

# *A Comprehensive Plan of North Lewisburg, Ohio*

By

***LUC Regional Planning Commission***  
*P.O. Box 219*  
*East Liberty, Ohio - 43319*  
*Phone 937-666-3431/Fax 937-666-6203*  
*luc-rpc@rroho.com*



December 2002

## TABLE OF CONTENTS

Table of Contents	ii.
List of Figures	vi.
List of Tables	vii.
Chapter 1- Introduction	1
1.1 Problem Statement	1
1.2 Goals and Objectives	3
1.3 Significance of Study	5
1.4 Summary of Chapters	6
Chapter 2- North Lewisburg Study Area	7
2.1 North Lewisburg Study Area	7
2.2 Community Profile	7
2.3 Comprehensive Analysis	8
Chapter 3- Methodology	10
3.1 Methods of Analysis	10
3.2 Data Sources	11
Chapter 4- Problem Analysis and Resource Inventory	13
4.1 Introduction	13
4.2 Demographic Trends and Patterns	14
4.2.1 Population Growth Trends	14
4.2.2 Age Group Trends	16
4.2.3 Marital Status	18

4.2.4	Education and Veteran Status	18
4.2.5	Race	19
4.2.6	Ancestry and Place of Birth	20
4.3	Economic Trends and Patterns	21
4.3.1	Income and Occupations	21
4.3.2	Poverty Status	23
4.4	Natural and Historic Resources	23
4.4.1	Location	23
4.4.2	Topographic Features	23
4.4.3	Soils	24
4.4.4	Floodplain	26
4.4.5	Darby Creek Watershed	26
4.4.6	Settlement and Incorporation	28
4.5	Community Facilities and Infrastructure	29
4.5.1	Transportation	29
4.5.2	Highways	29
4.5.3	Railroads	33
4.5.4	Other Shipping Services	33
4.5.5	Air	33
4.5.6	Water Facilities	33
4.5.7	Wastewater Facilities	34
4.6	Housing Characteristics	36
4.6.1	Housing Values	36

4.6.2	Household Characteristics	36
4.6.3	Housing Developments	38
4.7	Local Government and Community Services	38
4.7.1	Local Government Structure	38
4.7.2	Community Organizations	39
4.7.3	Schools	40
4.8	Land Use	45
4.8.1	Business	49
4.8.2	Industrial	49
4.8.3	Residential	49
4.8.4	Undeveloped/Agricultural	50
4.8.5	Open Space	50
4.8.6	Zoning Regulations	50
4.8.7	Annexation	51
4.9	Fiscal Analysis	51
4.9.1	Introduction	51
4.9.2	Safety Services	52
4.9.3	Parks and Recreation	52
4.9.4	General Government	52
4.9.5	Streets and Highways	53
4.9.6	Drinking Water	53
4.9.7	Wastewater	54
4.9.8	Utility Deposits and Impact Fees	54

Chapter 5- Goals and Objectives	57
5.1 Introduction	57
5.2 Economic Development	57
5.3 Administration	60
5.4 Zoning and Land Use	60
5.5 Community Development	62
5.6 Infrastructure	63
5.7 Summary	65
Chapter 6- Implementation Plan	66
6.1 Introduction	66
6.2 Economic Development	66
6.3 Administration	67
6.4 Zoning and Land Use	68
6.5 Community Development	68
6.6 Infrastructure	69
6.7 Summary	70
References	72
Appendix	74

## **LIST OF FIGURES**

4.2	North Lewisburg Population	15
4.3	North Lewisburg Population by Sex	16
4.5	Population by Age, Village of North Lewisburg	17
4.6	Marital Status of North Lewisburg Residents 15 Years & Older	18
4.8	Racial Breakdown of North Lewisburg Residents	20
4.10	Occupations of North Lewisburg Residents	22
4.11	Type of Business Establishments, Zip Code 43060	22
4.12	North Lewisburg Soil Types	25
4.13	Darby Creek Watershed Area	27
4.16	North Lewisburg Streets	32
4.17	North Lewisburg Utilities	35
4.18	Value of Owner Occupied Housing Units in North Lewisburg	36
4.19	North Lewisburg Housing Occupancy Status	37
4.20	Housing Occupancy % for North Lewisburg School District Enrollment	37
4.22	Triad School District Enrollment	40
4.25	Triad Local School District Expenditures, 2000-2001	41
4.26	Triad District Sources of Revenue, 2000-2001	42
4.31	Summary of North Lewisburg Zoning Designations	45
4.32	North Lewisburg Zoning Designations	46
4.34	Summary of North Lewisburg Land Uses	47
4.35	North Lewisburg Land Use Designations	48

## LIST OF TABLES

2.1	North Lewisburg Community Profile, 2000	9
4.1	Comparative Population and Growth Trends	14
4.4	Population by Age	17
4.7	Educational Attainment of North Lewisburg Residents 25 Years & Older	19
4.9	North Lewisburg Household Income in 1999	21
4.14	Village Streets by Road Type	31
4.15	Village Streets by Condition	31
4.21	Single Family Construction History- 1996 to 2001, North Lewisburg	38
4.23	Triad Local School District Per Pupil Expenditures	41
4.24	Triad Local School District Expenditures, SchoolYear 2000-2001	41
4.27	Average Number of Students to Classroom Teacher, Triad School District	42
4.28	Triad District Graduation Rates	43
4.29	Triad District Student Attendance Rate	43
4.30	Summary of North Lewisburg Zoning Designations	45
4.33	Summary of North Lewisburg Land Uses	47
4.36	Village of North Lewisburg Per Capita Fiscal Analysis	56

## **CHAPTER**

### **ONE**

#### **INTRODUCTION**

##### **1.1 Problem Statement**

The last update of the Champaign County/Urbana Comprehensive Plan was completed in 1992. The Village of North Lewisburg has been using the Champaign County Plan but felt that to a large extent, it is outdated in its ability to fulfill village needs. It is the intention of the Village of North Lewisburg to develop a comprehensive plan exclusive of Champaign County's plan that will focus on their specific goals, visions, and requirements. Because North Lewisburg has also experienced an extremely high growth rate in population over the last two decades, Village officials deemed it necessary to have a pro-active document with both direction and legal backbone. Clearly, North Lewisburg has out-grown the county-wide comprehensive plan.

With the projected increase in population the Village will need to assess if community services are sufficient to provide for the needs of residents. For instance, do local schools have room for increased capacity? With state funding for schools looking at successful report card ratings, can local schools increase graduation rates and proficiency test scores? Are medical and health services adequate? Are there human and social services for a population that will be increasingly aging in the future? Is housing available for all segments of the population? Are there plenty of employment opportunities for residents?

Local economic development consistently was an issue residents and local government officials alluded to in the local community survey. Jobs for residents, and business and services for them to frequent, is a concern that the community feels very important. In addition, preserving local character through subsequent development is crucial.



Although most of North Lewisburg residents boast incomes well above county, regional and state levels and consequently offer a diversity of housing options, there are some residents who live below the poverty level. Despite the fact that the number of those who are in poverty are quite minimal, we can't fail to recognize and resolve the issues surrounding those 19 families and 116 individuals (approximately 7.3% of population) who are below what the federal government defines as poor. How does the community begin to improve the quality of life for ALL its residents? Following that, there is a disparity in median income levels between men and women. Females in North Lewisburg make nearly \$10,000 less than their male counterparts. These issues will be discussed further in Chapter 4.

Some of the major issues that Village officials have outlined in the community survey have to do with infrastructure improvements. Although the Village has made significant upgrading to streets and roads, traffic counts are predicted to increase in the next 10 years. For instance, S.R. 245 has been improved greatly in the last few years but will have to tackle such problems as sight distance due to projected increases in traffic. In addition, those 0.62 miles of streets classified as "Fair Condition" should be prioritized for betterment.

Probably the biggest infrastructure problem the Village faces today is in regards to water and wastewater facility capacity. North Lewisburg should be concerned about peak critical times that will inevitably become more of a set-back with possible increases in population and use. Also, the existing water distribution system is considered fair and hence, the Village should consequently contemplate possible improvements. Current collections to the water fund pose a significant challenge that needs to be addressed should a failure occur.

In addition, expansion to the wastewater facility needs to be tackled in case of increased capacity especially if there is a rise in commercial and industrial development. Again, financing a replacement project if failure occurs is a major dilemma for the North Lewisburg. Further details in regards to infrastructure can be found in Chapter 4.

Another issue facing North Lewisburg includes an administration (Mayor and Village Administrator) that will likely be retiring in the near future. Mayor Max Coates has been Mayor for the last 28 years while the Village Administrator, Barry First, has

held his position for several years. Many residents and government employees feel uncertain about a change in local leadership due to years of consistency. Many have grown accustomed to the sense of stability and a lack of change.

Finally, most residents feel satisfied about their “sense of community”. They wish to maintain the current neighborhood atmosphere and sense of local character through all phases of development, decision-making, and planning. This sense of character in North Lewisburg should be upheld and considered at all times and levels of the comprehensive planning process.

## **1.2 Goals and Objectives**

Given the problem of an outdated countywide plan, the Village of North Lewisburg has commissioned a new plan to be put into action. The goal is to apply a comprehensive plan that provides the Village with an inventory of existing demographic patterns and community services and to formulate Village Goals and Objectives during this planning process. Further, the intention of this plan is to address goals with an action or implementation plan. The North Lewisburg plan also is to be used to guide future development in the area and to provide the Village with legal fortitude.

The goals listed in Chapter 5 of this plan seek to direct the public and local government to the future in satisfying local interests. The goals outlined 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. Highlights are summarized as follows:

In regards to infrastructure, goals have been divided into four areas: administration, access and transportation, water and wastewater and local parks. One such goal that concerns administration is the lack of space in North Lewisburg’s administration building. This municipal facility houses village offices as well as the local fire department. Expansion or relocation of part or all of these facilities is necessary. In addition, some in the community feel that a local fire code should be developed. Moreover, improved communications within and between government branches and divisions are also vital. Progress in the Village fiscal functions are crucial in the assurance of funding for necessities and much needed projects. As you would expect,

residents desire to keep taxes low and the administration needs to continue to find alternative sources of funding. Finally, a smooth transition of local government structure is required when retirement of officials occurs.

In relation to access and transportation, access to the Champaign County seat of Urbana needs to be improved and SR 559 needs continued upgrading and reconstruction. Perhaps North Lewisburg should make use of a more regional perspective because of its proximity to Marysville and U.S. 33. Continued improvement is important to streets listed in “fair” condition and upgrading is indispensable for the ease in transport of freight to increase industrial development.

Perhaps the most needed infrastructure goals pertain to water and wastewater. Expansion and improvement of water services in assessment, collection, monitoring, and funding mechanisms are critical to future growth. The implementation of water meters could be the key to the generation of revenue and the conservation of water capacity. Furthermore, the Village should continue to use impact fees for new development. Wastewater capacity is also a major issue. One goal is to expand sewer capacity and storm water facilities. The Village also needs to step up the cleaning of storm sewers and implement capacity fees for funding.

North Lewisburg should encourage more use of its park services. The “Rails to Trails” would increase traffic to and expand the walking/biking path. The appointment of a park superintendent to manage parks and recreation might also be a goal to be looked at. An increase in lighting, sports programs, and better playground equipment are other highlighted goals of Chapter 5.

In reference to economic development, formulated goals include the increase of development while maintaining the small-town character of North Lewisburg through planned and controlled growth. More economic development efforts and better coordination of such to attract new business and industry and expand neighborhood commercial services and retail establishments is a central part of the development goals. Also, marketing the community and its assets through the creation of a community profile and a better marketing initiative is needed. Further, more jobs need to be created for residents and downtown development efforts are important.

Where zoning and housing is concerned, goals and objectives include addressing the current zoning code and land use issues as well as cleaning up nuisance areas by way of zoning regulations to make North Lewisburg a more attractive place to live. Diversity in housing choices, prices, and builders should be made available to residents.

Lastly, the community needs to strive to preserve its character and small-town atmosphere through the decreasing of poverty, increasing of social services, and providing of positive alternative activities for teens, children, and senior citizens. Options for social activities and entertainment should be expanded and citizen participation and involvement needs to be promoted. Disabled and senior segments of society need to be maintained through housing and services. Local graduation rates and proficiency test scores need to be increased to ensure state funding in education and to guarantee work or university readiness. Further, it's imperative that safety be improved through policing of streets and block-watch formation. In addition, increased security at housing developments and the local manufactured home park is necessary to alleviate problems and increase a feeling of well-being and safety.

### **1.3 Significance of Study**

The most significant reason for the creation of the North Lewisburg Comprehensive Plan is to improve the quality of life for its residents and to make it an attractive place to live and work. The North Lewisburg 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. This plan is relevant in advising Village 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 Village 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. Furthermore, courts are increasingly looking to a municipality's comprehensive plan to guide legal decisions. Therefore, as mentioned earlier, the Village would like to have a comprehensive plan in place to provide it with a legal back up and legitimacy.

#### **1.4 Summary of Chapters**

Below is a summary of the chapters contained in the North Lewisburg 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 North Lewisburg study area as well as providing a brief community profile of the Village.
- *Chapter 3* discusses the methodology and analysis used in the research of the North Lewisburg Comprehensive planning process.
- *Chapter 4* is the presents the problem analysis and resource inventory. It provides demographic, economic, and housing trends, and portrays the structure of local government, community facilities, infrastructure, and natural and historic resources. In addition, an overview of North Lewisburg funding structure is given.
- *Chapter 5* includes the goals and objectives for the Village of North Lewisburg.
- *Chapter 6* wraps up the plan with the recommended strategies for successful implementation of the goals and objectives.

## **CHAPTER TWO**

### **NORTH LEWISBURG STUDY AREA**

#### **2.1 North Lewisburg Study Area**

The Village of North Lewisburg is located in the northeast corner of Champaign County, Ohio near the border of Logan and Union Counties. Both State Routes 245 and 559 meet in North Lewisburg. State Route 33, which connects to Columbus is 9 miles north of the Village. The closest interstate highway is I-70, 25 miles to the south. Cities in close proximity include Marysville in Union County (9 miles), Urbana in Champaign County (17 miles), Bellefontaine in Logan County (18 miles), Springfield in Clark County (28 miles), Columbus (45 miles) and Dayton (55 miles).

#### **2.2 Community Profile**

North Lewisburg was first platted in 1826 and incorporated in 1844. It occupies approximately 652 acres in Rush Township. The Village lies in the northeast corner of Champaign County at the border of Logan and Union Counties in west central Ohio. Spain's Creek runs through town and is part of the Darby Creek Watershed. Undeveloped land represents about 50% of land in the Village, which is typical of most rural communities. However, most of the land that is undeveloped is actually zoned Residential. At this time, there is no land that is actually designated with the U-1 Undeveloped/Rural zoning code.

Below you will find a community profile for the Village of North Lewisburg that includes various demographic facts and local information in Table 2.1.

### **2.3 Comparative Analysis**

In researching the area surrounding North Lewisburg, I found that there aren't any similar sized communities and villages that actually have a comprehensive plan. Those villages in the three-county region of Logan, Union, and Champaign Counties, all have a County-wide comprehensive plan that some villages look to as a tool for guidance in development, land use, and the like. However, some countywide comprehensive plans tend to focus on the bigger towns or county seats and often ignore the townships and smaller villages. This has caused some bit of discontent on the township and village levels. However, it seems to be a rare occasion to find a village the size of North Lewisburg to develop and proceed in the comprehensive planning process. As mentioned in Chapter One, the Village felt that the Champaign County Plan was outdated and no longer fit their needs, visions, and goals. Consequently, this is the purpose of this thesis.

Some similar sized villages in Champaign, Logan, and Union Counties are experiencing some of the same growth and issues as North Lewisburg. The last two decades have been summarized by enormous amounts of industrial development in the region due to Honda of America manufacturing. Honda of America Manufacturing employs nearly 10,000 employees at 4 manufacturing plants in the 3 county region all of which are within mere miles of the Village of North Lewisburg. Hence, growth in population, housing development, and income has been inevitable for many villages and communities in the three counties listed above.

**Table 2.1- North Lewisburg Community Profile, 2000**

<b>Population &amp; Demographics</b>		1,588	<b>Major Employers within Village</b>
Female Pop.		782	Louden Brothers Tool Co. (Molding)
Male Pop.		806	Dakee Industries (Steel Fabrication)
Total Households		598	M&W Industries (Steel Fabrication)
Median Household Income		\$45,921	
Median Housing Value		\$87,100	
<b>Community Facilities</b>			<b>Government</b>
Churches		4	Mayor/Council/Administrator
Library		1	Zoned Community
Community Room		1	
Parks		1	
Ballfields		2	
<b>Medical/Hospitals</b>			
Union County Memorial, Marysville		11 miles	
Urbana Mercy		17 miles	
Mary Rutan, Bellefontaine		20 miles	
<b>Education</b>			
Triad Local School District			
Local Graduation Rate		84.20%	
Urbana University		17 miles	
Wittenberg University		25 miles	
Clark State Community College		25 miles	
<b>Transportation</b>			
<i>Highways</i>			
SR 245 & 559		In village	
SR 33		9 miles	
I-70		25 miles	
<i>Airports</i>			
Union County, Marysville		9 miles	
Urbana Grimes Field		17 miles	
Bellefontaine Municipal		20 miles	
Port Columbus		45 miles	
Dayton International		47 miles	
<b>Utilities</b>			
Electricity		Dayton Power & Light/Vectren	
Water & Sewer		Village of North Lewisburg	
Telephone		Sprint w/ Fiber Optic	

*Source: Village of North Lewisburg, U.S. Census Bureau, 2002*



## **CHAPTER THREE**

### **METHODOLOGY**

#### **3.1 Methods of Analysis**

Data that was gathered for analysis and inventory in Chapter Four of this comprehensive plan was formatted and generated into tables and graphs to show trends and patterns using spreadsheets in the Microsoft Excel software program. These graphs include various forms of pie and bar charts as well as tables that were used to display information and the progression of such over time.

Mapping and GIS (Geographic Information Systems) services were implemented as part of this plan as tools to portray the spatial and locational variations of specific socio-economic, environmental, and demographic data sets relevant to this thesis. This task was performed by CPS Consulting Group in conjunction with LUC Regional Planning Commission using the AutoCAD software program.

The use of GIS in planning can be an important tool. It can be used for both inventorying and visualizing spatial data. GIS itself is a mapping program that allows the user to store, analyze, and display data that is spatial in nature. For purposes of this North Lewisburg plan, GIS was used mainly to display various layers of data in the form of maps. For example, in Chapter 4, you will find land use maps, soil, and topographic maps to name a few. In addition, AutoCAD was used to analyze and exhibit the transportation networks in the Village. In all, the North Lewisburg maps are presented as user-friendly sources to display data that is 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 comprehensive plan was taken from the U.S. Census Bureau. Sources are quoted at the bottom of each table and graph in this plan.

A survey that was developed by LUC Regional Planning Commission was sent out to North Lewisburg Village Officials and community members in 2001 at the beginning stages of the thesis and planning process. North Lewisburg Administration produced the list of individuals to be surveyed and later interviewed in three scheduled meetings. This “sample” included 30 representatives from local and county government, the business community, press, and North Lewisburg citizenry. Results were significant in first collecting general data and more importantly in gaining perspectives concerning community strengths and weaknesses. You will find the survey in Appendix 3.1. The results of this survey were compiled and summarized using descriptive statistical techniques, and they constitute the basis for what follows in Chapter 5, Goals and Objectives. The Village of North Lewisburg as well as LUC Regional Planning Commission is comfortable in the fact that the actual goals and objectives formulated in this plan come from a diverse cross-section of their community. Following these meetings, one public meeting was held in North Lewisburg on March 26, 2002 with comments and notes being gathered from community members that assisted in solidifying Village needs, visions, goals, and objectives. Attendance was approximately 25 people that participated in this scheduled (and advertised) meeting.

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 with not living or working in the community she is planning for. The idea of planning needs to involve the community in an open process where everyone has the opportunity to participate. For instance, William R. Klein (2000; 425) states that, “planning should not be done to or for the public, rather with the public”. “Old-Style” planning traditionally involved the public in the latter part of the comprehensive planning process often after a draft plan was produced. However, 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. Further, when speaking of community relations, Herbert Smith (1993; 188) points out that community planning is only about 2% technical knowledge and 98% good public relations (Smith, 188). Like Klein, Smith (1993; 196) notes that the process of comprehensive planning is changing in such a way to look more like a “policies plan” where goals and objectives are emphasized based on what the community residents would like to see and “a sense of common concern”.

Finally, Chapter 6 or the Recommendation and Strategies section of this plan, consists of information gathered from a working session of Village Administrators and the LUC Regional Planning Commission after having reviewed the draft plan. Village officials prioritized action items and placed time frames that include a start and finish date. I then averaged these results. A final public meeting will be held following this stage in the process.

**CHAPTER  
FOUR  
  
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. Eric Kelly (2000; 63) expresses that “...it is important to examine where you are before you can determine how to get there” (Kelly, 63). This was the case for North Lewisburg. It was necessary to evaluate North Lewisburg’s current situation in order to assess future goals and objectives.

A major portion of this process is through the gathering and analyzing of data (Kelly, 64). In the case of this thesis, most of the data was taken from the U.S. Census Bureau. In addition, the Village of North Lewisburg, CPS Consulting, and LUC Regional Planning Commission performed an inventory of infrastructure and land use. Essentially, this was the technical and most time consuming part of the comprehensive plan. The process that was used is outlined as follows and adapted Kelly’s Community Planning:

1. Identify the areas where data is needed
2. Assemble all previous reports that were performed at LUC in regards to North Lewisburg
3. Gather all pertinent data for the subject areas already identified by use of internet
4. Analyze the data and transfer to charts, figures, and maps
5. Provide text to describe patterns and analysis

The areas that were identified as pertinent and necessary to 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, land use, and finally fiscal analysis.

## **4.2 Demographic Trends and Patterns**

### **4.2.1 Population Growth Trends**

In the last 20 years, Champaign County has seen a steady increase in population. From 1980-2000, the census indicates that the average growth rate has been 7.5% for the county. Likewise, a steady increase is projected for the year 2013 with an estimated gain of 339 people. You will find below in Table 4.1, the comparative rates in population for North Lewisburg and its surrounding areas.

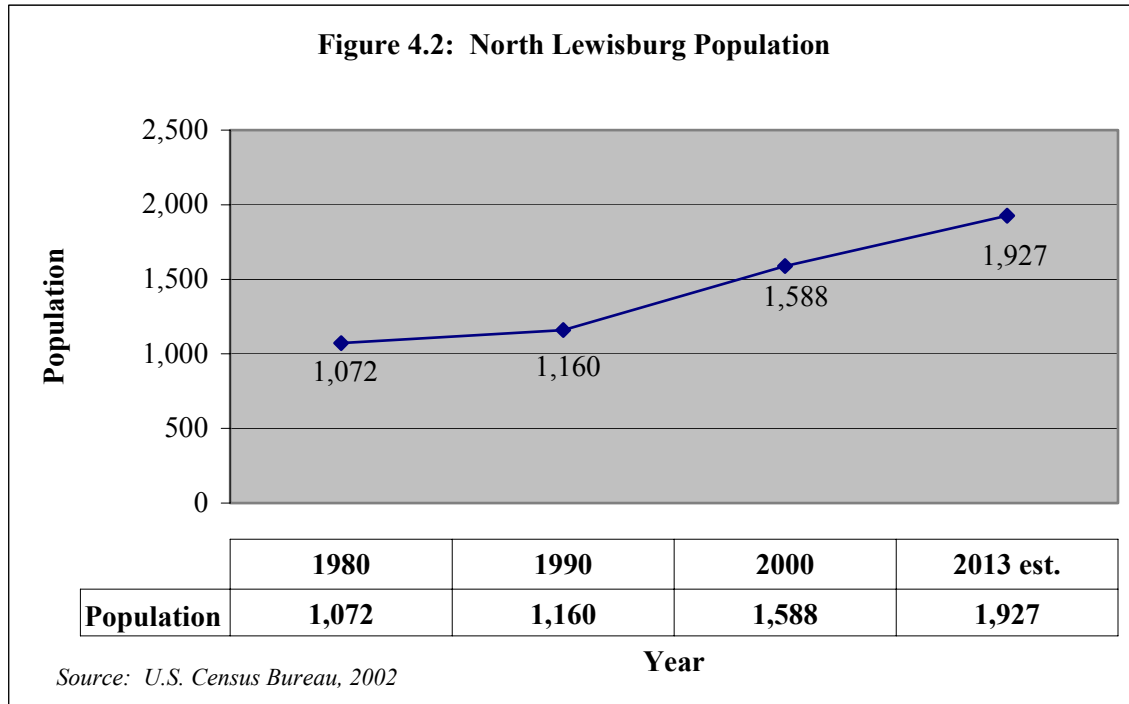
<b>Table 4.1: Comparative Population and Growth Trends</b>					
North Lewisburg and Selected Areas 1980-2000					
	<b>1980 Population</b>	<b>1980-1990 % Change</b>	<b>1980-1990 Number Change</b>		
North Lewisburg	1,072	8.2%	88		
Woodstock	292	1.4%	4		
Rush Twp.*	691	14.6%	101		
Urbana	10,762	5.5%	591		
Champaign Co.	33,649	7.0%	2,370		
	<b>1990 Population</b>	<b>1990-2000 % Change</b>	<b>1990-2000 Number Change</b>	<b>2000 Population</b>	<b>2013 Estimate</b>
North Lewisburg	1,160	36.9%	428	1,588	1,927
Woodstock	296	7.1%	21	317	385
Rush Twp.*	792	10.4%	82	874	1,061
Urbana	11,353	2.3%	260	11,613	14,093
Champaign Co.	36,019	8.0%	2,871	38,890	47,195

\*Does not include North Lewisburg or Woodstock

Source: Ohio Dept. of Development, U.S. Census Bureau, LUC, 2002

At the same time, North Lewisburg has seen a much greater increase of population especially in the years between 1990-2000. From 1990-2000 alone, the population for the village saw a tremendous increase with a growth rate of 36.9%, but for the years 1980-2000 the growth rate was 22.6%. There is an expected increase of

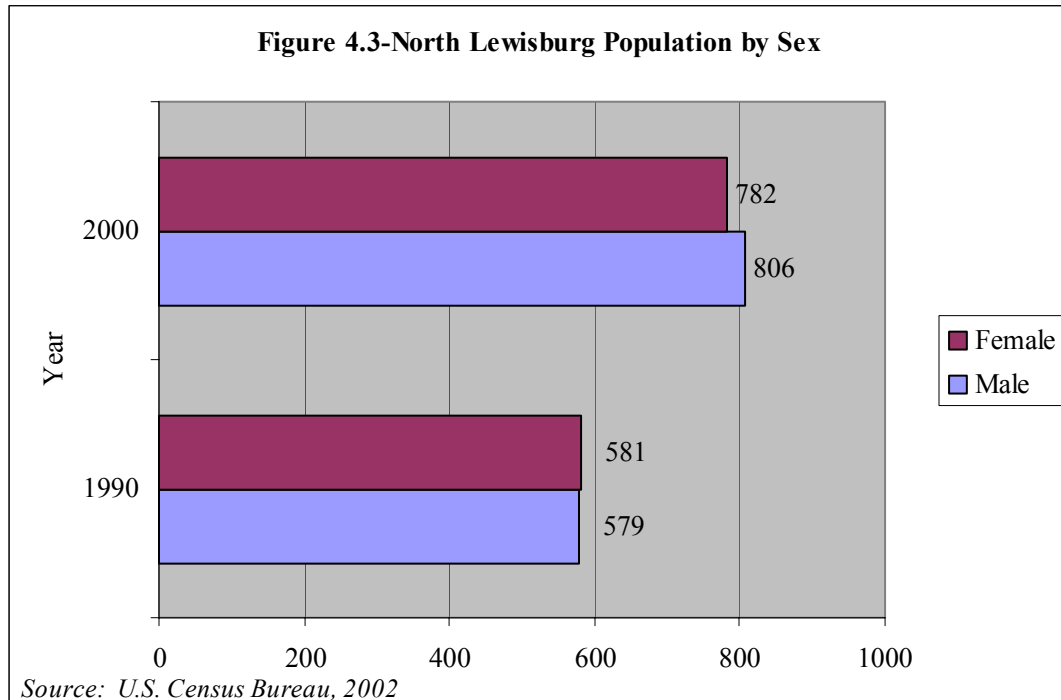
population for the year 2013 of 339 persons. North Lewisburg's population increase is reflected in Figure 4.2 below. But, for the purposes of this plan, the Ohio Department of Transportation's standard growth rate figure of 1.5% annually will be used.



The high growth rates in population can be attributed to the increasing employment base in the region mostly through Honda of America Manufacturing and its other associated industries. The proximity of the Village of North Lewisburg to the Honda plant is about a 10-minute drive. In addition, the expansion of affordable housing through subdivision development and manufactured homes also provides an explanation to the population growth that is seen in North Lewisburg.

#### 4.2.2 Age Group Trends

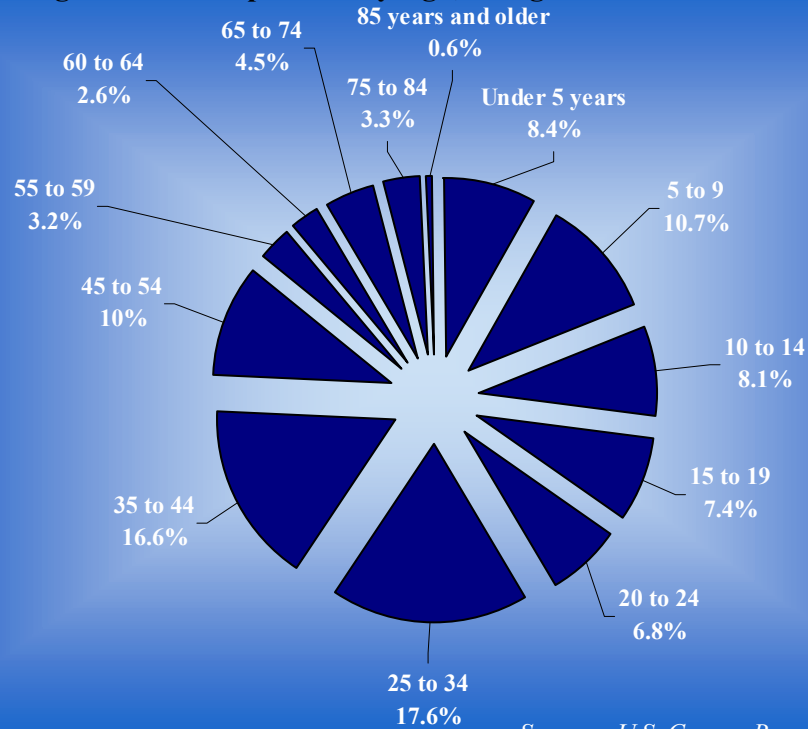
There are slightly more males than females that make up the population of North Lewisburg for the year 2000 compared to almost even figures in 1990. Please refer to figure 4.3.



The median age for the Village of North Lewisburg is 29.8 or nearly 30 years old, and the largest age group is that of 25 to 34 year olds. As expected with the high population increase over the last 12 years, most of the age groups have experienced growth. The only age group experiencing a decline is the 65 to 74 year olds. The most significant increase in population is reflected in the 35 to 44 age group. The population among age groups should maintain current high levels over the course of the planning future. Table 4.4 and Figure 4.5 on the following page mirror the increasing population groups especially given the projected growth in numbers again for the next 10 years.

<b>Table 4.4-Population by Age</b>			
	<b>2000</b>	<b>% of Pop. (2000)</b>	<b>1990</b>
Total Population	1588		1160
Under 5 years	134	8.4	114
5 to 9	170	10.7	113
10 to 14	129	8.1	102
15 to 19	118	7.4	78
20 to 24	108	6.8	88
25 to 34	279	17.6	236
35 to 44	264	16.6	149
45 to 54	161	10.1	94
55 to 59	51	3.2	40
60 to 64	41	2.6	39
65 to 74	71	4.5	74
75 to 84	53	3.3	30
85 years and older	9	0.6	3
Median Age Year 2000	29.8		
<i>Source: U.S. Census Bureau, 2002</i>			

**Figure 4.5-% Population by Age, Village of North Lewisburg**

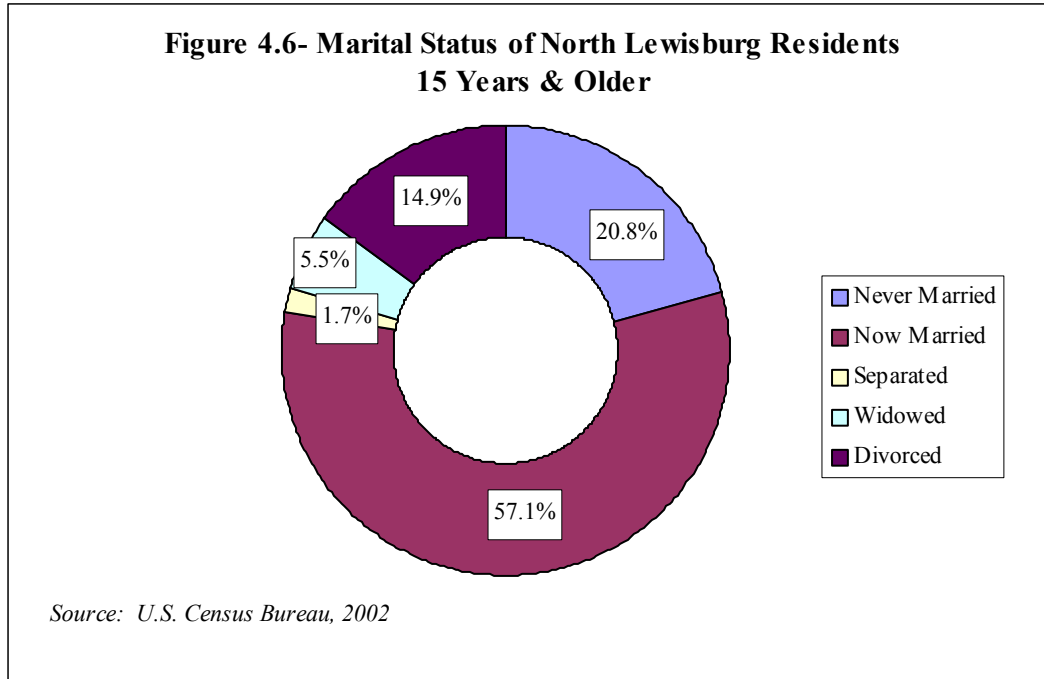


*Source: U.S. Census Bureau, 2002*



#### 4.2.3 Marital Status

Of the population of North Lewisburg 15 years and older, 57% of those are married and nearly 21% have never been married. Persons who are divorced make up nearly 15% of residents and those separated 1.7%. A representative chart is shown below.



#### 4.2.4 Education and Veteran Status

87% of North Lewisburg residents 25 years and older have at least a high school diploma. About 6.6% of those have a Bachelor's degree or higher which is much lower than the state average of 21.1% and for Champaign County rate of 10.6%. The low number of college or university attendees may be attributed to the low unemployment rate in the area. Many residents may feel less inclined to study at the post-high school level when there are many opportunities in jobs and employment readily available. Please see Table 4.7 below for the educational breakdown.

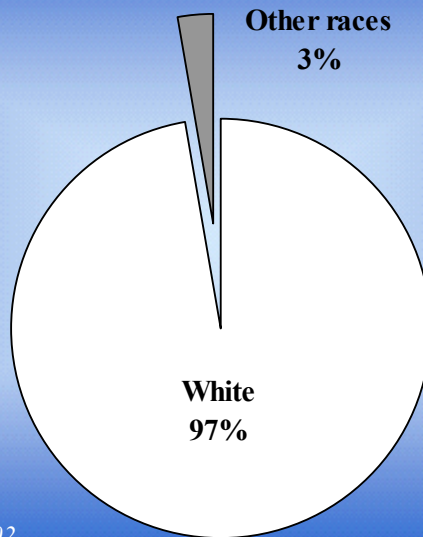
<b>Table 4.7- Educational Attainment of North Lewisburg Residents 25 years and Older</b>		
	<b>%</b>	<b>Number</b>
Less than 9th Grade	3.6	34
9th to 12th Grade, No Diploma	9.1	85
High School Graduate inc. Equivalency	58.9	551
Some College, No Degree	17.4	163
Associate Degree	4.4	41
Bachelor's Degree	5.3	50
Graduate or Professional Degree	1.3	12
<b>Total</b>		<b>936</b>
Percent High School Graduate or Higher	87.3	
Percent Bachelor's Degree or Higher	6.6	
<i>Source: U.S. Census Bureau, 2002</i>		

Next, 14.6% of the North Lewisburg population who are 18 years and older are known to be veterans.

#### **4.2.5 Race**

Of the 1,588 number of people that live in North Lewisburg, most are Caucasian. There are 13 African-Americans, 10 of Hispanic or Latino decent, 5 who are either American Indian or Alaskan native, 1 person of Asian heritage, 7 that are classified as another race not mentioned above, and 8 that are unreported. Please refer to Figure 4.8 as follows for the racial summary for North Lewisburg.

**Figure 4.8- Racial Breakdown of North Lewisburg**



*Source: U.S. Census Bureau, 2002*

#### **4.2.6 Ancestry and Place of Birth**

Less than 1% of the North Lewisburg population are not nationals of the United States. Of this small number of foreign-born persons, 9 are from Europe and 3 are from Asia. Of those born in the United States, 83.4% were born in Ohio.

Of those people reporting their ancestry, the largest number claim to be of German, Irish, and English decent. Also, a large number of residents simply chose to say that they are American. This could be attributed to their lack of knowledge or interest in those family members who settled in the U.S.

### **4.3 Economic Trends and Patterns**

#### **4.3.1 Income and Occupations**

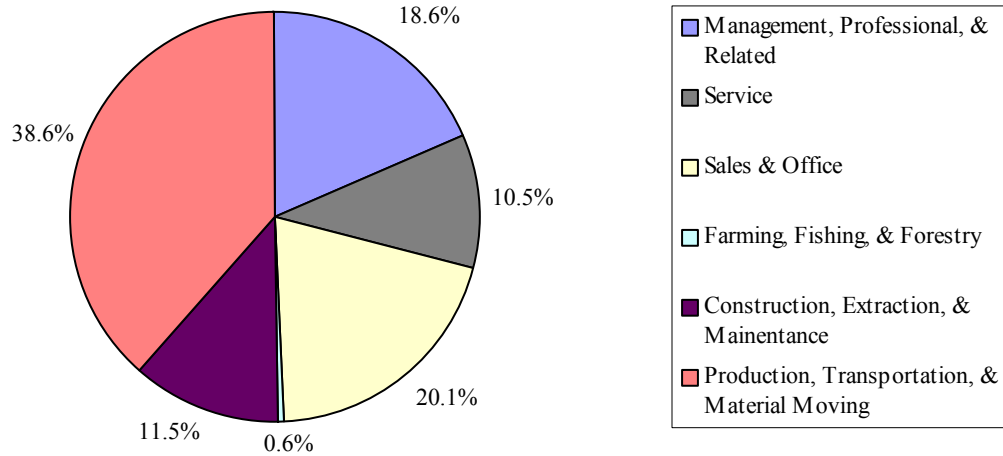
Of the 604 households in North Lewisburg, the highest percentage of income falls in the \$35,000-\$75,000 range. Table 4.9 below shows income levels for the village.

<b>Table 4.9- North Lewisburg Household Income in 1999</b>	
<b>Income</b>	<b>%</b>
Less than \$10,000	6.6
\$10,000 to \$14,999	6.5
\$15,000 to \$24,999	10.4
\$25,000 to \$34,999	13.2
\$35,000 to \$49,999	18.2
\$50,000 to \$74,999	28.8
\$75,000 to \$99,999	10.6
\$100,000 to \$149,999	3.3
\$150,000 to \$199,999	2.3
\$200,000 or more	
<b>Median Household Income</b>	<b>\$45,921</b>
<b>Median Earnings</b>	
Male full-time, year-round	\$36,563
Female full-time, year-round	\$27,667
<i>Source: U.S. Census Bureau, 2002</i>	

Nearly 29% of households fall in the \$50,000 to \$75,000 income level. The median household income is \$45,921. This is higher than both Champaign County and the State of Ohio figures. Ohio reports a median household income of \$40,956 and Champaign County's is \$43,139.

Most of the employed citizens of North Lewisburg who are 16 years and older work in the production, transportation, and material moving occupations in the manufacturing industry (see Figure 4.10 below). It takes an average of 24 minutes of travel time for residents to arrive at work. Please see the following chart to see the occupational breakdown.

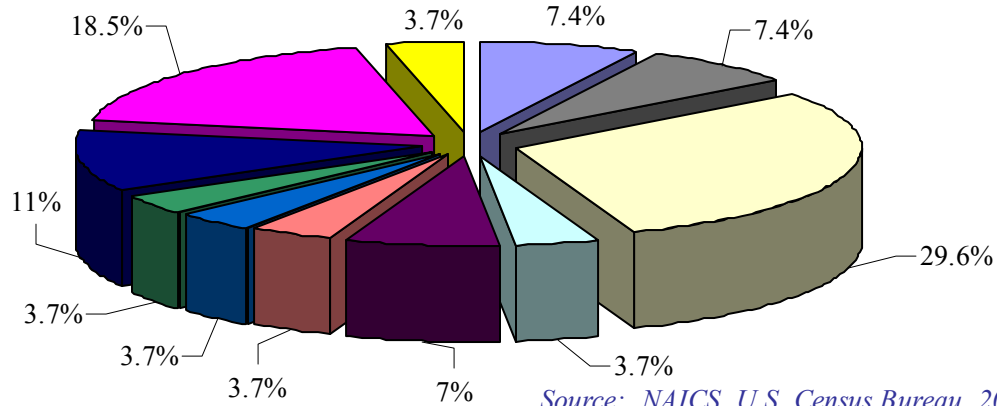
**Figure 4.10- Occupations of North Lewisburg Residents**



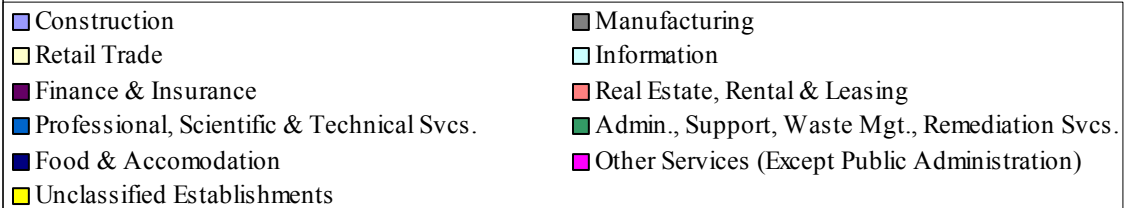
Source: U.S. Census Bureau, 2002

However, the type of business establishments in North Lewisburg looks different. The largest numbers of businesses are retail and service oriented (Figure 4.11). This tells us that most of those manufacturing workers are traveling outside of the immediate area to their jobs.

**Figure 4.11- Type of Business Establishments, Zip Code 43060**



Source: NAICS, U.S. Census Bureau, 2002



#### **4.3.2 Poverty Status**

The poverty levels in North Lewisburg are lower than surrounding areas. There are 19 families who fall below what the government defines as impoverished. Fifteen of those families have children less than 5 years of age. All 19 of the families have children under the age of 18. Roughly, this translates into the fact that 4.3% of North Lewisburg families are below the poverty level. Furthermore, there are 116 individuals or 7.3% of the population who are impoverished. The State of Ohio as a whole and Champaign County are both experiencing higher poverty levels than North Lewisburg.

### **4.4 Natural and Historic Resources**

#### **4.4.1 Location**

North Lewisburg, Ohio is located in Champaign County where State Routes 245 and 559 meet. Although the Village is in Champaign County, it lies near the border to Logan and Union Counties as well. State Route 33 is located 9 miles north of North Lewisburg and Interstate 70/71 is 25 miles to the south. Other cities in proximity to North Lewisburg include our state capital, Columbus, 45 miles, Dayton at 55 miles, Springfield at 28 miles, Marysville in Union County at 9 miles, Urbana in Champaign County at 17 miles, and Bellefontaine in Logan County at 18 miles.

#### **4.4.2 Topographic Features**

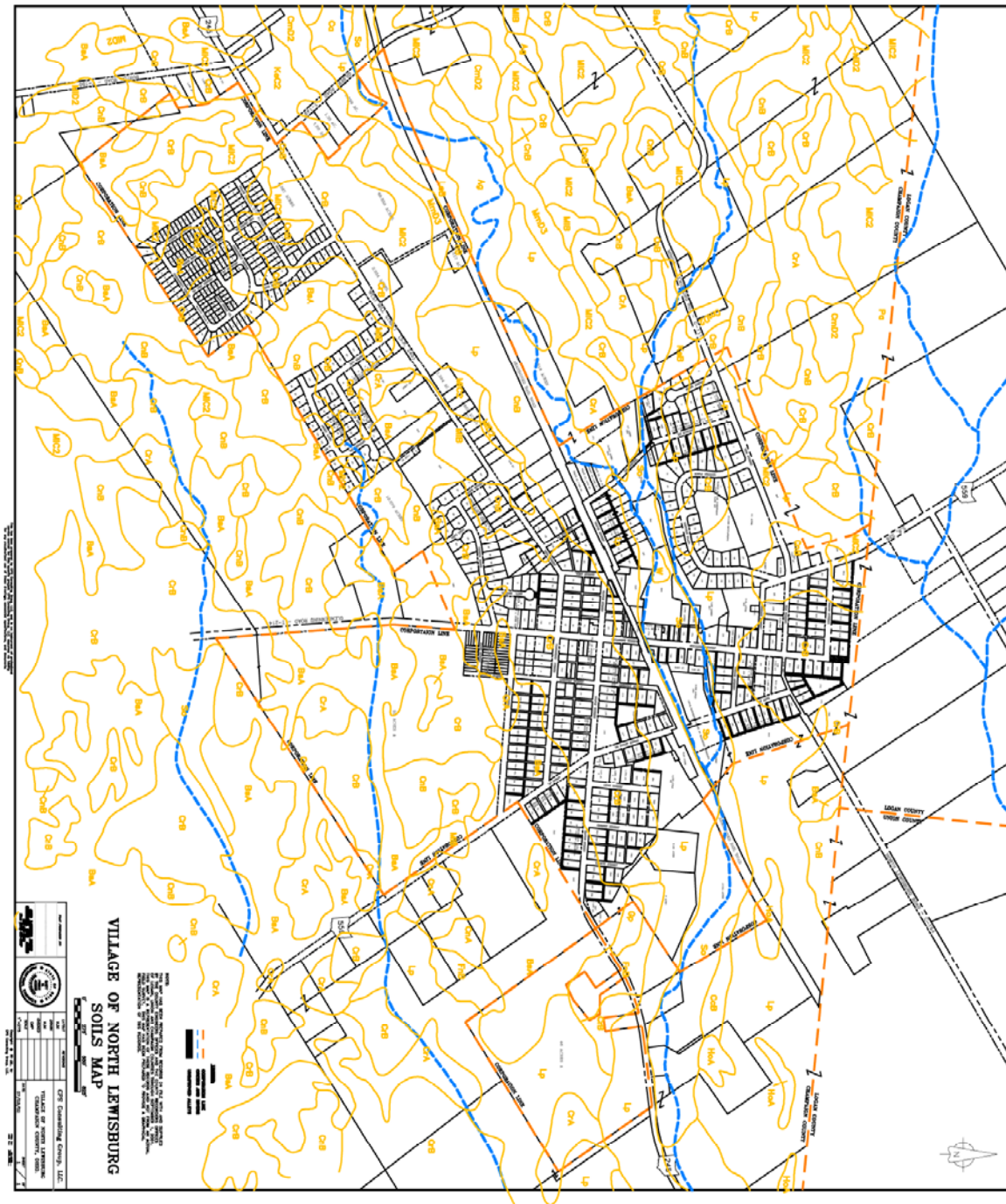
A topographic map constitutes the shape of the earth's surface that is shown by contour lines. By observing the topo for North Lewisburg and the spacing of the contours, we see that the geology of the region is relatively flat to the East of the village and slightly rolling to the West of the Village. Spain's Creek runs through the corporation and actually splits into tributaries near the center of town.

#### **4.4.3 Soils**

Soils are an important part of land use planning as a way to discover what Edward Kaiser (1995; 179) et al. describes as “prime agricultural and forest land, good bearing and drainage capacity for development, septic tank suitability, depth to bedrock, and other potential hazards as flooding and slope failure”. In addition, it is important to consider the types of soils that are appropriate for building foundations, septic tanks, roads, and underground utilities.

The soils in the North Lewisburg area are mostly of a Brookston-Crosby association. They are nearly level and rolling. These soils are moderately finely-textured and on uplands are medium-textured. Sometimes the Brookston-Crosby variety can be poorly drained. Both Brookston and Crosby soils are classified as silt loam or silty clay loam. The limitations to the above soil types include a moderate degree of wetness. Also, there can be somewhat poor drainage, which must be addressed in subsequent land use planning. Please refer to Figure 4.12 for North Lewisburg soil types.

Figure 4.12- North Lewisburg Soil Types





#### **4.4.4 Floodplain**

The Village of North Lewisburg has adopted a floodplain management ordinance that includes the FEMA (Federal Emergency Management Agency) guidelines and permit process.

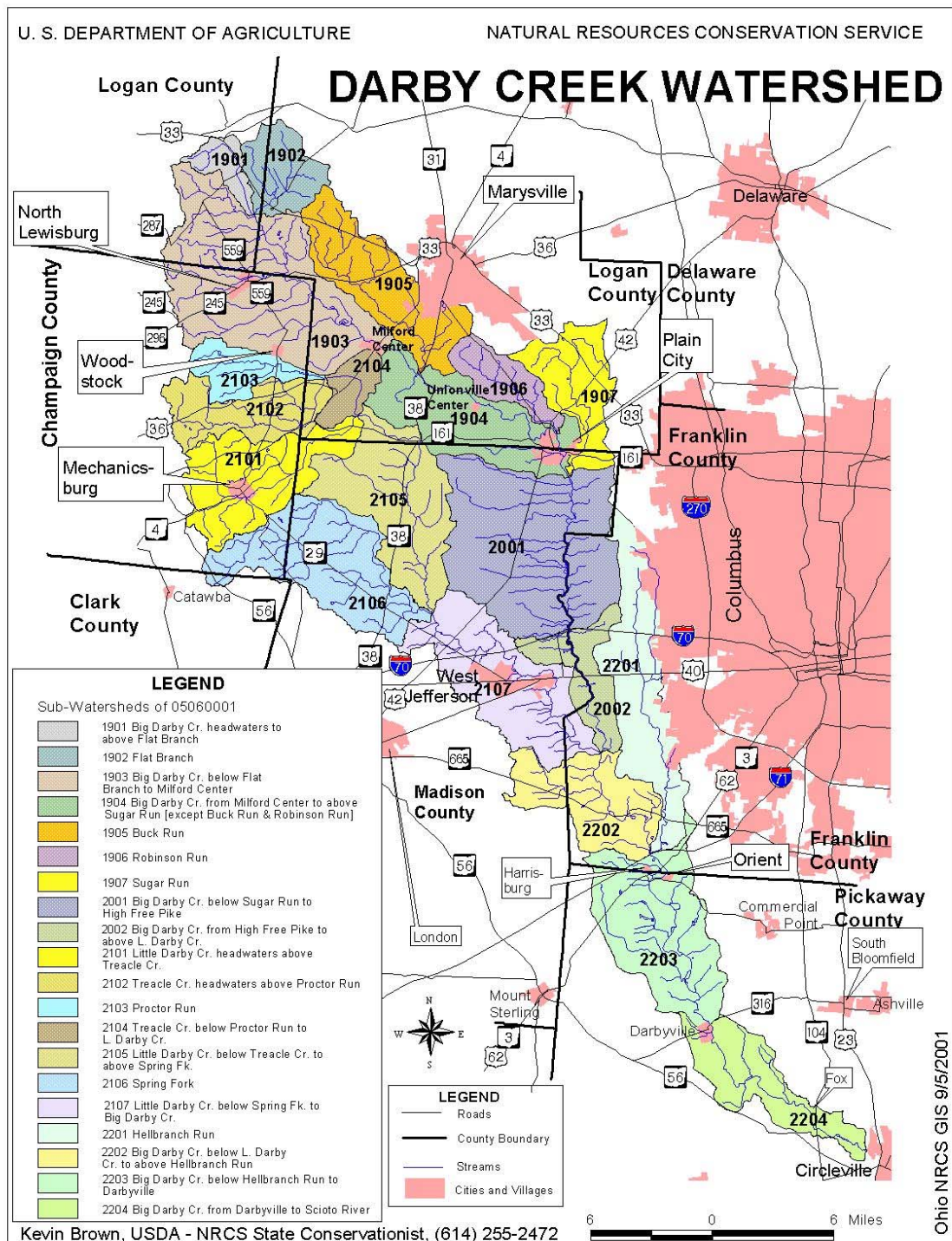
#### **4.4.5 Darby Creek Watershed**

A watershed is the land that water flows across or under on its way to a stream or lake. North Lewisburg is located as part of the Darby Creek Watershed. This watershed system drains to about 560 sq. miles of land in six counties in Central Ohio including eastern Champaign County. The watershed includes over 300 miles of mainstem and tributary streams that flow through agricultural, urban and transitional areas. The Darby Creek Watershed has been named one of the top five exceptionally warm freshwater habitats in the Midwestern United States and one of the most diverse of watersheds in the country according to size. For example, the Darby contains over 300 species such as 104 species of birds, 80 species of fish, and 40 different kinds of mussels. Many of these species are rare or endangered. The Darby is also diverse in its ecological functions and has 82 miles of streams that have been selected as state and national scenic river.

Due to the change and transitions to the Darby Creek Watershed, a project task force was formed to include a joint board of supervisors. The priority of the project is to include members from the six counties and watershed communities, including landowners, developers, local governments, conservation groups, agencies, and businesses to protect the watershed and its subsequent water quality. The Village of North Lewisburg is a participant in this project.

Please see the map, 4.13 on the following page in order to locate the Darby Creek Watershed.

Figure 4.13- Darby Creek Watershed Area



#### **4.4.6 Settlement and Incorporation**

In 1805, 2 years following the statehood of Ohio, the first settlers arrived in the North Lewisburg area. There were 91 pioneers who settled a mile west of North Lewisburg from Virginia. In 1826, a settler by the name of Gray Gary platted North Lewisburg on a fertile location on Spain's Creek on a high point of land signifying the beginning of North Lewisburg's formal existence as part of Rush Township. North Lewisburg became incorporated in 1844 after the citizens petitioned the state legislature for an election. North Lewisburg soon became occupied with shops and people, including Quaker settlers from Pennsylvania and North Carolina. Some of the shops included general stores, sawmills, harness shops, shoe shops, tanners, blacksmiths, tailors not to mention churches and a town hall.

The first lot was sold for \$18 by Gray Gary, and the initial boundaries had remained intact for 123 years until the annexation of 192 acres of land occurred in 1990. Following that, annexation has taken place in order to advance economic development.

Another point of interest is that North Lewisburg was part of the Underground Railroad line. It was believed that many Quaker homes served as "depots" or stops for slaves fleeing to Canada. Many slaves were helped to freedom from North Lewisburg residents.

Among past North Lewisburg inhabitants are a few famous names. The first is that of the late artist Frances Moore whose paintings have been shown at the Metropolitan Museum of Art in New York City. Ms. Moore concentrated on religious artwork made with oils, watercolors, and pastels. The late Joseph Emmons, who was born and raised in North Lewisburg, was an engineer by profession and a ground breaking metallurgist who held 26 patents for cutting tools. Finally, Rev. Albert Green of North Lewisburg was the last known ex-slave in Champaign County. He fled the southern plantations of Virginia at a young age until he met members of the Ohio Volunteer Infantry who gave Rev. Green a job cooking for them. After the battle of Lookout Mountain, Dr. Jesse Brock, the regimental veterinary surgeon, took Albert Green back to his hometown of North Lewisburg given that his enlistment had retired. Rev. Green worked for Dr. Brock for a time and made North Lewisburg his home until his death in 1939 at age 93.

## **4.5 Community Facilities and Infrastructure**

### **4.5.1 Transportation**

The transportation system is one of the major elements of a community and, to a large extent helps determine its physical shape. It brings people and goods into the community and also provides the means by which these people and goods move about from one destination to another.

The transportation portion of this plan is intended to be used as a guide to assure the dedication or the acquisition of right-of-ways in appropriate locations, to insure adequate pavement widths and turning movements, and to aid in the development of a capital improvement program. The plan will also permit maximum efficiency in the movement of people and goods with safety, speed, and convenience and will keep in mind the maximum economy of municipal expenditures.

### **4.5.2 Highways**

The transportation needs in the Village's future must be reflected in a well-balanced system of roadways. Please refer to Figure 4.16 below for an overview of North Lewisburg streets and roadways. These roadways should be classified into systems and designed in accordance with the functions they perform in the network as follows: a freeway is defined as a divided multi-lane highway for through traffic with all crossroads separated in grade and with full control of access; an arterial is a general term denoting a highway used primarily for through traffic, usually on a continuous route; a collector provides traffic movement between major arterials and local streets and direct access to abutting property; and a local street serves primarily for access to residential, business or other abutting property. The roadway standards for these classification systems can be found in the Regional Transportation study completed for the LUC Region in 1970 by what was then called the Development Department for the State of Ohio and Planning Incorporated.

A recent inventory and analysis was made of the Village's transportation system. State Route 245 is functionally classed as a rural major collector highway and has a Level of Service (LOS) of B. LOS ratings were established categories by the Institute of Traffic Engineers. The designation of B is defined as adequate in respect to the number

of vehicles carried on a roadway. Although it does not go directly to Urbana, State Route 245 connects to the Urbana area to the west of North Lewisburg and connects it to Marysville at the east of the village. State Route 245 has been in the process of being improved to accommodate wider lanes, on street parking in the center of the Village, and improved handicap accessible sidewalks. The work was divided into four phases. The first two phases were completed between 1997 and 1999. Phase III was completed early this summer, 2002. Phase IV is presently under construction and will be completed at the end of November 2002.

State Route 559 provides the community with a south-north rural major collector and connects with the Village of Mechanicsburg and U.S. Route 36 and has an LOS of B. More importantly, its northern route provides access to the Ohio Highway Transportation Research Center located near East Liberty. The proximity to this facility will help to ensure the community's growth during the next twenty years. The traffic volumes vary between 2,800 vpd (vehicles per day) on the southern end to 2,300 vpd on the northern end.

A collector street system, which basically provides traffic movement between the rural major collectors and local streets, is handled by Sycamore Street. This street extends out into the rural area south of the community and provides access to the central business activities. This street presently functions in its designed capacity and is adequate for the needs of the community.

The street system has been inventoried and is shown in Tables 4.14 and 4.15. Table 4.14 shows the total centerline miles of the state routes, local streets, and alleys which when combined give the Village a total transportation system of 14.8 miles. Table 4.15 shows the location and condition of the various types of roadways. As was mentioned earlier and shown in this Figure, State Route 245 has been improved from the center of the Village to its eastern corporation limit and is under, or presently will be under, construction from the Village's western corporation limit to the center. Most of the streets and alleys are in good condition.

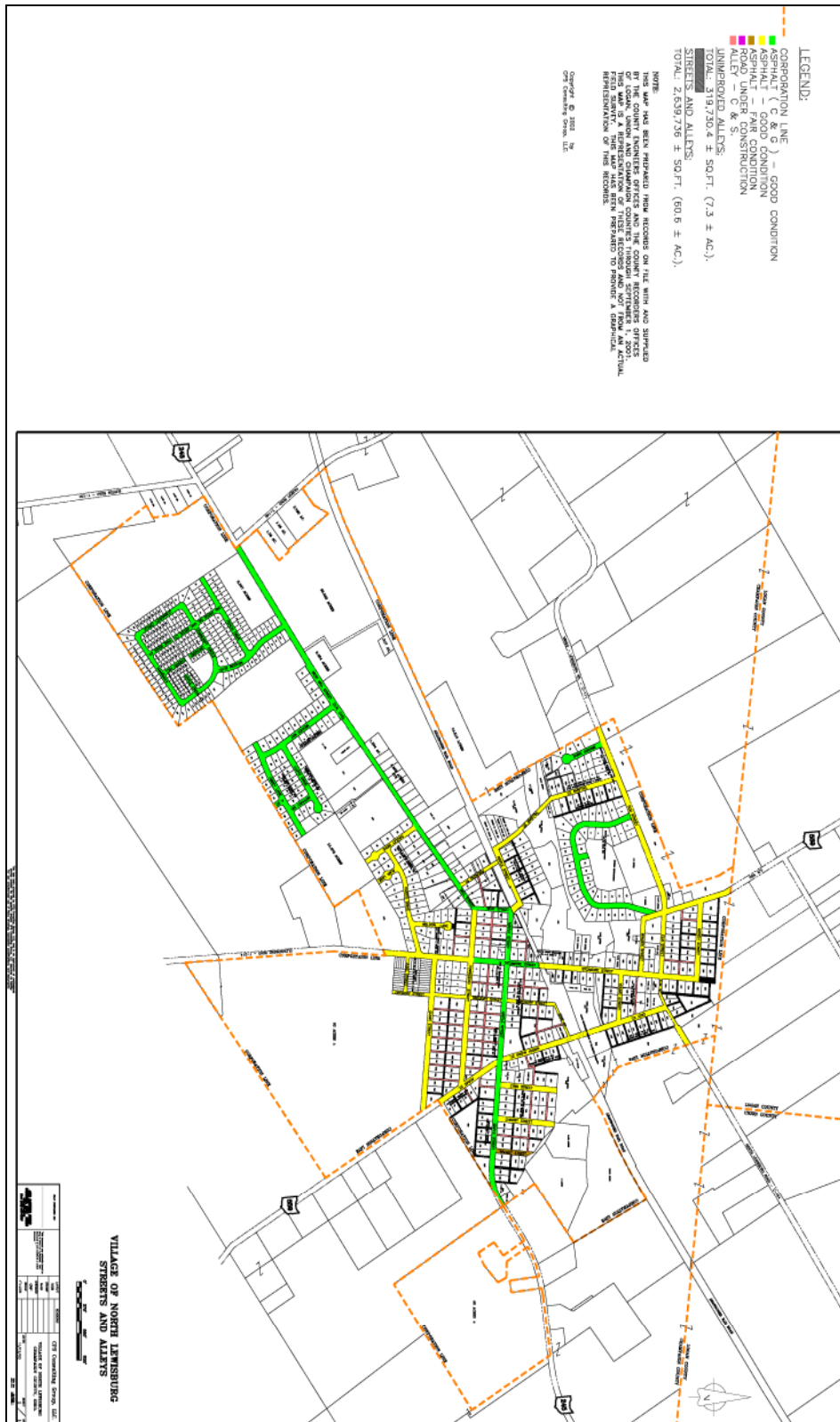
<b>Table 4.14- Village Streets by Road Type</b>	
<b>Type</b>	<b>Miles</b>
State Route	2.4
Other Village Streets	6.7
Improved Alleys	2.3
Unimproved Alleys	3.4
<b>Total</b>	<b>14.8</b>

<b>Table 4.15- Village Streets* by Condition</b>	
<b>Condition</b>	<b>Miles</b>
New	1.57
Good	7.53
Fair	0
*Not including alleys	

The Village chips and seals all the improved alleys on a three-year cycle and resurfaces the other streets before they fall below the fair condition.

The average daily traffic count in 2002 is 2,834 vehicles per day and is projected to increase to approximately 3,290 vehicles per day by 2013. The existing roadway capacity will be sufficient to meet these future volumes without any decrease in LOS, but if the growth rate that was experienced in the recent past would expand toward the Marysville area, then there are some sight distance problems along State Route 245 that will have to be corrected.

Figure 4.16 North Lewisburg Streets



#### **4.5.3 Railroads**

The old Erie-Lackawanna Railroad was abandoned a few years ago. It was mentioned in various previous reports as having “crossing problems”, but they no longer exist. However, the railroad property has reverted back to the Village and there has been an effort started to convert a portion of the old line from East Street to Cratly Road in Union County into a bike trail. Progress has been slow in the effort because of the lack of sufficient funding. There has been a considerable amount of time spent looking for some funding sources, but the results have been unsuccessful.

#### **4.5.4 Other Shipping Services**

There are no freight terminals in the immediate area, but there are two motor freight carriers servicing the Village from Urbana and Marysville. The U.S. Postal Service also has a branch office located within the Village limits.

#### **4.5.5 Air**

There are three airfields within a 17-mile radius of the Village of North Lewisburg. The longest runway is at Bellefontaine Municipal Airport with a length of 5,000 L.F. (linear feet) and a width of 100 L.F. Its runway surface is in new condition since the airport was built in 2002. The Bellefontaine Municipal Airport is located the furthest away of the three summarized here.

The next closest airfield is Grimes Field at Urbana. It is second in length at 3,404 L.F. and 75 L.F. wide. Its runway surface is in poor condition according to the Ohio Department of Transportation (ODOT).

The third airfield and the closest in location to North Lewisburg is Union County Airport in Marysville. It is the most readily accessible of these three airports. Its runway length is 3,500 L.F. and 75 L.F. wide with good surface conditions according to ODOT.

#### **4.5.6 Water Facilities**

North Lewisburg has its own water supply and treatment. The Village is supplied by 3 wells producing a maximum daily capacity of 648,000 gallons per day (GPD). The average daily consumption is 150,000 GPD. The treatment plant is situated on the west



side of the old part of the Village. The area to the east is serviced with a static pressure of 52 psi or 2,100 GPM while the area to the west of the plant serving the new additions to the Village has a static pressure of 90 psi or 4,000 GPM at 20 psi. The main line along State Route 245 was replaced when the road upgrading was completed. There are also two above ground storage tanks- one 250,000 gallon tank and one 150,000 gallon tank. There could be some peak critical times if the population increases at any substantial amount.

The water distribution system consists of 9.0 miles of pipe. The condition of the existing water distribution system is good, and the Village should continue to improve the system in the future. As discussed in the financial analysis portion of this document, the current collections for the water fund do not meet the operating costs. If a significant failure should occur in the distribution system, funding may not be available to repair the system.

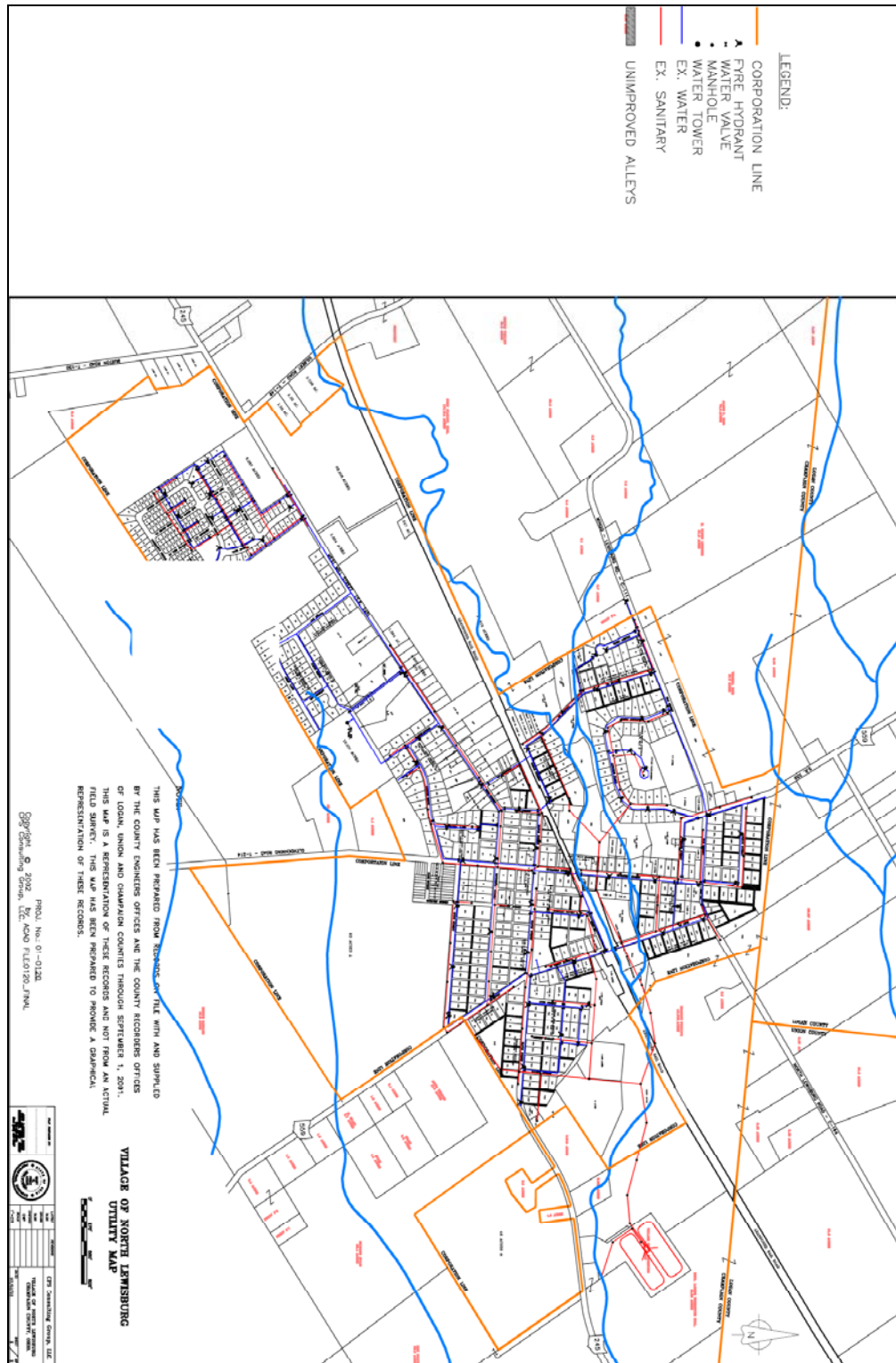
#### **4.5.7 Wastewater Facilities**

North Lewisburg has its own wastewater facility. It is a Sequencing Batch Reactor (SBR) type treatment process with a capacity of 172,000 GPD. The present load is 170,000 GPD and, therefore, the plant should consider future expansion planning. The Village has received a quote from their consultant that states that an upgrade to the capacity of 350,000 GPD would cost approximately \$2.7 million. The Village is hoping to proceed with that expansion and further investigate future growth to capacity figures of 500,000 GPD. The current usage per person based on the 2000 U.S. Census population figure of 1,588 is 107 gallons per day. By using the projected population figures in this report, the demand on the treatment plant will be 206,000 GPD by the year 2013, with no provision being made for potential commercial development.

The wastewater collection system consists of 7.8 miles of conduit of varying age. While the portions on the west side of the village were recently installed, the condition of the rest of the system is fair to good. As with the water distribution system, the village should consider being prepared to finance a replacement project in the event that a failure occurs.

A map is shown below, Figure 4.17, of the Village water and sewer utility lines.

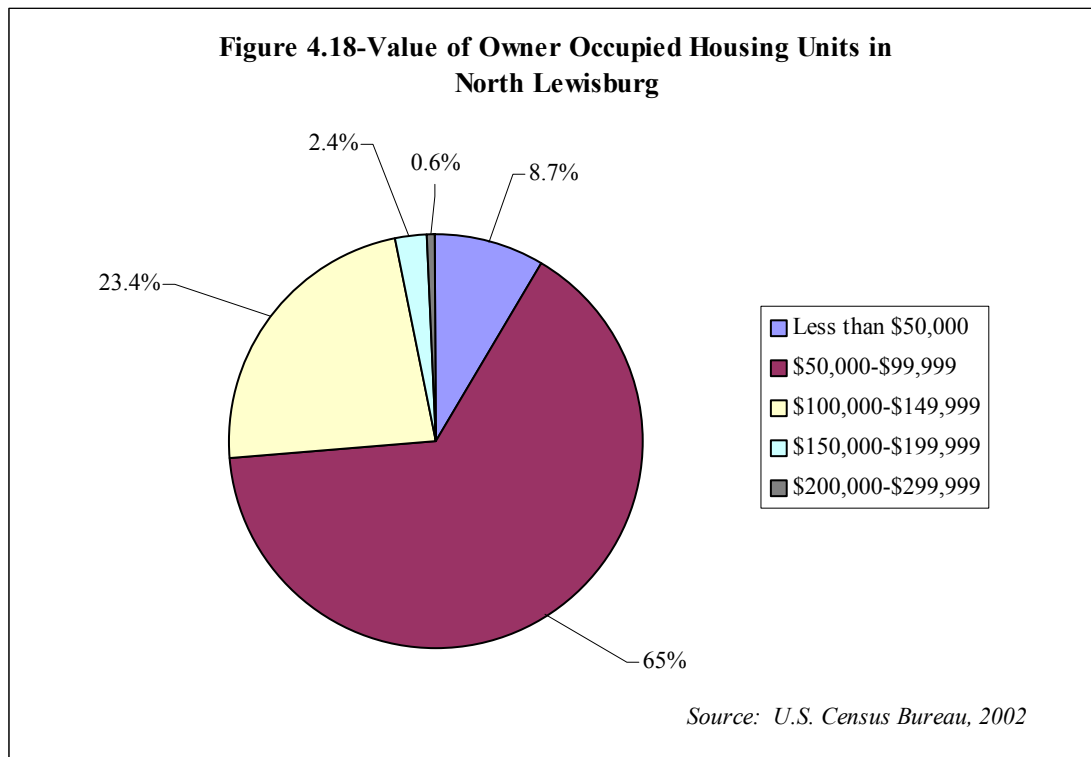
Figure 4.17- North Lewisburg Utilities



## **4.6 Housing Characteristics**

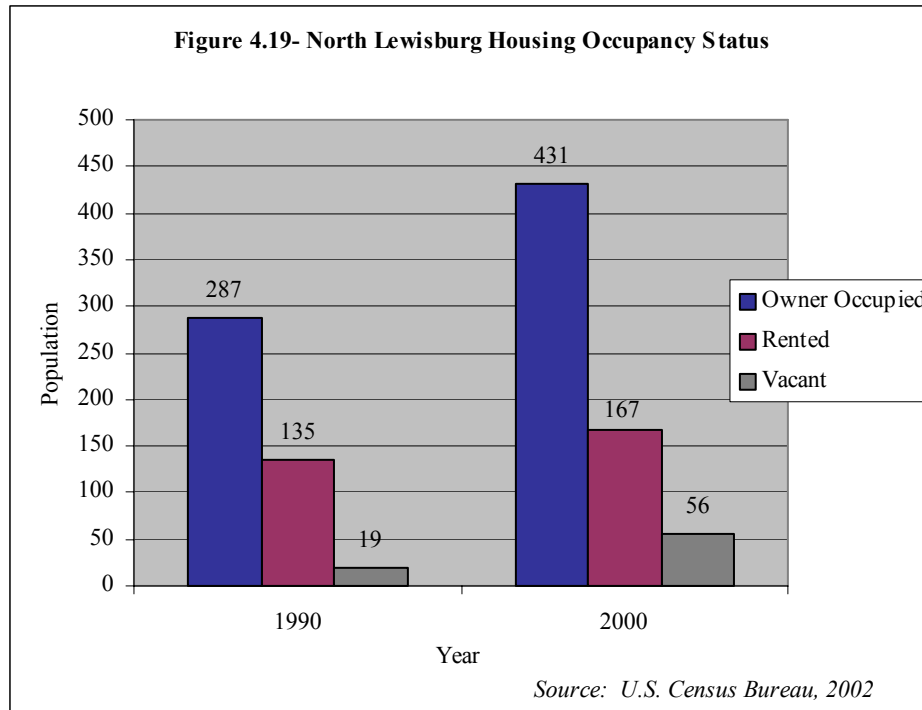
### **4.6.1 Housing Values**

The median value of owner-occupied houses in North Lewisburg is \$87,100. Most houses in the Village, about 65%, are valued between \$50,000 to \$100,000 as witnessed in Figure 4.18 that follows. These figures are lower than both Champaign County as a whole and the State of Ohio making it a more affordable place to live. The median housing cost for Champaign County is \$95,500 and for Ohio is \$103,700.

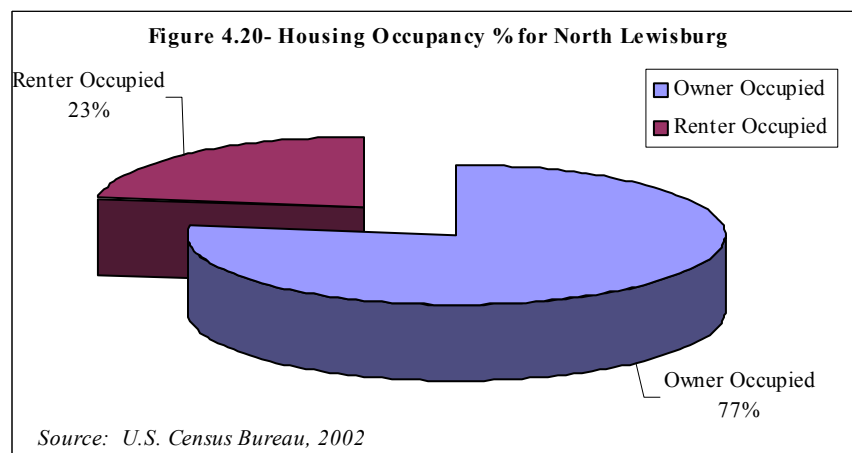


### **4.6.2 Household Characteristics**

The total number of households in North Lewisburg is 654. Of the 654, 56 of the structures in the year 2000 stood vacant. 598 houses were occupied with 431 being owned and 167 being rented. These figures are a sharp increase from the previous 1990 census (see Figure 4.19). The average household size in the Village is 2.66. This translates into the fact that the average household contains 2.66 people.



As previously stated, the total population in North Lewisburg is 1,588. The number of persons in owner occupied housing equates to 1,225 while those in rented units is equal to 363. This means that about 77% of the population lives in homes that they own and 23% are renters as exemplified in Figure 4.20.



### 4.6.3 Housing Developments

Over the last decade, North Lewisburg has seen a boom with housing construction and subdivision development. About 188 single-family housing units have been built from 1996 to 2001 (see below Table 4.21). In addition, in that 6-year period, the manufactured home community of the Meadows has constructed 101 units.

<b>Table 4.21- Single Family Construction History- 1996 to 2001, North Lewisburg</b>				
<b>Year</b>	<b>Units</b>	<b>Construction Value</b>	<b>Meadows</b>	<b>Construction Value</b>
1996	5	\$445,000	30	\$1,200,000
1997	7	\$623,000	30	\$1,200,000
1998	13	\$930,000	10	\$417,000
1999	17	\$1,386,550	16	\$1,006,313
2000	18	\$1,781,000	15	\$750,000
2001	7	\$561,362	20	\$914,700
<b>Total</b>	<b>67</b>	<b>\$5,726,912</b>	<b>121</b>	<b>\$5,488,013</b>
Total Units in 6 years=188				
<i>Source: Champaign County Building Department, Village of North Lewisburg</i>				

The Meadows of North Lewisburg was built to accommodate single, double, and sectional homes. It was completed in 1995 and is located on the west end of the village. Prices range from \$26,999 to \$70,000. In 1992, Castle Homes began building the Castle Ridge housing subdivision. The prices at Castle Ridge “stick built” homes range from \$75,900 to \$125,000. Marimore Estates was built in 1999. The average price of a home here is \$115,000. Again, these are “stick built” homes subdivided into 60 lots. Finally, Cherry Arbor is a subsidized housing complex with 40 units to accommodate seniors. Rent is determined at 30% of adjusted income. The units are managed by United Church Homes and financed through HUD (Department of Housing and Urban Development).

## **4.7 Local Government and Community Services**

### **4.7.1 Local Government Structure**

The government of North Lewisburg includes a mayor, local council members, village administrator, and clerk-treasurer. Max M. Coates has served as mayor for 28 years. Council comprises of Curtis Burton, Nancy Stuart, Dwight Thompson, Richard Willis, Steve Wilson, and Donald Woodruff. Barry First is the Village Administrator and

Patricia Woodruff performs as clerk-treasurer. The village offices, local fire department, and community room are located in the North Lewisburg Municipal Building, which was built in 1974.

The fire department in North Lewisburg is made up mostly of volunteers who receive pay for their services in case of a fire, and there are 3 full-time employees. In addition, North Lewisburg is part of the Northeast Champaign County Fire District, formed in 1992 and comprised of other municipalities including Woodstock, Rush Township, and Wayne Township.

Faced with the possibility of not having ambulatory services, again another merging of municipalities in services occurred. In 1975, it was decided that the Village of North Lewisburg, Village of Woodstock, Rush Township, Wayne Township, and Zane Township would operate their own emergency service. Thus, in 1977 a non-profit corporation known as the North Lewisburg Emergency Company was formed in order to manage the emergency services. The EMS unit has 3 full-time paramedics, 3 part-time paramedics, and 18 EMT's.

The post-office is located on Maple Street in North Lewisburg. The postal zip code is 43060. North Lewisburg also holds a branch of the Champaign County Library located on Sycamore Street.

#### **4.7.2 Community Organizations**

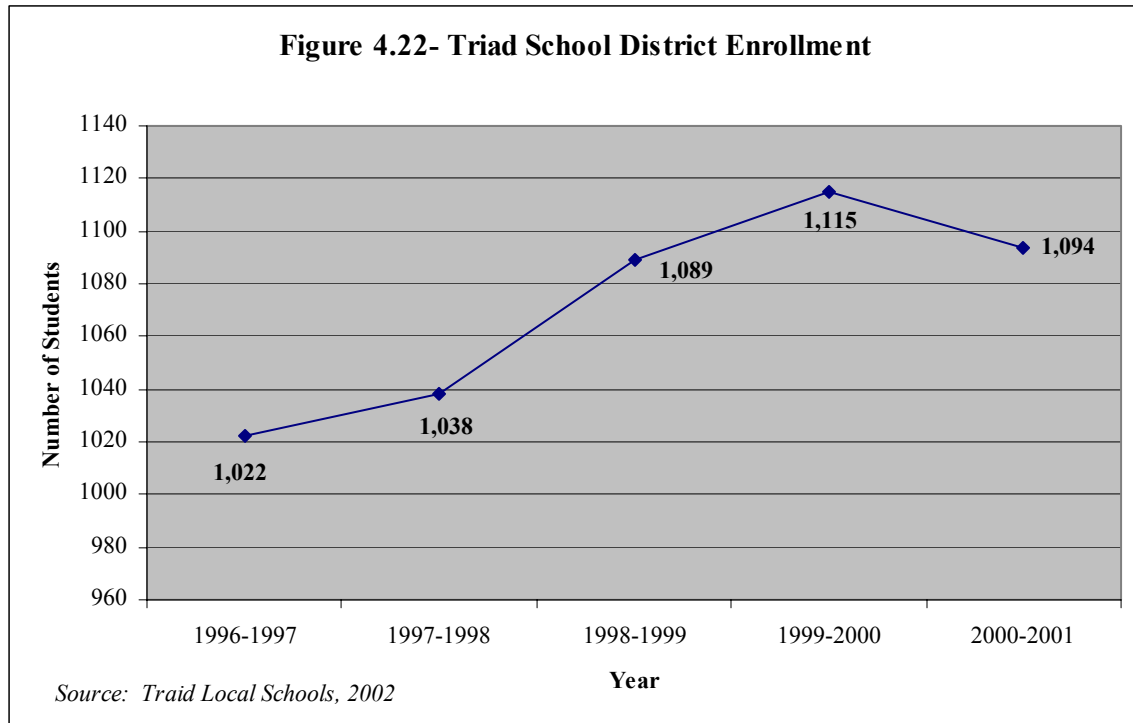
There are currently 4 churches in North Lewisburg. They include the United Methodist Church, Methodist Episcopal Church, Immaculate Conception Catholic Church, and the Church of Christ in Christian Union.

Below is a list of North Lewisburg Organizations:

- Blazing Star Lodge No. 268- Free and Accepted Masons
- Star Chapter No. 126- Royal Arch Masons
- Eastern Star- Portia Chapter 448
- Maple Acres Garden Club
- Hill & Valley Club
- Homemakers Extension Club

### 4.7.3 Schools

Students in North Lewisburg attend the Triad Local School District. School district enrollments have steadily increased over the last five academic school years with a peak occurring in the 1999-2000 year shown in Figure 4.22 below.



In 2001, the community began construction of a new high school building thus converting the old one to a middle school and then renovating the elementary building. The Triad Elementary School consists of grades K-5<sup>th</sup>. The middle school (grades 6-8) and high school (grades 9-12) are combined in one building serving grades 6-12. Student capacity at all three units equates to 450 or a total of 1,350 students. The average growth for the academic years listed above (1996-2001) equates to about 18 students per year in the district. If growth continues in the area of North Lewisburg, the Triad school buildings could be over-capacity in just about 13 years or just over a decade. This is a conservative figure considering the fact that North Lewisburg alone is building an average of 31 new homes every year (see Table 4.5 D above in prior “Housing” section) excluding the other new homes being built in the Triad School district area.

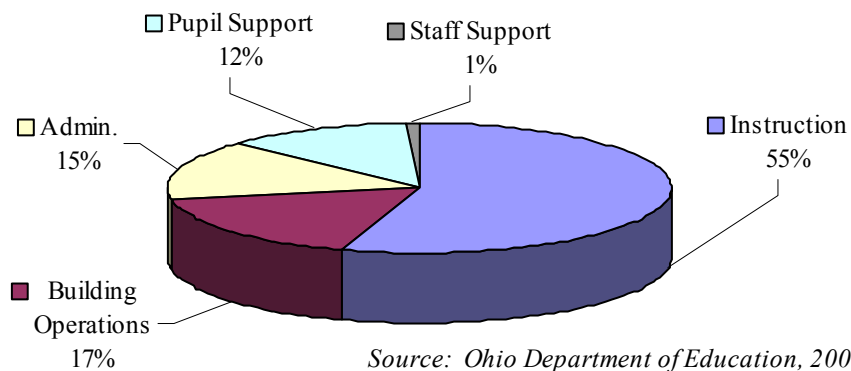
Triad Local School district spent \$6,406 per pupil in the academic year 2000-2001. Table 4.23 exemplifies the steady increase in per pupil expenditures over the last five academic years. As you can see, they are well below the state average.

<b>Table 4.23- Triad Local School District Per Pupil Expenditures</b>		
<b>Academic Year</b>	<b>Amount per Pupil</b>	<b>State Average</b>
2000-2001	\$ 6,406	Not Available
1999-2000	\$ 6,430	\$ 7,057
1998-1999	\$ 6,227	\$ 6,642
1997-1998	\$ 5,706	\$ 6,232
1996-1997	\$ 5,534	\$ 5,939

The district breakdown of expenditures per pupil in the academic year 2000-2001 is shown below (Table 4.24). The greatest percent of spending is dedicated to instruction or teaching of students (Figure 4.25). Triad received \$6,441 in funding per pupil for the

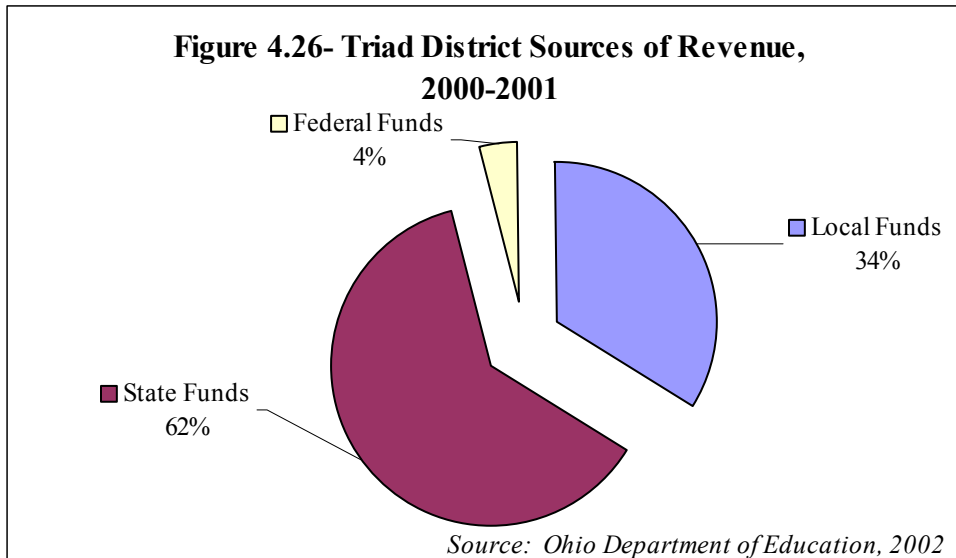
<b>Table 4.24- Triad Local School District Expenditures, School Year 2000-2001</b>	
Instruction	\$ 3,495
Building Operations	\$ 1,118
Administration	\$ 981
Pupil Support	\$ 756
Staff Support	\$ 56
<b>Total Spending Per Pupil</b>	<b>\$ 6,406</b>

**Figure 4.25- Triad Local School District Expenditures, 2000-2001**





same school year of 2000-2001. As Figure 4.26 reports, most of the school district's funding, about 62%, is derived from state funds. About 34% originates from local funding or through local taxpayers. Only 4% is federal sources of funds. Most schools in the United States are divided in funding between the state and local levels with each one being about 50/50 as a source of revenue.



Teacher's salaries in the Triad School district are below that of the state average. In the school year 2000-2001, the average Triad district teacher made about \$37,042 while the state average was \$42,995. At the same time, teachers at Triad had slightly more pupils in their classrooms (Table 4.27).

<b>Table 4.27- Average Number of Students to Classroom Teacher, Triad School District</b>		
<b>Academic Year</b>	<b>#</b>	<b>State Average</b>
2000-2001	18.3	18
1999-2000	18.9	18.1
1998-1999	19.9	18.6
1997-1998	21.5	20.4
1996-1997	21.3	20.7

The district matriculation rates have fluctuated greatly over the last several years (see Table 4.28 following). Students were graduating at a higher rate in the school year of 1997-1998, the only year in the last five academic years that they reached the state

performance standard of 90%. The graduation rate lowered by 10% in the next two academic years but rose again in 2000-2001 to 84.2% of student's graduating. At the same time, the state average graduation rate in 2000-2001 was 81.2%, both well below the state performance target of 90% and Triad's rate of 84.2%.

<b>Table 4.28- Triad District Graduation Rates</b>		
<b>Academic Year</b>	<b>%</b>	<b>State Average</b>
2000-2001	84.2	81.2
1999-2000	80.9	*
1998-1999	80	*
1997-1998	91.5	*
1996-1997	84.2	79.6
*State performance standard is 90%, average figure not available.		

Consequently, Triad's student attendance rates have been consistently high and have outperformed the state target rate of 93% represented in Table 4.29.

<b>Table 4.29- Triad District Student Attendance Rate</b>	
<b>Academic Year</b>	<b>%</b>
2000-2001	93.8
1999-2000	94.4
1998-1999	93.6
1997-1998	94.6
1996-1997	94.7
*State Performance Standard is 93%	

Perhaps one of the most important targets that Ohio schools are trying to reach today is a successful district report card rating. The Ohio Department of Education began reporting on its district's schools in the academic year of 1998-1999 by assigning a grade to each school in each academic year. These "grades" are assigned based on how many performance targets are reached in any given academic year. The range of state performance targets include Grades 4, 6, 9, and 12 proficiency test results in the five subject areas of Citizenship, Mathematics, Reading, Writing, and Science as well as district attendance and graduation rates. Below are the five possible report card ratings based on the 27 possible state performance indicators:

- ***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

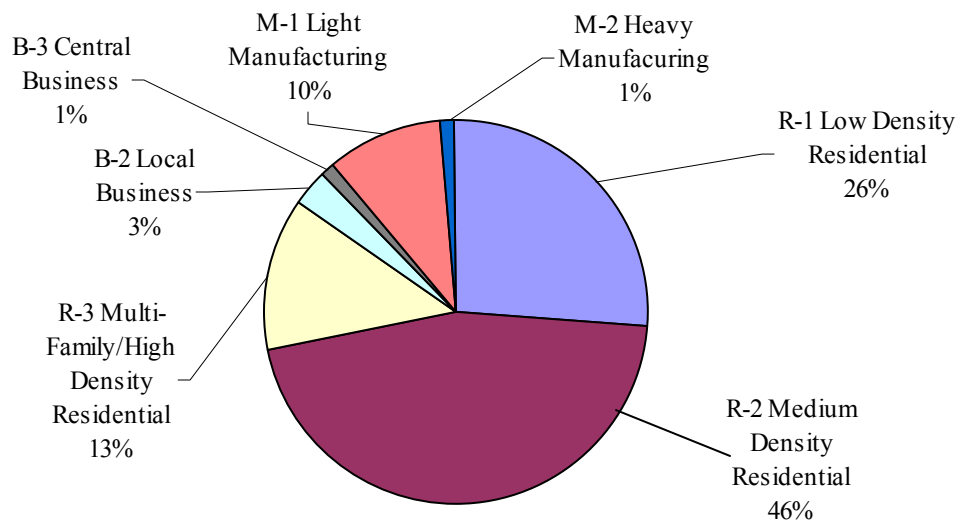
For the school year 2000-2001, the last performing year the State of Ohio reported, Triad received a rating of Continuous Improvement. In 1999-2000, the district also received a rating of Continuous Improvement. However, in 1998-1999, Triad District received a rating of Academic Watch. A bulk of schools average a performance in the “Continuous Improvement” category. For instance, in the year of 2000-2001 when Triad School District received a rating of Continuous Improvement, 351 other schools received the same rating (71 districts obtained excellence, 136 effective, 38 academic watch, 12 academic emergency).

## 4.8 Land Use

North Lewisburg is a zoned community consisting of approximately 652 acres. This figure includes 60.6 acres or 2,639,736 S.F. of improved streets and alleys devoted to the safe and efficient movement of people and goods. There also exists 7.3 acres or 319,730 S.F. of unimproved alleys in the village. Please refer to Table 4.30 and 4.33 and Figure 4.31 and 4.34 below for the breakdown of North Lewisburg zoning and land use designations. In addition, please see Figures 4.32 and 4.35 to find specific locations.

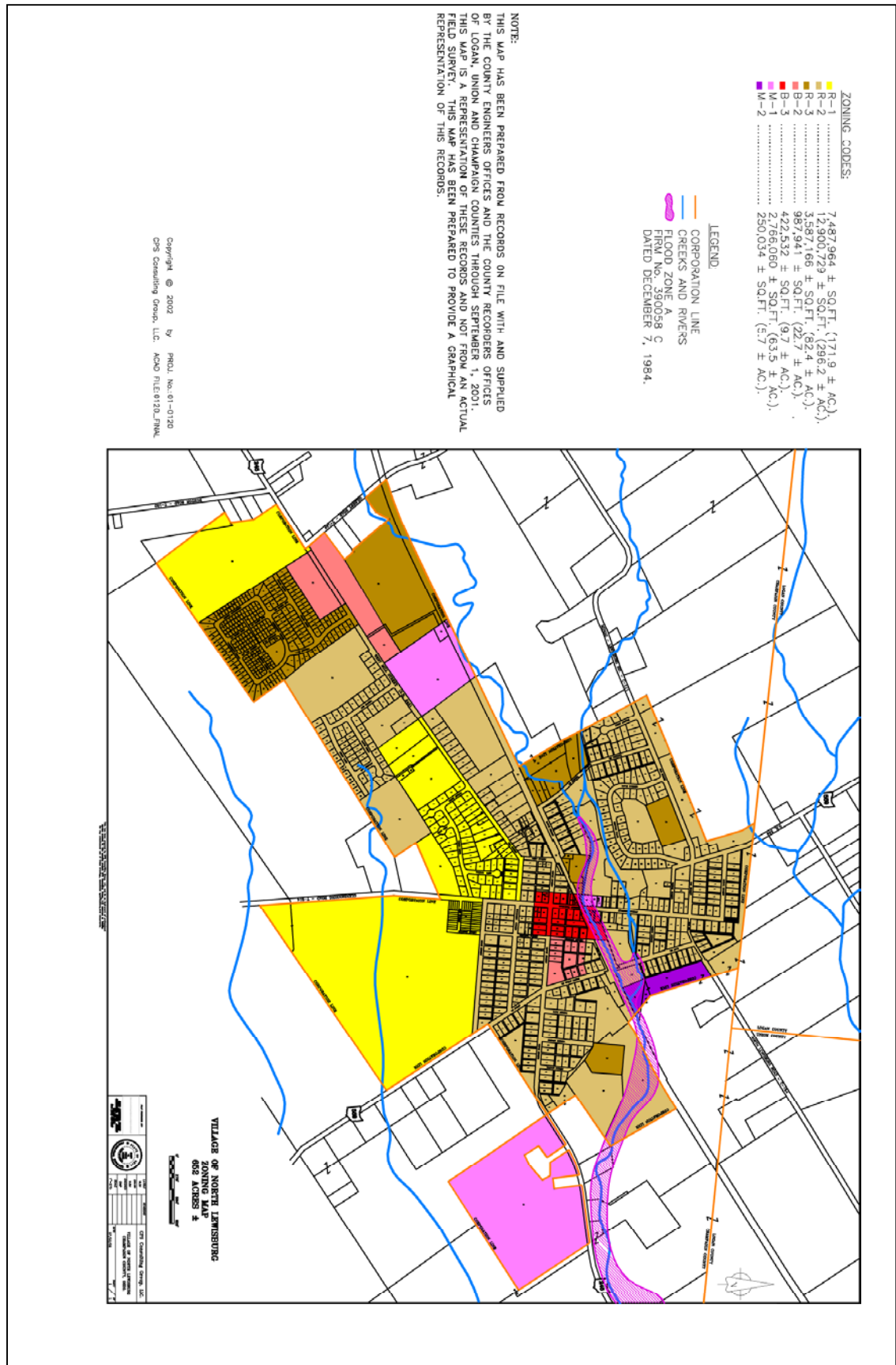
<b>Table 4.30- Summary of North Lewisburg Zoning Designations</b>		
<b>Land Use</b>	<b>Acreage</b>	<b>Percent of Total</b>
R-1 Low Density Residential	171.9	26%
R-2 Medium Density Residential	296.2	45%
R-3 Multi-Family/High Density Residential	82.3	13%
B-2	22.7	3%
B-3	9.7	1%
M-1 Light Manufacturing	63.5	10%
M-2 Heavy Manufacturing	5.7	1%
<b>Total*</b>	<b>652</b>	
*Includes streets, alleys, and unimproved alleys		
Source: LUC Regional Planning, CPS Consulting		

**Figure 4.31- Summary of North Lewisburg Zoning Designations**



Source: LUC Regional Planning, CPS Consulting, 2002

Figure 4.32- North Lewisburg Zoning Designations



<b>Table 4.33- Summary of North Lewisburg Land Uses</b>		
<b>Land Use</b>	<b>Acreage</b>	<b>Percent of Total</b>
Single Family Residential	147.1	25%
Two-Family Residential	3.5	1%
Multi-Family Residential	12.9	2%
Open Space/Park	36.8	6%
Public Facilities/Churches	81.8	14%
Business	10.5	2%
Industrial	0	0%
Undeveloped	291.5	50%
<b>Total*</b>	<b>584.1</b>	<b>100%</b>
*Does not include streets, alleys, or unimproved alleys		
Source: LUC Regional Planning, CPS Consulting		

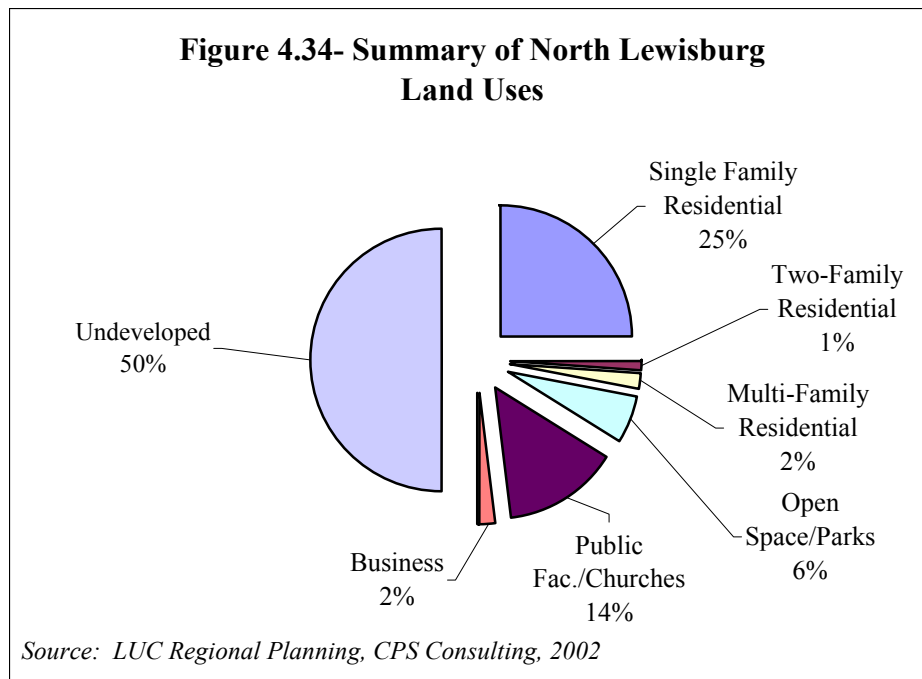
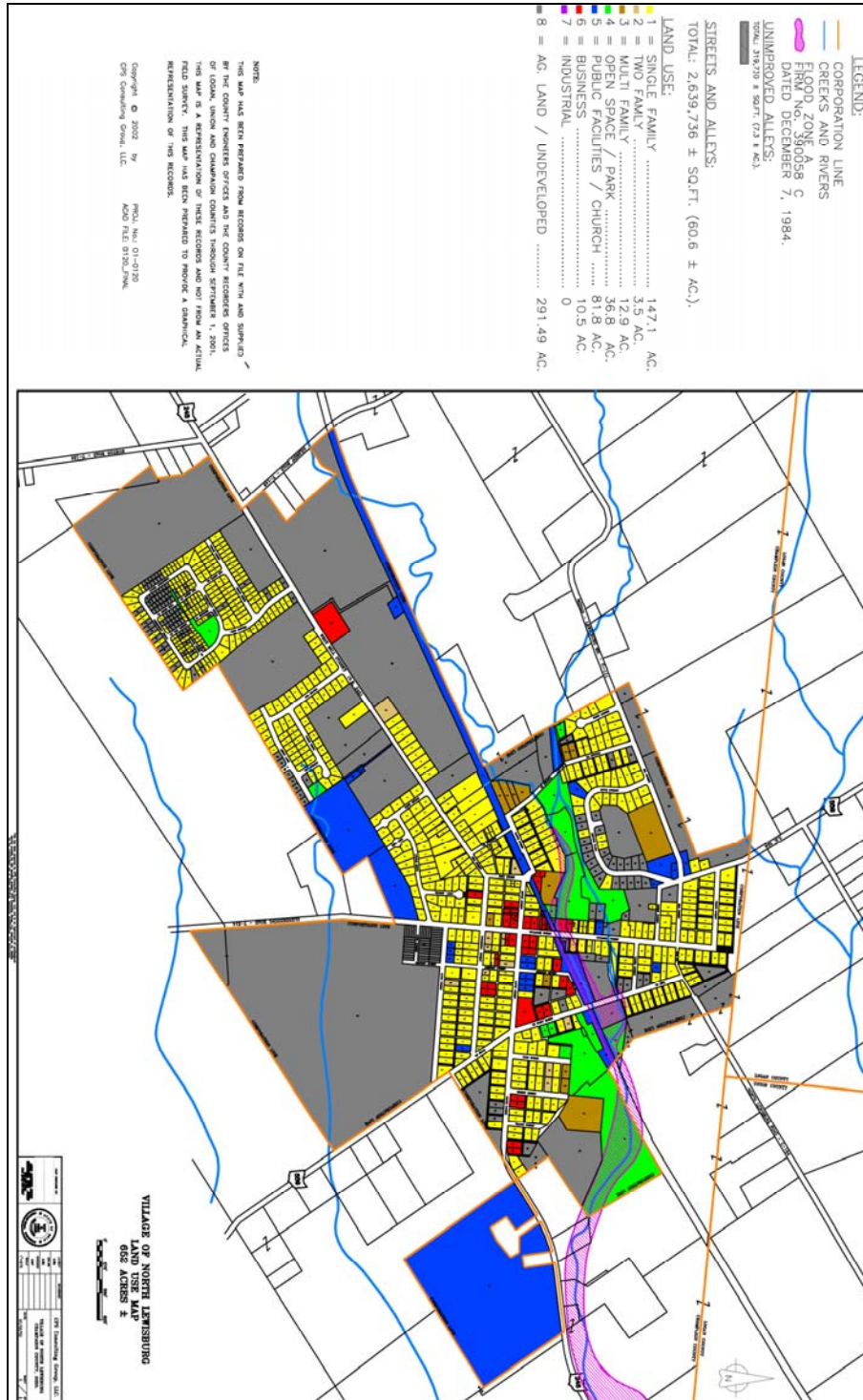


Figure 4.35- North Lewisburg Land Use Designations



#### **4.8.2 Business**

As exhibited in Figure 4.32, land in the downtown area is set aside for business activity and is zoned B-2 and B-3 respectively with Sycamore, Erie, North Audus, and Maple Streets acting as boundaries. In addition, there is a mass of land zoned B-2 on the far west side of town split by SR 245.

Most of the land zoned B-2 at the far west of town is currently undeveloped. While there are scattered lots in the downtown area actually being used for business or commercial purposes.

#### **4.8.3 Industrial**

Nearly 70 acres of land set aside for industrial development. Heavy manufacturing or land zoned M-2 occupies 5.7 acres in the NE area of North Lewisburg with the Village corporation line acting as its eastern boundary and Rd. 164 to the north. Light manufacturing or M-1 areas can be found to the far east of the Village off of SR 245 as well as a small pocket of land near downtown at Sycamore and Erie Streets and land at the west of the Village off of W. Mill Street or SR 245.

Most of the Heavy Manufacturing (M-2) land is undeveloped at this time except for a small portion of the southern part of the 5.7 acres referred to above. These few parcels are currently green space or public land/parks.

However, all of the M-1 or land zoned for light manufacturing at the far east of town is currently being used as land for public facilities. The M-1 portion at the west of town is currently undeveloped. As you can see, there is a great deal of industrially zoned land to be developed and used.

#### **4.8.4 Residential**

Although the bulk of existing land use in North Lewisburg is undeveloped, most of its acreage is zoned Residential. Residential zoning is scattered throughout North Lewisburg. R-2 or medium density residential makes up most of the residential zoning districts at 296 acres. The bulk of R-2 land is surrounding the business districts of downtown in the north and east of town with some in the west of town also. R-1 or low-density single-family dwellings are mostly at the south end and far west side of North



Lewisburg with 172 acres occupying the R-1 zoning district. Consequently, there are pockets of R-3 or multi-family dwelling units within the R-2 area in the north of the Village while a great deal of this R-3 land lies in the far west side of town.

Most of the land set aside for R-1 single-family development is actually undeveloped at this time specifically at the far west of the Village off of SR 245 or W. Mill Street in addition to that at the south end of town. Much of the land zoned R-3 in the far eastern section of town is also undeveloped. However, a great deal of the land zoned R-2 is actually being used as single-family homes.

#### **4.8.5 Undeveloped/Agricultural**

At this time, there is no land with a U-1 designation for undeveloped or agricultural land. However, there is a large amount of land that's current use is undeveloped, around 292 acres.

#### **4.8.6 Open Space**

There are pockets of land that are used as open space or parks throughout North Lewisburg much of which is in R2 zoned areas. Please refer to the green spaces on the Land Use Map, Figure 4.35.

#### **4.8.7 Zoning Regulations**

In regards to the actual zoning code or regulations for the Village of North Lewisburg, the Village requires land in R1 to have a minimum lot size of 10,800 S.F. with 80 feet of road frontage, R2 minimum lot size requirement of 5,400 S.F. and 60 feet road frontage, and R3 minimum lot size of 2,700 S.F. with 70 feet of road frontage. Principal and accessory buildings that occupy residentially zoned land must occupy no more than 25% of the lot. B2 and B3 business zoned land have much more lax lot requirements.

#### **4.8.8 Annexation**

The Village is in the process of annexing approximately 24 additional acres. However, the Administration will most likely adopt a resolution in December of 2002 stating that no more annexation should occur until significant improvements are made to the wastewater treatment plant.

### **4.9 Fiscal Analysis**

#### **4.9.1 Introduction**

The Cash Basis Financial Reports prepared by the Village Clerk for each year from 1997 through 2001 were reviewed for the purpose of this report. The various funds were consolidated to allow us to review these funds by services the village provides to its residents. We also divided the total dollars spent each year in each category by the population estimates provided by the Clerk to develop the annual income per resident and the annual expense per resident in each category to allow estimates for future needs to be generated based on increases in population. Table 4.36 contains the detailed analysis prepared for this report.

A brief review of the income for the village reveals that the income tax collected each year is a mainstay of the Village. The 1% income tax makes up \$100 of the \$560 per year per resident income total. On the other hand, the proceeds from the Real Estate taxes have much less impact. Annually, only \$7.00 per person is realized from these revenues. The Village does not collect any real estate tax revenue beyond the statutory ten mils established by State Law. Based on the current valuation of the real estate in the Village, the Champaign County Auditor estimates that one additional mil of real estate tax would generate \$17,000 each year.

The water receipts amount to a five-year average income of \$82.59 per resident, while the five-year average for wastewater revenue totals \$122.99 per resident.

Our review of the expenditures for each resident was broken down into the following categories:

- Safety Services
- Parks and Recreation
- General Government

- Streets and Highways
- Drinking Water
- Wastewater
- Utility Deposits
- Impact fees.

#### **4.9.2 Safety Services**

The Village currently is spending \$36,000 each year to provide police protection and street lighting. While the Cops Fast grant funding was available, the Village was providing about \$23,000 per year from the Village revenue to pay for the safety services. In 2001, the funds from Cops Fast had been expended and the Village expended \$36,000 (\$20 per resident) for safety. We do not expect any significant increase in funding during the planning horizon other than normal inflation.

#### **4.9.3 Parks and Recreation**

The Village has purchased the abandoned railroad right-of-way in the Village with the intent to create a bicycle/walking path. At this time, the Village is only expending \$0.70 per resident for parks and recreation. Developing the right-of-way for recreational purposes will require a much greater expenditure. We are not able to project that cost at this time.

#### **4.9.4 General Government**

The general government portion of the budget required the five-year average expenditure of \$89.90 per resident. It must be remembered that this category contains all of the expenses of the Village operation, including the funding to house the Village's equipment and offices. While it is a general category, it is critical to the every day operation of the Village. Due to the efficient manner the Village currently delivers service, we would not anticipate a significant increase in expenditure for this item.

#### **4.9.5 Streets and Highways**

The Village collects approximately \$46,000 each year for the upkeep of its street system. The source of this revenue is the Village's portion of the license plate fees and gas taxes collected by the State of Ohio. During 1999, 2000, 2001 and 2002, the Village has been able to utilize grants from the Ohio Public Works Commission and the Ohio Department of Transportation to reconstruct the streets that carry State Route 245 through the Village. The Village also provided funds from the General Fund portion of their budget to assist in building this major improvement. The added revenues translated into a five-year average expenditure of \$25.80 per resident.

The condition of the remaining streets is good, with the exception of the streets mentioned in the Transportation section of this plan. In that section, we estimated that those streets can be resurfaced for about \$45,000. At the current level of receipts from the license plates and gas taxes, the Village should be able to complete the resurfacing in two years or less. By spreading the project over two budget years, the Village will be able to also handle routine maintenance activities.

#### **4.9.6 Drinking Water**

The five-year average for receipts resulting from the water billing is \$82.59 per year per resident, while the five year average cost of providing the service is \$115.66 per year per resident. This is a shortfall of 28%.

In 2001, the Village transferred \$75,000 from the General Fund to the Water Fund to cover the shortfall. A major concern is that this transfer was made to cover operating costs, which are a continuing item. If the income continues to be less than the daily expenses, the money available to make any significant repairs will be minimal. The Village will not be able to respond to an unanticipated event, such as a long period of extreme cold temperatures in the winter, which could cause numerous waterline breaks. The only solution to this dilemma is to increase the revenue for the fund.

Another consideration should be the ability of the Village to use grants or low interest loans for improvements to the water system. The Ohio Environmental Agency, as well as the Ohio Public Works Commission operates programs that provide grants and loans to communities with water systems. Both agencies require that the communities

who apply for assistance meet minimum water rate criteria. The current monthly flat-rate billing does not meet any such criteria.

One solution to resolve the funding problem is to increase the flat-rate fee to each customer. The Ohio Public Works Commission's water rate minimum standard is approximately 1.5% of the median household income of the applicant community. Using that standard, the Village's billing rate should be \$688.82 per household per year or \$57.40 per month.

During summer months, the water usage in the village has extremely high peaks due to watering of lawns. Since the Village is billing at a flat-rate, those residents who water their lawn are not paying for the additional burden being placed on the system. The installation of water meters would allow the Village to bill its residents based on actual usage. This practice may also develop the necessary additional revenue, while providing some incentive for water conservation.

#### **4.9.7 Wastewater**

The five-year average annual income from wastewater receipts is \$122.99 per resident compared to the five-year average annual expense of \$107.16. The Infrastructure portion of this plan indicates that the wastewater treatment plant is currently operating near its capacity. A major renovation will be required to meet the needs of any additional development.

While the receipts have been exceeding the operating cost by 15%, we expect that inflation will equalize the income versus expenses by the end of the planning horizon and additional funding will need to be obtained to pay for the expansion of the treatment facility.

#### **4.9.8 Utility Deposits and Impact Fees**

These funds have been established since 1998. The activity in the Utility Deposit category has been minimal.

The Impact Fee receipts have averaged \$11.37 per resident per year for the past five years. The Village has used these revenues to offset costs for contract services and

capital improvements made in the Village. These fees are one-time payments, and the income from these fees may vary drastically from year to year.

<b>Table 4.36- Village of North Lewisburg Per Capita Fiscal Analysis</b>						
		<b>1997</b>	<b>1998</b>	<b>1999</b>	<b>2000</b>	<b>2001</b>
Estimated Population	(From Village Records)	1750	1837	1878	1950	1950
<b>Income</b>						
Real Estate Taxes		\$ 10.90	\$ 8.47	\$ 6.25	\$ 6.35	\$ 7.08
Personal Property Tax		\$ 1.52	\$ 1.75	\$ 0.21	\$ 0.31	\$ 0.34
Income Tax		\$ 93.71	\$ 96.86	\$ 97.83	\$ 94.76	\$ 99.46
General Fund Grants		\$ 26.14	\$ -	\$ -	\$ -	\$ -
Other General Fund		\$ 48.87	\$ 161.52	\$ 145.85	\$ 186.02	\$ 186.17
Cops Fast		\$ 7.83	\$ 3.48	\$ 6.71	\$ 6.47	\$ 0.01
Street and Highways	(See Note 1)	\$ 26.15	\$ 25.09	\$ 75.73	\$ 96.60	\$ 46.99
Drinking Water		\$ 324.42	\$ 82.31	\$ 81.40	\$ 81.11	\$ 83.27
Waste Water		\$ 119.64	\$ 116.17	\$ 128.61	\$ 125.04	\$ 125.49
Utility Deposit		\$ -	\$ -	\$ 3.35	\$ 1.90	\$ 1.55
Impact Fees		\$ 10.51	\$ 4.35	\$ 14.91	\$ 18.46	\$ 8.62
	<b>Total</b>	\$ 669.72	\$ 500.00	\$ 560.85	\$ 617.04	\$ 558.98
<b>Cost of Services</b>						
Safety Services	(See Note 2)	\$ 18.83	\$ 21.48	\$ 18.21	\$ 18.28	\$ 20.76
Parks & Recreation		\$ 0.54	\$ 5.30	\$ 1.88	\$ 0.15	\$ 0.70
General Government		\$ 107.32	\$ 71.11	\$ 76.89	\$ 82.50	\$ 111.61
Streets & Highways	(See Note 3)	\$ 10.39	\$ 17.11	\$ 94.80	\$ 86.19	\$ 37.40
Drinking Water		\$ 310.81	\$ 94.59	\$ 143.97	\$ 106.32	\$ 107.07
Waste Water		\$ 112.89	\$ 108.11	\$ 101.96	\$ 104.76	\$ 108.09
Utility Deposits		\$ -	\$ -	\$ 0.10	\$ 0.30	\$ 0.24
Impact Fees		\$ -	\$ 0.56	\$ 17.22	\$ 27.83	\$ 15.28
	<b>Total</b>	\$ 560.78	\$ 318.26	\$ 455.03	\$ 426.33	\$ 401.15
<p><b>Note 1:</b> All three Street and Highway accounts have been combined. In 1999 thru 2001 funds from the General Fund were used for Transportation projects and have been included as income for this item.</p> <p><b>Note 2:</b> The funds spent from the General Fund were added to the funds spent from the Cops Fast Fund for this item.</p> <p><b>Note 3:</b> This item includes the funds spent from the General Fund in 1999 thru 2001.</p>						

# **CHAPTER FIVE GOALS AND OBJECTIVES**

## **5.1 Introduction**

Goals and Objectives were formulated following the community survey that was presented to 30 local and county government officials, the business community, press, and general citizenry from North Lewisburg. In addition, these individuals were interviewed at 3 scheduled meetings in the Fall of 2001. Following the interviews and the advertised public meeting where public input was gathered, results were summarized, which forms the basis for Chapter 5's, "Goals and Objectives".

In addition, the "Problem Analysis and Resource Inventory" of Chapter 4 provides the underpinnings of North Lewisburg trends and patterns in the areas of demographics, economics, natural and historic resources, infrastructure, housing, local government structure and community services, land use, and fiscal analysis. The analysis of these areas assisted in determining problems and challenges that were divided in the following five areas of Chapter 5 and 6: Economic Development, Administration, Zoning and Land Use, Community Development, and Infrastructure.

## **5.2 Economic Development**

- *Goal:* Increase development while maintaining small-town atmosphere  
*Objective:* Implement a policy of controlled and planned growth
- *Goal:* Attraction and expansion of business and industry through economic development efforts



- Objective:* Create a Village growth management effort, make use of county Economic Development Director, look into developing the approximately 70 acres of land zoned “industrial”

  - *Goal:* Market the community and its assets

*Objective:* Produce a comprehensive profile and marketing piece
- *Goal:* Expand neighborhood services (grocery, gas station, convenience store, restaurants)

*Objective:* Increase traffic to the Village, increase the number of rooftops or population
- *Goal:* Downtown revitalization and redevelopment

*Objective:* Community development efforts such as attraction of retail businesses or development of apartments

It is easy to state a goal such as “the attraction and expansion of business and industry”. However, economic development is a complex process that involves efforts from many individuals and entities. The Goals and Objectives listed above attempt to do just that. Establishing goals for economic development are important in expanding the economic base of a community as well as creating jobs (Kelly, 2000; 387/391). Further, the local economy’s economic base is what brings money into the community from the outside. Thomas Daniels et al. (1995; 263) sums it up by saying, “economic activity is the source of community wealth and well-being”. Hence, it is important to establish goals and actions to address economic development. In addition, how economic assets are used in a community helps in determining growth. For instance, North Lewisburg has approximately 70 acres of vacant land that is zoned for industrial use. As Kelly (2000; 397) states, land is one critical link that ties economic development to comprehensive planning. So, it can be said that one asset of North Lewisburg is industrially zoned vacant land that can be developed as a “home” for new industry.

The vacant industrial land allows the North Lewisburg community to explore a number of options. One option that Fitzgerald and Leigh (2002) mention, besides the standard industrial park, is a planned manufacturing district (PMD). A PMD is designed to prevent competing land uses, such as residential and commercial, from encroaching on

manufacturing uses. It creates an industrial area in which land use is specifically defined and uncontestable. As a result, it restricts residential zoning conversions within manufacturing zones, which tend to force businesses to make operational changes, often at considerable expense.

In order to increase development while preserving a small village atmosphere, Village leaders need to explore preservation ordinances such as Conservation Overlay Districts (CODs). CODs could define additional rules and development standards that specify the preservation of the Village character and sense of place in addition to the base zoning regulations that currently exist.

### **5.3 Administration**

- *Goal:* Smooth transition through retirement of mayor and village administrator  
*Objective:* Mentoring new administration and improving communications throughout local government
- *Goal:* Improve communications within government offices and agencies  
*Objective:* Periodic working sessions of officials, Create networking system such as village email
- *Goal:* Expand or relocate village administration facilities due to lack of space especially for fire department  
*Objective:* Look at alternative space, appoint committee to address facility issues

The buy in and support of the administration and decision makers of a community is key in the comprehensive planning process, and good leadership is absolutely crucial. Continuous feedback and communication within the administration must be considered. Likewise, confidence in local leaders and officials from the citizenry is equally important. Hence, it is important to address administrative issues within the Goals and Objectives. T.J. Kent (1964; 26) summarizes the importance of addressing governmental concerns within the plan by stating, "...the purpose is to promote wiser decision-making, to achieve informed, constructive government". For instance, one concern that came out of the community surveys was the future retirement of the Mayor and Village Administrator who have occupied these positions for many years. Therefore, it was important to address these transition issues along with communication among the local government in this section.

### **5.4 Zoning and Land Use**

- *Goal:* Address current zoning code and land use issues  
*Objective:* Research North Lewisburg zoning code and implement land use planning update through update of code and subdivision regulations
- *Goal:* Clean-up nuisance areas to make community more attractive by the means of local zoning regulations

- Objective:* Develop local maintenance code, implement village beautification program

  - *Goal:* Alleviate problems at mobile home park addressing security, neglect, and maintenance

*Objective:* Meet with park owners and managers, creation of block-watch group
- *Goal:* Diversify housing choices by promotion of diversity in housing options

*Objective:* Review future housing projects and developments to ensure a variety of choices in price and type

It is necessary to formulate goals that address matters of land use and zoning in order to define future patterns that balance the myriad of economic and social values within the community (Kaiser, 1995; 62-63). In addition, managing development through local zoning, and revisions and enforcement of such, is also imperative. For instance, one such zoning goal in North Lewisburg is to clean up nuisance areas within the community by developing a maintenance code within the local zoning regulations. This reflects the values of the community in having an attractive place to live.

Although North Lewisburg is still a relatively small community it is a growing community. Consequently, the Village can begin to explore a variety of innovative zoning and subdivision regulations, as well as growth management ordinances that preserve the rate, character, and quality of growth in the Village. Land use and growth management proponents that can be researched include Cullingworth (1997), Selmi (1999), Porter (1997), and Nelson, et al (1995). Planned Unit Development (PUDs) and clustered subdivision development are examples of flexible land use regulation that encourage cost effective development such as compact and mixed use development, and the preservation of open space. Such techniques lower the overall cost of development and maintenance. The Village could further consult with county officials to ensure that farmland preservation ordinances such as purchase of development rights, transfer of development rights (Daniels and Bowers, 1997), and current agricultural use value assessment (Ohio State University Extension Office, 1999) are implemented in a coordinated manner.

## **5.5 Community Development**

- *Goal:* Improve quality of life for residents through positive community atmosphere  
*Objective:* Generate more community involvement and interest
- *Goal:* Increase options for entertainment, social, and cultural activities  
*Objective:* Provide space for such activities
- *Goal:* Increase community involvement by encouraging citizen involvement and volunteerism  
*Objective:* Newsletters, community focus groups, town gatherings
- *Goal:* Create a positive environment for children and teens through alternative activities  
*Objective:* Increased park activities and sports programs, use of possible community center
- *Goal:* Maintain senior citizens in community  
*Objective:* Increased activities, housing, and meetings
- *Goal:* Enhance safety in community  
*Objective:* Increased policing of streets (including speed of traffic) and neighborhoods, possible block-watch formation
- *Goal:* Decrease poverty rate in community  
*Objective:* Increase involvement of Champaign County Human and Social Services groups
- *Goal:* Increase availability of social services (doctor, dentist, and medical services, etc.)  
*Objective:* Meet with County Human Services agencies in regards to setting up satellite offices and/or hours in North Lewisburg
- *Goal:* Increase local high school graduation rate and increase local proficiency test scores in schools  
*Objective:* Meet with school officials and school board members to offer support

As stated at the beginning of this plan, the most important goal in developing a comprehensive plan is to improve the quality of life for a community's residents. Therefore, it is important to implement goals and objectives that reflect efforts to improve the community and the lives of the persons who live within it. This means that the goals and objectives must echo the social needs of the Village which include safety, improvement of the education system, availability of social services, decreasing the poverty rate, the provision of housing of all types, diversification of activities, and the active recruitment of residents in all aspects of community involvement. The goals and objectives above imitate this multi-faceted approach.

Another important element here is maintaining a sense of community. Sense of place advocates such as Lynch (1976), Bannerjee and Southworth (1990), and Whyte (2000) stress the importance of preserving a community's identity, structure, and meaning.

## **5.6 Infrastructure**

- *Goal:* Create local fire services policy  
*Objective:* Research the development of a local fire code using State of Ohio regulations
- *Goal:* Improve water services in assessment, collection, and monitoring  
*Objective:* Implement use of water meters as an efficient means of revenue generation and conservation of existing water capacity
- *Goal:* Expand sewer capacity for future  
*Objective:* Begin preliminary engineering process
- *Goal:* Expand storm water facilities south and north of town  
*Objective:* Install infrastructure (conduit, retention/detention ponds) to accommodate expansion, provide adequate cleaning of storm sewers
- *Goal:* Make use of a more "regional perspective" in the area looking more to Marysville as access to US 33 is easier  
*Objective:* Increase communications with ODOT (Ohio Department of Transportation) to improve SR 245 corridor east to US 33
- *Goal:* Improve access to village from Urbana

*Objective:* Work with ODOT to improve SR 245 and SR 296 corridor

- *Goal:* Expand and improve infrastructure within village to move freight easier, hence increasing development of M-1 or manufacturing facilities in area

*Objective:* Provide adequate freight transportation route, continue north and south State Route 559 reconstruction, improve east and west corridor of SR 245 and SR296 corridor

- *Goal:* Increase use and efficiency of park and recreational services

*Objective:* Look into the appointment of Park Superintendent, continue to develop and improve upon “Rails to Trails”, development of municipal pool, expanded sports programs, shelter house, increased lighting, better playground equipment

Often the definition of a community revolves around its public facilities. Thus, it is important to make reference to these issues in the goals and objectives. Road and highway networks connect a community to other places and must be improved for safe and efficient transportation routes. Parks are important locations for activity. Water and sewer facilities and lines are imperative for growth and maintenance of residential and industrial users. North Lewisburg was adamant in addressing infrastructure issues in the plan.

### **5.7 Summary**

A plan should be inclusive in setting goals and objectives that address all issues in the community. Goals and Objectives for North Lewisburg covered a range of topics that include economic development, administration, zoning and land use, community development, and infrastructure. Again, these goals and objectives were derived directly from Village residents and officials and represent active citizen participation. These are the visions and goals that North Lewisburg feels are important in improving the quality of life for all persons in their Village.



## **CHAPTER SIX RECOMMENDATIONS AND STRATEGIES**

### **6.1 Introduction**

The “Recommendation and Strategies” section of a comprehensive plan is essentially the “blueprint” for a municipality to follow to fulfill its goals and objectives. The comprehensive plan is only useful if it is put into action. The adoption of the plan by the municipality should be the beginning of a long-term planning effort.

This “action plan” will guide the Village in areas that were previously identified in Chapter 5, “Goals and Objectives”. They include the five topics of Economic Development, Administration, Land Use and Zoning, Community Development, and Infrastructure. After establishing the Goals and Objectives, the implementation strategies were established in a working session with the Village. Following that, they were sent to the Village Mayor and Administrator for review, prioritization, and assignment of time frames. I then simply averaged the priorities and time frames. This forms what you will find below.

### **6.2 Economic Development**

1. Form a committee with the direction of the Champaign County Economic Development Director and interested community parties to prioritize local economic development strategies such as marketing of community, development of community profile, land assembly, speculative building, etc. This committee would also strategize economic development efforts in the Village.

*April 2003-ongoing*

2. Work on developing the approximately 70 acres of land zoned “Industrial” to attract industrial users.

***June 2003-June 2005***

3. Reconvene local business association. Offer a small business training program in Village. Develop a community business directory.

***July 2003-July 2004***

4. Set-up a local scholarship and apprenticeship program. Develop a neighborhood micro-loan program.

***October 2003-October 2006***

5. Create a local history program in the local library.

***August 2003-August 2004***

6. Place street banners and signs in visible entry point into North Lewisburg with community name.

***Already started-Ongoing***

### **6.3 Administration**

1. Establish task force to look into options for administrative facility space using a 10 year planning horizon to estimate village space requirements.

***January 2003-January 2004***

2. Collect email addresses to create database of local government officials for an improved networking system. This would provide a mass notification system to happenings in the community in order to improve communication within the Village. Email provides the ability of short and quick messaging to be read and reviewed at the reader’s convenience.

***January 2003-ongoing***

3. Periodic working sessions of local government officials in order to improve communication within the North Lewisburg Administration.

***Already started-ongoing***

#### **6.4 Zoning and Land Use**

1. Update and amend sections of North Lewisburg Zoning Regulations where necessary.

***January 2003-December 2003***

2. Review existing zoning code to ensure accomplishment of such issues as land use and nuisance areas, etc.

***January 2003-June 2003***

3. Review Village zoning map to make certain that it does not conflict with local economic development efforts.

***January 2003-June 2003***

4. Develop a local maintenance code to address nuisance areas.

***April 2003-April 2004***

5. Create an outreach program to multi-family and mobile home parks to address security, neglect, and maintenance and to develop a block-watch program. At the same time, meet with owners and managers of such developments to create communication and participation in above outreach programs.

***May 2003-ongoing***

6. Set up process by North Lewisburg planning commission to review future housing projects and developments to ensure a variety of choices in price and types of housing and to guarantee that adequate senior housing is available.

***May 2003-ongoing***

#### **6.5 Community Development**

1. Contact Triad Local School District officials and board members to offer assistance and ask if there is anything the Village Administration can do to help school in their efforts to improve their graduation rate and proficiency test scores

***February 2003-ongoing***

2. Recruit local citizens in the formation of a block-watch program.

***March 2003-ongoing***

3. Invite Champaign County human and social service agencies to develop an outreach program in the Village which would include satellite visits in an effort to

decrease the poverty rate in the community while at the same time increasing local social services.

***May 2003-ongoing***

4. Develop newsletters, community focus groups, and town gatherings to increase community involvement.

***April 2003-ongoing***

5. Solicit members of community to volunteer to serve on “Community Activities” committee.

***April 2003-ongoing***

6. Provide space for increased social and entertainment activities.

***January 2004-ongoing***

**6.6 Infrastructure**

1. Implement the use of water meters as an effective means of revenue generation and conservation of existing water capacity.

***February 2003-February 2004***

2. Begin preliminary engineering process to expand sewer capacity. Note that the Village has already contacted a consultant to fulfill these needs.

***January 2003-January 2004***

3. Improve communications with ODOT (Ohio Department of Transportation) District 6 (Union County) and District 7 (Champaign County) to improve the following corridors:
  - SR 245 corridor (ODOT District 6 & 7) that begins at SR 296 in Champaign County and ends at US 33 in Marysville, Union County.
  - SR 296 corridor (ODOT District 7) that begins at US 68 north of Urbana in Champaign County and ends at its intersection with SR 245.
  - SR 559 (all ODOT District 7) that begins at US 36 through the Village and ends at SR 287 in Logan County.

***March 2003-ongoing***

4. Install infrastructure to accommodate the expansion of storm water facilities by means of conduit, retention/detention ponds, etc. Provide adequate maintenance of storm sewers.

***February 2004-February 2006***

5. Initiate an inventory of the wastewater collection system, drinking water distribution system, and storm water collection system to fulfill the State of Ohio Auditor's request in regards to the Gatsbi 44 Legislation. Maintain and keep this inventory current for the operation of accounting and all systems.

***January 2004-January 2005***

6. Develop a needs assessment for parks and recreation services to determine if the appointment of a Park Superintendent is necessary and to determine the feasibility of a municipal pool, shelter house, increased lighting, better playground equipment, and expansion of "Rails to Trails".

***September 2003-September 2004***

7. Create necessary partnerships in the local community with respect to "Rails to Trails" and existing youth programs.

***July 2003-April 2004***

8. Research the development of a local fire code and assign an appropriate representative of the fire department to bring to local council

***September 2003-September 2004***

## **6.7 Summary**

As mentioned earlier, a successful plan is dependent on the Village's ability to put it into action. This should include measurement of progress and continuous communication, evaluation, and feedback from North Lewisburg officials and citizens. Adoption of the plan is just the beginning of the comprehensive planning process. The goals, objectives, and recommendations presented in this comprehensive plan provide a vision for the community of North Lewisburg; offer guidelines for promoting economic development while preserving the village character; and serve as a basis for promoting public health, safety and welfare, preventing nuisances, and directing public investment so as to influence private development in intended ways. The Village of North Lewisburg should

make an effort to ensure proper coordination between Village and regional agendas and to enhance joint efforts between the County and Village in the area of service delivery. While environmental preservation was not perceived to be a priority, the Village and County can cooperate to ensure the protection and preservation of the Darby Creek Watershed. It is important the Comprehensive Plan presented here be viewed as a continuous, flexible, and amendable process since local priorities are likely to change in the future to conform to changes in local, county and statewide policies, as well as global priorities.

## REFERENCES

- Cullingworth, Barry (1997). *Planning in the USA : Policies, Issues, and Processes*. London: Routledge.
- Daniels, Thomas and Bowers, Deborah (1997). *Holding our Ground: Protecting America's Farm and Farmland*. Washington D.C.: Island Press.
- Daniels, Thomas L., Keller, John W., and Lapping, Mark B. (1995). *The Small Town Planning Handbook*. Chicago, Illinois: American Planning Association.
- Fitzgerald, Joan and Green, Nancy Leigh (2002). *Economic Revitalization: Cases and Strategies for City and Suburb*. Thousand Oaks, California: Sage Publications.
- Hoch, Charles J. and Dalton, Linda C. (2000). *The Practice of Local Government Planning*. Washington D.C.: International City/County Management Association.
- Kaiser, Edward J., Godschalk, David R., and Chapin, F. Stuart (1995). *Urban Land Use Planning*. Chicago: University of Illinois Press.
- Kelly, Eric Damian and Becker, Barbara (2000). *Community Planning: An Introduction to the Comprehensive Plan*. Washington D.C.: Island Press.
- Kent, T.J. (1964). *The Urban General Plan*. San Francisco: Chandler Publishing Company.
- Klein, William R. (2000) "Building Consensus", in *The Practice of Local Government Planning*. Washington D.C.: International City/County Management Association.
- Lynch, Kevin (1976). *Managing the Sense of a Region*. Cambridge: MIT Press.
- Nelson, Arthur C. and Duncan, James B. (1995). *Growth Management Principles and Practices*. Chicago, Illinois: Planners Press, American Planning Association.
- Ohio State University Extension (1999). *Land Use Fact Sheet Series*. Columbus, Ohio: Ohio State University Press.
- Porter, Douglas R. (1997). *Managing Growth in America's Communities*. Washington D.C.: Island Press.
- Southworth, Michael and Banerjee, Tridib (1990). *City Sense and City Design: Writings and Projects of Kevin Lynch*. Cambridge: MIT.
- Selmi, Daniel and Kushner, James A. (1999). *Land Use Regulation: Cases and Materials*. Aspen Law and Business.

Smith, Herbert H. (1993). *The Citizen's Guide to Planning*. Washington D.C.: American Planning Association.

Whyte, William (2000). "The Design of Spaces", in R. LeGates and F. Stout (eds.). *The City Reader*. London: Routledge.



### **Appendix 3.1- North Lewisburg Community Survey**

1. What are the three most positive things about N.L. in terms of land-use, development, and quality of life?
2. What primary concerns do you have for the future of N.L.?
3. In terms of services provided by the Village and the County, how do you rate service, quality, and price?
4. What is needed to make N.L. additionally attractive to businesses and residents?
5. What kind of residential development is most needed in N.L.? Housing a appearance?
6. How would you rate the quality and availability of park and recreation facilities (for seniors, families, and youth)?
7. Based on your experience with the Village codes and land use regulations, can you identify areas that present interpretation or usage problems? Are policies easily understood by residents and developers? Are regulations user friendly?
8. (For service providers and department heads) (i.e. road, water, sewer, police, and fire) Are there problem areas or operating policies that need to be addressed in the Comprehensive Plan discussions? Are there any unmet capital needs that you foresee as being needed in the immediate future?
9. Are residents generally pleased with the quality of life and land use policies in the Village? Are additional efforts needed to communicate with residents and increase public participation?
10. Are there any land use compatibility problems that should be addressed in the Comprehensive Plan?
11. How do you rate the quality and the rate of residential and commercial growth in N.L.? What are some community attitudes towards growth?