Taylor Township

Union County, Ohio

Comprehensive Plan, 2008

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Acknowledgement

The Taylor Township Trustees, Ron Steele, Guy Greene, and Jack Engle, had considered the idea of a Comprehensive Plan for several years before deciding in late 2004 to initiate the activity. A call was put out to the community for citizens interested in contributing to the project and an organizational meeting of the steering committee was held on March 14, 2005. About 30 people attended this meeting, asking questions about the proposed project and the process by which it would be completed.

Over the ensuing two years, a small group of people dedicated to the project has emerged and their devotion to the task has facilitated the creation of this Plan.

Taylor Township acknowledges, with great thanks, the efforts of:

- Bob Kroshefsky
- Gerald Eyerman
- Bill Scheblo
- Crystal Rausch
- Dick Laird
- David Rausch
- Charles Bliss

Without the continuing interest and efforts of these particular individuals, this Plan would not have come about.

Chapter 1
Introduction

1.1 Problem Statement

The last update of the Union County Comprehensive Plan was completed in 1999. Taylor Township had been using the Union County Plan but felt that to a large extent, it was outdated in its ability to fulfill township needs. Hence, it was the intention of Taylor Township to develop a Comprehensive Plan exclusive of Union County's Plan that focused on their specific Goals, visions, and requirements. Taylor Township is looking for guidance in managing an overwhelming increase in population and housing in the region that will inevitably continue to sprawl outwards. In addition, township officials deemed it necessary to have a pro-active document with both direction and legal backbone.

With the increase in population in Taylor Township over the past two decades, it has become necessary to assess the ability to provide for residents needs. Are health and safety services adequate? Are there employment opportunities available for residents, and how these can be increased? These are questions that the township needs to address and improve upon in order to meet the needs of its community in the future.

Overwhelmingly, preserving rural character through controlled development was the main concern of the community. Residents place a high value on their small town, country atmosphere. In addition, they like the peacefulness and quietness of their township. Above all, township officials need to keep priority in mind when making local decisions.

1.2 Goals and Objectives

Given the problem of an outdated Countywide Comprehensive Plan, Taylor Township has commissioned a new Plan to be put into action. The goal is to apply a Comprehensive Plan that provides the township with an inventory of existing demographic patterns and community services and to formulate township goals and objectives during this planning process based wholly on resident and local government official input, visions, and priorities. But, just formulating goals and objectives is not enough— the Plan must include an action or implementation strategy. This Comprehensive Plan must be used to guide future development in the area and to provide the township with legal fortitude with the increasing threat of litigation. Alternative sources of funding need to be found to pay for the increased cost of services provided to the community.

The Goals listed in Chapter 5 of this plan seek to direct the public and local government in the future at satisfying local needs and priorities. The Goals outlined below provide a brief view into the values of the community as well as their concerns for the future. They were devised directly from the results of the community survey that local residents and government officials completed.

1.3 Significance of Study

The most significant reason for the creation of the Taylor Township Comprehensive Plan is to improve the quality of life for its residents and to make it an attractive place to live and work. The Taylor Township Comprehensive Plan will be used as a means to guide local policy and development while at the same time protecting the physical environment and managing growth. The township wishes to ensure that its residents maintain what is most valuable to them – their rural environment.

This Plan is relevant in advising township officials concerning overall future development, land use decisions, infrastructure and transportation planning, and political and fiscal administration. In addition, the plan is substantially essential in protecting community necessities such as the safety, health, and welfare of the citizenry. Also, it addresses the importance of economic development in assuring that residents have jobs, income, and resources in which to live as well as the necessary local services to provide for their physical and social needs.

The Comprehensive Plan developed here is meant to be a pro-active document in fulfilling township needs and improvements. Rather than reacting to possible future problems, the intent of the Comprehensive Plan is to provide possible solutions to problems before they occur and to brainstorm and tackle existing challenges. Hence, planning is an attempt to lessen both the unfamiliar and unpredictable. The plan guides change while recognizing the practical needs and familiarity in which citizens find comfort. In addition, the Comprehensive Plan takes into account differing views among residents, government officials, political interests, business owners, and other community parties in an effort to create cooperation in the planning process that everyone can benefit from.

1.4 Summary of Chapters

Below is a chapter summary of the Taylor Township Comprehensive Plan.

- *Chapter 1* provides a brief overview and introduction of the Plan and presents the purpose and background of the study.
- *Chapter 2* defines the Taylor Township study area as well as providing a brief community profile of the township.
- *Chapter 3* discusses the methodology and analysis used in the research of the Taylor Township planning process.
- *Chapter 4* presents a problem analysis and resource inventory. It provides demographic, economic, and housing trends, and describes the structure of local government, community facilities, infrastructure, and natural and historic resources.
- *Chapter 5* includes the Goals and Objectives for Taylor Township.

Chapter 2
Taylor Township Study Area

2.1 Taylor Township Study Area

Taylor Township is located in the central region of Union County, Ohio. Both State Routes 347 and 31 intersect in Taylor Township. State Route 33, which connects to Columbus, is just over two miles south of the township. The closest interstate highway is I-70, 30 miles south of Broadway and I-71, 32 miles east of Broadway. Cities in close proximity, measured from Broadway, include Marysville in Union County (8 miles), Delaware in Delaware County (20 miles), Bellefontaine in Logan County (22 miles), Marion in Marion County (25 miles), Kenton in Hardin County (25 miles), Dublin in Delaware, Franklin, and Union Counties (26 miles), Urbana in Champaign County (33 miles), Columbus (41 miles), and Dayton (74 miles).

2.2 Community Profile

Taylor Township was the 14th and last township established in Union County on December 5, 1849. It is contiguous to Liberty Township to its west, York and Claiborne Townships in the north, Leesburg Township to its east, and Paris Township to the south. There is one village in Taylor Township – Broadway – but it is not incorporated. Mill Creek, Blues Creek, and Bokes Creek run through the township. Entering Taylor Township on its western boundary, it meanders

in a general southeastern course, leaving Union County to pass into Delaware County. Bokes Creek runs through Taylor Township, entering the township on its northern boundary, and moving in an easterly direction out of Union County into Delaware County. Taylor Township is a part of four watersheds: Fulton Creek, Bokes Creek, Blues Creek and Mill Creek below Otter Creek to New Dover.

Most of the land in the township, about 76.3%, has a U-1 (Rural) zoning designation and 16.8% is zoned R-1 (Residential). Business (B-1) zoning makes up 1.4% of the township's land.

Table 2.1 displays a community profile of Taylor Township including various demographic facts and local information.

2.3 Comparative Analysis

The following townships in Union County are also developing or have completed Comprehensive Plans: Allen, Darby, Jerome, Liberty, and Millcreek. The remaining townships in Union County use the Union County Comprehensive Plan as a tool for guidance in development, land use, and the like. Taylor Township felt that it would benefit in having a more specific plan to fit its needs, visions, and goals.

The last three decades have been characterized by a great deal of industrial development in the region due to Honda of America Manufacturing and their suppliers. Honda of America Manufacturing employs over 12,000 people at five manufacturing plants (Marysville Motorcycle Plant, Marysville Automobile Plant, Anna Engine Plant, East Liberty Automobile Plant, and Honda Transmission Manufacturing) in the region, most of which are within 10 miles of the township. Population growth, housing development, and income expansion have been results for many communities in the region, including the Taylor Township.

Union County has also experienced a great deal of growth due to the urban sprawl from the Columbus. Residents of Columbus are no longer satisfied with just relocating to its suburbs. They are continuing to move into the surrounding rural townships in Union County and elsewhere to obtain an atmosphere of "country living."

Table 2.1: Taylor Township Community Profile

Data Source: U.S. Census Bureau, 2000

Population & Demographics

- Total Population - 1,444
- Female Population - 707
- Male Population - 737
- Total Households -585
- Median Household Income - $61,492
- Median Housing Value - $132,400

Local Government

- 3 Elected Township Trustees
- 1 Elected Township Fiscal Officer
- Local Zoning – 1 Appointed Zoning Inspector, Appointed Zoning Board, Appointed Board of Zoning Appeals

Community Facilities

- Churches - 3
- Library - 0
- Community Center- 0
- Parks - 1
- Ball Fields - 1
- Cemeteries - 5

Hospitals

- Memorial Hospital of Union County in Marysville – 9 miles
- Grady Memorial Hospital of Delaware County in Delaware – 18 miles
- Mary Rutan Hospital in Bellefontaine – 22 miles
- Children's Hospital in Columbus – 42 miles

Education

- Marysville Exempted Village School District, Graduation Rate 96.2%, District Rating Excellent
- Ohio Hi-Point Joint Vocation School in Bellefontaine – 19 miles
- Urbana University in Urbana – 34 miles
- Wittenberg University in Springfield – 42 miles
- Clark State Community College in Springfield – 53 miles
- Ohio State University in Columbus – 41 miles

- Ohio State University - Marion Branch – 27 miles
- Marion Tech in Marion – 27 miles
- Ohio Wesleyan University in Delaware – 20 miles
- Capital University in Columbus – 41 miles
- Franklin University in Columbus – 42 miles
- Columbus State Community College in Columbus – 44 miles

Transportation

- State Routes 31 & 347 – in township
- US Route 33 – 6.5 miles
- Interstate 70 – 38 miles
- Interstate 270 – 22 miles
- Interstate 71 – 46 miles

Airports

- Union County – 11 miles
- Grimes Field (Urbana) – 31 miles
- Bellefontaine Municipal – 24 miles
- Port Columbus International – 47 miles
- Rickenbacker Airport – 52 miles
- Dayton International – 71 miles

Utilities

- Electricity - Dayton Power & Light, Union Rural Electric, Ohio Edison
- Gas – Columbia Gas
- Telephone – Sprint, Verizon
- Cable - Time Warner Cable

Chapter 3
Methodology

3.1 Methods of Analysis

Data gathered for analysis and inventory in Chapter 4 of this Plan was formatted and used to generate tables and graphs showing trends and patterns using Microsoft® Excel. These graphs include various pie and bar charts as well as tables to display information and the progression of such over time.

Mapping and Geographic Information Systems ("GIS") services were implemented as part of this Plan as tools to portray the location and variations of specific socio-economic, environmental, and demographic data sets relevant to this Comprehensive Plan. LUC Regional Planning Commission performed this task using the ArcGIS® software program.

The use of GIS in planning can be an important tool. It can be used for both inventorying and visualizing data. GIS itself is a mapping program that allows the user to store, analyze, and display data that is essentially spatial in nature. For purposes of this Plan, GIS was used mainly to display various layers of data in the form of maps. For example, in Chapter 4, you will find zoning, land use, and soil maps, to name a few. In addition, GIS was used to analyze and exhibit the transportation networks in the township. In all, the Taylor Township maps are presented as user-friendly sources to display data in a format easy for the reader to understand.

3.2 Data Sources

Most of the data used in the Problem Analysis and Resource Inventory section (Chapter 4) of this Plan was taken from the U.S. Census Bureau. Data sources are cited at the bottom of each table and graph.

A community survey (Appendix A) was sent out to the 602 landowners in Taylor Township. Of these, 112 (18.6%) returned the completed surveys. These results formed the basis of the Taylor Township Comprehensive Plan. Citizens were involved in the beginning of the planning process. Survey results were compiled and summarized using descriptive statistical techniques and constitute the basis for what follows in Chapter 5, Goals and Objectives. Taylor Township, as well as LUC Regional Planning Commission, is comfortable in the fact that the actual goals and objectives formulated in this Plan come directly from the citizenry representing a

diverse cross-section of their community. This Comprehensive Plan was built upon citizen input and is a consensus-based document.

A community survey was necessary to involve public opinion in the planning process. A plan itself can be a consensus building activity, which derives support from the community. The survey is one way to attain balanced views and differing opinions for eventual action. It gathers diverse points of view and identifies problems that the planner may not have seen without living or working in the community that is being planned for. The idea of planning needs to involve the community in an open process where everyone has the opportunity to participate. Traditionally, the comprehensive planning process involved the public in the later half of the process only, often after a draft plan was produced. This would often cause some discontent in the community, probably because resident concerns were not addressed in the plan. Furthermore, if local citizens are to "buy into" and support the Plan, they must be involved forthrightly. Hence, we've attempted here through the use of the community survey, interviews, and early public meetings, to involve the citizenry in the "front-end" stages in hopes that input would actually shape the Plan. The resulting Plan, having been developed with community input, should therefore have a wider acceptance in the community.

Chapter 4

Problem Analysis and Resource Inventory

4.1 Introduction

Analyzing existing patterns and conditions in the community by means of a "Problem Analysis and Resource Inventory" is a necessary part of a plan. It is essential to study or access the existing conditions before determining what direction to take, and how to get to the desired future. This was the case for Taylor Township in order in produce future Goals and Objectives.

Most of this activity involves gathering and analyzing data. In the case of this Plan, most of the data was taken from the U.S. Census Bureau. Additional data was obtained from the Ohio Department of Development's Office of Strategic Research, the Union County Engineer, and the Union County Auditor. The process is outlined below:

1. Identify the areas where data is needed
2. Assemble all previous reports prepared in regards to Taylor Township
3. Gather pertinent data for the subject areas identified (internet, *etc.*)
4. Analyze the data and transfer to charts, figures, and maps
5. Provide text to describe patterns and analysis

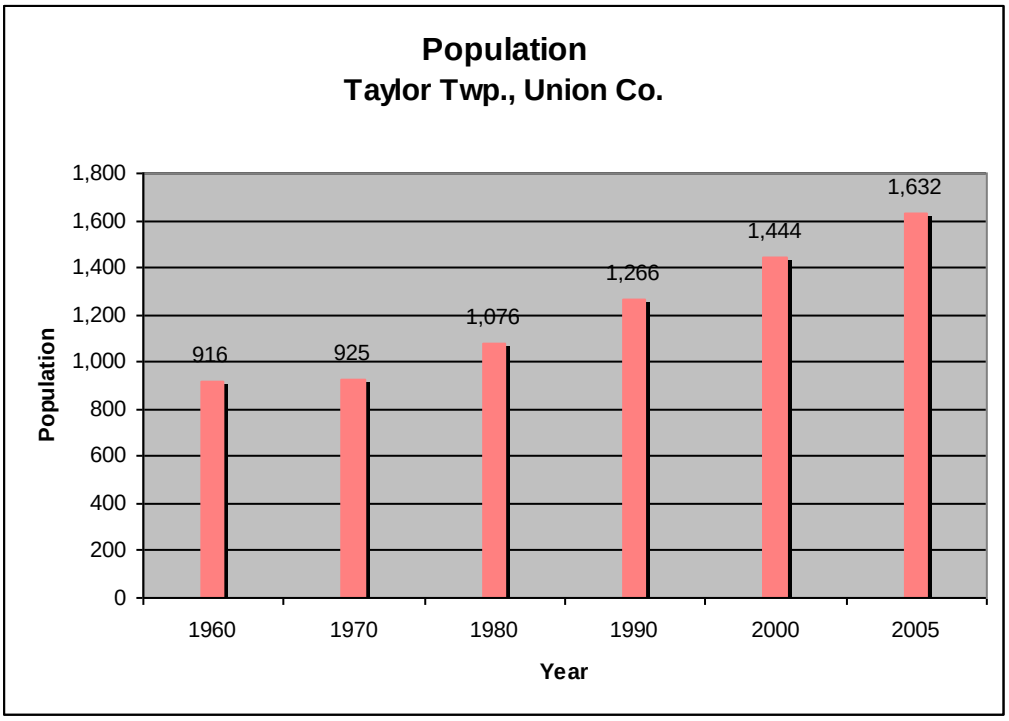
The areas identified as pertinent and necessary for study were demographic trends and patterns, economic trends and patterns, natural and historic resources, community facilities and infrastructure, housing characteristics, local government and community services, and land use. Finally, a fiscal analysis was performed.

4.2 Demographic Trends and Patterns

4.2.1 Population Growth Trends

Taylor Township has experienced a population growth of nearly 14.0% over the past decade. The 1,266-population figure of the township for 1990 has increased to 1,444 according to the 2000 census data. The population in 2005 was estimated to be 1,632, an increase of 13.2 % from 2000. In contrast, Union County's population is estimated to have grown by 11.8% during the period 2000 – 2005. **Figure 4.1** shows the township's population growth over the past four decades.

Figure 4.1 – Population



Source: US Census Bureau

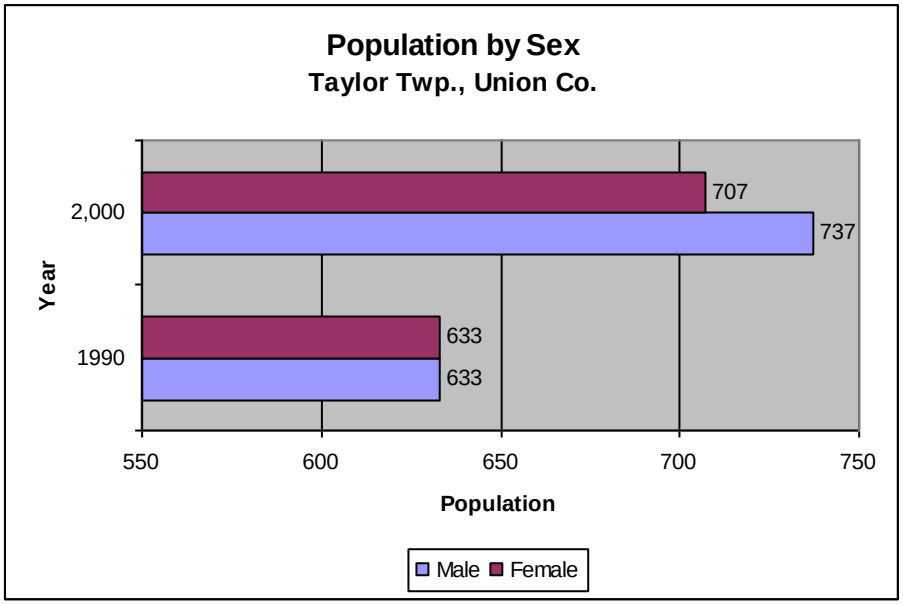
The total number of households in the township has increased from 425 in 1990 to 489 in 2000, and the number of people living in these households increased by 178 over the past decade.

Over the next 30 years, the population of Ohio is expected grow by 8.5%. However, Union County is expected to experience tremendous growth of 108%. The projected population of Union County in 2030 is 85,190 (*Ohio Department of Development, Office of Strategic Research & U.S. Census Bureau*).

4.2.2: Age Group Trends

As seen in **Figure 4.2**, the number of males exceeded the number of females by 4.2% in the 2000 Census. According to the 1990 Census, the township had an equal number of male and female inhabitants.

Figure 4.2 – Population by Sex



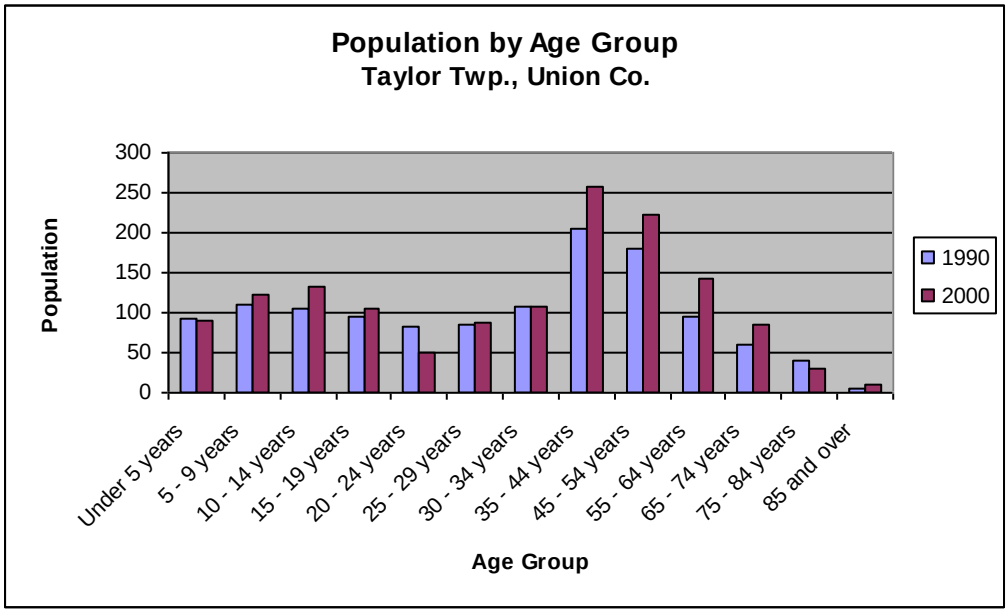
Source: US Census Bureau, 2000

Table 4.1: Median Age by Sex
Source: US Census Bureau, 2000

Median age	Taylor Twp.	Union Co.	Ohio
Both sexes	36.3	34.5	36.2
Male	35.1	33.7	34.9
Female	37.2	35.2	37.5

The median age of women is about two years greater than that of males.

Figure 4.3 – Population by Age Group



Source: US Census Bureau, 1990, 2000

Figure 4.3 shows the past two census populations of the township by age groups. The median age is approximately 36.3 years **(Table 4.1)**. According to the 2000 Census, the largest age group is 35 to 44 years, which is 17.9% of the total population. This is followed by the 45 to 54 years age group, which makes up 15.4% of the total population in 2000 **(Table 4.2)**.

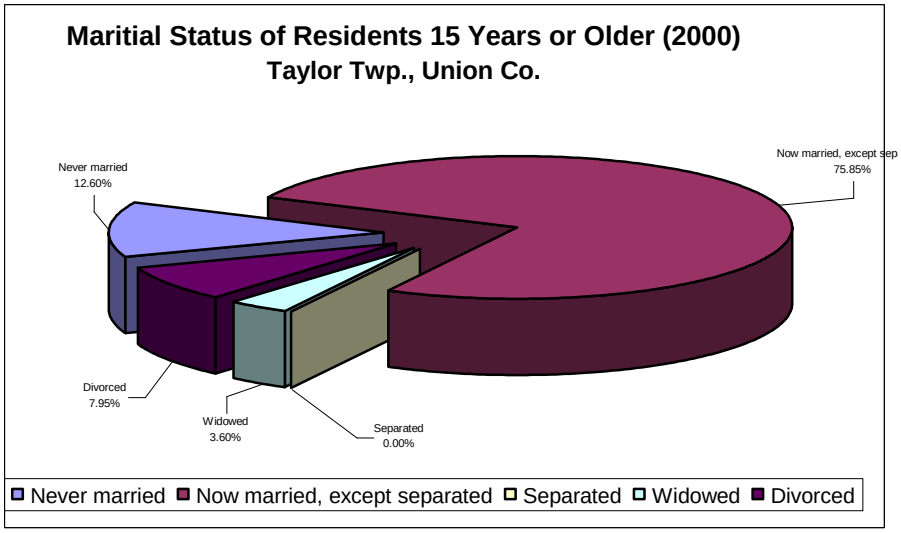
Table 4.2: Population by Age Group
Taylor Twp., Union Co.
Source: US Census Bureau (1990, 2000)

	1990		2000	
	Number	%	Number	%
Under 5 years	93	7.3	91	6.3
5 - 9 years	110	8.7	123	8.5
10 - 14 years	105	8.3	133	9.2
15 - 19 years	95	7.5	105	7.3
20 - 24 years	83	6.6	50	3.5
25 - 29 years	86	6.8	87	6
30 - 34 years	108	8.5	107	7.4
35 - 44 years	205	16.20	258	17.9
45 - 54 years	181	14.30	222	15.4
55 - 64 years	95	7.50	143	9.9
65 - 74 years	61	4.82	85	5.9
75 - 84 years	40	3.16	30	2
85 and over	4	0.32	10	0.7
Total:	1,266		1,444	

4.2.3: Marital Status

According to the 2000 Census, currently married residents 15 years or older make up 75.85% of the population. **Figure 4.4** shows that 12.6 % Taylor Township residents 15 years or older have never been married, 7.95% are divorced, and 3.6% are widowed.

Figure 4.4 – Marital Status of Residents 15 Years or Older



Source: US Census Bureau, 2000

4.2.4: Education

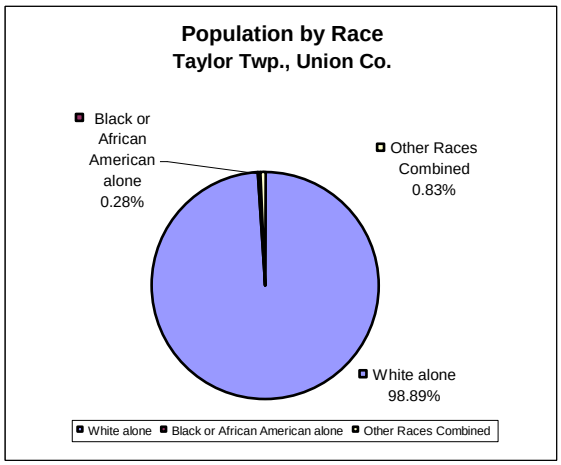
Table 4.3 shows the educational attainment as percentages of the population over 25 years of age in Taylor Township. In all, about 47.5% of the population over 25 years of age has a high school diploma. Interestingly, the Union County high school graduation rate is 43.9%. In addition, 8.9% of the population over 25 years of age has an associate's degree, 10.6% has a bachelor's degree, and 5.4% have a graduate or professional degree.

Table 4.3: Educational Attainment of Population 25 Years or Older
Source: US Census Bureau, 2000

Educational Attainment	Taylor Twp.	Union Co.
Less than 9th grade	1.52%	3.25%
9th to 12th grade, no diploma	9.75%	10.67%
High school graduate	47.45%	43.88%
Some college, no degree	16.36%	20.60%
Associate degree	8.88%	5.60%
Bachelor's degree	10.62%	11.80%
Graduate or professional degree	5.42%	4.20%
Percent high school graduate or higher	88.70%	86.00%
Percent bachelor's degree or higher	16.00%	15.90%

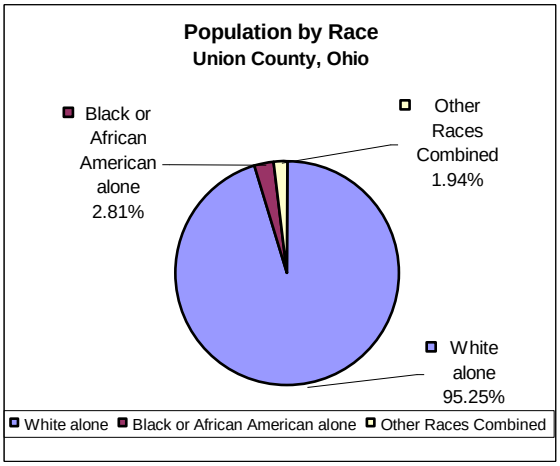
4.2.5: Race

Figure 4.5 – Population by Race (Taylor)



Source: US Census Bureau, 2000

Figure 4.6 – Population by Race (Union)



Source: US Census Bureau, 2000

The two figures above (**Figure 4.5** and **Figure 4.6**) show the racial mix in Taylor Township and Union County. The percentage of Blacks or African Americans in Taylor Township (0.3%) is less than that in Union County (2.8%). Not surprisingly, 98.9% of Taylor Township's residents are Caucasian. The remaining 0.8% of the population is comprised of other races such as American Indian & Alaska Natives, Asians, Hawaiian and other Pacific Islanders, *etc.*

4.3 Economic Trends and Patterns

4.3.1 Income and Occupations

Table 4.4: Median Household Income in 1999 Source: US Census Bureau, 2000	
Region	**Dollars**
Taylor Township	61,492
Union County	51,743
Ohio	40,956

Table 4.4 shows that the median household income in Taylor Township ($61,492) is about $20,500 greater than the State of Ohio median ($40,956) and about $10,000 more than the Union County median ($51,743). **Table 4.5** shows that the largest percentage of township households falls into the $75,000 to $99,999 household income category, which greatly exceeds the Union County median figure, as it does that of the State of Ohio. The $50,000 to $99,999 range includes 59.1% of township households. This figure is nearly 1.5 times that of Union County (42.0%). Only 30.4% of households in the State of Ohio fall in this household income category.

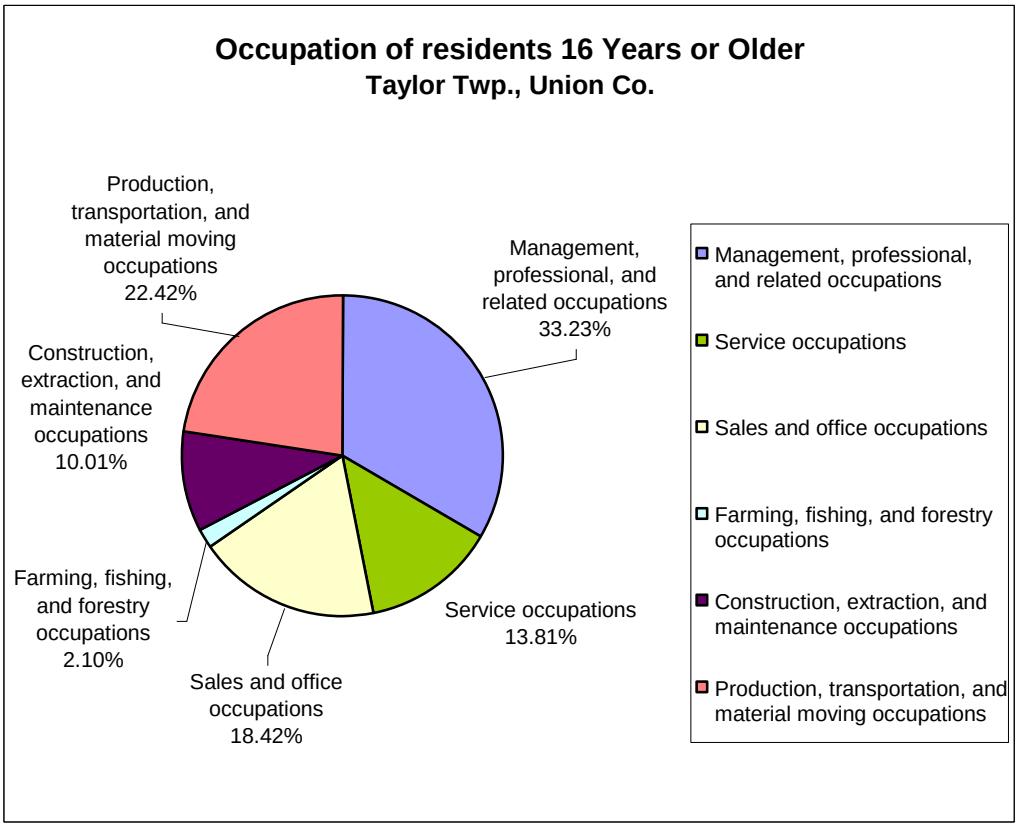
Table 4.5: Household Income in 1999 (% Households) Source: US Census Bureau, 2000			
	Taylor Twp.	**Union Co.**	**Ohio**
Less than $10,000	0.00	4.96	9.15
$10,000 to $14,999	2.46	4.23	6.42
$15,000 to $19,999	0.00	4.95	6.44
$20,000 to $24,999	4.93	5.17	6.92
$25,000 to $29,999	6.78	5.74	6.79
$30,000 to $34,999	4.52	4.55	6.78
$35,000 to $39,999	6.98	5.60	6.22
$40,000 to $44,999	6.57	6.27	5.92
$45,000 to $49,999	6.98	5.71	5.21
$50,000 to $59,999	6.98	12.06	9.59
$60,000 to $74,999	21.56	14.71	10.77
$75,000 to $99,999	30.60	15.21	10.00
$100,000 to $124,999	1.64	6.07	4.50
$125,000 to $149,999	0.00	2.66	2.00
$150,000 to $199,999	0.00	1.53	1.60
$200,000 or more	0.00	0.59	1.71

Table 4.6 shows that the unemployment rate in Taylor Township is 1.3%. This is about half the unemployment rate in Union County (2.3%), and about one fourth that of the State of Ohio (5.0%).

Table 4.6: Employment Status Source: US Census Bureau, 2000						
	Taylor Twp.		Union Co.		Ohio	
Employment Status	Number	%	Number	%	Number	%
Population 16 years and over	**1,027**	**100**	**30,747**	**100**	**8,788,494**	**100**
In labor force	777	75.7	21,333	69.4	5,694,708	64.8
Armed forces	0	0	23	0.1	9,918	0.1
Civilian labor force	777	75.7	21,310	69.3	5,684,790	64.7
Employed	767	74.7	20,826	67.7	5,402,175	61.5
Unemployed	10	1.0	484	1.6	282,615	3.2
Not in labor force	250	24.3	9,414	30.6	3,093,786	35.2

Figure 4.7 shows that 33.2% of the township's residents 16 years or older are employed in the grouping of management, professional and related occupations. Another 22.4% are in the grouping of production, transportation, and material moving occupations and 18.4% are in the sales and office occupations group. If we compare the figures for Taylor Township with those for Union County and the State of Ohio (**Table 4.7**), we see that the figures for the service occupations group, and the construction, extraction, and maintenance occupations group are nearly the same for the three entities. In contrast, the township has a significantly higher percentage of farmers and ranchers than does Union County and dwarfs the number found throughout the State of Ohio. Given the rural characteristics of the county, and especially the township, these are not surprising findings.

Figure 4.7 – Occupation of Residents 16 Years or Older



Source: US Census Bureau, 2000

Table 4.7: Occupation of Residents 16 Years or Older Source: US Census Bureau, 2000			
	(%)		
Occupation	Taylor Twp.	Union Co.	Ohio
Management, professional, and related occupations	33.2	27.1	31.0
Service occupations	13.8	13.8	14.6
Sales and office occupations	18.4	26.3	26.4
Farming, fishing, and forestry occupations	2.1	0.8	0.3
Construction, extraction, and maintenance occupations	10.0	8.7	8.7
Production, transportation, and material moving occupations	22.4	23.4	19

Table 4.8 shows the distribution of employment for residents in Taylor Township, Union County and the State of Ohio. About 24.5% of employed Taylor Township residents are in a manufacturing type of business, and another 21.4% are in the educational, health, and social services group. Together, these two industrial categories employ 45.9% of all township workers.

Table 4.8: Employment Categories
Source: US Census Bureau, 2000

	(%)		
Industrial Group	Taylor Twp.	Union Co.	Ohio
Agriculture, forestry, fishing and hunting, and mining	3.5	3.2	1.1
Construction	6.6	5.6	6.0
Manufacturing	24.5	26.1	20.0
Wholesale trade	4.2	4.2	3.6
Retail trade	6.0	10.8	11.9
Transportation and warehousing, and utilities	8.0	4.7	4.9
Information	5.3	2.7	2.4
Finance, insurance, real estate, and rental and leasing	2.9	5.2	6.3
Professional, scientific, management, administrative, and waste management services	4.8	8.6	8.0
Educational, health and social services	21.4	14.4	19.7
Arts, entertainment, recreation, accommodation and food services	4.0	6.5	7.5
Other services (except public administration)	4.0	4.0	4.5
Public administration	4.7	3.9	4.1

4.3.2: Poverty Status

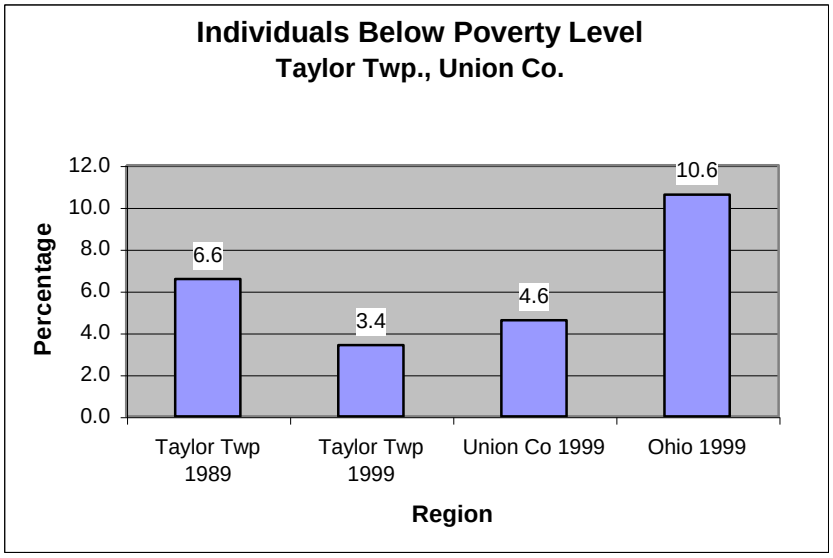
The U.S. Department of Health and Human Services defines the federal poverty level based on the number of persons living in the family unit. For a single-person household, the poverty level is defined as and income of $9,570 or less. For each additional person in the family, the income level is raised by $3,260.

Table 4.9 shows the percentage of families below poverty level in Taylor Township, Union County, and the State of Ohio. In 1989, there were 19 such families in the township and in 1999 no family was below poverty level. **Figure 4.8** shows that the poverty level for individuals in Taylor Township has decreased from 6.6% in 1989 to 3.4% in 1999. The percentage of Taylor Township individuals below the poverty level in 1999 was lower than that of Union County (4.6%) and the State of Ohio (10.6%).

Table 4.9: Poverty Status (Below Poverty Level)
Source: US Census Bureau (1990,2000)

	Taylor Twp. 1989		Taylor Twp. 1999		Union Co. 1999		Ohio 1999	
POVERTY STATUS (Below poverty level)	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
Families	19	5.1	0	0	397	3.6	235,026	7.8

Figure 4.8 – Individuals Below Poverty Level



Source: US Census Bureau (1990, 2000)

4.4 Natural and Historic Resources

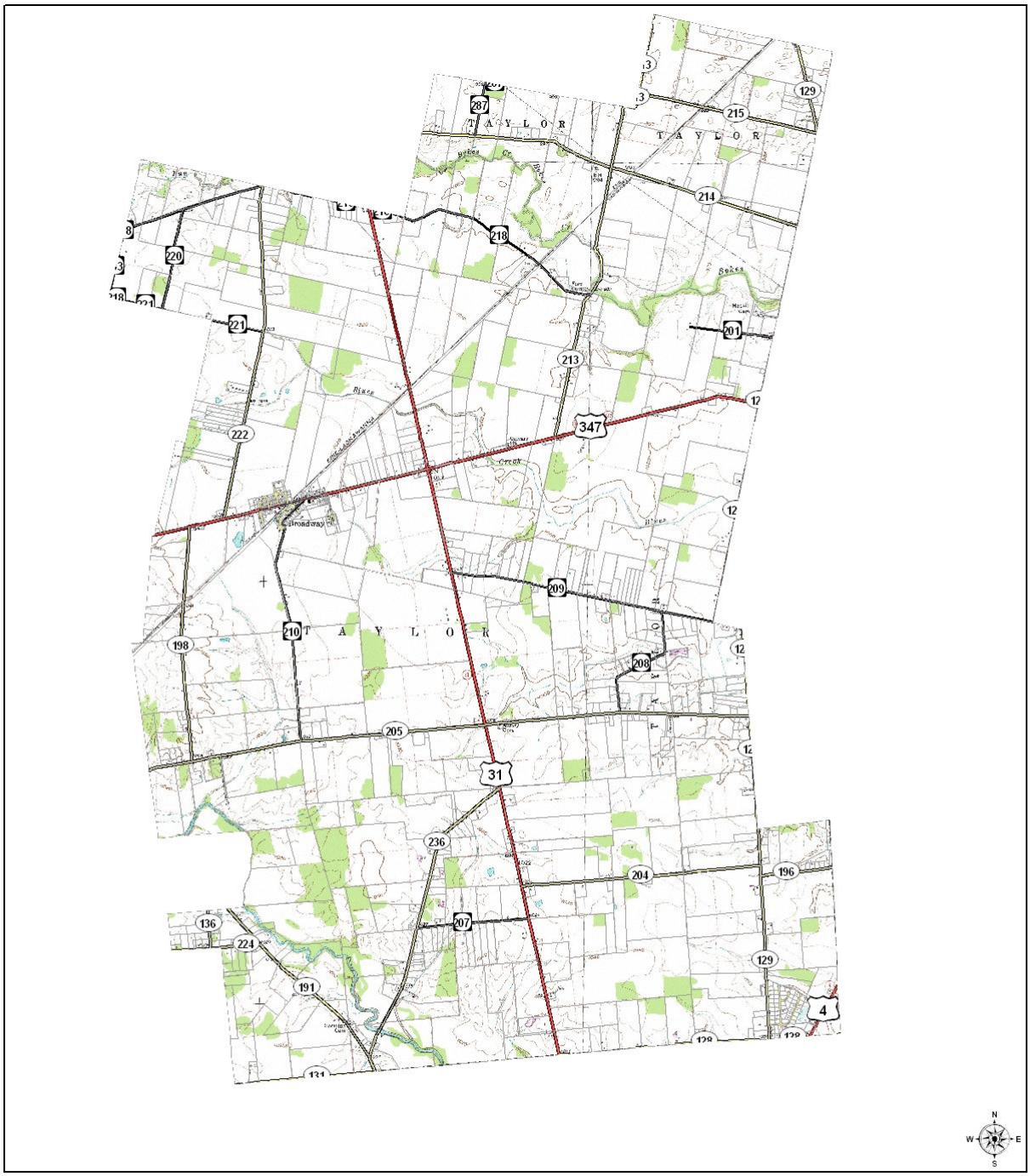
4.4.1 Location

Taylor Township is located in the central region of Union County, Ohio. Both State Routes 347 and 31 intersect in Taylor Township. State Route 33, which connects to Columbus, is just over 2 miles south of the township boundary. The closest interstate highway is I-70, 30 miles south of Broadway, and I-71, 32 miles east of Broadway. Cities in close proximity, measured from Broadway, include Marysville in Union County (8 miles), Delaware in Delaware County (20 miles), Bellefontaine in Logan County (22 miles), Marion in Marion County (25 miles), Kenton in Hardin County (25 miles), Dublin in Delaware, Franklin, and Union Counties (26 miles), Urbana in Champaign County (33 miles), Columbus (41 miles), and Dayton (74 miles).

4.4.2 Topographic Features

A topographic map (**Figure 4.9**) constitutes the shape of the earth's surface shown by contour lines. Three streams pass through the township, which include Bokes Creek, Blues Creek, and Mill Creek.

Figure 4.9 – Taylor Township Topography



Legend

County Highway
State Highway
Township Highway
Township Road
Other
Forrested Area
Water
Parcels

Topographic Map

Taylor Township
Union County

0 0.15 0.3 0.6 0.9 1.2
Miles

Source: Union Co. Engineer's Office
Created on: 08/05/2005
Revised:

9676 Foundry St.
POBox 219
East Liberty, OH-43319
Phone (937) 666-3431
Fax (937) 666-6203
E-mail: luc-rpc@rrohio.com

4.4.3 Soils

Soils are very important in identifying land for development that has good load-bearing properties, drainage capacity, septic tank suitability, and depth to bedrock, as well as understanding potential hazards such as flooding and slope failure. Soil properties are important when building foundations, septic tanks, roads, and underground utilities.

The two major soil types in Taylor Township are Blount Silt Loam and Nappanee Silt Loam. These soil types are very similar in nature. Both are prime farmland when properly drained and present slight erosion hazards. Blount Silt Loam has a high frost action, and Nappanee Silt Loam has a moderate frost action.

Figure 4.10 – Taylor Township Soil Types

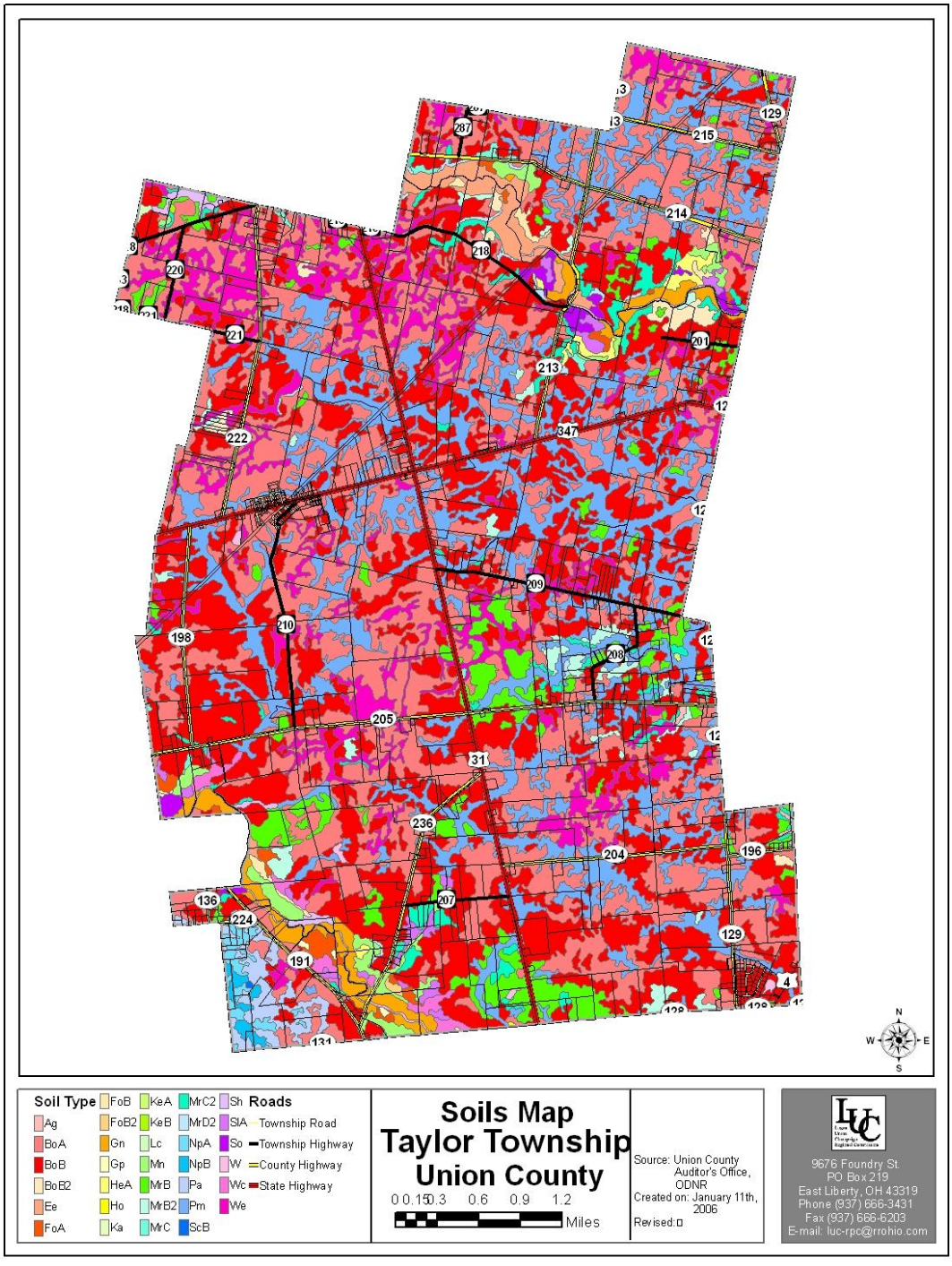


Table 4.10: Soil Data

Source: Union County Soil Survey

Map Symbol	Soil Name	Prime Farmland	Erosion Hazard	Frost Action
Ag	Algiers silt loam	Prime farmland if drained	Slight	High
BoA	Blount silt loam, 0-2 % slopes	Prime farmland if drained	Slight	High
BoB	Blount silt loam, 2-6 % slopes	Prime farmland if drained	Slight	High
BoB2	Blount silt loam, 2-6 % slopes moderately eroded	Prime farmland if drained	Slight	High
Ee	Eel silt loam	All areas are prime farmland	Slight	High
FoA	Fox silt loam, 0-2 % slopes	All areas are prime farmland	Slight	Moderate
FoB	Fox silt loam, 2-6 % slopes	All areas are prime farmland	Slight	Moderate
FoB2	Fox silt loam, 2-6% slopes moderately eroded	All areas are prime farmland	Slight	Moderate
Gn	Genesee silt loam	All areas are prime farmland	Slight	Moderate
Gp	Gravel pits	Not prime farmland		
HeA	Henshaw silt loam, 0-2% slopes	Prime farmland if drained	Slight	High
Ho	Homer silt loam	Prime farmland if drained	Slight	High
Ka	Kane silt loam	Prime farmland if drained		High
KeA	Kendallville silt loam, 0-2% slopes	All areas are prime farmland	Slight	Moderate
KeB	Kendallville silt loam, 2-6% slopes	All areas are prime farmland	Slight	Moderate
Lc	Lippincott silty clay loam	Prime farmland if drained	Slight	Moderate
Mn	Montgomery silty clay loam	Prime farmland if drained	Slight	High
MrB	Morley silt loam, 2-6% slopes	All areas are prime farmland	Slight	Moderate
MrB2	Morley silt loam, 2-6% slopes moderately eroded	All areas are prime farmland	Slight	Moderate
MrC	Morley silt loam, 6-12 % slopes	Not prime farmland	Slight	Moderate
MrC2	Morely silt loam, 6-12 % slopes moderately eroded	Not prime farmland	Slight	Moderate
MrD2	Morley silt loam, 12-18 % slopes moderately eroded	Not prime farmland	Moderate	Moderate
NpA	Nappanee silt loam, 0-2% slopes	Prime farmland if drained	Slight	Moderate
NpB	Nappanee silt loam, 2-6% slopes	Prime farmland if drained	Slight	Moderate
Pa	Paulding silty clay	Not prime farmland	Slight	Moderate
Pm	Pewamo silty clay loam	Prime farmland if drained	Slight	High
ScB	St. Clair silt loam, 2-6% slopes	All areas are prime farmland	Slight	Moderate
Sh	Shoals silt loam	Prime farmland if drained	Slight	High
SIA	Sleeth silt loam, 0-2 percent slopes	Prime farmland if drained	Slight	High
So	Sloan silty clay loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season	Slight	High
W	Water	--		
Wc	Westland silty clay loam	Prime farmland if drained	Slight	High
We	Wetzel silty clay loam	Prime farmland if drained	Slight	High

4.4.4 Mill Creek, Bokes Creek, and Darby Creek Watersheds

A watershed is the land that water flows across or under on its way to a stream or lake. Taylor Township is a part of the Mill Creek, Blues Creek, Bokes Creek and the Fulton Creek Watersheds. **Figure 4.11** shows the watershed boundaries in Taylor Township.

Mill Creek and Bokes Creek Watersheds drain 178 square miles and 84.2 square miles of land, respectively, in Logan, Union and Delaware Counties. The Bokes Creek Watershed (39.7 miles long) and Mill Creek Watershed (37 miles long), include main stem and tributary streams that flow through agricultural, urban, and transitional areas. The Mill Creek Watershed provides 66% of the drinking water for Marysville.

Figure 4.11 – Taylor Township Watersheds

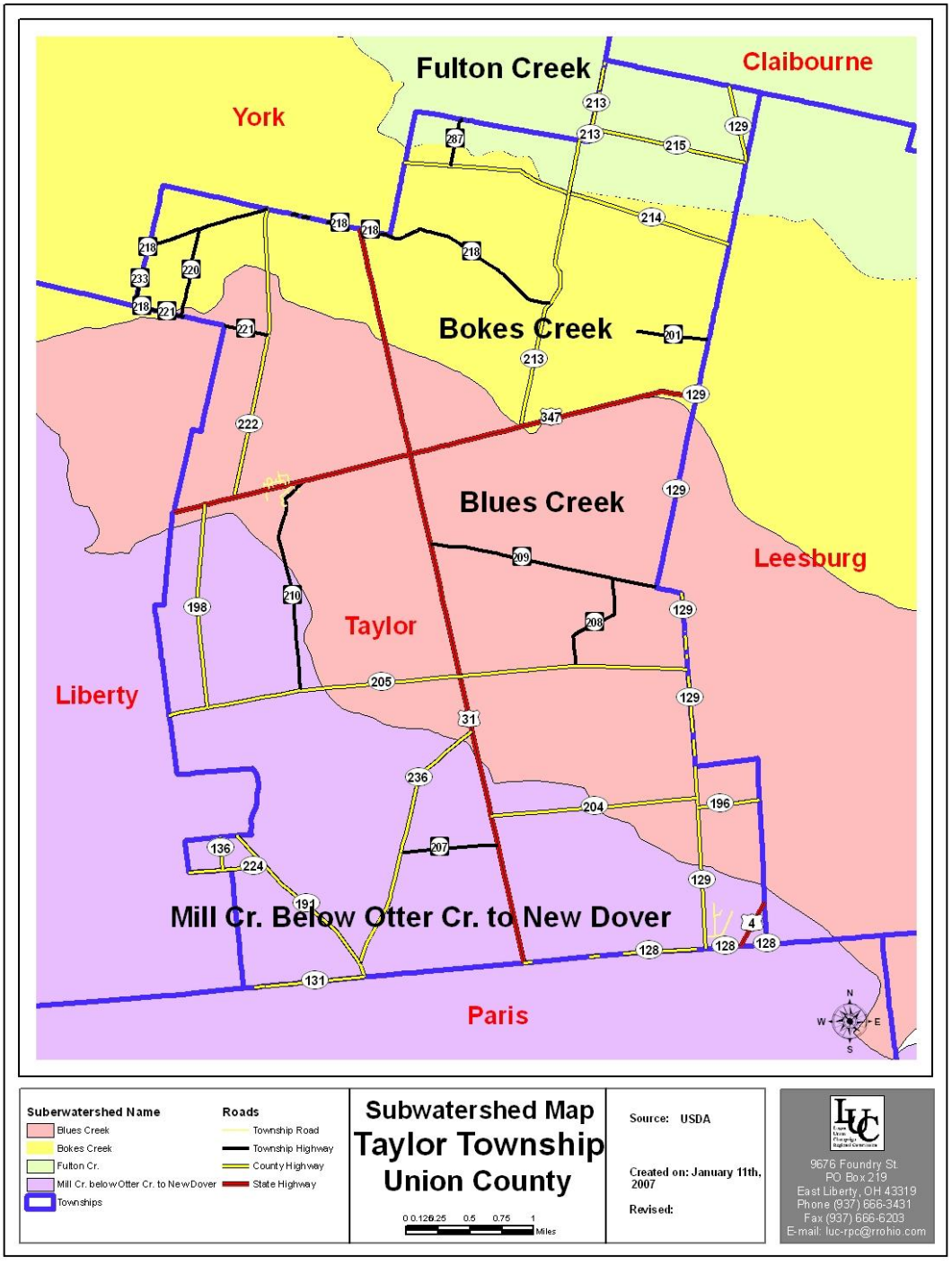
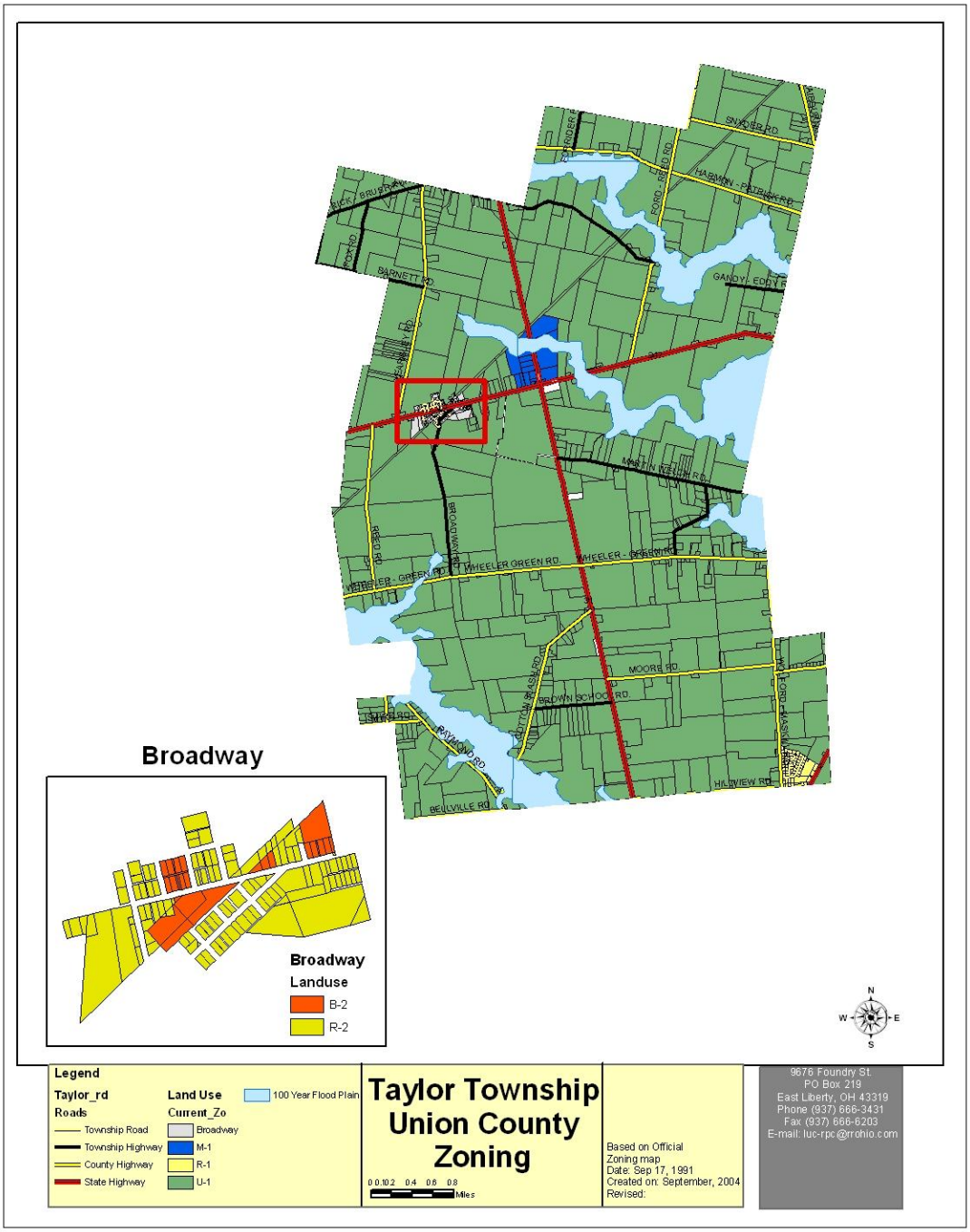


Figure 4.12 – Taylor Township 100 Year Flood Plain



4.4.5 Settlement and Incorporation

On December 5, 1849, the Union County commissioners met and considered a petition by R.L. Judy for a new township. They agreed unanimously to erect a new township, and hence Taylor Township was formed. Taylor Township was the last township constituted in Union County, whose territory was formed from adjoining Leesburg and Liberty Townships. The first settlers located along Mill Creek, which courses through the southeast portion of the township. The first settler is thought to be Adam Shirk, a native of Virginia. The first elections in Taylor Township were held on April 1, 1850 at the Scott Schoolhouse – a log building.

Taylor Township, at its regularly scheduled trustee meeting on March 4, 1850, was divided into roads and school districts. The township had one railroad (The New York, Pennsylvania, and Ohio) passing through in a northeast and southwest direction with a station and shipping point at Broadway. Its first train was sent in the spring of 1864. Thomas and James Yearsley erected the first mill in Taylor Township in approximately 1854-1855 as a steam sawmill with a "corn cracker."

The first church in the township was the Christian Union Church organized at a meeting held in a grove near Peoria in 1839-1840. Its building was erected in 1857-1858 and dedicated in 1859. In 1859-1860, African American residents organized a Baptist church. The first township burial place was probably the Union Christian Church Cemetery, which had land donated to it in 1836-1837.

On August 15 and 16 of 1865, the Village of Broadway was platted and recorded into lots, streets, and alleys. On December 21, 1863, the town of Union Centre was platted and recorded. However, there was never much building done, and soon after, Broadway was founded. Prior to Broadway being platted, Peleg Cranston, Esq. opened a general store in December 1864 in a frame house south of the railroad making Mr. Cranston the first merchant in Taylor Township. John Bault was the first blacksmith. Through petition in 1867, Peleg Cranston obtained the first post office with himself as Postmaster.

Taylor Township became known as one of the best townships in Union County for land quality. Lands continued to increase in value and productivity as the township became ditched and drained. The ability of the native soils to resist drought made them agriculturally desirable.

4.5 Township Facilities and Infrastructure

4.5.1 Introduction

Creating and maintaining an environment that is conducive to a good quality of life in Taylor Township is a necessary function of government. The results of the community survey indicate that the residents of the township feel the area is rich in positive life values, and hence, they wish to maintain them. Contributing to this sense of well-being is the fact that the infrastructure that supports the quality of life is in place and is functioning to their expectations. It is important to maintain and improve those facilities so that future residents can enjoy the same level of satisfaction. The major infrastructure items studied in this report include transportation, drinking water, wastewater, and storm water control.

4.5.2 Highways

The existing system of highways is maintained by three separate government entities. Each entity has its own unique program to maintain and improve their portion of the system.

The Ohio Department of Transportation maintains approximately 10 miles of state highway located within the township, composed of State Highway 347 that passes through the township west to east, and State Highway 31, transecting the township south to north. Portions of both highways serve as feeder routes for materials and human resources for the large Honda facilities located to the southwest of the township. In addition, State Highway 31 is a connector to the city of Marysville. Both highways are in fair condition and are adequate for the traffic they carry.

Union County maintains thirty miles of county roads in the township. It should be noted that the County Engineer is also responsible for maintaining all bridges greater than ten feet in length on both the county and township highway systems. All of the county roads are in fair to excellent condition. The Union County Engineer has an ongoing program to improve the roads in the county system. The program is based, in part, on the county functional classification system. State Highway 347 is designated a Major Collector and State Highway 31 is designated a Minor Arterial. Raymond Road, Yearsley Road, and Wolford-Maskill Road are all designated as Minor Collectors. All other roads in the township are considered local roads. The functional classification of a road indicates the service that road provides to the county system as a whole. Therefore, the highways assigned classifications above the local designation are providing links to

other parts of the system. The Union County capital improvement plan shows that Raymond Road and Wolford-Maskill Roads are slated for improvements in 2009.

One of the objectives of the Union County Master Plan was to establish an access management plan for the rural areas of Union County. The Access Management Plan of Union County was adopted in 2003 and is presently in effect.

Table 4.11: Surface Rating Condition Codes	
Code	**Description**
9	New Seal
8	Like New Surface
7	Some Bleeding But Still Sealed
6	Some Cracking
5	Some Patching Needed
4	Numerous Cracks And Patches
3	Major Broken Pavement Areas
2	Loss of Surface and Base Failure
1	Critical Condition

Table 4.12: Taylor Township Roads

Road Number	Road Name	Section From	Section To	Pavement Width*	Right of Way	Condition	2004 ADT
							Not Available
142A	Parrott Blvd.	Wolford-Maskill Rd.	Danville Avenue	18	50	7	Not Available
142B	Danville Avenue	Parrott Blvd.	End	17.67	50	6	Not Available
142C	Bonnie Court	Parrott Blvd.	End	18.17	50	7	Not Available
201	Gandy-Eddy Rd.	West End	Wolford-Maskill Rd.	13.96	60	5	238
204	Moore Road	SR 31	Wolford-Maskill Rd.	15.83	40	4	218
207	Brown School Rd.	Cotton Slash Rd.	SR 31	17.88	40	7	591
208	McAdow Rd.	Wheeler-Green Rd.	Martin-Welch Rd.	14.86	40	5	202
209	Martin-Welch Rd.	SR 31	Wolford-Maskill Rd.	17	40	4	188
210	Broadway Rd.	Wheeler-Green Rd.	Broadway-Walnut St.	14.5	40	6	86
210	Walnut-Broad Streets	Broadway	SR 347-Main Street	13.22	66	7	Not Available
218	Patrick-Brush Run Rd.	Barnett Rd.	Yearsley Rd.	14.25	40	6	74
218	Patrick-Brush Run Rd.	Yearsley Rd.	SR 31	18	50	6	262
218	Patrick-Brush Run Rd.	SR 31	Ford-Reed Rd.	14.97	60	6	102
220	Fox Rd.	Barnett Rd.	Patrick-Brush Run Rd.	10	40	Gravel	5
221	Barnett Rd.	Patrick-Brush Run Rd.	Yearsley Rd.	14.56	40	6	68
287	Fornider Rd.	Harmon-Patrick Rd.	North Twp. Line	15.13	50	4	64
1022	Broadway West Street	Railroad	North End	12.29	66	7	Not Available
1023	Broadway Maple Street	Main Street (SR 347)	Water Street	10.5	16.5	6	Not Available
1024	Broadway Cottage St	Main Street (SR 347)	Water Street	11.75	66	5	Not Available
1025	Broadway Center St	Main Street (SR 347)	North End	13.72	66	5	Not Available
1026	Braodway East St	Main Street (SR 347)	Center Street	10.83	66	6	Not Available
1027	Broadway Water St	Maple Street	Cottage Street	10.58	66	6	Not Available
1027	Broadway Water St	Center Street	East Street	10.83	66		Not Available
1028	Broadway Oak St	Broad Street	SR 347-Main Street	12.92	66	6	Not Available
1029	Broadway Cranston St	Broad Street	Front Street	9.83	66	6	Not Available
1030	Broadway Broad St	South end of Walnut St	Walnut-Broad Streets	10	16.5/66	7	Not Available
1031	Walnut-Front Streets	Broad Street	Oak Street	10.71	66	5	Not Available
1042	Broadway Alley 1	West Street	Alley 3	8.94	16.5	3	Not Available
1043	Broadway Alley 2	Alley 1	Water Street	8	16.5	3	Not Available
1044	Broadway Alley 3	SR 347-Main Street	Alley 1	8	16.5	3	Not Available
Condition of Total System							**5.4**

Table 4.13: Township Roads by Type

Type	Miles
State Highway	10.53
County Roads	26.19
Township Roads	12.76
Total	**49.48**

Table 4.14: Township Roads by Condition

Condition	%
Poor	1.9
Fair	20.2
Good	3.4
Not Rated	74.4

Figure 4.13 – Taylor Township Roads Condition

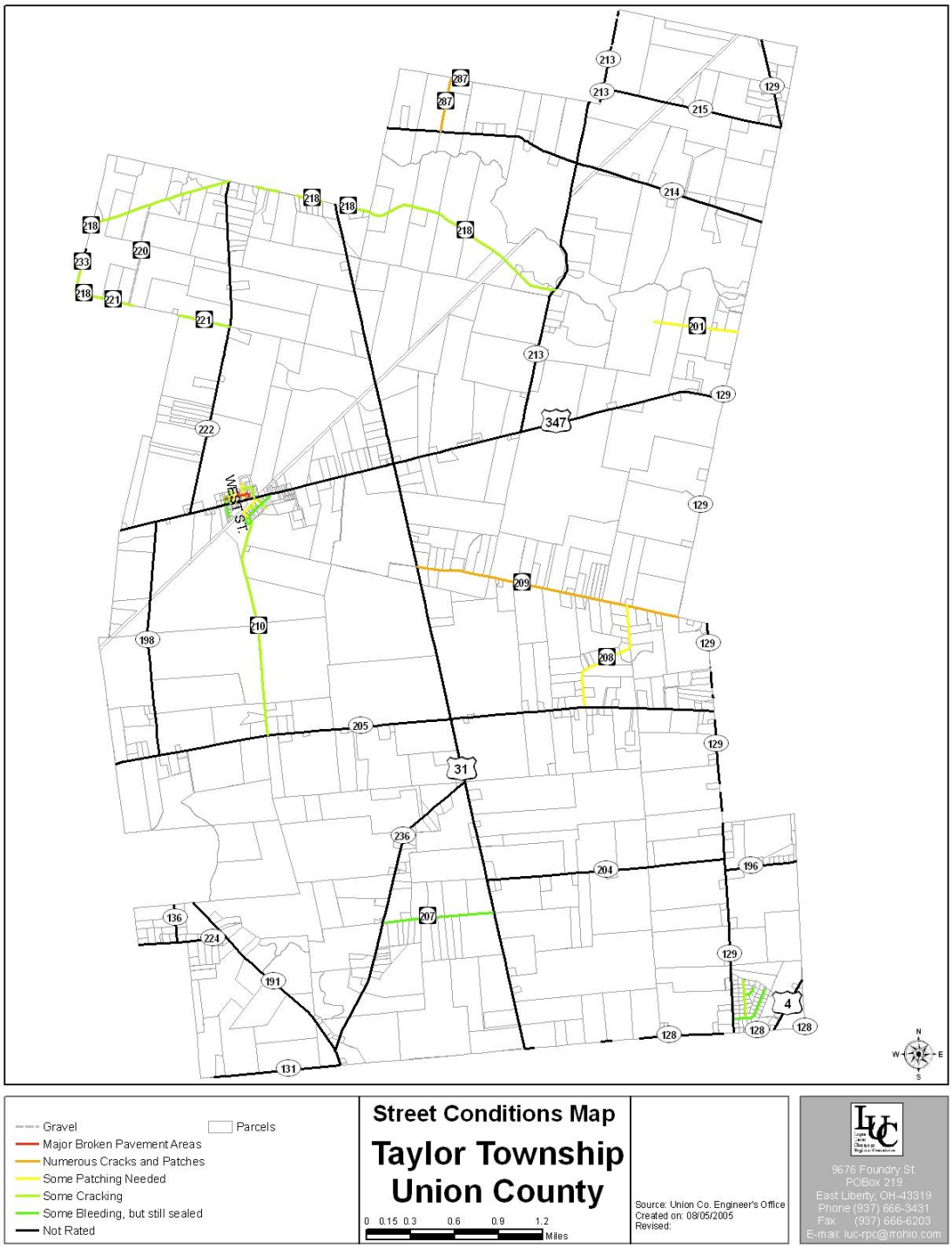
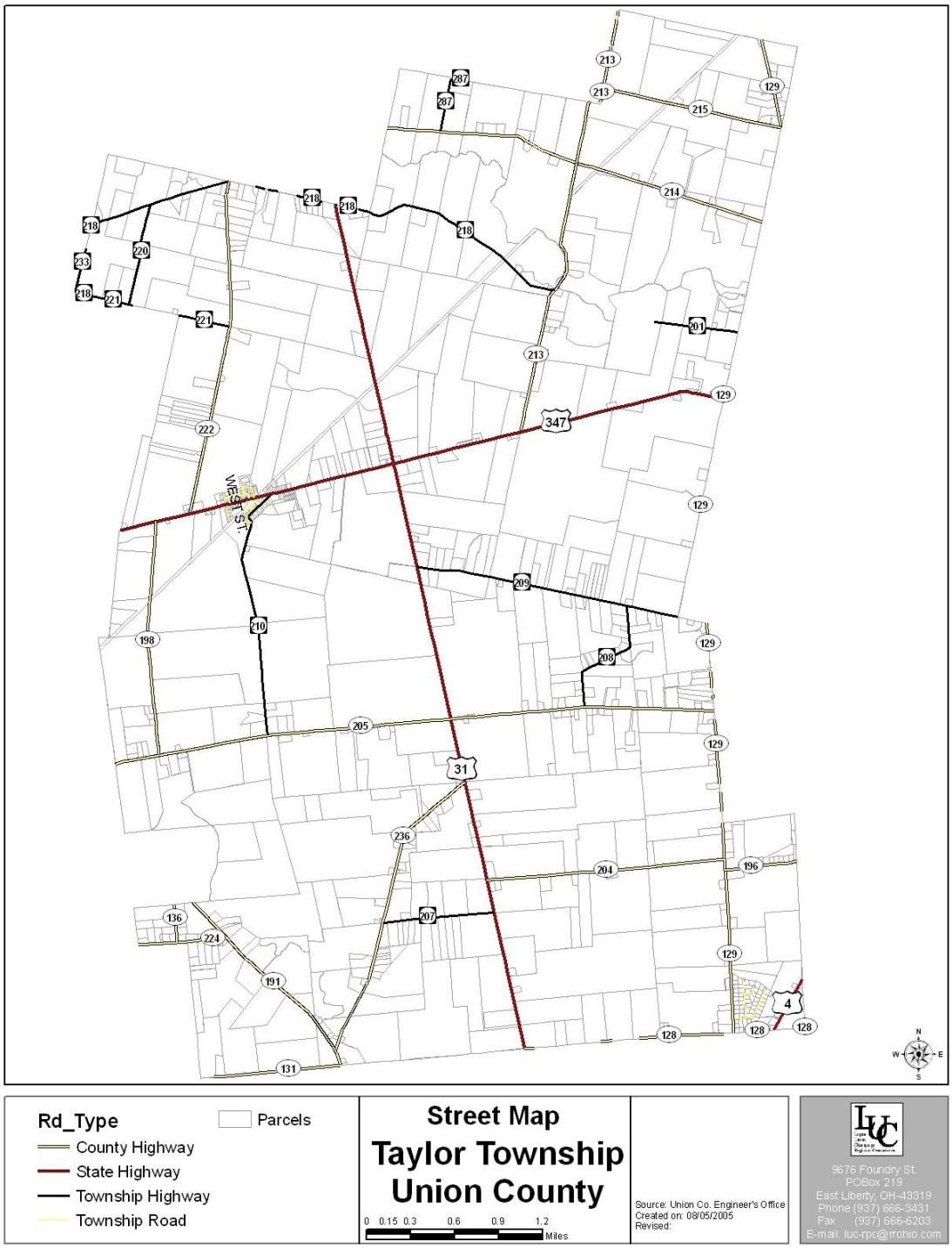


Figure 4.14 – Taylor Township Roads



4.5.3 Railroads

To the south of Taylor Township, CSX Railroad operates a line that carries freight through the State of Ohio. There is a connection between CSX with the ORTA Railroad. ORTA operates a local service to Honda manufacturing facilities. A short section of the ORTA line is located on the west side of the township and ends at Reed Road.

4.5.4 Air

Regional airports are located in Marysville and Bellefontaine. These are both general aviation airports and are not served by large commercial air services. Small business jets can use these facilities. Port Columbus and Rickenbacker Airports, which are both located to the east in Columbus provide service by passenger airlines and large freight carriers.

4.5.5 Drinking Water Facilities

There are no public drinking water facilities in the township. The residents rely on private wells or cisterns for drinking water.

4.5.6 Wastewater Facilities

At this time, all of the residents of the township rely on septic systems to treat household wastewater. While this is adequate in the rural portion of the township, the more densely crowded residents of Broadway are at risk of developing problems in the future.

Union County is currently developing a plan to provide a wastewater system to collect the wastewater from the residents of Peoria and Raymond in neighboring Liberty Township and then transport it to a treatment facility. Taylor Township may wish to explore extension of this system to Broadway in the future if the Peoria/Raymond system comes to fruition.

4.5.7 Storm Water Systems

There is a concern in the community – especially with local farmers – with respect to storm water runoff and drainage problems. The existing system in Broadway consists of old tiles that are inadequate to handle the water during rainy periods. As with all communities that were developed in the distant past, this has become a major environmental issue.

Since Broadway is not incorporated, the statutory remedies for these problems are the same remedies that are used to drain agricultural land. All of the existing governmental programs

for drainage require the landowners to bear the cost of the work. Listed below are three different methods available to alleviate storm water problems.

The first method is the most simple. The landowners would contact the Union County Soil and Water Conservation District and begin a process to establish a co-operative group project. The Soil and Water employees would then have the interested parties sign an agreement. Once the agreement was in place, the Soil and Water District would perform field studies and develop plans for drainage improvements. Once the owners agree with the plan, the Soil and Water District would hire the contractor and have the work completed. The cost of the project would be prorated to all of the owners in the watershed who have signed the agreement. This method depends on all of the landowners cooperating and willingly paying their share of the cost. This method does not address the issue of maintaining the facility in the future.

The second method is for a landowner or group of landowners to petition the local Soil and Water District asking for an improvement to be made. In this more formal process, a study is made and the Board of Supervisors holds public hearings to determine the need for the project and to approve the final plan. As with the group project, the District would collect the funds to pay for the work from the landowners in the watershed and then take bids from contractors to have the work completed. If a project is conducted in this manner, the project can then be placed on permanent maintenance. The cost of the maintenance would be prorated to the watershed in the same fashion as the construction costs.

The third, and more time consuming method, is for the landowners to petition the county commissioners to perform the improvements under the county ditch petition process. This process requires the County Engineer to perform the preliminary study and develop a preliminary cost estimate. The commissioners then hold a public hearing to determine if a project is cost effective. If, as a result of the first hearing, the commissioners order the project to move forward, the County Engineer would then prepare a final plan, as well as a schedule of assessment that prorates the project costs over every landowner in the watershed. The county commissioners hold a second hearing. If the commissioners order the project forward, the County Engineer is responsible for taking bids on the contract and ensuring the work is done in a timely manner. The funds for construction are collected from the landowners either through direct payments or collecting the payment over time when the annual property taxes are collected. Once the project is built, the new facility is placed on perpetual maintenance funded by the landowners.

Note again that all three of these methods require the landowners to pay for the improvements, and only the last two methods provide for perpetual maintenance.

The township is responsible for fixing the drainage systems if there are problems in the rights-of-way on township roads.

4.6 Housing Characteristics

4.6.1 Housing Values

Table 4.15: Owner Occupied Housing Unit Median Values
Source: US Census Bureau, 2000

	Taylor Twp.	Union Co.	Ohio
Median	$132,400	$128,800	$103,700

Table 4.16: Owner Occupied Housing Unit Value
Source: US Census Bureau, 2000

	Taylor Twp.		Union Co.	
	Number	%	Number	%
Specified Owner-occupied housing units	**323**	**100**	**8,544**	**100**
VALUE				
Less than $10,000 to $34,999	7	2.17	68	0.9
$35,000 to $69,999	9	2.79	572	6.7
$70,000 to $99,999	77	23.83	1956	22.9
$100,000 to $149,999	131	40.55	3211	37.5
$150,000 to $199,999	66	20.43	1692	19.8
$200,000 to $249,999	24	7.43	638	7.5
$250,000 to $299,999	9	2.80	218	2.6
$300,000 to $399,999	0	0.00	118	1.4
$400,000 to $499,999	0	0.00	47	0.6
$500,000 to $749,999	0	0.00	14	0.2
$750,000 to $999,999	0	0.00	0	0
$1,000,000 or more	0	0.00	10	0.1
Median	$132,400	--	$128,800	--

In **Table 4.15** we see that the median housing unit value in Taylor Township ($132,400) is $3,600 more than that of Union County ($128,800), and $28,700 more than that in the State of Ohio ($103,700). As per **Table 4.16,** about 40.6% of the houses in Taylor Township fall in the $100,000 to $149,999 category.

Table 4.17 shows the age of housing units in Taylor Township. About 51.5% of the housing units were constructed before 1970; while in Union County 44.4% of housing units were

constructed before 1970. The table also shows that 35.7% of township housing units were constructed before 1939, while the same figure for Union County is 26.0%.

Table 4.17: Age of Housing Units
Source: US Census Bureau, 2000

	Taylor Twp.		Union Co.	
Year Structure Built	**Number**	**%**	**Number**	**%**
1999 to March 2000	9	1.7	738	4.8
1995 to 1998	39	7.5	2,163	14.2
1990 to 1994	35	6.8	1,247	8.2
1980 to 1989	27	5.2	1,657	10.9
1970 to 1979	141	27.2	2,647	17.4
1960 to 1969	30	5.8	1,155	7.6
1940 to 1959	52	10.0	1,648	10.8
1939 or earlier	185	35.7	3,962	26.0

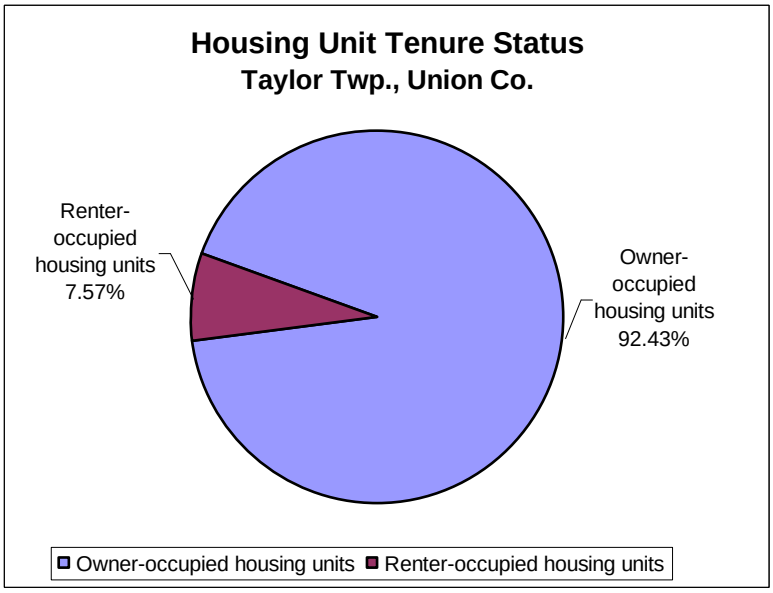
4.6.2: Household Characteristics

In 2000, Taylor Township had 511 total housing units (**Table 4.18**). Out of these, 95.7% are occupied and 4.3% are vacant units. Of the occupied housing units, about 92.4% units are owner occupied units while the remaining 7.6% are renter occupied units (**Figure 4.15**). Although the percentage of occupied housing units stayed nearly the same during the decade between the 1990 and 2000 censuses, at 95.5% and 95.7% respectively, the percentage of owner occupied housing units went up from 88.9% in 1990 to 92.4% in 2000.

Table 4.18: Housing Unit Occupancy and Tenure
Taylor Twp., Union Co.
Source: US Census Bureau (1990, 2000)

	1990		2000	
OCCUPANCY STATUS	**Number**	**%**	**Number**	**%**
Total housing units	**445**	**100**	**511**	**100**
Occupied housing units	425	95.5	489	95.7
Vacant housing units	20	4.5	22	4.3
TENURE	**Number**	**%**	**Number**	**%**
Occupied housing units	**425**	**100**	**489**	**100**
Owner-occupied housing units	378	88.9	452	92.4
Renter-occupied housing units	47	11.1	37	7.6

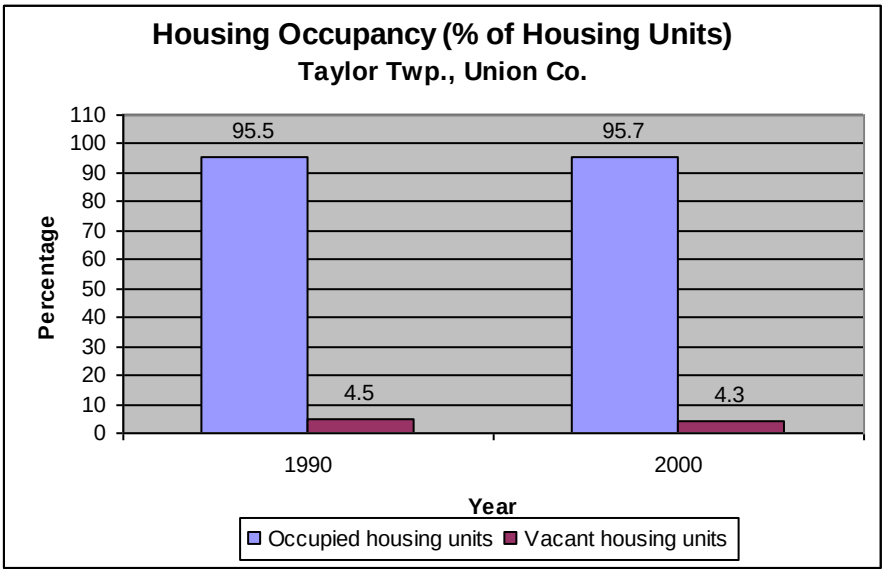
Figure 4.15 – Housing Unit Tenure Status



Source: US Census Bureau, 2000

As shown in **Figure 4.16**, the housing occupancy rate has not changed much over the past two decades.

Figure 4.16 – Housing Occupancy (% of Housing Units)



Source: US Census Bureau, 2000

Table 4.19 shows the single-family dwelling construction history from 1990- 2006 in Taylor Township. **Table 4.20** aggregates the data from 1990 – 2004 into five-year intervals and shows the average cost per unit. The most recent two-year data is similarly included.

The rate of single-family home construction dipped in the mid 1990s and then jumped to higher sustained level through 2004. A new, higher level (25 homes per year) appears to have existed in the two past years. In addition, the average cost has increased substantially from 1990 to 2004. The reason why the average cost per unit has declined so precipitously in the past two years is unknown although this may be the result of more outbuildings being constructed.

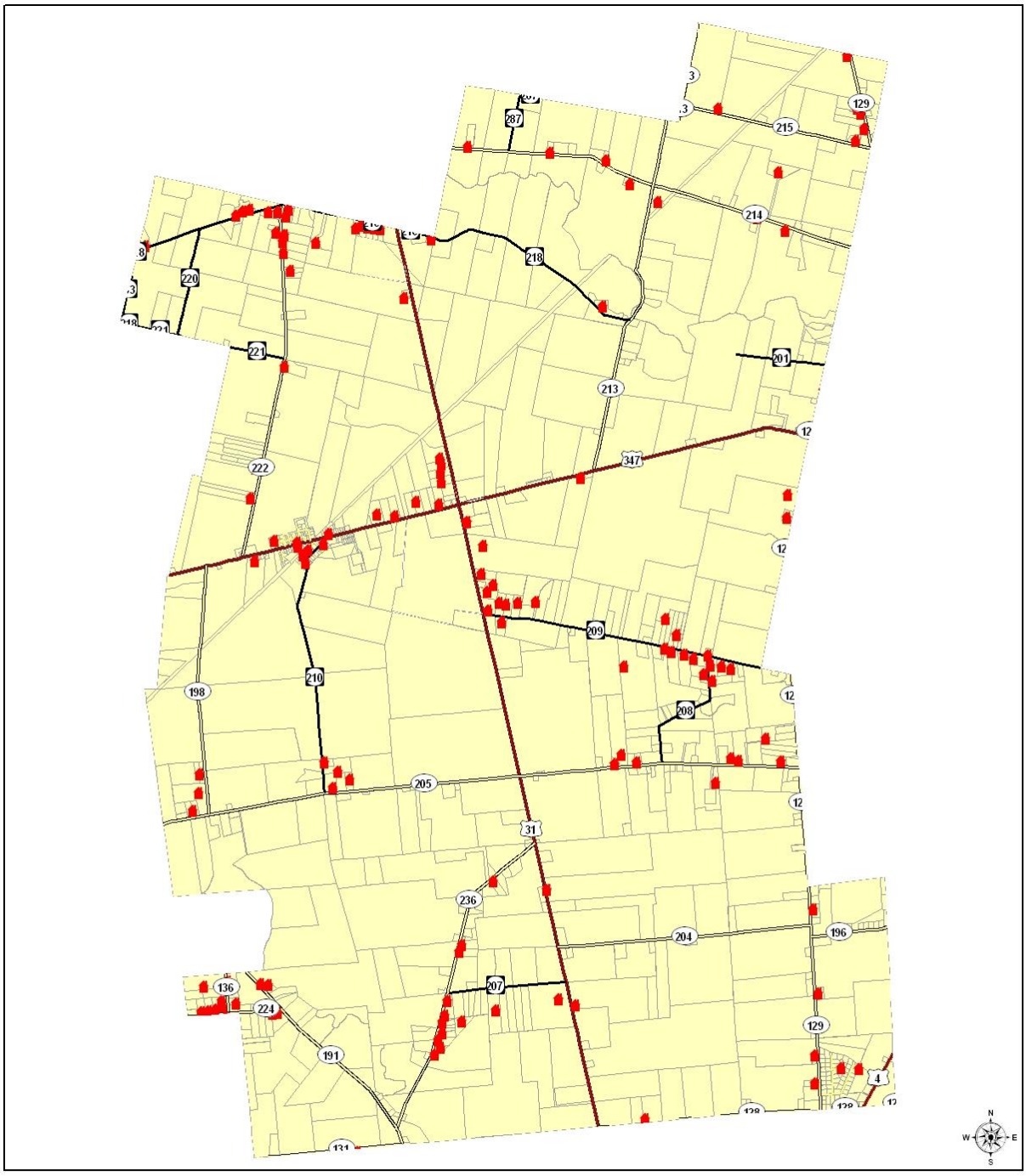
Table 4.19: Single-Family Housing Construction History – 1990-2004
Taylor Township, Union County
Source: Union County Engineer's Office, 2005

Year	# of Permits	Total Est. Construction Costs
1990	10	$696,000.00
1991	9	$630,000.00
1992	6	$390,000.00
1993	9	$549,300.00
1994	9	$961,300.00
1995	7	$555,000.00
1996	4	$361,000.00
1997	4	$551,000.00
1998	14	$1,445,200.00
1999	12	$1,455,930.00
2000	15	$1,856,638.00
2001	16	$1,778,013.00
2002	11	$1,760,600.00
2003	14	$2,130,000.00
2004	14	$2,482,007.00

Table 4.20: Single Family Hosing Permits
Source: Union County Engineer's Office

Year	# Permits	Construction Cost	Avg. Cost/ Unit
1990-1994	43	$3,226,600	$75,037
1995-1999	41	$4,368,130	$106,540
2000-2004	70	$10,007,258	$142,961
2005-2006	50	$3,568,228	$71,365

Figure 4.17 – Single-Family Home Permits Issued Since Mid-1995



4.7 Local Government and Community Services

4.7.1 Local Government Structure

The government of Taylor Township includes three trustees and a fiscal officer, as is mandated by Ohio law. The Township Hall is located in Broadway on State Highway 347.

Taylor and York Townships contract with neighboring Liberty Township for fire protection services. The Liberty Township Fire Department ("LTFD") covers an area of 130 square miles. It is primarily a volunteer fire department with one full-time employee and about 25 part-time paid employees (15 of which are paramedics). Four people staffs the station on a day shift and one to two people staff the station at other times. There is one regular full-time employee, the chief. The LTFD responds to mutual aid requests to other local agencies. The department has the following vehicles in its fleet: 2 fire engines, 1 tanker, 1 grass truck, 1 4-WD pickup, and 1 station car. It also has 1 ambulance. The firemen also handle the emergency medical service ("EMS") responsibilities in the township. One of the fire engines is a rescue and advance life support equipped responder.

A post office is located in Broadway on State Route 347. The postal zip code is 43007. There is a branch of the Marysville Municipal Library in Raymond in neighboring Liberty Township, which has 3 part-time workers. It has computers with Internet access available to the public.

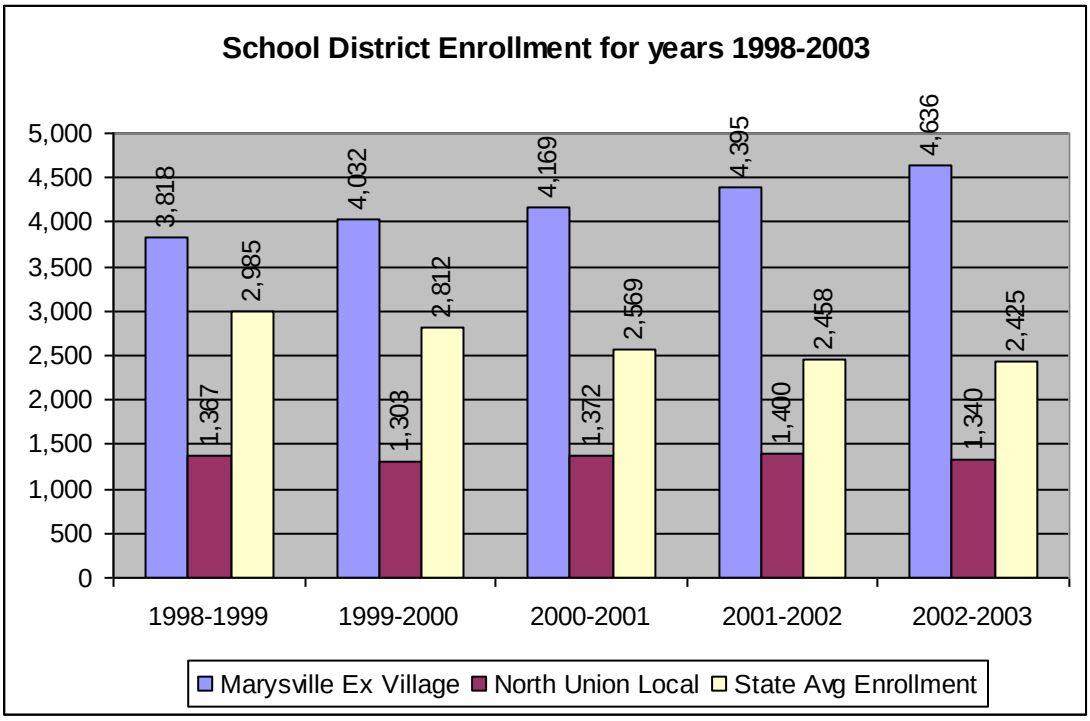
4.7.2 Community Organizations

Taylor Township has several community organizations geared towards young people. The Broadway Ball Association organizes baseball teams for youth ages 7 – 12. Because of its rural nature, there are also several 4-H clubs in the township at any one time although the OSU Extension Service in Union County cannot say exactly how many as it varies from year to year.

4.7.3 Schools

Taylor Township is primarily serviced by the Marysville Exempted Village School District, with a small portion of the township being served by North Union Local School District.

Figure 4.18 – School District Enrollment for School Years 1999 - 2004



Source: Ohio Department of Education, 2005

Figure 4.18 shows enrollment in the Marysville and North Union school districts, and the State of Ohio average over the period from 1998 to 2003. Enrollment has increased every year in Marysville over this time whereas enrollments in both North Union and the state in general have declined.

Table 4.21 shows the total expenditure per student by the Marysville and North Union school districts, and the State of Ohio over the 1998-2003 school years. As can be seen, the expenditure per student for both school districts was lower than the state's average expenditure per student in recent years. The expenditure per pupil by both school districts increased for the school year 2002-2003 and Marysville's was finally greater than the state average. North Union's expenditure per pupil was lower than the state average over all five years.

Table 4.21: Expenditure per Pupil for School Years 1998-2003					
Entity	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Marysville Ex Village SD	$5,987	$6,921	$7,206	$7,936	$8,672
North Union Local SD	$5,873	$6,613	$6,756	$7,018	$7,649
State of Ohio	$6,642	$7,057	$7,602	$8,073	$8,441

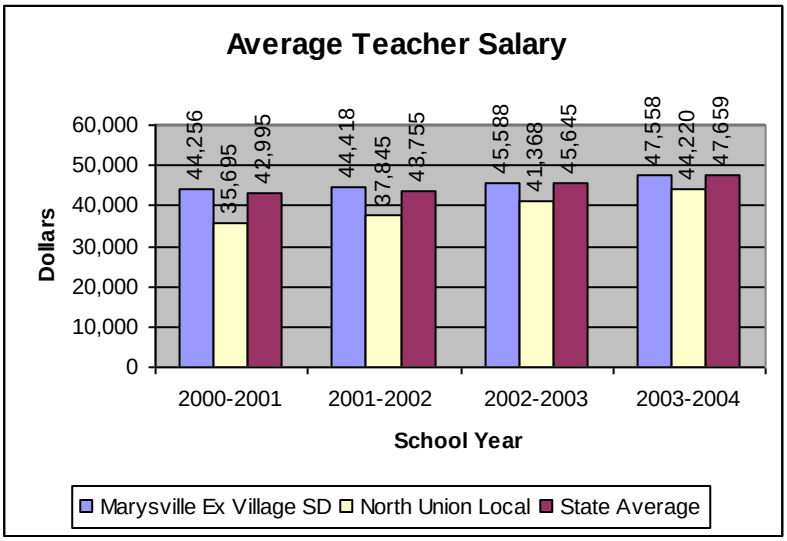
Table 4.22: Type of Expenditure for School Years 1998-2003						
Entity	**Expenditure Type**	**1998-1999**	**1999-2000**	**2000-2001**	**2001-2002**	**2002-2003**
Marysville EVSD	Administrative Expenditures	15.65%	14.04%	11.74%	10.17%	10.97%
	Building Operations Expenditures	15.53%	20.00%	20.75%	19.91%	18.28%
	Staff Support Expenditures	1.35%	3.06%	3.83%	3.13%	4.09%
	Pupil Support Expenditures	8.94%	8.09%	9.35%	13.26%	13.17%
	Instructional Expenditures	58.53%	54.80%	54.33%	53.54%	53.49%
	Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**
North Union Local SD	Administrative Expenditures	15.40%	14.80%	13.00%	12.30%	12.80%
	Building Operations Expenditures	18.00%	21.10%	20.70%	19.80%	20.80%
	Staff Support Expenditures	0.70%	0.70%	1.10%	1.10%	2.20%
	Pupil Support Expenditures	9.80%	8.80%	8.70%	9.00%	7.50%
	Instructional Expenditures	56.10%	54.60%	56.50%	57.80%	56.70%
	Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**
State of Ohio	Administrative Expenditures	11.68%	11.87%	11.54%	11.93%	12.37%
	Building Operations Expenditures	19.21%	19.19%	19.57%	19.01%	19.17%
	Staff Support Expenditures	1.95%	2.10%	2.33%	2.55%	2.72%
	Pupil Support Expenditures	10.78%	10.98%	11.02%	11.17%	10.18%
	Instructional Expenditures	56.38%	55.86%	55.53%	55.33%	55.56%
	Total	**100.00%**	**100.00%**	**100.00%**	**100.00%**	**100.00%**

Table 4.22 shows the different types of expenditures as a percentage of total expenditure for the Marysville and North Union school districts, and the average for the State of Ohio over the 1998-2003 school years. The greatest percentage of expenditure in all cases has been for instructional costs.

Table 4.23: Revenue per Pupil for School Year 1998-2003										
Marysville Ex Village School District										
Revenue Source	1998-1999		1999-2000		2000-2001		2001-2002		2002-2003	
	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total
Local Revenue	$3,965	68.10%	$4,239	68.90%	$4,320	65.70%	$4,104	57.30%	$3,965	56.10%
State Revenue	$1,681	28.90%	$1,783	29.00%	$1,954	29.70%	$2,734	38.20%	$2,814	39.80%
Federal Revenue	$175	3.00%	$128	2.10%	$303	4.60%	$328	4.60%	$294	4.20%
Total	$5,821	100.00%	$6,150	100.00%	$6,577	100.00%	$7,166	100.10%	$7,073	100.10%
North Union Local School District										
Revenue Source	1998-1999		1999-2000		2000-2001		2001-2002		2002-2003	
	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total
Local Revenue	$2,987	45.90%	$3,287	46.40%	$3,342	45.90%	$3,137	40.30%	$3,405	41.00%
State Revenue	$3,293	50.60%	$3,577	50.50%	$3,694	50.70%	$4,389	56.40%	$4,564	54.90%
Federal Revenue	$228	3.50%	$219	3.10%	$251	3.40%	$258	3.30%	$342	4.10%
Total	$6,508	100.00%	$7,083	100.00%	$7,287	100.00%	$7,784	100.00%	$8,311	100.00%
State of Ohio Average										
Revenue Source	1998-1999		1999-2000		2000-2001		2001-2002		2002-2003	
	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total	Per Pupil	% of Total
Local Revenue	$3,407	51.00%	$3,540	50.50%	$3,787	49.80%	$3,843	47.80%	$3,916	47.10%
State Revenue	$2,898	43.40%	$3,070	43.80%	$3,351	44.00%	$3,711	46.20%	$3,846	46.30%
Federal Revenue	$377	5.60%	$406	5.80%	$473	6.20%	$448	6.10%	$550	6.60%
Total	$6,682	100.00%	$7,015	100.00%	$7,611	100.00%	$8,041	100.00%	$8,312	100.00%

Table 4.23 shows the source of funding for the school districts and average for the State of Ohio for the school years 1998-2003. The highest percentage of funding for the Marysville school district comes from the local revenues, and state revenues provide the majority of the funding for the North Union Local School District. For all these school years, state and federal funding for Marysville has been lower than the state average. North Union has had a higher than average state funding over the same time period.

Figure 4.19 – Average Teacher Salary 2000 - 2004



Source: Ohio Department of Education, 2005

Figure 4.19 shows the average salary of teachers in the Marysville and North Union school districts, and the average salary of teachers in the State of Ohio for the past four school years. The average Marysville salary for the school years 2000-2002 was higher than the state average. However, over the past two school years, the average teacher's salary in this school district has fallen below the state average. Although North Union average teacher's salaries have been moving up, they are still well behind both the Marysville and state averages.

Table 4.24: Number of Students per Teacher					
	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Marysville Ex Village SD	20	21	19.1	19	17.6
North Union Local SD	19.1	19.3	18	17.7	20.3
State of Ohio Average	18.6	18.1	18	16.9	16.5

Table 4.24 shows the number of students per teacher in the Marysville and North Union school districts, and the State of Ohio average. The number of students per teacher for both school districts has been higher than the state average for the past five years. Although North Union had a higher student to teacher ratio in four of the five years shown, generally they are closer to the state average than is Marysville.

Table 4.25: Graduation Rates Source: Ohio Department of Education, 2006					
Entity	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Marysville Ex Village SD	93.70%	83.70%	90.90%	93.50%	94.80%
North Union Local SD	78.80%	93.60%	77.80%	98.20%	97.20%
State of Ohio	80.60%	80.60%	81.10%	82.70%	84.30%

Table 4.26: Honors Graduates Source: Ohio Department of Education, 2006					
Entity	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Marysville Ex Village SD	11.00%	11.00%	17.00%	19.80%	17.30%
North Union Local SD	12.80%	15.70%	7.80%	18.50%	9.70%
State of Ohio	16.20%	16.70%	17.80%	17.60%	17.90%

Table 4.25 and **Table 4.26** show the graduation and honors graduation rates. The graduation rate for Marysville has been higher than the state average graduation rate. The graduation rate for North Union has fluctuated, but has been generally higher than the state average. In 1998-1999 and 2000-2001, North Union Local Schools had a graduation rate on par with the state average. Both Marysville and North Union had lower honors graduate percentages than the state average, except for 2001-2002, when both districts exceeded the state average.

Since the 1998-1999 school year, the Ohio Department of Education has graded each school annually. These grades were assigned based on the number of performance targets achieved by the school out of a total possible 27 targets. In academic years 2001-2002 and 2002-2003, there were 22 targets defined. The range of state performance targets includes Grades 4, 6, 9 and 12 proficiency test results in five subject areas. These subjects are: Citizenship, Mathematics, Reading, Writing and Science as well as district attendance and graduation rates. A school district can be assigned the following grades in descending order: Excellent, Effective, Continuous Improvement, Academic Watch and Academic Emergency.

- ***Excellent***- Districts met 26 or more performance indicators of 27 possible
- ***Effective***- Districts met 21-25 state performance indicators
- ***Continuous Improvement***- Districts met 13-20 performance indicators
- ***Academic Watch***- Districts met 8-12 performance indicators
- ***Academic Emergency***- Districts met 0-7 performance indicators

For the five academic years from 1998-2003, Marysville Exempted Village School District has not attained Adequate Yearly Progress ("AYP") status. North Union Local School District did

meet the AYP in 2002-2003. For the academic year 2002-2003, the Marysville school district was rated as Continuous Improvement, which is a step down from its Effective status in the previous school year. North Union Local School District was also rated as Continuous Improvement.

The attendance rate for students at the Marysville and North Union Districts are given in **Table 4.27**. The attendance rate for these districts has been above the average attendance rate in school districts across Ohio.

Table 4.27: Attendance Rates 1999-2004 (%)
Source: Ohio Department of Education, 2005

School Year	Marysville Ex Village SD	North Union Local SD	Ohio
2003-2004	94.8	95.3	94.5
2002-2003	95.5	95.0	94.5
2001-2002	95.0	94.7	94.3
2000-2001	95.7	95.2	93.9
1999-2000	95.5	95.5	93.6

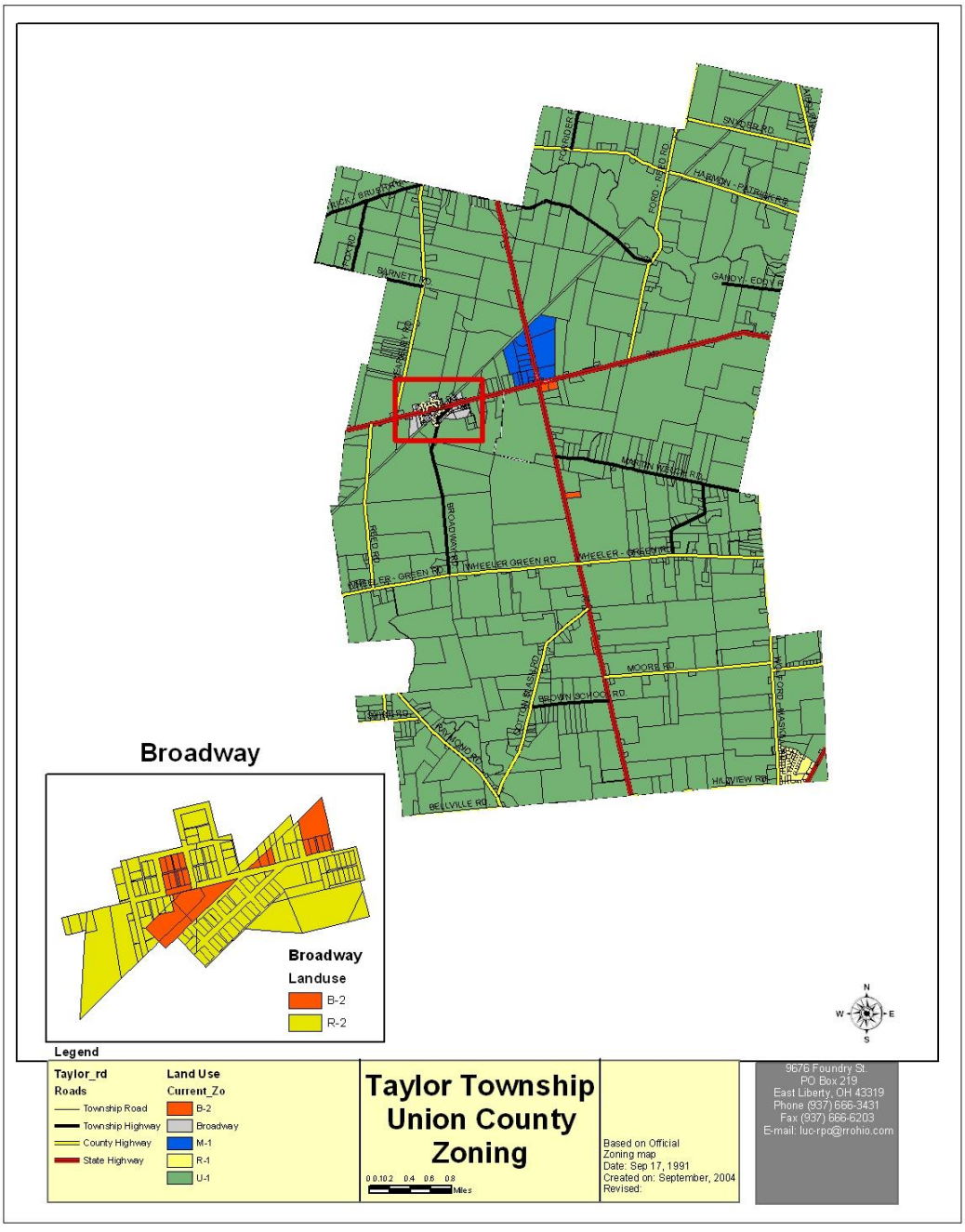
4.8 Land Use

Taylor Township is a zoned township with a total area of approximately 23,450 acres. This includes 132.7 acres of improved streets and alleys devoted to the safe and efficient movement of people and goods. **Table 4.28** shows a breakdown of Taylor Township's current zoning and land use designations. **Figure 4.20** shows the current zoning districts within the township.

Table 4.28: Summary of Taylor Township Zoning Designations
Source: Union County Engineer's Office, 2005

Land Use	Acres	%
U-1	16,719	98.1
R-1	70	0.4
R-2	53	0.3
B-2	33	0.2
Broadway	166	1

Figure 4.20 – Current Taylor Township Zoning Designations



4.8.1 Business

The only land in Taylor Township zoned as B-2 (Local Business) is within the boundaries of Broadway (12.8 acres) along with two small regions astride State Highway 31.

4.8.2 Industrial

Only 166.5 acres of land is zoned for industrial development. Light manufacturing (M-1) occupies a zone just north of the intersection of State Highway 347 and State Highway 31.

4.8.3 Residential

A small portion of land in the township is zoned for residential use. The only areas zoned as R-1 are located within the village boundaries of Broadway and a small area in the Southeast corner of the township known as Parrott Village. These comprise 69.5 acres of Taylor Township's land area.

4.8.4 Undeveloped/Agricultural

Most of the land in Taylor Township, about 98.1%, is zoned as U-1 (Rural). This designation allows for uses such as agriculture, very low density residential, public and quasi-public uses, nurseries, orchards, trees and plants. Most of the U-1 land is being farmed.

4.8.5 Open Space/Parks

Taylor Township has one park, located on the south east side of Broadway. The park includes the following facilities: a paved trail for walking/bike riding, a shelter house, playground equipment, baseball diamonds, basketball courts and a gymnasium.

4.8.6 Zoning Regulations

The township requires land in U-1 Rural, R-1 Low Density Residential and R-2 Medium Density Residential to have a minimum lot size of 65,340 sq. ft. with 150 feet of road frontage. Principal and accessory buildings on residentially properties must occupy no more than 25% of the lot in these districts. Land zoned for B-2 Local Business must have a minimum lot size of 65,340 sq. ft. with 150 feet of road frontage and buildings may occupy 100% of their lot.

Chapter 5
Goals and Objectives

5.1 Introduction

Adoption of this Plan by the township should be the beginning of a long-term effort. Chapter 5 includes the Goals, Objectives, and Actions for the future, collected into five topics: Economic Development, Administration, Land Use and Zoning, Community Development, and Infrastructure. These were established by the Comprehensive Plan Steering Committee and were reviewed, prioritized, and assigned time frames.

A ***Goal*** is a long-term purpose toward which programs or activities are ultimately directed. An ***Objective*** is a specific, measurable, or quantifiable end that is achieved and marks the progress towards a Goal. A singular Objective or series of Objectives may be identified for each Goal. In addition, these Objectives are not exclusive to one Goal and may be used to pursue progress towards many Goals. An ***Action*** is the manner in which programs and activities are conducted to achieve an identified Objective and strive toward a Goal. Actions must be specific, measurable, and certain as to when the activity is to be accomplished.

The Goals and Objectives of this Plan are based solely on resident opinions and thoughts to the future of the community in which they live. These Goals and Objectives are based on the Taylor Township community survey responses and a meeting of large acreage landowners. The Community Survey questionnaire can be viewed in Appendix A. Approximately 602 surveys were sent out to all township property owners of record. Results of the 112 returned responses were summarized and form the basis for this chapter. There were several positive comments from members of the community regarding the efforts being made to involve them in the planning process.

Overwhelmingly, the most common response from community residents was to maintain the "rural" and "peaceful" country atmosphere of Taylor Township. All Goals and Objectives in this Plan keep this concept as a central guideline.

Technology, population fluctuation, social and economic needs, and the desire for quality of life affect every individual on a daily basis. These factors also have a direct impact on land use. Land use planning provides for an informed and organized process for decision-making. The task of meeting the needs of today must be tempered with respect to the needs of the future.

Land is a valuable, finite natural resource that is often taken for granted, so a balance must be struck to incorporate varying land uses in appropriate areas. The consequences of losing land to sprawl may seem insignificant but the resulting domino effect of that land transfer will likely resonate through time. Hence, the land use planning that the township is undertaking balances its current needs with those of future generations. The following Goals and Objectives reflect land use visions that aim to preserve, protect, and enhance Taylor Township.

After establishing the Goals and Objectives, the implementation strategies, or Actions, are listed. These essentially form the blueprint for the township to follow in fulfilling its Goals and Objectives. After all, a Comprehensive Plan is only useful if it is put into action.

5.2 Administration

5.2.1 Goal:

Improve communications with township residents.

Objectives:

1. Communicate by mail with all residences at least annually.
2. Use public signage to announce key meeting dates and township events.
3. Update residents annually of plans for the coming year and summarize the previous year's activities.
4. Use the Internet and Web to keep residents informed of happenings.

Actions:

1. Implement a township newsletter.
   - ✓ **Target date for first newsletter: March 2008**
2. Hold an annual township meeting to update residents.
   - ✓ **Target date for first annual township meeting: April 2008**
3. Place an all-weather bulletin board in a highly visible area from which residents may obtain information on meeting dates, contacts for the various township boards, and local happenings.
   - ✓ **Target date for installation: June 2008**
4. Create a township website, exploring the use of the county and local school district in its creation. Include as resources the Zoning Map, Zoning Resolution, Comprehensive Plan, Schedule of Fees, board meeting dates and meeting minutes. Include a feature for residents and interested parties to sign up for e-mail notification of various happenings.
   - ✓ **Target date for website inauguration: June 2008**

5.2.2 Goal:

Improve communications among township officials, boards, employees, volunteers, and public service providers.

Objectives:

1. Hold annual or bi-annual meetings of township officials.
2. Utilize the Internet for rapid communication.

Actions:

1. Schedule periodic working sessions of township officials, boards, employees, and public service providers.
    - ✓ Ongoing
2. Collect e-mail addresses of all township officials, board members, employees, and relevant public service providers. This list should be accessible through a secure link on the township website.
    - ✓ December 2008

5.2.3 Goal:

Address the Broadway school building issue as well as nuisance and blighted areas.

Objectives:

1. Obtain Community Development Block Grant ("CDBG') funding to demolish the school building.
2. If Broadway does not meet Low to Moderate Income ("LMI") program requirements, conduct a salary survey to obtain CDBG funding and other grants.

Actions:

1. Work with the Union County CDBG administrator and then apply for funding to produce a targeted salary survey if the township does not meet LMI requirements.
    - ✓ June 2007 and ongoing.
2. Discuss alternative funding options with county commissioners
    - ✓ October 2007 and ongoing.

5.2.4 Goal:

Improve overall township drainage.

Objectives:

1. Review drainage on new building lots as part of zoning permit issuance.

Actions:

1. Draft a Memorandum of Understanding ("MOU") with the Union County Soil and Water Conservation District ("UCS&WCD") covering the review of drainage on new building lots and the construction of ponds. The Trustees may then adopt the MOU through a formal resolution.
    - ✓ August 2008
2. Insert "drainage" language into the Zoning Resolution. Obtain model language from the Logan Union Champaign Regional Planning Commission ("LUC-RPC").
    - ✓ January 2008

5.3 Economic Development

5.3.1 Goal:

Attract manufacturing operations that will employ township residents.

Objectives:

1. Encourage growth in areas that can provide the infrastructure necessary for manufacturing and commercial operations.
2. Encourage growth in the existing Honda of America "corridor."

Actions:

1. Work with the Union County-Marysville Economic Development Partnership ("UC-MEDP") to inventory sites and buildings that may be available for development.
    - ✓ June 2008 to June 2009

5.3.2 Goal:

Promote commercial development and services to meet residents' needs.

Objectives:

1. Create a "future land use map" to address where commercial, industrial, and residential development should be targeted.
2. Target small-scale commercial growth to the Broadway area (creating a village growth center).
3. Target large-scale commercial development around the State Highway 347 and State Highway 31 ("347/31") intersection.
4. Encourage small-business development ("Mom & Pop" businesses) in Broadway to service township residents and maintain a small town atmosphere.
5. Encourage business groupings at sites that minimize traffic congestion.
6. Have the Union County Chamber of Commerce ("UCCC") present small business educational programs.
7. Create a township Development Committee to work on attracting industry and to identify and assist local business owners who may be interested in expanding within the township.

Actions:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
   - ✓ September 2007
2. Forward the future land use map and the Comprehensive Plan ("Plan") to local organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for use when making development and growth recommendations.
   - ✓ September 2007
3. Work with the UC-MEDP to inventory sites and buildings that may be available for development.
   - ✓ June 2008 to June 2009
4. Work with the UC-MEDP to produce a community profile then made available to prospective businesses.
   - ✓ June 2008 to June 2009
5. Create a township Development Committee to explore and target local small business to the township.
   - ✓ June 2008 and ongoing
6. Inform residents and local small business owners of UCCC educational programs. Provide a list of small business owners to the UCCC.
   - ✓ January 2008 and ongoing
7. Work with the UC-MEDP to market the 347/31 intersection area to truck stop industry contacts.
   - ✓ June 2008 to June 2009
8. Work with the UC-MEDP to market the township to nursing home and assisted living industry contacts.
   - ✓ June 2008 to June 2009

5.3.3 Goal:

Control and plan development to maintain a "small-town" and "rural" atmosphere.

Objectives:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
2. Communicate the future land use map and this Plan to various county officials and organizations.
3. Inventory sites and buildings that may be available for business development.

Actions:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
    - ✓ September 2007
2. Forward the future land use map and this Plan to organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for their use when making development and growth recommendations.
    - ✓ September 2007
3. Forward the future land use map to the Zoning Commission and the Board of Zoning Appeals.
    - ✓ September 2007
4. Work with UC-MEDP to inventory sites and buildings that may be available to small businesses.
    - ✓ June 2008 to June 2009

5.4 Zoning and Land Use

5.4.1 Goal:

Encourage well-managed growth that preserves the rural character of Taylor Township.

Objectives:

1. Produce a future land use map to guide development, target opportunities, and identify constraints.
2. Adopt zoning amendments that promote compliance with the future land use map.
3. Direct development in areas that can be served by sanitary sewer, water, and adequate roadways.
4. Encourage the revision and strengthening of the Union County subdivision regulations and review with appropriate agencies.
5. Encourage stronger partnerships and relationships among local government agencies regarding land use, water and sewer services, and transportation.
6. Target growth and development to Broadway and the 347/31 intersection.

Actions:

1. Forward the future land use map and this Plan to local officials and organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for use when making development and growth recommendations. In addition, distribute the same items to adjacent townships to encourage cooperative planning efforts.
    - ✓ September 2007
2. Forward the future land use map to the Zoning Commission and the Board of Zoning Appeals.
    - ✓ September 2007
3. Meet with the Union County Engineer's office to communicate the township's vision on land use. Ask for periodic updates on subdivision regulations as well as sanitary sewer, water, and roadway improvements and extensions.

- ✓ January 2008 and ongoing

4. Work with the UC-MEDP to market the 347/31 intersection.
   - ✓ June 2008 to June 2009

5.4.2 Goal:

Preserve farmland, open spaces, waterways, and natural assets

Objectives:

1. Educate local officials and the public on new and innovative zoning and development concepts.
2. Educate local government officials and the general public on new county and state household sewage treatment rules.
3. Target commercial and residential growth to Broadway and its environs in order to preserve open space.
4. Limit development along local streams and critical watersheds.
5. Preserve land character and "sense of place."

Actions:

1. Meet with the Union County Health Department regarding new household sewage treatment rules. Explore providing an educational seminar to township residents on this matter.
   - ✓ September 2007 to December 2008
2. Co-sponsor educational seminars with the LUC-RPC, UCS&WCD, and the Union County Land Trust targeting local officials and the public on such issues as purchase of development rights, transfer of development rights, agricultural easement purchase programs, agricultural security areas, conservation subdivisions, overlay districts, *etc.*
   - ✓ April 2008 and ongoing
3. Work with the LUC-RPC and UCS&WCD in creating buffer areas or overlay districts to limit development along local streams and critical watersheds.
   - ✓ January 2009 to January 2010
4. Work with the LUC-RPC in creating Conservation Overlay Districts that define additional rules and development standards to preserve land character and "sense of place."
   - ✓ January 2009 to January 2010

5.4.3 Goal:

Improve overall township drainage.

Objectives:

1. Enter into an MOU with the UCS&WCD to review drainage on new building lots.
2. Amend the Zoning Resolution to address drainage issues.
3. Produce a drainage plan with the UCS&WCD.
4. Work with UCS&WCD to educate local landowners on how to improve current drainage on their properties and mitigate future drainage problems.

Actions:

1. Work with the UCS&WCD to draft an MOU for drainage review of new building lots.
   - ✓ August 2007
2. Adopt "drainage" language into the Zoning Resolution. Obtain model language from the LUC-RPC.
   - ✓ January 2008
3. Produce a local drainage plan with the UCS&WCD.

- ✓ January 2008 to January 2010

4. Work with the UCS&WCD to co-sponsor seminars for local farmers and landowners on improving drainage on their properties.
   - ✓ April 2008 and ongoing

5.4.4 Goal:

Strengthen and update the Zoning Resolution and enforcement efforts.

Objectives:

1. Address adult entertainment, nuisance abatement, wind towers, and other topics of concern.
2. Eliminate or severely curtail nuisance properties.
3. Address drainage issues.

Actions:

1. Create a priority list of nuisance properties and work with the Union County Prosecutor and the Union County Sheriff to abate them.
   - ✓ June 2007 and ongoing
2. Amend the Zoning Resolution to address adult entertainment, nuisance abatement, wind towers, and other topics of concern.
   - ✓ September 2007 to December 2008
3. Amend the Zoning Resolution to address drainage issues.
   - ✓ September 2007

5.5 Community Development

5.5.1 Goal:

Ensure the safety of all township residents.

Objectives:

1. Continue to contract with Liberty Township for fire protection and EMS services.
2. Continue the presence of Public Safety Officers ("PSOs") in the township.
3. Support local Block Watch programs.

Actions:

1. Negotiate for extension of the fire district contract with Liberty Township well in advance of current contract expiration.
   - ✓ September 2010
2. Maintain a satellite Sheriff's office at the Township Hall.
   - ✓ Ongoing
3. Budget for continued PSO funding.
   - ✓ Ongoing
4. Encourage PSO visibility throughout the township.
   - ✓ Ongoing
5. Ensure that at least one Trustee attends any Block Watch meeting.
   - ✓ Ongoing

5.6 Infrastructure

5.6.1 Goal:

Reduce traffic problems while providing for safe and efficient movement.

Objectives:

1. Prioritize road improvements based on the inventory listed in Chapter 4.
2. Prioritize road and bridge improvements.
3. Increase PSO patrols at peak traffic times.

Actions:

1. Create an annual improvement plan and priority list for township road resurfacing and widening.
   - ✓ Ongoing
2. Trustees meet at least annually with appropriate County Engineer's staff to discuss county road and bridge improvement prioritization.
   - ✓ Ongoing
3. Communicate regularly with the Sheriff's office regarding local events and their effects on traffic.
   - ✓ Ongoing
4. Communicate regularly with ODOT District 6 regarding high-traffic-volume intersections and state highway road improvements.
   - ✓ Ongoing

5.6.2 Goal:

Explore the feasibility of routing central water and sewers to Broadway and the 347/31 intersection.

Objective:

1. Encourage creation of a Raymond/Peoria central sewer line and, when completed, its extension to Broadway.

Actions:

1. Work with the County Engineer on the feasibility of a Raymond/Peoria central sewer.
   - ✓ January 2009 to January 2011

5.6.3 Goal:

Improve recreation services.

Objective:

1. Expand and improve sports and park programs and facilities.

Actions:

1. Trustees to oversee the expansion of park services and programs including walking and bike paths, playground equipment, athletic fields, *etc.*
   - ✓ Ongoing

5.6.4 Goal:

Improve overall township drainage.

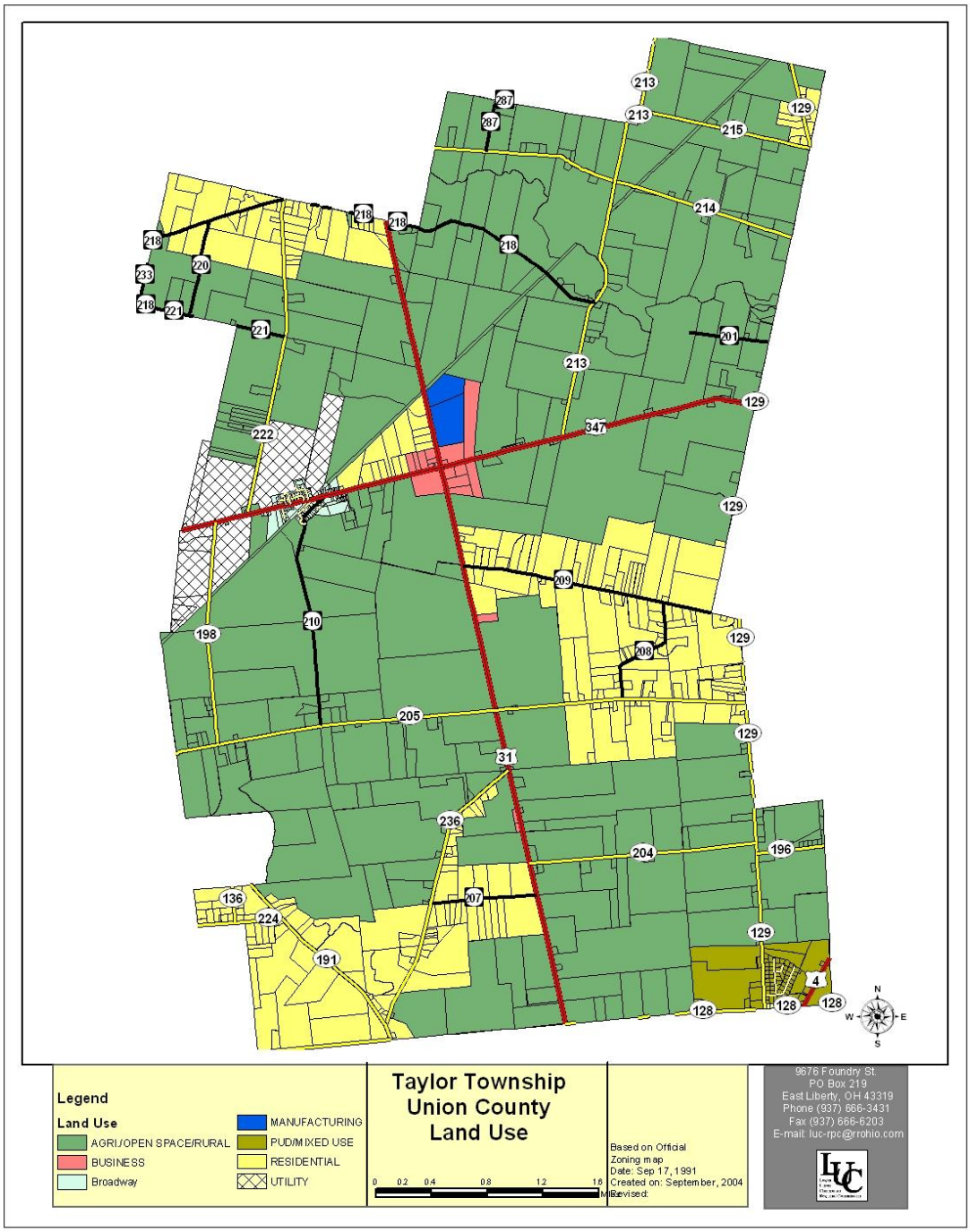
Objective:

1. Produce a local drainage plan.
2. Target and prioritize problem drainage areas.

Actions:

1. Produce a local drainage plan with the UCS&WCD.
    - ✓ January 2008 to January 2010
2. Produce a list of problem drainage areas and work with the property owners to effect repairs.
    - ✓ Ongoing

Figure 4.21 – Possible Future Taylor Township Land Use Designations



As a part of the Plan, the citizen committee where housing has been constructed over the recent past (Figure 4.17), as well as how the north central part of Union County was likely to grow in the next decade. Based upon these inputs, and considering the sentiments expressed by participants in the resident survey (Appendix A), a proposed future land use map was created (**Figure 4.21**) that attempts to identify those areas of the township where continued housing construction should be encouraged so as to preserve as much as possible existing farmland and woodlands. In this manner, the committee feels that the current country atmosphere of the township will be maintained. Of course, the committee realized that this is but one possible outcome for future land use and only the township's Zoning Ordinance has the power to actually direct development towards any particular outcome. Refining this map will be a major recurring activity for future committees constituted by the trustees.

5.7 Summary

A plan should set Goals and Objectives to address all current issues in the community. Taylor Township's Goals and Objectives cover a range of topics that include economic development, administration, zoning and land use, community development, and infrastructure. These Goals and Objectives were derived directly from township residents and officials and are the results of active citizen participation. As such, they represent what the community feels are important in providing quality of life for all residents.

Appendix A- Taylor Township Resident Survey

Taylor Township Resident Survey

Name (optional): _____

Address (optional): _____

Email Address (optional): _____

1) How long have you lived in Taylor Township? (Circle one)
0-5 years 6-10 years 11 or more years

2) Do you own... (Circle one)
Less than 1 Acre 1-5 Acres 5-10 Acres 10-20 Acres More than 20 Acres

3) What do you like best about living in Taylor Township?

4) What do you like least about living in Taylor Township?

5) What types of improvements would you like to see in Taylor Township?

....in the next 5 years?

....in the next 10 years?

6) What are your attitudes toward growth (For example, commercial, residential, industrial)?

7) The current minimum lot size for residential development is 1.5 Acres (the minimum required by the Health Department for on-site septic) with 150 feet of road frontage.
Is this too large? _____ too small? _____ just right? _____

8) Please rate the following aspects of Taylor Township on a Scale of 1 to 10, with 10 being the highest value and 1 being the lowest or N/A Not Applicable.

rural atmosphere _____
lifestyle (i.e.-quiet neighborhood, farming community) _____
school system _____
closeness to employment _____

closeness to shopping _____
safety services (i.e.-fire, EMS, safety officer) _____
township services (i.e.-road, cemeteries, plowing, mowing,

zoning, local government) _____

parks and recreation (i.e.-ball diamond, school bldg.) _____
other _____ _____

9) Rate what type of residential development should occur in Taylor Township on a scale of 1 to 10, with 10 being the highest value and 1 being the lowest.

single-family homes _____
townhouses or condominiums _____
multi-family dwellings (apartments) _____
housing for the elderly _____
cluster development (to preserve open space) _____
affordable housing _____

10) Rate what sort of open space use we should encourage on a scale of 1 to 10, with 10 being the highest value and 1 being the lowest.

preservation of historic, scenic or open space _____
conservation easement program _____
expand or enhance the township park system _____
encourage farmland preservation _____
maintain rural character of the roads _____

11) Rate the types of economic development that should take place in Taylor Township on a scale of 1 to 10, with 10 being the highest value and 1 being the lowest.

farming/ agriculture _____
small-scale retail _____
commercial _____
office buildings _____
warehousing _____
manufacturing or processing _____

Comments:

_____
_____
_____
_____

Appendix B- Taylor Township Resident Survey Results Presentation

Agenda

- Introductions – Bob Krofshefsky
- Why are we here? – Jenny Snapp, LUC Regional Planning Commission
- Overview of Taylor Township Draft Plan – Jenny Snapp, LUC Regional Planning
- Question & Answer Session / Comments from Public
- Next Step – Jenny Snapp, LUC Regional Planning

2

Why are we here?

- To Discuss the results of the DRAFT Comprehensive Plan
- Keep in mind, the Trustees have not yet adopted the Plan. You have time to review the Plan and provide your comments to them. Trustee Meetings are on the third Tuesday of each month at 7:00 PM.

3

What is a Comprehensive Plan?

- A Comprehensive Plan is a textual statement of goals, objectives, and policies to guide public and private development within a jurisdiction. (Baldwin, 1991)
- It shows what a community should be like at some point in the future.
- Most importantly, a Comprehensive Plan is **community driven** based on its needs!
- A means to guide local policy and development while at the same time protecting the physical environment and managing growth.
- A proactive document (with legal recognition) in fulfilling Township needs and improvements *rather* than reacting to potential future problems
- A comprehensive plan strives to improve the quality of life for all residents while preserving the sense of community and its character!!!

4

Why a Comprehensive Plan?

- Guide future development and plan growth
- Improve the quality of life and make Taylor Township an attractive place to live and work!
- GROWTH
  - ✓ Proximity to Major Manufacuring…Honda of America
  - ✓ Columbus sprawl
  - ✓ Country atmosphere

5

Who was involved?

- LUC Regional Planning Commission hired to write Plan.
- Comprehensive Plan Steering Committee
- Township Trustees
- Township Zoning Board
- YOU….residents & citizens of Taylor Township!

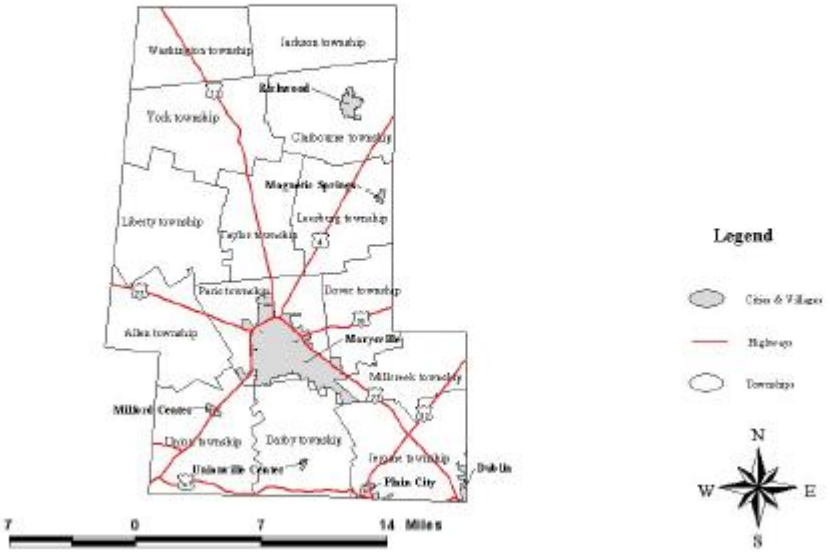
6

Process

- Community Survey
  - ✓ Sent out to the 602 land owners in the Township
  - ✓ Approximately 18.6% response rate 112 returned
- Continuing Meetings of Comprehensive Plan Steering Committee
- Resource Inventory –demographics, budget, infrastructure, *etc.*
- Formulation of Draft Land Use Map
- Formulation of Goals, Objectives, & Action Plan derived from citizen input
- DRAFT Plan
- Public Hearing of Draft Plan….Tonight's meeting

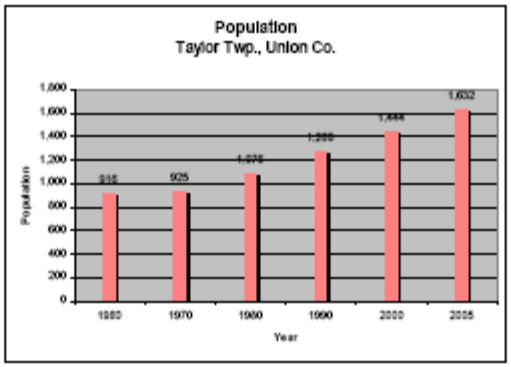
7

Union County
Map 1: County Reference Map



Inventory

- Population
  - ✓ Estimate 2005 = 1,632
  - ✓ Year 2000 = 1,444



9

Inventory

- Median Age = 36 years old
- Unemployment Rate = 1.29%
- Poverty Status = 3.6% or 14 families in Year 1999
- Median Household Income = $61,492
  - ✓ Ohio = $40,956
  - ✓ Union County = $51,743
- Education
  - ✓ 88.7% High School graduates or higher
  - ✓ 16% Bachelor's Degree or higher
- Expenditure per Student
  - ✓ Marysville Exempted Village Schools= $8,672
  - ✓ North Union Local Schools= $7,649
  - ✓ State of Ohio= $8,441
- Graduation Rate
  - ✓ Marysville Exempted Village Schools = 94.8%
  - ✓ North Union Local = 97.2%
  - ✓ State of Ohio = 84.3%

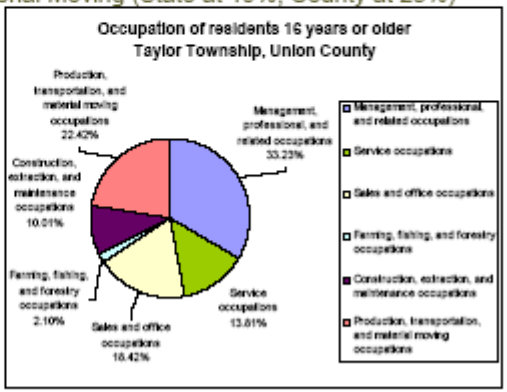
10

Inventory

- 33% of Township Residents over 16 employed in Management, Professional, and Related Occupations.

  22% of Township Residents over 16 employed in Production, Transportation, and Material Moving (State at 19%, County at 23%)

- 24% of Industry in Taylor Township is of Manufacturing Type (Union County 26%, Ohio 20%)
  - ✓21% Education, health, social services
  - ✓8% Retail Trade
  - ✓8% Transportation & Warehousing



Inventory

- Median Housing Unit Value = $132,400.
- 41% of houses in Taylor Township are valued between $100,000-$150,000.
- 21% of houses in Township were constructed after 1980, 79% before 1980.
- Approximately 518 housing units in Taylor Township by the year 2000.
- 96% of homes are occupied, 4% vacant
- 8% renter occupied
- 120 Single-Family Building Permits were issued between the Year 2000 to 2006 with an average construction cost of $113,129.

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Inventory of Growth

Table 4.19: Single-Family Housing Construction History – 1990-2004
Taylor Township, Union County

Source: Union County Engineer's Office, 2005

Year	# of Permits	Total Est. Construction Costs
1990	10	$696,000.00
1991	9	$630,000.00
1992	6	$390,000.00
1993	9	$549,300.00
1994	9	$961,300.00
1995	7	$555,000.00
1996	4	$361,000.00
1997	4	$551,000.00
1998	14	$1,445,200.00
1999	12	$1,455,930.00
2000	15	$1,856,638.00
2001	16	$1,778,013.00
2002	11	$1,760,600.00
2003	14	$2,130,000.00
2004	14	$2,482,007.00

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Inventory of Growth

Table 4.18: Number of Single Family Home Permits & Average Cost of Construction			
1990-2006			
Source: Union County Engineer's Office			
Year	# of Permits	Construction Cost	Avg. Cost/ Unit
1990-1994	43	$3,226,600.00	$75,037.21
1995-1999	41	$4,368,130.00	$106,539.76
2000-2004	70	$10,007,258.00	$142,960.83
2005-2006	50	$3,568,227.51	$71,364.55

Total Residential Permits 1990-1999 = 84

2000-2006 alone = 120

Average Cost per Unit increased dramatically

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Inventory of Growth

15

Infrastructure & Natural Features

- 31.4 square miles in Township & 20,080 Acres
- Individual On-site Septic
- Part of 4 Watersheds – Mill Creek, Blues Creek, Bokes Creek & Fulton Creek
- 50 miles of road in Taylor Township
  - 13 miles of road under State (ODOT) maintenance (26%)
  - 26 miles of road under County (Union County Engineer) maintenance (52%)
  - 11 miles under Township maintenance (22%)
- One unincorporated "village"
  - Broadway

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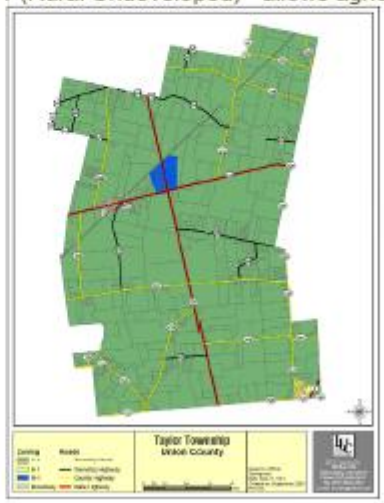
Infrastructure & Natural Features

Table 4.14: Township Roads by Condition	
Condition	%
Poor	1.9
Fair	20.2
Good	3.4
State/County Maintained Roads	74.4

17

Current Land Use

- Predominantly zoned U-1 (Rural Undeveloped) - allows agriculture & single-family homes



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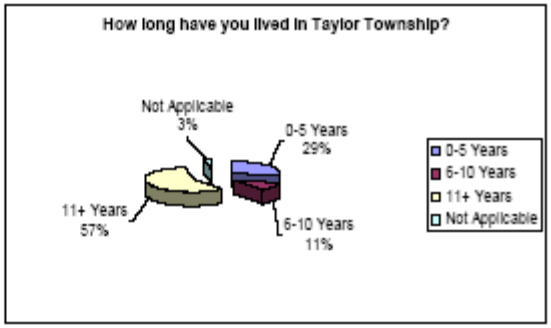
Community Survey Results – Land Ownership

Question #1: How long have you lived in Taylor Township?

- 0-5 Years = 29%
- 6-10 Years = 11%
- 11+ Years = 57%



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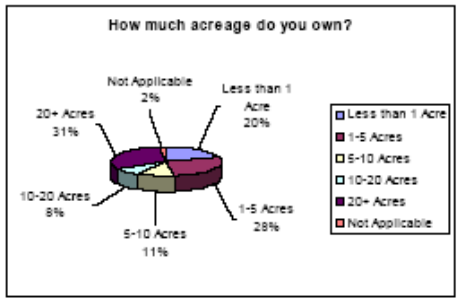
Community Survey Results – Land Ownership

Question #2: How much acreage do you own?

- Less than 1 Acre = 20%
- 1-5 Acres = 28%
- 5-10 Acres = 11%
- 10-20 Acres = 8%
- 20+ Acres = 31%



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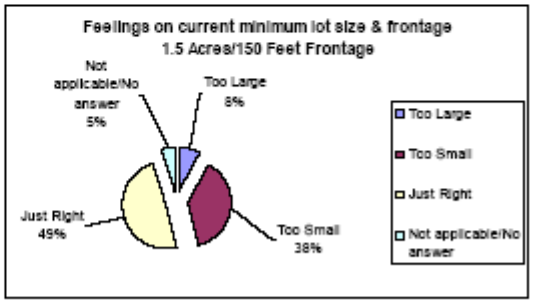
Community Survey Results – Land Use

#6 Is the current lot size (1.5 acres) and road frontage (150 ft.) appropriate?

- Too large? 8%
- Too small? 38%
- Just right? 49%



Goals & Objectives

- Consensus-building process
- Based solely on citizen input
- Overwhelmingly, according to survey, residents value the rural atmosphere and country feeling of where they live. They are concerned about open space and development.

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Goals & Objectives/Action Plan

5.2.1 Goal:

Improve communications with township residents.

Objectives:

1. Communicate by mail with all residences at least annually.
2. Use public signage to announce key meeting dates and township events.
3. Update residents annually of plans for the coming year and summarize the previous year's activities.
4. Use the Internet and Web to keep residents informed of happenings.

Actions:

- 1. Implement a township newsletter.
- ✓ **Target date for first newsletter: March 2008**
- 2. Hold an annual township meeting to update residents.
- ✓ **Target date for first annual township meeting: April 2008**
- 3. Place an all-weather bulletin board in a highly visible area from which residents may obtain information on meeting dates, contacts for the various township boards, and local happenings.
- ✓ **Target date for installation: June 2008**
- 4. Create a township website, exploring the use of the county and local school district in its creation. Include as resources the Zoning Map, Zoning Resolution, Comprehensive Plan, Schedule of Fees, board meeting dates and meeting minutes. Include a feature for residents and interested parties to sign up for e-mail notification of various happenings.
- ✓ **Target date for website inauguration: June 2008**

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Goals & Objectives/Action Plan

5.2.2 Goal:

Improve communications among township officials, boards, employees, volunteers, and public service providers.

Objectives:

1. Hold annual or bi-annual meetings of township officials.
2. Utilize the Internet for rapid communication.

Actions:

1. Schedule periodic working sessions of township officials, boards, employees, and public service providers.
   - ✓ Ongoing
2. Collect e-mail addresses of all township officials, board members, employees, and relevant public service providers. This list should be accessible through a secure link on the township website.
   - ✓ December 2008

5.2.3 Goal:

Address the Broadway school building issue as well as nuisance and blighted areas.

Objectives:

1. Obtain Community Development Block Grant ("CDBG") funding to demolish the school building.
2. If Broadway does not meet Low to Moderate Income ("LMI") program requirements, conduct a salary survey to obtain CDBG funding and other grants.

Actions:

1. Work with the Union County CDBG administrator and then apply for funding to produce a targeted salary survey if the township does not meet LMI requirements.
   - ✓ June 2007 and ongoing.
2. Discuss alternative funding options with county commissioners
   October 2007 and ongoing.

Goals & Objectives/Action Plan

5.2.4 Goal:

Improve overall township drainage.

Objectives:

1. Review drainage on new building lots as part of zoning permit issuance.

Actions:

1. Draft a Memorandum of Understanding ("MOU") with the Union County Soil and Water Conservation District ("UCS&WCD") covering the review of drainage on new building lots and the construction of ponds. The Trustees may then adopt the MOU through a formal resolution.
   - ✓ August 2008
2. Insert "drainage" language into the Zoning Resolution. Obtain model language from the Logan Union Champaign Regional Planning Commission ("LUC-RPC").
   - ✓ January 2008

25

Goals & Objectives/Action Plan

5.3 Economic Development

5.3.1 Goal:

Attract manufacturing operations that will employ township residents.

Objectives:

1. Encourage growth in areas that can provide the infrastructure necessary for manufacturing and commercial operations.
2. Encourage growth in the existing Honda of America "corridor."

Actions:

1. Work with the Union County-Marysville Economic Development Partnership ("UC-MEDP") to inventory sites and buildings that may be available for development.

✓ **June 2008 to June 2009**

Goals & Objectives/Action Plan

5.3.2 Goal:

Promote commercial development and services to meet residents' needs.

Objectives:

- 1. Create a "future land use map" to address where commercial, industrial, and residential development should be targeted.
- 2. Target small-scale commercial growth to the Broadway area (creating a village growth center).
- 3. Target large-scale commercial development around the State Highway 347 and State Highway 31 ("347/31") intersection.
- 4. Encourage small-business development ("Mom & Pop" businesses) in Broadway to service township residents and maintain a small town atmosphere.
- 5. Encourage business groupings at sites that minimize traffic congestion.
- 6. Have the Union County Chamber of Commerce ("UCCC") present small business educational programs.
- 7. Create a township Development Committee to work on attracting industry and to identify and assist local business owners who may be interested in expanding within the township.

Goals & Objectives/Action Plan

Actions:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
   - ✓ September 2007
2. Forward the future land use map and the Comprehensive Plan ("Plan") to local organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for use when making development and growth recommendations.
   - ✓ September 2007
3. Work with the UC-MEDP to inventory sites and buildings that may be available for development.
   - ✓ June 2008 to June 2009
4. Work with the UC-MEDP to produce a community profile then made available to prospective businesses.
   - ✓ June 2008 to June 2009
5. Create a township Development Committee to explore and target local small business to the township.
   - ✓ June 2008 and ongoing
6. Inform residents and local small business owners of UCCC educational programs. Provide a list of small business owners to the UCCC.
   - ✓ January 2008 and ongoing
7. Work with the UC-MEDP to market the 347/31 intersection area to truck stop industry contacts.
   - ✓ June 2008 to June 2009
8. Work with the UC-MEDP to market the township to nursing home and assisted living industry contacts
   - ✓ June 2008 to June 2009

28

Goals & Objectives/Action Plan

5.3.3 Goal:

Control and plan development to maintain a "small-town" and "rural" atmosphere.

Objectives:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
2. Communicate the future land use map and this Plan to various county officials and organizations.
3. Inventory sites and buildings that may be available for business development.

Actions:

1. Create a future land use map to address where commercial, industrial, and residential development should be targeted.
   - ✓ September 2007
2. Forward the future land use map and this Plan to organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for their use when making development and growth recommendations.
   - ✓ September 2007
3. Forward the future land use map to the Zoning Commission and the Board of Zoning Appeals.
   - ✓ September 2007
4. Work with UC-MEDP to inventory sites and buildings that may be available to small businesses.
   - ✓ June 2008 to June 2009

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Goals & Objectives/Action Plan

5.4 Zoning and Land Use

5.4.1 Goal:

Encourage well-managed growth that preserves the rural character of Taylor Township.

Objectives:

1. Produce a future land use map to guide development, target opportunities, and identify constraints.
2. Adopt zoning amendments that promote compliance with the future land use map.
3. Direct development in areas that can be served by sanitary sewer, water, and adequate roadways.
4. Encourage the revision and strengthening of the Union County subdivision regulations and review with appropriate agencies.
5. Encourage stronger partnerships and relationships among local government agencies regarding land use, water and sewer services, and transportation.
6. Target growth and development to Broadway and the 347/31 intersection.

Actions:

1. Forward the future land use map and this Plan to local officials and organizations such as the UC-MEDP, LUC-RPC, and Union County Commissioners for use when making development and growth recommendations. In addition, distribute the same items to adjacent townships to encourage cooperative planning efforts.
   - ✓ September 2007
2. Forward the future land use map to the Zoning Commission and the Board of Zoning Appeals.
   - ✓ September 2007
3. Meet with the Union County Engineer's office to communicate the township's vision on land use. Ask for periodic updates on subdivision regulations as well as sanitary sewer, water, and roadway improvements and extensions.
   - ✓ January 2008 and ongoing
4. Work with the UC-MEDP to market the 347/31 intersection.
   June 2008 to June 2009

30

Goals & Objectives/Action Plan

5.4.2 Goal:

Preserve farmland, open spaces, waterways, and natural assets

Objectives:

1. Educate local officials and the public on new and innovative zoning and development concepts.
2. Educate local government officials and the general public on new county and state household sewage treatment rules.
3. Work with the LUC-RPC and UCS&WCD in creating buffer areas or overlay districts to limit development along local streams and critical watersheds.
4. Limit development along local streams and critical watersheds.
5. Preserve land character and "sense of place."

Actions:

1. Meet with the Union County Health Department regarding new household sewage treatment rules. Explore providing an educational seminar to township residents on this matter.
   - ✓ **September 2007 to December 2008**
2. Co-sponsor educational seminars with the LUC-RPC, UCS&WCD, and the Union County Land Trust targeting local officials and the public on such issues as purchase of development rights, transfer of development rights, agricultural easement purchase programs, agricultural security areas, conservation subdivisions, overlay districts, etc.
   - ✓ **April 2008 and ongoing**
3. Work with the LUC-RPC and UCS&WCD in creating buffer areas or overlay districts to limit development along local streams and critical watersheds.
   - ✓ **January 2009 to January 2010**
4. Work with the LUC-RPC in creating Conservation Overlay Districts that define additional rules and development standards to preserve land character and "sense of place."
   - ✓ **January 2009 to January 2010**

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Goals & Objectives/Action Plan

5.4.3 Goal:

Improve overall township drainage.

Objectives:

1. Enter into an MOU with the UCS&WCD to review drainage on new building lots.
2. Amend the Zoning Resolution to address drainage issues.
3. Produce a drainage plan with the UCS&WCD.
4. Work with UCS&WCD to educate local landowners on how to improve current drainage on their properties and mitigate future drainage problems.

Actions:

1. Work with the UCS&WCD to draft an MOU for drainage review of new building lots.
   - ✓ **August 2008**
2. Adopt "drainage" language into the Zoning Resolution. Obtain model language from the LUC-RPC.
   - ✓ **January 2008**
3. Produce a local drainage plan with the UCS&WCD.
   - ✓ **January 2008 to January 2010**
4. Work with the UCS&WCD to co-sponsor seminars for local farmers and landowners on improving drainage on their properties.
   - ✓ **April 2008 and ongoing**

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Goals & Objectives/Action Plan

5.4.4 Goal:

Strengthen and update the Zoning Resolution and enforcement efforts.

Objectives:

1. Address adult entertainment, nuisance abatement, wind towers, and other topics of concern.
2. Eliminate or severely curtail nuisance properties.
3. Address drainage issues.

Actions:

1. Create a priority list of nuisance properties and work with the Union County Prosecutor and the Union County Sheriff to abate them.
   - ✓ June 2007 and ongoing
2. Amend the Zoning Resolution to address adult entertainment, nuisance abatement, wind towers, and other topics of concern.
   - ✓ September 2007 to December 2008

   Amend the Zoning Resolution to address drainage issues.
   - ✓ September 2007

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Goals & Objectives/Action Plan

5.5 Community Development

5.5.1 Goal:

Ensure the safety of all township residents.

Objectives:

1. Continue to contract with Liberty Township for fire protection and EMS services.
2. Continue the presence of Public Safety Officers ("PSOs") in the township.
3. Support local Block Watch programs.

Actions:

1. Negotiate for extension of the fire district contract with Liberty Township well in advance of current contract expiration. September 2010
2. Maintain a satellite Sheriff's office at the Township Hall.

✓ Ongoing

3. Budget for continued PSO funding.

✓ Ongoing

4. Encourage PSO visibility throughout the township.

✓ Ongoing

5. Ensure that at least one Trustee attends any Block Watch meeting.

✓ Ongoing

Goals & Objectives/Action Plan

5.6 Infrastructure

5.6.1 Goal:

Reduce traffic problems while providing for safe and efficient movement.

Objectives:

1. Prioritize road improvements based on the inventory listed in Chapter 4.
2. Prioritize road and bridge improvements.
3. Increase PSO patrols at peak traffic times.

Actions:

1. Create an annual improvement plan and priority list for township road resurfacing and widening.
   - ✓ Ongoing
2. Trustees meet at least annually with appropriate County Engineer's staff to discuss county road and bridge improvement prioritization.
   - ✓ Ongoing
3. Communicate regularly with the Sheriff's office regarding local events and their effects on traffic.
   - ✓ Ongoing
4. Communicate regularly with ODOT District 6 regarding high-traffic-volume intersections and state highway road improvements.
   - ✓ Ongoing

Goals & Objectives/Action Plan

6.6.2 Goal:
Explore the feasibility of routing central water and sewers to Broadway and the 347/31 intersection.
Objective:
1. Encourage creation of a Raymond/Peoria central sewer line and, when completed, its extension to Broadway.
Actions:
1. Work with the County Engineer on the feasibility of a Raymond/Peoria central sewer.
✓ January 2009 to January 2011

6.6.3 Goal:
Improve recreation services.
Objective:
1. Expand and improve sports and park programs and facilities.
Actions:
1. Trustees to oversee the expansion of park services and programs including walking and bike paths, playground equipment, athletic fields, etc.
✓ Ongoing

6.6.4 Goal:
Improve overall township drainage.
Objective:
1. Produce a local drainage plan.
2. Target and prioritize problem drainage areas.
Actions:
1. Produce a local drainage plan with the UCB&WCD.
✓ January 2008 to January 2010
3. Produce a list of problem drainage areas and work with the property owners to effect repairs.
✓ Ongoing

Possible Future Land Uses

- Concentrate residential development into clusters with a business "heart" near Broadway.

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What's Next

Plan will be available for public viewing at:

- Township Hall
- Sandy's Boutique
- Broadway Post Office
- LUC Regional Planning Commission in East Liberty (9676 E. Foundry Street, Phone 666-3431)
- LUC website www.lucplanning.com
- CD version available on request from Township Fiscal Officer, Pat Laird: Phone 246-2614

Trustees have yet to determine a date for consideration of Plan adoption.

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Contact Information

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