was established the same year and a modest log cabin served as the church and rectory.



Gravesite of Father Horstmann on the grounds of St. John the Baptist Church.

1876

The cornerstone is laid for St. John the Baptist Catholic church. With funds raised from the local community, the building was completed and dedicated in 1878. Designed by the architecture firm Cuedell and Richardson of Cleveland, OH, the church was the largest Catholic church in Northern Ohio at the time. The brick neo-Gothic structure continues to dominate the village landscape and remains the center of community activity.



Interior of St. John the Baptist Church in the early 20th century.

1901

The town hall is built on land north of the church. The original structure was replaced with the current building in 1970.



Glandorf's original village hall in the early 20th century.

1903

A volunteer fire service is established.



Members of the Glandorf's Volunteer Fire Brigade in 1903.

1977

St. John the Baptist Catholic church along with the rectory and convent are added to the National Register of Historic Places.

2007

The Blanchard River floods again and initiatives begin with the help of the conservancy district to prevent flooding



High water levels on the Blanchard River near Glandorf in 2017.

2021

Glandorf works with PCCIC and Putnam County Commissioners in developing the Liberty Drive area to promote economic development opportunities.



Recent street enhancements to Glandorf's Liberty Drive.

1848

Rev. Horstmann passes away. The settlement continues to grow with new arrivals. Swiss-born priest Franz de Sales Brunner establishes a mission center for priests and brothers of the Order of the Precious Blood and a convent for the sisters of the order. Glandorf becomes a hub of German Catholic life in Ohio and the wider region as immigration from German-speaking areas in Europe increase in the following decades.



Statue of Brunner on the grounds of St. John the Baptist Church.

1894

The passenger train service arrives with completion of a line from the Cincinnati, Hamilton, and Dayton Railroad. Later becoming the Findlay, Fort Wayne, and Western Railroad, the line operated until 1919. The railroad depot was located at the southeastern corner of Main St. and East Ottawa-Glandorf Rd.



Historic train depot.

1891

Glandorf becomes incorporated as a village with William Altekruze serving as the first mayor.



Main Street facing south in the 1890s.

1976

Glandorf establishes civic ties with Glandorf, West Germany and a group of Germans come to visit the village. The two communities continue to maintain close ties and host guests at ParkFest events every few years.



Germans visiting Glandorf

2010

Construction begins on the new Glandorf Elementary School and is completed in 2011.



Glandorf Elementary School.



PLAN DEVELOPMENT PROCESS



PLAN THEMES AND ASPIRATIONS



Connected Community and Park Refinements

A theme of “connectedness” runs deep in the Glandorf community. It appears engrained not only its historical and social linkages to its German namesake, but also in the community’s desire to be better connected through physical assets like sidewalks, paths, and walking trails. Glandorf’s location along the Blanchard River and Cranberry Creek “greenways” provide an opportunity for connectivity like no other. Pedestrian connectivity is also a goal of the 2023 Village of Ottawa Strategic Plan. This makes the likelihood of linking Glandorf to Ottawa and destinations like Ottawa-Glandorf high school campus and county facilities like library, YMCA, and education service center in the future appear promising and possible.



Heightened Downtown and Community Beautification Efforts

Improvements to the downtown area rank the highest of all community improvements. There is a desire in attracting unique, local businesses to Glandorf and to create family-oriented activities and destinations where people can greet friends and family. The 2023 Glandorf Comprehensive Community Plan provides recommendations that support the community’s desire in improving community aesthetics in key areas like the downtown and along main corridors. Tools like an updated zoning code, working in tandem with incentive programs like Community Reinvestment Area (CRA) program, Tax Increment Financing (TIF), Special Improvement Districts (SID), Community Development Block Grant (CDBG) and other resources could be used to encourage these efforts.



Enhanced Partnerships

Glandorf has a proud history of working together to promote the community’s best interests. Some of the issues that residents and students indicated during this planning effort, including the improvement of neighborhoods and commercial corridors, new recreational and connectivity opportunities and the provision of cost-effective community services will require additional due diligence between the village officials, Ottawa Township, Ottawa Village, and the OG School District, as well as other public/private sector groups.



Optimizing Fiscal Resources through Land Use Planning

It is important for any community to reach an optimal economy of scale through the right mixture of land uses. Glandorf has a sizable footprint of land (approximately 40%) that does not or cannot generate property taxes, due to it either being non-taxable, public/institutional land use or being undevelopable due to being in a floodplain (See Appendix for Map). Because Glandorf operates primarily on income taxes, it is important that officials promote land uses that generate the best rate of return to ensure future tax revenues remain sufficient.



Refined Recreational Opportunities

Glandorf residents are proud of their parks and the festivals, and visitors that occupy these facilities for events like Parkfest and Socktober. Residents and students indicated a desire for additional parks and recreational amenities, like a splashpad, pickleball courts, and kayak/canoe launch points along the Blanchard River. One initiative that emerged during this planning effort is a desire to pursue the feasibility of developing a joint park district with Ottawa Township. Having a park district in place could help generate the resources to make these desires a reality.



Residential Living Opportunities

The future of any community is dependent upon its demography. As Glandorf is approached by new opportunities, community officials should not only be cognizant of the preferences of its residents but also by demographic and economic realities. According to current demographic trends, Glandorf's population is aging at a faster pace than regional, state and national averages, yet there are limited housing opportunities for seniors. The future of the community and workforce is dependent upon young professionals and families, yet Glandorf's housing market has limited housing opportunities geared toward this population segment. Survey respondents expressed the desire for additional housing options that allow for grown children to move to the community or for empty nesters to downsize. All of these issues can be corrected through incremental and reasoned zoning decisions.



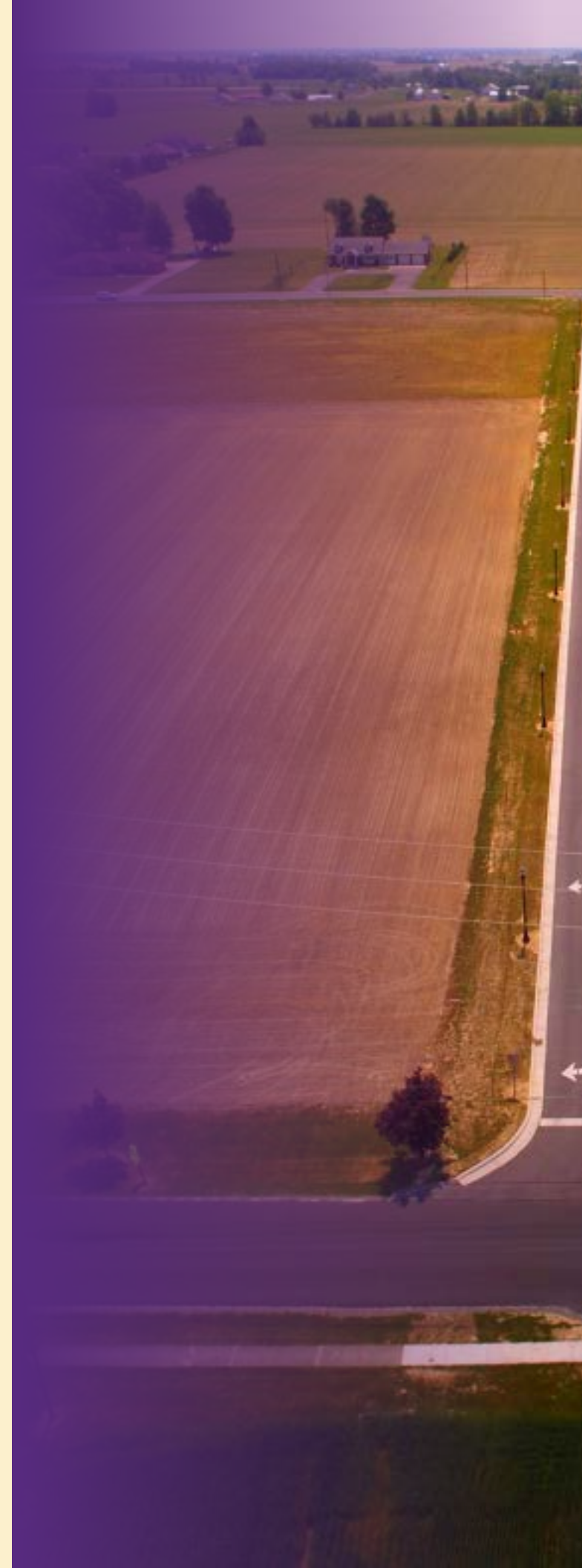
Preservation of Community Character

The community expressed a desire to maintain the character of its built environment and small town feel. To help accentuate this desire, this Plan recommends improvements to the zoning code, from the deployment of additional tools like planned unit developments (PUDS) and improved design guidelines, landscaping and property maintenance standards, to the development of a permissible use table that ensures that land uses are located in the most appropriate zoning districts.



Willkommen

Glandorf residents are proud to call Glandorf home and they are proud of their connection to their German counterpart and namesake, so much so that the welcome a contingent of Glandorf, Germany have been yearly ParkFest guests. The community wants to ensure that it feels that way for all residents and that people and visitors feel welcome here.





HOW TO USE THE PLAN

The 2023 Glandorf Comprehensive Community Plan is intended to be a dynamic planning document – one that responds to changing needs and conditions. As the community’s first plan, its strategies are by no means overly prescriptive. They were developed in conjunction with public input, and take into consideration the

community’s preferences, resources, and perceptivity. Many of these strategies may take several years to complete, but this plan will allow community leaders to identify the “low-hanging fruit” and allocate funding in future budgets for the costlier projects. Over time, each strategy may need to be revised or amended to reflect the current planning

environment, and removed when accomplished.

This plan is comprised of five chapters, which are briefly described below:



I. Executive Summary

This first chapter provides background information and describes the planning process, schedule, and Plan Themes.



II. Community Engagement

The Community Engagement chapter highlights the public participation process.



III. Planning Conditions

This chapter provides the reader with a general and essential understanding about the community, the departments and organizations that help to embrace its mission, and the community’s context and relationship with broader trends.



IV. Community Aspirations and Strategies

This chapter is organized into four Plan Themes: Community Placemaking, Community Prosperity, Infrastructure, and Connected Community. Each chapter is comprised with strategies that aim to advance each plan theme. They were developed with many things in mind: available resources and capacity to implement the strategy; the ability of the community to accept and advance the strategy; and general best practices. To aid in a better understanding of design principles and best practices, this Chapter highlights references ideas and illustrations of public spaces from other communities, some of which were specifically mentioned by residents in the community during the process.



V. Plan Implementation

The Plan Implementation Chapter sets the tone for action. It summarizes the Plan Strategies and how designates individuals, departments and organizations in the village that will advance them, including the timeframe and potential partners and resources to utilize.

PUBLIC PARTICIPATION



The input and feedback of the community was vital to the crafting of the Plan and paramount for the Plan's approval. Lively debate and extensive public dialog with a variety of public and private agencies and actors helped to ensure that the resultant Plan is indeed one reflective of interests and attitudes of the residents.

Steering Committee

A multi-tiered public participation process was created to help the Steering Committee best address the many opportunities and challenges currently affecting the township. The structure for public input was organized at a variety of distinctive levels of involvement.

Village of Glandorf Comprehensive Plan Steering Committee: A group of residents representing a broad array of knowledge, interests, and occupations assisted the comprehensive planning consultants in guiding the planning effort. Several meetings were held over the course of the planning period and were geared toward accomplishing two objectives: (1) Educating the committee members on the basics of local government land and resource planning; and (2) Establishing general goals and defined objectives to serve as a foundation of the Plan.

Community Survey

The community survey is meant to gather resident input through a variety of related questions. The responses the residents give provide us with the first opportunity to understand the community through the eyes of those who live there. The priorities of the residents will often overlap with those of the community officials, but when they do not, we are alerted as to what may be a point of disagreement between the priorities of the officials and the priorities of the residents. This can be of great use during the planning process and deciding what is best for the community going forward.

Nearly 250 residents completed the survey. Respondents ranged in age from under 18 to over 75, with 94% being homeowners and 84% having lived in Glandorf for more



Residents identify areas of community improvement they would like to see at the 2022 ParkFest.

than 10 years. A majority of respondents that their quality of life in Glandorf was “Excellent” (63%) and a further 34% reported that their quality of life was “Good”. Respondents identified several areas of improvement they would like to see walking/biking paths, more restaurants and small businesses, family gathering spaces, visual enhancements such as flowers, streetlights, branding, and updated parks. The top five amenities identified as being in need were as follows: outdoor sports/recreation courts, community events, senior center and daycare, building improvements. See the Community Survey Results section for more detailed information.

Student Survey

The goal of the student survey is similar to the community survey in that we can identify the priorities of the students and what they hope the community will look like in the future. 408 students in grades 9-12 completed the student survey. The majority of students attended Ottawa-Glandorf High School (63%), although nearly half previously attended Glandorf Elementary School (49%)



Survey link provided to residents to complete the community survey.

Student respondents overwhelmingly rated their quality of life positively in Glandorf, with 81% reporting their quality of life was “Excellent” or “Good”. 68% of students planned on moving away after high school, with the majority planning on attending college. 60% of student respondents found it “Likely” or “Very Likely” that they would live in the community as adults, whereas 14% found it “Unlikely” or “Very Unlikely”, and 26% were “Unsure”.

The top 5 things students wished to see in Glandorf were: more community gatherings, restaurants, improved sidewalks and trails, friendship and kindness, and “not sure”. The student survey identified three main pedestrian and bicycle connections they would like to see: 1) better paths to key places like parks, 2) sidewalks on main roads, and 3) connections between Glandorf and Ottawa. See the Student Survey section for more detailed information.



COMMUNITY SURVEY RESULTS

68%

live in Glandorf

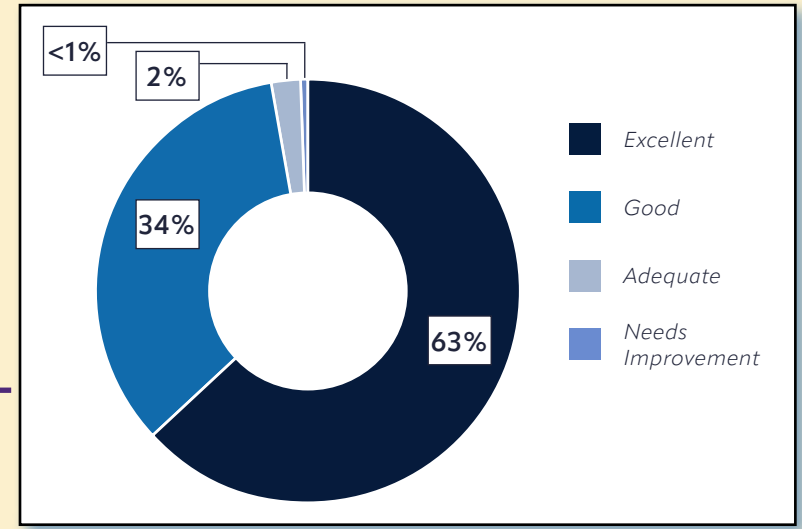
94%

are homeowners

237 total responses

MALE **40%**
FEMALE **60%**

RATE YOUR "QUALITY OF LIFE" IN GLANDORF

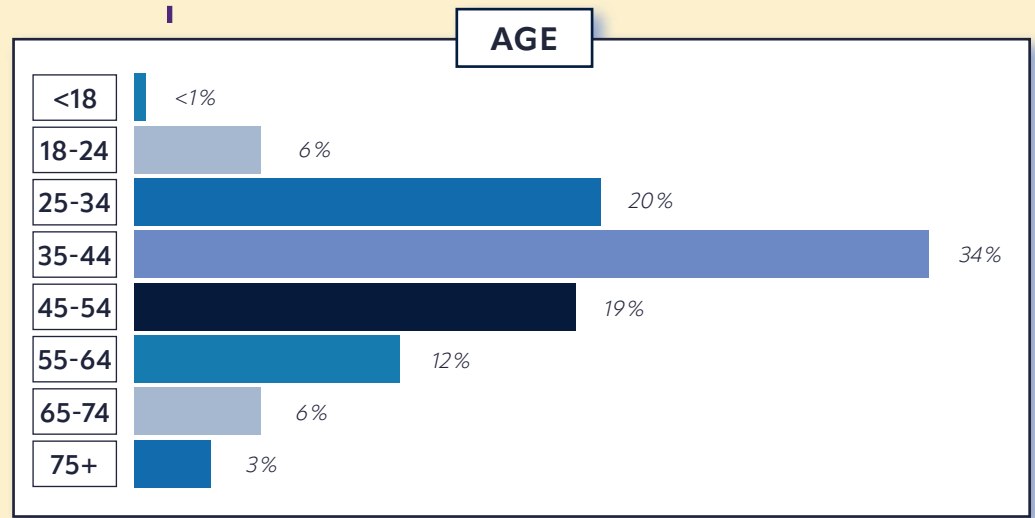


84% have lived in Glandorf for over 10 years

"Beautification projects, community walking paths, and family centered improvements may be what is needed to attract young professionals and their families, and maintain property values."

28%

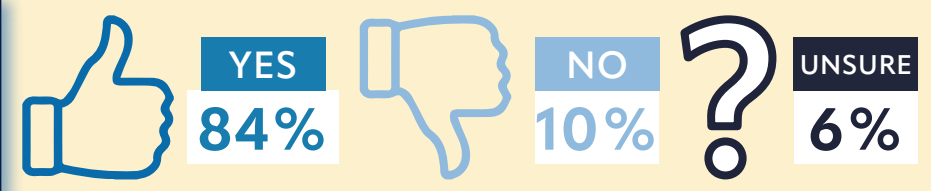
live outside of Glandorf, but children attend Glandorf Elementary Schools



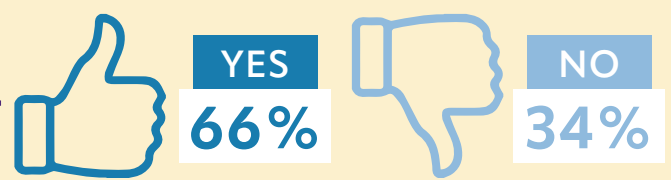
TOP 5 COMMUNITY IMPROVEMENTS

- Walking / Biking Paths
- Restaurants and Small Business
- Family Gathering Spaces
- Visual enhancements (flowers, street lights, branding)
- Updated Parks

DO YOU FEEL HISTORICAL AND ARCHITECTURALLY-SIGNIFICANT PROPERTIES HELP TO PROMOTE THE DOWNTOWN'S CHARACTER AND MARKETABILITY?



"I would like to see Glandorf emphasize its German heritage and its history. Something to give it a distinctive character."



DO YOU WORK FROM HOME OR HAVE THE ABILITY TO WORK FROM HOME?

TOP 5 COMMUNITY SERVICES AND AMENITIES RESIDENTS FEEL ARE NEEDED

1. Outdoor sport / recreation courts 
2. Community events 
3. Senior center and daycare 
4. Building Improvements 
5. Keep the community as is, improve upon what is already here 

TOP 5 ADDITIONAL BUSINESSES RESIDENTS WOULD LIKE TO SEE IN THE COMMUNITY

1. Restaurants 
2. Small grocery store / boutique 
3. Professional space / offices 
4. Daycare 
5. No new businesses needed 

TOP 5 WAYS THE DOWNTOWN COULD BE IMPROVED

1. Improve sidewalks and curbing along main street
2. Ongoing maintenance and branding
3. Improved lighting and flowers
4. Restaurants and family gathering places
5. Do nothing

"Children driving golf carts around town is a disaster in the making. Simply enforce the laws."

"Glandorf is a great place to live and raise a family. There is not much improvement needed. Maintain what we have and update as needed."

TOP 3 PRIORITIES FOR NEW ACTIVITIES BY AVERAGE INCLUDE:
 Downtown renewal and enhancements
 Improved pedestrian connectivity
 Neighborhood improvements and revitalization

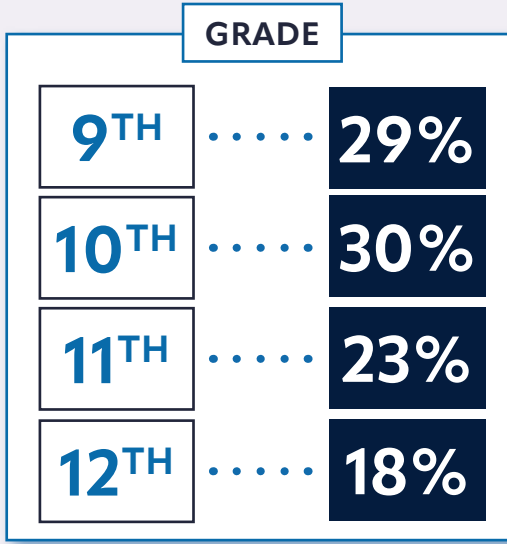
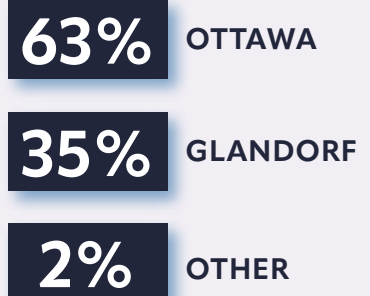
SPECIFIC LOCATIONS THAT ARE IN NEED OF ROADS, ACCESS, INTERSECTIONS, AND PEDESTRIAN AND BICYCLE CONNECTIONS

1. Dedicated bike lanes and sidewalks throughout the community
2. Corner of Blanchard Ave. and Main St. is dangerous when turning and parking issues
3. Stop light at SR 224 and Main Street
4. Uneven sidewalks on Blanchard Ave.
5. SR 224 and 694 interchange during school times

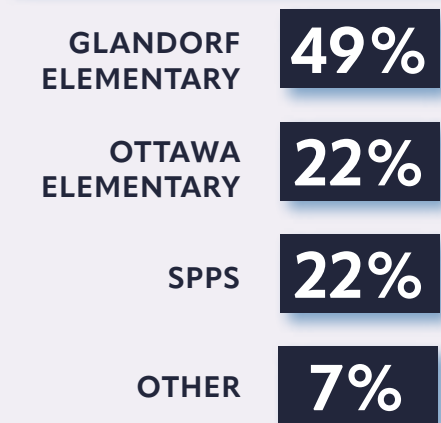


STUDENT SURVEY RESULTS

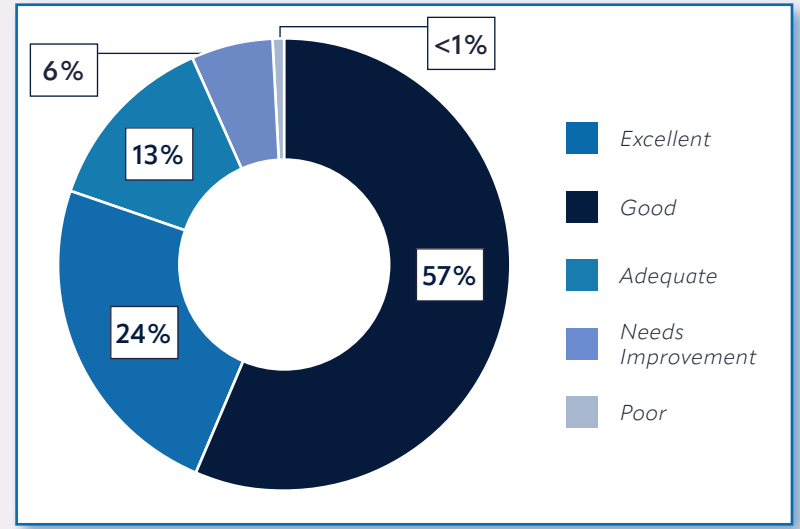
408 total responses



In the past, students have attended:



RATE YOUR "QUALITY OF LIFE" IN GLANDORF



"I wish there were more little shops and places to go, and more greenery around town."

"I think we have a great community and I think we have a bright future ahead of us."

DO YOU PLAN ON MOVING AWAY FROM THE COMMUNITY AFTER HIGH SCHOOL?



IF YOU PLAN ON MOVING AWAY, WHY?

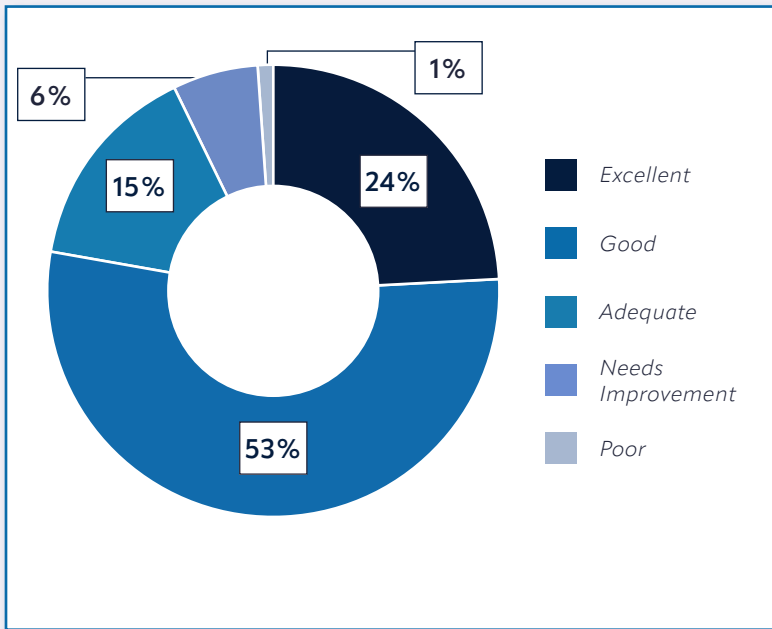


"I love the community we live in. It is easy to feel at home and safe in the environment. Everyone is family."

"I have lived in other communities in my life and this one is much closer and tight knit than what I have experienced. However, the tightness of this society is unaccepting of change and new ideas."



HOW WOULD YOU RATE GLANDORF WHEN COMPARED TO OTHER COMMUNITIES YOU LIVED IN OR VISITED?



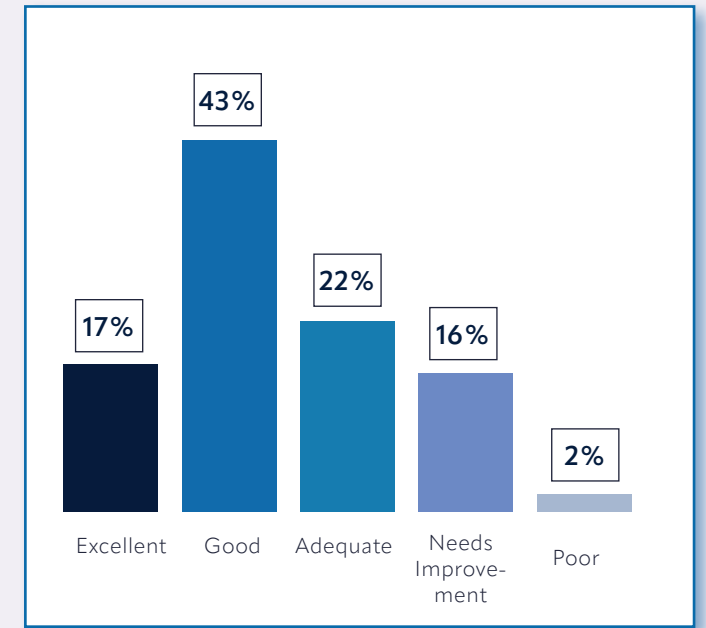
TOP 5 ADDITIONAL THINGS STUDENTS WOULD LIKE TO SEE

1. Community gatherings
2. Restaurants
3. Improved sidewalks and trails
4. Friendship and kindness
5. Nothing / not sure

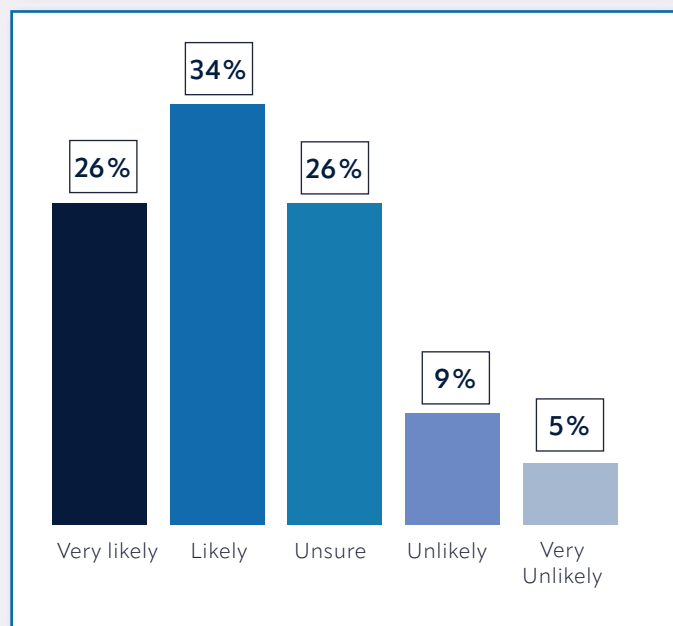
"I have lived in other communities in my life and this one is much closer and tight knit than what I have experienced. However, the tightness of this society is unaccepting of change and new ideas."

"I really like this community but I feel like a lot of things here are the same. We need more ways for people to connect."

HOW WOULD YOU RATE THE LEVEL AND QUALITY OF YOUTH AND TEEN ACTIVITIES IN YOUR COMMUNITY?



HOW LIKELY IS IT THAT YOU'LL LIVE IN YOUR COMMUNITY AS AN ADULT SOMETIME IN YOUR LIFE?



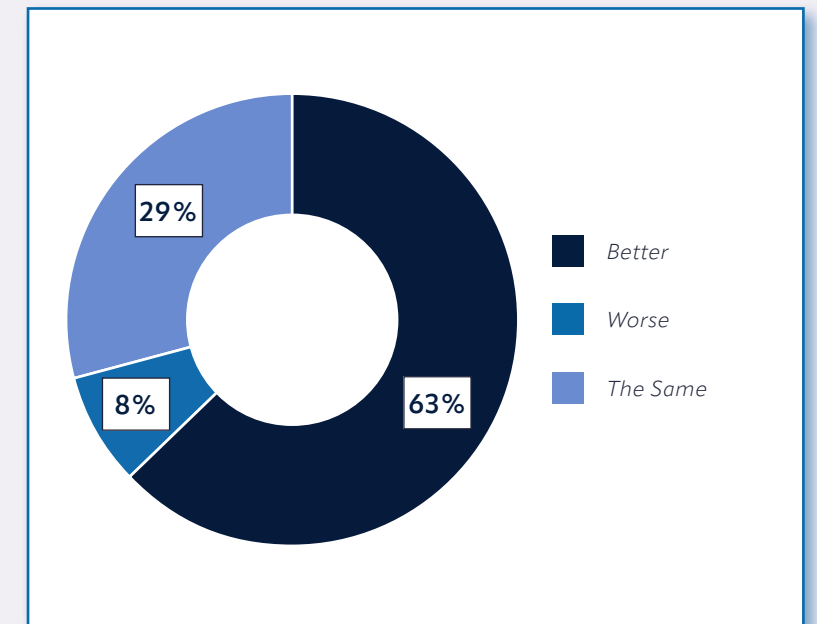
TOP LOCATIONS IN NEED OF IMPROVED PEDESTRIAN OR BICYCLE CONNECTIONS

1. Better paths to key places like parks
2. Sidewalks on main roads
3. Connections between Ottawa and Glandorf
4. None

TOP 5 CHANGES STUDENTS WOULD LIKE TO SEE IF THEY WERE IN CHARGE

1. Reduction of waste and less plastic
2. Increased bike paths / crosswalks
3. Improve public spaces and sidewalks
4. More community events and bonding
5. Shopping / Restaurants

BY 2040, MY COMMUNITY WILL BE:



PLANNING CONDITIONS



The Village of Glandorf's planning environment is important to understand as the conditions that frame it often work alone, or in unison, to make the community thrive. The following section contains socio-economic and demographic statistics and trends for the village.

Takeaway Bullet Points

- Like much of Ohio, Glandorf's population is growing slowly and aging, meaning there are fewer children and young adults compared to previous decades.

- Glandorf is highly-educated and economically better off than many similar communities in Northwest Ohio.
- Few residents live and work in Glandorf, with a majority of the workforce commuting out of town for employment.
- The cost of housing is somewhat higher in Glandorf compared to similar communities.

DEMOGRAPHICS

Demographic information is the foundation for practical planning initiatives. Using current information is imperative to understand what forces drive the current policies and helps to guide future changes.

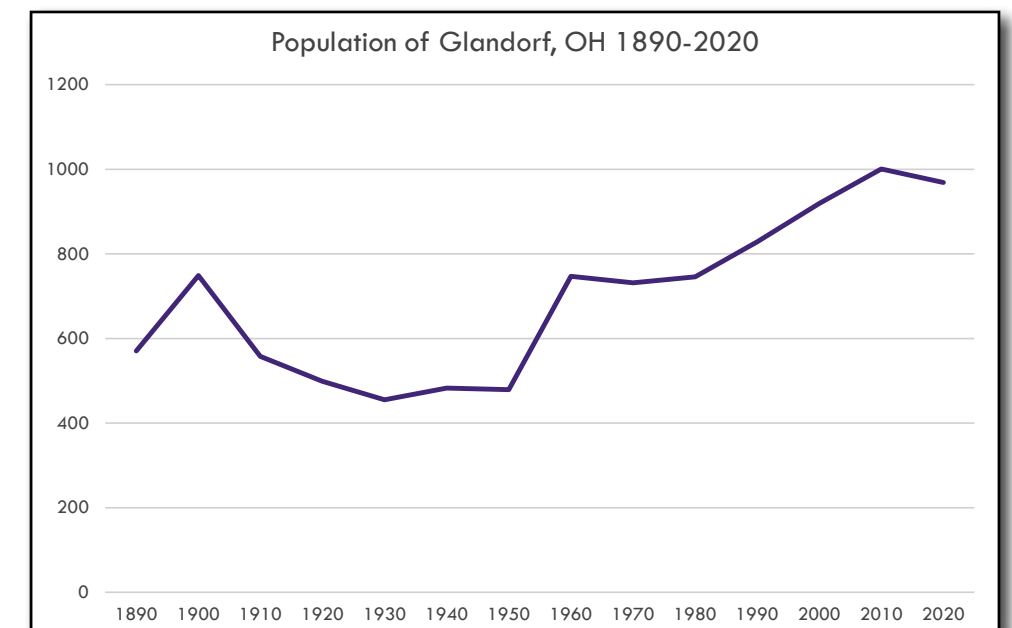
Data on Glandorf was compiled from the American Community Survey (ACS) 5-year estimates for 2021. They are used to draw general conclusions about the township in comparison to county, state, and national figures. Additional data were drawn from decennial censuses (years 2000, 2010, and 2020) for historical context and comparison purposes.

Population Trends

The 2021 ACS 5-Year Estimates put Glandorf's population at 1,141. However, the estimates have a high margin of error (+/- 213 residents or 18% of the estimated total population). In the 20 years between 2000 Census and 2020 Census, Glandorf grew modestly. The 2020 Census counted 969 residents, a decrease of 3.2% from 1,001 residents in the 2010 Census, but an increase of 5.2% from the population of 919 in 2000. Estimates from the Environmental Systems Research Institute (ESRI) project a continued slight decline in population in the coming years, with 951 Village residents by 2027.

Glandorf is one of 15 incorporated villages in Putnam County and lies directly to the west of Ottawa, the county seat. The Ohio Department of Development projects that the population of Putnam County as a whole will decline over the next three decades, from 34,451 residents in 2020 to 29,668 residents in 2050.

FIGURE 1. POPULATION OF GLANDORF, 1890-2020



It is important to situate Glandorf in the context of broader regional and national conditions. Figure 3. shows several key demographic and socio-economic indicators from the Village and how they compare with Putnam County as a whole, the State of Ohio, and the broader US.

Age

No demographic variable is more valuable than age. Age affects the type

FIGURE 2. HISTORICAL POPULATION OF GLANDORF

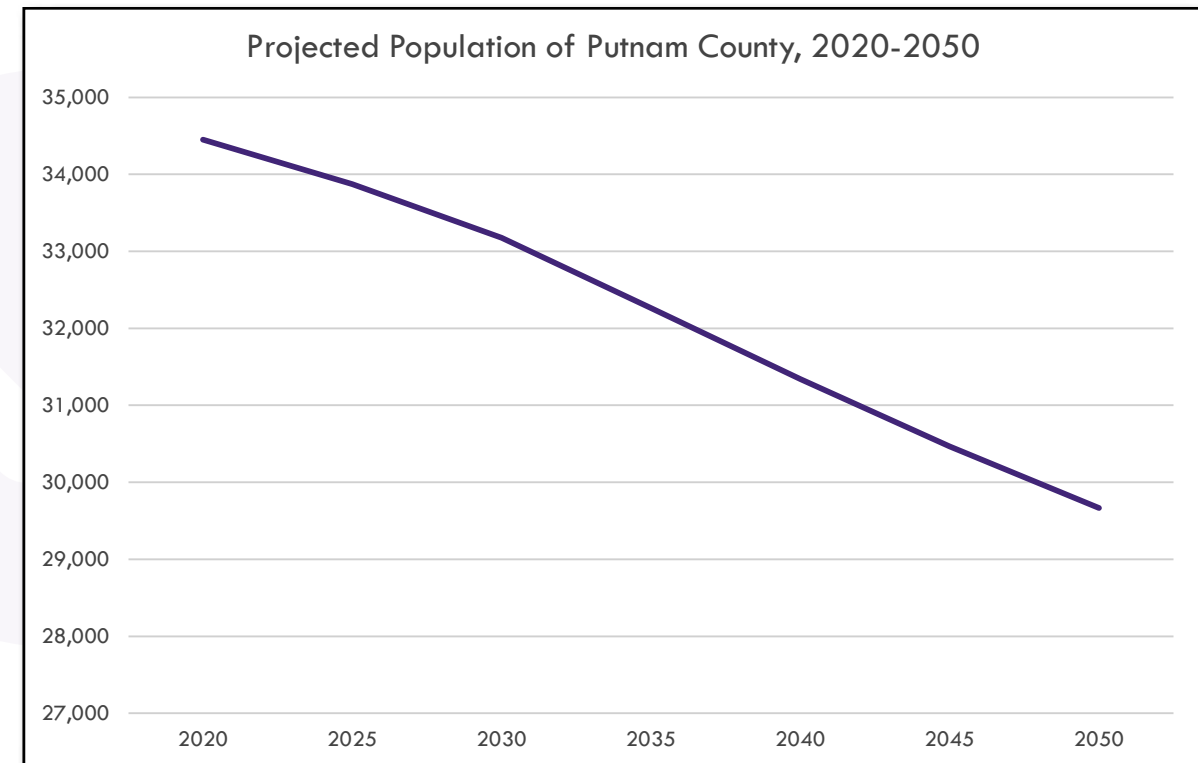
Historical Population		
Year	Population	%±/—
1890	571	—
1900	749	31.2%
1910	558	-25.5%
1920	499	-10.6%
1930	455	-8.8%
1940	483	6.2%
1950	479	-0.8%
1960	747	55.9%
1970	732	-2.0%
1980	746	1.9%
1990	829	11.1%
2000	919	10.9%
2010	1,001	8.9%
2020	969	-3.2%

Source: Decennial Census Data

and intensity of public services and sets the tone for private commercial services. Like Ohio and the rest of the nation, Glandorf's population is expected to grow older in the coming decades, as the post-WWII "Baby Boom" generation enters old age and birth rates continue to be low (below 2.1 births per woman on average). Population aging will present challenges to the social and economic well-being of communities like Glandorf in the coming decades.

In 2021, the median age in Glandorf was 45.6, an increase from 33.7 in 2010 and 35.9 in 2000. Increases in the median age are indicative of one or more demographic trends: fewer births relative to deaths, and fewer in-migrants relative to out-migrants. The median age in Glandorf is higher than Putnam County as a whole, as well as the State of Ohio and the national average.

FIGURE 3. PROJECTED POPULATION OF PUTNAM COUNTY, 2020-2050



The youth population in the Village has declined slightly since 2000. In 2021, the ACS estimated that 22.5% was under 18 years of age, a decline of 1% from 2010, and a decline of nearly 6% from 2000 (28.2%).

The share of Village residents aged 65 and older has stayed relatively constant since 2000. In 2021, residents aged 65 and older accounted for 19.3% of the population, compared to 15.0% of the population in 2010 and 19.4% of the population in 2000. Compared to the county, state, and national average, the share of the population aged 65+ in Glandorf is smaller.

There could be many factors contributing to these trends, including retainment, out-migration, and birth and death rates. Altogether, these statistics suggest that over the past 20 years, the village has slightly fewer families with children, has seen some out-migration of younger adults,

and has a population that is aging in place.

Income and Poverty

3.4% of families in Glandorf had incomes below the federal poverty line, an increase from 1.7% of families in 2010 and 0.0% in 2000. The Village's poverty rate for families is below that of Putnam County (6.3%), Ohio (13.4%) and the US as a whole (11.6%).

Employment

Based on 2021 ACS 5-year estimates, 631 Glandorf residents over age 16 were employed. Of those, approximately 36.6% were employed in management, business, science, and arts occupations, 15.7% were employed sales and office occupations, 14.9% were employed in service occupations, 24.7% were employed in production, transportation, and material moving



FIGURE 4. GLANDORF, PUTNAM COUNTY, OHIO, AND US INDICATORS

Indicators	Village of Glandorf	Putnam County	Ohio	U.S.	
Demographics	Population Growth (% change, 2010-2021)	-3.2%	-4.2%	2.3%	7.4%
	Population Growth (% change, 2000-2021)	5.2%	-3.0%	3.9%	17.8%
	Median Age	45.7	41.3	39.4	38.4
	Percent Population White Alone	99.5%	93.6%	79.6%	68.2%
	Percent Population Hispanic or Latino	0.0%	0.3%	4.1%	18.4%
	Percent of Population 65+	15.0%	17.3%	17.0%	16.0%
Income & Poverty	Median Household Income	\$83,929	\$73,122	\$61,938	\$69,021
	Per Capita Income	\$38,801	\$33,676	\$34,526	\$37,638
	Percent Individuals Below Poverty	3.6%	6.3%	13.4%	15.1%
	Percent Families Below Poverty	3.4%	4.7%	9.3%	8.9%
Education & Housing	Percent Population 25 Years or Older without High School Degree	1.5%	5.4%	8.9%	11.1%
	Percent Population 25 Years or Older with Bachelor's Degree or Higher	31.1%	24.8%	29.7%	33.7%
	Percent Population That Speak English Less Than 'Very Well'	0.0%	0.0%	2.5%	8.2%
	Owner-Occupied Homes where > 30% of Household Income Spent on Mortgage	17.6%	15.3%	20.5%	27.2%
	Renter-Occupied Homes where > 30% of Household Income Spent on Rent	25.6%	29.4%	43.8%	49.4%

Source: Decennial Censuses & 2021 American Community Survey (5 Year Estimates- 2017-2021).

occupations, and 8.1% were employed in natural resources, construction, and maintenance occupations.

Commuting Patterns and Worker Mobility

Many residents in Glandorf commute to nearby

communities such as Ottawa and Findlay. 57.6% of workers were employed in Putnam County while 42.2% worked in a different county. 92.5% of workers drove alone to work, 4.1% carpooled, 2.5% worked from home, and 0.9% walked (2021 ACS 5-Year Estimates).

The Census Bureau's Inflow/Outflow Reports chart the number of persons living outside the area of study who work inside this area (in this case, the Village of Glandorf), the number of persons living and working within the area of study, and the number of people who live within the area of study but work elsewhere. These data can have implications regarding a possible mismatch between the housing supply and employment opportunities. The data demonstrate that more workers commute out of Glandorf for employment than workers who reside elsewhere commute in. However from 2002 to 2020, the ratio of the population commuting out versus commuting in has lessened, from a roughly 4:1 ratio to a 2:1 ratio. The population who live and work in the village has grown over the same time but remains small, with Census analysis estimating that 16 workers lived and worked in Glandorf in 2020.

Educational Attainment

98.5% of residents over the age of 25 had a high school degree or equivalent, according to the 2021 ACS 5-Year estimates, an increase of 8% from 2010. 31.1% of residents over the age of 25 had a bachelor's degree or higher, an increase of 3.8% from 2010. Glandorf residents have a higher level of higher educational attainment than Putnam County and Ohio as a whole, but slightly lower than the national average.

Housing

The 2020 Census identified 371 housing units, of which 98.7% were occupied and 1.3% were unoccupied. The 2021 ACS estimated that there are 456 households in the village, of which 90.6% were owner-occupied and 9.4% were renter-occupied. 78.3% of households were occupied by married couples, 6.6% were occupied by a male householder with no spouse present, 8.3% were occupied by a female household with no spouse present, and 21.7%

were nonfamily households.

25.7% of households had children under the age of 18 present. 30.3% of households had someone aged 65 or older. 18.2% of households were occupied by one individual living alone, and 9.4% of households were occupied by someone aged 65 or older living alone.

The age of housing units in Glandorf is relatively well-distributed, with a mix of older and newer homes. Nearly a third (31.5%) of homes were built before 1940, 21% were built between 1940 and 1969, 17.2% were built between 1970 and 1989, 25.8% were built between 1990 and 2009, and 4.4% were built from 2010 to the present.

It is also important to compare Glandorf's indicators to other communities that share similar characteristics with age of incorporation, geography, and economic/employment composition. Doing so can provide village officials with a broader understanding of Glandorf's opportunities or constraints, and relative strengths and

FIGURE 6. GLANDORF COMMUTING PATTERNS OVER TIME



FIGURE 5. COMMUTING PATTERNS IN GLANDORF

Commuting Patterns			
Year	Commuting In	Living and Working	Commuting Out
2002	105	5	403
2010	296	7	550
2020	287	16	451

Source: U.S. Census Bureau, Center for Economic Studies

weaknesses. Figure 7 shows key demographic and socio-economic indicators in Glandorf compared to several other Ohio communities: Kalida, Leipsic, Minster, New Bremen, and Ottawa.

Compared with peer communities, Glandorf experienced modest population growth from 2000 to 2020, growing by 5.4%. This is higher than all peer communities except for Kalida and Minster (41.3% and 9.1%, respectively).

Glandorf is slightly older than peer communities, with the

2021 ACS estimating the Village's median age at 45.6. Median household income in Glandorf is relatively high, at \$83,929 in 2021, lower than Kalida and Minster, but higher than Leipsic, New Bremen, and Ottawa. Housing in Glandorf is comparable to peer communities, with the median age of structures being 1968. The percentage of homes in Glandorf constructed since 2010 is 4.4%, higher than all peer communities except Minster. Statistics on housing affordability suggest that Glandorf is somewhat less affordable than most peer communities. The percentage of homes in which the cost of the mortgage exceeds 30% of household income in Glandorf is 17.6%, higher than all peer communities except Ottawa. Among rentals, the percentage of households with rent greater than 30% of household income is 24.5%, higher than most peer communities except Ottawa and Leipsic.

Existing Land Use Conditions & Valuations

The Village of Glandorf's land usage reflects its history as a rural religious and agriculturally-oriented settlement.



FIGURE 7: COMMUNITY COMPARISON TABLE

	Kalida, OH	Glandorf, OH	Leipsic, OH	Minster, OH	New Bremen, OH	Ottawa, OH
Population						
Total Pop. 2000	1,031	919	2,236	2,794	2,909	4,367
Total Pop. 2020	1,455	969	2,177	3,046	3,034	4,456
Pct. Change 2000-2020	41.1%	5.4%	-2.6%	9.0%	4.3%	2.0%
Median Age	38.6	45.7	32.9	37.7	42.9	40.5
Race/Ethnicity						
Pct. Hispanic (of Any Race)	4.5%	0.0%	40.9%	0.2%	1.0%	13.1%
Pct. Non-Hispanic White	95.5%	99.5%	54.1%	99.3%	94.1%	86.9%
Pct. Non-Hispanic Non-White	0.0%	0.5%	5.0%	0.5%	4.9%	0.0%
Income & Education						
Median Household Income	\$88,167	\$83,929	\$57,806	\$99,653	\$80,591	\$52,344
Pct. HS graduate	96.3%	98.5%	84.5%	94.9%	96.0%	91.9%
Pct. Bachelor's Degree of Higher	35.9%	31.1%	9.1%	41.0%	42.2%	32.8%
Housing						
Median Year Structure Built	1976	1968	1962	1968	1959	1971
Pct. Built 2010 or later	3.0%	4.4%	1.4%	5.8%	3.2%	0.0%
Pct. Mortgage > 30% of Income	8.8%	17.6%	10.3%	6.3%	9.7%	20.4%
Pct. Rent > 30% of Income	17.8%	25.6%	54.0%	13.5%	13.5%	32.4%

Source: Decennial Censuses & 2021 American Community Survey (5 Year Estimates- 2017-2021).

EXISTING LAND USE AND ZONING CONDITIONS

A general understanding of the location and types of land uses is one of the most important aspects of the comprehensive planning process as it provides a framework for actions that guide the community toward its development goals while minimizing undesirable outcomes. Several land annexations have taken place since Glandorf was incorporated as a village, most recently in 2021. The Village now totals 742 parcels across 1,114 acres. Agricultural land comprises the majority of land use in

the village, followed by residential, public/institutional, commercial, and industrial land uses.

Most businesses are located along the SR 694 (Main St.) corridor or clustered along US-224. A majority of the community is comprised of single-family residential housing, 30% of which was built before 1939 and 15% that was constructed since 2000 in two areas, the Sager Subdivision and along Sophia's Lane. While new

commercial and industrial development has been limited, the Mercy Health campus has been a regional draw to the area that's helped to spur additional development clustered along Dr. Thatye Drive.

Agricultural Land Uses

Approximately 54.1%, or 617 acres is used for farming or is otherwise vacant. In 2022, the assessed valuation of these parcels was \$878,150, or 3.1% of the total assessed





The Village now totals 742 parcels across 1,114 acres.



Agricultural land in Glandorf.

valuation, with a per acre valuation of \$1,454. Since 2010, total assessed agricultural/vacant land valuation has increased by \$322,230 or 36.7%.

Most agricultural parcels are concentrated on the western side of the Village, to the west of Cranberry Creek, with some additional parcels located between the Blanchard River to the west and residential, commercial, and public/institutional land along the Main Street/OH-694 corridor.

Residential Land Uses

Residential land use comprises 29.8%, or 238 acres of Glandorf's total acreage. In 2022, the assessed valuation of residential parcels was \$25,695,090, or 90.6% of the total assessed valuation, with a per acre valuation of \$90,795. Since 2010, total assessed residential land valuation has increased by \$7,921,340, or 31%.

Residential land is dispersed throughout the community, going north-south along Main Street/OH-694 and Anthony Ave, and east-west along Blanchard Ave, Horstmann and Western Ave, and East Blake St, along with two newer residential developments: the Sager Subdivision and Sophia's Lane in the southeastern corner of the village. Approximately 10% of residential land lies in floodplain areas, largely on properties along Cranberry Creek.

Commercial Land Uses

Commercial land uses account for 4.4% or 50 acres of Glandorf's total acreage. In 2022, the assessed valuation of commercial parcels was \$1,709,410, or 6% of the total assessed valuation, with a per acre valuation of \$27,795. Since 2010, total assessed residential land valuation has decreased by \$325,230 or 19%.

Commercial land use is concentrated in three areas: in the downtown core south of the intersection of Horstmann Street and Main Street (SR 694), the southern part of the Village around US-224, and in the north by Deters Park.

Industrial Land Uses

Industrial land uses account for 0.2% or 2 acres of Glandorf's total acreage across 6 parcels (Glandorf Drainage Contractors and Deters Park). In 2022, the assessed valuation of commercial parcels was \$86,640 or 0.3% of the total assessed valuation, with a per acre valuation of \$38,852. Since 2010, total assessed residential land valuation has decreased by \$63,300 or 73%.



New residential development.



Public/Institutional Land Uses

Public and Institutional land uses account for 17% or 189 acres in the Village. Ottawa-Glandorf Local School District owns and operates the Glandorf Elementary School and the Ottawa-Glandorf Athletic Complex. The Village owns the municipal services building, police station, the Glandorf Community Park and Deters Park, and several other parcels. The Roman Catholic Diocese of Toledo owns much of the land in and around St. John the Baptist Church, a national historical structure.

Zoning

Glandorf’s built environment is guided by a zoning ordinance adopted in 1997. Currently, there are 8 zoning districts: RU Rural District, RC Conservation District, R-1 and R-2 Residential District, R-3 Residential District, B-1 General Business District, B-3 Highway and General Business District, and I Industrial District.

Rural – RU Rural District zoned land comprises 28.2% of the Village. The rural district primarily covers agricultural activity but includes forest preserves, parks, church, and school usage.

Conservation – Land zoned in the conservation district makes up 12.9% of the village and comprises uses such as forest preserves, cemeteries, golf courses, and other uses.

Residential – Residentially zoned land comprises 47.1% of the Village. There are 3 types of residential zones: R1, R2, and R3. The R1 residential district makes up 37.4% of total land and covers single-family dwellings, conditional uses, large-scale residential development requiring council approval, and some farming prior to development. R2 makes up 8.7% of total land and covers churches, small residential buildings, public buildings, schools, hospitals,

and similar property types. R3 makes up 1% of total land and covers the conditional use of R1 and R2 zones.

General Business – Land zoned in business districts comprises 10.7% of the village in total. Most businesses are located along SR 694 (Main Street), running northwest to southeast. General business (B-1) zoning makes up 9.7% of total land and covers most types of private businesses such as banks, restaurants, automobile sales and services, office spaces, restaurants, and personal services such as barbershops and beauty parlors. In 2022, the village council updated their zoning ordinance to add a B-3 district and applied it to 10.6 acres around US-224 and Liberty Dr in the southeast corner of the Village. This B-3 district makes up 1% of the total land.

Industrial – Industrial zone land comprises just under 1% of the village. The Village has some light industrial zoning present, covering manufacturing uses.

FIGURE 10. ZONING DISTRICTS

Zoning District	Acres	% of Total
B1 - General Business	108	9.7%
B3 - Highway and General Business	11	1.0%
I - Industrial	11	1.0%
R1 - Residential	415	37.4%
R2 - Residential	97	8.7%
R3 - Residential	11	1.0%
RC - Conservation	143	12.9%
RU - Rural	313	28.2%

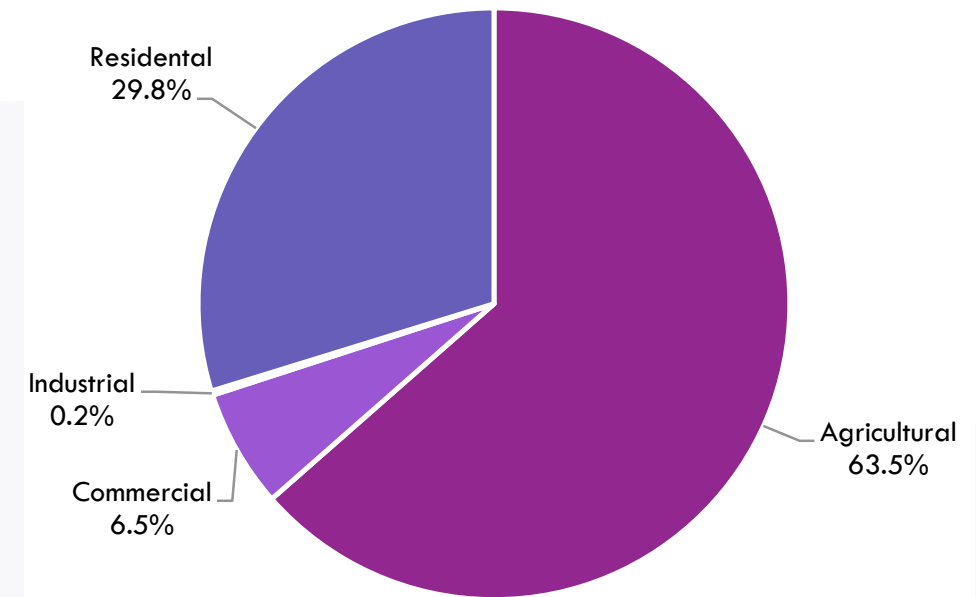
Source: Putnam County Auditor GIS

FIGURE 8: PROPERTY VALUATION BY LAND USE

Property Valuation by Land Use			
Land Use Category	Total Value	Total Acreage	Valuation per Acre
Agricultural	\$878,150	604	\$1,453.89
Commercial	\$1,709,410	61.5	\$27,795.28
Industrial	\$86,640	2.23	\$38,852.02
Residential	\$25,695,090	283	\$90,795.37

Source: 2022 DTE 93, Putnam County Auditor

FIGURE 9. LAND USE ACREAGE AS A PERCENT OF TOTAL LAND IN GLANDORF

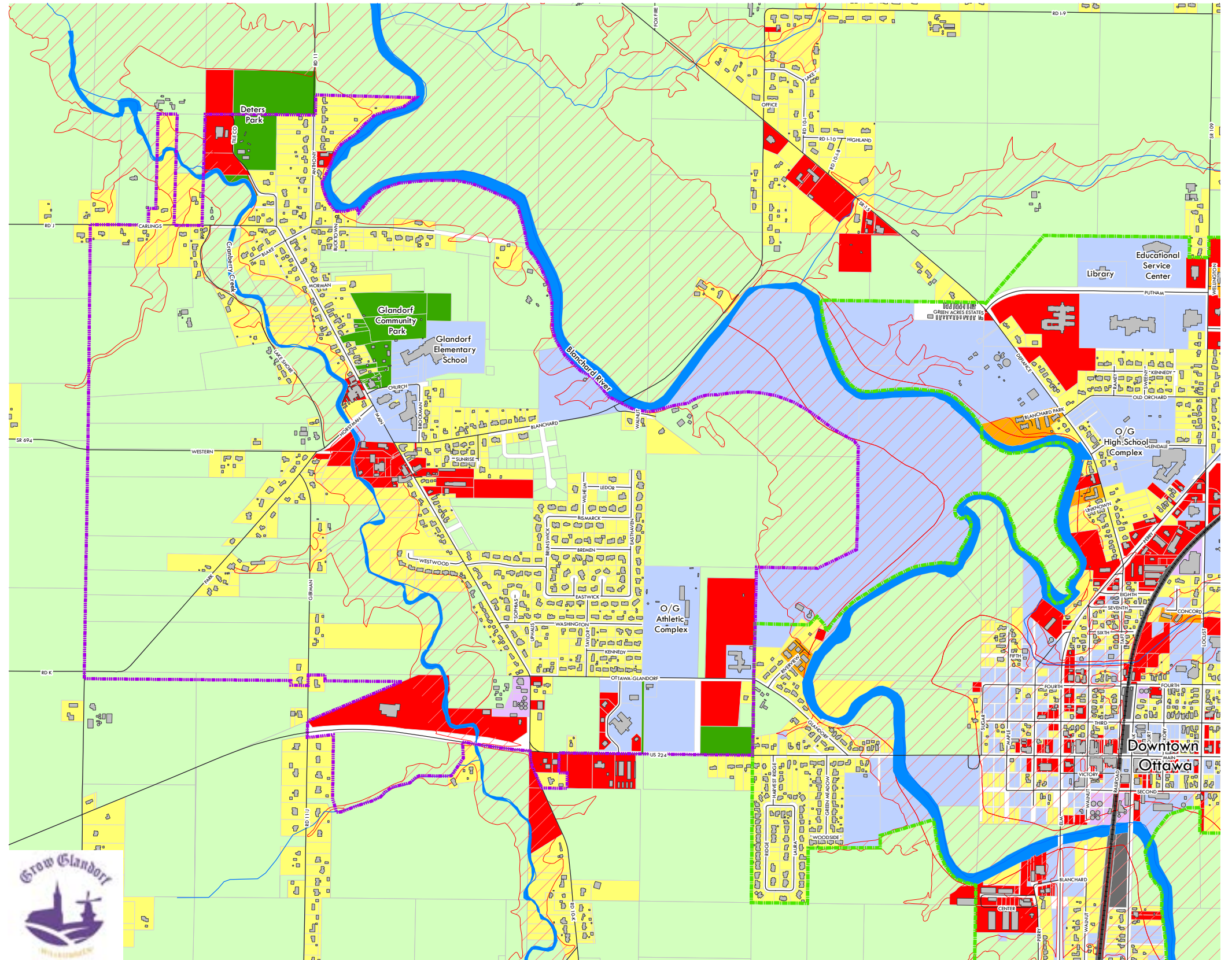




Glandorf Comprehensive Plan Existing Land Conditions

Legend

-  Village of Glandorf
-  Village of Ottawa
-  Rail Lines
-  Streets
-  Buildings
-  Rivers / Creeks
-  Flood Zone (AE)
-  Glandorf-Owned Parcels
-  Agricultural
-  Industrial
-  Commercial
-  Apartments
-  Residential
-  Public and Institutional
-  Utility



0 0.125 0.25 0.5 0.75 1 Miles

Source: Putnam County Auditor, FEMA, OGRIP, Reveille



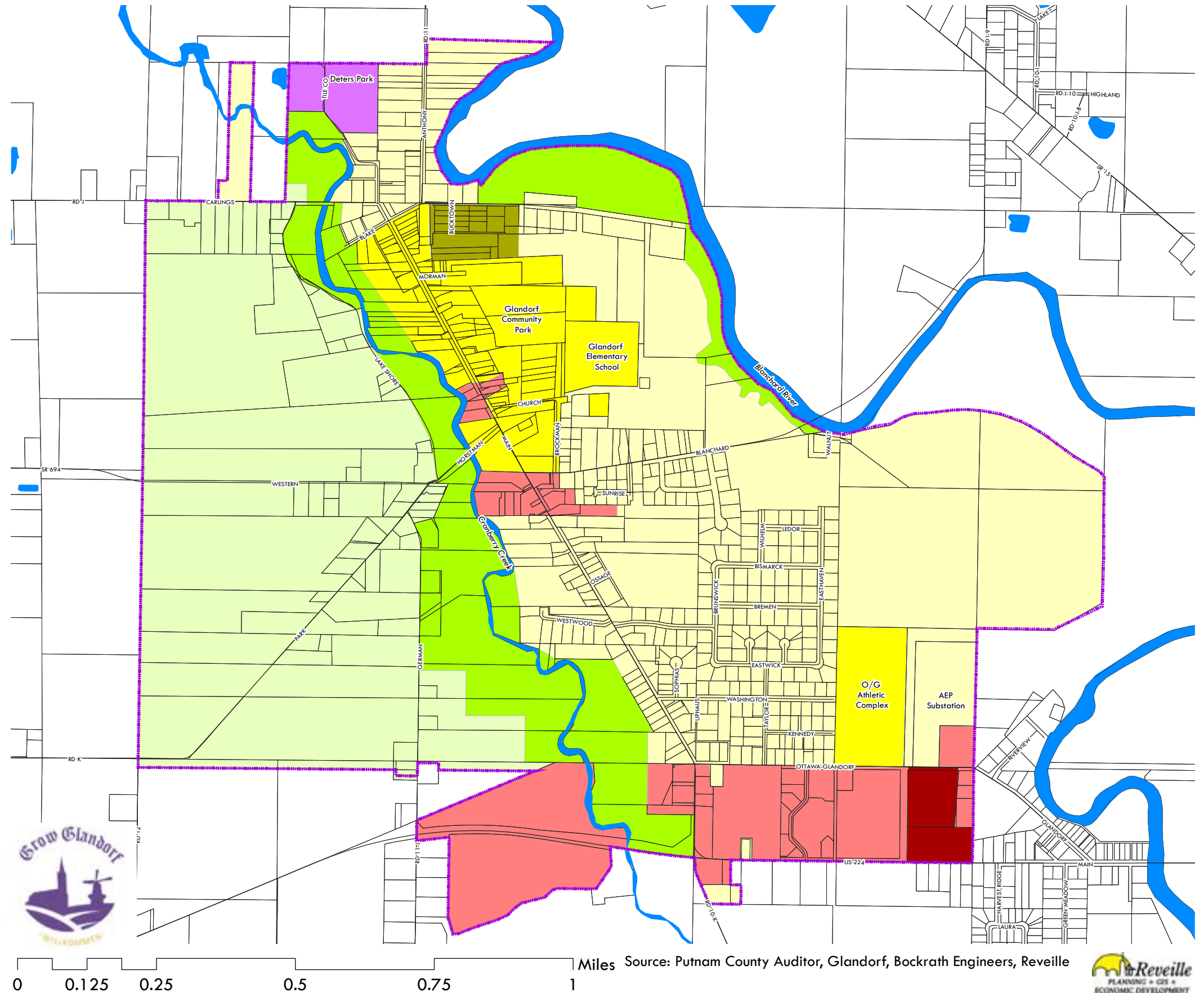


Glandorf Comprehensive Plan

Zoning Districts

Legend

-  Village of Glandorf
-  Streets
-  Rivers / Water
-  Parcels
-  RC Conservation
-  RU Rural
-  R-1 Residential
-  R-2 Residential
-  R-3 Residential
-  B-1 General Business
-  B-3 Highway and General Business
-  Industrial District





ECONOMIC DEVELOPMENT CONDITIONS

The effort to promote economic growth and opportunity in Glandorf is assisted by various individuals and organizations, primarily the Putnam County Community Improvement Corporation (CIC) working in tandem with the Village Council and Mayor.

Glandorf's primary economic tools include the Community Reinvestment Area (CRA) program, Tax Increment Financing (TIF), Enterprise Zone (EZ) programs and the Jobs Grant program. All four programs are administered by the CIC. At the present time, two businesses are

receiving CRA incentives and there are no active enterprise zone agreements in Glandorf. The CIC supports existing businesses with retention and expansion services, and markets Glandorf's commercial property to attract new businesses to the community.

Glandorf's primary economic tools include the Community Reinvestment Area (CRA) program, Enterprise Zone (EZ) program, and Jobs Grant program. All three programs are administered by the PCCIC. At the present time, two businesses are receiving CRA incentives and there are no active enterprise zone agreements in Glandorf.

In 2020, the village worked with the CIC and Putnam County Commissioners in developing roughly 22 acres along US 224 with the intention to be proactive in promoting jobs and capital investments in the community. Streetscape amenities were placed along Liberty Drive in 2021 and the site has full utilities. Total cost to develop the business park was approximately \$506,000, with \$178,420 covered from an Ohio Public Works Commission grant.

The Glandorf Lion's Club assists in marketing opportunities that arise in the community, working alongside local organizations to help promote events like the upcoming "Christmas in the Park" event, ParkFest and Soctoberfest, an annual youth soccer tournament held by the Ottawa-Glandorf Soccer Club.



Glandorf promotes economic development through events like Soctoberfest and ParkFest.



ENVIRONMENTAL CONSIDERATIONS

The Village lies at approximately 730 feet above sea level. The terrain of Glandorf is largely flat, with slight elevation changes across the landscape, the most visible changes in elevation occurring along river and creek beds.

The geological substratum of the built areas is bedrock which is primarily composed of Silurian dolomite and limestone. The surficial geology is primarily late Wisconsinan silt with localized deposits of sand, gravel, and clay (ODNR Division of Geological Studies).

In addition to several privately-owned ponds, the village has two bodies of water: the Blanchard River to its east and north, and the smaller Cranberry Creek on the western side of the Village roughly parallel to SR 694 (Main Street).

Glandorf is located along two hydrological sources that flood, the Blanchard River and its tributary Cranberry Creek. Roughly 222 acres or 20% of the Village's total acreage lies in a floodplain. Numerous agricultural and residential properties are in the floodplain (AE) particularly from Cranberry Creek on the west side of the village, and to a lesser extent, from the Blanchard River on the east side of the village. Several commercial properties adjacent to Cranberry Creek in the downtown core are also partially in the floodplain.

Much of the Blanchard River watershed was once covered in wetlands, but by the early 1900s, the majority of those wetlands were drained and converted to agricultural lands. The river's natural flow was also altered to support agriculture. Over time, the river became impaired, with

siltation, low oxygen, and excess nutrients and ammonia.

In neighboring Ottawa, the Maumee Watershed Conservancy District (MWCD) partnered with environmental services firm Biohabitats to transform 74 acres of former cropland along the river into a mosaic of seasonally inundated floodplain wetlands, forested riparian habitat, and native warm season prairie with funding from the State of Ohio's H2Ohio initiative. They developed a restoration design to maximize floodwater retention, nutrient assimilation, and sediment capture.



Blanchard River (left) and its tributary Cranberry Creek (right).



COMMUNITY SERVICES

Parks and Recreation / Parks Board

The Village is home to the Glandorf Community Park just to the north of the church, elementary school, and police and fire services. The park is maintained by volunteers and donations from the annual community ParkFest held on the grounds annually in September.

Additionally, the Village maintains Deters Park on the northern edge of the community. The park has a baseball diamond with ongoing construction on new improvements including restrooms and a concession stand.

The Village's recreational aspects are handled by the Parks Board, which is overseen by a six-member committee. Members serve on a rotating basis in 3 year terms and appoint replacements. The Parks Board revenue is generated from the proceeds of the annual ParkFest held at the Community Park. Currently, the Parks Board is engaged in ongoing development of two parks. At the Community Park, new playground equipment is being installed. Ongoing improvements are being made to the baseball diamond at Deters Park with the construction of restrooms and a concession stand.

The Village of Glandorf has an active garden club that operates as a subset of the Parks Board. The all-volunteer group maintains much of the community park, mulching and pruning trees, bushes, and flower beds. The club also engages in community-wide beautification efforts such as planting summer flower pots.

Ottawa/ Glandorf School District

Glandorf is served by Ottawa-Glandorf Local School District. The village is home to Glandorf Elementary School which serves students from Kindergarten to 8th grade. The school was built in 2011 and serves 546 students as of Fall 2022. Additionally, St. John the Baptist is home to a preschool for pre-Kindergarten age children.

(See School District & Fire District Map).

The District is planning ongoing capital improvements the district for the construction of a new storage and maintenance facility. Planning considerations indicated by school officials include improving bike and pedestrian connectivity around Glandorf Elementary and the Ottawa-Glandorf Athletic Complex. These considerations include sidewalks along Brockman St, East Blake St, Blanchard Ave, and Lakeshore Dr. Bike/Pedestrian connectivity to neighboring Ottawa would enhance access to school and extracurricular/sports events.

Safety Services

Fire/EMS: Village fire and emergency medical services are overseen by the Glandorf Volunteer Fire Department. The department has a fire chief and 35 part-time volunteer members. The department also serves parts of the wider Ottawa township and neighboring Greensburg township. Funding is derived from Ottawa and Greensburg township levies. In the 5-year period from April 1, 2018 to April 1, 2023, the department fielded 101 calls. Service call incidents were varied, with 27% of calls due to vehicle accidents, 11% were due to medical emergencies, 11% were due to outdoor fires, 6% were due to vehicle/machine fires, and 4% due to building or other structure fires. (See Fire/School District Map)

Police: The Glandorf Police Department serves the village. The department has two part-time officers, the police chief and deputy. The village maintains a close working relationship with other nearby law enforcement agencies, notably the neighboring village of Ottawa. Current issues with planning implications are accidents and visibility issues at the intersection of Blanchard and Main Streets, as well as lighting at the community park. Issues with residents utilizing golf carts do not appear to be a safety concern with police leadership.



Deters Park (top) and ParkFest (bottom).

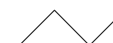






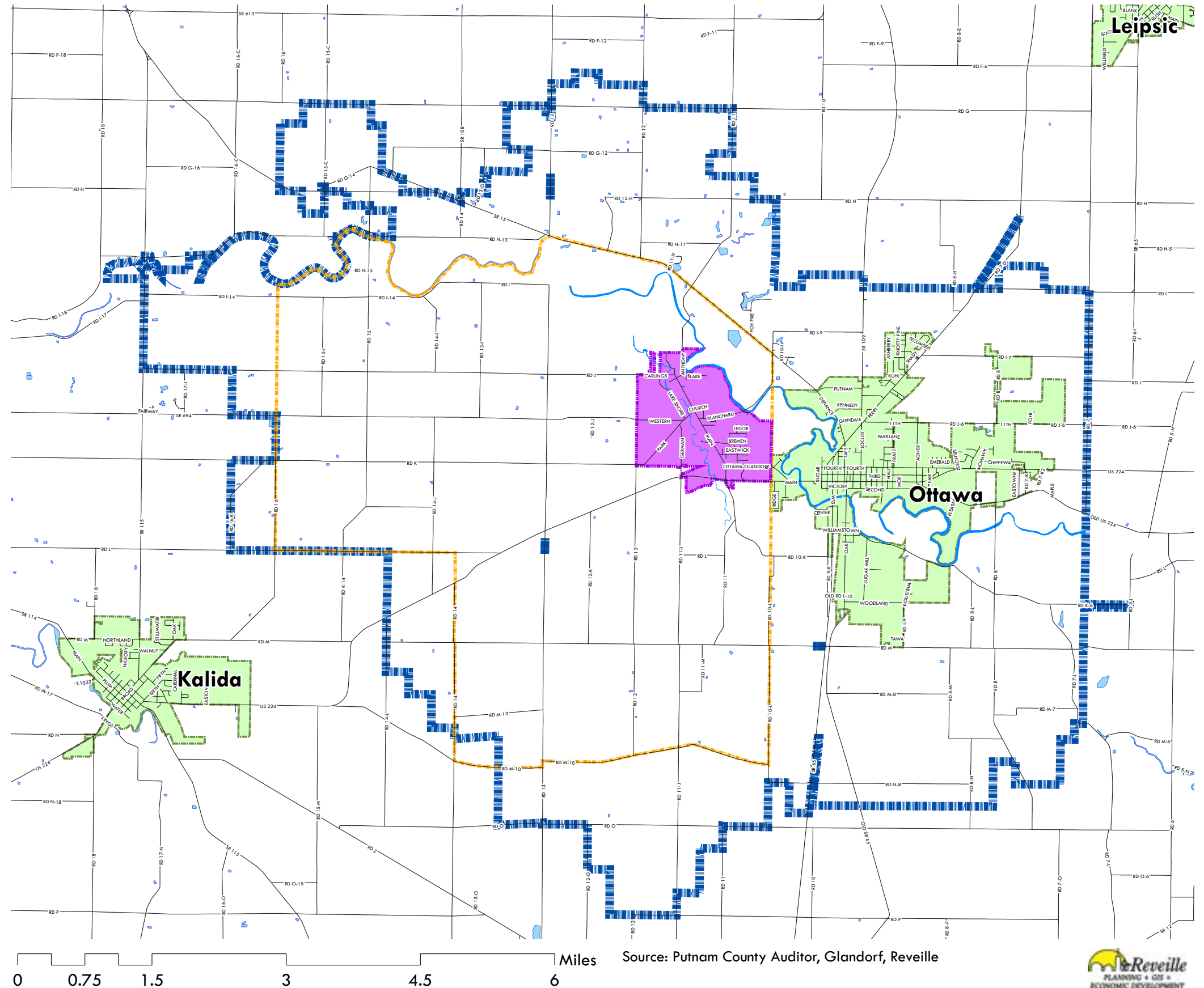


Glandorf Comprehensive Plan

Fire / School Districts

Legend

-  Streets
-  Rivers / Creeks
-  Village of Glandorf
-  Glandorf Fire District
-  Ottawa-Glandorf School District





TRANSPORTATION AND CONNECTIVITY

The function of the roadways and pedestrian connectivity grid in Glandorf is important to consider when planning for future land uses, public activity centers and development. In fact, pedestrian connectivity, and its improvement within the community, was one of the most requested activities by both residents and students when asked on the community and student surveys (please see: Public Participation Chapter).

Glandorf is connected to one federal and state route (US Route 224 and State Route 694) and is located adjacent to the Village of Ottawa that is traversed by State Route 109/65. It is 60 miles east of Fort Wayne, Indiana; 23 miles west of I-75 and Findlay; two hours north of Columbus, and two hours south of Detroit.

Glandorf's roadway network has three of the seven federal designations known as Functional Classes. The three classifications in Glandorf are Minor Arterial, Major Collector, and Local. A Minor Arterial provides access to regional areas, resulting in a portion of the volume being the result of through traffic. United States Route 224 (US 224) is considered a Minor Arterial while State Route 694 (Main Street/Western Avenue) is classified as a Major Collector. All other roadways within Glandorf have the functional classification of Local roadways.

Traffic Volume / Safety

Data obtained for traffic counts compiled by the Ohio Department of Transportation (ODOT) in 2022, indicates the highest traffic volumes on roadways in Glandorf include:

- US 224
- SR 694 (Main Street)
- Blanchard Avenue
- Park Avenue

- CR 11 / Anthony Ave
- Eastwick Drive

According to the Ohio Department of Public Service (ODPS), there 13 automobile accidents within the Village limits from 2019 to 2022. No accidents involved an injury. In the 10-year period of 2013-2022, there was one crash involving a vehicle & bicycle that resulted in an injury, which was located at Carlings Avenue and Lake Shore Drive.

However, residents that participated in the community survey noted that several safety improvements are warranted, such as addressing the sight distance issues at Blanchard Avenue and SR 694; golf cart usage; improving the US 224/SR 694 (S. Main St.) intersection and minimizing the traffic/safety issues at key locations in the community during park events and festivals.

Connectivity

A variety of connectivity challenges exist in Glandorf that work to constrain north-south and east-west movements within the community. Several areas in Glandorf and neighborhoods are without sidewalks and not interconnected to adjacent residential areas.

During the planning process, a majority of the survey respondents indicated a strong desire to improve existing roads and pedestrian connectivity, and to provide new growth areas with a full range of transportation and mobility choices. When asked about the areas that need improved connectivity, the residents and students mentioned:

- Improve Sidewalks in Poor Condition
- Construct Sidewalks Where Connectivity Gaps are Found

- Pedestrian Travel to Village of Ottawa
- Intersection Improvements at SR 694 (Main Street) and Blanchard Avenue (sight distance issues)
- Improved Street Lighting

A ranking exercise was conducted with the steering committee to assess the priority of different pedestrian and bike improvements in Glandorf. The highest ranked project involved community wide improvements to the sidewalk network within the Glandorf Corporation Limits.

Using the data from the community survey and input from the steering committee meetings, there were 15 different Connectivity Strategy initiatives identified that could assist the community in improving the connectivity for both motorized and non motorized users of the transportation network in Glandorf. For a better understanding of these 15 connectivity strategies, please see the Plan Strategies Chapter.



Lack of sidewalks.



UTILITIES

Water Distribution

The Village of Glandorf is a satellite drinking water system, receiving its drinking water from the Village of Ottawa under a current 50-year intergovernmental agreement executed in 2010. The original service agreement was executed in 1975 and facilitated the construction of much of the local trunk system in 1976. The Glandorf water system is supplied by two (2) connections to Ottawa, a 12-inch main and master meter on Ottawa-Glandorf Road and through an 8-inch water main along the north side of US224 at the easterly corporation limits. The second connection was constructed in 2010 to provide a redundant connection and additional reliability for the Glandorf Water System.

The distribution system consists of approximately 8.5 miles of water mains ranging from 6" to 12" with 412 service connections, including three (3) customers outside of the Village on Carlings Avenue. The water system has 118 fire hydrants and 105 valves. A multi-leg 100,000 gallon storage tank is located just to the northeast of the Village Hall. This elevated storage tank is the Village's original water tower and was constructed in 1976. The tower is maintained in good operating condition and inspections of the tank are performed tri-annually by an outside consulting firm.

Average daily water consumption for the Village is presented in the table below:

Year	Average Daily Flow (GPD)
2005	77,019
2010	79,195
2015	67,397
2020	75,650
Present	70,354

The current Village of Ottawa Water Agreement limits the Glandorf water demands to a maximum of 100,000 gallons per day, unless additional capacity is negotiated with Ottawa. Utilizing an average of the 5-years of data noted above, the Village could potentially increase population by about 500 residents and remain within the available contract capacity from the Village of Ottawa.

Development opportunities for residential and commercial growth exist within the Village on the westerly side of Cranberry Creek. If these properties were to develop, consideration should be given to constructing a new water main extension along US Rt. 224, west from South Main to German Street to provide a redundant connection for added resiliency and improved hydraulics during peak demands and fire flows. Note that, per the Village of Ottawa Water Agreement, such an extension would require approval of the Village of Ottawa prior to the improvements occurring.

Based upon information provided by Village staff, the water system is generally in very good condition and capable of meeting the current needs of the community.

Sanitary Sewers

The sanitary sewer system for the Village of Glandorf was installed in 1991 and 1992 in response to failing septic systems and orders issued through the Ohio EPA. The system consists primarily of gravity sewers on the easterly side of Cranberry Creek and a small-diameter pressure system, with residential grinder pumps, on the westerly side of the creek. Small sections of pressure sewers are to the east of Cranberry Creek at each end of Main Street. The pressure sewers on the west are connected to the gravity system through crossings under Cranberry Creek at Carlings Avenue and Horstmann Avenue.

The gravity system on the east flows to a central duplex submersible pumping station located southwest of Main Street, opposite the intersection of Blanchard Avenue. The pumps discharge through a 6" force main running east along Blanchard Avenue, through a permanent easement in the Blanchard River floodplain to the Village of Ottawa wastewater treatment plant (WWTP). The discharge to the Village of Ottawa is governed by a 40-year intergovernmental agreement executed by both Villages in April 1991 that allows for a peak daily flow of up to 150,000 gallons per day.

Average daily flows within the sanitary system for the Village is presented in the table below:

Year	Average Daily Flow (GPD)
2005	72,383
2010	68,268
2015	71,816
2020	78,242
Present	80,108

It is our understanding that periods of heavy rainfall will cause the Village of Glandorf to reach and potentially exceed the maximum allowable flow rate of 150,000 GPD from the sewer agreement. This rapid increase in flow is indicative of sources of inflow and infiltration (I/I) entering the collection system. A magnetic flow meter within the valve vault at the Glandorf Sanitary Pumping Station tracks all flows discharged by the Village. Village personnel have been pursuing the sources of the I/I as sewer charges from Ottawa to the Village are based upon the total flows recorded, including the volumes of I/I. Investigations have included closed circuit televising (CCTV) of the sanitary system and smoke testing to identify and correct potential defects to direct and indirect



connections. Additional investigations, including flow monitoring and further smoke and dyed water testing in specific areas of the gravity system should be considered to further locate sources of I/I for removal.

Residential development west of Cranberry Creek is currently sparse in comparison to the available land areas within the Village Corporation Limits. This lack of density of development was the basis for the selection of the less capital-intensive construction of a shallow, small diameter pressure system for sanitary service to the homes west of Cranberry Creek. While initially less expensive to construct, pressure systems are limited in that they typically do not have capacity to support significant future growth and operating costs are significantly higher than gravity systems due to power consumption and the publicly-owned residential grinder pump systems require periodic replacement. Based upon information provided by the Village, all 50 of the existing grinder pump installations have been replaced at least once and several have been replaced two (2) or three (3) times. Each replacement pump costs the Village about \$2,500, plus labor and materials for installation and significant inconvenience to the customer. Additionally, the residences and businesses with grinder pump discharges have higher monthly power costs. It is our understanding that there is a significant desire to replace the current pressure system with a gravity collection system, where technically feasible. Such a system replacement would reduce the challenges currently faced by Village staff and also allow for additional residential and commercial development west of Cranberry Creek.

Overall, the Glandorf sanitary collection system is generally adequate to serve the currently developed areas within the corporation limits. Further residential in-fill and economic development for residential and lower water consuming/discharging commercial facilities can

be accommodated east of Cranberry Creek. Continued efforts to reduce I/I and pursue options to install a gravity system west of Cranberry Creek will be necessary to enable the Village to continue development.

A map produced from the 1992 Sanitary Sewer Improvements Record Drawings and representing general the locations of the gravity and pressure collection systems and central sanitary pumping station is provided in the following pages.

Storm Drainage

Stormwater drainage within the Village of Glandorf discharges to local streams and ditches primarily via small drainage tiles installed early in the development of the Village. Approximately 8.5 miles of streets, with a combination of enclosed storm tiles and open swales for drainage, are within the Village. Newer streets constructed within the past 10-15 years have been built with curb and gutter, however an estimated 90% of the streets within the Village are currently uncurbed.

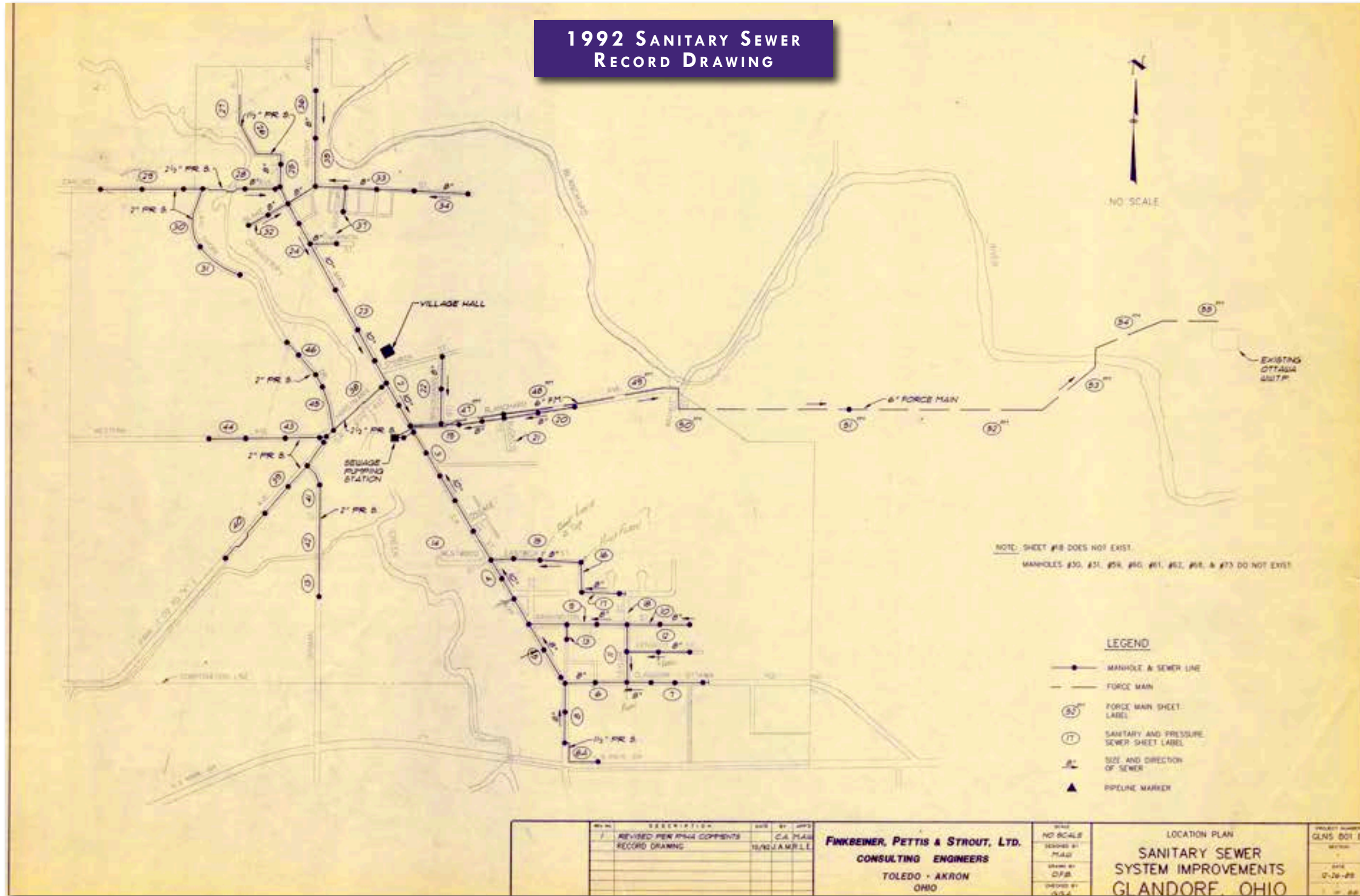
There are five (5) primary storm outfall sewers to Cranberry Creek and two (2) to the Blanchard River. With the exception of the recently completed Ottawa-Glandorf Elementary School, the Village does not have stormwater detention or retention facilities constructed within the community, although the Village of Glandorf Design Criteria adopted in August 2006 requires storage. As a small Municipally Separated Storm Sewer System (MS4) Community, the Ohio EPA will eventually require formal implementation of the USEPA Six Minimum Control Measures (MCMs) defined within the current NPDES general permits for Storm Water Systems. Current design practices outlined within the Design Criteria document noted above should be edited to specifically reference the Ohio EPA requirements for construction and post-construction best management practices (BMPs) to

reduce the transfer of silt, sediment and other potential contaminants to the local receiving streams. Additional information related to this recommendation is provided in a later section.

Ordinance No. 1946, establishing a \$5.00 per month user charge and a Stormwater Fund, was adopted by the Village in 2019. This Fund provides the Village with a regular stream of revenue (approximately \$24,700 per year) to fund maintenance and capital improvements within the stormwater collection system. Recent improvements have included new outfall sewers in several locations. It will be valuable for the Village to review the stormwater user fees annually to ensure that sufficient revenues are generated to support further planned improvement projects. The Village should also consider pursuing funding sources such as through OPWC and ODOT to include storm sewer improvements when paving and street reconstruction projects are completed.

Utility Mapping

Detailed mapping of the water distribution, sanitary sewer and storm drainage systems, including detail for hydrants, valves, service connections, manholes, outfalls and pipe data is not currently available. It is our understanding that a GIS system is currently under development by Board of Public Affairs (BOPA) members during evenings and weekends, as time permits. Development of formal atlases and/or GIS system to show locations, sizes, materials and approximate age for the Village infrastructure would assist the Village greatly in maintaining these critical assets (See Map: 1992 Sanitary Sewer Record Drawing). It is our recommendation that the initial GIS mapping by Village BOPA members should be completed by Q2 of 2024. Once completed, the Village should pursue opportunities for engaging an outside consultant to refine the GIS data, provide additional detail and establish a user-friendly interface for Village staff to acquire the information.



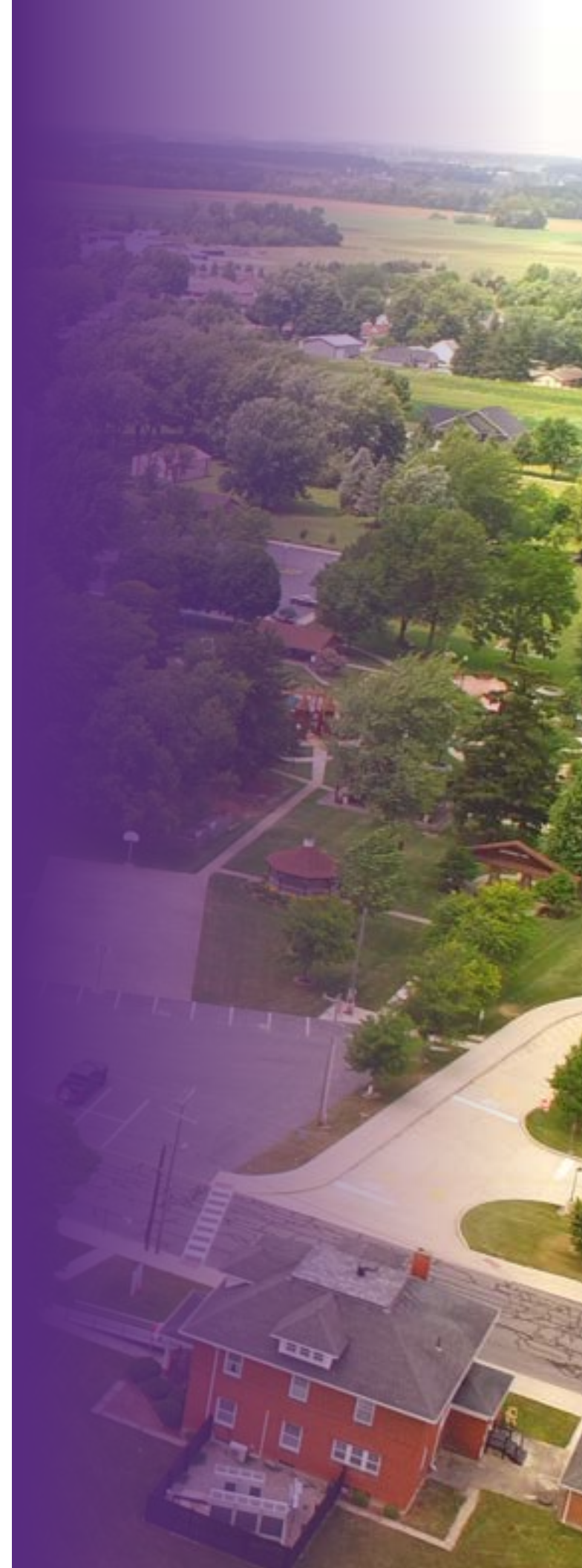


Subdivision Regulations & Design Standards

The Village adopted the local Subdivision Regulations, Design Criteria and Construction Standard Notes & Details documents in August 2006. These combined documents provide local policies representing the basis for construction and residential, commercial and industrial development throughout the community. The creation of these planning tools is a tremendous asset for the community and aids to ensure that consistent practices and standards are implemented for construction of local streets and utilities.



Glandorf's Sager subdivision is the newest and only residential subdivision development in more than 20 years





Community Placemaking

P-1 Increase the civic presence through tactical public realm enhancements

After reviewing Michael Leach's A Glandorf Album, it's easy to make one conclusion: the Glandorf of yesteryear was visually more inviting from the road, with better form and street appeal. Trees lined the streets and architecturally-ornate buildings with similar setbacks created perfect form along the streetscape. Several buildings, once ravished by fire or disrepair, when rebuilt were not as ornate and interesting. The Putnam County Sentinel, labeled residents as "enterprising people", when in 1885, they laid the first brick sidewalks of any community in the area. Building great spaces were just important to them as they are to Glandorf's residents today. Residents that participated during the planning process rated parks and community public spaces, along with single family residential, as the top three land uses they wished to see expanded in the community.

Accentuating the Glandorf's setting and its "visual aesthetics" is not only valuable in activating the community and improving property values, but also in

building momentum and optimism. One cannot exist without the other. There is momentum and a desire by stakeholders to re-inject community design elements back into the streetscape and this is evident with the recent improvements made along Main Street adjacent to the Post Office.

Village officials could work with downtown property owners to interject place-making elements, similar to these, into new areas in the downtown area. One central location in the community that could be beautified is the area around the intersection of Main Street and Blanchard Avenue. This area is a key gateway into the downtown area and could be updated with additional design elements and pedestrian connectivity solutions.



Glandorf's north end in 1932. Looking at this area today, one can hardly imagine so much commercialization in that area.



Glandorf's Main Street in 1909 exhibited good elements of design (left). Glandorf's streetscape north of St. John's Church in 1920 (right).

IV PLAN STRATEGIES



The following pages highlight examples of character images of communities with design elements desired by residents, along with before/after imaging perspective of the Main Street/Blanchard Road node.



Public Realm Enhancements - Character Imaging

JULY 06, 2023

Glandorf Comprehensive Community Plan
Job # P2111





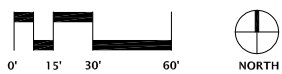
- ROAD RE-ALIGNMENT**
- ANGLED PARKING
 - NET LOSS OF 6 PARKING SPACES

- ROAD RE-ALIGNMENT**
- 24'-0" ROAD WAY
 - 60 DEGREE ANGLED PARKING
 - 6'-0" SIDEWALK
 - 4'-0" TREE LAWN (WEST SIDE)
 - NET LOSS OF 3 PARKING SPACES
 - PARALLEL PARKING REMOVED

- DOWNTOWN GLANDORF GATEWAY**
- WELCOME SIGNAGE & WAYFINDING
 - DECORATIVE LANDSCAPING

BUMP-OUT & CROSSWALK

- EXTENDED STREETScape**
- CROSS WALK BUMP OUT
 - BRICK APRON
 - STREET TREES
 - EXTENDED DECORATIVE WALL
 - PARALLEL PARKING



Downtown Streetscape Enhancements - Option 1 - Angled Parking

JULY 06, 2023



JULY 06, 2023 Downtown Streetscape Enhancements - Opt. 2 - Angled/Parallel Parking



Downtown Streetscape Enhancements - Perspective

JULY 06, 2023

MAIN STREET AND BLANCHARD AVE INTERSECTION - NORTH VIEW - BEFORE



Downtown Streetscape Enhancements - Perspective

JULY 06, 2023

MAIN STREET AND BLANCHARD AVE INTERSECTION - NORTH VIEW - AFTER

Glandorf Comprehensive Community Plan

Job # P2111





P-2 Pursue the feasibility of developing downtown design standards

Glandorf residents are overwhelming proud of their linkage to Glandorf, Germany and their German heritage. Visitors to the community can find visual cues of this heritage in properties like St. John’s Church, Glandorf Lumber, Nienberg Supply Company, and a couple other downtown properties.

However, Glandorf has witnessed its share of loss of historic properties, either by neglect, voluntary removal, fire, or flood damage. As such, many properties and buildings reflective of design elements reminiscent to the decade they were built. Retaining the historic nature of the downtown is valuable to the residents, with 84% believing that the town’s historic and architecturally significant properties help to promote the downtown’s character and marketability.

Village officials could look to augment their zoning code with design guidelines and make them applicable to all projects occurring in the downtown area. Currently no design standards exist in the zoning code and there is no requirement to maintain and preserve the historical

qualities of properties, or standards governing new properties.

Developing additional design guidelines and delineating the “Downtown Core Area” will be the first step toward providing additional planning oversight to one of the most cherished areas in the community. At the present time, a majority of the downtown is business-zoned, but officials could look to expand the zone to pick up additional areas critically important to the overall enhancement of the downtown area like the village-owned parcels and other institutional land uses like St. John’s Church. Additional lighting, streetscape, and gateway elements could be extended to this area and even extend west to accentuate and adorn Horstmann Street.

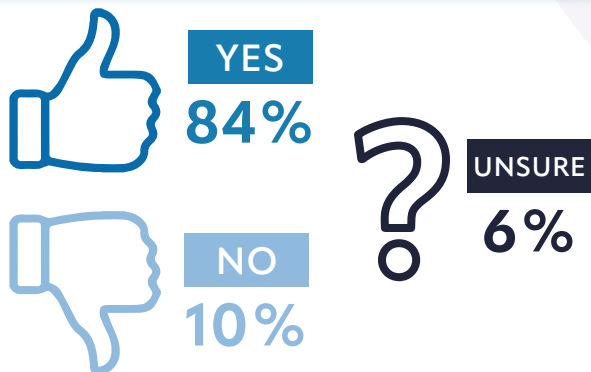


Glandorf Village Hall, built in 1901 and razed in the late 1960s.



Glandorf’s first school built in 1881. New design standards can be drafted to reflect architectural details reflective of buildings that once existing in the community.

DO YOU FEEL HISTORICAL AND ARCHITECTURALLY-SIGNIFICANT PROPERTIES HELP TO PROMOTE THE DOWNTOWN’S CHARACTER AND MARKETABILITY?





P-3 Adopt a Downtown Façade Grant Program

The downtown area is an activity center for many residents and is loved for its cozy character embodied in the building architecture. Some of these buildings retain a historic feel but other properties have lost significant historic features, such as facades, windows, and awnings. A general lack of maintenance still remains as the biggest cause of property disrepair, and this currently applies to a variety of buildings in the downtown area. At the present time, the ability to capture new businesses and residents in the downtown footprint is severely limited due to building inadequacy, or the costs to renovate.

Village officials could pursue the feasibility of developing a matching grant program for projects that aim to maintain the historic or architectural integrity of the structure, and preserve, replace or restore historic and architectural features or decorative details that may have appeared on the original building façade.



Ruined by a fire in the 1970s, the property at 136 S. Main Street was rebuilt with the architectural qualities that it currently exhibits (left). The Schnipke Builders Building was recently updated to restore its historical elements. A façade grant program could help to inspire additional restoration efforts (right).



P-4 Improve landscaping and signage standards, and wayfinding

Although comprised of less than 1200 acres, the village of Glandorf is replete with interesting destinations, many of them public and institutional. These destinations, like Glandorf Park and Deter's Park, welcome thousands of visitors each year for their annual Labor Day ParkFest, and SoctoberFest, and the many other park and community activities held throughout the year.

Our planning team often stumbled into unique and interested places throughout the community, especially along the several miles of lands situated along two hydrological features- the Blanchard River and Cranberry Creek. In an effort to help better expose community assets and destinations, village officials should work with interested stakeholders to link and interconnect the community through meaningful wayfinding techniques. Pedestrian connectivity is also a goal of the 2023 Village of Ottawa Strategic Plan. This makes the likelihood of linking Glandorf to neighboring Ottawa and their shared community destinations like the Ottawa-Glandorf High School campus, library, YMCA, and educational service center in the future appear promising and possible.

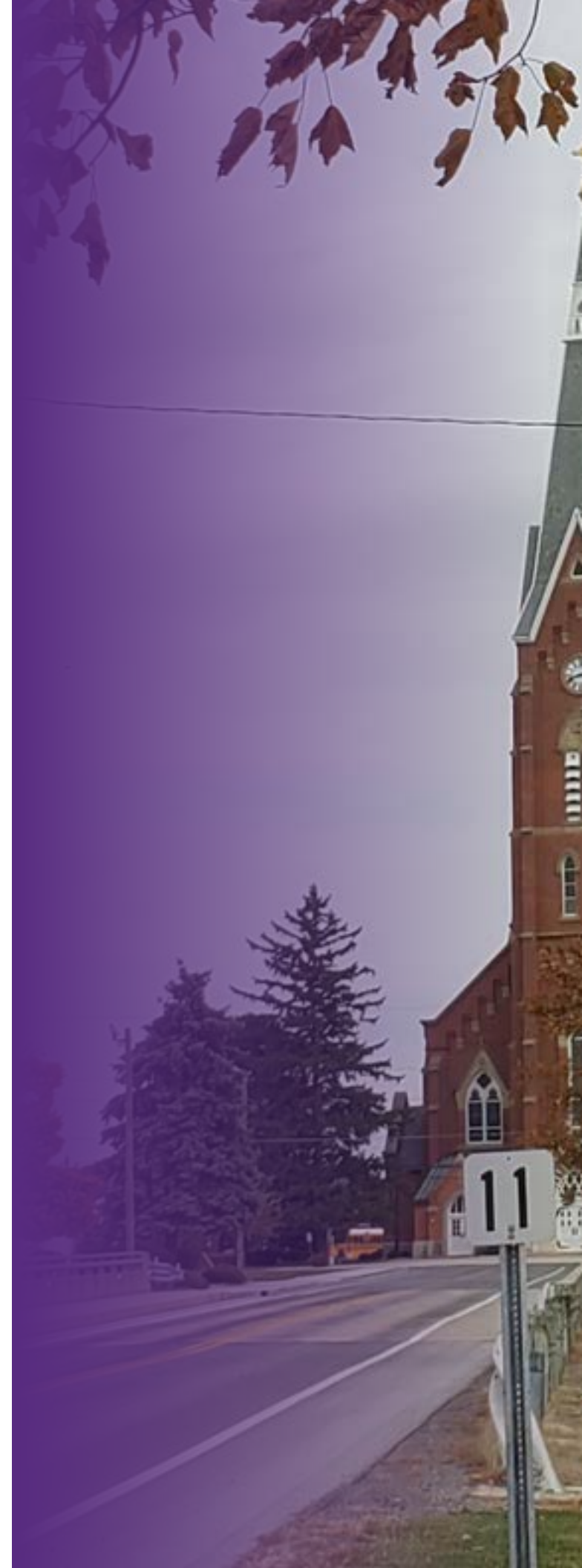
To help bolster the creation of community character in a manner desired by residents, village officials should adopt a set of standards that works to promote a unified Glandorf branding theme, deploying these elements in tactical locations around the community, especially on public properties, rights of way, and at community gateways. These standards can apply to the downtown area but doesn't necessary have to.

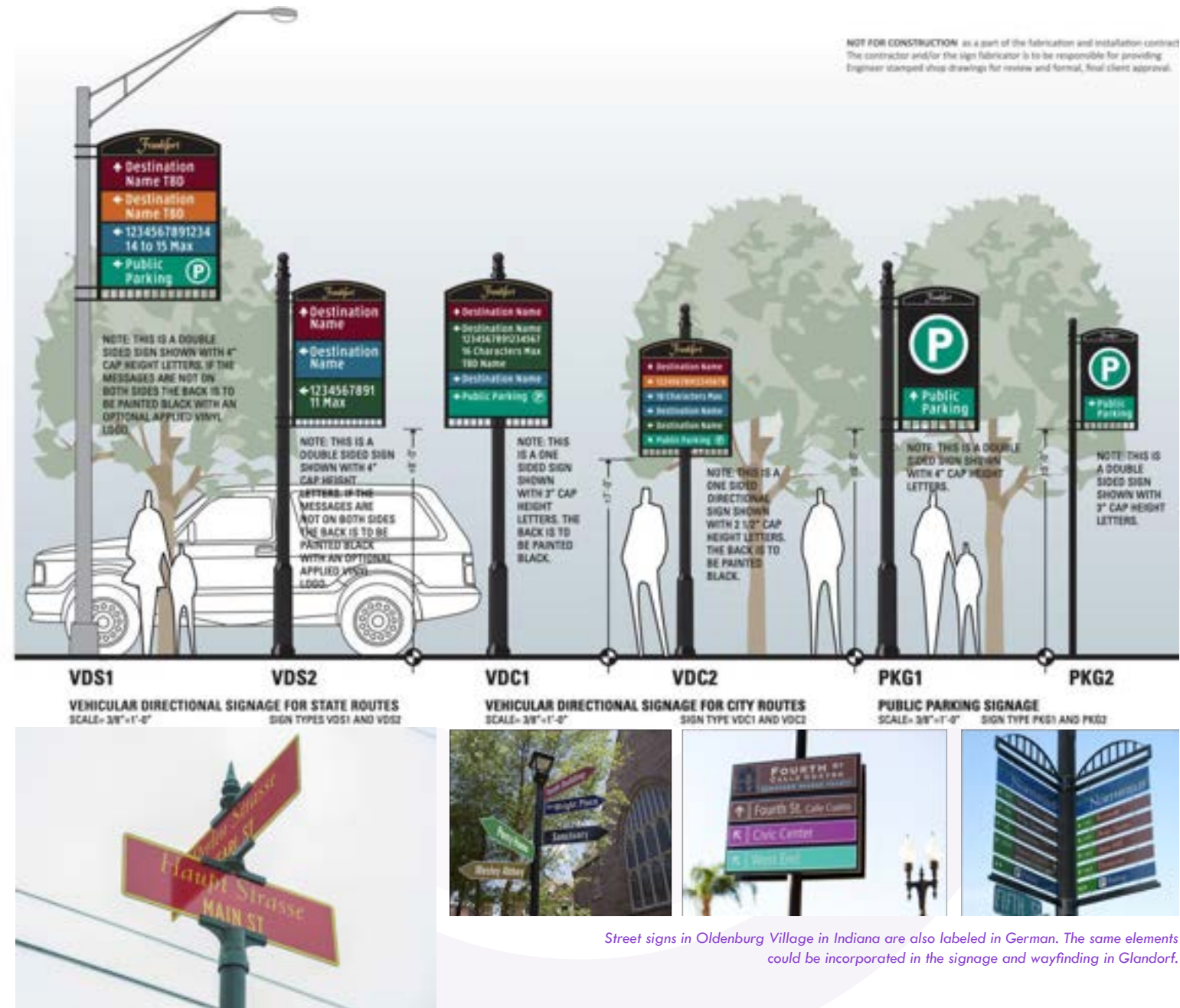
The following steps can be taken to improve the character of the community:

- Work with stakeholders and residents to develop a branding theme, and areas and assets to activate, along with the phasing approach cognizant of budget and resources.
- Update the zoning code with supplemental landscaping requirements for certain land uses like public and institutional uses (in all zones) and in certain areas like the downtown "core" area and along the US 224 corridor.
- In an effort to help better market and brand the Glandorf Community, village officials should work with interested stakeholders to link and connect community assets through beautification, and interpretive historic signage and wayfinding. A wayfinding signage system would allow for residents and visitors to easily locate parks, public parking areas, bike paths, recreational facilities, shopping centers, schools, libraries, public offices, key industries/businesses, while interpretive historic signage could be placed in front of locations and properties of historical significance.
- Improve gateway signage presence at key intersections and corridors.
- Pass legislation to create a tree or shade tree commission to help in beautifying public spaces and corridors.

TOP 5 WAYS THE DOWNTOWN COULD BE IMPROVED

1. *Improve sidewalks and curbing along main street*
2. *Ongoing maintenance and branding*
3. *Improved lighting and flowers*
4. *Restaurants and family gathering places*
5. *Do nothing*





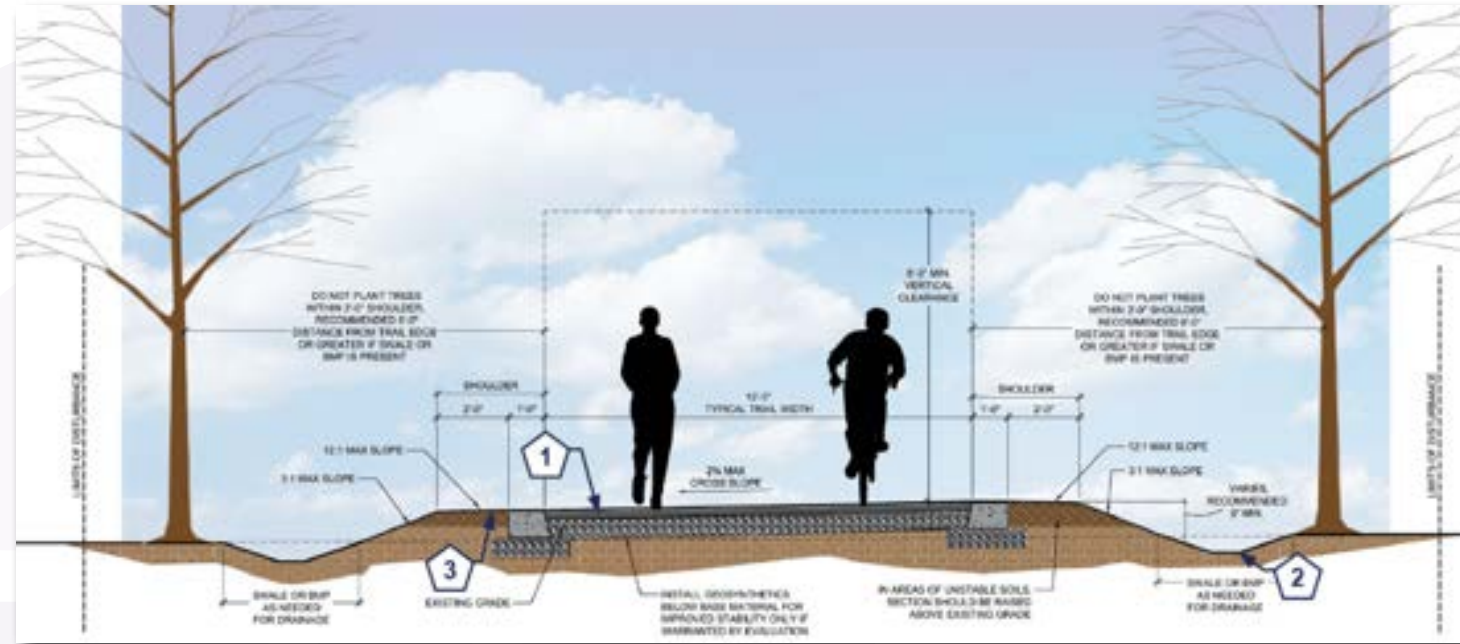


P-5 Utilize and Connect to the “Greenways”

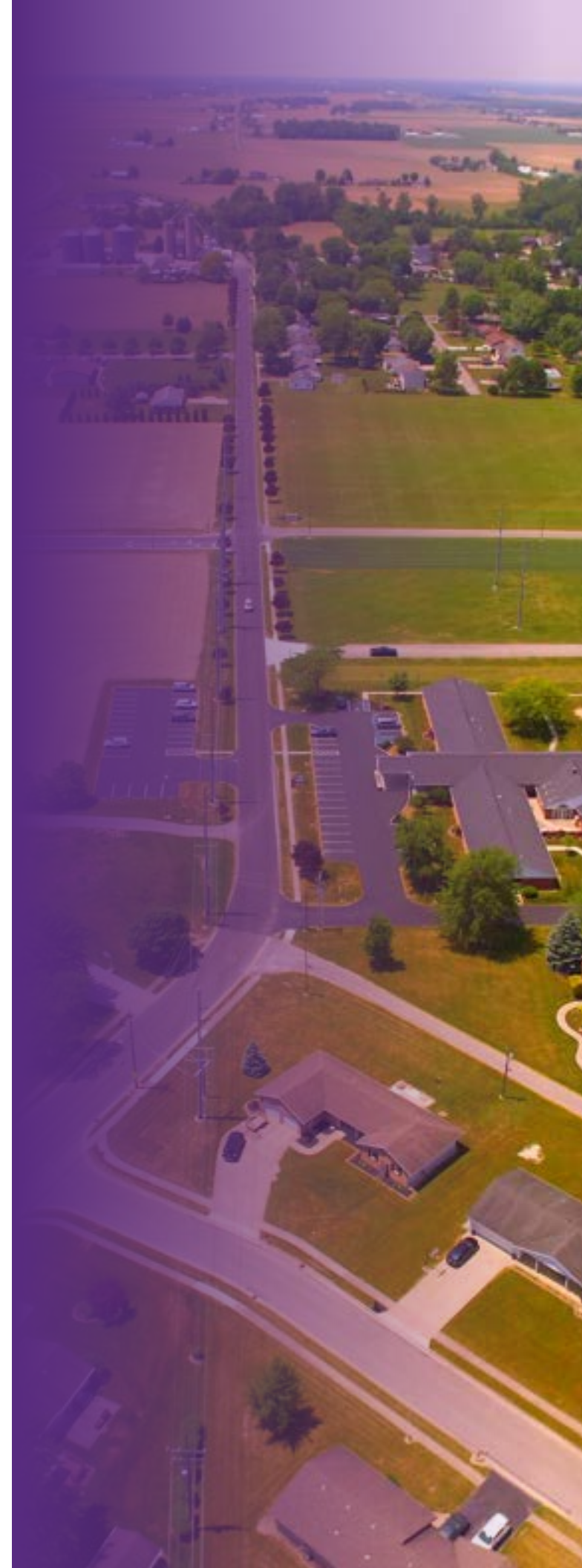
In addition to Deter’s Park and Glandorf Park, Glandorf is a few minutes south of Pike Run Golf Club, Glandorf Rod & Gun Club, and Leipsic Fishing & Hunting Association. Additionally, Glandorf is just minutes away from amenities in Ottawa, which also was informed by their residents during their strategic planning process that connectivity is important.

One thing that many of these destinations have is their location around hydrology. Glandorf is blessed with being immersed around unique geography and book-ended by two hydrological features and “Greenways”- the Blanchard River and Cranberry Creek. Although these features present flooding challenges, they provide an opportunity to allow residents to connect to them (and to other destinations) in meaningful and cost-effective ways. Most of the floodplain areas in Glandorf are zoned RC-Conservation District, which restricts development and provides for park uses or possible wetland and natural habitat development.

Many ideas surfaced during the planning process about the location of connectivity “corridors” and areas of Glandorf that could be better connected, as walking and bike trails were identified by residents are a top needed improvement. For a more information, please see: Map: Connectivity Corridors.



Trails can be located in areas of frequent flooding or wet conditions, but should be designed according to the following cross-section.













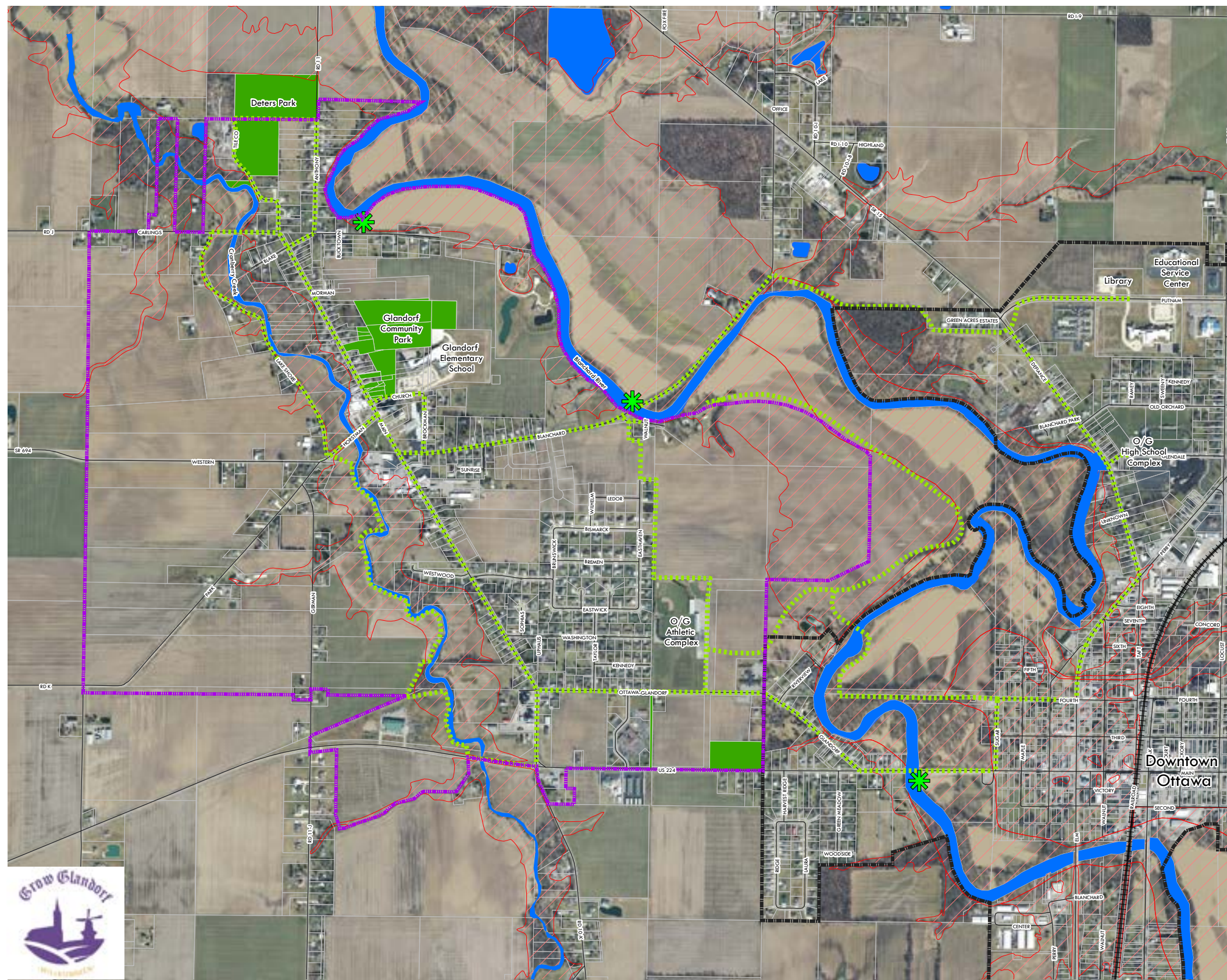


Glandorf Comprehensive Plan

Connectivity

Legend

-  Glandorf
-  Ottawa
-  Canoe/Kayak Access Points
-  Connectivity Corridors
-  Rivers / Creeks / Ponds
-  Rail Lines
-  Streets
-  Flood Zone (AE)
-  Glandorf-Owned Parcels
-  Parcels



0 0.125 0.25 0.5 0.75 1 Miles

Source: Putnam County Auditor, FEMA, OGRIP, MSG, Reveille





P-6 Intensify Public and Private Partnerships

Glandorf may be a small community, but it is large at heart, with meaningful friendships and networks. Fraternal clubs and other mission-based charitable groups have coalesced around issues and solved problems in Glandorf since being founded by Rev. Johann Wilhelm Horstmann in 1834. The Neu Glandorf he envisioned would be similar to his home of the same name in Germany in that it would exhibit elements of good design, which became evident when the finest craftsman constructed St. John's church in the town center.

The Glandorf that residents crave will require the same emphasis on long-range planning that emphasizes good community design, a determination to find the new group

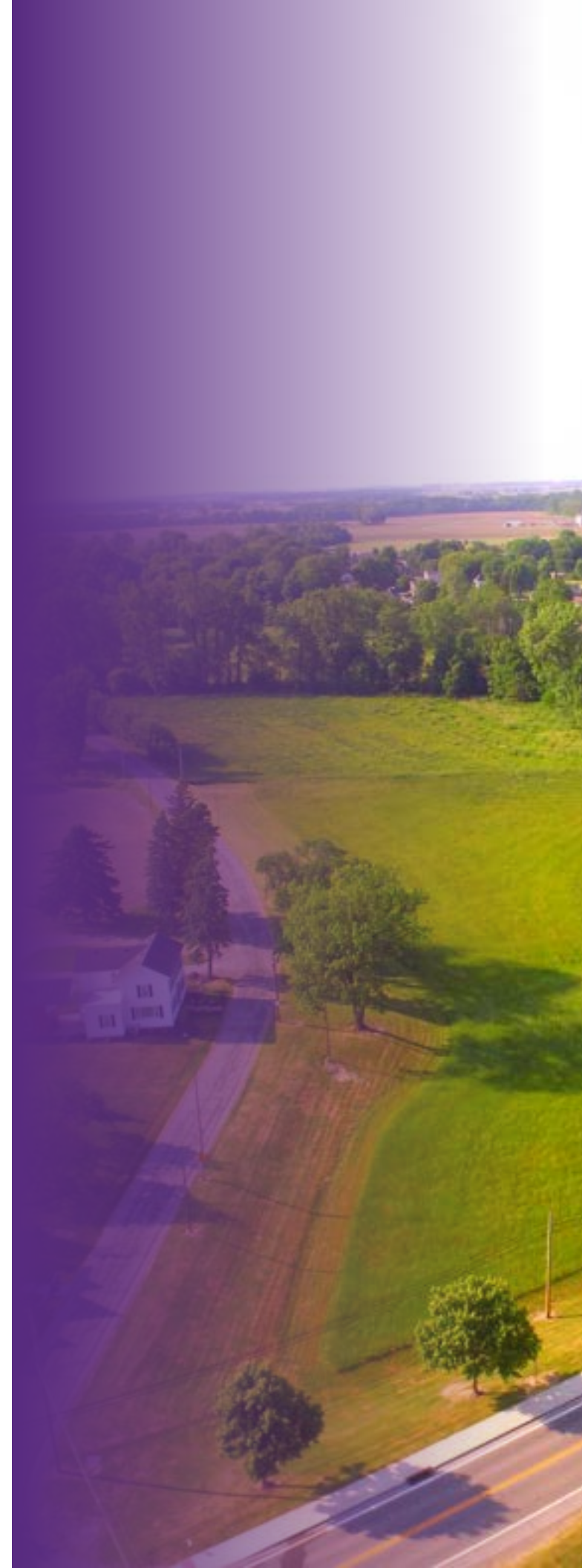
of energized volunteers, and a flair for trying new things and ideas. Groups like the Lion's Club, Garden Club, and other groups have indicated a shortage of volunteers for years and growth has been stagnant due to the general lack of developers in the area. Officials should interact often with local and area fraternal clubs, religious institutions, PCCIC, Ottawa Glandorf Schools, and Ottawa Area Chamber of Commerce in the pursuit to build and frame in these partnerships.

P-7 Pursue the feasibility of creating a parks levy or joint recreation district (ORC 755.14)

Residents and students that participated in the planning process expressed high interest in improving pedestrian connectivity and park and recreational opportunities in the community. Providing for these improvement services and amenities will likely require village officials to either pass a parks levy with the approval of village residents, or team up with Ottawa Township residents (and even the Ottawa/Glandorf School District) to develop a joint recreation district.

Ohio communities are enabled under Ohio Revised Code to establish joint recreation districts to raise revenues to equip, operate, and maintain parks, playgrounds, playfields, gymnasiums, public baths, swimming pools,

or recreation centers, all with the purpose to promote recreational opportunities and preserve open spaces. This entity could be enabled to issue bonds and retire the debt using levies, sales and other revenues and also help with the improvement of natural watercourses (ORC 755.28), which could aid in the advancement of trail systems along Cranberry Creek and the Blanchard River along with the aid of the Maumee Watershed Conservancy District.





P-8 Intensify Public and Private Partnerships

This Plan is built around strategies that align with the public's desire to enhance Glandorf's "downtown" core area and historical assets.

Encouraging new private investment and reinvestment will require a variety of tools to be used, including incentives. Many local programs like the community reinvestment area (CRA) program (property abatements), tax increment financing (TIF) and job creation grants can be deployed quickly. State and federal resources can also be used to incentivize preferred development such as ODOT's Community Development Block Grants (formula and competitive programs), as well as other programs identified in Strategy CP-10.

Glandorf's CRA program should also be publicized, especially to downtown business and property owners. Property owners could use this incentive (tax abatement

on new real property taxes resulting from improvements to buildings or construction of new buildings), in conjunction with other financing tools to maximize their rehabilitation dollars. Additionally, the Job Grant Program (if adopted) could be utilized to entice certain businesses to the downtown "core" area.

Village officials and property owners could also explore the opportunities of a Special Improvement District (SID) to raise revenues for downtown enhancements. The advantages of SIDs authorized under Ohio Revised Code (Chapter 1710) allow property owners a venue to create a plan for public redevelopment and services such as marketing and special events, streetscape improvements, maintenance and security. Property owners vote to agree to incrementally assess themselves for implementation of the plan. The primary advantage of a SID is the localized control by property owners within the SID to determine

how assessment funds are spent. Many downtowns in Ohio are promoted and maintained using SIDs.

Several tax credit programs currently exist that help to offset renovation costs. The Federal Historic Preservation Tax Incentives program provides federal tax incentives to support the rehabilitation of commercial historic buildings that comply with the Secretary of Interior's standards. The State of Ohio also offers historic preservation tax credits for rehabilitation of historic structures. Ohio's requirements are not as restrictive as the federal program, however the program is competitive and has two application cycles annually.



Community Prosperity

CP-1 Update the CRA Program

The Village currently has a Community Reinvestment Area (CRA) that offers property tax abatement to spur residential, commercial, and industrial investments. While the program was updated in 2012, and recently in 2019, it could be modified to better aid in the revitalization of downtown properties, promote growth in certain areas, and support best practices and ideas highlighted in this Plan. Improvements to the CRA program could include:

- Increase the residential abatement incentive percentage to help local developers offset the

current high residential development costs. The minimum “investment” levels should also be reviewed to see if they are working to promote the types of residential investments most needed in the community.

- Amend the CRA to align with Ohio Revised Code section 3735.65 that allows communities to offer another 10 years of incentives if the dwelling is a structure of historical or architectural significance, is a certified historic structure that has been

subject to federal tax treatment under 26 U.S.C. 47 and 170(h), and units within the structure have been leased to individual tenants for five consecutive years. This would help to encourage new residential living opportunities downtown and provide a significant incentive to residents that own historic homes to make improvements, which at times can be cost prohibitive.

CP-2 Adopt a Jobs Grant Program

Glandorf officials could consider creating a jobs creation tax credit program to help promote business attraction and retention efforts, and incentivize businesses residents most desire which includes restaurants, small boutiques, professional offices, and a daycare facility. If adopted, qualified companies could be eligible for a refundable or nonrefundable income tax credit against their business or individual income tax, with the proposed rate and term of the credit negotiated and approved by Village Council.

Village officials could consider framing the program in the

following ways:

- Determine the minimum payroll threshold necessary to qualify for the jobs grant (\$50,000 is a good starting point especially for downtown retail).
- Peg the percentage of the refund paid to be a third of the income tax paid (as verified by the village’s income tax department) and top the incentive term at no higher than 10 (preferably 5 years).
- Consider identify preferred or “critical need”

businesses. Consider increasing the refund percentage to 50% or more for a shorter incentive period to help spearhead new downtown business.

- Add a claw-back provision for cases of default.



CP-3 Optimize the Zoning Code

The key to implementing the Glandorf Comprehensive Community Plan is the assurance that key regulatory tools are updated. An updated zoning code and other development regulations will be necessary to align with the ideas and desires of residents, as noted in the surveys, and best practices. Possible recommendations to improve the zoning ordinance could include:

Rezone parks and publicly-owned and institutional properties to a Special District. At the present time, schools, parks and other village-owned properties are located in residential and industrial zones.

Develop a planned unit development (PUD) zoning classification. Currently, no PUD zoning district exists to provide for a "by-right" deployment of various land uses. A PUD zoning option would allow for residential uses and

other complimentary uses to be comingled with commercial uses. At the present time, Glandorf is dominated with single oriented land uses and providing for mixed uses can help to improve property valuations and improve synergy.

Create a Permissible Use Table and update permitted and conditional uses allowable in all zoning districts and develop a permissible use table highlighting permitted and condition uses of all zoning districts.

Update the sign code and definition sections to reflect best practices.

Develop landscaping and landscape buffer zone standards that establish distances between land uses for adequate buffering.

Incorporate green infrastructure practices into parking

design standards, landscape standards, and other applicable sections of the zoning resolution.

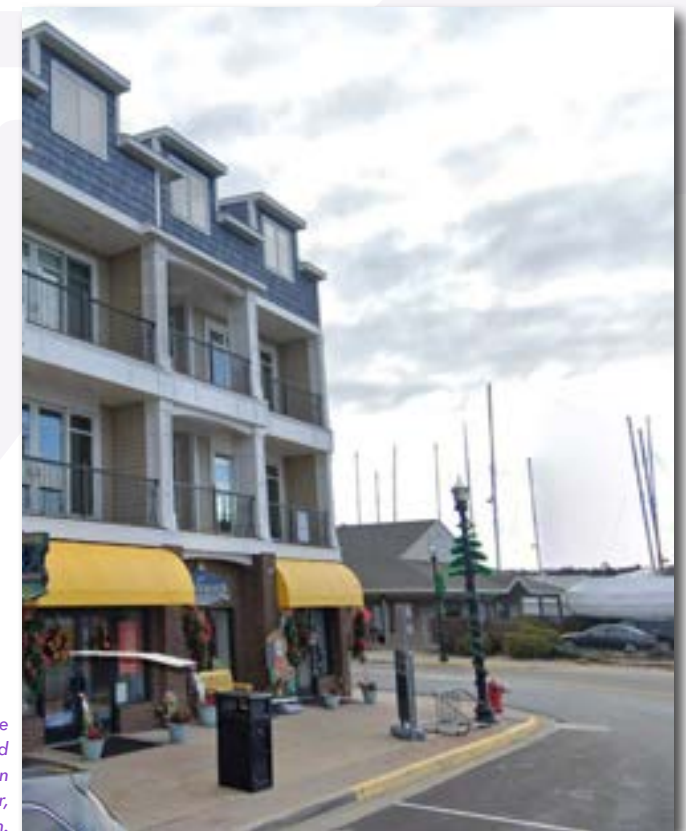
Updating the RC district to include riparian setbacks guidelines along floodway areas to help promote pathways along the Blanchard River and Cranberry Creek.

Pursue the feasibility of adopting a US 224 Overlay District that helps to promote good land use planning and design along the corridor.

Create a planned unit development (PUD) section that provides for create site planning dialogue between the village and prospective developers.



Buffer zones and landscaping between land uses could be improved.



An example of a mixed use (PUD) in Pentwater, Michigan.



CP-4 Pursue the feasibility of updating the property maintenance standards (e.g., Adopt International Property Maintenance Code)

Residents indicated on the community surveys the importance to minimize nuisances and property blight in the community. At the present time, nuisance abatement activities are handled by village staff and existing resources severely limit a proactive approach. The current code does not provide for exterior property inspections.

Additional remedies to reduce these issues could come from:

1. Allocating the appropriate resources to property maintenance and enforcement.
2. Utilizing Neighborhood Associations to work with landlords to establish a working dialogue to address issues without village intervention. They may be effective in approaching property owners and occupants in addressing issues without village intervention and develop creative solutions.
3. Pursuing the feasibility of a rental registration ordinance and a vacant property registration ordinance.
4. Identifying sources of financial and other assistance that can be used by property owners facing code enforcement actions for major renovations. Village officials could increase the fees for new residential and commercial development. Raising these fees could pay for additional property maintenance and nuisance abatement enforcement.

5. In order to minimize the conversion of single-family homes into rentals, a Neighborhood Conservation Overlay District could be used. This tool, used in Oxford, Ohio, and in other communities, could be neighborhood-driven, and one possibly pursued by neighborhood associations.

Glandorf officials could identify sources of financial and other assistance that can be used by property owners facing code enforcement actions for major renovations. Such sources could include state and federal loans and grants, CDBG-funded lend-a-tool program and low-cost financing arranged by the village through local financial institutions.



CP-5 Pursue the feasibility of adopting a rental registration ordinance and vacant property maintenance ordinance (VPRO)

Although signs of distress are rare in the community, some residents indicated a desire to keep their neighborhoods free of nuisances. Some of these issues can be found in the community along main corridors like SR 694 and near the downtown core area. It is believed that many of the housing structures in need of revitalization are rentals, and over the past two decades Glandorf has witnessed a trend of the conversion of owner-occupied single family residential properties becoming rentals. One tool that could be used, if needed, would be to adopt a rental registration ordinance, which can provide a basis for generating a database of rentals in the community. This database could be used to by village officials to monitor properties and areas in need of additional support.

Beautiful and revitalized neighborhoods are vital to Glandorf's prosperity. In this vein, a comprehensive approach to nuisance abatement may need to take into consideration the registering and annual monitoring of vacant properties. The first step towards this action is the adoption of a vacant property maintenance ordinance (VPRO) that establishes the types of properties targeted (e.g., residential and/or commercial properties, or both) and penalties incurred for non-compliance. Many communities throughout Ohio utilize VPROs to minimize property and neighborhood blight (Northwood, Painesville, Sidney, St. Marys, North Canton, etc.).



The former Jos Thome & Company / Fox Store is now being used as a multi-family residential property.



CP-6 Increase accessibility to healthy and locally-sourced food

When asked about additional activities in the community that were desired, stakeholders in the planning process often mention ideas like “wholesome family activities” and “healthy lifestyle options.” There are a number of measurable objectives that local leaders can adopt to reach this goal, like encouraging new development that provides these uses to simple things like increasing the accessibility to healthy and locally-sourced food. For example, the Glandorf and its local fraternal groups could partner with Mercy hospital, O-G schools, and other major institutions to create and enhance education programs that provide a better understanding of the benefits of local foods.

This program could be supplemented with a plan detailing community outreach efforts. Perhaps the most visible objective that can be achieved with relative ease is to encourage the creation of a seasonal farmer’s market footprint located in the downtown area and implement an active marketing program to promote them. This will demonstrate to residents of Glandorf’s commitment to locally-sourced food and provides a fun environment for residents to enjoy.



Example Farmer's Market from Bowling Green, OH.



CP-7 Pursue the feasibility of establishing a dedicated fund & levy for Fire/EMS Services

At the present time, costs for fire/EMS services are paid by the village's general fund and local fundraising efforts. In 2022, the budget amounted to roughly \$93,000, a portion which is covered by levies paid by Ottawa and Greensburg Township residents. However, this is exclusive of large capital purchases that may be required. According to Fire Chief Dan Warnecke, the fire department's next purchase could include a 3,000 Gallon Tanker/Pumper that would likely cost upwards of \$275,000. One of the two fire engines is over 20 years old and could cost over \$850,000 to replace.

While this is a common practice in some communities, it can often limit the community's ability to allocate resources for other activities like parks and infrastructure. Communities in Ohio are enabled to raise funds vis-à-vis levies for these services that also include roads, police, library, and parks, to name a few. Additionally, Glandorf's current demographics that show a 10-year median age increase since 2010 could infer higher fire/EMS costs in the future (due to house calls), thereby putting additional pressure on existing general revenues.



Fire truck stationed at the Glandorf Fire Department.

CP-8 Pursue the feasibility of a new Fire Hall & Community Center (Village Hall)

One issue that might be on the planning horizon is the feasibility of expanding the footprint of the village hall to accommodate for additional public amenities and services, including a larger fire station. At the present time, the village hall and administrative offices are shared with the fire department, both functions which are space-starved and near full capacity. In developing a long-range feasibility study, village officials will also be able to envision enhanced use for the land abutting the facility,

potentially improving the form and function of the site to include enhancements to Community Park. This effort would be dependent upon Plan Strategy CP-7 and grant funding, which could likely be attained from sources like USDA-Rural Development (Community Facilities Guaranteed Loan Program), Ohio Capital Budget Funds, etc.



CP-9 Improve the Village's Public Outreach Mechanisms (Website, etc.)

During the course of the planning process, stakeholders indicated that Glandorf could benefit from additional outreach improvements, with the website being one of those tools. Officials should seek outside assistance on improving the Village's website to provide a more

integrated and interactive online experience that more effectively highlights Glandorf's amenities, and conveys relevant information about Village events, development projects, public works and other policies. It is also recommended that Glandorf's codified ordinance, zoning

code and subdivision regulations, economic incentive documents, and other important information necessary to support this Plan are added to the website.

CP-10 Leverage grant resources

Many residents noted a desire for additional revitalization efforts in their respective neighborhoods, to include infrastructure improvements (sidewalk repairs, roads, curb/gutter, etc.). Most recently, village officials leveraged multiple funding sources to complete their Liberty Drive project that included new roads, water/sewer, and light poles.

Village officials should continue to pursue the appropriate resources to seek federal, state and local programs and resources to promote capital investments, development projects, pedestrian connectivity, and downtown/neighborhood revitalization. Some of these programs include:

Community Development Block Grants (Formula and Competitive Programs)

CDBG Community Development Program provide communities with flexible funding for housing and community development projects that address the needs of low-and moderate-income (LMI) individuals or the elimination of slum and blighted properties/infrastructure. Funds are administered by the Ohio Department of Development, Office of Community Development

(ODOOD, OCD) and coordinated by the Putnam County Commissioners/Planning Commission.

Historically, Glandorf's above average household income made it ineligible to receive CDBG funds, but funds could also be used to mitigate ADA-accessibility in neighborhoods such as the Sager Subdivision and other neighborhoods. Other competitive programs could possibly be used to promote revitalization efforts, while the neighborhood revitalization and critical infrastructure programs would require income surveys in the "target area" to substantiate need.

Community Reinvestment Area Program

Community Reinvestment Area (CRA) zones that offer property tax abatement in conjunction with development and revitalization projects (residential, commercial and industrial). All zones provide abatement for residential projects and should be promoted and utilized extensively in targeted neighborhoods to recharge residential development.

Energy Improvement District

A common denominator with many of the older residential

structures is old, inefficient energy systems. Glandorf could request to be included in the Northwest Ohio Advanced Energy Improvement District or Greater Lima Energy Improvement District (ESID). This will allow eligible home owners the ability to tap into the Better Buildings Program for 100%- 15 year full-cycle flexible financing for projects that focus on conserving energy and generate savings through equipment upgrades to existing facilities, with lighting and building controls, HVAC, boilers and chillers, compressor, motors/drives, refrigeration, waste energy recovery, and electrical distribution. Glandorf, like the Village of Bluffton could even create their own ESID.

NatureWorks (ODNR)

The NatureWorks grant program provides up to 75% reimbursement assistance for local government subdivisions (townships, villages, cities, counties, park districts, joint recreation districts, and conservancy districts) for the acquisition, development, and rehabilitation of recreational areas.

Special / Residential Improvement Districts

Some neighborhoods are in need of critical street and





other neighborhood updates. One key tool to help fund these improvements is through the utilization of a Special Improvement Districts (SID) and/or Residential Improvement District (RID). These tools, if agreed upon by the majority of the property owners, would assess a fee to properties located within the improvement district. Funds raised from this self-assessment would be placed in a special account to finance specific area projects. The formula to determine that fee would be decided upon and agreed to by the property owners.

Transportation Alternative Program (ODOT)

The Transportation Alternatives Program (TAP) provides funding for projects defined as transportation alternatives, including on- and off-road pedestrian and bicycle facilities, infrastructure projects for improving non-driver access to public transportation and enhanced mobility, community improvement activities, and environmental mitigation; recreational trail program projects; and safe routes to school projects.

Tax Increment Financing (TIF)

Tax Increment Financing (TIF) is an economic development mechanism to finance public infrastructure improvements and, in certain circumstances, residential rehabilitation. A TIF works by locking in the taxable worth of real property at the value it holds at the time the authorizing legislation was approved. Payments derived from the increased assessed value of any improvement to real property beyond that amount are directed towards a separate fund to finance project elements as defined within the TIF legislation.

US Department of Agriculture, Rural Development (USDA, RD)

Rural Development's Community Facilities Direct Loan & Grant Program provides affordable funding to develop essential community facilities in rural areas. Funds can be used to purchase, construct, and / or improve essential community facilities, purchase equipment and pay related project expenses. Examples of essential community facilities include: Public facilities such as town halls, fire departments, police stations, police vehicles, fire trucks, public works vehicles or equipment, and educational

services such as museums, libraries or private schools. Loan repayment terms may not be longer than the useful life of the facility, state statutes, the applicants authority, or a maximum of 40 years, whichever is less.



Liberty Drive growth area.



Infrastructure

The overall condition of the local water, sanitary and storm utilities are generally in good operating condition and able to support existing development within the community. However, limited capacity is available for future in-fill of available lands. The areas west of Cranberry Creek are served by pressure sewers that should be considered for replacement to alleviate operating challenges and provide opportunity for residential and commercial development. The water system is sufficiently sized for daily demands and fire protection, but is limited to a maximum of 100,000 GPD by the agreement signed with the Village of Ottawa.

I-1 Develop Water Distribution Model & Master Plan

The Glandorf water system is a relatively small system that serves the community well. Creation of a Water Distribution Model & Master Plan would enable the administration to assess weaknesses in the distribution system and identify capital improvements to ensure long-term resiliency, while also confirming areas of excessive water age. The initial model should include all physical attributes of the system (e.g. – mains, services, valves,

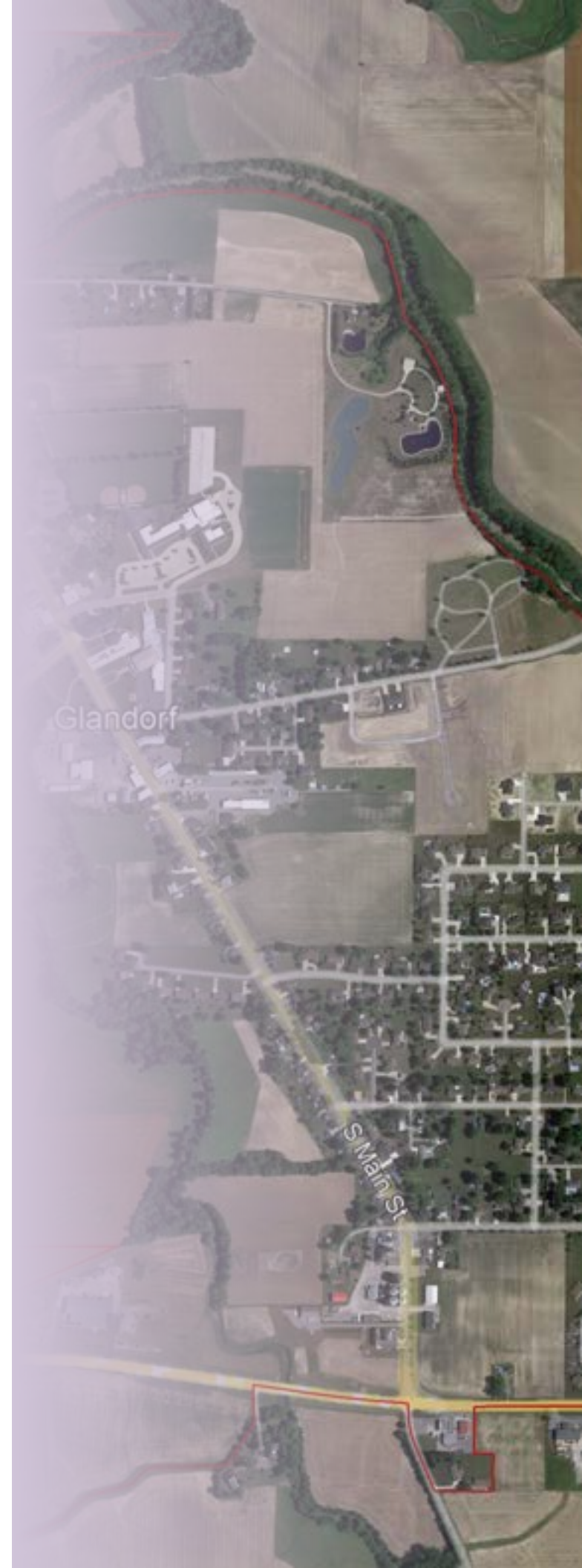
hydrants and elevated tank) and estimates for demands distributed throughout the system. Regular reviews and updates to the model to reflect capital improvements and modifications, as well as confirmation of assumed sizes and connections, should be undertaken at least annually. System-wide demands should be evaluated every two (2) to three (3) years and any significant increases due to new customers or closure should also be reflected. Flows

derived during semi-annual hydrant flushing should be compared to predicted fire flows within the model and significant variations noted for further evaluation. A significant benefit of having an up-to-date Distribution System Model & Master Plan will be in the ability of the Village to react in a timely manner for predicting capacity to take on new large-scale customers, as well as creating a timeline for nominating projects for applicable funding.

I-2 Prepare a Hydrant and Valve Repair, Replacement & Testing Plan

The creation of a local Water Distribution Model & Master Plan in I-1 above will require development of a fairly detailed inventory of the water system assets, including fire hydrants and valves. The hydrants and valves are critical assets of the community and do require periodic maintenance and replacement to avoid significant disruption of service due to a main break, construction mishap or other emergency. Additionally, ensuring reliable

operation of hydrants during a local fire can help to save lives and property. Creation of a written plan to include at least annual exercising, inspections and repairs for valves and hydrants will enable the Village to plan and sequence necessary replacements in a proactive rather than reactive manner. Such proactive awareness will save the community money long-term and aid to reduce risk for its citizens.





I-3 Improve Pressures and Resiliency within Water Distribution by Looping Dead-Ends

The existing water system is generally laid out as a primary “spine” along Main Street, fed from the south, with various branches on intersecting streets. The system does not currently have looped connections for the areas west of Cranberry Creek and the US224 corridor. Creating a looped system from US224, along German Street to Horstmann Avenue, would provide greater long-

term reliability and resiliency if an issue were to occur with either of the existing connections to the Village of Ottawa system.

I-4 Pursue Feasibility of Constructing a Pumping Station and Gravity Sewers West of Cranberry Creek on Western Avenue

As noted previously, the properties west of Cranberry Creek are served through a small-diameter pressure sewer system, with individual grinder pumps at each residence. Such a system is costly to maintain and does not provide capacity for future growth. The Village has replaced each of these grinder pumps at least once and several multiple times at a cost of about \$2,500 per location. Installation of a new centralized pumping station and deeper gravity sewer would alleviate the operating and replacement costs of the pressure system and create additional opportunity

for development. The Village should consider authorizing an engineering analysis of technically feasible alternatives for a new collection system west of Cranberry Creek, including identification of possible funding sources to enable the construction.

I-5 Pursue Feasibility of Constructing a Pumping Station and Gravity Sewers West of Cranberry Creek on US224 at German Street (CR 11-J)

It is our understanding that the AgPro site on US224 is presently served by a grinder system discharging under Cranberry Creek to south Main Street. It is also our understanding that the residential properties along County Road 11-J north and south of US224 are on septic systems that eventually drain to Cranberry Creek. Construction of a new sanitary pumping station at US224 and German Street (CR 11-J) would provide opportunity to eliminate the pumping system at AgPro, while also providing an

outlet for Putnam County to extend gravity sewers south to eliminate the septic systems to the south and improve water quality within Cranberry Creek. This pumping station could also be strategically placed and sized to allow future development to the north and west. In conjunction with Strategy I-4 above, the Village should consider collaborating with the Putnam County Health Department and Commissioners to authorize an engineering analysis of technically feasible alternatives for a new pumping

station and collection system west of Cranberry Creek along US224, including identification of possible funding sources to enable the construction.



I-6 Promote the Connection of Septic Systems to Local Sewers to Improve Water Quality in Cranberry Creek

As above, it is our understanding that the residential properties along County Road 11-J north and south of US224 are on septic systems that eventually drain to Cranberry Creek. Over time, the discharge from the septic systems can degrade the water quality in Cranberry Creek and make the creek unattractive for recreational uses if activated as part of other strategies within this plan. Coordination and conversation with the Putnam County Health Department and Ohio EPA should occur to understand the current long-range plans of the County and EPA for addressing local septic systems and refine the timeline for implementation of Strategy I-5 above.

Septic Systems and Wells



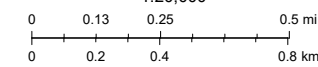
Drainage into Cranberry Creek.



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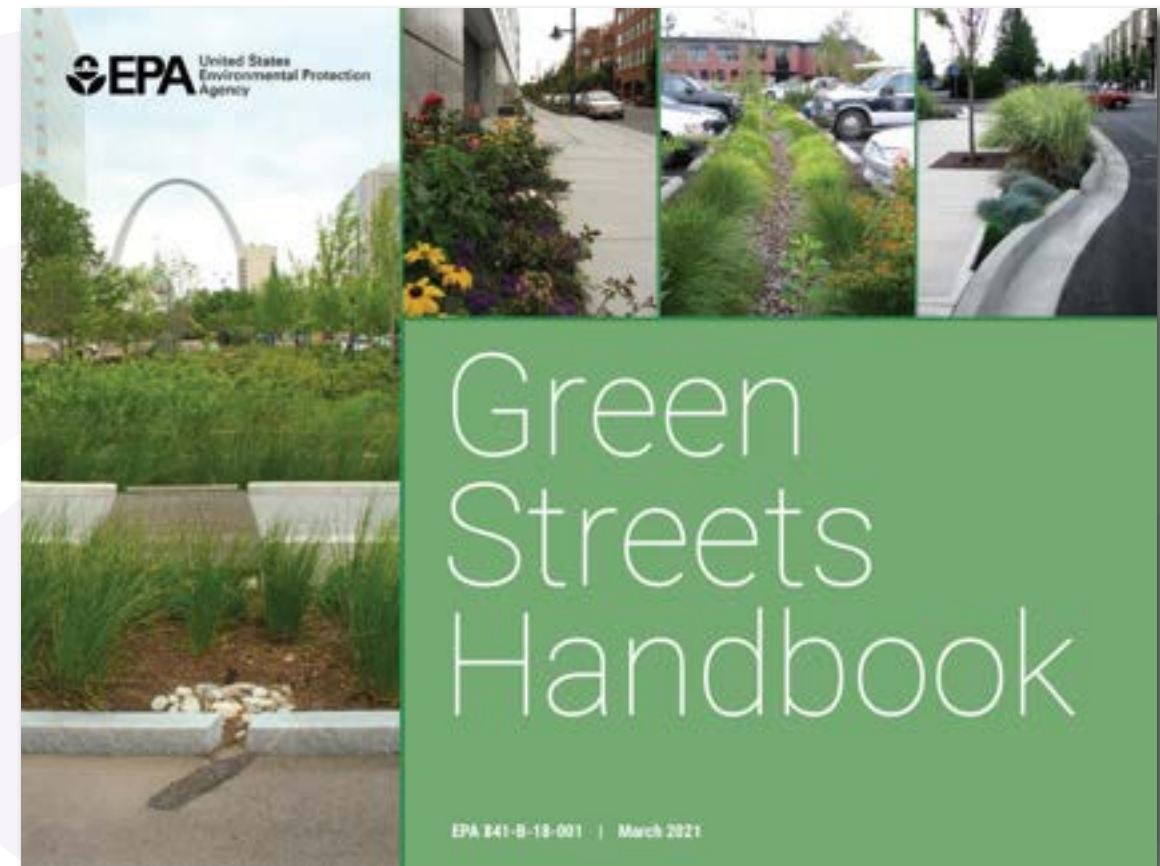
- +— Railroad
- Water Supply
- Area
- Septics
- Linear





1-7 Improve Storm Water Management. Including Low-Impact Design (LID) Solutions to Help Minimize Flooding and Improve Water Quality

The Village of Glandorf's local design standards currently provide requirements for stormwater detention. The Ohio EPA Construction Stormwater General Permit provides additional requirements for control of sediment and nutrients discharging from private and public construction sites greater than 1.0-acres. While the regulations are a significant driver for water quality, the implementation of low impact design (LID) solutions, or "green infrastructure" enhancements, can also provide tangible benefit in reducing the rate of stormwater runoff, I/I entering the sanitary collection system and local surface flooding. Utilizing LID alternatives within Village capital programs will also set a good example for future development within the community. The Village should consider amending the Zoning Code and modifying local design standards to encourage the use of LID solutions.



The EPA's Green Streets Handbook details many LID solutions for communities of all sizes.



1-8 Update the Local Subdivision Regulations, Design Criteria and Construction Standard Notes & Details

The Village adopted the local Subdivision Regulations, Design Criteria and Construction Standard Notes & Details documents in August 2006. Several revisions to the ODOT Construction Materials Specifications (CMS) have occurred, along with updates to the applicable Ohio EPA rules and standards for water, sanitary sewers and stormwater management. Additional standards reference documents from various agencies have also be modified to reflect new technologies and best practices. The Village of Glandorf is well-positioned by having local standards created and enforced but should conduct annual reviews and updates of the standards to ensure they are consistent with current practices and construction standards. Additional improvements include:

- The Village of Glandorf Zoning Code does not currently reference the Subdivision Regulations &

Design Standards. A reference should be added to the Zoning Code to incorporate the requirements of the local subdivision and design standards.

- The Subdivision Regulations & Design Standards are not currently posted and accessible through the Village website. A hyperlink allowing download of the current documents should be added to the website.
- The Subdivision Regulations & Design Standards were adopted in 2006, prior to the implementation of several modifications to the ODOT Construction Materials Specifications (CMS), Ohio EPA Stormwater Regulations and other updates. Annual review and update of the Subdivision Regulations & Design Standards should be

completed and corresponding updates adopted.

- The Subdivision Regulations & Design Standards are currently and should remain a local policy, with modification authority granted to the Planning Commission (PC) and Board of Public Affairs (BOPA).
- All application, review and inspection fees, as well as bonds and warranties, outlined within the Subdivision Regulations & Design Standards should be removed from these documents and adopted through formal legislation by Village Council. The fees should be reviewed and recommended by the PC and/or BOPA for Council consideration.

1-9 Pursue Alternative Funding for Capital Projects

Similar to many communities, the Village of Glandorf is challenged by having limited funding resources but many different regular obligations. Efforts should be on-going to locate and develop strategies for leveraging funding sources to enable the Village to complete capital programs. Please see strategy CP-10 for a listing of some of these grant resources.





Connected Community

C-1 Cranberry Creek Ped & Bike Improvements (Western Ave. to US224/Main St.)

One of the largest assets of Glandorf is its waterways and natural areas. The waterways of Cranberry Creek and the Blanchard River offer potential opportunities for recreational trails as well as setting aside natural areas for protecting the environment. Cranberry Creek is located in the western part of Glandorf west of Main Street. Cranberry Creek, especially the section between US224

and Western Avenue has great potential to develop a shared use path (SUP) recreational facility that would wind along the western side of Cranberry Creek. Several Ohio Department of Transportation (ODOT) funding programs can be applied to for improvements to non-motorized transportation improvements. These programs include the Abbreviated Safety Program (up to \$500K

per location); Systemic Safety Program (up to \$2M for pedestrian improvements); Transportation Alternatives Program (TAP); and the Safe Routes to School (SRTS) Program. Additionally, there are various Ohio Department of Natural Resources (ODNR) programs for development of recreational trails.



Officials could work with property owners to activate areas along Cranberry Creek with a walking path and "reflection" areas.



C-2 Deters Park to Glandorf Community Park Ped & Bike Improvements

Deters Park located in the northern part of Glandorf lacks sidewalks along Tile Company Street to access the park. Anthony Avenue on the east side of Deters Park has sidewalks, but they currently stop short of reaching the parking lot for the soccer fields. Most existing sidewalks in this area lack American Disability Act (ADA) compliant curb ramps. When roadways are resurfaced there should be consideration given to installing ADA curb ramps at all public roadway intersections where there are sidewalks. It is recommended that sidewalks be constructed on Anthony Avenue on the west side of the roadway to extend northward to the parking lot for the soccer fields at Deters Park. Sidewalks should also be constructed on Tile Company Street to extend from the existing sidewalks at Main Street. Various funding sources

that could be considered for sidewalk and bike facility improvements include the ODOT Abbreviated Safety Program (up to \$500K per location); Systemic Safety Program (up to \$2M for pedestrian improvements); Transportation Alternatives Program (TAP); and the Safe Routes to School (SRTS) Program. Additionally, there are various Ohio Department of Natural Resources (ODNR) programs for development of recreational trails.



C-3 Blanchard Ave. / I-9 Corridor to Defiance St. (SR15) Ped & Bike Improvements

This potential pedestrian and bicycle corridor improvement would provide a connectivity corridor that facilitates access between Glandorf Elementary and Glandorf Community Park to the library and Ottawa Elementary on Putnam Parkway, as well as access to the Defiance Street corridor that connects to the Ottawa-Glandorf High School. This corridor would likely be a mix of pedestrian and bicycle treatments including sidewalks, shared use paths, sharrow pavement markings/"bikes may use full lane" signs, and off-street recreational facilities. A feasibility study would be the first step in working towards identifying the types of improvements needed for this corridor. Once the improvements are determined and preliminary cost estimates are developed, there are various funding programs to pursue. Some of these

programs include the Abbreviated Safety Program (up to \$500K per location); Systemic Safety Program (up to \$2M for pedestrian improvements); Transportation Alternatives Program (TAP); and the Safe Routes to School (SRTS) Program. Additionally, there are various Ohio Department of Natural Resources (ODNR) programs for development of recreational trails. Given that the facility would be located in both Glandorf and Ottawa, it would be a great collaboration opportunity as many funding programs rank collaboration projects higher than a single local government project.





C-4 Blanchard Ave. / O-G Athletic Complex/4th St./Sugar St. Ped & Bike Improvements

This pedestrian and bicycle corridor improvement would traverse southward from Blanchard Avenue near the intersection with Walnut Street and connect into the O-G Athletic Complex. It would then run northeastward along a portion of Riverview Drive and then head southward across the Blanchard River to the old abandoned railroad corridor and then eastward to 4th Street and Sugar Street in Ottawa. The majority of this facility would likely be a shared use path that would allow

for pedestrians and bicycles to use the same facility. A feasibility study would be the first step in working towards identifying the improvements needed for this corridor. Once the improvements are determined and preliminary cost estimates are developed, there are various funding programs to pursue. Some of these programs include the Abbreviated Safety Program (up to \$500K per location); Systemic Safety Program (up to \$2M for pedestrian improvements); Transportation Alternatives Program

(TAP); and the Safe Routes to School (SRTS) Program. Additionally, there are various Ohio Department of Natural Resources (ODNR) programs for development of recreational trails. Given that the facility would be located in both Glandorf and Ottawa, it would be a great collaboration opportunity as many funding programs rank collaboration projects higher than a single local government project.



The opportunity exists to reconnect Glandorf to Ottawa through a dedicated trail system that uses the former Findlay-Fort Wayne-Western railroad line alignment.

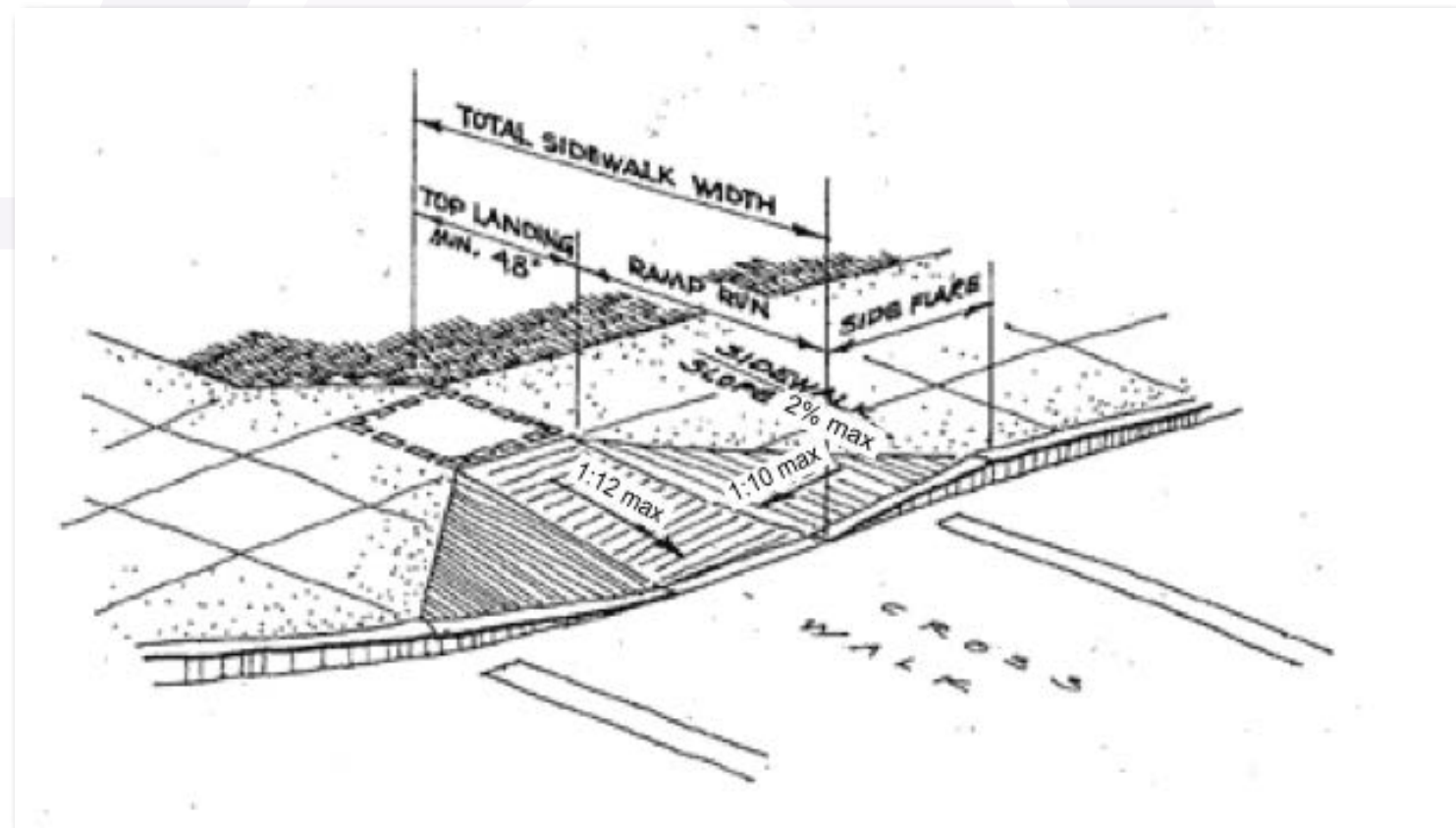


C-5 Improve Sidewalk Network and Connectivity Corridors within the Glandorf Corporation Limits

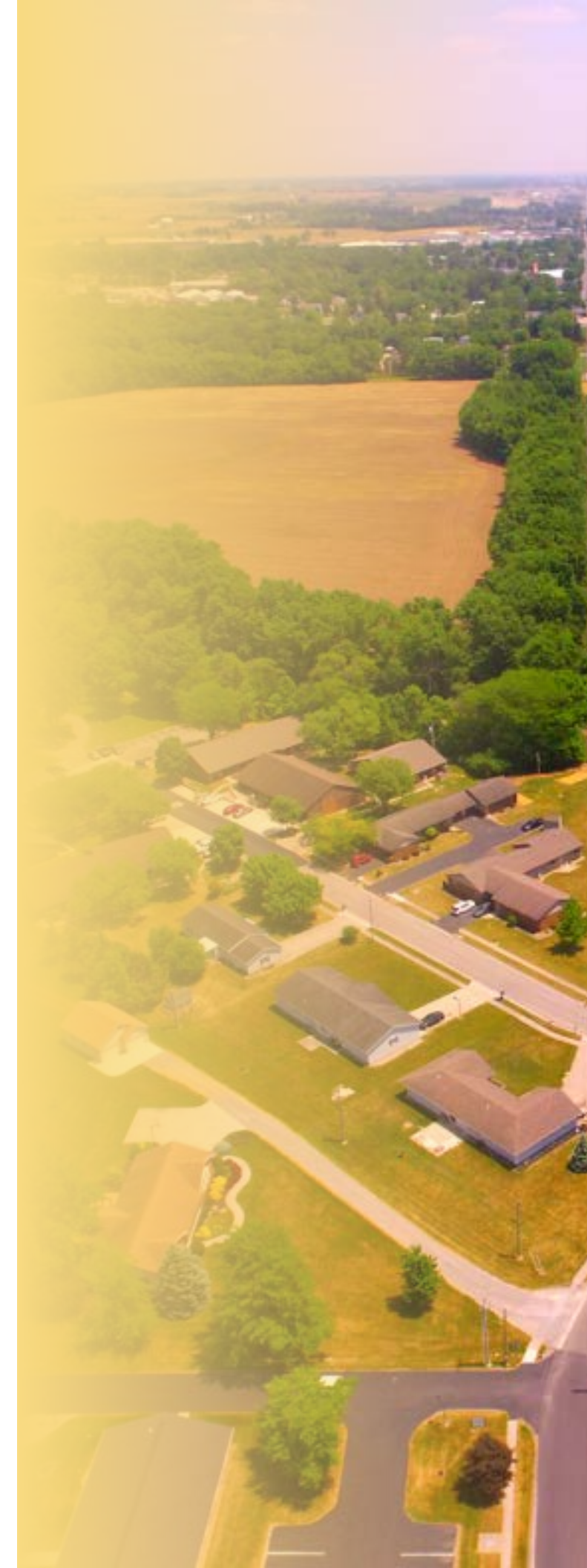
A preference ranking exercise was conducted with the steering committee/stakeholders and the highest ranked pedestrian/bike improvement was a community-wide improvement to the sidewalk network to fill in gaps, upgrade sidewalks to ADA standards and repair any existing sidewalks in poor condition. It is also recommended to bring all curb ramps at intersections up

to ADA standards and to provide marked crosswalks. Various types of funding programs that can be considered include the Abbreviated Safety Program (up to \$500K per location); Systemic Safety Program (up to \$2M for pedestrian improvements); Transportation Alternatives Program (TAP); and the Safe Routes to School (SRTS) Program. Additionally, there are various Ohio Department

of Natural Resources (ODNR) programs for development of recreational trails.



Schematic of an ADA compliant curb ramp created by CSE Landscape Architects.



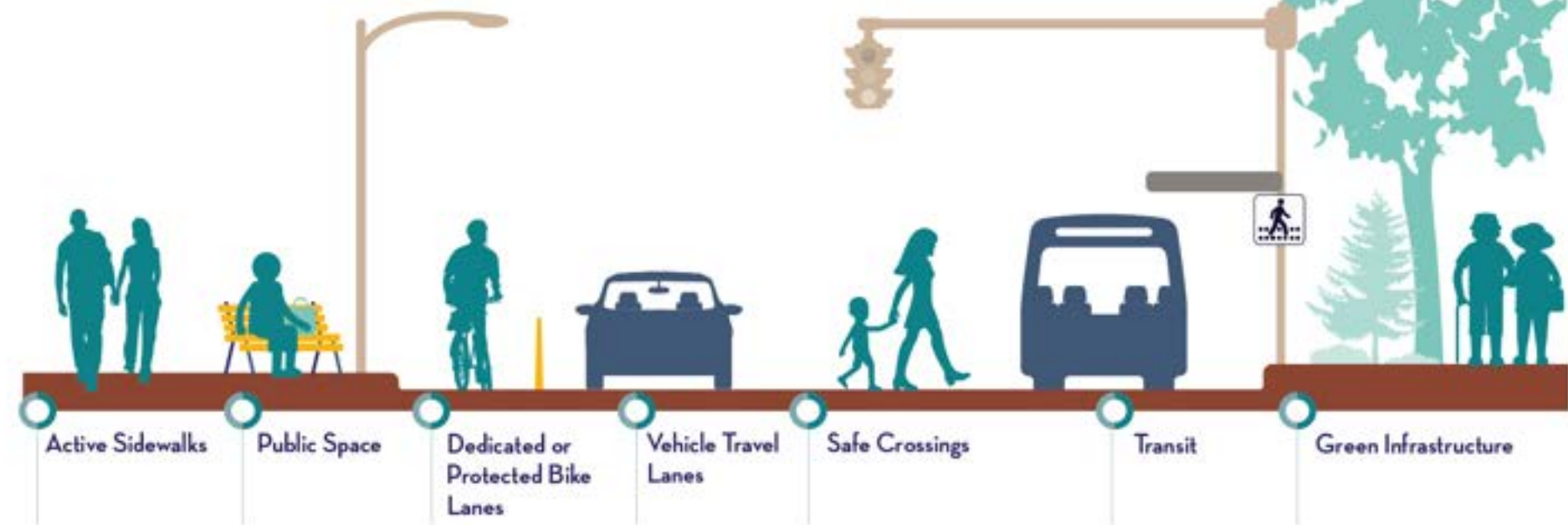


C-6 Develop a Complete Streets Policy Ordinance to aid with funding applications

The Village of Glandorf should develop a Complete Streets Policy ordinance or resolution that encourages all improvements to roadways in the community to explore the feasibility of incorporating complete street components. Resurfacing or reconstruction projects could explore the possibility of widening shoulders to provide 5-FT bike lanes and/or is it feasible to add sidewalks along a corridor that is being resurfaced or improved. Pedestrian enhancements along roadways being improved could

include sidewalk coverage gaps; improving existing sidewalks to current standards and good condition; providing ADA curb ramps; and providing marked crosswalks at intersections. If complete street components are deemed feasible for a project, then it would be added to the project, however if the right-of-way is limited or if it would add too much cost to the project, then it would not be feasible and would not be included in the project.

WHAT IS A COMPLETE STREET?



Infographic of Complete Streets created by the City of Santa Fe.



C-7 Develop a Parks and Recreation Master Plan

The Village of Glandorf would benefit from developing a Parks and Recreation Master Plan to guide the development of recreational facilities within Glandorf. Such a plan would evaluate existing park facilities and recreational infrastructure to determine current conditions

and needed improvements. The plan would assist the community in connecting various types of recreation such as baseball/softball fields, soccer fields, playgrounds, basketball courts, shuffleboard courts, and trails. The plan would evaluate needs for other recreational opportunities

such as tennis courts, a splash pad, recreational shared use paths, canoe livery locations, and others. Having a master plan in place would improve funding award chances from various grant programs such as those provided by ODNR and ODOT.



Glandorf's Soctoberfest ever October draws families and youth soccer teams from across the region to the community, activating both Community Park and Deters Park.





C-8 Develop a School Travel Plan (under ODOT's SRTS Program)

The Village of Glandorf and Village of Ottawa should work with the Ottawa-Glandorf Local School District to develop a School Travel Plan. This plan would identify corridors to improve pedestrian facilities that are used by students walking to/from school. Once the travel plan is finalized, then it can be used to apply for funding through

the Safe Routes to School (SRTS) program to build safe travel corridors to school facilities that will encourage walking and biking to and from school.

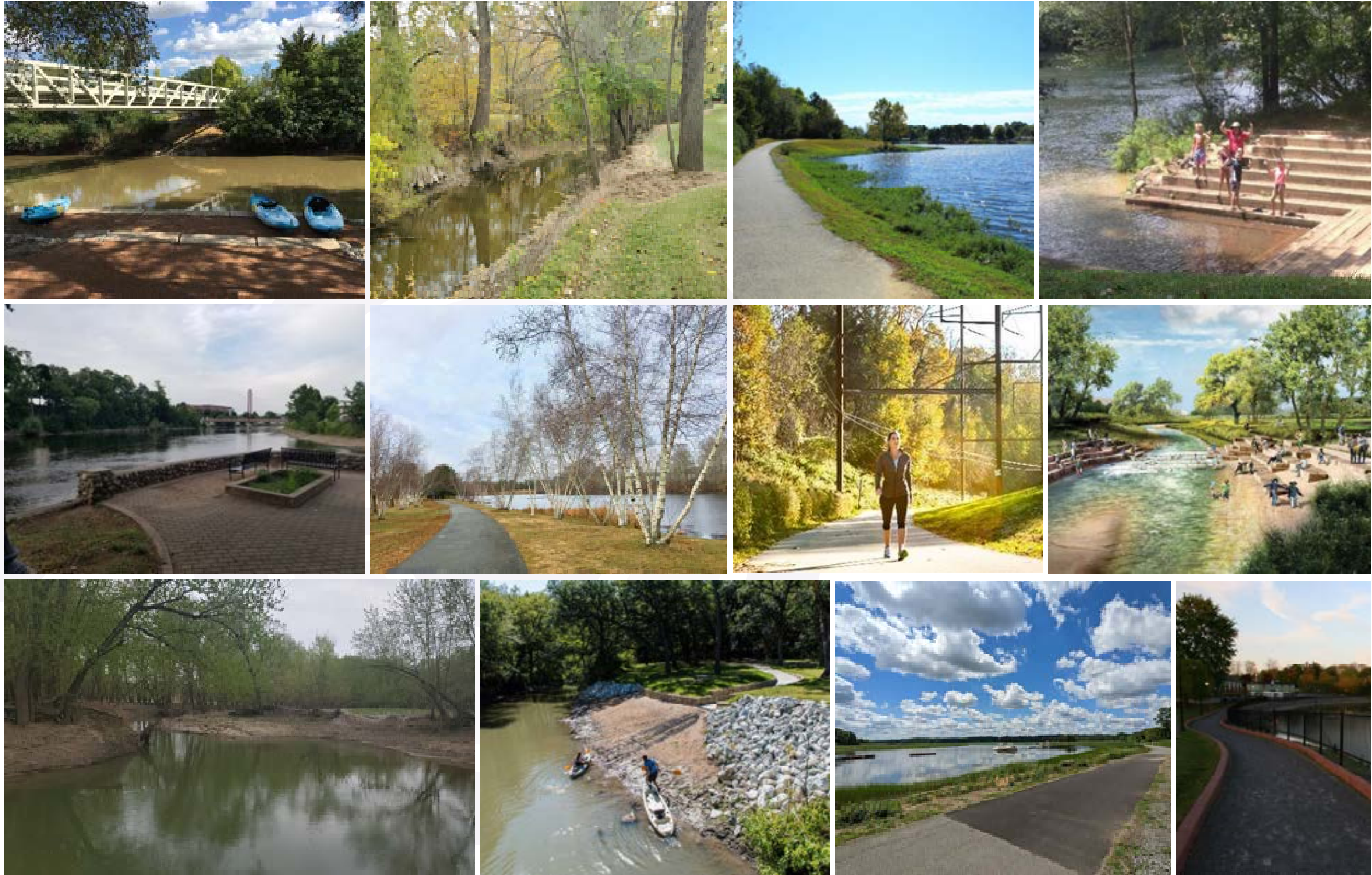
C-9 Develop Canoe/Kayak Access Points along the Blanchard River

One of the key natural assets of the community is the Blanchard River. To take advantage of this asset, consideration should be given to developing several canoe/kayak launch sites along the river. Input from the steering committee and public suggested three potential locations for canoe/kayak access points. One potential

access location would be on the north side of Blake Street just east of Anthony Avenue. A second access location to consider is near the bridge over the Blanchard River along the Blanchard Avenue/I-9 corridor. These two access points could help accentuate the Blanchard River experience by connecting with a southerly access point

planned at Ottawa's Arrowhead Park on the south side of US224 (Main Street). There are various Ohio Department of Natural Resources (ODNR) programs for development of recreational and boating facilities that can be pursued to help fund these canoe/kayak access point locations.





River Front Corridor - Character Imaging

JULY 06, 2023

Glandorf Comprehensive Community Plan

Job # P2111

Many locations along Blanchard River could be activated with seasonal high-impact, low-cost river access solutions, some of them highlighted in the following graphic.





C-10 Conduct Feasibility Study on Riverfront & Shared Use Path Connectivity Trails System

Consideration should be given to conducting a feasibility study to determine if a riverfront shared use path trails system is feasible. Such a feasibility study would evaluate where a potential trail system could be constructed. The study would also determine right-of-way needs; preliminary costs for the trails system; and potential environmental impacts that would need to be mitigated. This trail system could tie together both the Blanchard

River and the Cranberry Creek natural area corridors that flow through the community.



C-11 Inventory/Assess all Curb Ramps for ADA Compliance and Establish a Community-wide Replacement Program

There is currently a mix of non-compliant and compliant ADA curb ramps for sidewalks at public roadway intersections within Glandorf. The Village is encouraged to inventory/assess all curb ramps at public intersections to determine the number of non-compliant curb ramps and their locations. Once this is determined, then a Community-wide Replacement Program can be established to begin a systemic upgrade to bring all curb ramps up to ADA compliancy. Potential funding sources that could be pursued to help fund these improvements are the Safe Routes to Schools (SRTS) Program, the ODOT Abbreviated Safety Program, the ODOT Systemic Safety Program, and the ODOT Transportation Alternatives Program (TAP). These programs assist communities in providing safe pedestrian facilities.



ADA Compliant Curb Ramps at SR694 (Horstmann Avenue) & Main Street



Non-Compliant ADA Curb Ramps at Ottawa-Glandorf Road & Main Street



C-12 Conduct Inventory of All Community Non-Motorized Assets and Conditions

An inventory of all community non-motorized assets and their existing conditions should be conducted to determine needed improvements for current facilities. Once the initial inventory is conducted, then there should be an annual update conducted each year to determine if any facilities

have degraded to the point where they need repaired. An asset management program of facilities is beneficial in helping a community have a plan in place to guide improvements over several years into the future.

C-13 Conduct Safety Study for Roundabout at US224 & Main St.

A safety/feasibility study could be conducted for the intersection of US224 and Main Street to determine if a potential roundabout would be feasible at this key intersection for the Village of Glandorf. Currently the intersection has a free-flow westbound right turn and stop control for the north south side street of Main Street (SR694) while the US224 corridor is free-flow with a posted speed limit of 50 MPH through the intersection. A roundabout at this intersection would provide traffic calming to the rural higher speed traffic on US224 as it transitions into the community of Glandorf and Ottawa. The roundabout would also provide a potential aesthetic gateway into the Village of Glandorf.





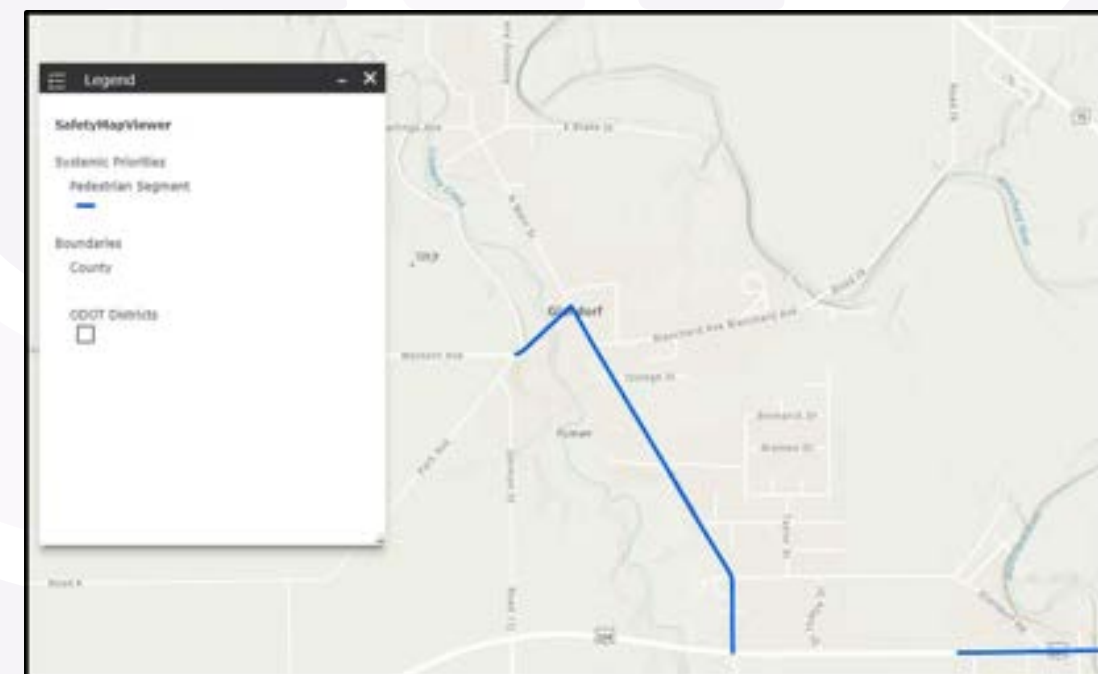
C-14 Establish a Dedicated Capital Improvement Fund or Levy to Finance Road and Pedestrian Connectivity Improvements

Infrastructure is costly to maintain and to improve within a community. There is a significant benefit for those communities that have established a dedicated capital improvement fund for financing road and non-motorized facilities. These transportation-dedicated funds would be used to begin making systemic improvements to roadways and pedestrian/bicycle facilities within Glandorf. Additionally, the vast majority of state and federal funding

programs require local matching funds of typically 10% to 50% of the costs of a project. Having a dedicated local funding source for transportation improvements is very beneficial to chasing these state and federal funding programs as it provides a funding mechanism to routinely have matching funds.

C-15 Identify Systemic Safety Pedestrian Improvements

Identifying the locations within the Village of Glandorf for systemic safety needs will assist on enhancing connectivity of pedestrian facilities. A cursory review of ODOT's Safety Map Viewer assists in identifying these systemic priorities for pedestrian segments (see graphic below). These identified corridors provide the opportunity to apply to ODOT's Systemic Safety program for pedestrian improvements; ODOT's Transportation Alternatives Program (TAP), ODOT's Abbreviated Safety Program, and the Safe Routes to School (SRTS) Program. Additional pedestrian corridor needs not listed on ODOT's Safety Map Viewer could also be identified in a local plan, such as a Safe Routes to School Travel Plan or an Active Transportation Plan. Pedestrian projects listed on any of these plans assists in helping with the ranking of projects.





PLAN IMPLEMENTATION



How to Implement the Glandorf Comprehensive Community Plan

This Implementation Section is structured into a coordinated action program so that decision-makers can easily identify the steps that are necessary to achieve the vision described within this Plan. To this end, the Plan should be used in the following situations:

Planning and Zoning

The usual processes for reviewing and processing zoning amendments, development plans, and subdivision plans provide significant opportunities for implementing the Comprehensive Plan. **Zoning applications and changes, and development proposal should be evaluated and weighed against applicable recommendations and policies contained within this Plan.** Glandorf officials may likely encounter development proposals that do not directly reflect the purpose and intent of the Comprehensive Plan. A consistent process should be utilized that allows developers and individuals to request an update to the Comprehensive Plan and other supportive regulatory tools like the zoning ordinance.

Neighborhood and Capital Improvements

This Plan should be utilized when working to promote the overall quality of life in the community and in **making capital improvement decisions.** Whether it is the extension of pedestrian connectivity elements, the extension of infrastructure or any other neighborhood improvements, it should be done in accordance with the Plan's vision.

Intergovernmental Relations


Many of the initiatives in this Plan may require Glandorf to coordinate and work with other political subdivisions like Ottawa Township and the Village of Ottawa for connectivity, as well as the Putnam County Planning Commission, and organizations like the Putnam County Community Improvement Corporation (PCCIC) and local fraternal groups, to name a few. This Plan could be helpful to advance programs and initiatives that these entities could mutually benefit from.

Plan Review

It is imperative that this Plan is reviewed annually by Glandorf's elected officials, Planning Commission, and the Glandorf Comprehensive Plan Steering Committee to ensure progress is being made. This discussion should identify the Plan's beneficial impacts and recognize areas where the Plan may not have assisted in facilitating the visions and strategies. To further assist discussion, planning stakeholders can assign a "percentage complete" to each plan strategy (See: Plan Implementation Table). Major plan amendments should not be made without thorough analysis of immediate needs, as well as consideration for long-term effects of proposed amendments




Glandorf Comprehensive Community Plan Implementation Table

Plan Element	Strategy No.	Strategy	Collaborating Entity or Organization				Time Frame I=Immediate (Less than 2 years) M=Medium (3-4 years) L=Long (5-6 years) O=Ongoing	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
 Placemaking	P-1	Increase the civic presence through tactical public realm enhancements	X	X	Mayor, Garden Club, Engineer	Downtown Property Owners, Stakeholders	O	
	P-2	Pursue the feasibility of developing downtown design standards	X	X	Mayor	Downtown Property Owners, St. John's Historical Committee, Stakeholders	I	
	P-3	Adopt a Downtown Façade Grant Program	X		Mayor	Downtown Property Owners, PCCIC, Fraternal Organizations, Stakeholders	M	
	P-4	Improve landscaping and signage standards, and wayfinding	X	X	Mayor, Parks Board, Garden Club	Downtown Property Owners, Fraternal Organizations, Stakeholders	I	
	P-5	Utilize and Connect to the "Greenways"	X	X	Mayor, Parks Board	Residents, Stakeholders, Ottawa, Maumee Watershed Conservancy District, ODNR	I	
	P-6	Intensify Public and Private Partnerships	X		Mayor, Parks Board, Garden Club	PCCIC, O/G Schools, Ottawa, Chamber, Developers, Fraternal/Charitable Organizations, Stakeholders	O	
	P-7	Pursue the feasibility of creating a parks levy or joint recreation district (ORC 755.14) with Ottawa Township (West Precinct)	X		Mayor, Parks Board, Garden Club	PCCIC, O/G Schools, Ottawa Twp, Chamber, Fraternal/Charitable Organizations, Stakeholders	M	
	P-8	Leverage grants and resources for revitalization efforts	X		Mayor, Engineer	ODSA, Consultants, Fraternal/Charitable Organizations, Stakeholders	O	



Glandorf Comprehensive Community Plan Implementation Table


Plan Theme	Strategy No.	Strategy	Collaborating Entity or Organization				Time Frame I=Immediate (Less than 2 years) M=Medium (3-4 years) L=Long (5-6 years) O=Ongoing	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
 Community Prosperity	CP-1	Update the Community Reinvestment Area (CRA) Program	X		Mayor	PCCIC, Housing Council, Developers, Stakeholders	I	
	CP-2	Adopt a Jobs Grant Program	X		Mayor, Engineer, Income Tax Director	PCCIC, Businesses, Stakeholders	I	
	CP-3	Optimize the Zoning Code	X	X	Mayor	Residents, Property Owners	O	
	CP-4	Pursue the feasibility of updating the property maintenance standards (e.g., Adopt International Property Maintenance Code)	X	X	Mayor, Fire, Streets, Engineer	Residents, Stakeholders	I	
	CP-5	Pursue the feasibility of adopting a rental registration ordinance and vacant property maintenance ordinance (VPRO)	X		Mayor, Income Tax Director	Police/Fire Departments, Neighborhood Groups; Homeowner Associations; Property Owners	I	
	CP-6	Increase accessibility to healthy and locally-sourced food			Mayor, Parks Board	PCCIC, Chamber, Schools, Local Farmers, Farm Bureau, Interested Stakeholders	O	
	CP-7	Pursue the feasibility of establishing a dedicated fund & levy for Fire Services	X		Mayor, Fire	Residents, Fraternal Organizations, Stakeholders	I	
	CP-8	Pursue the feasibility of a new Community Center (Village Hall-Fire Department)	X		Mayor, Fire, Engineer, Parks Board	Residents, Fraternal Organizations, Stakeholders	I-M	
	CP-9	Improve the Village's Public Outreach Mechanisms (Website, etc.)	X		Administrative Office, Mayor	Chamber	I	
	CP-10	Leverage grant resources	X		Fiscal Officer, Mayor, Engineer, Parks Board	ODSA, PCCIC, ODNR, TMACOG, SWCS, PCPC, Neighborhood Groups, Property Owners	O	



Glandorf Comprehensive Community Plan Implementation Table

Plan Element	Strategy No.	Strategy	Collaborating Entity or Organization				Time Frame I=Immediate (Less than 2 years) M=Medium (3-4 years) L=Long (5-6 years) O=Ongoing	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
 Infrastructure	I-1	Develop water distribution model and Master Plan.	X		BPA, Mayor	Village of Ottawa, Putnam Co. Engineer, ODOT D1	M	
	I-2	Prepare a hydrant and valve repair, replacement, and testing plan.	X		BPA, Mayor	Village of Ottawa, Putnam Co. Engineer	I	
	I-3	Improve pressures and resiliency within water distribution by looping dead-ends	X		BPA, Mayor	Village of Ottawa, Putnam Co. Engineer	O/M	
	I-4	Pursue feasibility of constructing a pumping station and gravity sewers west of Cranberry Creek on Western Avenue	X		BPA, Mayor	Ohio EPA, Village of Ottawa, Putnam Co. Engineer, ODOT D1	L	
	I-5	Pursue feasibility of constructing a pumping station and gravity sewers west of Cranberry Creek on US224 at German Street	X		BPA, Mayor	Ohio EPA, Village of Ottawa, Putnam Co. Engineer, ODOT D1	L	
	I-6	Promote the connection of septic systems to local sewers to improve water quality in Cranberry Creek.	X		BPA, Mayor	Ohio EPA, Village of Ottawa, Putnam Co. Engineer, ODOT D1	L	
	I-7	Improve storm water management, including low impact design (LID) solutions, to help minimize flooding and improve water quality.	X	X	BPA, Mayor	Ohio EPA, Putnam Co. Engineer	M	
	I-8	Update Engineering Rules and Subdivision Rules	X	X	BPA, Mayor	Putnam Co. Engineer	O	
	I-9	Pursue alternative funding for capital projects	X		BPA, Mayor	PCCIC, Ohio EPA, OWDA, USDA, CDBG, OPWC, ODOT	O	



Plan Element	Strategy No.	Strategy	Collaborating Entity or Organization				Time Frame I=Immediate (Less than 2 years) M=Medium (3-4 years) L=Long (5-6 years) O=Ongoing	Percent Complete
			Council	Plan Commission	Departments	Local/Other Organizations		
 Connectivity	C-1	Cranberry Creek Ped & Bike Improvements (Western Ave. to US224/Main St.)	X	X	Mayor, Engineer, Parks Board	ODNR, ODOT, Putnam Co. Engineer	L	
	C-2	Deters Park to Glandorf Community Park Ped & Bike Improvements	X	X	Mayor, Parks Board, Engineer	ODOT, SRTS	M	
	C-3	Blanchard Ave./I-9 Corrdior to Defiance St. (SR15) Ped & Bike Improvements	X	X	Mayor, Engineer, Parks Board	ODNR, ODOT, Village of Ottawa, Putnam Co. Engineer	L	
	C-4	Blanchard Ave./O-G Athletic Complex/4th St./Sugar St. Ped & Bike Improvements	X	X	Mayor, Engineer, Parks Board	O/G Schools, ODNR, ODOT, Village of Ottawa, Putnam Co. Engineer	M	
	C-5	Improve Sidewalk Network and Connectivity Corridors within the Glandorf Corporation Limits	X	X	Mayor, Parks Board, Engineer	O/G Schools, SRTS, ODOT	I	
	C-6	Develop a Complete Streets Policy Ordinance to aid with funding applications	X		Mayor, Streets, Police/Fire, Engineer	ODOT, Putnam Co. Engineer	I	
	C-7	Develop a Parks and Recreation Master Plan	X		Mayor, Engineer, Parks Board	O/G Schools, ODNR, ODOT, Ottawa, Putnam Co. Engineer	M	
	C-8	Develop a School Travel Plan (under ODOT's SRTS Program)	X		Mayor, Engineer	O/ G Schools, ODOT, Putnam Co. Engineer	I	
	C-9	Develop Canoe/Kayak Access Points along the Blanchard River	X	X	Mayor, Streets, Fire/Police, Engineer	ODOT, O/G Schools, ODNR, Local Fraternal Orgs (Lions Club)	M	
	C-10	Conduct Feasibility Study on Riverfront & Shared Use Path Connectivity Trails System	X		Mayor, Engineer, Parks Board	ODNR, ODOT, Village of Ottawa, Putnam Co. Engineer	L	
	C-11	Inventory/Assess all Curb Ramps for ADA Compliance and Establish a Community-wide Replacement Program	X		Mayor, Parks Board, Engineer	Ottawa/Glandorf Schools, Ottawa, Senior Center, Health Department	O/I	
	C-12	Conduct Inventory of All Community Non-Motorized Assets and Conditions			Mayor, Streets, Parks Board	Local Fraternal Orgs	I	
	C-13	Conduct Safety Study for Roundabout at US224 & Main St.	X		Mayor, Engineer	ODOT, Putnam Co. Engineer, Stakeholders	I	
	C-14	Establish a dedicated capital improvement fund or levy to finance road and pedestrian connectivity improvements	X		Mayor, Streets, Engineer, Income Tax, Parks Board	Chamber, Local and Prospective Businesses	M	
	C-15	Identify Systemic Safety Pedestrian Improvements	X		Mayor, Streets, Engineer	ODOT, Putnam Co. Engineer, CEO	O	



Glandorf Comprehensive Plan

Parcels & Areas with Property Tax Limitations

Legend

-  Village of Glandorf
-  Village of Ottawa
-  Rail Lines
-  Streets
-  Buildings
-  Rivers / Creeks
-  Parcels
-  Flood Zone (AE)
-  Parcels with Property Tax Limitations

