

Township Comprehensive Plans



Logan County Informational Seminar
April 15, 2009
Presented by Weston R. Dodds

Phase I

- Where are we at? Phase 1 was adopted by the Commissioners.
- Phase II – Planning at the Township level.
- Phase I is a County-wide planning document prepared by LUC & LCSWCD and adopted by a resolution of the commissioners
- This document provides a look at Logan County demographic trends, natural features, land use, and infrastructure.

Comprehensive Plan

- What is proposed? Township level planning to fit *your* needs, visions, goal, and policies
- Why a Plan?
 - ✓ Guide development and plan GROWTH while protecting environment (including farmland) – Where do you want to see growth In your Township?
 - ✓ Improve quality of life for residents
 - ✓ Proactive rather than reactive – lessen the unpredictable
 - ✓ Guide decision making at your level – Township Trustees, Zoning Commission/Boards, BZA's
- Who is involved?
 - ✓ Perry Township
 - ✓ Zane Township
 - ✓ Jefferson Township

Comprehensive Plan

- Components of a Comprehensive Plan:
 - Plan making merges the technical information developed by professional analysts (LUC & SWCD) with the knowledge, understanding, and perceptions of stakeholders and the general public. The Comprehensive Plan should be a comprehensive guide for public and private decision making that inform the community's efforts to achieve a desired future. Planning copes with unpredictable dynamics.
 - Select plan alternatives to plan implementation... Move beyond visioning to specific implementation strategies so that participants understand how their goals will be achieved in practice. Put simply, articulate goals and explore alternative plans for the future.
 - Use graphics and maps to show links between goals and impacts.
 - Growth Management Tools- Communities use growth management to anticipate and tame the negative effects of development.
 - Include “best practices” or tools that Townships can use.

Steps & What's Included

- Step 1: Identify issues, opportunities, and assumptions
 - Assess existing conditions.
 - Identify and describe community characteristics
 - Perform community survey
- Step 2: Formulate goals
- Step 3: Collect and analyze data
 - Analyze and Project population, employment, economic conditions, housing, education, historical sites, cemeteries, and other development needs.
 - Identify & map existing land use
 - Identify & map development patterns (i.e. platting history – lots splits & subdivisions, single family home construction, building permits, rezoning, etc.)
 - Identify & map community facilities – fire protection, police, hospitals, schools
 - Roads, transportation & infrastructure analysis
 - Bikeways
 - Parks
 - Road conditions
 - Traffic counts
 - Future road planning – target improvements
 - Utilities planning – map water lines, sewer service areas, electric & gas service areas, telecommunication towers

Steps & What's Included

- Step 3 Continued:
 - Identify & map natural resources & conservation
 - Elevation
 - Slope
 - Floodplains
 - Wetlands
 - Prime farmland
 - Agricultural patterns & loss of farmland
 - Soils
 - Critical Resources
 - Soil suitability for on-site septic
 - Bedrock
 - CREP
 - Drainage structures
 - Watersheds

Steps & What's Included

- Step 4: Revise goals and determine objectives – Include “best practices” & growth management tools
 - ▣ Propose land use (future land use map)
 - ▣ Provide alternative options for growth management (i.e.. ASA’s, Ag. Zoning, Planned Residential Developments, Open Space Developments, Conservation Subdivisions, etc)
- Step 5: Develop and evaluate plan
 - ▣ Draft Plan
 - ▣ Public Hearing
- Step 6: Adopt the plan
- Step 7: Implement the plan
 - ▣ Trustee adoption
 - ▣ Assigned time frames for follow-through
 - ▣ Zoning Commission/Board Zoning Amendments

Phase II

- Mapping & Visuals - Examples
 - ✓ Taylor Township Comprehensive Plan
 - ✓ Logan County Plan Update
 - ✓ Indian Lake Case Study of Growth
 - ✓ Delaware County Township Plans
- Other Possibilities – What would you like to see?
Township Guides the Plan
 - ✓ Fire districts
 - ✓ Agricultural Operations
 - ✓ Property in Maintenance (SWCD)

Phase II

- What is the benefit to coming together to plan – several Townships?
 - ✓ Cost Effective
 - ✓ Set an Example
 - ✓ Your Regional Commonalities

Perry Township

- Perry Township has created a Comprehensive Plan Steering Committee consisting of members of the Zoning Commission and BZA.
- LUC has met with the Steering Commission to discuss resident survey results, and in work sessions for the Comprehensive Plan.
- LUC is currently working on the Comprehensive Plan document and will meet with the Steering Committee periodically for review.

Jefferson Township

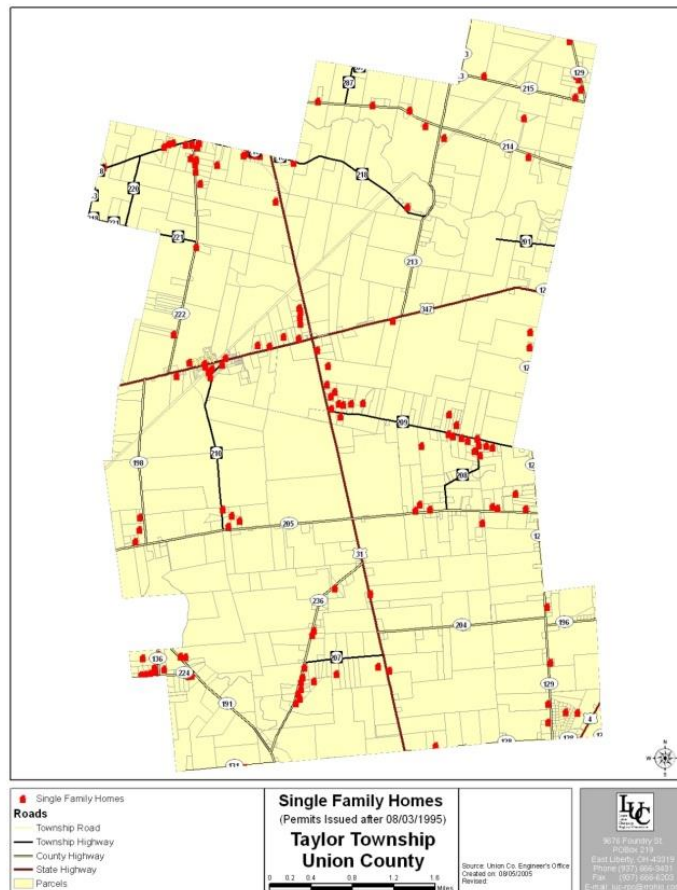
- Jefferson Township has created a Comprehensive Plan Steering Committee consisting of members of the Zoning Commission, BZA and Citizens.
- The Steering Committee is currently working on formulating a new resident survey. LUC has been working with the Steering Committee in this process.

Zane Township

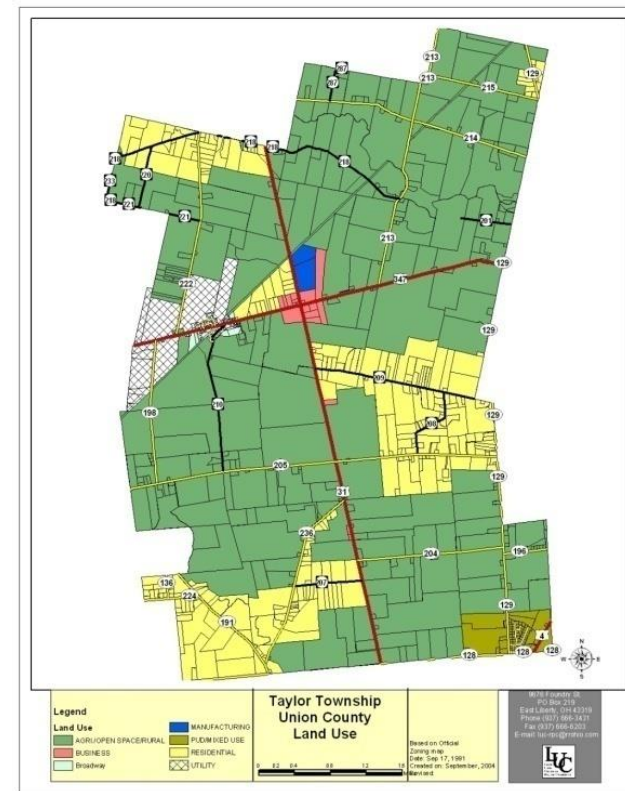
- Zane Township has completed and compiled results from a resident survey.
- Zane Township is currently in the process of forming a Steering Committee to guide the Comprehensive Planning process.

Mapping Examples

Development – Single Family Home Permits

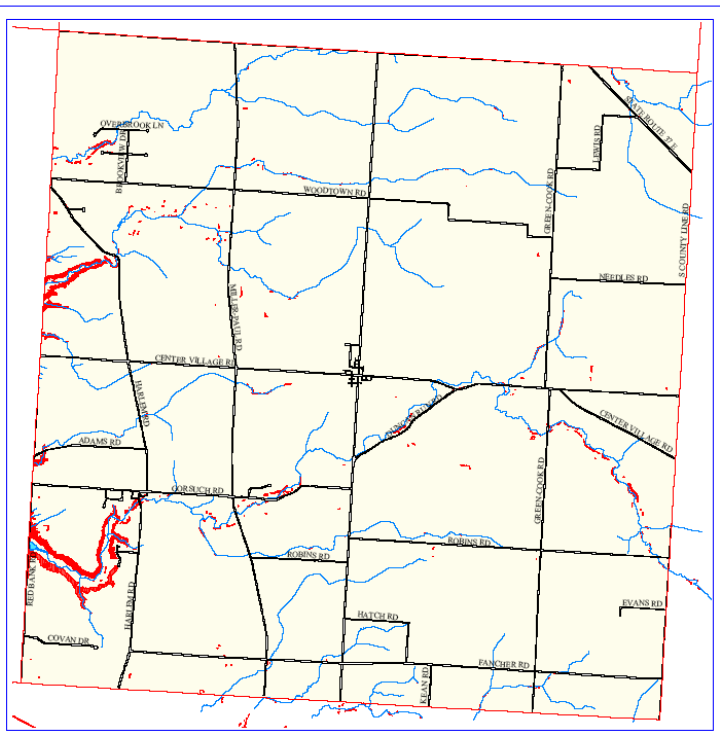


Future Land Use Map



Mapping Examples

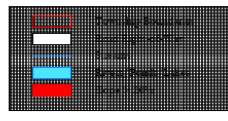
Slopes



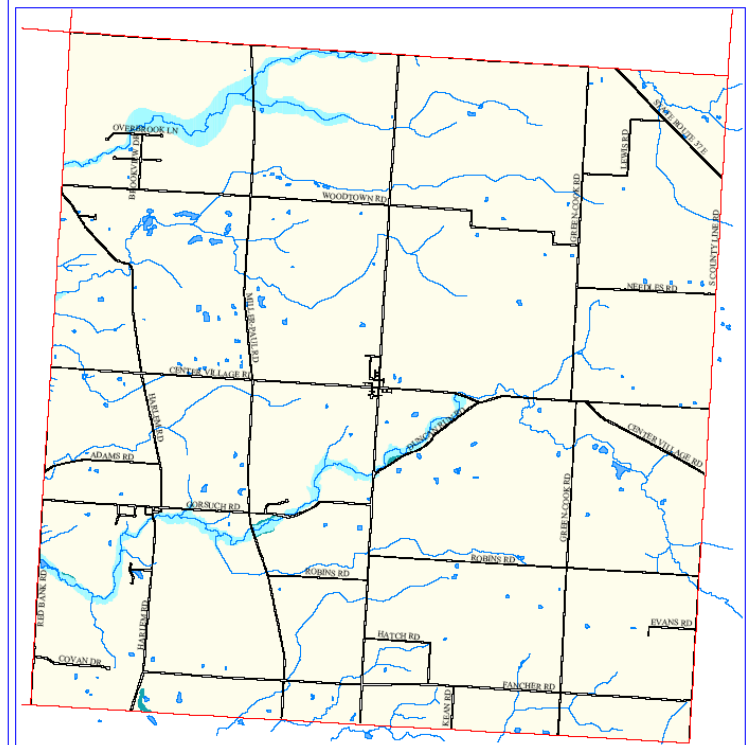
Slopes greater than 20%

Harlem Township, Delaware County, Ohio

Prepared By Delaware County Regional Planning Commission
 Data Source: DALIS
 GIS Data Provided by the Delaware County Auditor's DALIS Project
 (Township Boundaries, Hydrology and Road ROW's Types)



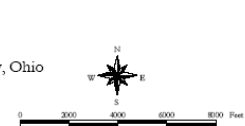
Floodplains



Floodplains

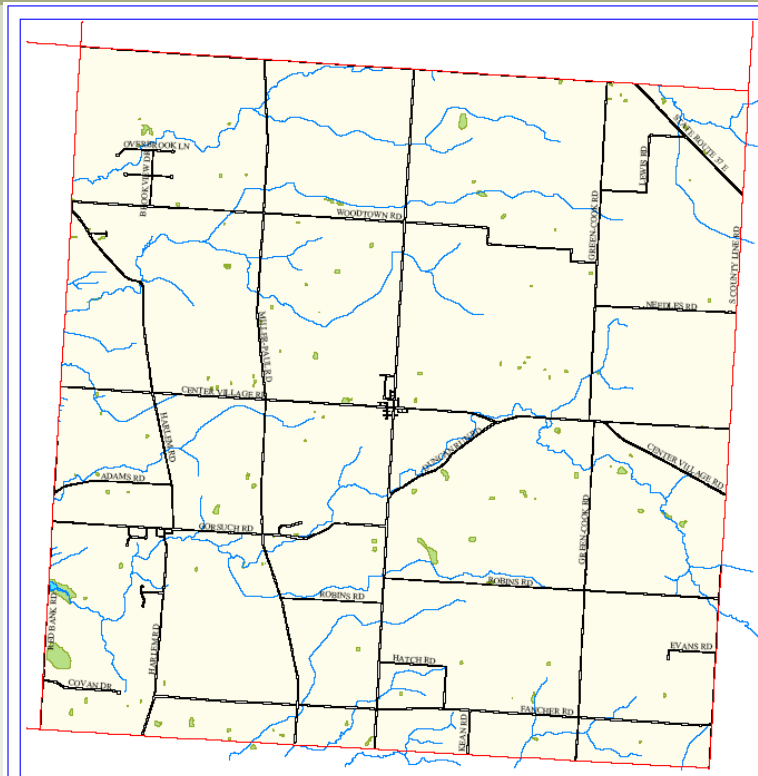
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Mapping Examples

Wetlands



Wetlands

Hadem Township, Delaware County, Ohio

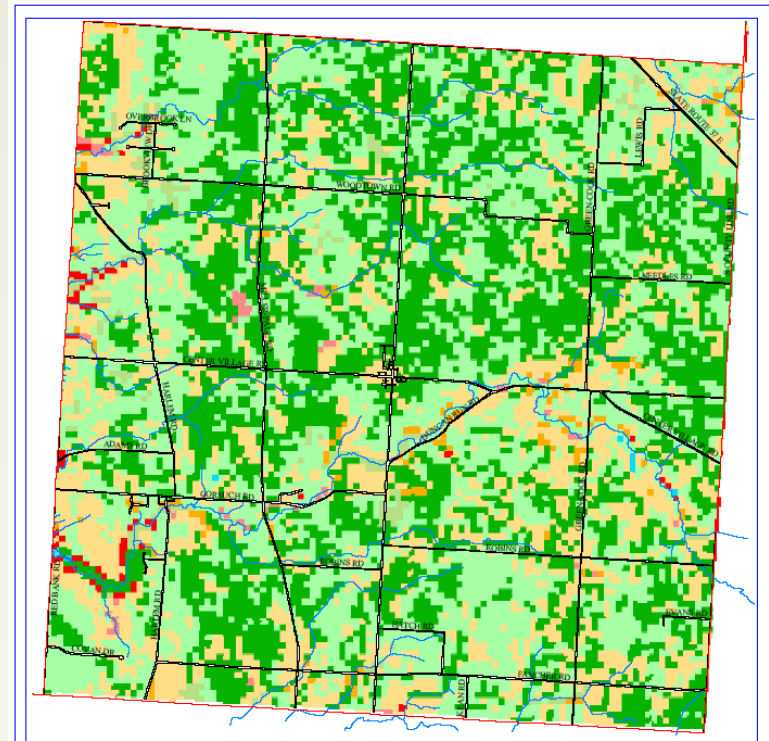
Prepared by Delaware County Regional Planning Commission
Data Source: National Wetland Inventory (NWI)
Original GIS Data Provided by the Delaware County Auditor's DALES Project
(Township, Boundaries, Hydrology and Road ROW)



0 2000 4000 6000 8000 Feet



Prime Farmland



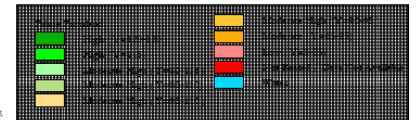
Prime Farmland

Hadem Township, Delaware County, Ohio

Prepared by Delaware County Regional Planning Commission
Data Source: CGAP
GIS Data Provided by the Delaware County Auditor's DALES Project
(Township, Boundaries, Hydrology and Road ROW)

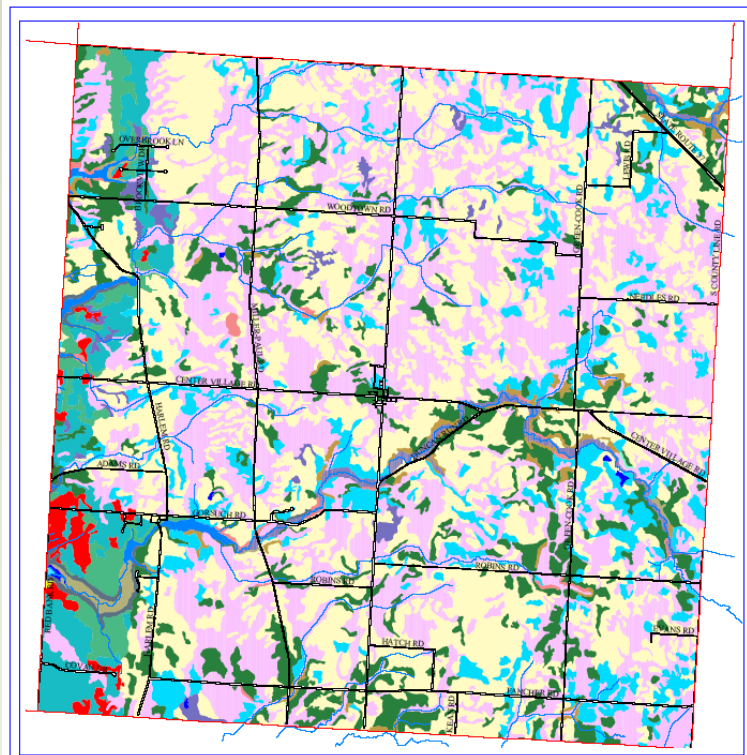


0 2000 4000 6000 8000 Feet



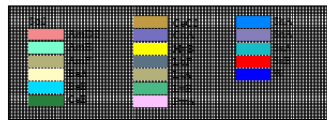
Mapping Examples

Soil Types

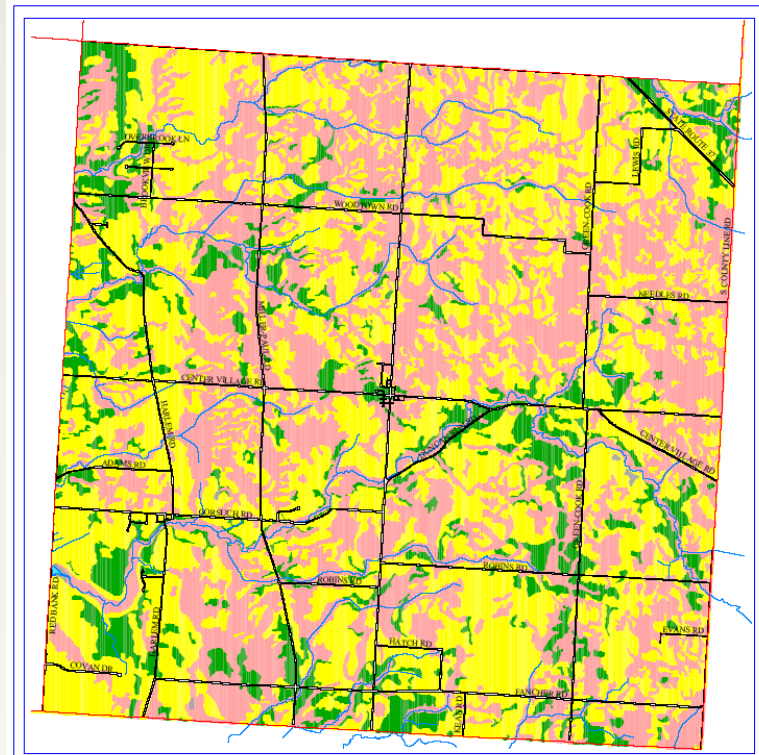


Soil Type
Harlem Township, Delaware County, Ohio

Prepared By Delaware County Regional Planning Commission
Data Source: DALSIS
GIS Data Provided by the Delaware County Auditor's DALSIS Project
(Township Boundaries, Hydrology and Road ROW, Soil)



Soil Suitability for On-site Treatment



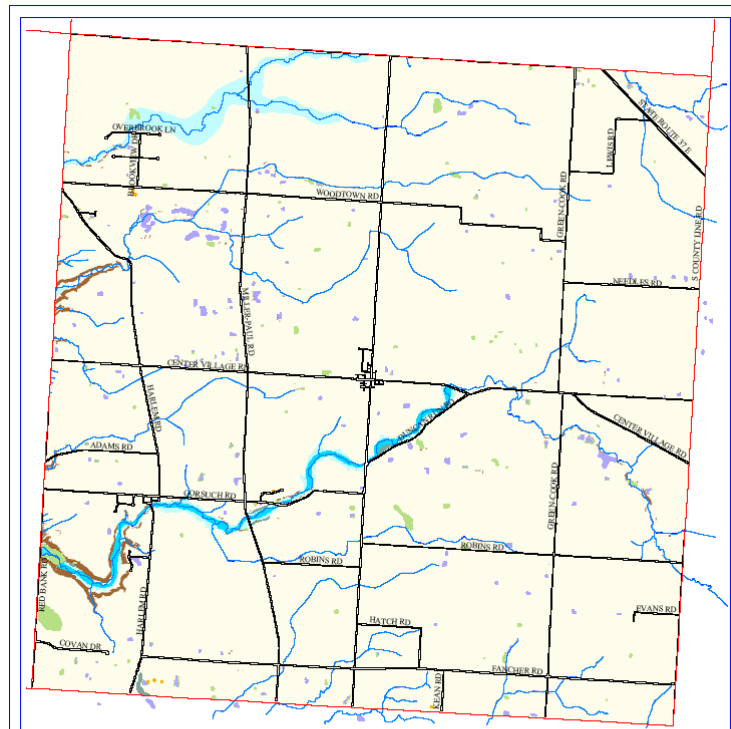
Soil Suitability for On-site Treatment
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Mapping Examples

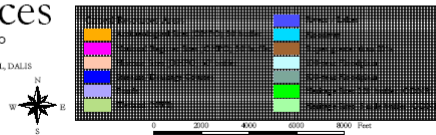
Critical Resources



Critical Resources

Harlem Township, Delaware County, Ohio

Prepared by Delaware County Regional Planning Commission
 Data Source: Ohio Heritage Preservation Office, National Wetland Inventory, OCAI, DALIS
 GIS Data Provided by the Delaware County Auditor's DALIS Project
 (Township Boundaries, Hydrology and Road ROW)



Community Facilities



Community Facilities

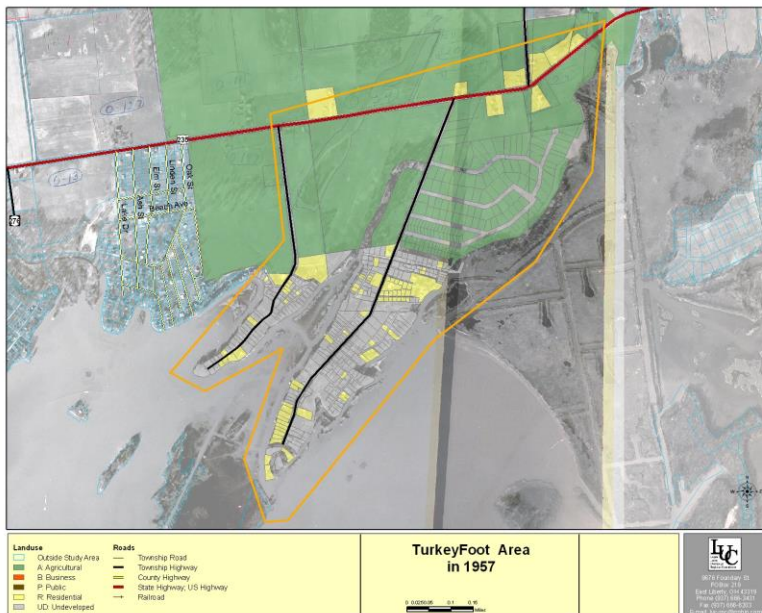
Harlem Township, Delaware County, Ohio

Prepared by Delaware County Regional Planning Commission
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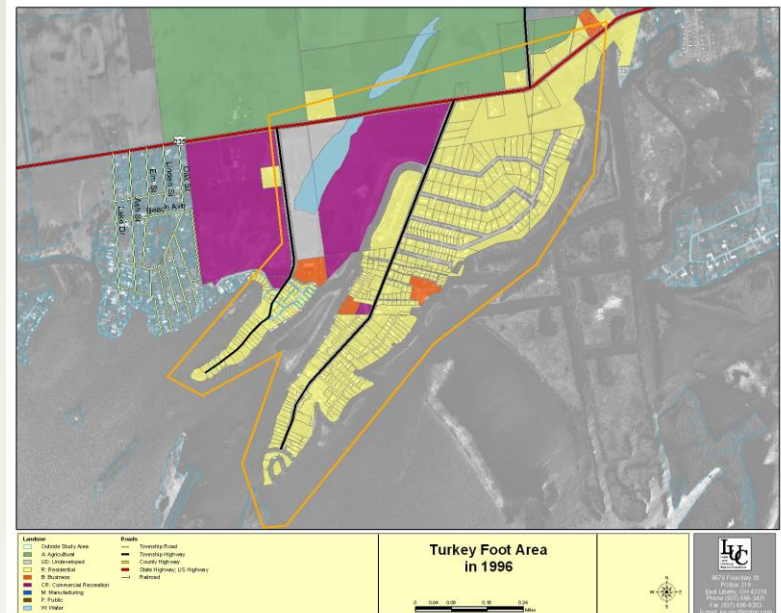


Land Use Comparison

Turkey Foot 1957



Turkey Foot 1996



Turkey Foot Area				
	1957		1996	
	Acres	%	Acres	%
BUILT	24.45	6.23	168.74	43.03
OPEN	367.74	93.77	223.45	56.97
	392.19		392.19	

Questions



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