

## Summary

This Comprehensive Plan is largely an analysis of existing and future land use. Land use is best determined by the location and movement of people. People create markets, employment bases, and demands for public services. It is important to understand where they live, where they work, where they travel to shop and have fun. It is also imperative that we understand a little about their makeup and how it may be changing over time. Is the population getting “older” as a whole? Are households changing in size and composition? If we can obtain answers to these questions and related ones, we can better understand how existing land use patterns came to exist, and what changes should be planned to accommodate future trends and needs.

## Planning Issues

The analysis of population and demographics (the science of vital statistics of the population) provides insight into a number of planning issues. Among them are these:

1. Population projections can help determine growth areas and local governments can plan future public services and facilities based on soundly projected growth.
2. Changes in age cohorts may help point toward changing needs. An expected rise in the number of seniors has implications regarding health care needs, as well as a change in the demand for housing.
3. Household composition can impact planning issues. Smaller households and an increase in the number of “empty nest” (45-64) and elderly households may spur demand for smaller housing units.
4. Income impacts some planning decisions. Most communities strive for balance within neighborhoods, rather than endorsing actions that lead to income “segregation”.
5. Commuting and employment patterns have implications regarding the optimal design of public transportation, and of roadways that connect workers with work.

An overview of Sandusky County and its people thus provides a helpful background for the Plan.

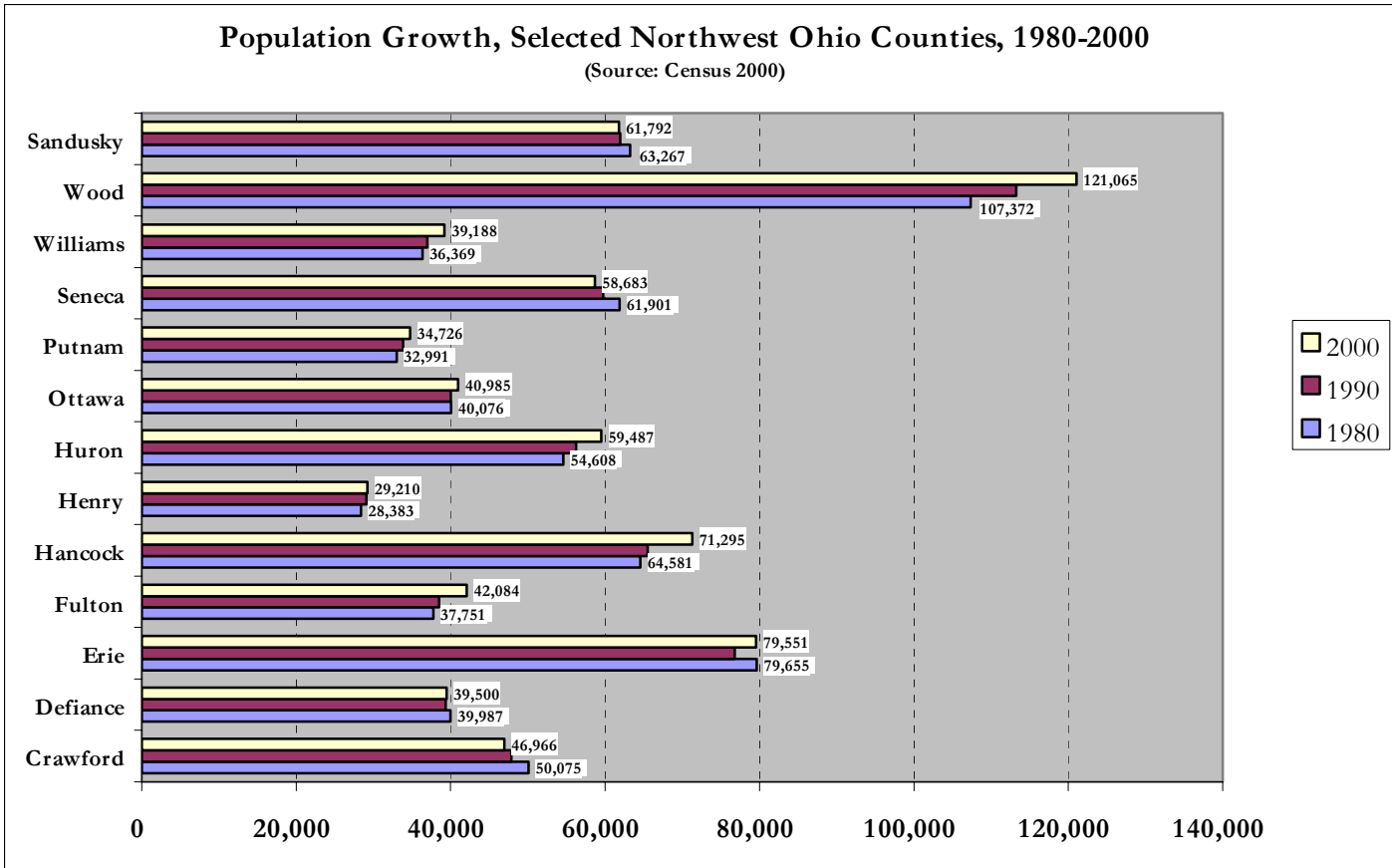
**Goals and Objectives**

- ✓ Promote site planning in designated growing or growth areas with sufficient infrastructure
- ✓ Encourage the coordinated provision of all necessary and adequate public facilities to developing areas.
- ✓ Guide growth patterns to promote efficiency of travel and offer the best return on public investment, placing special emphasis on areas currently experiencing growth or designated for future growth by local officials.

**Existing Conditions and Trends**

During the twentieth century, the County’s population increased by 27,481 people, a boost of eighty percent. The greatest increases took place mid-century, during the 1940’s (a 12.4 percent rise), 1950’s (22.5 percent during this universally prosperous, post-war decade) and 1960’s (eight percent).

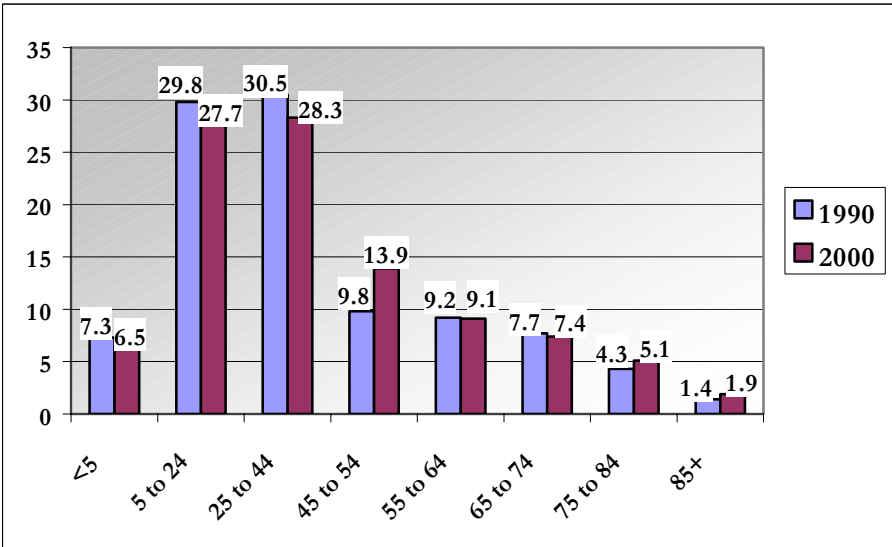
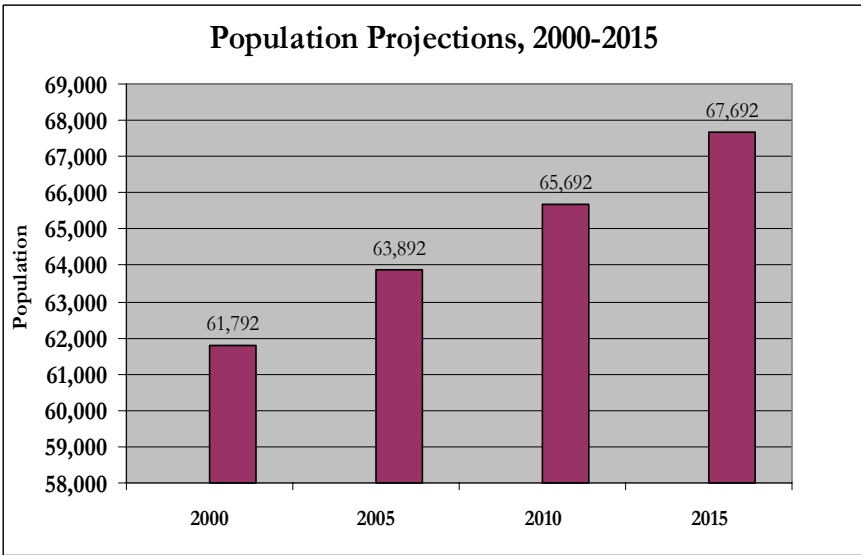
Since then, the County’s total population has lost over 1,000 people during the 1980’s and remained static over the 1990’s. This lack of recent growth parallels the experience of the State of Ohio as



a whole, as well as many of its rural counties. Greatest recent growth has been witnessed in counties located on the fringe of growing metropolitan areas, such as Delaware County north of the City of Columbus. Sandusky County, while on the periphery of the Toledo metro area, is too distant to serve as a new bedroom community for commuters, although Gibsonburg and Woodville are exceptions. Further, Toledo is not enjoying the prosperity of the Columbus area, and the demand for new housing subdivisions and commercial districts to service them is not as pronounced.

**Likely Projections**

The Ohio Department of Development, Office of Strategic Research, compiled County-level population projections based on the 1990 Census. Their projection for 2000 (65,500) was optimistic. The following table presents that projection, as well as adjusting for the actual 2000 total.



**Population by Age**

In many respects, *age* is the most important dimension of the population, because changes in age cohorts over time can have significant implications with regard to the delivery of services. The much-touted explosion of elderly as baby boomers mature will have far-reaching effects upon public and social services, and upon many other aspects of everyday life such as product marketing and restaurant menus. The following table presents a snapshot of Sandusky County’s population by age, compared with ten years ago, and with the State of Ohio as a whole.

Indeed, the above table depicts several trends with respect to the County’s population by age. First, the preschool total is smaller than in 1990, indicating a smaller near-term demand for school facilities and services. Second, there is a “wave” of baby boomers moving through the population, as evidenced by the

growth of the 45-54 age cohort from 6,087 in 1990 to 8,586 in 2000. There are lesser, but significant, increases in the elderly segments (3,181 vs. 2,663 aged 75-84, 1,160 vs. 892 aged 85-plus). As noted previously, these changes have implications ranging from a projected increase in demand for senior services to a potential demand for smaller, more accessible housing units, possibly incorporating congregate eating facilities or other amenities.

### Ethnicity

While Sandusky County's population continues to be largely White, the County is home to significant minority populations as well. Both the African American and Hispanic/Latino populations have become well represented by advocacy organizations in the greater Fremont area (NAACP for African Americans, *Voces Unidas* for Hispanics/Latinos). The following table contrasts population totals for the County between 1990 and 2000.

<b>Minority Populations in Sandusky County, 1990 and 2000 (Source: Census 2000)</b>				
	<b>Number, 1990</b>	<b>%, 1990</b>	<b>Number, 2000</b>	<b>%, 2000</b>
<b>Total</b>	61,963		61,792	
<b>All or part White</b>	58,282	94.1	57,902	93.7
<b>All or part Black</b>	1,553	2.5	2,013	3.3
<b>All or part Indian</b>	94	0.2	274	0.4
<b>All or part Asian</b>			265	0.4
<b>Hawaiian or Pacific Islander</b>	142	0.2	19	0.0
<b>Hispanic or Latino</b>	3,544	5.7	4,298	7.0

Minority populations had small but significant increases over the 1990's. The African American population increased by 460, or thirty percent,

over the decade, while the Hispanic/Latino population (which is defined by origin, and not by race) grew by 754 persons or 21.3 percent. Importantly, this occurred during a time when the County's total population *decreased*, by 171 persons.

### Household Type

Changes in the types of household making up the County can have consequences for services and facilities. Single-parent households may have needs for childcare and other services. While population decreased slightly, the number of households increased over the 1990's, from 22,464 to 23,717 (an increase of 1,253 or 5.6 percent). The number of married couple families decreased from 13,962 to 13,402, and made up 56.5 percent of households in 2000. Increases are noted among female-headed households, householders living alone, and householders aged 65 and over. Reflecting state and national trends, average household size has diminished, from 2.71 to 2.56 persons per household on average.

<b>Household Characteristics, Sandusky County, 1990 and 2000 (Source: Census 2000)</b>		
	<b>1990</b>	<b>2000</b>
<b>Total households</b>	22,464	23,717
<b>Family households -families</b>	16,869	16,960
<b>Married couple families</b>	13,962	13,402
<b>Other family, male householder</b>	689	N/A
<b>Other family, female householder</b>	2,218	2,489
<b>Nonfamily households</b>	5,595	6,757
<b>Householder living alone</b>	4,872	5,707
<b>Householder 65 years and over</b>	2,297	2,518
<b>Persons per household</b>	2.71	2.56

Smaller household size has land use planning implications. First, smaller households may demand smaller housing unit sizes as a third or fourth bedroom becomes unnecessary. As noted earlier, more elderly households require certain amenities, such as single floor plans for safe mobility. On a larger scale, with a population

distributed among a larger number of relatively smaller households, there is a need for a larger number of housing units, very possibly requiring more space to accommodate fewer people. This observation may not be true if the nature of the demand for housing changes, from homes sited on larger lots to apartments, condominiums, and other housing that requires smaller lot sizes.

### Population by Geography

Sandusky County's population remained stable over the 1990's. However, it is important to note whether there were any major changes in the population of the subdivisions that make up the County. The following table presents information on the 1990 and 2000 populations of the County's nine municipalities (or portions within the County) and twelve townships. Municipalities as a whole held their own over the past twenty years, losing just over two dozen people in total over that time. The largest and most consistent gainer was Clyde, followed by Bellevue and Gibsonburg. All other municipalities lost some population over these twenty years. Looking only at the 1990's, again only three of the nine municipalities gained population: Bellevue, Clyde, and Woodville.

Townships can often record population losses because of annexation by adjacent communities. This may be the case for Green Creek Township, which is adjacent to the City of Clyde, a city that posted a significant population increase. Townships that posted significant population increases between 1980 and 2000 included Ballville Township (adjacent to and serving partly as a residential "suburb" of Fremont), Woodville (located closest to the Toledo metropolitan area) and York (located adjacent to Bellevue).

## Population and Demographics

<b>Population of Sandusky County's Political Subdivisions: 1980-2000 (Source: Census 2000)</b>					
	<b>1980</b>	<b>1990</b>	<b>2000</b>	<b># 1980-2000</b>	<b># 1990-2000</b>
<b>Municipalities</b>					
<b>Bellevue</b>	4,237	4,236	4,352	115	116
<b>Burgoon</b>	244	224	199	-45	-25
<b>Clyde</b>	5,489	5,776	6,064	575	288
<b>Fremont</b>	17,834	17,648	17,375	-459	-273
<b>Gibsonburg</b>	2,479	2,579	2,506	27	-73
<b>Green Springs</b>	627	715	599	-28	-116
<b>Helena</b>	307	267	236	-71	-31
<b>Lindsey</b>	571	529	504	-67	-25
<b>Woodville</b>	2,050	1,953	1,977	-73	24
<b>Total</b>	<b>33,838</b>	<b>33,927</b>	<b>33,812</b>	<b>-26</b>	<b>-115</b>
<b>Townships</b>					
<b>Ballville</b>	6,182	6,049	6,395	213	346
<b>Green Creek</b>	4,192	4,016	3,467	-725	-549
<b>Jackson</b>	1,355	1,248	1,297	-58	49
<b>Madison</b>	1,183	1,108	1,215	32	107
<b>Rice</b>	1,505	1,467	1,437	-68	-30
<b>Riley</b>	1,633	1,449	1,302	-331	-147
<b>Sandusky</b>	4,773	4,441	4,087	-686	-354
<b>Scott</b>	1,539	1,540	1,502	-37	-38
<b>Townsend</b>	1,700	1,528	1,670	-30	142
<b>Washington</b>	1,851	1,654	1,769	-82	115
<b>Woodville</b>	1,184	1,135	1,327	143	192
<b>York</b>	2,332	2,401	2,512	180	111
<b>Total</b>	<b>29,429</b>	<b>28,036</b>	<b>27,980</b>	<b>-1,449</b>	<b>-56</b>

Only four of the twelve townships showed an increase over these twenty years. A larger number, seven, posted increases over the 1990's. Townships netted a loss of 1,449 over the last twenty years, but made up ground with a loss of only 56 over the 1990's. Much of the increase over the 1990's may be attributable to a robust economy and a significant number of housing starts in rural areas.