

EXISTING CONDITIONS

In order to determine where one should go with a Land Use Plan, it is first necessary to evaluate where the community has been and whether current trends and policies have changed or remained the same. Those factors will affect the community in the future. The following is a brief description of the existing conditions and trends that have made Danbury Township what it is today.

POPULATION

Danbury Township is currently the most populous township, located in the easternmost part of Ottawa County with 4,264 permanent residents. Growth in Danbury Township has steadily increased as the County grows, but at a much faster pace. Ottawa County has seen steady growth since the 1960s but is projected to see a decline in the next 20 years. Below are Tables showing the historic population in relation to Ottawa County, population projections and age brackets that make up those projections.

Table 1: Danbury Township Population Change by Decade 1960-2010

	Ottawa County	Village of Marblehead	Danbury Township
1960	35,323	858	2,668
1970	37,099	726	3,034
% Change 60-70	4.8%	-15%	14%
1980	40,076	679	3,735
% Change 70-80	8%	-6%	23%
1990	40,029	745	3,665
% Change 80-90	0%	10%	-2%
2000	40,985	762	3,794
% Change 90-00	2%	2%	4%
2010	41,509	903	4,264
% Change 00-10	1%	19%	12%
% Change 60-10	18%	5%	60%

Source: U.S. Census

Table 2: Population Projections

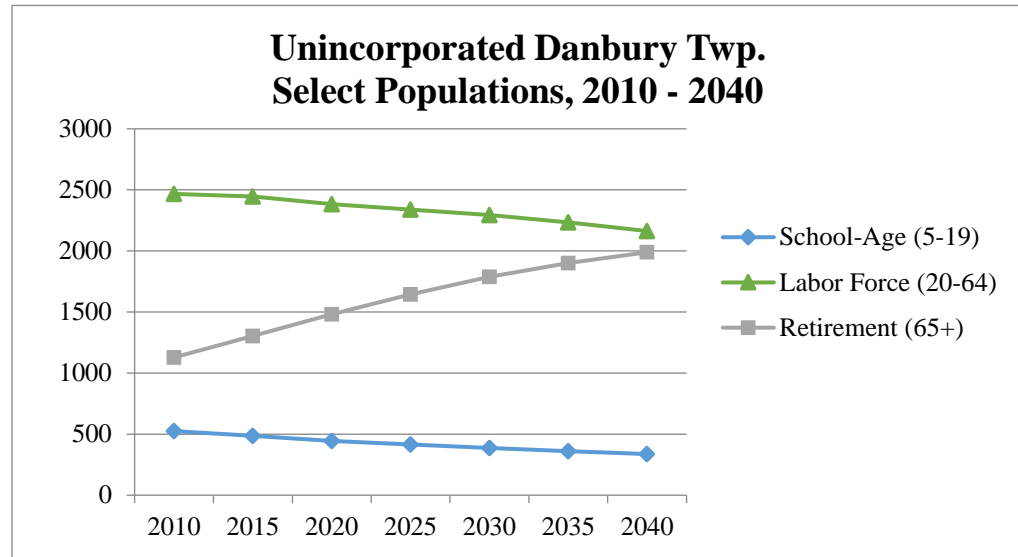
	Ottawa County	Danbury Township
2020	40,269	4,403
2030	39,085	4,523
2040	37,606	4,512
% Growth	-6.6%	2.5%

Source: Bill Leonard

Growth is projected to continue in the Township even though it is not at the pace experienced decades ago. Between 2000-2010, Danbury Township experienced a 12% increase in population, or 470 new people in a decade. However, according to **Table 2**, it is projected that the population in Danbury will increase by 109 new people over the course of the next 20 years, or 248 people since the last census. This is in part because of the declining household size, trend of smaller families and an increase in the older adult and retiree households.

This is further supported as [Table 3](#) below shows. [Appendix A](#), provides the complete breakdown of each age bracket. By 2040, of the 4,512 anticipated people in the Township the school-aged children will decline to 352, those in the labor force-age bracket will decline to 2,126 and retirement-aged people in the Township will increase to 1,932.

Table 3: Population Projections by Age



Source: Bill Leonard

HOUSING UNITS & OCCUPIED HOUSING

Even during a time when new housing is under construction, the local and national trends regarding the longevity of the population and household size is important because many would assume that new construction will automatically increase the population, enrollment in schools and the demand for services. This, in fact, is not necessarily always the case.

Between 2000 and 2010 the average yearly number of new single-family home permits issued was 65. This equates to less than 50 new residents a year. Since 2010, the Township has issued an annual average of 23 new single-family home permits. Of these, 19% (or 5 structures) on average are torn down and rebuilt. In most cases this has resulted in a zero effect on our population.

There is also the seasonal aspect of this area where homes are built but used as a family summer retreat, not a permanent year-round residence, and school aged children in those families are not enrolled in Danbury Local School District. According to [Table 4](#), in 2010, Danbury Township had 5,542 housing units. Of those units, 2,072 (37.4%) were owner-occupied, 3,153 units (56.8%) were seasonal and 317 units (5.7%) were vacant.

When this information was prepared the initial projection for new housing units resulted in over 1,000 units that were predominately seasonal. However, to date there are roughly 448 vacant buildable lots existing in the Township. Expectation would be that those lots are constructed upon before efforts are made to create new subdivisions or lots. The housing unit data was re-evaluated to accommodate the vacant buildable lots over a 30-year period. Due to the slower pace in the population projections, the decrease in the overall County-wide population, the known fact that homes are torn down and rebuilt creating a zero-effect and the increase in retirement-aged people who likely own seasonal homes now but will convert them into year-round residences all leads us to believe that the impact or expectant amount of new households to be built will not be that high and will result in roughly 420 new housing units by 2040.

Table 4: Danbury Township Housing Units

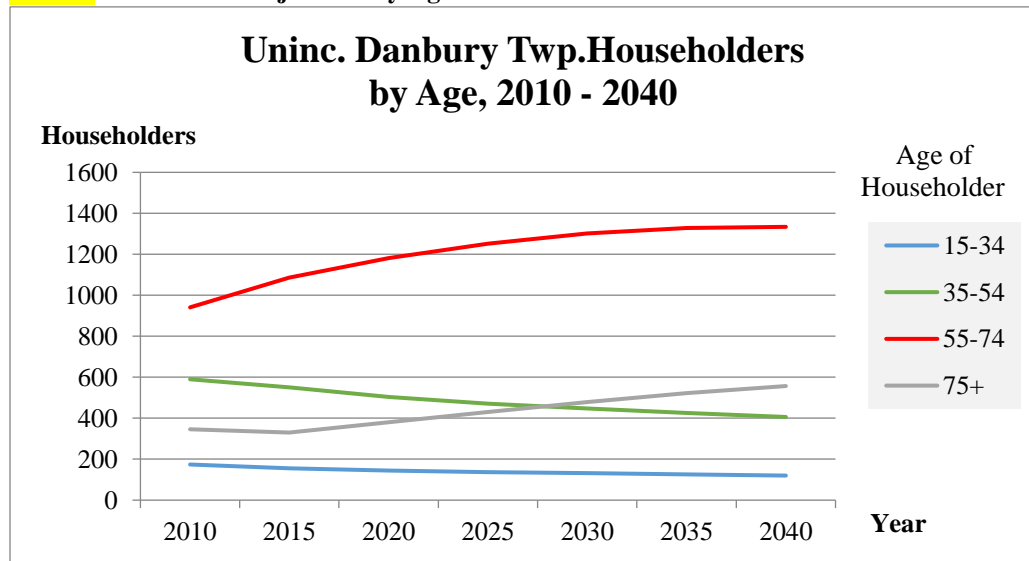
			Growth: 2000 - 2010				Growth: 2010 - 2020	
	2000	2010	Number	%	2020	Number	%	
Total Population	3,794	4,264	470	12.4%	4,403	139	4.0%	
Persons Per Household	2.17	2.06	-0.12	-5.3%	1.99	-0.06	-2.4%	
Total Housing Units	4,730	5,542	812	17.2%	5,678	136	3.0%	
Households (Occupied Housing Units)	1,746	2,072	326	18.7%	2,208	136	6.6%	
Total Vacant Housing Units	2,984	3,470	486	16.3%	3,470	0	0.9%	
Total Vacancy Rate	63.1%	62.6%	-0.005	-0.8%	63.4%	0.007	1.2%	
Seasonal Units (counted as vacant)	2,758	3,153	395	14.3%	3,184	31	1.0%	
Total Vacant less Seasonal	226	317	91	40.3%	286	-31	0.0%	
Non-Seasonal Vacancy Rate	11.5%	13.3%	0.018	15.8%	11.5%	-0.018	-19.2%	

			Growth: 2020 - 2030				Growth: 2030 - 2040	
	2030	Number	%	2040	Number	%		
Total Population	4,523	120	2.7%	4,512	-11	-0.2%		
Persons Per Household	1.94	-0.06	-2.9%	1.91	-0.03	-1.6%		
Total Housing Units	5,836	158	2.8%	5,962	126	2.2%		
Households (Occupied Housing Units)	2,335	127	5.8%	2,366	31	1.3%		
Total Vacant Housing Units	3,501	31	0.9%	3,596	95	2.7%		
Total Vacancy Rate	60.0%	-0.034	-5.3%	60.3%	0.003	0.5%		
Seasonal Units (counted as vacant)	3,199	15	0.5%	3,290	91	2.8%		
Total Vacant less Seasonal	302	16	5.8%	306	4	1.3%		
Non-Seasonal Vacancy Rate	11.5%	0.000	0.0%	11.5%	0.000	0.0%		

Source: Bill Leonard

Much of this is, of course, market-driven. If the housing market and economy surge, then these numbers increase. Even then, historically, the Township has not seen growth as quickly as initial projections showed. By 2040 it is projected that Danbury Township will have 5,962 housing units. Of those units, 2,366 (39.7%) will be owner-occupied, 3,290 (55.2%) will be seasonal and 306 (5.1%) will be vacant. Table 5 shows what the age of these households will be over the next 20 years. This corresponds with the findings in Table 3 and the population projections.

Table 5: Household Projections by Age



Source: Bill Leonard

Initial review would indicate there will be little economic growth within the Township and families will either move from this area or choose not to establish or continue family roots here due to the lack of employment opportunities. Something this Plan will need to address in response to this information is to ensure housing and activities related to the 65+ age bracket are available

and that housing options are reasonable and affordable. According to the Scripps Gerontology Center at Miami University, Ottawa County will see a surge in the 60+ age bracket from 2020 to 2040 whereas nearly 42% of the County's total population will be 60 years of age or older. Additionally, this Plan may be able to serve in a way to put a focus on viable job producing opportunities in an attempt to reverse the projected declining outcome of the economy in Danbury Township and Ottawa County and strive to be a leader in economic growth and development.

SEASONAL POPULATION

Seasonal population and housing has a huge impact on the community, not only on services and roads, but the economy and property taxes. To determine the impact of the seasonal and tourist population for the Township, the facilities that serve the seasonal population were examined and included the marinas, seasonal housing units such as campgrounds and mobile home parks and hotels and lodging facilities. In Danbury Township there are:

- 28 Licensed Campgrounds with 2,523 camp sites.
- 60 Marinas with 2,220 docks (4,440 boat wells). Of these, 1,710 are transient (not deeded to real property).
- 20 Mobile Home Parks with 1,476 units.
- 17 Hotel/Motel, Lodges, B & Bs
- 25 Other permitted transient rental units primarily in Lakeside

In addition to these seasonal uses, of the 5,463 parcels of land in the Township, 7 parcels (0.13%) are owned by someone out of the Country, 540 parcels (10%) are owned by someone out-of-state, 2,769 parcels (51%) from out-of-town, leaving 2,147 parcels (39%) owned by someone locally.

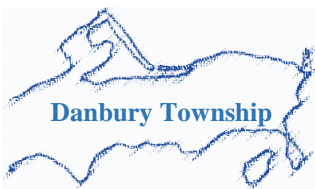
Anchor attractions for Danbury Township and the Marblehead Peninsula include Lakeside Chautauqua, the Marblehead Lighthouse and the Keeper's House. By no means are these the only three sites attracting people to the Township. Many businesses and events also help contribute to the tourist and seasonal population. These attractions in 2016 brought 28,453 visitors to the top of the lighthouse, 30,000 visitors to the museums on the lighthouse property and approximately 3,000 visitors to the Keeper's House.

According to Lake Erie Shores & Islands, the Economic Impact of Tourism Study conducted for TourismOhio in 2015 showed visitors spent more than \$1.3 billion in the region with \$371 million of that coming out of Ottawa County. Nearly one-third of the total tourism sales in Northwest Ohio are generated from Erie and Ottawa counties. These numbers help estimate that in 2015 more than 9 million visitors traveled to the Lake Erie Shores & Islands region. Lake Erie Shores & Islands' 2015 Visitor Survey indicates that 80% of visitors come between June and September. Of course those visitation numbers extend past September and are due to the indoor waterparks in Sandusky and whether ice fishing is available. Tourism also provides jobs. One in every six jobs in Ottawa County is related to seasonal and tourism and 16.8% of all jobs in the County are related to the tourism industry.

Table 6: Ottawa County Tourism Economic Impact

	2007	2009	2011	2013	2015
% of Jobs	17.50%	22.40%	22.70%	16.50%	16.80%
Employment	3,080	2,966	3,050	2,804	2,893
Highest Employ. by Industry	Food & Service	Food & Service	Food & Service	Food & Service	Food & Service
Sales	\$283 M	\$275.9 M	\$312 M	\$346.6 M	\$371.5 M
Highest Sales by Industry	Retail	Retail	Retail	Retail	Retail
Wages	\$80.4 M	\$78.2 M	\$83.2 M	\$66.4 M	\$71 M
Highest Earnings by Industry	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.	Rec. & Ent.
Taxes Generated	\$39.5 M	\$36.9 M	\$41 M	\$43 M	\$45.2 M
Local Taxes (Received by Co.)	\$8.1 M	\$7.1 M	\$8.6 M	\$9.1 M	\$9.4M
Job Support Ratio	1:6	1:4	1:4	1:6	1:6

Source: Lake Erie Shores & Islands



APPENDIX A

Population & Housing Projections

UNINC. DANBURY TOWNSHIP POPULATION FORECAST BY AGE, 2010 - 2040

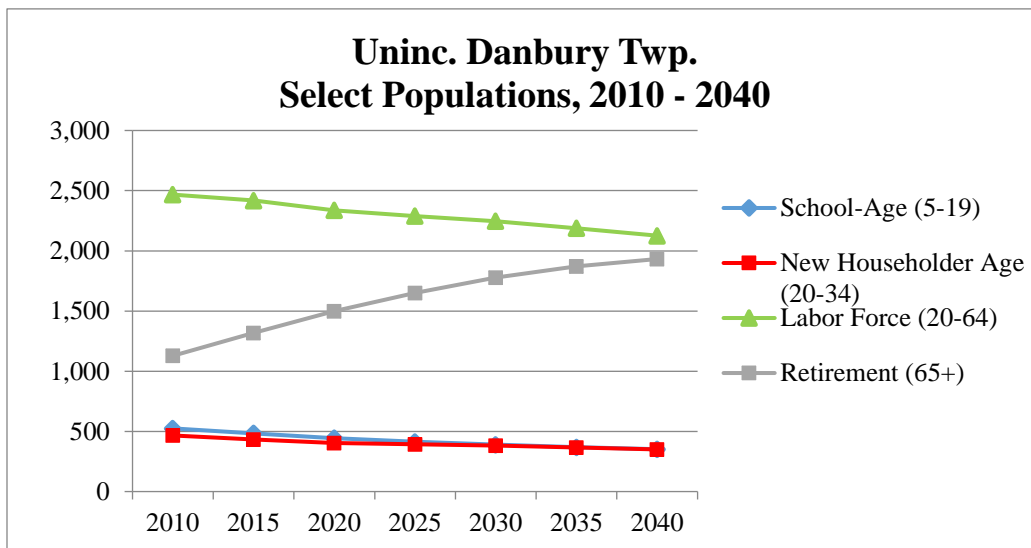
	2010	2015	2020	2025	2030	2035	2040
0-4	145	133	123	116	110	108	103
5-14	368	331	301	277	258	244	233
15-24	313	305	285	271	261	248	237
25-34	309	280	261	257	252	242	231
35-44	382	331	295	273	261	254	247
45-54	693	654	608	572	544	518	498
55-64	926	1,000	1,030	1,051	1,059	1,050	1,031
65-74	645	774	873	941	990	1,018	1,028
75-84	311	363	429	489	537	575	599
85+	172	182	198	221	251	278	305
Total	4,264	4,353	4,403	4,468	4,523	4,535	4,512

Source: Bill Leonard, 1/20/2016

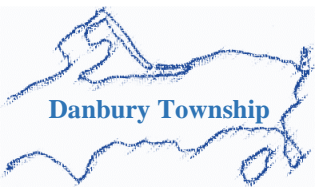
UNINC. DANBURY TWP. SELECT POPULATIONS, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
School-Age (5-19)	525	484	444	413	389	368	352
New Householder Age (20-34)	466	433	404	393	383	366	350
Labor Force (20-64)	2,467	2,418	2,337	2,289	2,247	2,188	2,126
Retirement (65+)	1,128	1,319	1,500	1,651	1,778	1,871	1,932

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



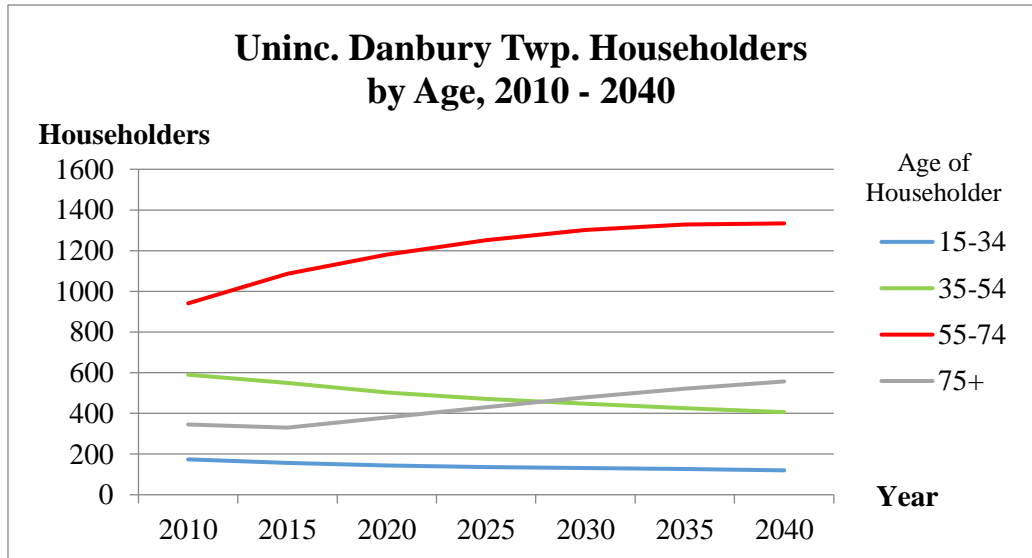
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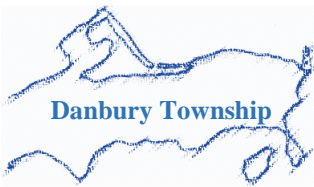
UNINC. DANBURY TOWNSHIP HOUSEHOLD FORECAST

	2010	2015	2020	2025	2030	2035	2040
15-24	30	32	30	28	27	26	25
25-34	148	128	119	118	115	111	106
35-44	202	178	159	147	140	137	133
45-54	387	370	344	323	307	293	281
55-64	527	599	617	629	634	629	617
65-74	423	495	558	601	633	650	657
75-84	236	235	278	317	348	373	388
85+	119	95	103	115	131	145	159
Total	2,072	2,132	2,208	2,278	2,335	2,364	2,366

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



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OTTAWA COUNTY POPULATION FORECAST, BY AGE, 2010 - 2040

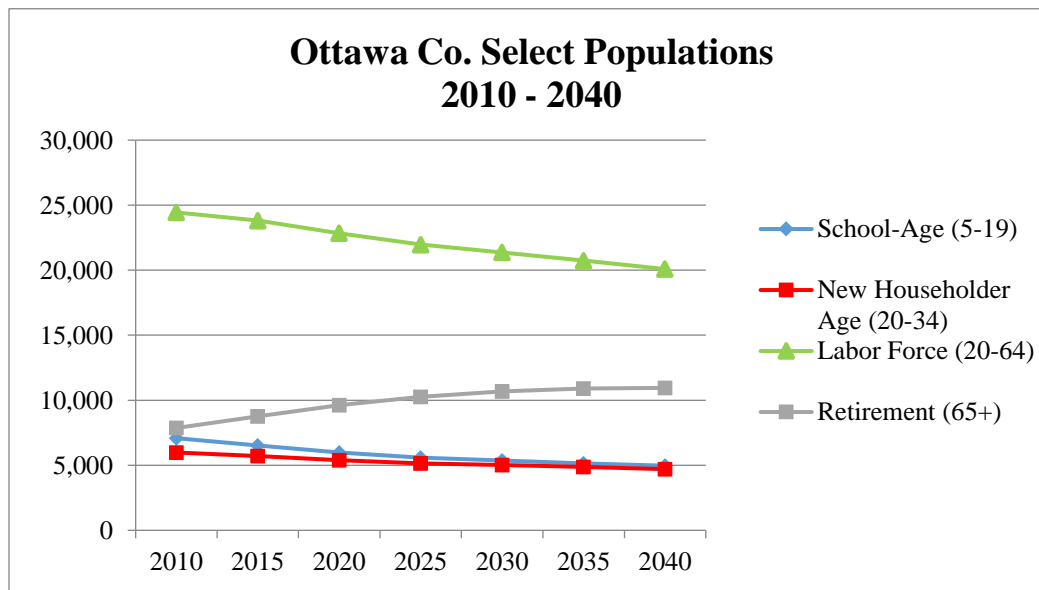
	2010	2015	2020	2025	2030	2035	2040
0-4	2,114	1,953	1,836	1,745	1,692	1,644	1,596
5-14	4,891	4,407	3,996	3,715	3,539	3,401	3,281
15-24	4,389	4,239	3,962	3,753	3,635	3,505	3,377
25-34	3,789	3,582	3,404	3,264	3,196	3,112	3,015
35-44	4,803	4,313	3,957	3,723	3,594	3,492	3,392
45-54	6,991	6,692	6,294	5,963	5,734	5,525	5,334
55-64	6,664	7,102	7,206	7,137	7,024	6,856	6,658
65-74	4,380	5,011	5,468	5,718	5,818	5,817	5,742
75-84	2,486	2,719	3,031	3,317	3,529	3,658	3,719
85+	1,002	1,042	1,115	1,218	1,324	1,418	1,492
Total	41,509	41,060	40,269	39,553	39,085	38,428	37,606

Source: Bill Leonard, 1/20/2017

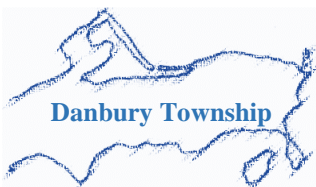
OTTAWA COUNTY SELECT POPULATIONS, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
School-Age (5-19)	7,086	6,526	5,977	5,592	5,357	5,154	4,970
New Householder Age (20-34)	5,984	5,702	5,385	5,141	5,014	4,865	4,704
Labor Force (20-64)	24,442	23,809	22,842	21,964	21,366	20,738	20,088
Retirement (65+)	7,868	8,772	9,614	10,253	10,671	10,893	10,953

Source: Bill Leonard, 1/20/2016



Source: Bill Leonard, 1/20/2016



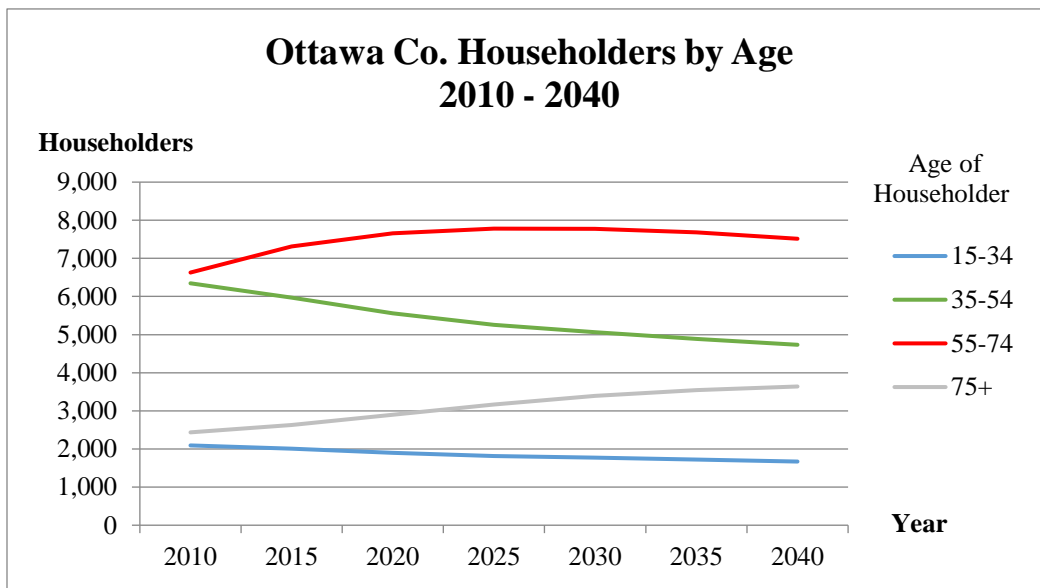
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OTTAWA COUNTY HOUSEHOLD FORECAST BY AGE, 2010 - 2040

	2010	2015	2020	2025	2030	2035	2040
15-24	417	403	376	357	345	333	321
25-34	1,676	1,603	1,523	1,460	1,430	1,392	1,349
35-44	2,506	2,278	2,090	1,967	1,899	1,845	1,792
45-54	3,840	3,689	3,470	3,287	3,161	3,046	2,941
55-64	3,845	4,126	4,187	4,147	4,081	3,983	3,868
65-74	2,783	3,184	3,474	3,633	3,697	3,696	3,648
75-84	1,741	1,904	2,123	2,323	2,471	2,562	2,604
85+	695	723	773	845	918	984	1,035
Total	17,503	17,910	18,016	18,019	18,002	17,841	17,558

Source: Bill Leonard, 1/20/2017



Source: Bill Leonard, 1/20/2016