

Village of Metamora, Ohio

Comprehensive Plan

2026 Update



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2026 Village of Metamora Elected Officials

Mayor

Cathy Mossing

Village Council

Lynda Arquette

Gary Loar

Lee Ann Miller

John Pupos

Karen Siefker

Sandy Witt



Historical Photo of Home Savings Bank in Metamora
(Current location of the Village Hall)

Introduction

Metamora is a Village just west of the Toledo metropolitan area that is poised for future growth. While the population has been steady in past years, this quiet community continues to be in a good position for growth in the future. Surrounding Metamora are many historic farms and agricultural uses, so maintaining the small-town charm and agricultural heritage continues to be important.

Suburbanization spreading from Lucas County to the east is steadily reshaping the rural landscape of eastern Fulton County, with residential development gradually approaching Metamora. Recognizing both the opportunity and the need for thoughtful planning, Village Officials felt the time was right to update this comprehensive plan.



Metamora, Ohio (circa 1913)

Section 1: 2026 Comprehensive Plan Goals & Themes

The Village of Metamora has completed a few Comprehensive Plan updates over the years. To help identify goals and themes for this Plan, it helps by looking at the goals that have been identified in the past. The previous 2011 Comprehensive plan updated the former 2005 comprehensive plan for Metamora. That plan noted that the population had been remarkably stable (~550-627) for 80+ years, with the 2010 count being its highest ever. Housing is predominantly single-family, owner-occupied older homes. Median household income rose to \$47,750 by 2000 – the highest among all Fulton County villages. It was noted that about 83% of residents work outside the Village.

Major issues identified in 2011 were:

1. Lack of growth over prior decades – Limited new housing (no permits since 2005.)
2. Downtown revitalization needed – Unattractive storefronts, limited pedestrian appeal.
3. Disconnected neighborhoods – The Wildflower subdivision has only one exit onto a county road with no connection to village streets.
4. Underutilized industrial park – A 150-acre M3-zoned area created in 2001 with no occupants.

Many of these issues remain true with this latest update.

Key recommendations made in the 2011 Comprehensive Plan:

- Marketing & Identity: Create a village logo/tagline, consider billboard advertising to attract visitors and businesses.
- Downtown Revitalization: Develop design guidelines, streetscape improvements, landscaping plans, and present on Main Street programs.
- Economic Development: Market the industrial park for warehousing and trucking (leveraging proximity to US-20 and SR-64/120); attract health care, financial services for aging Baby Boomers.
- Infrastructure: Maintain water/sewer systems, improve street network, develop sidewalks and bikeways (including a proposed reservoir bikeway).
- Zoning Reform: Consider adopting a SmartCode or Traditional Neighborhood Development (TND) approach to encourage walkable, connected development.
- Connected Streets: Ensure future subdivisions connect to the existing village street grid.

Many of these recommendations still hold true for the Village today. Opportunities exist for development in the industrial park and improvements to the downtown area and infrastructure. The Village began an overall update of the Zoning Ordinances in 2025 which were approved by Council in 2026. The new Zoning Ordinances are in harmony with recommendations made in the past for up-to-date zoning tools and ordinances that are easy to understand and enforce.

Previous plans also spoke on Land Use in the Village, noting that existing land use is mostly residential with small commercial and public areas. The same holds true today in the Village. The Village also has natural land-use features including Ten Mile Creek and the associated floodplain. Vacant land studies have identified available commercial, industrial, and residential parcels.

For this 2026 Comprehensive Plan update, the continued theme of economic growth remains relevant. A community can grow while still maintaining its small-town charm. Much of the non-residential growth will likely come from vacant parcels in the industrial park. If the industrial park is developed, it will likely be with indoor, clean industrial uses with well-maintained and landscaped parcels. Uses that bring jobs to the community are certainly welcomed.

When talking about growth, whether new or redevelopments, the downtown area remains a key area for commercial uses in the Village. This was a goal in the past and remains a goal moving forward. A vibrant downtown is the key to any well-planned community.

Infrastructure is key to the well-being of any community. Whether it's well-maintained streets, sidewalks, or pedestrian/bicycle paths, solid well-planned infrastructure can be a key benefit and can make for a high quality of life for all Village residents. The goal/theme of this plan is to continue to promote infrastructure improvements and identify areas for paths, sidewalks, and/or street improvements.

Along with all of this, community identity was and still is a focus. Evening activities for youth, local community gathering places, and wayfinding can all be beneficial to the Village. These goals and themes will be highlighted throughout this document.

Section 2: General

Metamora Village History

The Village of Metamora has a history dating back to 1833 and has experienced change and growth throughout the years. This section will discuss some highlights on the history of the Village.

Historical Development of Metamora

The first settler in the area was Frank O'Neil in 1833, who built a log cabin. Amboy Township was formed in 1837 and was originally part of Lucas County. Metamora, the first platted village in Fulton County, was established in 1851. Significant growth occurred with the construction of a plank road in 1852.

Hezekiah Culver later developed the area by constructing mills and hotels, making Metamora a trading center. Metamora was officially incorporated on June 1, 1893, with James F. Guernsey as mayor. The village experienced several devastating fires between 1894 and 1929, which destroyed many buildings, including churches, hotels, and businesses. By the 1920s, Metamora was a self-sufficient town with various businesses, including hotels, grocery stores, banks, a drug store, a bakery, and a movie house. Over time, the number of businesses declined due to easier access to larger cities.

Origin of the Name "Metamora"

There are three theories about how the Village of Metamora got its name:

Indian Chief Metamora: The name may have been inspired by an Indian Chief of the Wampanoag tribe, who lived in Massachusetts during the arrival of the Pilgrims. Despite suffering greatly, including the loss of his child, Chief Metamora advocated for peaceful relations with the settlers while protecting his homeland. A play was later written about him, entitled "Metamora, Last of the Wampanoags" written by John Augustus Stone. A traveling company performed the play in the area, possibly influencing the naming of the town. It has been said that this play led four new Midwestern towns in Ohio, Indiana, Illinois, and Michigan to adopt the name "Metamora."

Spanish-American War Connection: Another theory suggests that the name came from the Mexican village of Metamoras, near a major battle site during the Spanish-American War. Soldiers returning from the war may have influenced the naming of the town.

Local Legend: A local story recounted that an early inhabitant of the area, an Indian, often mentioned meeting a white man named Mowery Potter, saying he had "met a Mowery," which some believe evolved into "Metamora." The Village was almost named "Stumpville" but narrowly avoided this designation.



Historical Photo of Downtown Metamora

Location

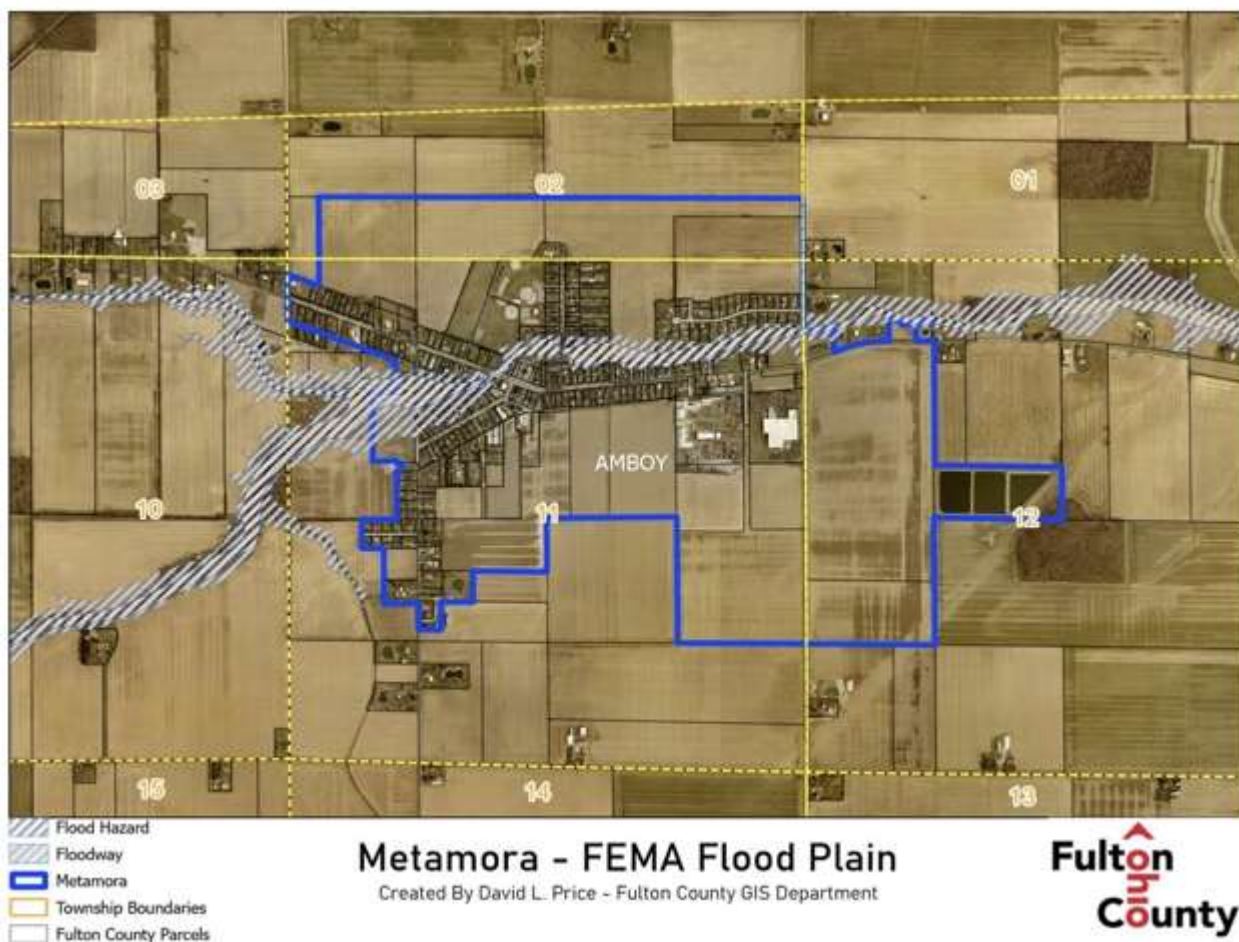
The Village of Metamora is situated in the northeastern portion of Fulton County, roughly 23 miles from downtown Toledo. The Village benefits from convenient access to major arterial roads and interstate highways. State Route 64 serves as the primary north-south corridor through Metamora, while State Route 120 and County Road U function as the main east-west routes. The Village is located just 2.5 miles north of US 20 and 7 miles north of I-80/90 (the Ohio Turnpike), with the nearest turnpike exit approximately 12 miles away near Delta. Toledo Express Airport is 14 miles from the Village.

Natural Features

As far as natural features, **Ten Mile Creek** is a key natural feature and one of the main reasons Metamora developed in the current location. The creek runs east to west through the center of Metamora. The creek provided the energy needed for the first community saw and grist mill in 1845. This allowed Metamora to be successful as a trading center since now grain could be ground on-site and not taken a distance into Michigan. The creek flows eastward and serves as an important storm water drainage route. Fulton County regularly ensures that the creek is cleaned of debris so that it continues to serve this important function. Any development near or around Ten Mile Creek must follow applicable riparian setbacks and other regulations to ensure that the creek is not affected.

Additionally, Metamora is in a relatively flat area where there is a significant amount of floodplain present. The Village has a moderate flood risk, with approximately 60 properties (17.6% of all

properties) at risk of flooding over the next 30 years according to First Street. The Village contains special flood hazard areas that are prone to periodic inundation. Additionally, FEMA also produces floodplain maps for the area that are regularly updated. Floodplains and community development can co-exist, but again, all applicable regulations should be followed so that stormwater management can take place effectively.



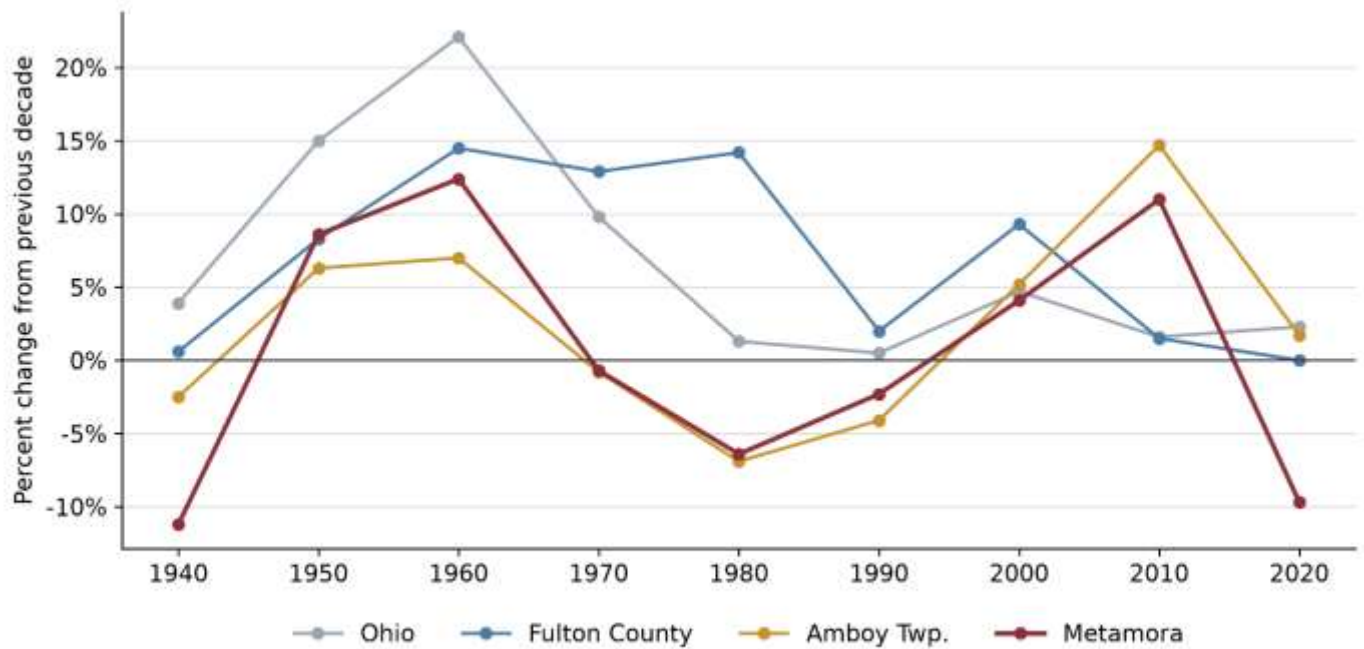
Population History

The population of Metamora has remained relatively stable, roughly fluctuating between 500 and 600 residents. The average population growth rate over the last 40 years is less than 1%. In 1990, Metamora had 543 residents, accounting for 1.4% of Fulton County's population. The largest age group in 1990 was 25 to 44 years, comprising 31.5% of the population.

In 2006, Metamora's population was stable at 565, with projections at that time suggesting growth to 900 by 2035. According to the 2020 Census, Metamora has a population of 566.

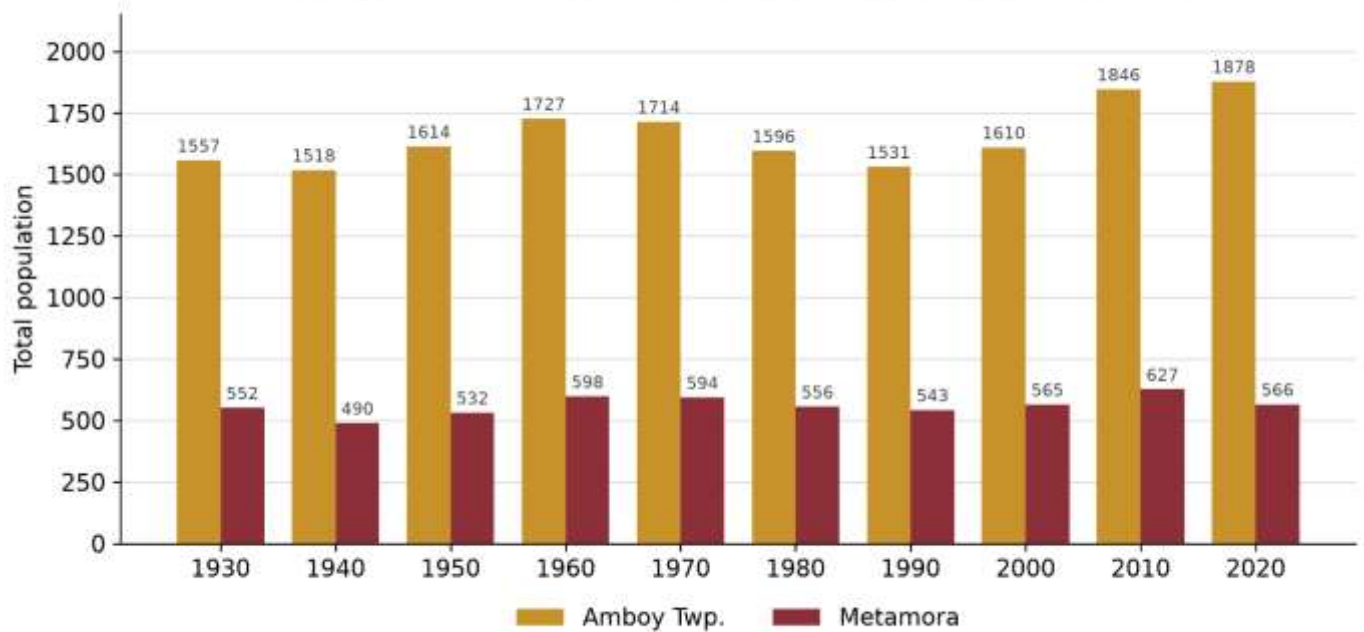
In 2023, the total Village population was 608, up from the 2020 Census. For historical population trends, please see the following graphs.

Population Change by Decade, 1940-2020



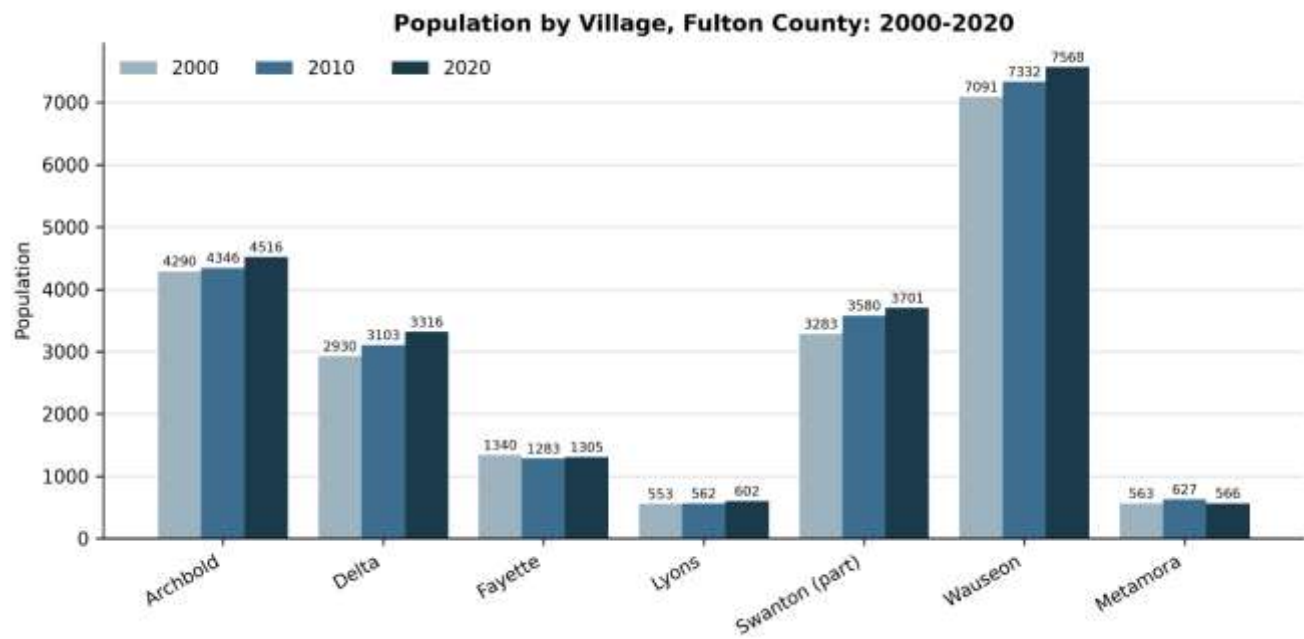
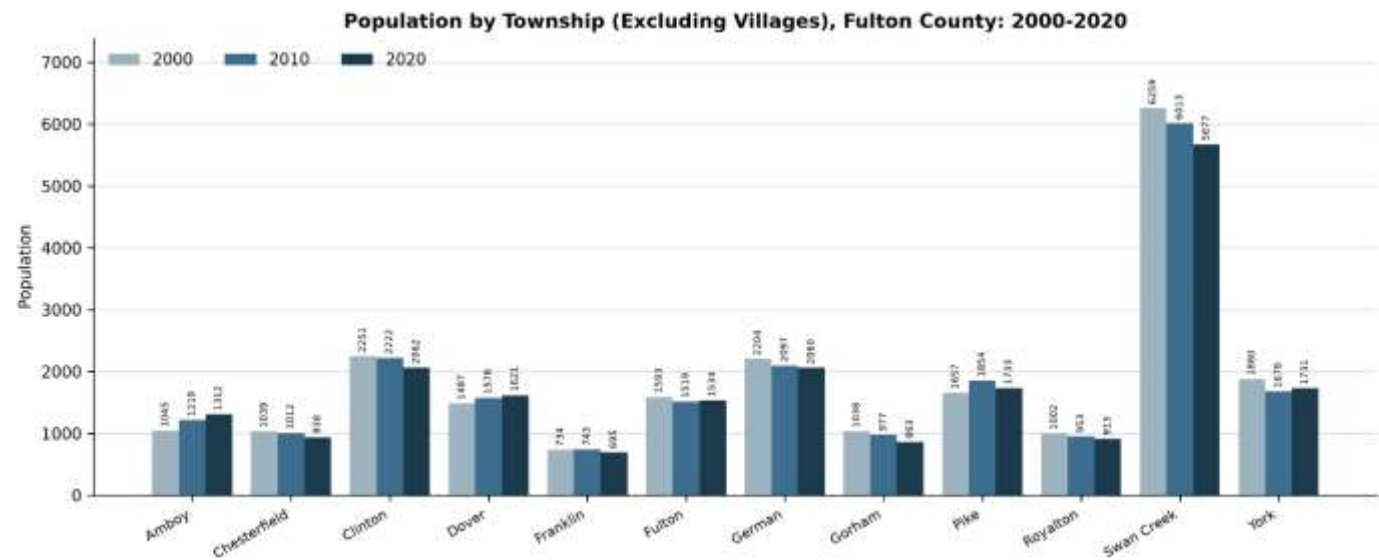
Source: 2020 U.S. Census

Amboy Township and Metamora Population, 1930-2020



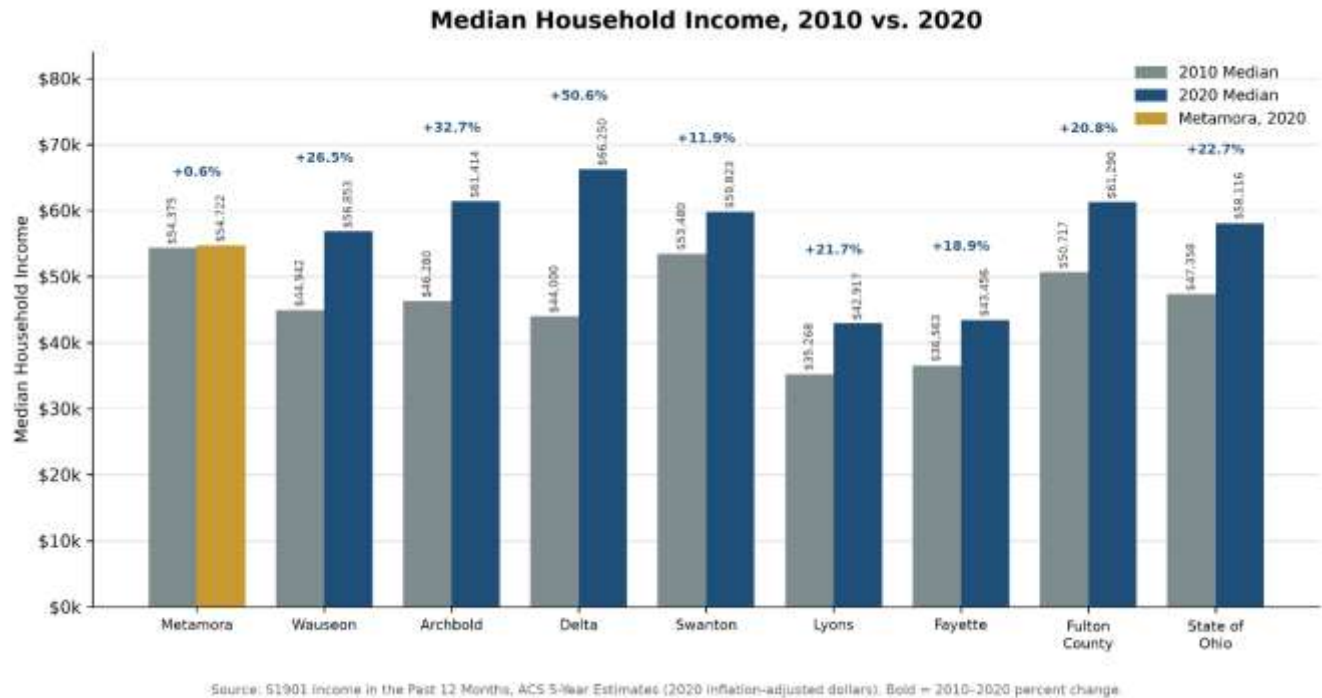
Source: 2020 U.S. Census

The following charts show the Township and Village population statistics for Fulton County since 2000.

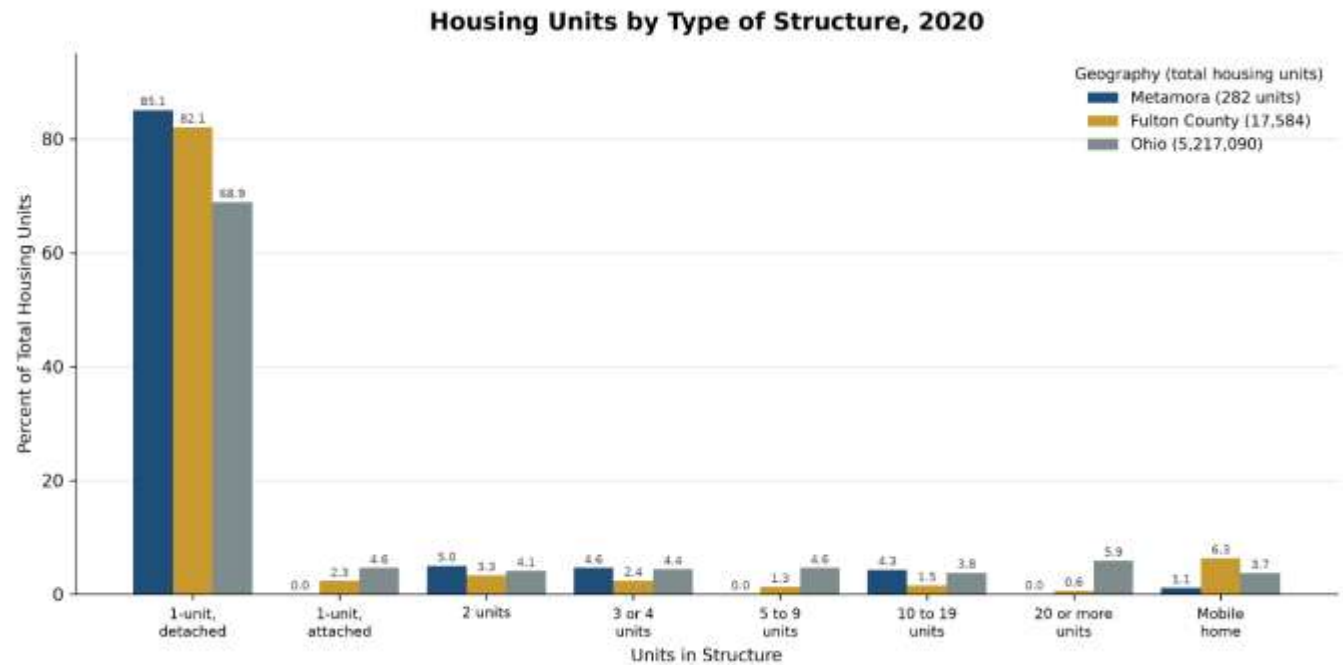


Demographics

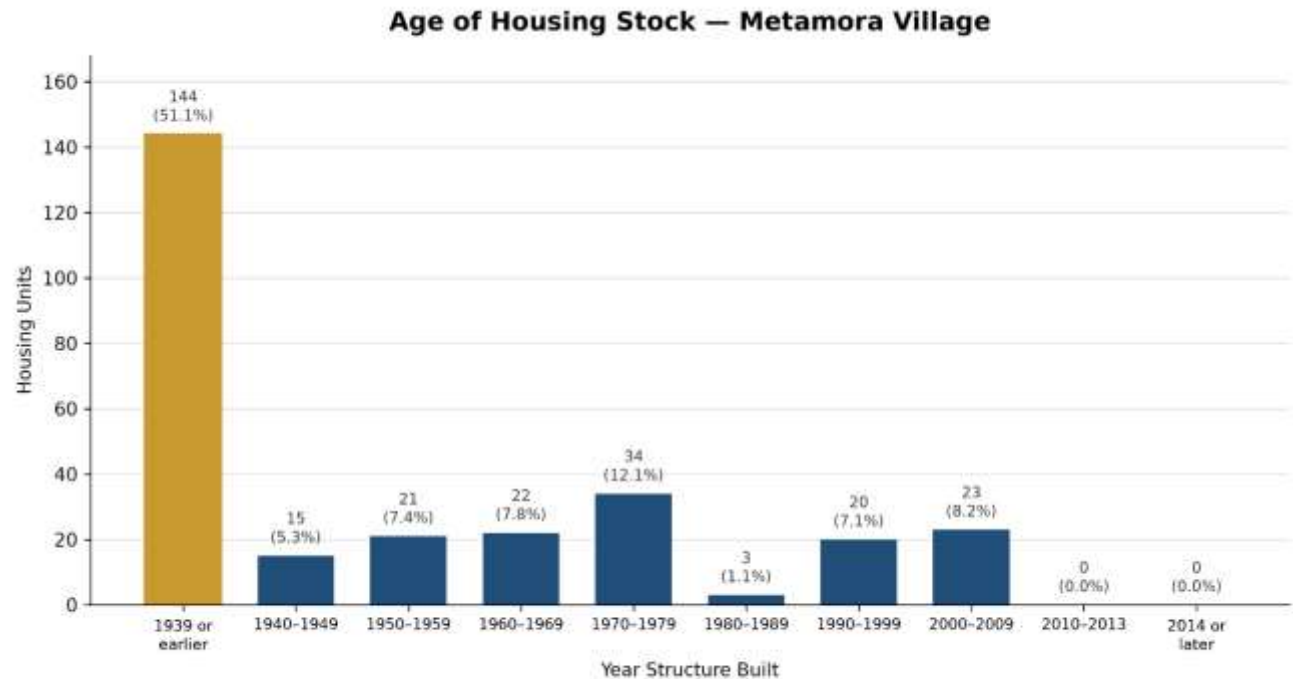
Demographic analysis is a fundamental component of any comprehensive community plan. Understanding the current demographic and socioeconomic characteristics of the Village of Metamora — as well as those of surrounding communities and Fulton County as a whole — is essential both for gaining a clear picture of the community and for informing sound decision-making. The chart below shows the median household income compared to other communities in Fulton County.



Housing is often a key aspect of demographics. The following graphs highlight the housing statistics in the area. As can be seen below, the single-family detached home is by far the most common in Metamora and the vast majority of homes were built before 1939.

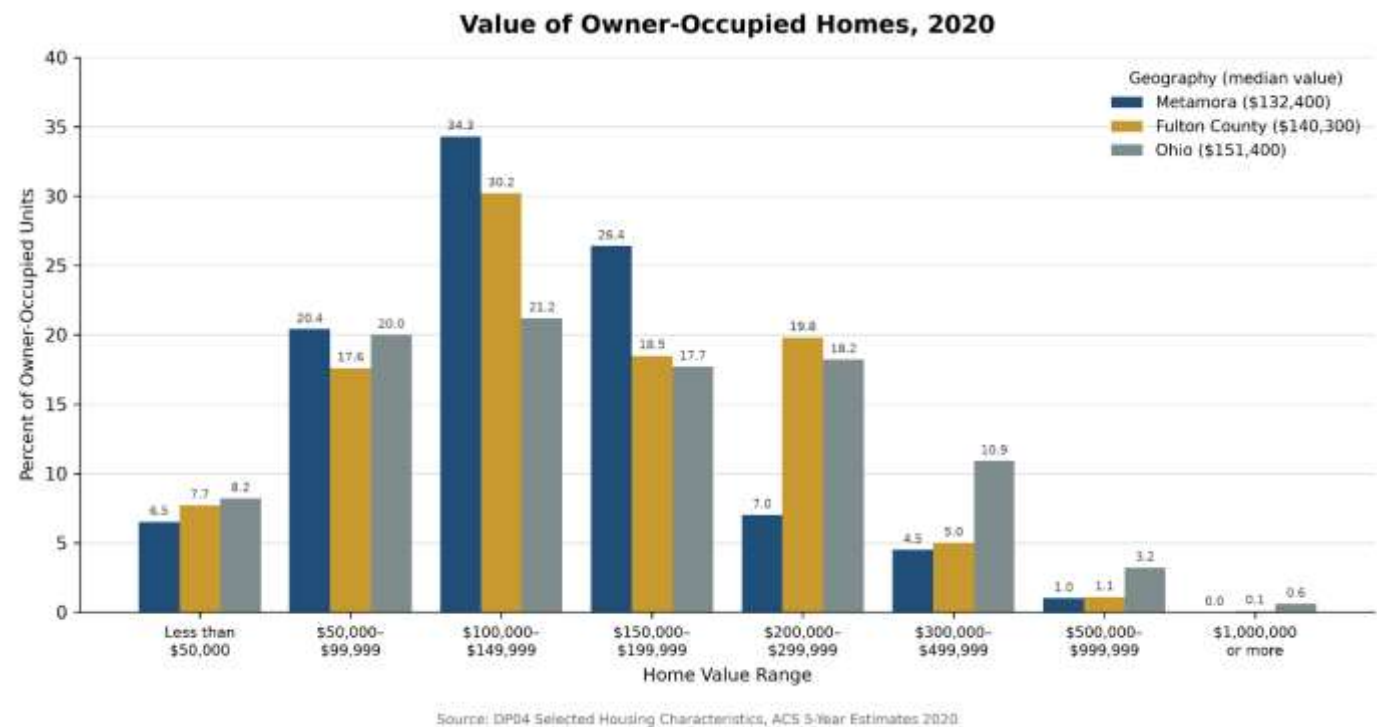


Source: DP04 Selected Housing Characteristics, ACS 5-Year Estimates 2020

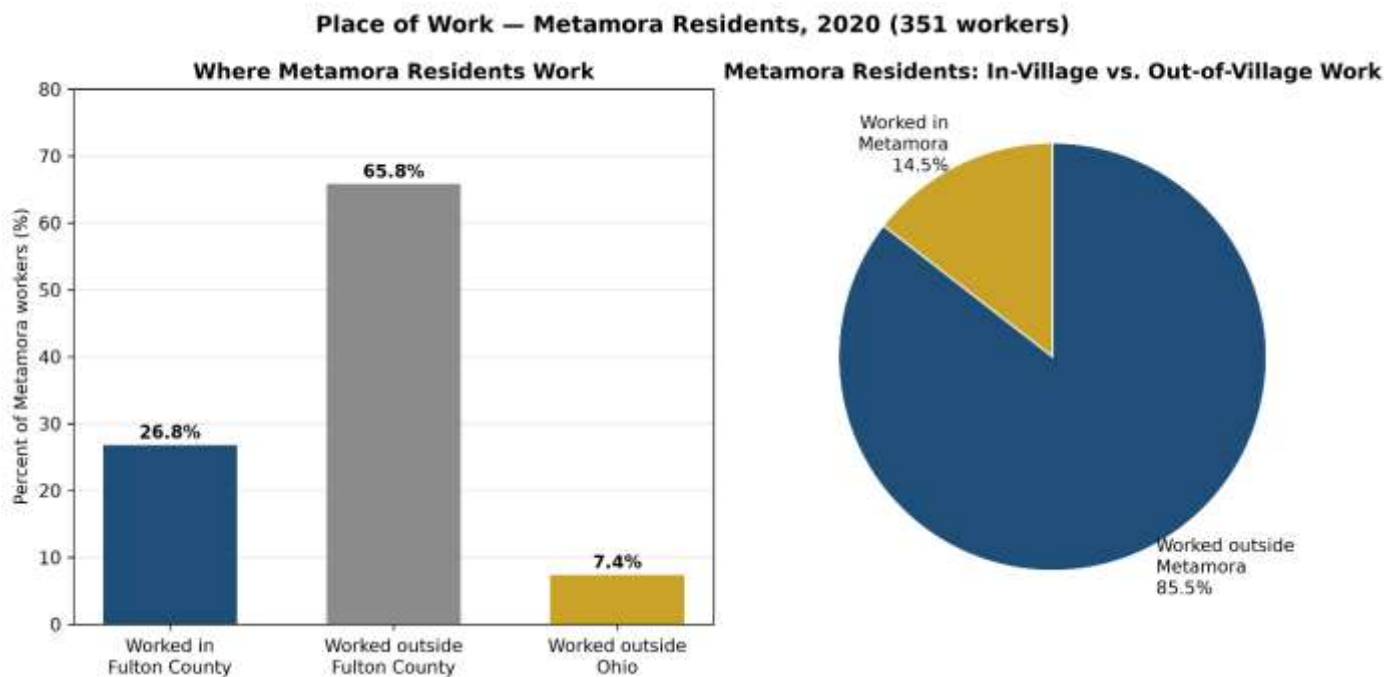
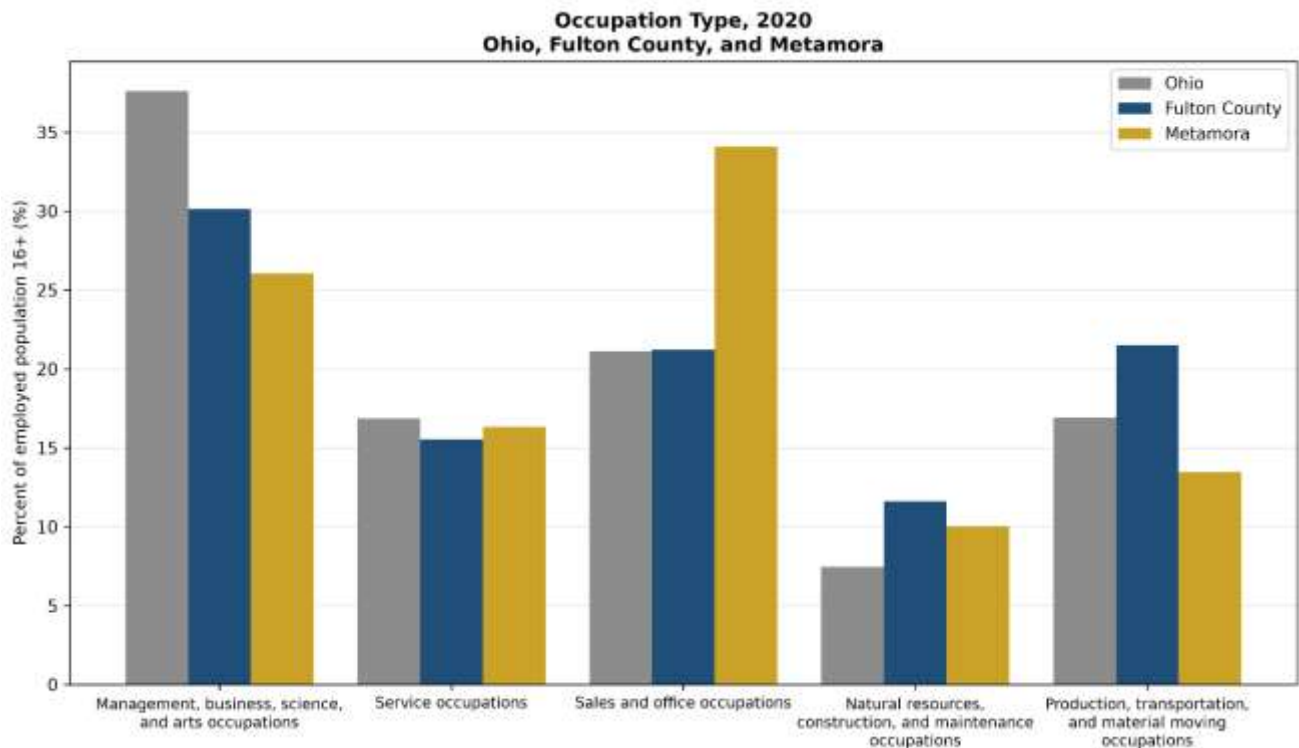


Source: ACS 5-Year Estimates 2010, 2020 — Total housing units: 282

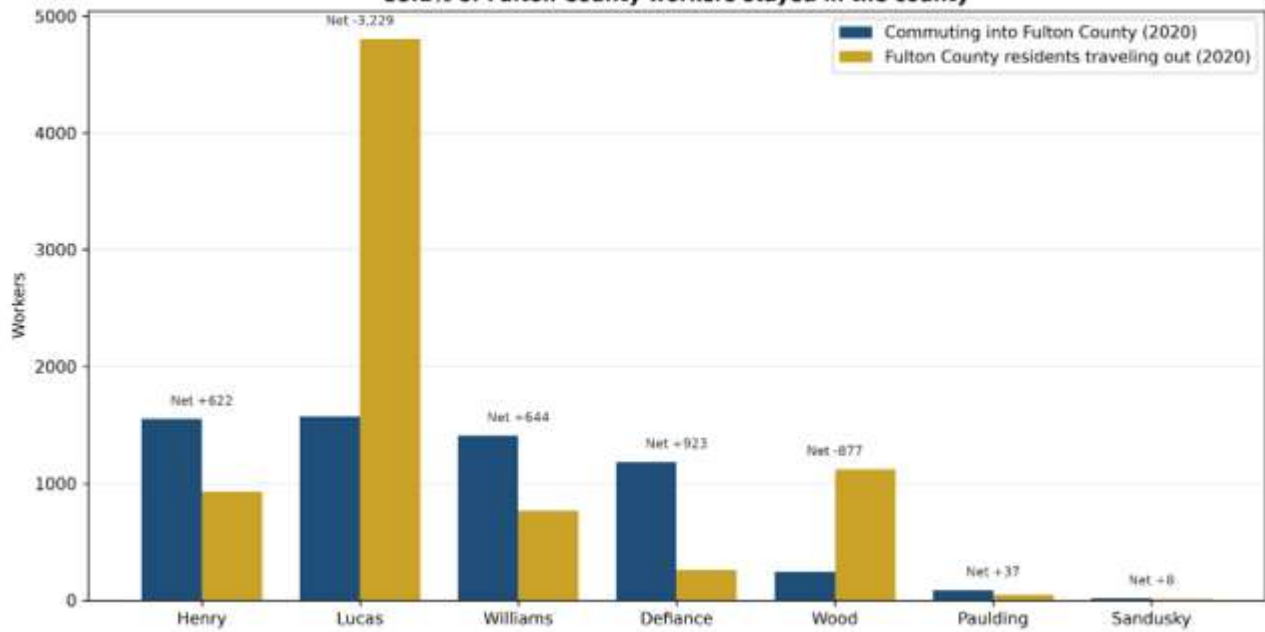
It's notable that no new homes have been constructed in Metamora since at least 2010. Home values can be seen in the chart below. This chart illustrates the variety of housing options available to current or perspective residents.



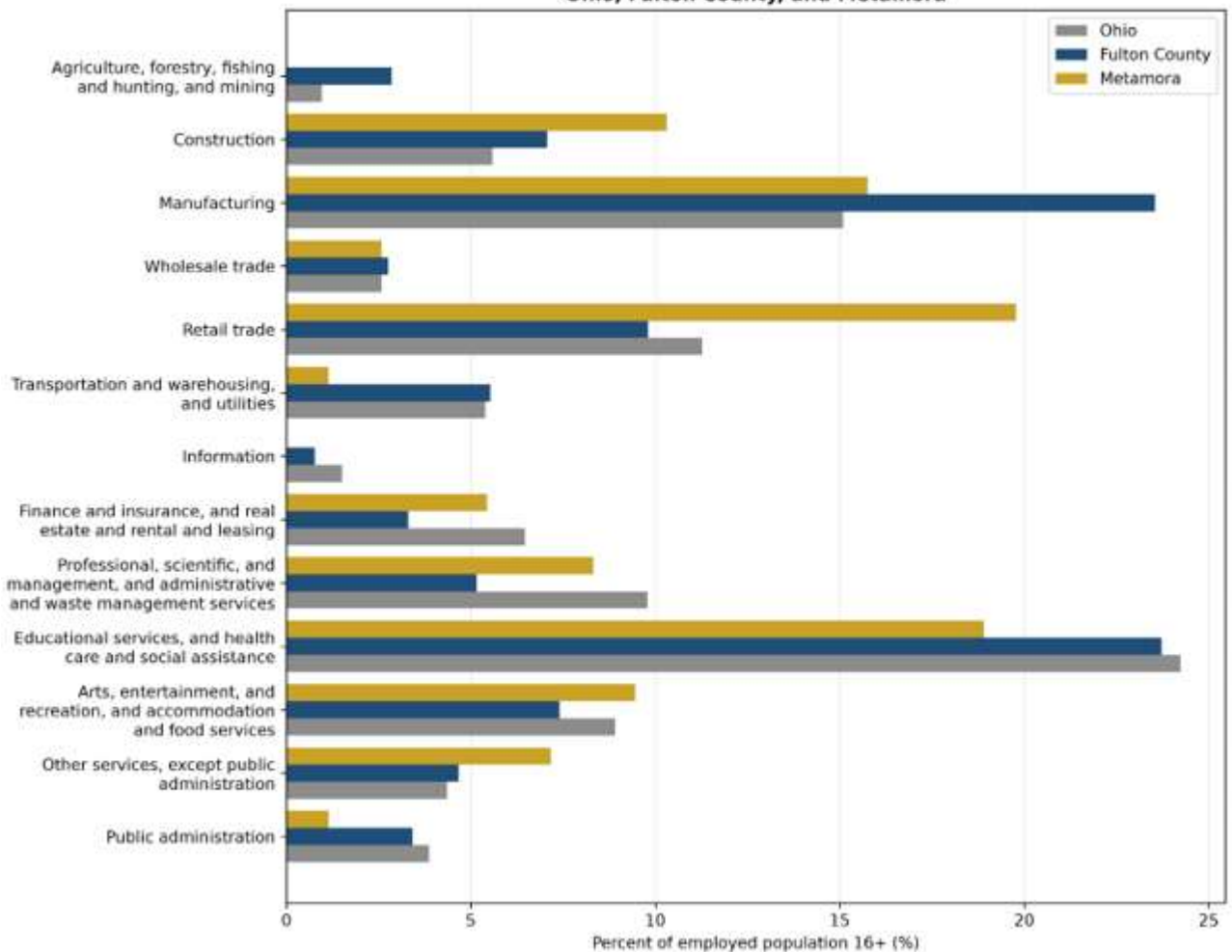
Along with housing statistics, employment trends and information are also helpful in understanding any community. The following graphs highlight employment.



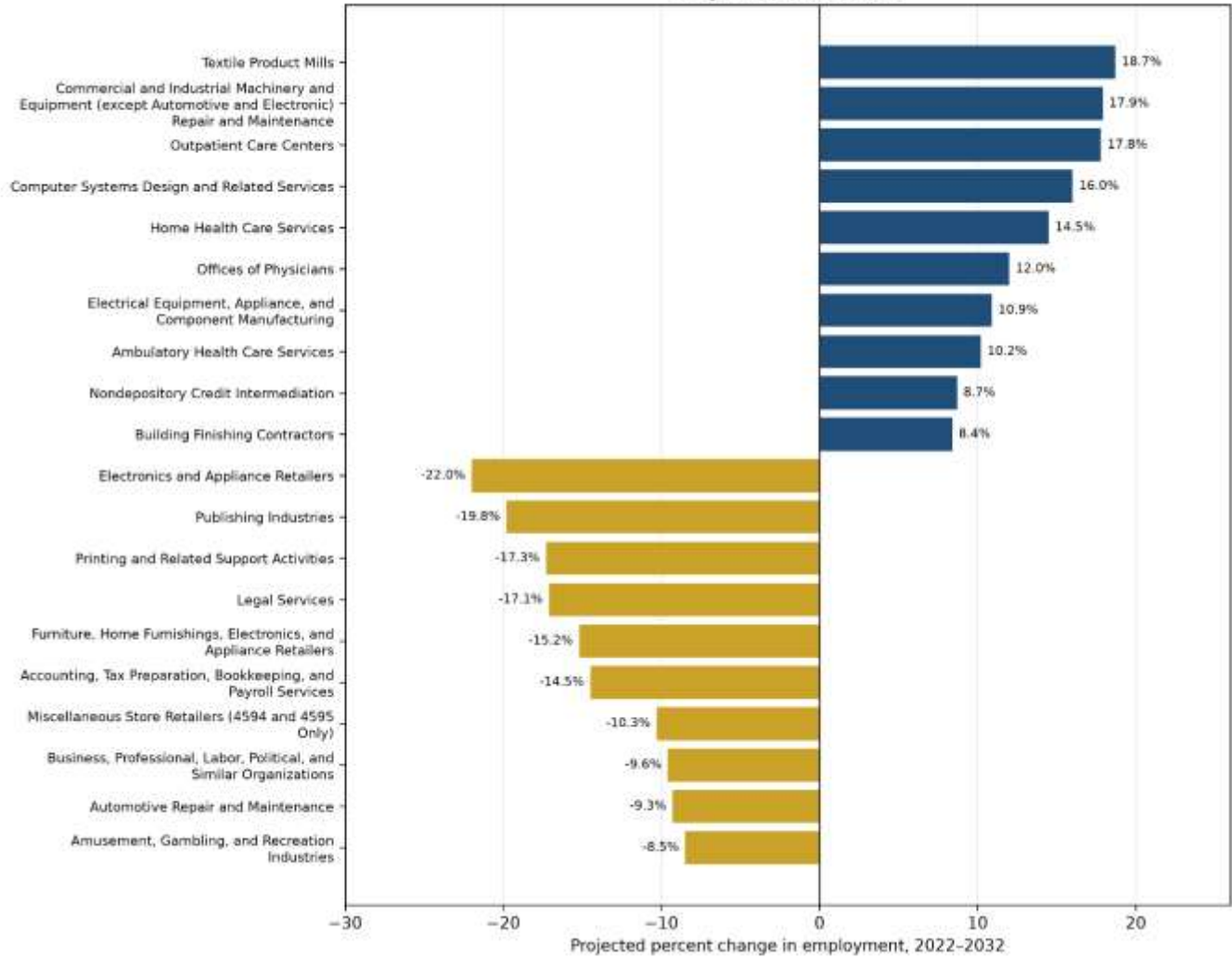
Fulton County Commuting Flows by Neighboring County, 2020
55.1% of Fulton County workers stayed in the county



Employment by Industry, 2020
Ohio, Fulton County, and Metamora



**Toledo MSA: Fastest Growing and Most Rapidly Declining Industries
Projected 2022-2032**



Section 3: Community Participation

For this 2026 Comprehensive Plan update, a survey was prepared to gauge people’s responses to various questions in the community. For example, the survey gathered input on community priorities, land use, downtown, infrastructure, and demographics; the strongest recurring themes are sidewalk/pedestrian improvements, street and infrastructure maintenance, beautification/cleanup of blighted properties, support for small-town character, interest in more local businesses/services (like grocery, restaurants, car wash, banking, laundromat, storage), parks/recreation and public spaces, housing options including senior living, and mixed views on downtown beautification and industrial expansion, with many respondents also stressing that the Village should fix and maintain existing assets first and enforce property upkeep/code standards.

The surveys highlighted strong community support for the overall beautification of the Village, including giving attention to various blighted properties and several mentioned that a former church building in town needs removed. This is a good sign for the Village and should assist in prioritizing various projects in the future. Sidewalks were mentioned several times, indicating community support for pedestrian connectivity.

There is general support for growth in the Village, but several respondents noted that the existing businesses in town need attention at times as well. The overall sense based on survey responses appears to be cautious growth. Potential data center uses remain a hot topic, with responses on both sides of that use. There certainly is potential for growth in the industrial park, but any future uses would need to be looked at carefully to determine if the use is a good fit for the area and community.



Survey Summary

The community survey for this comprehensive plan update had various questions on resident demographics, quality of life, development priorities, land use preferences, and infrastructure needs.

Community Demographics and Resident Profile

- Survey respondents included homeowners, renters, business owners, non-resident employees, students, and others.
- Age groups ranged from under 18 to 75+, with most respondents 45 years or older.
- Residency duration varied from less than 2 years to over 50 years, with some N/A responses.
- Employment is primarily within Metamora, but also in Fulton, Lucas, and Henry counties, or remote work; some are retired or students.

Quality of Life and Community Evaluation

- Overall, the Village was rated as a good place to live, work, and visit by most respondents.
- Commonly supported improvements included addressing flooding, neighborhood blight, and enhancing recreational and housing options.
- There were fairly strong support levels for activities like senior programs, youth activities, festivals, beautification, and infrastructure improvements.
- Key areas with high support included maintaining tax base, neighborhood revitalization, street and water infrastructure, and promoting economic growth.

Land Use and Development Preferences

- Respondents were asked on preferred land use expansions including multi-family residential, senior living, commercial uses, industrial uses, parks, recreation, and community spaces.
- Many respondents favored expanding residential options like condominiums, townhomes, and senior living.
- Some were unsure about expanding industrial, commercial, or public spaces.
- Land use questions revealed a desire for balanced growth with emphasis on residential and community-oriented spaces.

Infrastructure and Community Improvements

- Pedestrian connectivity, sidewalks, bike lanes, and multi-use paths were identified as areas needing improvement.
- Respondents suggested specific locations for infrastructure upgrades, emphasizing walkability and safety.

Downtown and Commercial Development

- Majority support the beautification of downtown with new businesses, facades, and community uses to enhance the Village identity.
- Types of desired downtown activities include retail, dining, community events, and cultural activities.
- Support for downtown beautification and community focal points was generally positive, with some unsure responses.

Summary of Data and Figures

- Land use expansion preferences show a significant inclination toward residential and community spaces.
- Infrastructure needs are highlighted as critical for walkability and community safety.

Section 4: Community Assets



Evergreen Local Schools

Evergreen Local Schools serves the Village of Metamora and is a rural district that serves as the heart of the community, educating nearly 1,200 students in pre-school through grade 12 across a 132-square-mile area in Fulton and Lucas counties. As the largest school district geographically in Fulton County, Evergreen operates a single campus outside of Metamora that includes three school buildings (Evergreen Elementary, Middle School, and High School) and a bus maintenance facility that also houses the agriculture classroom and shop. With 151 employees, the district is one of the area's largest employers, and its staff is deeply committed to meeting the academic, safety, and well-being needs of every student.

Guided by its mission, *Building on Tradition, Committed to Excellence, Cultivating the Future*, Evergreen Local Schools provides strong instruction and diverse opportunities designed to prepare students for success in today's global society. Students benefit from challenging and innovative coursework, robust extracurricular offerings, and supportive programs that reflect the district's vision of creating innovative pathways that empower learners to positively impact the world. Evergreen proudly serves families from all economic backgrounds and remains a trusted and unifying presence within the community.

The district's reach is both broad and essential. Evergreen's transportation system includes 31 buses traveling more than 1,700 miles each day across 21 routes, ensuring access to education throughout its largely rural region. With nearly 3,000 households within district boundaries and limited local industry, Evergreen Schools are often considered the central hub of the community – bringing families together through academics, athletics, arts, and service.

Formed in 1964 through the merger of the Fulton, Lyons, Metamora, and Chesterfield school districts, Evergreen's name reflects its enduring commitment to growth and stability. Chosen by Mrs. Ruth Gephart in the mid-1960s, "Evergreen" symbolizes longevity and deep-rooted strength. That spirit is embodied in the district's Viking mascot – fearless, resilient, and proud – representing a school community that honors its past while continually growing toward the future. The school has and will continue to be a vital community asset for the Village of Metamora.



Fire Department

The Metamora Volunteer Fire Department was established in 1931. Initially, it relied on basic equipment and volunteer firefighters. The department has played a crucial role in protecting the community during several major, devastating fires.

Speaking of devastating fires, the fire department has played an important role in the village's history. From the time of the "Bucket Brigade" in 1902 until 1931, Metamora fought many of its fires with the help of "anybody that showed up at a fire and was willin' to help". Equipment used in the past consisted of two-wheeled carts and then a Model "T" Ford.

Metamora's first fire truck was a 1929 Willeys Overland Wippet, No. 1. This station expanded many times until finally a new fire station was dedicated in 1984 at its present location at 251 Mill St., in downtown Metamora. The current fire station proudly houses Metamora's first fire truck. In 2021, Metamora-Amboy Volunteer Fire Department made history, by appointing the first female Fire Chief in Fulton County.

The present fire department is known as the Metamora-Amboy Volunteer Fire Department. This fire department covers 25.8 square miles in Ohio. The department consists of 26 members; 25 firefighters, 13 of which have career level certification as a Firefighter II; and 18 emergency medical personnel, seven of which have Paramedic certification. 17 of the 26 members are dual certified in both fire and EMS. Metamora-Amboy Volunteer Fire Department has crew available 24/7/365 on site as well as on call. In 2025, the fire department responded to 29 fires, and 217 emergency medical/vehicle accident incidents. The apparatus available to assist when needed include two Fulton County EMS units.

The current Fire Department equipment includes:

Engines (Pumpers):

1-2019 Sutphen/Freightliner: 1000gpm pump, Auto Foam System

2-2006 Pierce/International: 1000gpm pump, Auto Foam System

Brush Truck:

1-2023 Ford F250: 500gpm pump

Tender:

1-2008 EAM/International 2500-gallon, 1500 rpm vacuum pump

Ambulances (County owned):

1-2020 Horton/Ford F550

2-2006 McCoy-Miller/Ford E450

In addition to providing fire and EMS emergency services, the Fire Department offers CPR training, and fire prevention education. If you are interested in CPR or fire prevention education, please call the station at 419-644-3121.

As of 2026, the Fire Department is staffed 24/7/365. The Department is always looking for volunteers to join their family and to assist with the mission of “creating safer communities through prevention, preparedness, and effective emergency response.” The Fire Department is poised to continue to provide a high level of service to the residents of Metamora and surrounding areas.

Police Coverage



Police protection for the Village of Metamora is provided by the Fulton County Sheriff. There is a substation located in Evergreen High School, which is about five miles away from the Village.

Hospitals



There is one medical facility located in the Village of Metamora, Pro-Medica Physicians Family Medicine, which provides family medical services. There are two additional medical facilities

located within 15 miles of the Village of Metamora. The Fulton County Health Center in Wauseon, Oh is about 15 miles from the Village and Flower Hospital in Sylvania, OH is about 12 miles from the Village.

Parks



The presence of adequate parks is as integral a part of any successful community just like streets, water, sewers and safety services. Parks provide economic benefits by increasing the value and marketability of nearby properties. Parks also add to a community's desirability as a business location or tourist destination. The quality and quantity of parks available in a community has been shown to have a positive correlation with the physical and mental health of the community's residents. Parks help shape a community's image.

Metamora Community Park in the Village of Metamora is located north of the Village. The park's main entrance is from West Main Street with secondary access from Garnsey Avenue. Currently it holds two pavilions, volleyball courts, two playground areas, tennis court, basketball court, and two baseball/softball diamonds (one with lights). There is approximately 1200 feet of paved trails

for walking, skateboarding, etc. with a storybook trail located in the main loop of the trail. The park is also handicapped accessible.

Community Library



The Evergreen Community Library has been in existence since 1927. The library is located at 253 Maple Street in Metamora. The Evergreen Community Library is a dynamic civic resource that promotes free and open access to information, materials, and services that connect our community, inspire life-long learning, and offer the opportunity to discover ideas.

The library is funded through the State of Ohio Public Library Fund (PLF) and local property tax. The library was renovated in 2003, adding an addition to providing additional space for the young adults and children's collections. The Library Trustees added a Community Room to the west side of the building in 2006.

The library is an "information and service hub" for the surrounding community, offering a wide variety of services including a large variety of educational and entertainment programs for all ages. You can find out more about the Evergreen Community Library by accessing its website at: www.evergreencommunitylibrary.org

CivicReady



Fulton County, and its cities and villages, utilize CivicReady to send emergency alerts and other notifications. Subscribers can register to receive emergency alerts and

other notifications via phone call, text message, and / or email. Examples of messages sent through CivicReady: Severe Weather Alerts, Fulton County Public, Utilities notifications, Sheriff's Office notifications, Fulton County Fair Updates, Boil Water Advisories and General Village Alerts. This is a valuable asset to the community.



Public Service Department

Additional benefits to Village residents include spring and fall bulk pickup, spring and fall cleanup, branch pickup, and leaf pickup. These services are administered by the Village at no cost to residents.

Section 5: Community Organizations



The **Metamora Area Historical Society**, founded in 2004, preserves local history and is part of the Fulton County Historical Alliance. Historical Displays, both permanent and rotating, are located in the Evergreen Community Library and at the Fulton County Museum & Welcome Center at 8848 State Route 108 north of Wauseon, Ohio, near the Fulton County Fairgrounds. The Metamora Area Historical Society is dedicated to the preservation of the history of the Metamora area which includes portions of Amboy, Fulton, and Richfield townships in Ohio, and portions of Ogden and Riga

townships in Michigan. The Historical Society collects and preserves architectural, cultural, and historic materials pertaining to the area, and makes its resources accessible to the public. The Historical Society is dedicated to promoting interest in the heritage as well as the future development of Metamora and the surrounding area.



The Metamora **Chamber of Commerce** is another asset to the Village. The Metamora Chamber of Commerce has a mission to improve and grow the community by pulling together local business owners and residents with the intent to develop economic growth to create a better work and living environment. The Chamber of

Commerce has regular local meetings along with seasonal events like the popular Swiss Steak Dinner held during the Winter Annual Meeting. Most local businesses are Chamber members, and they enjoy many benefits by being Chamber members. At the time of the writing of this plan, there are at least 52 local businesses and individuals that are part of the Chamber of Commerce.

Other community organizations include an active chapter of the **Boy Scouts of America** who perform much training and service to the community along with **CWV (Catholic War Veterans)** and the **AMVETS** which provide various services for Veterans. The Village has the utmost appreciation for the many sacrifices of local Veterans and their contributions to a safe society for all residents.



Boy Scout Troop 167
Metamora, OH



Section 6: Community Events



There have been a variety of community events in Metamora over the years. Fun Day was an annual event organized to raise funds for community projects, such as the park and fire department. It featured parades, music, sports, and other attractions. Later, the event was renamed Park-O-Rama and included BBQ dinners, softball games, and other activities. Between 1912 and 1930, Metamora hosted annual Chautauqua gatherings, which featured public speaking, entertainment, music, and cultural events. The gatherings were held at the site of the current Evergreen Community Library.

Current community events include Party in the Park (formerly Park-O-Rama), sponsored by the Metamora Chamber of Commerce, which is held in the summer at Metamora Park and features food, music, games, and car show. The Village holds a community-wide garage sale event every June. Movie Night Under the Stars is a community event held in the summer featuring a community movie. The Village holds an Arbor Day Celebration at Metamora Park in the fall celebrating the beautiful abundance of trees/foliage in the Village. A Feather Party is a community event held at the Fire Department. There is also an annual Easter Egg Hunt and Halloween Party.

Each December, the Village hosts a community Christmas parade of lights and tree lighting, which is popular with residents.

Section 7: Challenges & Opportunities

Challenges

The most pressing challenge facing Metamora is the persistent lack of growth over the past several decades. Despite several positive steps taken in recent years to encourage development, meaningful progress has been limited. Village residents recognize that even with favorable external forces, attracting quality development ultimately depends on local initiative by residents and elected officials. Proactive measures are essential, not only to ensure that development occurs, but also to guide it in ways that complement the existing community. A range of actions, both large and small, can be taken now to build a solid foundation for future growth.

Metamora can establish itself as an active participant in development efforts by adopting an efficient, low-cost marketing strategy, including the creation of a brochure and/or marketing materials promoting the Village. However, like many small Villages, Metamora lacks a clearly defined identity to project to the broader region. What is needed is a way for the Village to communicate its character more effectively. A logo or tagline that conveys an appealing image of the community is a vital first step in any marketing strategy aimed at reinforcing economic development efforts.

An attractive image or slogan, though, must be grounded in reality. A compelling marketing message loses its impact if the physical environment tells a different story. A visually neglected or unwelcoming downtown discourages visitors from returning and undermines the appeal of living or working in the area. This brings us to Metamora's second major concern: downtown revitalization. This issue has been a growing priority over the years, yet limited overall action has been taken. The broader lack of economic development and growth in the village has further hindered progress in the downtown area. It is important to consider what type of developments — both residential and commercial — best support a "small-town atmosphere." Metamora's development strategy should enhance, rather than diminish, the traditional character the village already possesses.

Another significant issue is the marketing of Metamora's industrial park. Established in 2001 to attract new industrial businesses, the park encompasses a 150-acre area southeast of downtown that was rezoned to M3 to accommodate future industrial development. However, little activity has occurred since its creation. The Village must take a more proactive approach to recruiting occupants. A thorough assessment of the current situation should be conducted, and actionable steps to stimulate development should be identified.

Finally, parks and recreation remain an important priority for Metamora's residents. Providing recreational opportunities for youth in the Village continues to be a key concern. Notable improvements have been made to the park over the years but to maximize the value of the park, programming should extend beyond sports to include a broader range of community activities.

Opportunities

With growth on the horizon, now is an ideal time for the Village to focus on revitalizing its downtown business district. Over the years, the downtown area has gradually declined. Currently, the main intersection of Main Street and SR 64 could benefit from aesthetic improvements. Several buildings need restoration. Effective signage and design elements that would draw attention to existing businesses are largely absent. And while many sidewalks remain in good condition, others are showing signs of deterioration.

Metamora's downtown possesses many inherent qualities that make it well suited for revitalization. With a new comprehensive plan in place and economic development opportunities emerging, this could be a great time for the Village to craft a new logo or tagline that reflects its evolving identity. There is no better moment to step back and consider the qualities and values that residents and businesses most closely associate with this small, quiet community.

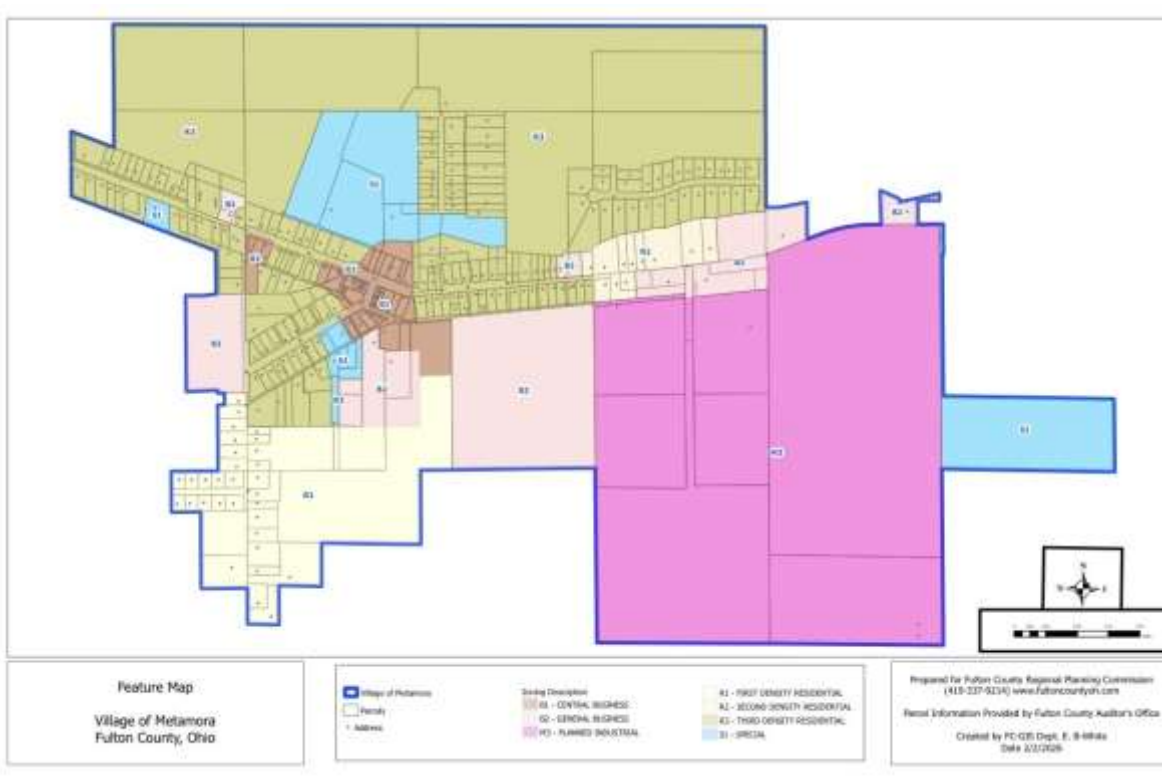
Section 8: General Recommendations

Land Use

How land is used in a community can define a community's character. The Village of Metamora is like many other similar sized Villages in the area featuring an abundance of single-family homes, a few centrally located commercial establishments, and a small percentage of industrial uses. The following are some brief highlights on land use in the Village:

Metamora Land Use Quick Stats

- The vacancy rate is only 0.5%, significantly lower than state and county averages.
- 87.5% of housing units are single-family detached homes.
- The housing stock is aging, with 58.2% built before 1939.
- Metamora is located 15 miles west of Toledo, with access to State Routes 64 and 120.
- The majority of principal streets have right-of-way widths of 50 feet or more.
- Metamora covers 262.15 acres, with 147.65 acres developed (56.3%).
- 43.6% of land is undeveloped, primarily agricultural.



The overall recommendation of this plan is consistent with previous plans. One key goal is to maintain the single-family housing base and add more single-family dwellings where possible.

Generally, there is not much community support for other residential uses such as townhomes and multi-family homes.



Single-family dwellings in Metamora

For commercial uses, it is essential to preserve and promote the existing downtown. This helps a community maintain their identity. Several respondents noted the need for a pizza restaurant to return to town. A use like that if done right could add to the downtown area. There is support for local businesses in the downtown area and several newer businesses are thriving. Some communities have developed a façade improvement program that offers matching funds for façade improvements in downtown areas. This could be something the Village could investigate in the future.



Newer businesses in Downtown Metamora

The Village has an industrial park already in place that is zoned M-3. When developing, consideration should be given to the type of use, jobs created, and overall benefits to the community. The Village can work with local economic development organizations to list and promote this area. It's important when considering development to follow the standards and

processes in the Village zoning ordinances. In many cases, when an initial use or parcel is developed, it can promote additional development in the same areas. As of 2026, there were over 150 acres available for development in the industrial park.



Metamora Industrial Park

Growth

Overall growth of the Village, both industrially and residentially, remains a priority. The Village has the right mix of updated regulations, an updated comprehensive plan, and available, correctly zoned property, to attract growth. The overall location of the Village is important as well as it is close to several larger communities in Michigan and is less than 15 minutes from suburban Toledo.

The Village also has lower Fulton County taxes, which makes it attractive to both Lucas County residents and businesses along with Michigan residents and businesses. This lower cost-of-living combined with available shovel-ready land really sets the Village up for future growth and success.

Infrastructure

The main infrastructure items are identified as the following. First, the maintenance of the existing streets, sidewalks, and paths to a safe standard. Second, adding sidewalks to areas that currently have none along with identifying areas where pedestrian paths can be expanded. Pedestrian connectivity will only enhance the successful events the Village already currently hosts along with making it more desirable to perspective residents.

The Village of Metamora maintains streets within the Village. One Village goal is repaving streets as money is available based on need. As far as sidewalks go, the Village is looking into funding sources to update and repair the sidewalks within the Village to keep the cost to the residents as low as possible along with sidewalk expansion in areas that currently have no sidewalks that are in need.

Water in the Village is provided by Fulton County while sewers are maintained by the Village of Metamora. Electric is provided by First Energy and Gas is provided by Ohio Gas. Solid waste and refuse services are currently provided by Atlas. Stormwater Management for creeks is handled by Fulton County, and the Village handles maintenance of Storm Sewers. The Village has Fiberoptic high speed internet provided by Spectrum and Brightspeed. In case of dangerous weather, the Village is equipped with a Tornado siren.

All maintenance and improvements related to infrastructure will continue to enhance the quality of life in the Village.

Parks/Recreation/Youth Activities

Another reoccurring recommendation is activities for the community's youth. Responses on the survey were rather mixed on this. That could also be because a larger percentage of respondents to the survey were older. Several members on the Comprehensive Plan Steering Committee identified that as a current need in the community.

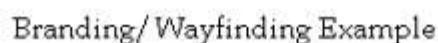
To enhance this area, the Village can collaborate with various organizations in the community like the Chamber of Commerce, local Churches, the Library, School, and more to provide more opportunities for the youth in the area. This could involve recreational opportunities through the school and parks, or it could also involve academic opportunities through the school, library, and the Village.

When it comes to parks, activities can be tailored to ensure opportunities for all ages. For example, well-maintained basketball courts, baseball fields, or skate parks can appeal to younger groups in the community while pickleball courts and tennis courts may have a more wide-ranging appeal.

With the reservoir no longer being used for water after the establishment of the Northeast Fulton County Water System, it might be possible to make it into a park. Boat ramps could be added to accommodate fishing already allowed. A bike path from the Village to the reservoir could also be considered to attract more people to the area and promote recreation there.

As was mentioned in the Land Use Section, a vibrant downtown is really the heart of the community. Giving downtown business owners an incentive to maintain and improve their buildings is one way of making improvements. Sometimes, all it takes is one business to make an improvement, and the others then follow suit. This can also be done with signage, giving owners an incentive to improve signage can really freshen up a business.

To further expand upon the uniqueness of the Village and to give it an even more unique appearance, it is recommended that wayfinding be utilized. This plan would recommend a simple start to these items, perhaps with revised welcome signs and signage that draws attention to certain areas of the Village. These types of items can make a positive impact on visitors and increase the positive perception of a community.



Section 9: Future Land Use

Any community can be defined by its land use and it's important to look at the community as a whole and determine which land uses the Village needs to have more of. Previous comprehensive plans along with this plan have taken that question to the community and the results have been similar throughout the years that the Village is primed for growth and this growth can be accomplished while keeping the small-town charm that Metamora is known for. Results from the survey and discussions with local community leaders have highlighted the need for residential, commercial, and industrial development to accommodate future growth.

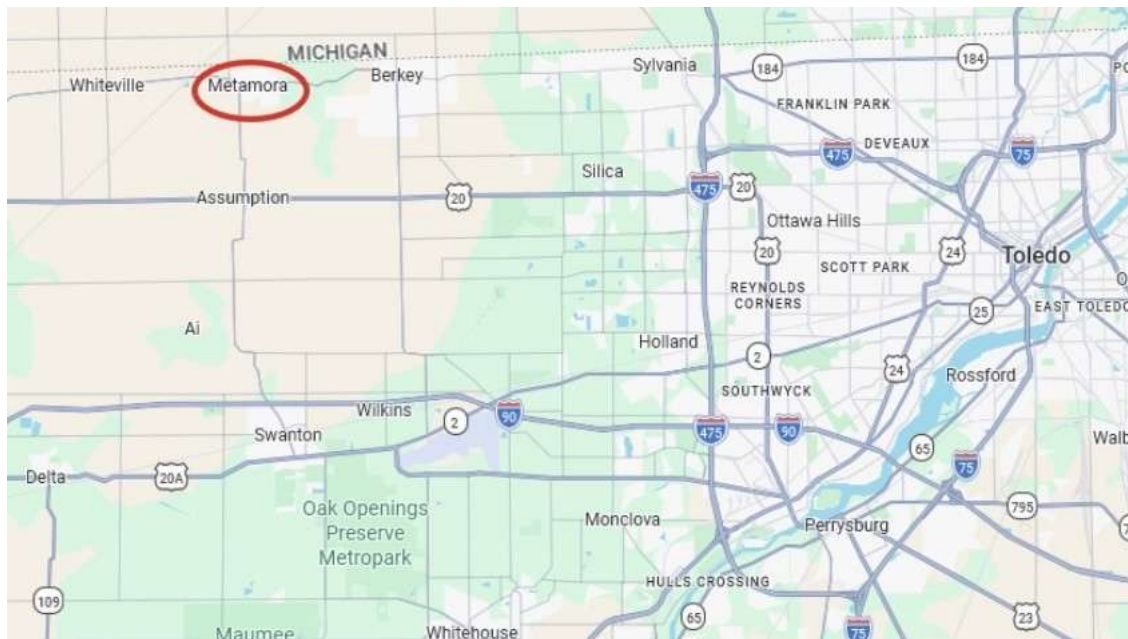
Residential development will likely continue to be focused on single-family homes, with potential for multi-family units. Industrial growth would be targeted for the southeast portion of the Village in the industrial park. Any industrial development should be indoor, clean industrial uses that are well-screened from surrounding parcels. Commercial development should focus on the downtown area and should be concentrated to avoid strip development and enhance accessibility, thus promoting a vibrant downtown with uses that the community needs.

Another factor that comes into play is knowledge of the Village's environmental characteristics, such as floodplain and wetlands. This is necessary to protect and enhance these elements through the development and redevelopment process.

What are some goals for future growth? Goals include enhancing quality of life, preserving the small-town atmosphere of Metamora, and ensuring adequate land for future needs. Goals for residential development focus on a range of housing types and maintaining neighborhood integrity. Economic development goals emphasize a strong industrial base and the promotion of local businesses. Infrastructure goals aim to improve mobility, ensure compatibility with land uses, and enhance public services.

By keeping all of this in mind, balanced growth can be achieved. Local government and community members working together is essential for growth. Transparency at all levels of government along with buy-in from the business community will be key to growth as well.

In the image below, the location of Metamora is visible in the top right or in the northeastern corner of Fulton County. As was mentioned previously, the proximity to Michigan and to Lucas County will be helpful to future growth as there is already existing demand from those areas and that is only expected to grow in the future as the eastern portion of Fulton County is expected to continue growing as the Toledo metro area inches closer to the area.



Village of Metamora's location (in red) in the area

Section 10: Plan Implementation

This plan should be used on a regular basis. The document has been designed to be regularly usable and easy to understand. When Village Officials are contemplating land use decisions, such as zoning changes, this plan can be used to determine if the location for the proposed development is suitable for the requested use. Further, when a proposed development/project is submitted, it is recommended to follow the processes and regulations outlined in the recently updated Village Zoning Ordinances so as to have a high, quality, well planned out development, and one that will be compatible with surrounding properties and land uses.

Comprehensive plans typically include an implementation chart for the plan. To track implementation, these charts must be regularly looked at. A plan can have success when local officials have a solid understanding of key overall objectives and have people in place to get the Village to those objectives. The Village currently has a capable, experienced staff that can assist and guide public officials as important decisions are made.

Keeping a pro-active approach and staying on top of grants and programs as they are announced by the State is important to acquiring future funds. This comprehensive plan is an example of that, as funds were acquired through the Ohio Department of Development through House Bill 315 in 2025. This resulted in no local funds being spent on this update which allows those funds to be used elsewhere in the community for needed improvements.

A community may have a clear vision for how it wants to look and function, but without supportive policies, procedures, and regulations in place, that vision cannot be realized. A plan is only as good as its implementation, and a clear, simplified plan can be used to achieve goals one at a time.

Looking over the history of Metamora, as was noted earlier in this plan, it's a community rooted in tradition, a close-knit community that wants growth but doesn't want to lose its small-town charm. This goal can be accomplished by taking it one step at a time, one improvement at a time, and one development at a time. Over time, one improvement leads to another, and before you know it, the sum of the improvements adds up to a revitalized community.

Plan Implementation Schedule

Task:	Who is Responsible:	When:
<i>Downtown:</i>		
Apply for applicable grants	Village Council Staff	Ongoing
Maintain downtown inventory	Village Council Staff	Ongoing
Create a downtown façade grant program	Village Council	After adoption of Plan
Create a Downtown Design Committee	Village Council	After adoption of Plan
Create/adopt Design Guidelines for Downtown	Design Committee	ASAP
<i>Administration:</i>		
Update Zoning Ordinances	Village Council	2026 (done)
Potential annexations to square up Village at East Main, West Main and State Route 64.	Village Council Residents	Future
<i>Marketing & Economic Dev.:</i>		
Creation and Adoption of a new Village logo and/or slogan	Village Council	After adoption of Plan
Creation of Village branding/wayfinding	Village Council	After adoption of Plan
Marketing & Promotion of available land in industrial park	Village Council RGP Jobs Ohio FCEDC Metamora Chamber of Commerce	Ongoing
<i>Health & Quality of Life:</i>		
Expansion of Recreational Programs	Park Board Council	Ongoing
Expansion of Pedestrian/Bike Trails	Park Board Council	Ongoing
Public Sewer issues	Village Council Staff	Ongoing

Plan Implementation Schedule (Continued)

Task:	Who is Responsible:	When:
<i>Health & Quality of Life:</i>		
Sidewalk replacement program/adding sidewalks to areas without	Village Council Staff Residents	ASAP
Street maintenance/repairs	Village Council Staff	Ongoing
Park lighting replacement project	Village Council	Ongoing
Road Widening for Meadow Lane and Shawnee Drive	Village Council	Future
Park Development in new five-acre parcel	Village Council	Future
Expanded use at reservoir	Village Council	Future

Conclusion

Metamora stands at a promising crossroads. The Village is well-positioned to bring about meaningful, positive change for its residents in the near term.

A stable foundation. Metamora's demographics reveal a small yet steady population. Most residents live in older but predominantly single-family, owner-occupied homes — a pattern that fosters strong community stability. Economic indicators are also encouraging rising home values and growing household incomes suggest the Village is weathering uncertain economic times well. Residents also enjoy valued community assets, including the Evergreen Community Library, the Metamora-Amboy Volunteer Fire Department, and the Metamora Community Park.

Addressing the growth challenge. The most pressing issue facing Metamora has been limited growth over the past several decades. To make the most of any development proposal, the Village must take a proactive approach. A range of strategies, varying in scope and investment, can help maximize the benefits — from establishing a compelling marketing identity to revitalizing the downtown area and promoting the industrial park.

Preserving what makes Metamora special. Even as the Village pursues growth, it must safeguard its cherished small-town character and quality of life. By maintaining the quality of the businesses currently in the Village, Metamora can encourage more attractive residential, commercial, and industrial development. A landscaping and streetscape plan would further energize the downtown business district and enhance public spaces.

Investing in infrastructure for the future. Over the years, Metamora has worked diligently to maintain the Village's infrastructure in a way that supports future development. This will remain a key priority. Water systems, sewers, lighting, streets, and bike and pedestrian pathways are all essential components that underpin the Village's ongoing revitalization.

In conclusion, the Village of Metamora is a unique community with a blend of historical significance, quiet neighborhoods, and family-friendly events. Whether you are a resident, business owner, or visitor, you are welcome in the Village of Metamora. The Village offers something for everyone!