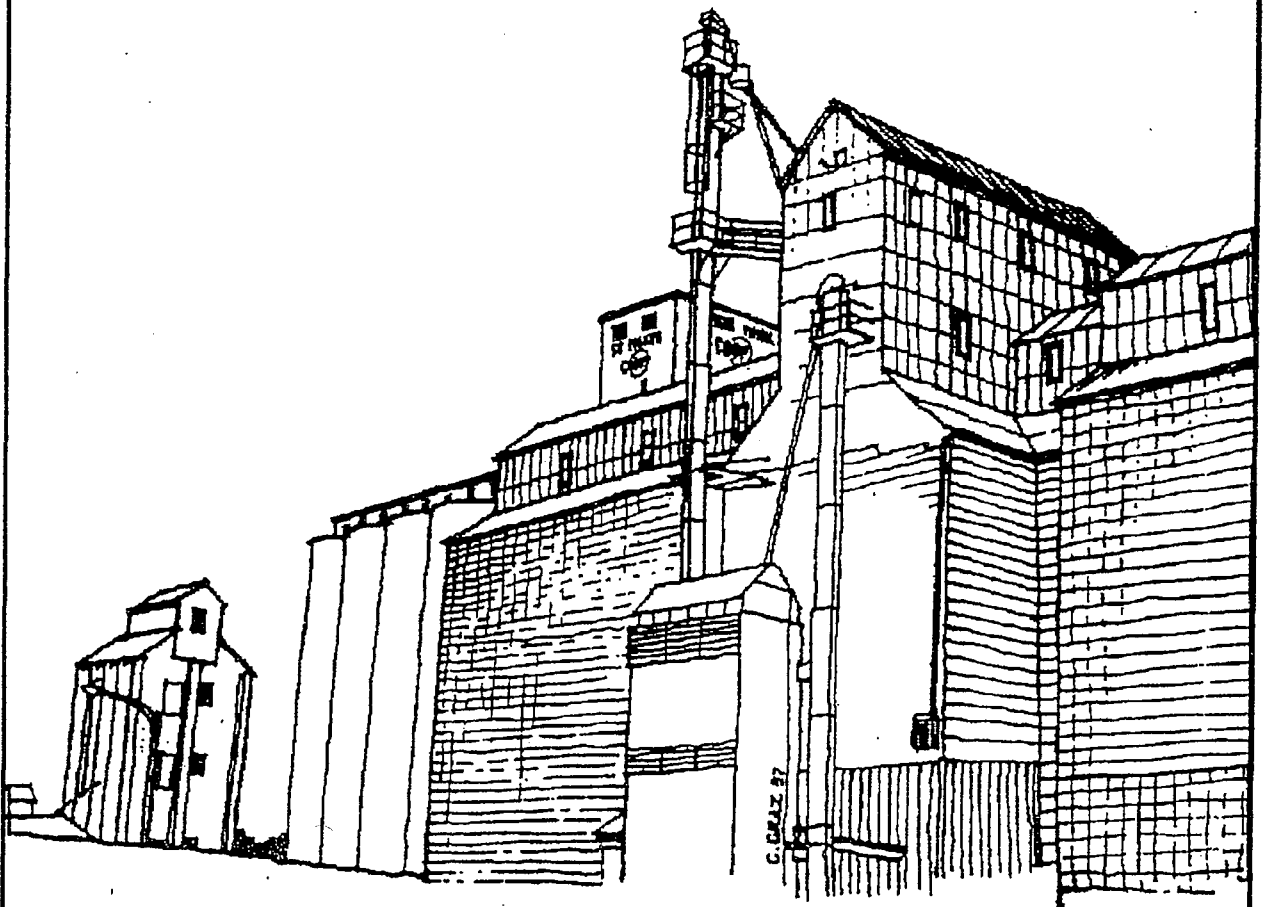


3



Economics

Comprehensive Plan
Chapter 3
Economics

INTRODUCTION

Planning by the community can have a large effect on economics. This chapter will cover how the actions of local leaders, with proper planning and an understanding of the unique needs of the community, can facilitate the growth of future economics. Graphs at the end of the chapter give information about St. Marys and surrounding areas which may be helpful in understanding the economics in the city.

ROLE OF LOCAL GOVERNMENT IN ECONOMICS

Local authorities must recognize the effect their decisions have on economics. Three important ways the city government can impact local economics are through:

- 1) laws and law enforcement,
- 2) city services,
- 3) and zoning regulations.

Laws and Law Enforcement

City laws and law enforcement must promote and protect legal business practices without being burdensome or unnecessarily restrictive. A safe and orderly city promotes an atmosphere for business development and growth.

City Services

Services that are essential must be provided by the city when those services can not be provided by the private sector. The city must not interfere with current local businesses by providing a competing service or by offering a service which should be provided by the private sector. The services that the city does provide must be done in the most economical and helpful manner possible.

Zoning Regulations

Zoning regulations must allow for the broadest possible range of land use. Regulation of private property through zoning requires great care and foresight. Zoning regulations must protect opportunities for economic growth in the private sector.

A large diversity of businesses has been started or moved to St. Marys. This is important for city authorities to recognize because, although many businesses in a community are typical and essential, a limitless number of other businesses can exist in St. Marys. Therefore, a business friendly atmosphere must exist that will allow for a variety of businesses to operate within the city.

UNDERSTANDING THE UNIQUE NEEDS OF THE COMMUNITY

St. Marys has unique needs with regard to economics and planning. These are:

- 1) location,
- 2) population,
- 3) and land availability.

Location

St. Marys is located between two larger cities, has several historical attractions, and contains the intersection of two large highways. These location characteristics put St. Marys in the center of a large and diverse market area that allows for many business opportunities.

Population

As seen in the previous chapter, St. Marys has a large number of working age residents and a large number of children. This stresses the importance of continual growth in economics in the city now and in the future due to an increasing demand for jobs.

Land Availability

As seen in the Population Chapter, limited land is available for businesses and housing. This presents a problem in the future as more property will be needed for businesses and housing as economic growth occurs. Evaluating current restrictions on land uses and possible land annexation may be necessary to allow for future growth.

RECOMMENDATIONS AND CONCLUSIONS

Planning in a community has a large effect on economics. Community leaders must consider the effects of their decisions on economics. The recommendations for future planning with regards to economics are:

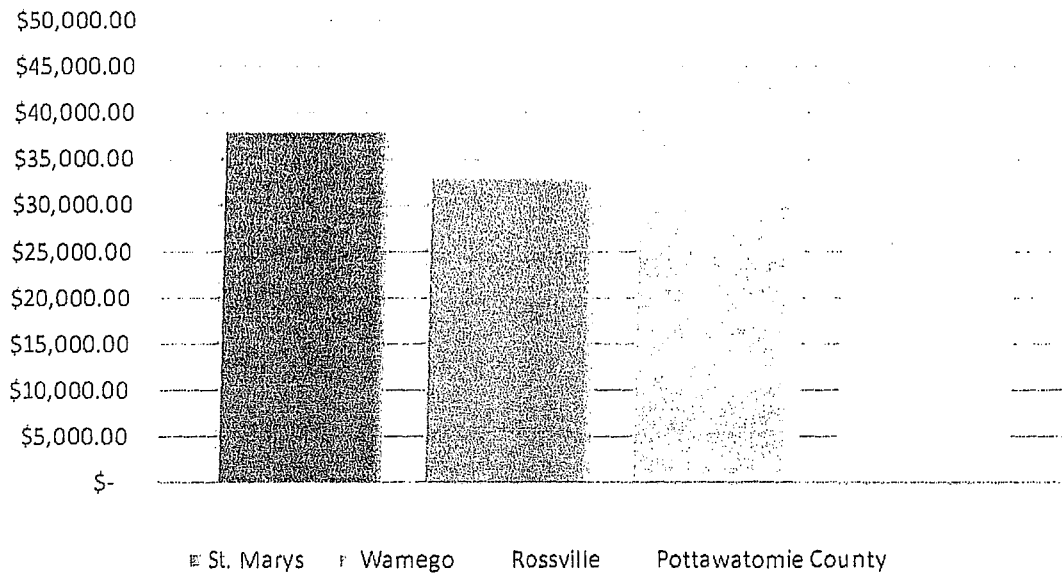
- 1) to maintain law and order within the community,
- 2) to provide the city services in the an efficient, helpful, and reliable manner,
- 3) to insure that current and future city laws are conducive to starting and maintaining businesses,
- 4) and to take a serious look at maximizing the use of land that is currently available, and also to develop a strategy for future growth as needed.

GRAPHS

The following graphs show economic details of St. Marys. The data used in these graphs are ten years old, so updated information should also be checked when available.

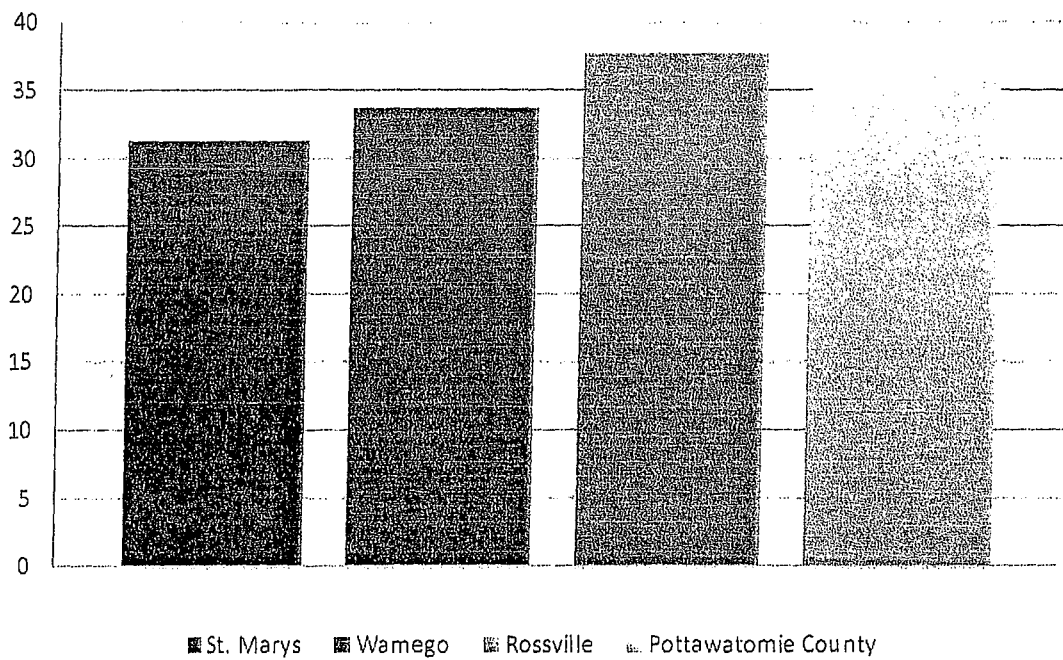
Recent economic indicators are encouraging. The population section shows recent estimates of an increase in population. This, along with other visual economic indicators such as new businesses, consistent sales tax revenues, lack of surplus housing, and new construction, all show a steady and potentially increasing economic activity in St. Marys. New census data will be available in the future for reference.

2000 Median Income Comparison



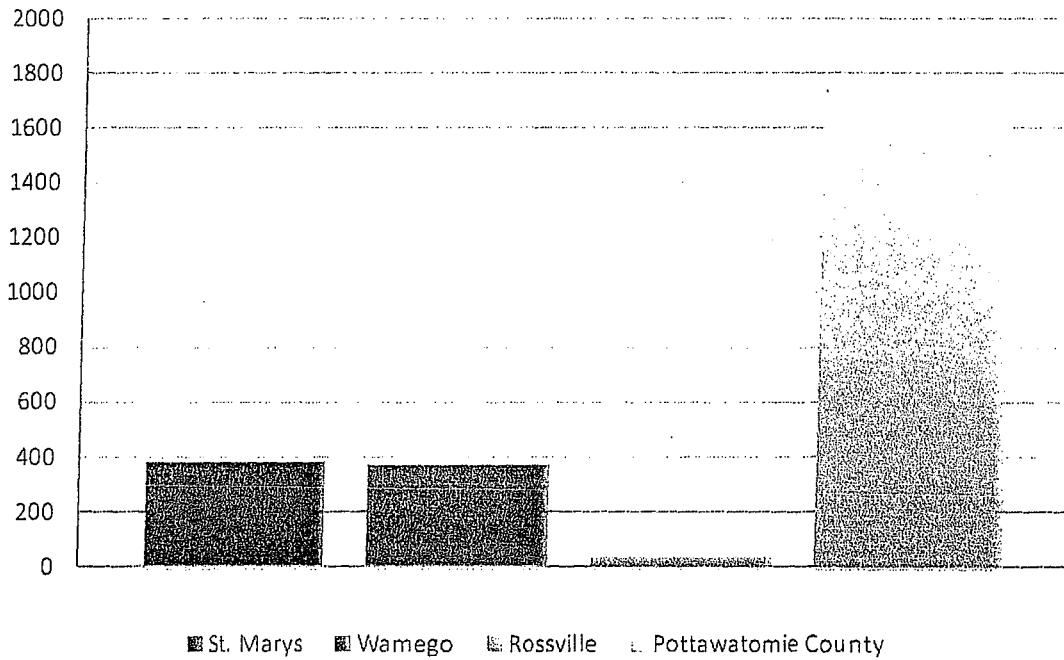
Source: U.S. Census: DP-3 Profile of Selected Economic Characteristics: 2000

2000 Median Age Comparison



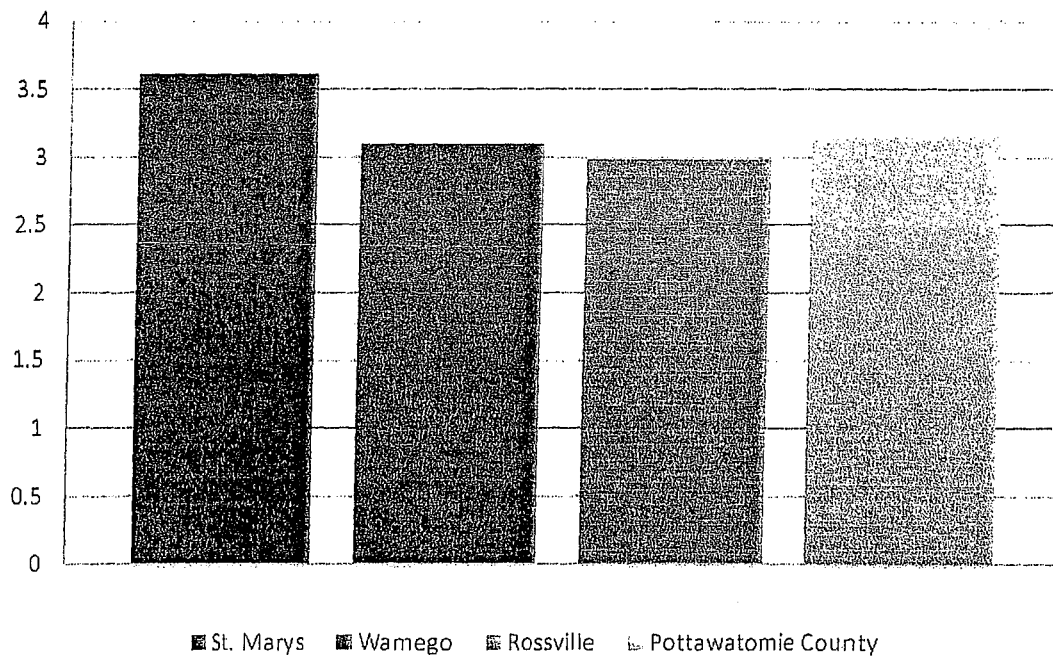
Source: U.S. Census: DP-3 Profile of Selected Economic Characteristics: 2000

2000 Family Poverty Level Comparison



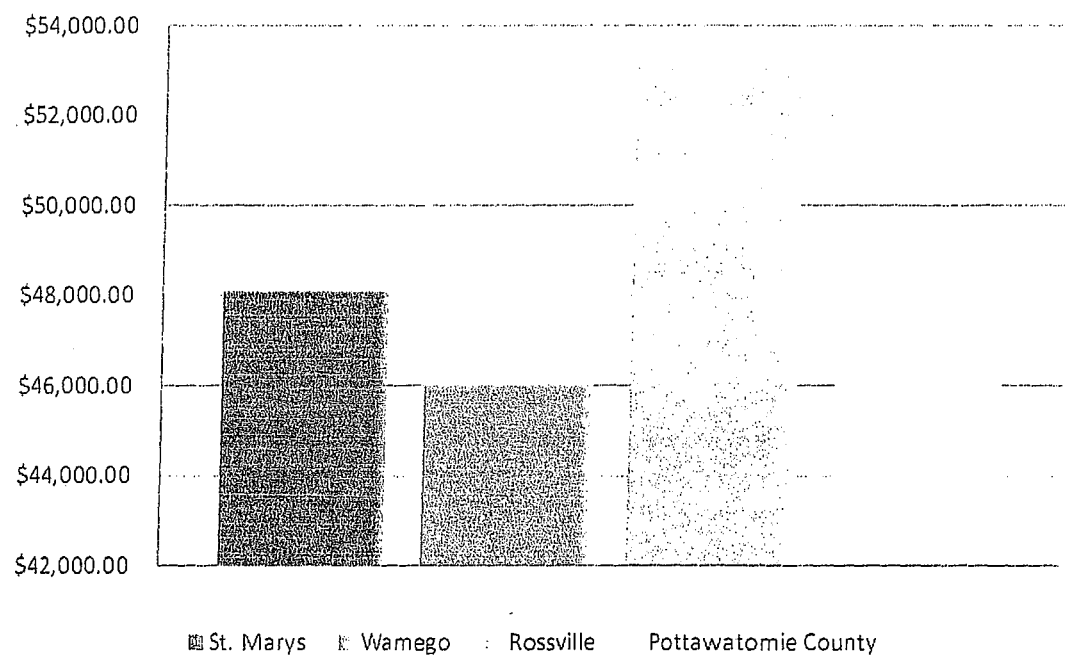
Source: US Census: DP-3 Profile of Selected Economic Characteristics: 2000

2000 Median Family Size Comparison



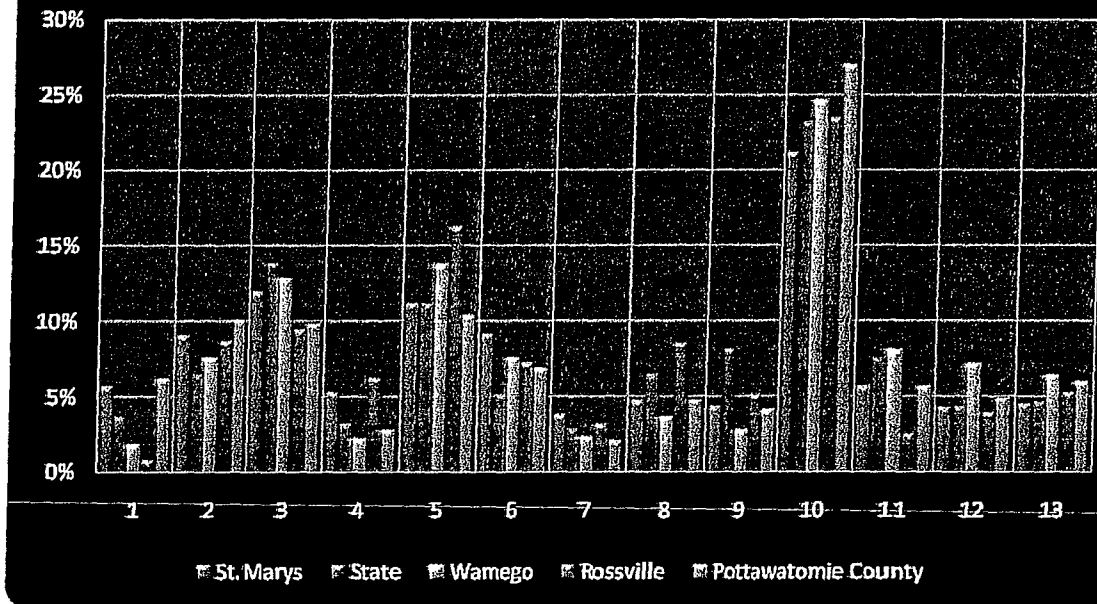
Source: US Census: DP-3 Profile of Selected Economic Characteristics: 2000

2000 Median Family Income Comparison



Source: US Census: DP-3 Profile of Selected Economic Characteristics: 2000

Industry Comparison



Source: US Census: DP-3 Profile of Selected Economic Characteristics: 2000

- 1 Agriculture, forestry, fishing and hunting, and mining
- 2 Construction
- 3 Manufacturing
- 4 Wholesale trade
- 5 Retail trade
- 6 Transportation and warehousing, and utilities
- 7 Information
- 8 Finance, insurance, real estate, and rental and leasing
- 9 Professional, scientific, management, administrative, and waste management services
- 10 Educational, health and social services
- 11 Arts, entertainment, recreation, accommodation and food services
- 12 Other services (except public administration)
- 13 Public administration