

MCKEAN TOWNSHIP

COMPREHENSIVE PLAN: *Looking Ahead to 2020*

Prepared by:
THE MCKEAN TOWNSHIP PLANNING COMMITTEE

with the assistance of the:
LICKING COUNTY PLANNING COMMISSION



Adopted: July 13, 1999

Effective: August 13, 1999

Resolution for Adoption

The McKean Township Trustees formed the McKean Township Comprehensive Planning Council in March of 1994 to make recommendations concerning short, intermediate, and long range planning for the township. The McKean Township 1999 Comprehensive Plan was developed by the McKean Township Comprehensive Planning Council and the Licking County Planning Commission. The comprehensive plan constitutes a logical development plan for the township, and is consistent with public opinion gathered at the 1994 Community Survey, the 1994 McKean Community Meeting, and other public meetings and hearings.


The McKean Township Trustees adopted the McKean Township 1999 Comprehensive Plan as a general policy to guide decisions concerning future land use and development of McKean Township. The McKean Township 1999 Comprehensive Plan was adopted on July 13, 1999.



Jeff Wintermute, Chair 7/13/99
Date



G. Melvin McInturff 7/13/99
Date



Herman Buckenberger 7/13/99
Date

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MCKEAN TOWNSHIP COMPREHENSIVE PLAN

MCKEAN TOWNSHIP COMPREHENSIVE PLANNING COMMITTEE

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The McKean Township Comprehensive Planning Committee would like to thank the following groups and individuals for their assistance with this plan:

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PART I

INTRODUCTION

In *March of 1994* the McKean Township Trustees created the McKean Township Comprehensive Planning Council to coordinate efforts to establish a comprehensive plan for the township. Driving this process was the desire to assure that the future growth and development of McKean Township would be proactively managed at the direction of its citizens by seeking input from as many of the citizens of the township as possible. Because issues have and continue to be raised about the township zoning, the subdivision of land, and the increasing conversion of farmland to residences, it was felt that it would be best to create a comprehensive plan as the basis for any future zoning changes. The Planning Committee was formed with representatives from the McKean Township Trustees, Zoning Commission, Board of Zoning Appeals, the Zoning Inspector, and volunteer residents of the township. The following Comprehensive Plan for McKean Township represents the culmination of these efforts.

PURPOSE AND USE OF THIS COMPREHENSIVE PLAN

This comprehensive plan serves several purposes for this community. It gathers all relevant information about the physical, social, and economic features of a community. Then the plan represents a consensus about the manner in which the community should develop. **This comprehensive plan provides a long-range vision of the future for McKean community.** It does this by gathering the community's unique perspectives and values into goals and then creating a road map of policies and initiatives to be put in place to achieve these goals. Finally, this comprehensive master plan provides a solid legal foundation (O. R. C. 519.00) upon which to base zoning regulations and community decisions that will be upheld if challenged in court.

Local planning and land use regulations gain their authority from the enabling legislation granted to counties, municipalities, and townships by the state constitution (*Ohio Revised Code*). The State of Ohio grants its counties, municipalities, and townships two broad powers which allow for planning. These are corporate power and police power. Corporate power is the authority to collect money through bonds, fees, assessments, and taxes to fund community services and facilities such as streets, parks, fire protection, and sewage disposal, among many others. Police power is the authority to **protect and promote the health, safety, morals, and general welfare of the public.** This authority gives rise to regulations such as standards for building a safe bridge, preventing an adult bookstore from locating next to a school, or ensuring that a new subdivision provides access for emergency vehicles and school buses. Comprehensive plan and zoning resolution authority and validity rest primarily on this police power and the democratic voice and wishes of the community.

The legal foundation for local planning and land use regulation dates back to a 1926

United States Supreme Court decision. In the case of *Village of Euclid, Ohio v. Ambler Realty Company*, all aspects of comprehensive zoning were contested. The Court ruled in favor of the Village of Euclid, upholding its plan. **Since this time, courts have continued to give more emphasis to comprehensive/master plans, considering zoning resolutions legislative and supported by an adopted comprehensive plan.**

This comprehensive plan, with its collection of community data, input, and statements of policies, should provide a basis for all local development decisions. While changes in development or services may make some portions of the plan dated, the underlying principles and policies of the plan will remain useful as guidelines. It is understood that many land use issues are very site-specific, and individual review of each development proposal should be exercised. Relationships between land uses (such as the use of park land as a buffer between industrial and residential areas) and general land use issues (such as the appropriate location for a new business) should, however, be maintained and followed as described in the plan.

Because changes in services, development, and priorities do take place, there should be periodic review of the comprehensive plan by township officials. Such review allows for updating technical data as well as refocusing on goals and developing new ones, while maintaining the overall integrity of the plan. The frequency of comprehensive plan review will depend on the pace of growth in the community, with rapid growth and significant changes calling for more frequent reviews and updates. **For the McKean Township Comprehensive Plan, scheduled reviews should occur about every five years, barring any substantial changes in development or services.** The citizens of McKean Township, and more particularly the township trustees and zoning commission members, should monitor the effectiveness of this comprehensive plan in meeting the goals of the township and providing for its welfare. If a divergence or new need becomes apparent, a committee should be appointed by the trustees to "fine-tune" this document.

This is a testament of the McKean community and is a powerful tool to ensure that the rural character of the township is respected and protected. **Once adopted, it is a legal document. The McKean Comprehensive Plan provides an outline for development both for township officials and for those residents, developers, and businesspersons interested in living, locating, and/or working in the community.** If this adopted comprehensive plan is not followed, residents should take up the issue and township officials should be prepared to defend any actions taken that were not in accordance with this plan. **However, provided this comprehensive plan is maintained, and followed, the McKean Township officials may use the plan as a very solid, strong defense of their actions in court.** Furthermore, the comprehensive plan should be seen as a positive and useful guide for the entire community - to be referenced and consulted when making decisions that affect the future of McKean community and the general good of its inhabitants. Many ideas and potential solutions are contained in this document.

THE PLANNING AREA

McKean Township is a 5 mile by 5.1 mile township (16,320 acres) located in the north central section of Licking County, Ohio (Township 3-North, Range 13-West). McKean Township is home to the town of Fredonia, a small unincorporated village in the center of the township located at the crossroads of State Route 661 and Sportsman Club Road. The unincorporated town of Highwater is further north on SR 661 at Dutch Lane.

Several villages and major cities are within easy driving distance of the planning area. First, the City of Columbus is located about 25 miles west of McKean Township, and is easily accessible from State Route 161/State Route 37, which runs south of the township, and U.S. Route 62 which lies to the west at the end of Sportsman Club Road.

The Village of Johnstown can be also be reached by traveling west less than 8 miles on Sportsman Club Road. The City of Newark, the county seat, is found just 10 miles southeast of McKean Township, by traveling on State Route 657. In addition, the Village of Granville, home to Denison University and the closest commercial center, lies several miles directly south of McKean Township on S.R. 661. From Granville, one could take State Route 16 east to Newark. There is also the Village of Utica that lies just seven miles to the northeast. Finally, the City of Mount Vernon is located directly to the north in Knox County and can be reached by following State Route 661. **See Map 1 & 2.**

FACT SHEET

Population: 1,374 in 1990; Estimated 1996 Population: 1435

Licking County Population: 128,300 in 1990; Estimated 1996 Population: 136,124

Sales Tax: State of Ohio – 5.5%, Licking County - 0.5%

School System: North Fork, Granville & Northridge Local School Districts

Recreational Facilities: Ellas Park, Lazy "R" Campground, and The Links at Echo Spring Golf Course

Hospital: Licking Memorial Health Systems - Newark

Utility Companies serving the Township:

Natural Gas: National Gas and Oil Corporation; Columbia Gas

Electric: Ohio Power, Licking Rural Electric

Central Water & Sewer: None

Telephone: Alltel Company

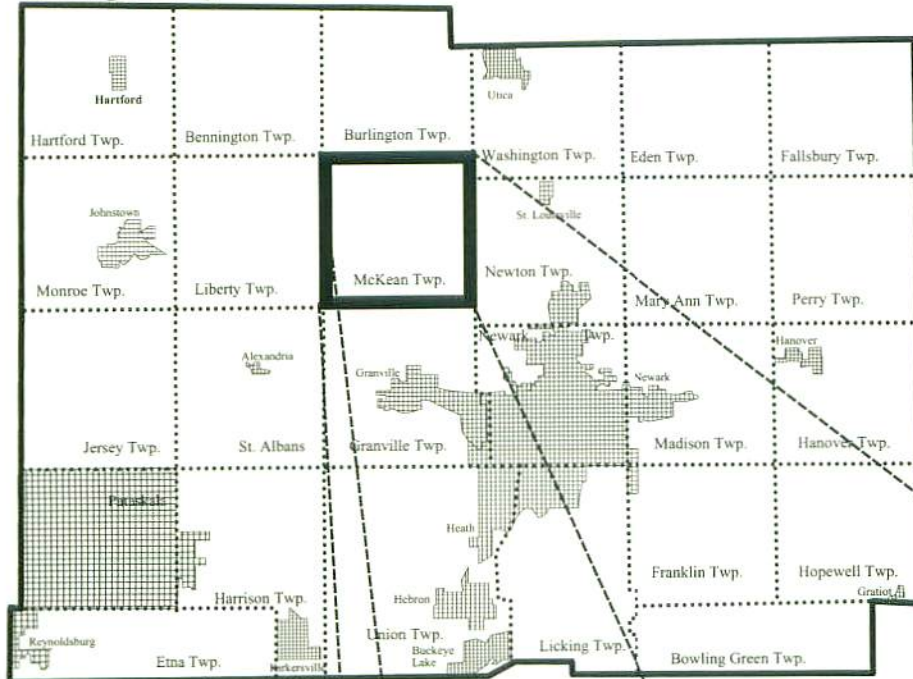
Cable: Frontier Vision

Economy: Agricultural base

Library: Closest are Granville Public and Denison University.

MCKEAN TOWNSHIP LOCATION MAP

Licking County

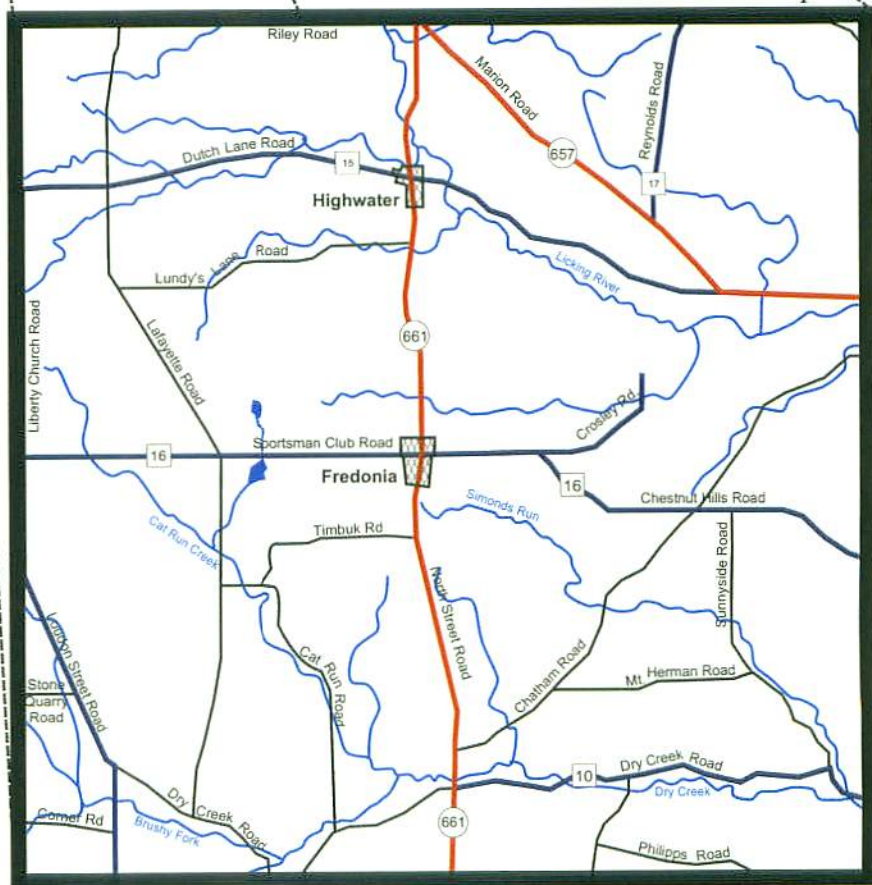


McKean Township

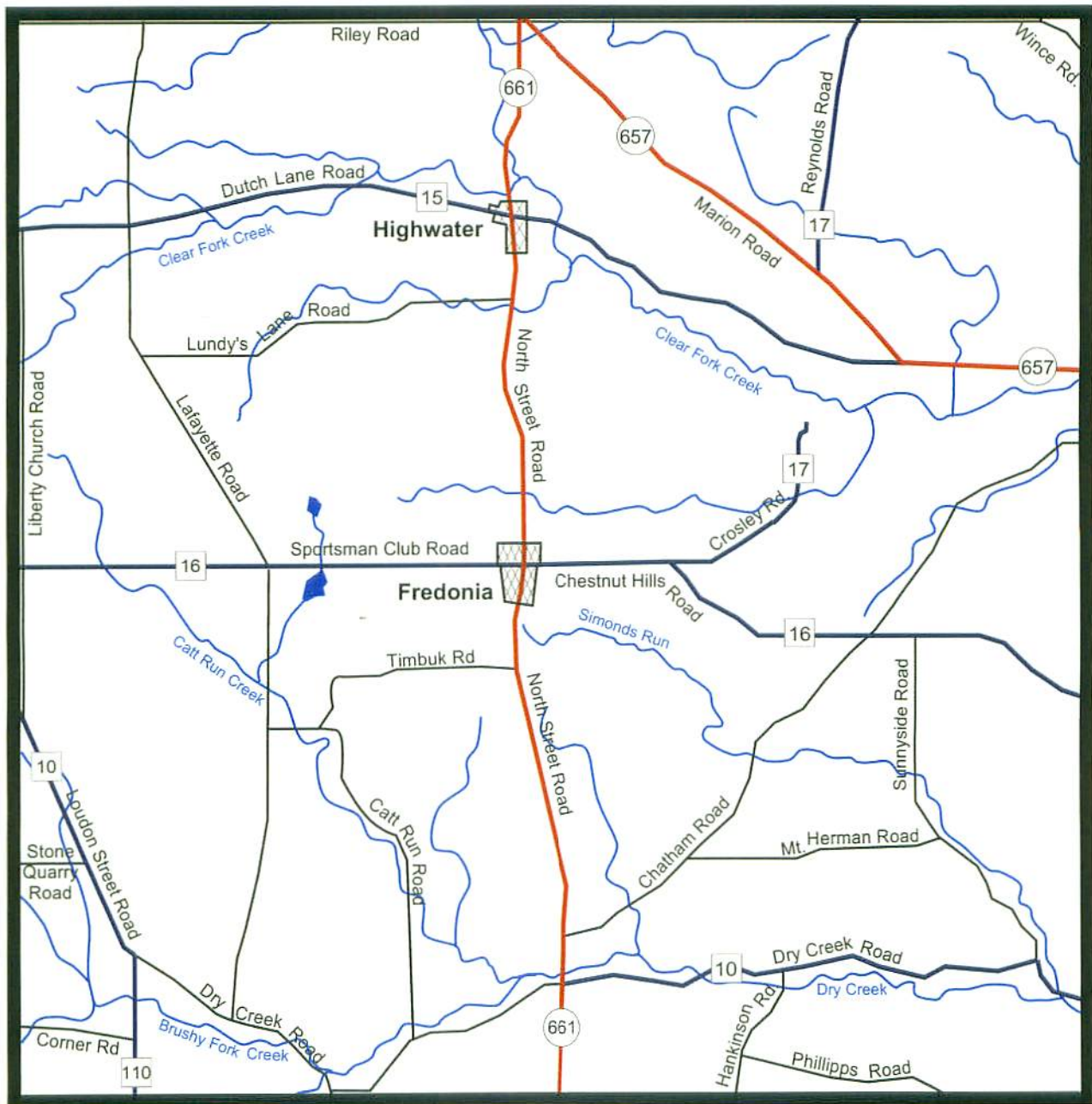


KEY

-  U. S. Highway
-  State Highway
-  County Highway
-  Township Road
-  River



MCKEAN TOWNSHIP BASE MAP



KEY

- | | |
|--|--|
|  U. S. Highway |  Township Road |
|  State Highway |  River |
|  County Highway |  Unincorporated Village |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

EARLY HISTORY OF MCKEAN

The first known settlers of the McKean Township lands were the mound builders. Artifacts from the Hopewell and Adena mound builders have been excavated at different sites within the township. Later came the Wyandot Indians who were here when early explorers arrived in America. The first Europeans to lay claim to the township land were the Spanish. From Spain, the land passed through the ownership claims of the French and then the English, all the while still being inhabited by the native Wyandot Indians. Eventually the State of Virginia claimed this land. However due to the formation of the United States, Virginia returned the land, including what is now known as McKean Township, to the U.S. Government in 1784. From this the Federal Government established the "Territory Northwest of Ohio" and maintained full jurisdiction.

Out of the Ordinance of 1787, McKean Township lands became part of the U.S. Military District. In 1796, the land in this district was given as a reward to its soldiers by the Federal Government of the United States. In need of compensating soldiers of the Continental Army who fought in the Revolutionary War and lacking funds, the new United States offered soldiers pay in the form of a "script" or warrant that entitled them to a certain number of acres of land based on their service in the military. Soon after, the new Congress enacted a law that all script must be used for the purchase of lands before the year 1800 or the script would become void. Many veterans sold their warrants to speculative land companies that bought up these scripts, including many of those to the Ohio lands. These businessmen then sold them to residents in the Eastern States and to new immigrants. This series of events led to a large group of pioneers of European decent settling in this area.

John Price, a Welshman, was the first settler in what was to become McKean Township. In 1806, he cleared land about four miles north of Granville (est. 1807) which was later called Welsh Field. Other settlers began to arrive and by 1810, McKean Township was first surveyed and divided into four tracts of 1,000 acres each. The early pioneers were principally from Virginia, Pennsylvania, Maryland, and New Jersey with a few traveling from the New England area.

Those arriving to this region found an area covered in dense forests of beech, sugar maple, walnut, white oak, white & black ash, and hickory trees. These forests provided plentiful cover for wolves, deer, and wild boars. In addition to these native plants and animals, early settlers found Indian Mounds on a farm located four miles north of Granville and owned by Thomas McKean Thompson. Mr. Thompson was an early settler who was a wealthy and knowledgeable man. He came from Pennsylvania where he had been the private secretary to Governor McKean. Thompson named McKean Township in honor of this governor.

Two villages were settled in McKean Township -- Fredonia and Sylvania (which is now known as the town of Highwater). They developed along the main road between the Village of Granville and Mount Vernon (Knox County). The first election in McKean Township was held in the Village of Fredonia in 1818. A hat setting on a white oak log was the ballot box and 13 votes were cast. Nearly all of the people who voted were

elected to some office.

The 1830 Census showed the population of Fredonia to be 86 and that of Sylvania to be 50.

The architectural style of the structures located in McKean Township could best be described as utilitarian. Currently there are no structures in the township registered on the National Register of Historic Places.

EARLY DAYS IN FREDONIA¹

The following history of the early days of Fredonia was written by Mrs. Allie Ellas more than 60 years ago, when she was 90 years of age. The Ingraham Inn mentioned in this history is the former home of the late Wilfred and Carrie Ellas.

“In the early days of 1825 and 1830, Fredonia gave promise of becoming a thrifty village. It was laid out by Spencer Arnold in 1829. Fredonia was settled by people from the Northeastern states and West Virginia. Tradition says that it was named for a small town in western New York.

At this time there were 28 or more dwelling houses in the village and most of the people kept cows and pigs for family use. The lots were enclosed by fences and the cows and pigs were pastured in the road.

There were three general stores, one harness shop, one shoe shop, one wagon shop, one tailor shop, one cooper shop, and, at times, two blacksmith shops. There were usually two doctors and a post office. Usually there was also a milliner in some of the houses that sewed the braid, blackened and pressed the hats, as well as trimmed the hats and bonnets in the latest fashions. An artist would often come out and make pictures for the people until all were supplied, then move on to another village. Photographs were not invented at the time.

There were two churches and both had good membership and congregations. The general stores carried miscellaneous stock, hardware, groceries, dry goods, boots, shoes, jewelry, hats, and caps. No one had to drive to Newark for supplies.

¹Source: *Hill's History of Licking County*

The school in those days had only two terms during the year, each for three months -- three months in the winter and three in the spring. Wages were nine and twelve dollars per month. Large boys did not have advantage of the spring term as they had to work. It was a two room schoolhouse in the early 1800's.

A rake factory stood where the former McKean Elementary School building now stands. The rake factory made horse and hand rakes that were shipped to Newark.

You can see that at the time Fredonia was a busy place. The mail was at first carried from Lancaster to Mt. Vernon once a week by a mail carrier on horseback. He would leave Lancaster in the morning and stay at the Ingraham Inn in Fredonia, then on to Mt. Vernon the next morning. The next day, the mail carrier would come back to Fredonia to stay overnight and on to Lancaster the next day.

People did not have stamps or envelopes but would fold the paper to resemble an envelope and gave the mail carrier twenty-five cents for each letter. Not many letters were written in those days."

LIFE IN FREDONIA, AN UPDATE: Current

Life in Fredonia and Highwater, both towns in McKean Township, is still busy today with the robustness of friendly people. The area has a population of approximately 1,107 people, 15 merchants, three churches, one general store, one private school, and the area still continues to grow with a strong township government.

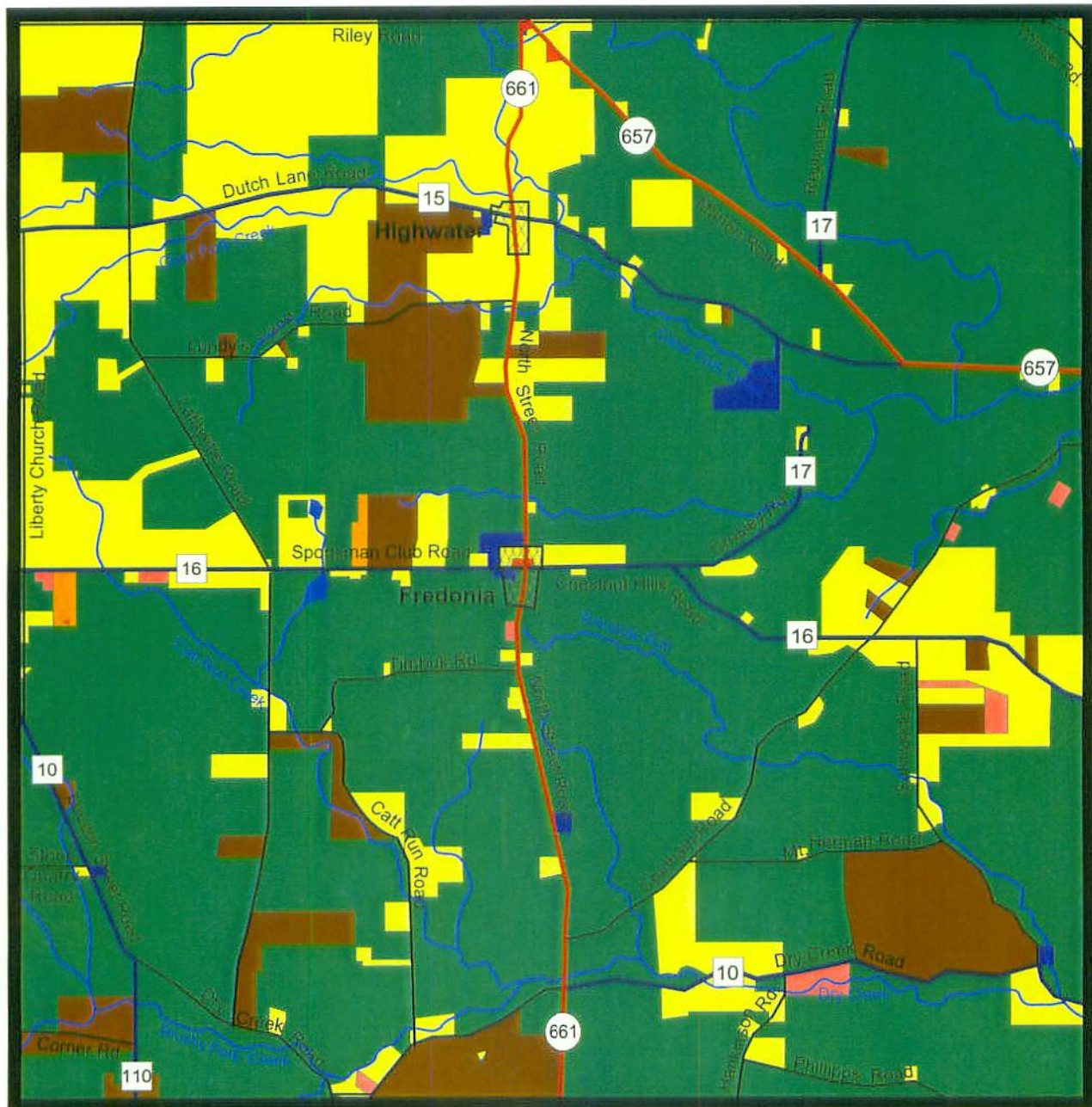
McKean Township residents, through a tax-levied ballot in 1978, provided themselves with a new township community building.








The McKean Community Organization (MCO), formed in May of 1982, came about through strong determination to keep the community together. The MCO developed from the closing of the McKean Elementary School (a part of the North Fork District closed due to lack of state funding).

The McKean residents are still striving for a better small area community through the development of ELLAS PARK (named for the Ellas family former home and farm), 13 acres located near the grounds of the McKean Township Building purchased by the MCO.

Through the help and cooperation of McKean residents, McKean Community Organization, and the township government, this small area named in the early 1800's is still on the up-swing of growth.

MCKEAN TOWNSHIP EXISTING LAND USE



- | | | | |
|---|-----------------|---|------------------------------------|
|  | Agricultural |  | Single Family Residential |
|  | Home Occupation |  | Rural Residential |
|  | Commercial |  | Undeveloped, Non-Agricultural Land |
|  | Institutional | | |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Site Survey

NATURAL RESOURCES

The natural resources of McKean community are a key component of this comprehensive plan. The ability of land to support development is of major concern to communities, especially ones experiencing growth or under growth pressures. Many factors can effect an area's capability to support new developments, among these are topography (or slope), soil type, and ground water availability. Because all of the various forms of nature are interdependent and interact to maintain a comprehensive, yet extremely delicate system, changes that affect this balance must be carefully considered. Also, there is a need to protect certain natural features from disturbance. This includes protecting and preserving wetlands, endangered plants, and endangered animals. Woodlands, prime agricultural areas, and other significant natural features or vistas should be protected from over-development, as well.

TOPOGRAPHY/SLOPE

The topography of land can be measured by its slope. Slope is the ratio of change in elevation over distance, stated as a percentage rate. For instance, if a parcel of land rose four feet over 100 feet of horizontal distance, the slope for that area would be four percent. The lower the slope the flatter the land, and the higher the slope, the steeper the land.

Slope influences the effects of the natural environment. The rate of storm water runoff, performance of septic fields, and the rate of erosion all are influenced by slope. As slopes increase, the velocity of storm water runoff increases causing problems with erosion and flooding downstream. Conversely, an area that has less than 0.5 percent slope will not drain storm water at all and ponding may occur depending on the soils.

There is a definite relationship between land use and slope. Commercial and industrial buildings usually require relatively flat, or level land. Because of the larger size and weight of commercial and industrial uses and the cost of leveling land, slopes exceeding two percent are not suitable areas for such sites. Cropland is most often limited to areas of less than 12 percent slope to enable the use of farm machinery. Roads also are limited by the topography in an area. Arterial roads and roads designed for speeds over 45 mph should not be located in areas with greater than 4 percent slope. Local streets with speeds under 30 mph can have grades as steep as ten percent.

Overall, areas with slopes greater than 4 percent are generally limited to agricultural, residential, and natural uses. When slopes exceed the 10 percent useage, such as with ravines and steep hills, land uses are predominantly grazing and natural space. Houses, due to their smaller size, can be built on steep slopes using various construction techniques. This is less true, however, for major residential subdivisions when considering centralized infrastructure design limitations and costs. Furthermore, experience, such as in California, shows that nature will eventually erode these steep slopes, house and all. As a result, it is general practice to preserve and protect slopes greater than 25 percent, leaving them in their natural state.

Because slope is so closely tied to both development and the natural environment, it should be one of the top criteria used in regulating the development of the McKean community.

TABLE 1 lists some standards for slope and land use development.

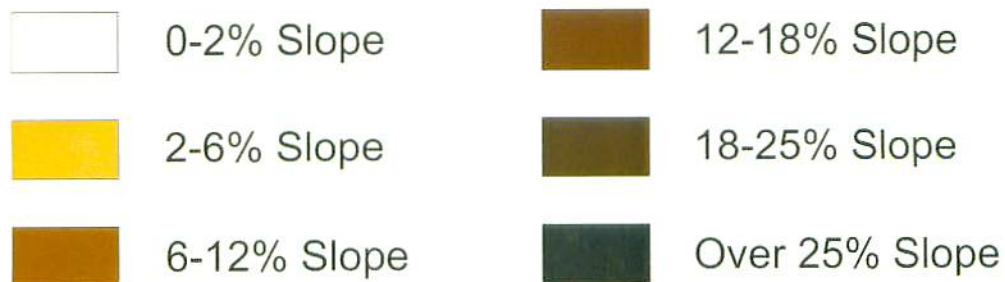
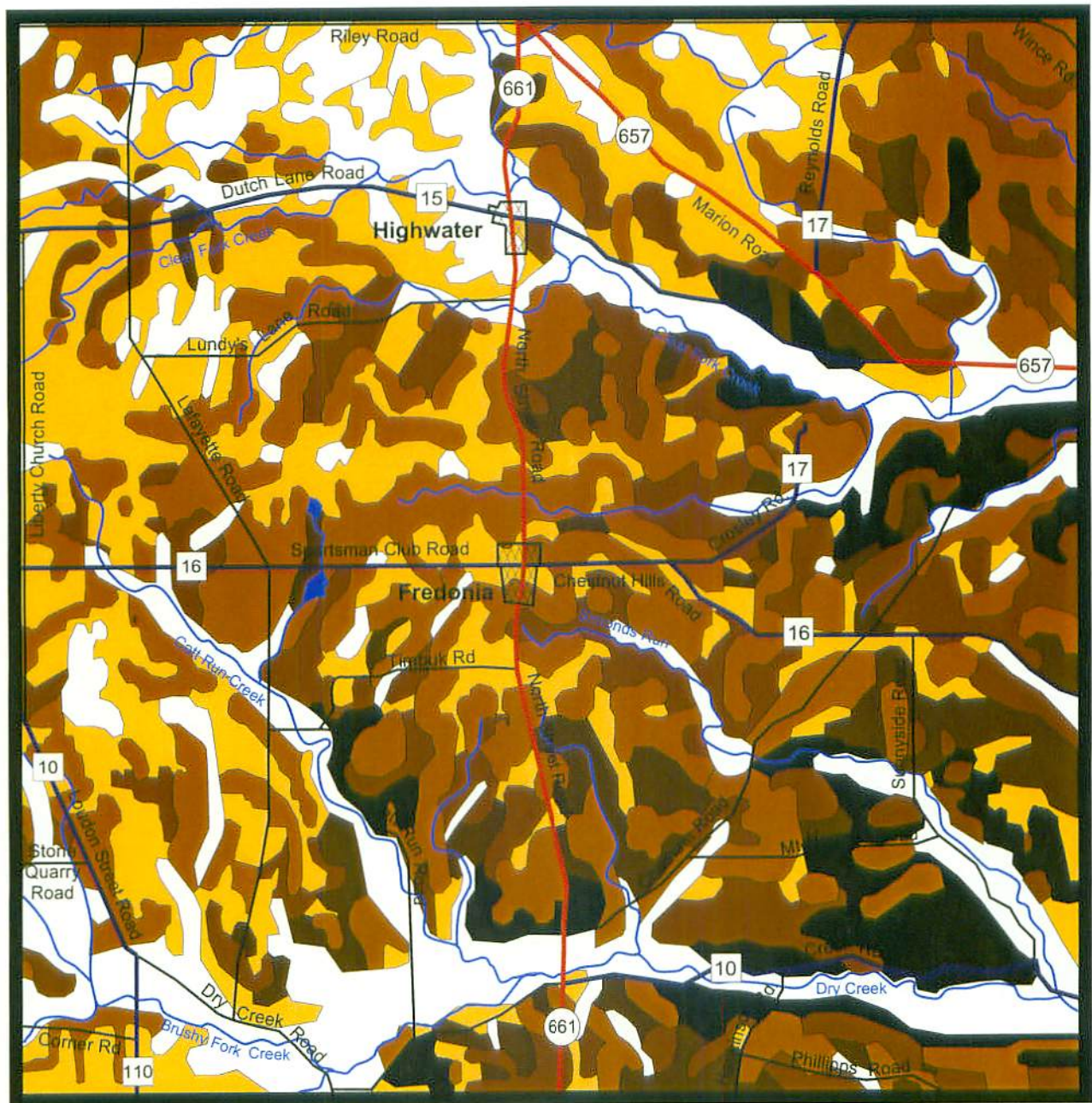
TABLE 1

Slope Requirements for Various Land Uses*

LAND USE	MAXIMUM	MINIMUM	OPTIMUM
Building sites	20-25%	0.05%	2%
Playgrounds	2-3%	0.05%	1%
Septic fields	15%	0%	0.05%
Parking lots	3%	0.05%	1%
Streets, roads, driveways	15-17%	0.05%	1%
20 mph	10%	-----	1%
30 mph	10%	-----	1%
40 mph	8%	-----	1%
50 mph	5%	-----	1%
60 mph	4%	-----	1%
Industrial sites	3%	0.05%	1%

**Adapted from Landscape Planning Environmental Applications, William Marsh, 1983.*

MCKEAN TOWNSHIP PERCENT SLOPE MAP



THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

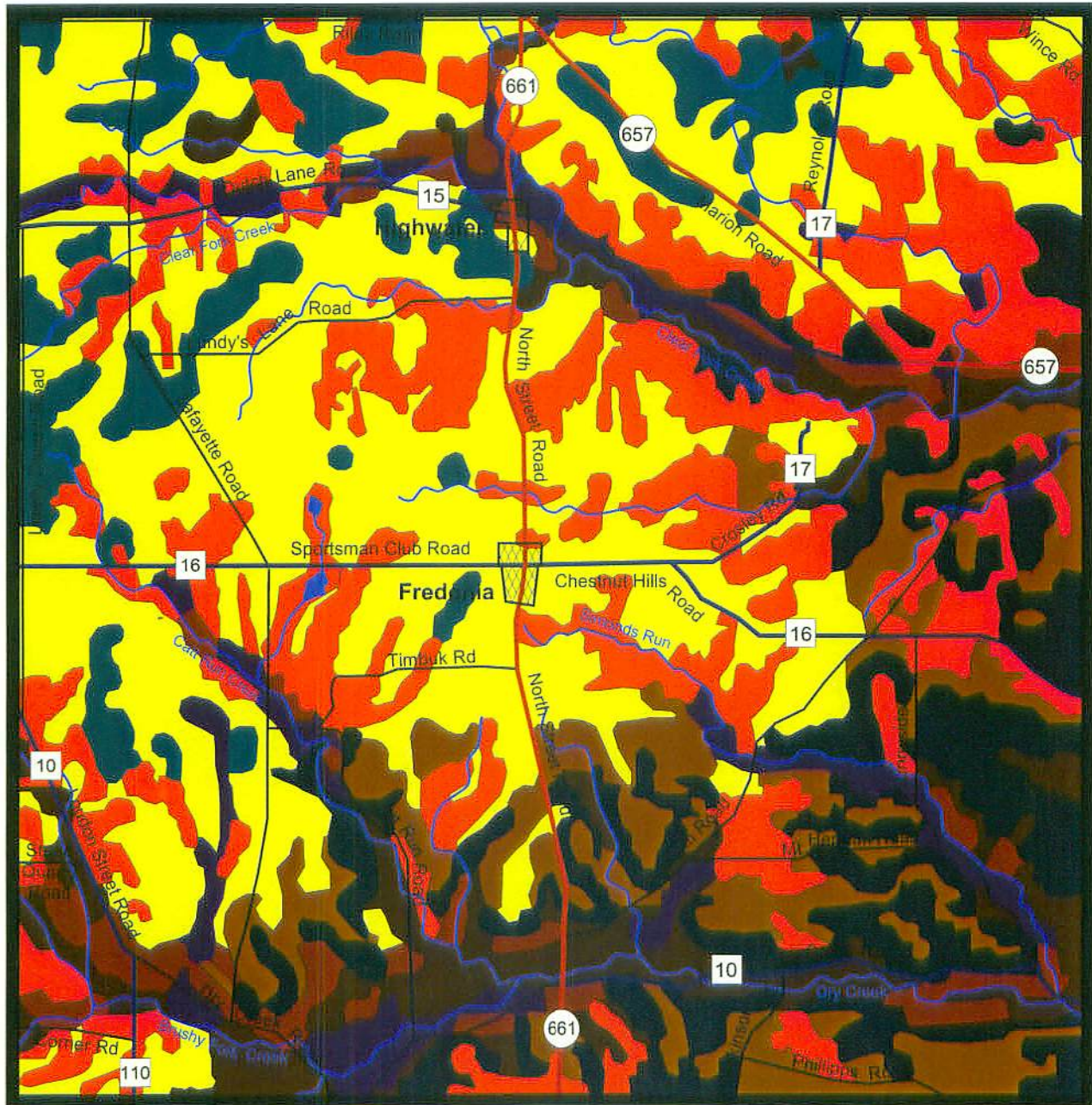
The slope in McKean Township is represented in Map #2. In the north central to the southwest corner of the township the area has slopes generally in the range of 0 to 6 percent. As one progresses toward the southeast and east, the topography becomes more rolling and slopes climb into the 12 to 25 percent range. Very steep slopes, often exceeding 25 percent, are found in the southeast corner around Dry Creek and Simonds Run, and in the east central side around the Clear Fork of the Licking River, and in the south central area near Cat Run.




The area immediately along Dry Creek, Simonds Run, Cat Run, Clear Fork of the Licking River, and their tributaries is relatively flat due to sediment deposits along the flood plain. Much of this area has a slope of zero to two percent. This zero to two percent slope rating follows the watercourses, cutting through the steeper areas in the south and east of the township. In general, looking solely at slope, the north and east areas of the township are better suited for development than are the central to southeastern areas.

SOILS

Soils are very important in determining land use capabilities because many factors are associated with certain types of soils, including everything from drainage to permeability to ground water level. The soil types most commonly found in McKean Township are Amanda (Am), Bennington (Be), Brownsville (Br), Centerburg (Ce), Mechanicsburg (Mc), Ockley (Oc), Pewamo (Pe), Shoals (Sh), and Stonelick (St). These combine to form four (4) major soil associations in the township: 1) Centerburg-Bennington-Pewamo, 2) Centerburg-Amanda, 3) Brownsville-Mechanicsburg-Amanda, and 4) Ockley-Stonelick-Shoals. The generalized soil association map shows the areas where each soil, or soil association, is located throughout the township. (Map # 5).

MCKEAN TOWNSHIP SOIL ASSOCIATIONS



- | | |
|---|--|
|  Pewamo Silty Clay |  Brownsville Channery Silt Loam |
|  Stonelick Loam, Condit Silt Loam, Sloam Silt Loam |  Bennington Silt Loam |
|  Mechanicsburg Silt Loam |  Ockley Silt Loam |
|  Shoals Silt Loam |  Centerburg Silt Loam |

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TABLE 2 below describes the land use potentials and/or limitations of the soils of McKean Township. Potential and limitation ratings are based on the soil type only. It should not be assumed that a soil type with severe limits for septic absorption fields cannot handle any septic absorption field, only that certain preventive and/or corrective measures would need to be taken, such as delineating a larger absorption field area.

TABLE 2

SOIL TYPE	<u>POTENTIAL</u> GRAIN & SEED CROPS	<u>LIMITS</u> DWELLING WITH BASEMENT	<u>LIMITS</u> DWELLING WITHOUT BASEMENT	<u>LIMITS</u> SEPTIC TANK ABSORPTION FIELDS	<u>LIMITS</u> SMALL COMMERCIAL BUILDING
AMANDA AmB2, AmC2, AmD2, AmE, AmF, AvC2, AvD2	Very Poor to Poor	Severe <i>slope</i>	Severe <i>slope</i>	Severe <i>percolates slowly and slope</i>	Severe <i>slope</i>
BENNINGTON BeA, BeB	Fair	Severe <i>wetness</i>	Severe <i>wetness</i>	Severe <i>percolates slowly and wetness</i>	Severe <i>wetness</i>
BROWNSVILLE BrC, BrD, BrE, BrF, BrG	Very Poor to Poor	Severe <i>slope</i>	Severe <i>slope</i>	Severe <i>slope</i>	Severe <i>slope</i>
CENTERBURG CeB, CeC2	Fair to Good	Severe <i>wetness</i>	Moderate <i>wetness, shrink- swell, and slope</i>	Severe <i>percolates slowly and wetness</i>	Moderate to Severe <i>wetness, shrink- swell, and slope</i>
MECHANICSBURG McB, McC2, McD2, McE	Poor to Good	Slight to Severe <i>slope</i>	Moderate to Severe <i>shrink-swell and slope</i>	Moderate to Severe <i>depth to rock, percs slowly, and slope</i>	Moderate to Severe <i>shrink-swell and slope</i>
OCKLEY OcA, OcB, OcC2	Fair to Good	Moderate <i>shrink-swell and slope</i>	Moderate <i>shrink-swell and slope</i>	Slight to Moderate (depending upon slope and erosion)	Moderate to Severe <i>shrink-swell and slope</i>
PEWAMO Pe	Good	Severe <i>ponding</i>	Severe <i>ponding</i>	Severe <i>percolates slowly and ponding</i>	Severe <i>ponding</i>
SHOALS Sh	Poor	Severe <i>flooding and wetness</i>	Severe <i>flooding and wetness</i>	Severe <i>flooding and wetness</i>	Severe <i>flooding and wetness</i>
STONELICK St	Fair	Severe <i>flooding</i>	Severe <i>flooding</i>	Severe <i>flooding</i>	Severe <i>flooding</i>

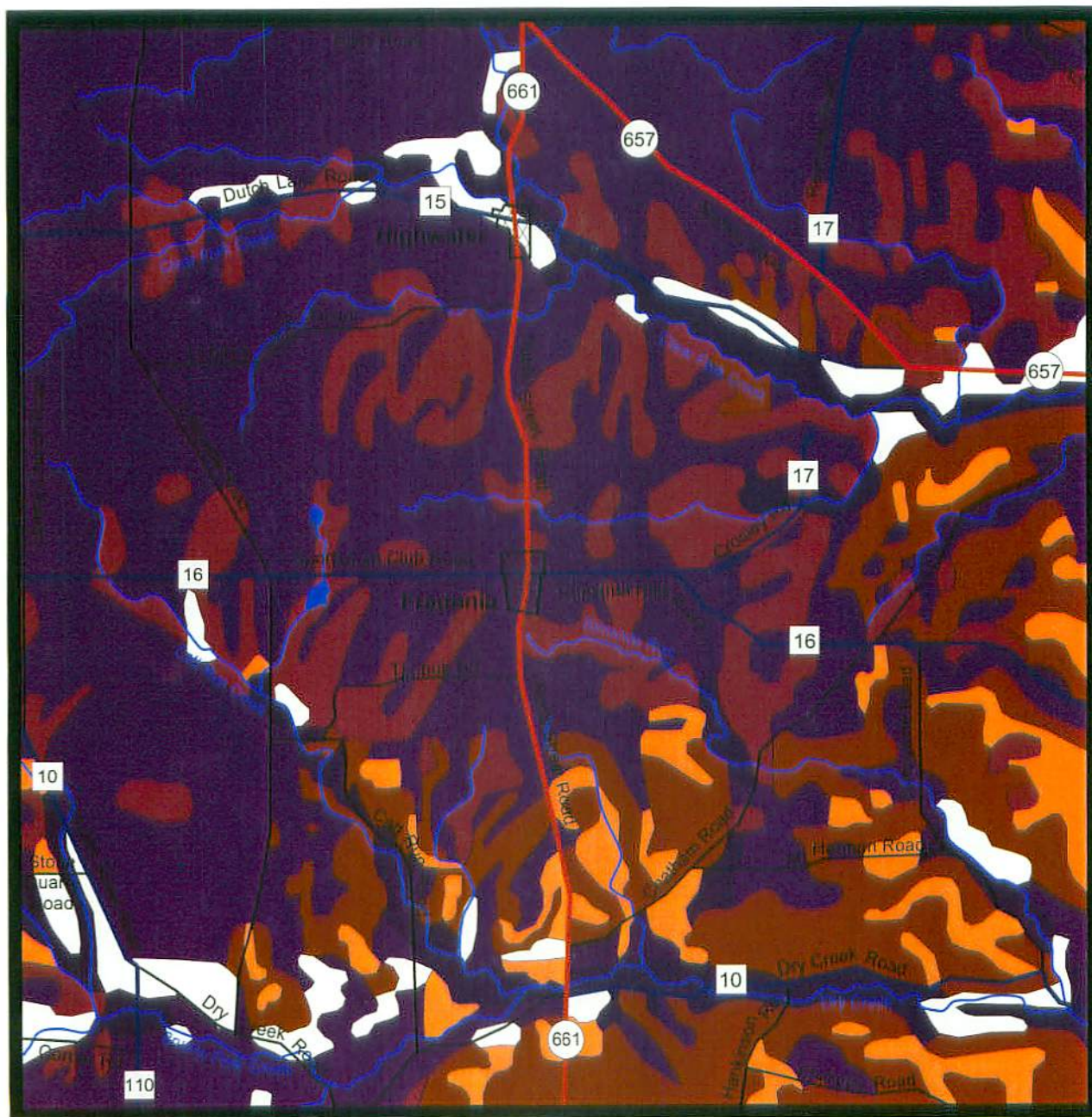
Soil Limitations are defined as follows:


Slight – Soil properties and site features are favorable for the intended use.

Moderate – Soil properties and site features are not favorable for the indicated use and special planning, design or maintenance is needed to overcome or minimize the limitations.

Severe – Limitations that are difficult and costly to overcome and very careful planning and design are needed. A rating of severe does not necessarily imply that the soil can not be used for the purpose stated.

MAP 6
**MCKEAN TOWNSHIP LIMITS FOR SEPTIC TANK
 ABSORPTION FIELDS**



	Slight		Severe: Thin Layer, Seepage
	Moderate		Severe: Wetness, Percs Slowly
	Severe: Slope		Severe: Flooding

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
 IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

MAP 7 MCKEAN TOWNSHIP LIMITS FOR DWELLINGS WITH BASEMENTS

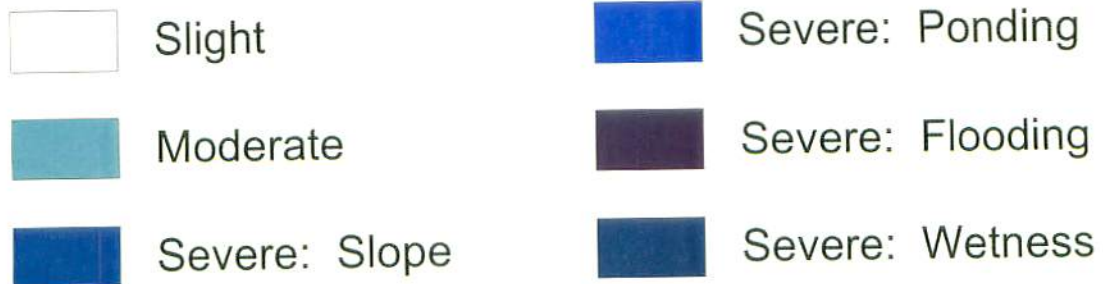
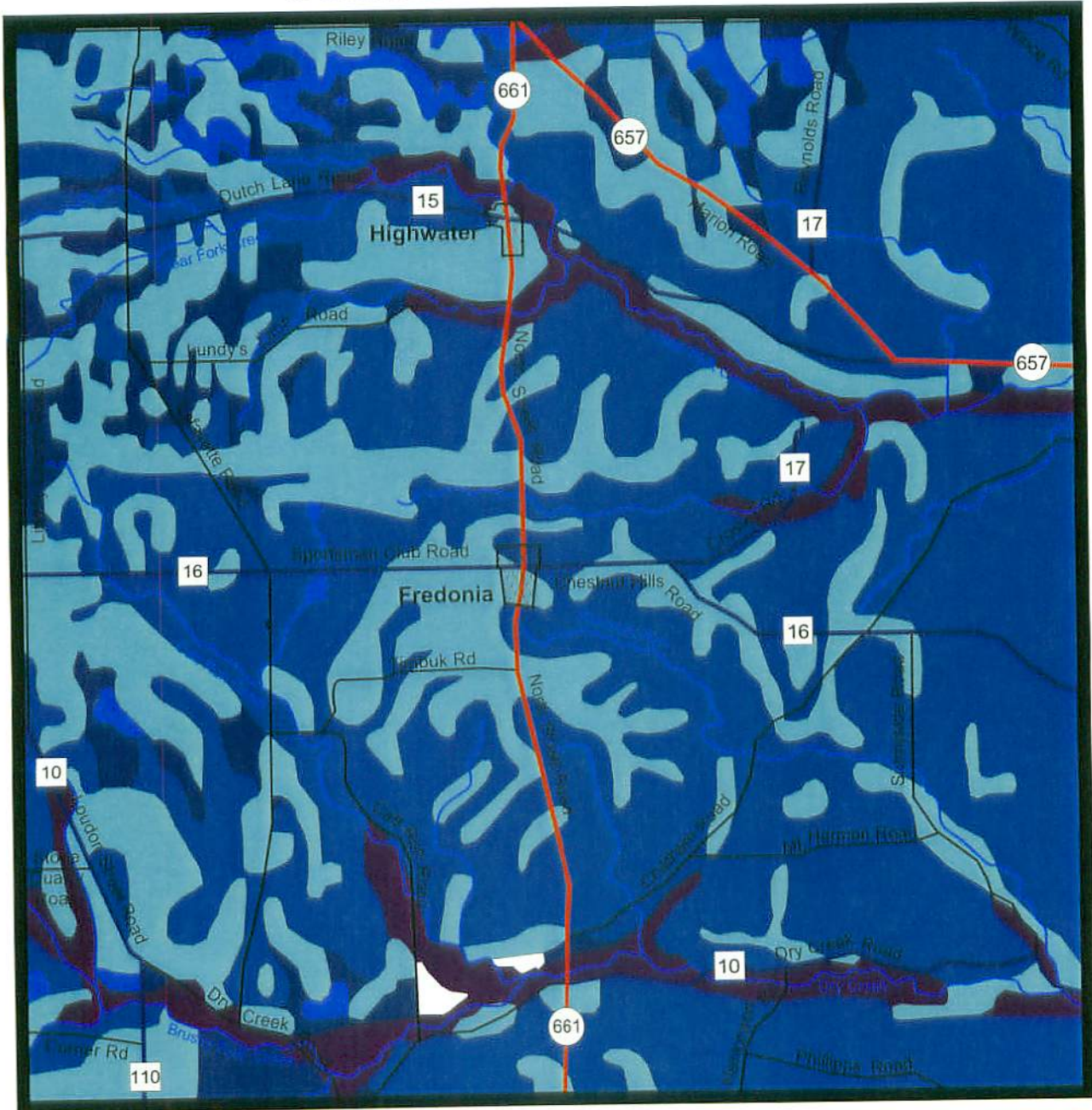


	Slight		Severe: Flooding
	Moderate: Shrink/Swell		Severe: Flooding and Wetness
	Moderate: Wet, Slope, Shrink/Swell or Large Stones		Severe: Ponding
	Severe: Wetness		Severe: Slope

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

MCKEAN TOWNSHIP LIMITS FOR SMALL COMMERCIAL BUILDINGS



THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

NATURAL RESOURCE DEVELOPMENT ISSUES: SEWER & WATER

DEVELOPMENT ISSUES

In McKean Township, water supply and sewage treatment issues are crucial limitations in determining future development trends and potential. Overall possible density and limitations on types of commercial and industrial development are dictated in a large part by how water supply is gained and sewage waste is disposed. Currently the lot size density is limited to one dwelling unit per 5 acres in the Agricultural District of the township. Commercial and industrial ventures that require a large volume of water or produce high volumes of waste water (for activities such as food or product preparation, cleaning, and cooling) are not able to locate in areas such as McKean Township without establishing their own treatment and supply systems. Rural areas, such as McKean, without any type of central water and sewer are typically comprised of farms and low-density residential development. Businesses are generally limited to small grocery and repair shops, small restaurants, offices, and other local service based businesses rather than fast food restaurants, large supermarkets, commercial strip malls, or a regional manufacturer, because central sewer and water services are not available or desired. These businesses are thus generally established to serve the immediate area rather than operating as a regional market center.

SEPTIC SYSTEMS

The Licking County Health Department has jurisdiction over minimum lot sizes for septic systems in all parts of unincorporated Licking County, minus those areas covered by the Southwest Licking Community Water and Sewer District (most of Harrison & Etna Townships and former Lima Township) or the Licking County Water & Wastewater Department. According to current Health Department requirements, lot splits in these areas, including all of McKean Township, must be at least 1.6 acres or greater in size in order to support an on-lot septic system. The 1.6 acres must be "useable" ground; that is part of the lot that is not under easement, right-of-way, wetlands, streams, or other potential leach-bed interfering areas. This minimum lot size is also dependent on the structure and assumes a single-family residential home with four bedrooms. Anything larger or more waste intensive would require larger useable areas for leach beds, thus larger lot sizes. Further, the Health Department monitors the location of a well in relationship to that of the septic leach field in an effort to avoid potential pollution of the well water. Those areas generally well suited for farming are commonly preferable for residences/septic systems as such soils are typically well drained and have only minor sloping. Potential problems arise for new lots on farmland drained with field tiles. In the past, these often have not been removed and are broken and not filled or repaired in the process of home construction. The result is often a flooded basement and wet foundation, or worse, an unsafe structure.

WATERSHEDS & SURFACE WATER

McKean Township lies within one watershed. A watershed is a region where the entire surface water and streams run to the same major river or large body of water. The entire township is drained by the North Fork of the Licking River. The primary drainage streams in the township are *Clear Fork Creek* running west to east parallel to Dutch Lane Road, *Simonds Run* flowing from Fredonia southeast, *Cat Run Creek* running west to southeast along Cat Run Road, *Brushy Fork Creek* in the southwest corner flowing east, and *Dry Creek* running east along Dry Creek Road. (See Map 2: McKean Township Base Map.)

The State of Ohio and the Ohio Environmental Protection Agency have not designated any of these waterways in the township as scenic waterways or exceptional warmwater streams. Scenic waterways are those deemed to have significant natural and cultural value and which have not been meaningfully degraded by activities of mankind. Exceptional warmwater streams are those that are capable of maintaining an aquatic community of unusual warmwater organisms.

Any development along streams must meet the Anti-Degradation Policy as outlined in the Ohio Administrative Codes (37-45-1-05) which prevent any development that would further degrade water quality. Further, any development that involves the discharge of point source pollution (pollution from an obvious source of discharge, such as a pipe or culvert) into any natural or man-made water way or body of water must first receive a National Pollutant Discharge Elimination System (NPDES) Permit from the Ohio EPA.

FLOODPLAINS

A floodplain is any land area susceptible to inundation by floodwaters from any source. Floodplains are measured in terms of the amount of storm water that it takes to cover them. Storm events are measured in years such as 5-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The regulated measurement is the 100-year storm and floodplain. A 100-year floodplain is the land area having a 1 in 100 chance of flooding in any given year. The 100-year floodplain is somewhat of a misnomer; base flood is a better term. Thus an area could have a 100-year flood two years in a row... it is unlikely, but it is possible. Map 9 shows the 100-year, or base, flood plains of McKean Township as identified by Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). These FIRM maps are used by banks to determine the need for flood insurance for structures.

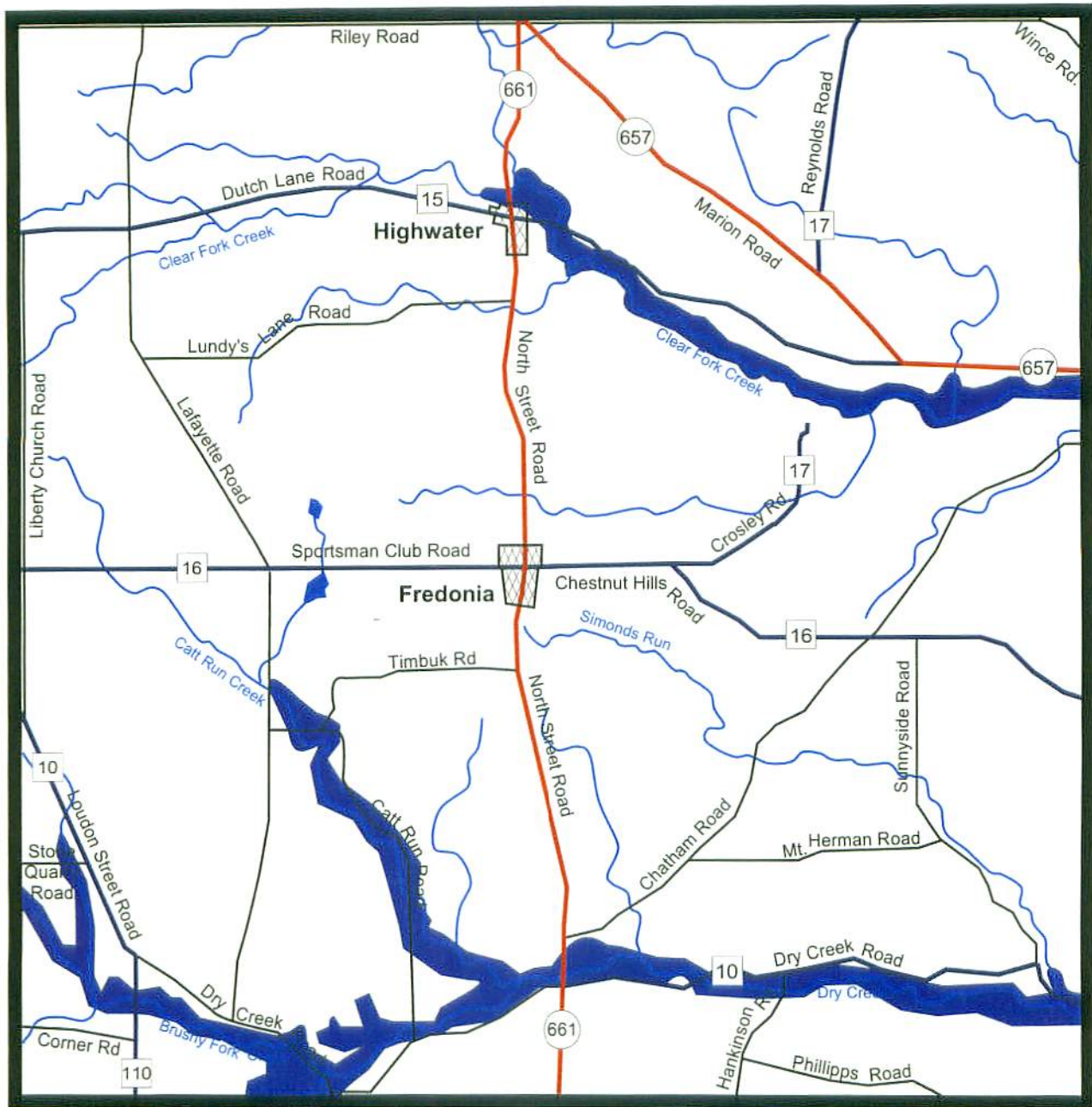
Because floodplains were carved by streams and rivers and are prone to flooding, they are an important planning consideration. Any development within floodplains can impact the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material is placed or a house constructed in a flood plain, it will alter the boundaries of the flood plain. This is because structures or fill utilize valuable space that would otherwise act as a natural retaining area for flood waters to spread and slow. Enough fill or development could change the probability of flooding from 1 in 100 each year, to 1 in 75 or less. This development and careless filling of the flood plain has increased flooding in this nation, as seen in many parts of the country, including the Great Mississippi Flood of 1993. Not only does development in the flood plain increase dangers, developments within the flood plain are at higher risk of damage due to flooding. This damage includes fill material and debris from destroyed structures upstream colliding with structures in the flood plain. Many bridges are washed out in floods because house and/or construction debris clog their free-flow area, compromising their structural integrity.

Because the potential for public and private damage, the loss of life, and affected insurance rate decisions all are affected by materials and structures in flood plains, Licking County has recently tightened regulations for floodplains. Permits must be obtained from the Licking County Planning Commission before any development, including filling and excavating, can take place in an identified 100-year floodplain. In addition, no new lots may be created that have less than 1.6 acres of land lying outside of a 100-year floodplain. Further protection of the flood plains through McKean township zoning will assist in protecting unsuspecting residents from personal danger and loss of property.

Protecting floodplains from development offers several benefits in addition to reducing the risk of loss of property and life. Floodplains are natural floodwater storage areas. They reduce the impact of any given storm, slowing the water so that it does not become a flash flood. In addition, floodplains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water, as it will serve as a source of aquifer replenishment. These

same floodplains and adjacent land also provide a habitat for a wide variety of plants and animals. Floodplains also have important scenic and aesthetic value, providing a natural area for passive recreation activities such as nature trails or hiking paths. In more urban and suburban areas, floodplains provide the single best place for trails and recreation because they are linear, visually interesting, close to nature, and undeveloped.

MCKEAN TOWNSHIP FLOOD PLAIN



Areas of Identified 100-Year Flood Plain

(There is a 1 in 100 chance in any given year that the land will be underwater at some time.)

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS. IT IS NOT SITE SPECIFIC.

Source: FEMA Flood Insurance Rate Map (FIRM), Effective Dec. 1983

GROUNDWATER

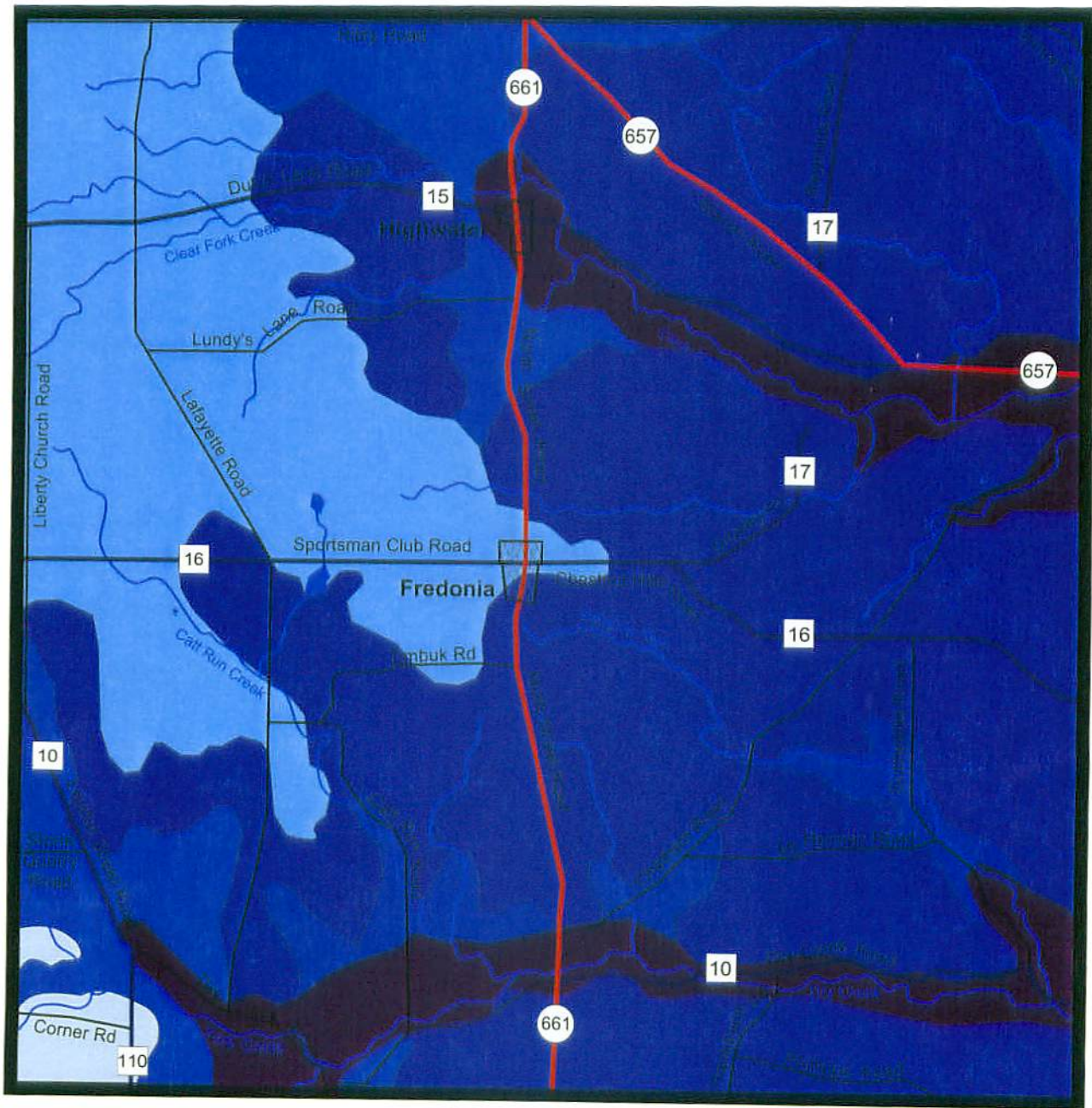
Groundwater is a very important consideration in the preparation of this comprehensive plan because wells and natural springs are the source of most of the water that sustains residents, crops, and livestock in McKean Township. Many residential, commercial, industrial, and agricultural activities are not possible without clean, abundant groundwater. Thus an important aspect of future land use planning is locating adequate supplies of groundwater. Groundwater needs to be protected from two things: 1) overuse, i.e. exceeding the safe well yield and/or aquifer recharge rates, and 2) pollution.

Groundwater is water that lies beneath the land's surface. Just as there are streams, rivers, and ponds above ground, water can be found in similar systems underground. As rainwater and surface water flow across the land, water seeps down into the soils and underground rock. Areas underground with particularly large concentrations of groundwater is known as aquifers. Aquifers are like above ground rivers in that they are not static. Most often, aquifers are found in underground layers of porous rock, sand, or other unconsolidated material. Groundwater flows through them while rain and surface water "recharge" (replenish) them. The geologic make-up of an aquifer includes underground spaces that are conducive to ground water storage. Such spaces may be found in the pores of sandstone, the joints and fractures of limestone, and between the grains of large deposits of sand or gravel. In some places, as groundwater slowly flows downhill through porous soils and rock, it becomes trapped between hard rock layers until it reaches the surface again further downhill, creating an artesian well. In the Licking County area there are also "lenses" of trapped groundwater. These were created by the glaciers and are pockets of sand sandwiched between other soils. The lenses often contain water and can be found at varying depths and in various sizes. The groundwater here is much more like a pond, in that it doesn't flow and usually recharges slowly... in some instances extremely slowly, if at all. Most of the producing water wells in McKean Township are pumping water from aquifers or glacial lenses. Groundwater sources are evaluated based on their well yield (measured in gallons per minute), their recharge rate, and their cleanliness.

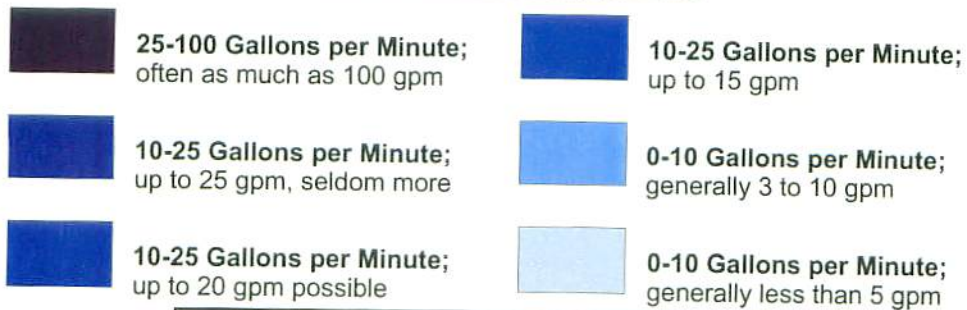
The average minimum daily household demand for groundwater is approximately five to eight gallons per minute (GPM). For commercial and industrial uses, there is no standard minimum demand. This is due to the varying nature and water needs of different commercial and industrial uses. A mini-storage may not use any water, while a restaurant could consume hundreds of gallons of water per day. Evaluation of groundwater for such uses should be made on an individual use and site basis.

The ground-water characteristics of Licking County have been mapped regionally based upon interpretations of over 8,000 well records and the local geology and hydrology. Water well data on the map were selected as typical for the area (Contact the ODNR Division of Water for site specific well data and logs).

MCKEAN TOWNSHIP GROUND WATER YIELD



Ground Water Yield (Wells)



THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Division of Water, Ohio Capability Analysis Program

As shown in Map 10: Ground Water Yield, about 60 percent of McKean Township has groundwater well yields that are between 10 and 25 GPM. Along the Clear Fork Creek and Dry Creek, however, the ground water well yields are between 25 and 100 gallons per minute because they are located in relatively thin but well sorted sand and gravel deposits. Wells here will yield as much as 100 GPM if properly developed. Overlying or interbedded clay layers limit recharge and long-term yields. Well depths average less than 150 feet but may be over 250 in some areas.

Yields of 10 to 25 gallons per minute can be found in several formations in McKean Township. Black Hand Sandstone, a massive, coarse-grained quartz sandstone often referred to as "Big Injun" by local drillers, can be found in most of the eastern half of the township. Where several hundred feet of sandstone is encountered, large diameter wells may produce as much as 100 GPM. Domestic wells, however, seldom yield over 25 GPM. Along Loudon Street and surrounding the western part of Highwater are sand and gravel deposits interbedded with thick layers of clay and silt. These areas may produce as much as 15 GPM. Fine sand and thin water producing zones necessitate the use of screens in domestic wells. Along tributaries of Dry Creek are areas with as little as 50 feet of unconsolidated material overlying the bedrock. Thicker sand and gravel zones may produce up to 20 GPM. If the sand and gravel is not encountered then the well can be drilled into the bedrock for an adequate supply.

It is interesting to note that in the northwestern and western portions of the McKean Township, where the topography is relatively flat, the groundwater yield is less than 10 GPM, averaging between 3 and 10 GPM. The yields of less than 10 gallons per minute are found in the northwestern and extreme southwestern portions of the township. Thick deposits of clay and thin interbedded lenses of sand and gravel yield three to ten GPM to properly developed screened wells. Depth to bedrock may be over 300 feet. Wells not encountering sand and gravel produce less than three gallons per minute from underlying shale. In the extreme southwest corner is an area where sandy shale bedrock overlain by less than 100 feet of glacial material, mostly clay, yields generally less than 5 GPM. Additional storage may be necessary to meet peak daily demands for domestic wells. See Map 10: Ground Water Yield.

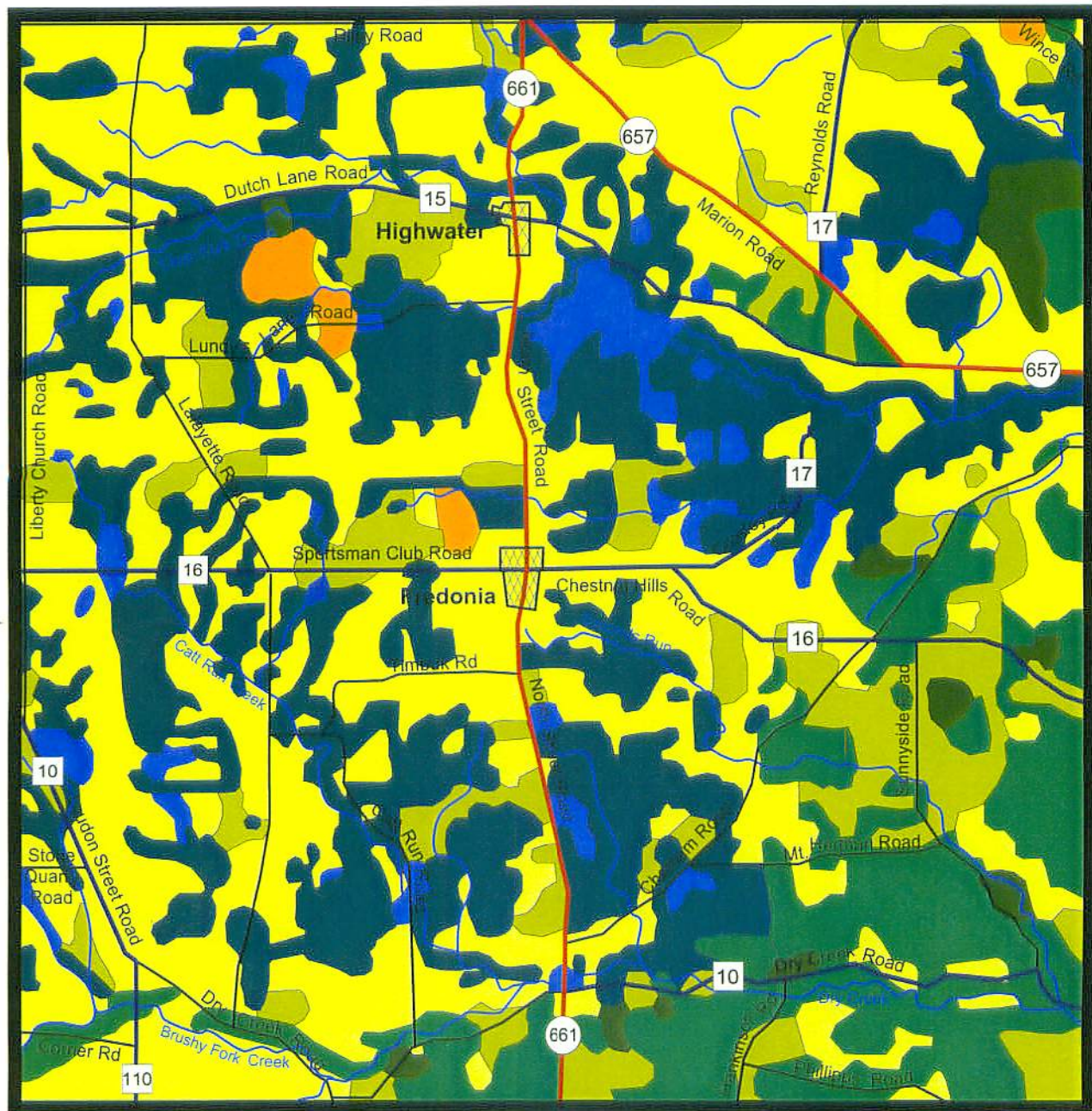
Groundwater recharge is the ability of an aquifer or glacial lens to replenish its water supply from surface sources, such as soils, wetlands, rivers, and lakes. Several factors can effect the recharge rate of an aquifer including average rainfall, soil type, surface and soil permeability, and distance to the aquifer from the surface.








The Ohio Department of Natural Resources, Division of Water studied, among other things, the topography, soils, and aquifers of the area, in order to determine which areas could support higher densities of development based solely on groundwater recharge rates and pollution potential. In areas of low recharge rates and/or high pollution potential, density requirements should be adjusted in order to assure that adequate recharge area remains available so that ground water can be replenished to

such a level as to sustain residents.

Using this ODNR information, the minimum residential lot sizes that could safely be allowed in McKean Township based on groundwater recharge rates and pollution potential can be calculated. Such calculations are shown in Map 11: MAXIMUM SUPPORTABLE DENSITY Based on Ground Water Recharge and Pollution Potential. It is important to understand that this assumes primarily residential and agricultural uses and no availability of central water and sewer systems. If large industrial or commercial uses were planned, these groundwater recharge rates and pollution potential could be much different depending on their water use. Also, if central water and sewer services were used rather than wells and septic systems, groundwater recharge rates and pollution potential remain a controlling issue.

WETLANDS, WOODLANDS, AND CROPLANDS



- | | | | |
|---|-------------------------|--|-------------------|
|  | Deciduous Forest |  | Pasture |
|  | Forested Wetland |  | Orchards & Groves |
|  | Non-Forested Wetland |  | Cropland |
|  | Shrub & Brush Rangeland | | |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

What the Maximum Supportable Density Map depicts is the density limits at which groundwater supply can safely sustain homes and buildable lots in different areas of McKean Township. Areas that could support a minimum lot size less than 3 acres, without exceeding the groundwater recharge rate, are lands along Brushy Fork, Dry, and Clear Fork Creeks. Unfortunately, parts of these areas are also within the identified 100-year floodplain (see Map 9), limiting the land's development potential. Generally, most of the township could only support minimum lot sizes greater than 4 acres. Roughly 17% of McKean Township falls in zones recommended for no less than 5 acre minimum lot sizes. Fortunately at this time, most of McKean Township is zoned in the Agricultural District, which allows a minimum lot size of no less than 5 acres. This places McKean Township in a much better position than other townships with Agricultural Districts requiring smaller minimum lot sizes.

Protection from groundwater pollution should also be considered when planning for McKean Township. There are two areas of concern. First, land uses that are high risk as sources of contamination should be identified. Those that should concern McKean Township are landfills, industrial facilities (especially those that handle and store chemicals), and farmlands using extensive fertilizers and pesticides. Single-family residences, institutions such as churches and schools, and parks and open spaces have much less potential for contamination.

Second, recharge zones, or areas where the aquifer is replenished, should be identified. Potential contaminating uses should not be located in such areas. Other factors to consider when siting such potentially contaminating uses are the permeability of surface material, depth of aquifer, and drainage flow direction. Uses that have potential for contamination are best suited in areas where the aquifer depth exceeds 1000 feet, the soil has low permeability (such as clay-based soils), and the flow direction is away from wells and away from recharge zones. Site investigations, including water quality tests and aquifer studies, should occur on an individual basis for any potentially contaminating proposed uses.

Many rural areas hope to make uniform lot size requirements for all parcels - treating every landowner the same. It is imperative to understand, however, that all land is not equally suited for development. Several townships with no central water and sewer systems have based their minimum lot sizes and zoning districts on these groundwater recharge and pollution potential maps - and they have been upheld as appropriate and legal by courts in Ohio.

SPECIAL NATURAL FEATURES

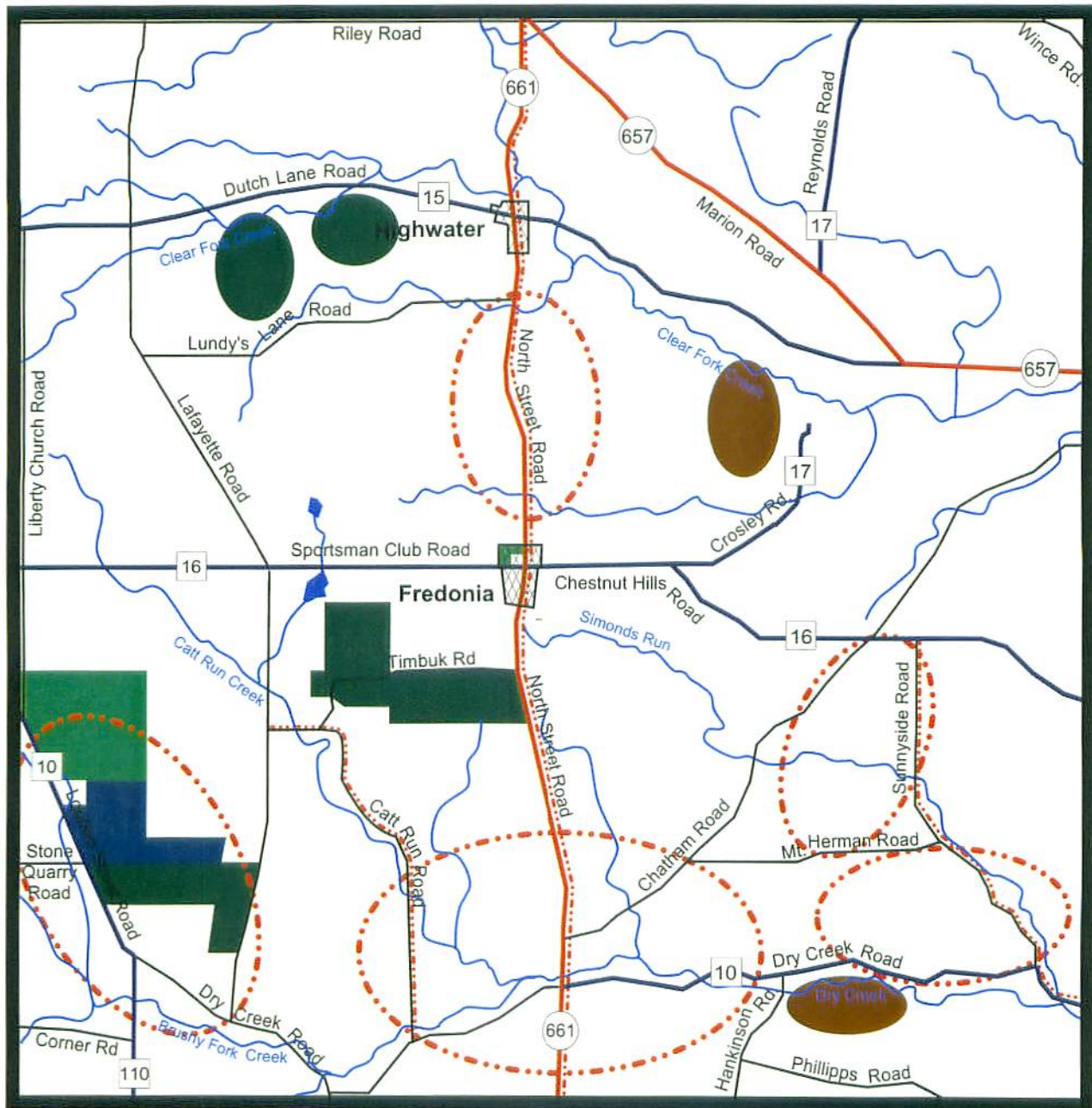
There are certain special natural features that cannot be ignored when planning for the future land use of an area. Among those are, prime agricultural land, woodlands, and wetlands. These features represent important community and environmental concerns that need to be identified and protected. For example, wetlands which naturally filter contaminants from surface water before it becomes groundwater, are often primary locations of groundwater recharge zones and provide a natural habitat for plant and animal life. As increasing segments of our population moves into rural suburban areas, and as urban and suburban areas spread out into the countryside, agriculture becomes more important for providing affordable and healthy food while less land is available for farming. As small farms struggle to survive, prime agriculture lands provide the best place for growing healthy, numerous, and profitable crops. In addition, residents feel that the farming roots of this township are worth preserving. This is also true of woodlands, which provide shelter to the animals, clean the air, and protect the soil.

Prime agricultural land, woodlands, and wetlands not only have important environmental qualities, but provide aesthetic and scenic value, as well. For instance, woodlands provide natural screens between conflicting uses, and agricultural land promotes a rural atmosphere. Proposed developments that would be detrimental to any such features should be mitigated in order to minimize their impact. The following list provides a general location of such important features in McKean Township.

Scenic Areas:

- 1) "Twin Hills" on State Route 661 just north of the Granville/McKean Township line.
- 2) Along Sunnyside Road, ½ mile from Chestnut Hills
- 3) Near the old ammunition plant on Dry Creek Road
- 4) The top of Stone Quarry Road by the golf course
- 5) The entire length of State Route 661

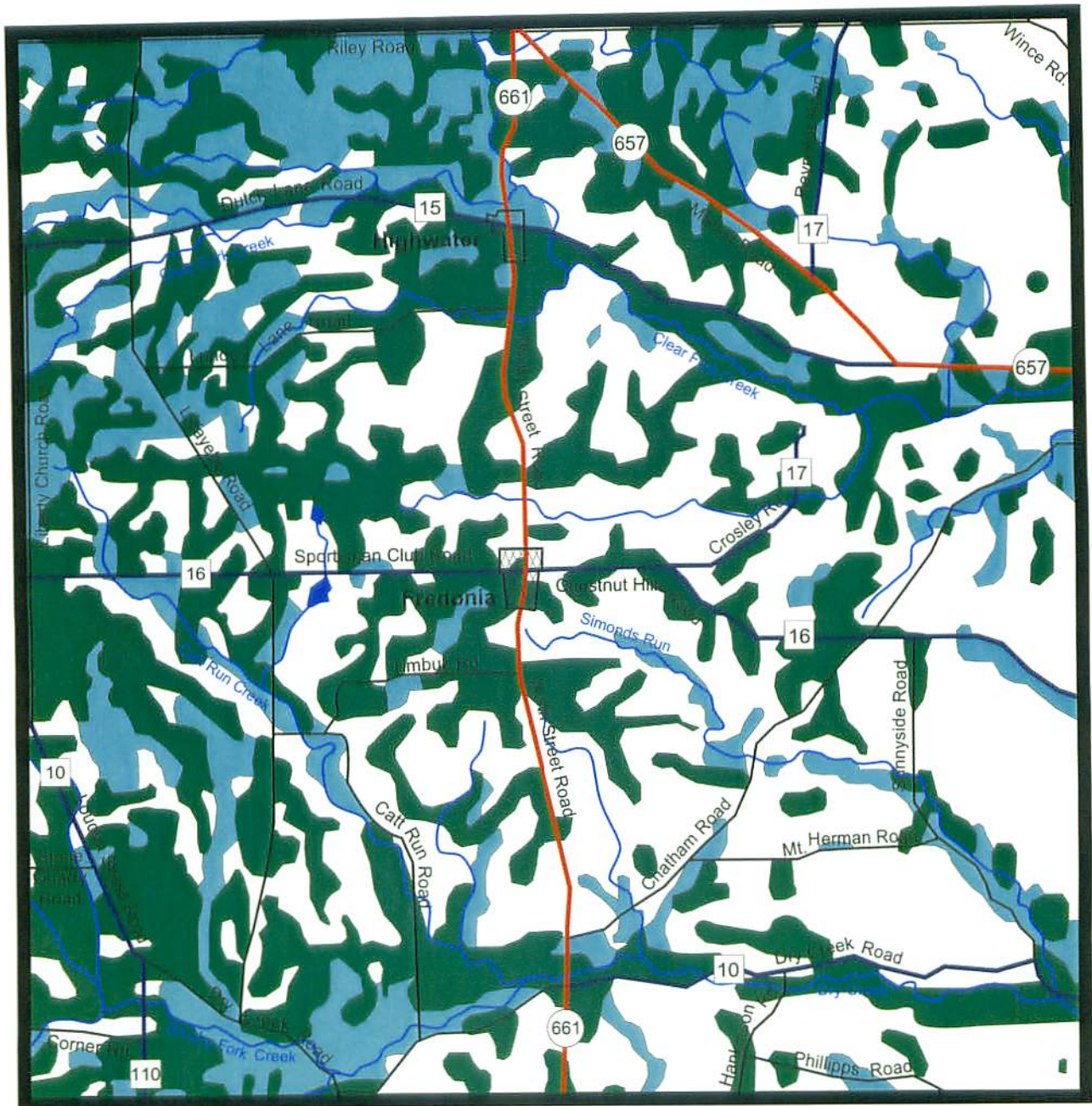
MCKEAN TOWNSHIP SIGNIFICANT RURAL QUALITIES



- | | | | |
|---|---------------|---|----------------------|
|  | Scenic Road |  | Tree Farm or Orchard |
|  | Scenic Vistas |  | Vineyard |
|  | Campground |  | Golf Course or Park |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

MCKEAN TOWNSHIP PRIME FARMLAND



- Prime Farmland
- Prime Where Drained
- Not Prime

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

Source: Ohio Department of Natural Resources, Ohio Capability Analysis Program

DEMOGRAPHICS

According to the U.S. Census, in 1990 McKean Township had a population of 1,347 persons. A break-down of the population by age groups is given in TABLE 3. Middle through high school aged (10-19 years) persons compose 13 percent, or 179 persons, of the total population. Pre-school and elementary age persons (0-9 years) are 15.4 percent, or 211 persons in McKean Township.

TABLE 3

McKean Township Population by Age		
AGE GROUP	1990	% of Total
0-4 years	106	7.7%
5-9 years	105	7.6%
10-14 years	88	6.4%
15-19 years	91	6.6%
20-24 years	94	6.8%
25-29 years	81	5.9%
30-34 years	107	7.8%
35-39 years	110	8.0%
40-44 years	119	8.7%
45-49 years	128	9.3%
50-54 years	98	7.1%
55-59 years	87	6.3%
60-64 years	49	3.6%
65-69 years	70	5.1%
70-74 years	17	1.2%
75-79 years	13	0.9%
80+ years	11	0.8%
TOTAL	1,374	100%
MEDIAN AGE	35.7 years	

About 873 persons, or just about 64 percent of the total population, are working age (20-64 years). However, it should be noted that less than seven percent of the population, or 94 persons, age 20 to 24 years, live in McKean Township.

McKean Township has experienced a steady increase in population over the past fifty years, growing by almost 52 percent since 1940. The growth of McKean Township is somewhat slower than other surrounding townships in Licking County, as represented in TABLE 4. For instance, Granville Township has grown by almost 5,000 persons (a 176 percent increase) in the past fifty years. While St. Albans Township grew at almost 80 percent. Licking County, as a whole, grew over 106 percent since 1940.

TABLE 4

McKean and Surrounding Townships' Population 1940 - 1990						
TOWNSHIP	1940	1950	1960	1970	1980	1990
McKean	709	722	887	994	1,197	1,435
Granville	2,831	4,521	5,532	6,771	7,515	7,856
Harrison	1,163	1,277	1,927	2,271	4,278	5,041
Jersey	1,006	1,080	1,372	1,615	2,196	2,404
Liberty	644	673	693	778	1,300	1,505
Lima	3,010	3,383	4,905	5,189	6,626	7,444
St. Albans	1,196	1,215	1,442	1,710	1,946	2,149
Monroe	1,726	1,889	3,730	4,297	5,057	5,151
Union	2,523	3,791	5,009	6,316	7,054	7,730
Licking County	62,279	70,645	90,242	107,799	120,981	128,300

* Includes the population of municipalities

** Lima Township merged with Pataskala Village to form the City of Pataskala in 1996.

The time periods of 1950 to 1960 and 1960 to 1970 had the largest growth in population for McKean Township with a 19 percent increase for each period. Over the past twenty years, the township has continued to increase its population, but at a decreasing rate as shown in Table #3. However, with increasing development pressures from Columbus, residential growth is expected to expand rapidly throughout southwestern Licking County. McKean Township (although north of the area considered "southwestern Licking County") is easily accessible to Columbus by SR 161, and with the New Albany Expressway completion and the growth of Granville Village, is likely to experience increasing rates of growth as well.

Population projections calculated by the Ohio Department of Development state that McKean Township will grow by about 10% from 1990 to the year 2000. This would be similar to the growth rate of previous ten-year period (1980-90). However, these projections are most likely underestimating the amount of in-migration to the township. Although centralized sewer and water systems are not available in McKean Township.

COMMUNITY SERVICES

TOWNSHIP GOVERNMENT

McKean Township is overseen by a 3-member elected board of trustees. Township trustees are elected every 4 years, and are charged with the duty of overseeing the business of the township, including, but not limited to ensuring the public health, safety, and welfare of all township residents. The trustees administer, enforce and execute all policies and resolutions of the township for the betterment of the township and its citizens. In order to carry out its duties, the board of trustees conducts monthly township meetings, as well as attending other township, county, and state meetings as deemed necessary. The board of trustees appoints the zoning inspector, the zoning commission, and the board of zoning appeals.

TABLE 5

MCKEAN TOWNSHIP GOVERNMENT			
Government Officials and Boards	Number of Members	Length of Term	Primary Responsibility
Township Trustees	3	4 years	conduct all the of the business of the township and to ensure and promote the public health, safety, and welfare.
Township Clerk	1	4 years	fiscal officer and clerk for the township trustees
Zoning Commission	5	5 years	recommendations to the township trustees regarding changes to the township zoning resolution
Board of Zoning Appeals	5	5 years	hear appeals of zoning decisions and requests for variances and conditional use permits
Zoning Inspector	1 with possible assistant	discretion of trustees	enforce the township zoning resolution
Fire Protection Officer (provided by local fire department)	1	discretion of trustees	oversee the fire protection services

The McKean Township zoning inspector is a paid part-time position appointed by the township trustees. The primary responsibility of the zoning inspector is to enforce the township zoning resolution as it exists. In carrying out this function, the zoning inspector reviews applications for zoning permits, conducts on-site inspections to ensure construction conforms to approved applications, investigates complaints and violations, maintains a record of non-conforming uses, and maintains the zoning text and map.

The zoning commission consists of five residents of the township appointed by the township trustees to serve staggered five-year terms. The zoning commission is responsible for making recommendations to the township trustees concerning the Board of Zoning Appeals application of the township zoning resolution and comprehensive plan, as well as, conducting hearings on requested district changes and initiating amendments to the zoning resolution. The zoning commission should also be involved in planning activities in their area, and keeping the township trustees informed of their deliberations.

The board of zoning appeals is a five-member administrative body, also appointed by the township trustees to serve staggered five-year terms. The functions of the board of zoning appeals are to hear appeals from decisions of the zoning inspector and to consider requests for variances and conditional uses as outlined in the township zoning resolution.

EMERGENCY SERVICES

McKean Township receives fire and emergency medical service from the Granville Volunteer Fire Department. Law enforcement and crime protection services are provided to the township by the Licking County Sheriff's Office.

HEALTH CARE

There are no doctor offices, clinics, nursing homes, or hospitals in McKean Township, limiting health care options for its citizens. The majority of available doctors, clinics, and nursing homes are located in the surrounding areas of Johnstown, Granville, Newark, and Columbus. The nearest hospital facilities are Licking Memorial Hospital in Newark, Mt. Carmel East in Columbus, St. Ann's Hospital in Westerville, and Knox Community Hospital in Mt. Vernon.

TABLE 6

HOSPITAL	NUMBER OF BEDS	DISTANCE FROM McKean*	SERVICES AVAILABLE**
Knox Community Hospital	100	20 miles	Maternity Care Psychiatric Care ICU & CCU 24-Hour Emergency Outpatient Services
Licking Memorial Hospital	150	18 miles	Birth Center Cardiology Emergency Care Nephrology and Dialysis Psychiatric Care
Mt. Carmel East	292	25 miles	Birth Center Cancer Institute Cardiology Emergency Care Outpatient Services
St. Ann's Hospital	180	27 miles	Birth Care Sports Medicine Emergency Care Cardiology

**These distances are approximate.*

***This is not an all-inclusive list of available services.*

UTILITIES

At this time, all of the residents of McKean Township have on-site wells and septic systems. These on-site water and waste water disposal systems are regulated by the Licking County Health Department. Current regulations require minimum lot sizes of 1.6 acres of "useable" ground for on-site systems. Useable ground is land that can be used for an undisturbed leach bed, thus it excludes easements of any kind (disturbance) including road right-of-way, driveways, and utilities, and it excludes any type of regularly wet soils including 100 year flood plains, or areas of steep slope.

SCHOOLS

McKean Township is served primarily by North Fork Local School District and also by Granville and Northridge School Districts. North Fork Local School District extends over 93 square miles and four townships - Eden, McKean, Newton, and Washington. The district served 1,890 students in 1997 and 1,879 in 1999. The high school, Utica High School, is located in Utica and served 569 students in 1998. The middle school, Utica Junior High School, is also located in Utica and served 306 students in 1998. There are two elementary schools, Utica and Newton Elementary Schools, each serving 507 and 497 students respectively in 1998. Juniors and seniors of the North Fork Local School District may also chose to participate in the Joint Vocational School Program located in Newark. There were 91 students enrolled in this program in 1998.

There are other programs worth mentioning including an after-school gifted art program, a driver's education class, and an agricultural department for students. As previously discussed, juniors and seniors in the district can opt to attend the Licking County Joint Vocational School located in Newark. In addition to standard daytime learning, the District offers adult evening classes through the Joint Vocational School Adult Education Program offered at Utica High School.

LIBRARIES

There are eleven (11) public library facilities within Licking County. Those nearest to McKean Township residents include: the Utica Public Library on Main Street, the Granville Public Library, the Newark Public Library, the Johnstown Public Library and the Alexandria Public Library. In addition, there are two university libraries in close proximity to McKean Township. They are at Denison University in Granville and Ohio State University-Newark branch. Both are open to the public.

CIVIC ORGANIZATIONS

There are a wide variety of organizations to choose from for those community members who wish to participate in organized civic groups. Groups range from national organizations to local groups; from senior citizen to youths. Many of the citizens of McKean are active participants in the following associations: various 4-H groups, McKean Community Organization (MCO), XYZ Senior Citizens, Fredonia Little League, Lodge (F & M) and Errand Service. Also, many area churches have active civic organizations.

CHURCHES

There are several churches of different denominations located in the McKean Township and surrounding areas. Three located within the borders of McKean Township are: the Highwater United Church of Christ, the Liberty United Methodist Church, and Fredonia Baptist Church. Area churches by denominations are listed below.

TABLE 7

AREA CHURCHES			
	MCKEAN	GRANVILLE	JOHNSTOWN
BAPTIST	Fredonia Baptist Church	American Baptist Churches of Ohio First Baptist Church of Granville Spring Hills Baptist Church	Maranatha Christian Fellowship Concord Liberty Harmony Baptist Church Johnstown Baptist Church Johnstown Independent Baptist First Southern Baptist
CATHOLIC		St. Edwards Catholic Church	Church of the Ascension
EPISCOPAL		St. Luke's Episcopal Church	
LUTHERAN		St. Paul's Lutheran	
PRESBYTERIAN		First Presbyterian Church	Johnstown Presbyterian Church
UNITED METHODIST	Liberty United Methodist Church	Centenary United Methodist Church	Appleton United Methodist Church Miller United Methodist Church
OTHER	Highwater United Church of Christ		Johnstown Church of Nazarene Church of Christ Church of Christ in Christian Union Johnstown Church of God
NON-DENOMINATIONAL		Union Station Community Church	

CEMETERIES

There are seven cemeteries located in McKean Township, of which only one, Fredonia Cemetery, is still open. It is owned and maintained by the township and is located on State Route 661, just south of Fredonia. The other six closed cemeteries are: 1) Bowers Cemetery located on the east side of S.R. 661 south of Marion Road; 2) Old Colonial Cemetery located across from the township hall on Sportsman Club Road in Fredonia; 3) Wheatcraft located on the south side of Dutch Lane east of Highwater; 4) Gosnell Cemetery located on the north side of Lundys Lane; 5) Snair Cemetery located on the west side of S.R. 661 just south of Riley Road.

ATTRACTIONS

There are several places in the township that brings visitors from neighboring communities to McKean Township. These include several tree farms (Timbuk & Davies), orchards (Highwater Orchard), a vineyard (Willow Hill), a golf course (The Links at Echo Spring), and campgrounds (Lazy "R" & Agape). In addition, many of the roads in McKean Township afford breathtaking scenic sites.

CULTURAL & HISTORIC SITES

Thompson Indian Mounds. Located 4 miles north of Granville Village.

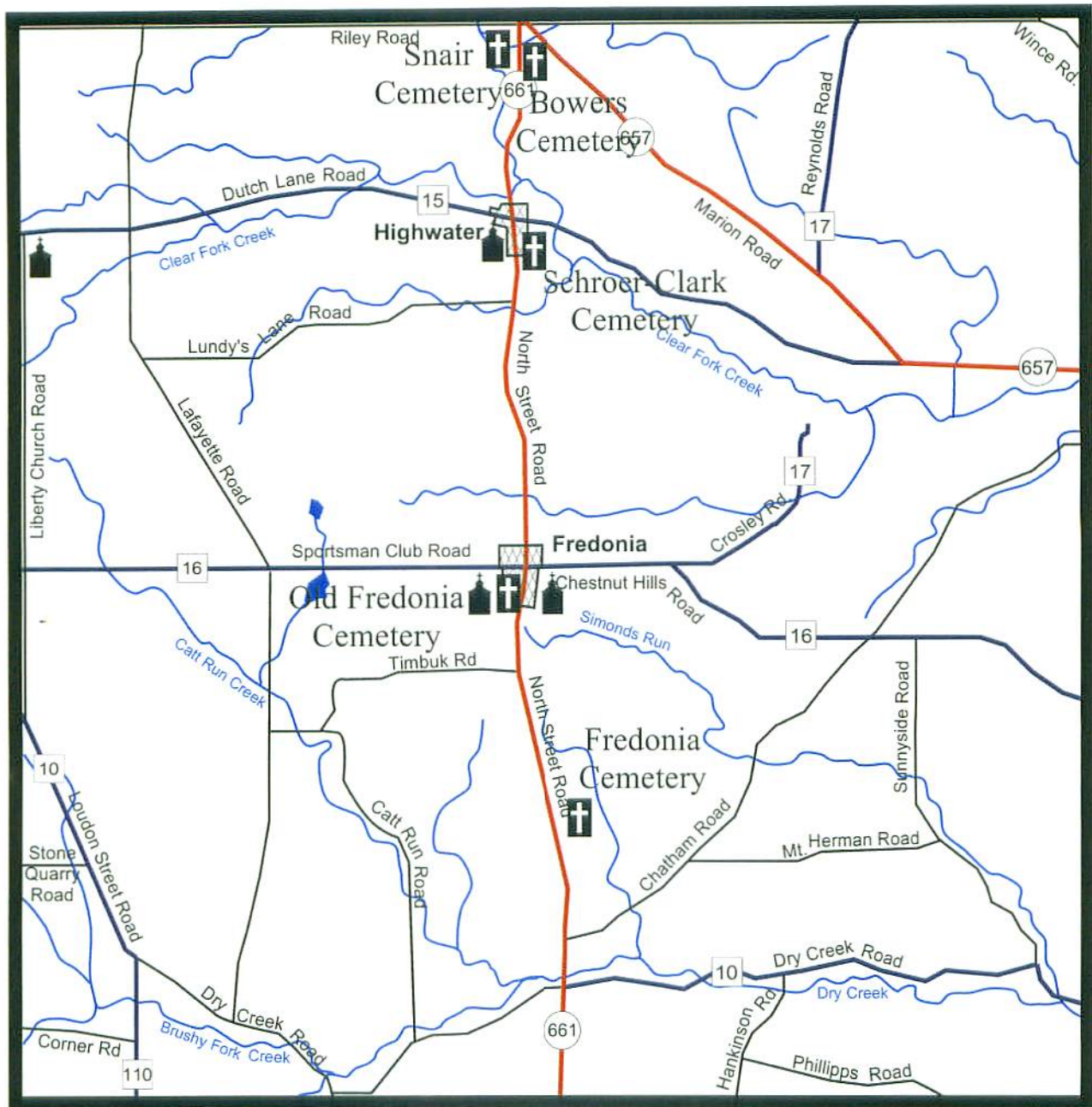
McKean Elementary School & former rake factory.

EVENTS

Happy Apple Days, annual
MCO Halloween Party, annual
MCO Christmas Party, annual
MCO Easter Egg Hunt, annual

Nearby Hartford Fair in Croton and Swapper's Day in Johnstown.

MCKEAN TOWNSHIP CHURCHES AND CEMETERIES



Key

✚ Cemetery

✚ Church

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
IT IS NOT SITE SPECIFIC.

ECONOMY and EMPLOYMENT

The main economic industry in McKean Township is agriculture. Over 50 percent of the land in the township is devoted to agricultural uses. Crops that are planted annually, use 7,700 acres of land. Types of crops commonly found in McKean Township include corn, hay, soybean, and wheat. In addition, 1,790 acres of land are used for pasture grounds. Other agricultural activities include dairy, beef, pork, and sheep livestock farms, as well as tree farms, green houses, nurseries, and orchards.

There are a few small service businesses in McKean Township and in towns of Fredonia and Highwater.

The 1990 U.S. Census of Population and Housing indicated that the unemployment rate for McKean Township was 5.9 percent. According to the recent 1998 unemployment rate for McKean Township is 4.4 percent, which is average with the unemployment rate for Licking County. This was just lower than the 6.1 percent unemployment rate given for all of Licking County. About 32 percent of persons over 18 years of age in McKean Township had at least some college or a college degree. For the county as a whole, this number was a little higher at 34 percent.

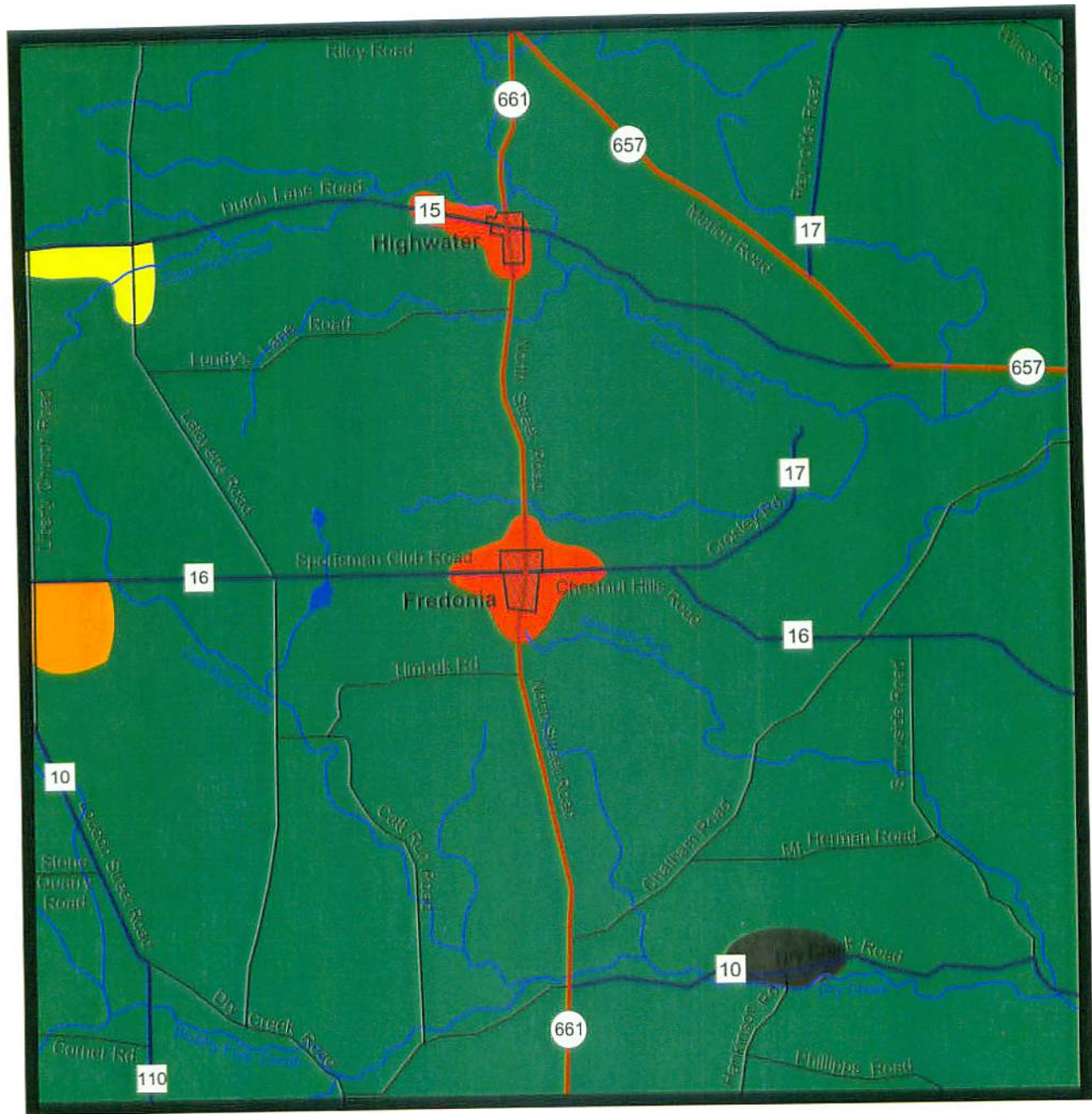
In McKean Township, the largest percentage of households that responded to the survey have people who work in the City of Columbus with 51.52 percent, followed by households with retired persons at 41.67 percent. Only 12.12 percent of the households in the township have persons who work in McKean Township.

Home Occupations make up a majority of the occupations that employ residents in McKean Township. Types of popular home occupations may include wood shops, crafts, information processing service, low impact non-retail service.

ZONING PERMITS/BUILDING PERMITS

The McKean Township Zoning Inspector issued 30 zoning permits in 1996, 31 in 1997 (9 new dwelling units) and 17 in 1998 (9 new dwelling units) as of September 17, 1998.

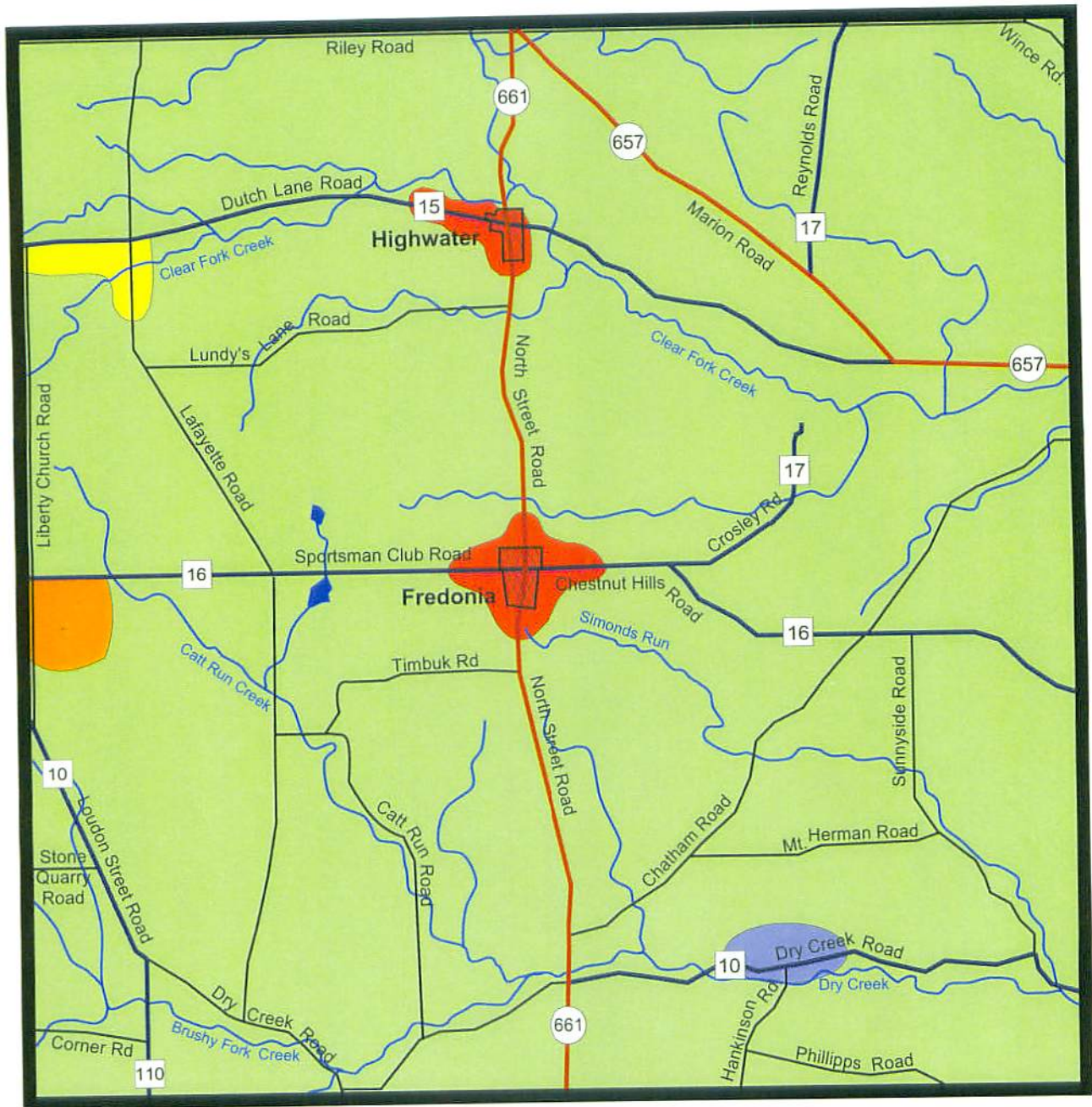
MCKEAN TOWNSHIP FUTURE LAND USE



- | | | | |
|---|--|--|---------------------------------------|
|  | Residential/Light Commercial Mixed Use |  | Manufactured Home/Trailer Park |
|  | Light Manufacturing |  | Agricultural with Rural Hamlet Option |
|  | Single Family Residential | | |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS. IT IS NOT SITE SPECIFIC.

MCKEAN TOWNSHIP FUTURE LAND USE



- | | |
|--|--|
| Residential/Light Commercial Mixed Use | Manufactured Home/Trailer Park |
| Light Manufacturing | Agricultural with Rural Hamlet Option |
| Single Family Residential | |

THIS MAP REPRESENTS GENERAL SITES AND LOCATIONS.
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SURVEY RESULTS

MCKEAN TOWNSHIP

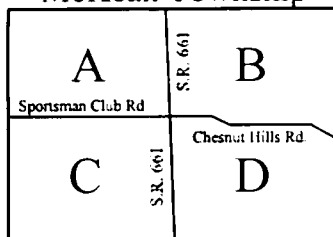
		<u>Number</u>	<u>Percent Responding</u>
*	Number of surveys mailed to households:	452	
**	Number of surveys returned:	174	38.5%

RESPONDENT PROFILE

Question

1a What section do you live in?

McKean Township



<u>Section</u>	<u>Number</u>	<u>Percent</u>
Section A	46	28.2%
Section B	38	23.3%
Section C	46	28.2%
Section D	33	20.2%

Total households : 163

1b What road do you live on?

<u>Road</u>	<u>Number</u>	<u>Percent</u>
Cat Run	5	3.3%
Chatham	7	4.6%
Chestnut Hills	10	6.5%
Corner	2	1.3%
Crosley	14	9.2%
Dry Creek	9	5.9%
Dutch Lane	14	9.2%
Hankinson	2	1.3%
Lafayette	15	9.8%
Liberty Chruch	12	7.8%
Loudon	7	4.6%
Lundys Lane	6	3.9%
Marion	8	5.2%
Mt. Herman	1	0.7%
Philipps	1	0.7%
Reynolds	1	0.7%
Riley	4	2.6%
S.R. 661/North St.	13	8.5%
Sportsman Club	16	10.5%
Stone Quarry	0	0.0%
Sunnyside	5	3.3%
Timbuk	1	0.7%
Wince	0	0.0%
Total responses:	153	88%

2 How many years have you lived here?

<u>Years</u>	<u>Number</u>	<u>Percent</u>
0 to 2	12	7.0%
3 to 5	22	12.8%
6 to 10	37	21.5%
11 to 20	39	22.7%
21 to 30	23	13.4%
over 31	39	22.7%
Total households answering question:	172	99%
Average years of residence:	20.61	

3 Age groups of individuals:

<u>Age Range</u>	<u>Number</u>	<u>Percent</u>
0 - 5	29	6.7%
6 - 12	54	12.6%
13 - 18	34	7.9%
19 - 25	19	4.4%
25 - 44	136	31.6%
45 - 65	109	25.3%
65 +	49	11.4%
Total persons:	430	
Total households answering question:	168	97%
Average persons per household:	2.56	

*

4 General Occupations (by S.I.C.):

<u>Starting S.I.C. Code</u>	<u>Type</u>	<u>Number</u>	<u>Percent Employed</u>
1	Agriculture/Forestry	12	5.8%
10	Mining	4	1.9%
15	Construction	14	6.8%
20	Manufacturing	43	20.8%
40	Trans./Utilities	18	8.7%
50	Wholesale Trade	1	0.5%
52	Retail Trade	10	4.8%
60	Finance, Insurance	12	5.8%
70	Services	34	16.4%
80	Public Administration	42	20.3%
99	Nonclassifiable	5	2.4%
SE	Self-Employed (Ncl.)	12	5.8%
Total employed:		207	100.0%
S	Students	98	54.4%
H	Home-Makers	28	15.6%
R	Retired	54	30.0%
Total non-employed:		180	100.0%
TOTAL both sections:		387	

Total households answering question: 154 89%

5 Where do you work?

<u>Location</u>	<u>Number</u>	<u>Percent of People</u>
McKean Twp.	51	18.5%
Granville	17	6.2%
Newark	49	17.8%
Heath	14	5.1%
Johnstown	9	3.3%
Pataskala	1	0.4%
Utica	9	3.3%
Elsewhere in Licking Co.	26	9.5%
Columbus	55	20.0%
Elsewhere in Franklin Co.	17	6.2%
Knox Co.	6	2.2%
Delaware Co.	3	1.1%
Other	18	6.5%
Total responses:	275	
Total who answered question:	142	82%

6 Major reason(s) for living in McKean Township:

<u>Reasons</u>	<u>Number</u>	<u>Percent</u>
Close to Nature	119	18.77%
Low Crime Rate	74	11.67%
Lack of Congestion	108	17.03%
Low Cost of Living	34	5.36%
School System	15	2.37%
Clean Environment	63	9.94%
Friendliness	58	9.15%
Large Yards/Low Housing Density	101	15.93%
Employment Opportunities	7	1.10%
Quiet Area for Retirement	44	6.94%
Other	11	1.74%
Total responses:	634	
Total answered Question:	162	93%

7a Is your primary residence in McKean?

	<u>Number</u>	<u>Percent</u>
Yes	164	100%
No	0	0%
Total responses:	164	

7b Do you own or rent?

Number Percent

Own	158	97.53%
Rent	4	2.47%

Total responses: 162

8a Does your family operate a farm?

	<u>Number</u>	<u>Percent</u>
Full-time	12	7.41%
Part-time	29	17.90%
No	121	74.69%

Total responses: 162 93%

8b If yes, how many acres do you own?

<u>Acres</u>	<u>Number</u>	<u>Percent</u>
0 to 5	2	4.55%
5 to 10	1	2.27%
10 to 15	2	4.55%
15 to 30	7	15.91%
30 to 60	9	20.45%
60 to 100	6	13.64%
100 to 300	12	27.27%
300 to 600	1	2.27%
600 +	2	4.55%

Total responses 42 25%

8c If no, how many acres do you own?

<u>Acres</u>	<u>Number</u>	<u>Percent</u>
0 to 2	26	21.67%
2 to 5	22	18.33%
5 to 10	24	20.00%
10+	48	40.00%

Total responses 120 69%

PERCEPTION OF NEEDS

9a Affordable home price:

<u>Price Range</u>	<u>Number</u>	<u>Percent</u>
\$30,000-60,000	31	19.62%
\$60,001-90,000	64	40.51%
\$90,001-120,000	46	29.11%
\$120,001-150,000	10	6.33%
\$150,001-\$180,000	3	1.90%
\$180,000+	4	2.53%

Total responses	158	91%
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9b Average affordable rent:

<u>Price Range</u>	<u>Number</u>	<u>Percent</u>
\$150-200	6	4.20%
\$201-250	13	9.09%
\$251-300	26	18.18%
\$301-350	26	18.18%
\$351-400	24	16.78%
\$401-450	13	9.09%
\$451-500	16	11.19%
\$501-550	8	5.59%
\$551+	10	6.99%
Total responses	143	82%

10 McKean Township housing needs:

	<u>Number</u>	<u>Percent</u>
Single Family	48	30.00%
Two Family	2	1.25%
Multi-family	3	1.88%
Condominium	2	1.25%
Rental	5	3.13%
Low/Moderate Income	7	4.38%
Senior Citizen	11	6.88%
None	102	63.75%
Other	6	3.75%
Total responses	160	92%

11 Economic development needs:

	<u>Number</u>	<u>Percent</u>
Extended Home Occupations	51	30.91%
Neighborhood Commercial Center	19	11.52%
Restaurants & Supermarkets	21	12.73%
Light Manufacturing & Warehousing	17	10.30%
Heavy Manufacturing	2	1.21%
Office/Service Sector	9	5.45%
Tourist-based Activity	18	10.91%
Maintain Farming Base	124	75.15%
Other	7	4.24%
None	15	9.09%
Total responses	165	95%

12 How concerned are you about:
Increased traffic

<u>Very</u>	<u>Somewhat</u>	<u>Not</u>
81	65	24

% increased traffic	47.6%	38.2%	14.1%
Signs/Billboards	57	45	60
% signs/billboards	35.2%	27.8%	37.0%
Appearances of businesses	47	78	37
% appearances of businesses	29.0%	48.1%	22.8%
Extensive development	80	46	33
% extensive development	50.3%	28.9%	20.8%
Flood control	37	69	54
% flood control	23.1%	43.1%	33.8%
Junk cars	114	32	19
% junk cars	69.1%	19.4%	11.5%
High density housing	114	32	19
% high density housing	69.1%	19.4%	11.5%

13	Support more strict zoning to control above?	<u>Yes</u>	<u>No</u>
		134	27
		82.21%	16.56%

14	Importance of zoning protecting:	<u>Very</u>	<u>Somewhat</u>	<u>Not</u>
	Creeks	111	44	10
	% Creeks	67.3%	26.7%	6.1%
	Floodplains	84	61	18
	% Floodplains	51.5%	37.4%	11.0%
	Wetlands	75	63	27
	% Wetlands	45.5%	38.2%	16.4%
	Steep Areas	79	63	19
	% Steep Areas	48.8%	38.9%	11.7%
	Water Supplies	139	22	4
	% Water Supplies	84.2%	13.3%	2.4%
	Farmland	121	37	10
	% Farmland	72.0%	22.0%	6.0%
	Air Quality	116	43	8
	% Air Quality	69.5%	25.7%	4.8%
	Right of Ways	89	57	15
	% Right-of-Ways	55.3%	35.4%	9.3%
	Noise	94	53	18
	% Noise	57.0%	32.1%	10.9%

15a	Aware of zoning and its enforcement in twp.?	<u>Yes</u>	<u>No</u>
		147	24
		85.96%	14.04%

15b	Zoning enforcement and regulations should be:	<u>Response</u>	<u>Number</u>	<u>Percent</u>
		More strict	63	38.65%
		Remain the same	68	41.72%

Don't Know	27	16.56%
Total responses	163	94%

15c	Would you be in favor of county-wide zoning?	<u>Yes</u> 65 38.69%	<u>No</u> 100 59.52%
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SERVICE PROVISION

16	Rank the quality of the following services:					
		<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Fair</u>	<u>Poor</u>
	Township road maintenance	19	47	38	0	27
	% township road maintenance	11.6%	28.7%	23.2%	0.0%	16.5%
	County road maintenance	19	52	56	22	11
	% county road maintenance	11.8%	32.3%	34.8%	13.7%	6.8%
	State road maintenance	14	69	46	23	10
	% state road maintenance	8.6%	42.3%	28.2%	14.1%	6.1%
	Snow removal	15	59	50	25	13
	% snow removal	9.1%	36.0%	30.5%	15.2%	7.9%
	Culvert repair	6	55	41	17	18
	% culvert repair	4.0%	36.4%	27.2%	11.3%	11.9%
	Sign repair/replacement	12	62	35	22	7
	% sign repair	8.7%	44.9%	25.4%	15.9%	5.1%
	Road safety(visibility, speed)	4	87	26	6	5
	% road safety	3.1%	68.0%	20.3%	4.7%	3.9%
	Mowing public areas	16	52	52	23	15
	% mowing public areas	10.1%	32.9%	32.9%	14.6%	9.5%
	Cemetery Maintenance	22	57	32	10	3
	% cemetery maintenance	17.7%	46.0%	25.8%	8.1%	2.4%
	Emergency services	29	62	42	19	9
	% emergency services	18.0%	38.5%	26.1%	11.8%	5.6%
	Fire protection	28	70	36	6	6
	% fire protection	19.2%	47.9%	24.7%	4.1%	4.1%
	Law enforcement	3	78	30	10	4
	% law enforcement	2.4%	62.4%	24.0%	8.0%	3.2%
	Garbage collection	13	55	44	17	7
	% garbage collection	9.6%	40.4%	32.4%	12.5%	5.1%
	Telephone service	30	62	42	19	9
	% telephone service	18.5%	38.3%	25.9%	11.7%	5.6%
	Home water supply	37	70	36	6	6
	% water supply	23.9%	45.2%	23.2%	3.9%	3.9%
	Septic system operation	27	78	30	10	4
	% septic system op.	18.1%	52.3%	20.1%	6.7%	2.7%

Electric supply	41	87	26	6	5
% electric supply	24.8%	52.7%	15.8%	3.6%	3.0%
Public schools	5	41	44	28	24
% public schools	3.5%	28.9%	31.0%	19.7%	16.9%

17	Type of services needed:	<u>Number</u>	<u>Percent</u>
	Toll-free calling to Johnstown/Utica	93	70.45%
	Toll-free calling to Columbus	83	62.88%
	Recycling program/station	79	59.85%
	Centralized trash pick-up (one hauler)	25	18.94%
	Social programs for children	42	31.82%
	Social programs for teens	50	37.88%
	Social programs for seniors	29	21.97%
	Adopt-a-Road clean-up program	49	37.12%
	Central sewer	10	7.58%
	Central water	10	7.58%
	Natural gas	48	36.36%
	Cable TV	36	27.27%
	Other	11	8.33%
	Total responses	132	
18a	Are you satisfied with current fire protection?	<u>Yes</u>	<u>No</u> <u>No Opinion</u>
		103	15 0
		63.19%	9.20% 0.00%
18b	Additional subcontracts with other fire depts?	<u>Yes</u>	<u>No</u> <u>No Opinion</u>
		94	33 36
		57.67%	20.25% 22.09%
19	Support a local \$5 license fee for twp. road maintenance & repair?	<u>Yes</u>	<u>No</u> <u>No Opinion</u>
		73	79 19
		42.69%	46.20% 11.11%
20	Increase twp. road width standard to 18 ft.?	<u>Yes</u>	<u>No</u> <u>No Opinion</u>
		57	91 23
		33.33%	53.22% 13.45%
21a	Contribution to convert Old McKean Twp. House into a museum?	<u>Yes</u>	<u>No</u> <u>No Opinion</u>
		20	102 49
		11.70%	59.65% 28.65%
21b	How much would you be willing to contribute to convert the Old Twp. House?		<u>Average</u>

22 Were you aware of your membership in the MCO?

<u>Yes</u>	<u>No</u>
118	52
68.60%	30.23%

OPEN RESPONSE

26 Best statement to describe how McKean Twp. should be?

	<u>Number</u>	<u>Percent</u>
Remain same, preserve rural character	64	38.8%
Manage growth, maintain rural character	82	49.7%
Encourage growth, save some rural character	18	10.9%
	0	0.0%
Total responses	165	95%

PUBLIC NOTIFICATION

27a Which paper do you read regularly?

	<u>Number</u>	<u>Percent</u>
Columbus Dispatch	75	47.5%
Utica Herald	43	27.2%
Granville Booster	70	44.3%
Johnstown Independent	12	7.6%
Newark Advocate	108	68.4%
Other	18	11.4%
Total responses	158	91%

27b Would you like to see a quarterly twp. report in local paper?

<u>Yes</u>	<u>No</u>
109	33
76.22%	23.08%

LICKING COUNTY AREA TRANSPORTATION STUDY

29 Importance of access management:

	<u>Very</u>	<u>Somewhat</u>
Deceleration lanes	58	64
% Deceleration lanes	37.4%	41.3%
Left-turn lanes	96	38
% Left-turn lanes	60.8%	24.1%
Review of access	40	64
% Review of access	26.7%	42.7%
Service roads	52	64

% Service roads	34.7%	42.7%
Shared Driveways	16	57
% Shared Driveways	10.7%	38.0%

30 Would you favor an increased minimum distance between driveway openings?

<u>Yes</u>	<u>No</u>
76	43
46.06%	26.06%

31 Would you utilize a park-and-ride lot?

McKean:	<u>Yes</u>	<u>No</u>
	28	128
	17.95%	82.05%

Granville:	<u>Yes</u>	<u>No</u>
	28	128
	19.72%	90.14%

32a Interested in a public bus service to Columbus?

<u>Yes</u>	<u>No</u>	<u>Maybe</u>
47	110	
29.56%	69.18%	

32b Preferred bus stop location:

	<u>Number</u>	<u>Percent</u>
Northland	11	15.71%
OSU	5	7.14%
I-270	4	5.71%
Downtown Columbus	21	30.00%
Busch Corp. Offices	2	2.86%
Johnstown	9	12.86%
Utica	9	12.86%
Other	8	11.43%
Total Responses	70	40%

32c Frequency of use for bus service:

	<u>Number</u>	<u>Percent</u>
1 time/month	23	19.3%
1-2 times/wk	9	7.6%
3-4 times/wk	4	3.4%
5 times/wk	5	4.2%
6-7 times/wk	1	0.8%
Never	77	64.7%
Total Responses	119	68%

McKean Community Meeting

On November 1, 1994, a public meeting was held at the McKean Community Organization (MCO) Building to discuss the future of McKean Township and gather input for this plan. Participants were randomly split into 4 groups: Housing/Residential, Commercial, and Industrial Development; Natural Resources/Parks and Recreation; Transportation/Services/Utilities; and Education. Each group focused on their assigned area of the community and established five major priorities and/or concerns for their topic. It is important to note that some concerns and recommendations contradict one another. This is natural because people's opinions vary and because each item was considered separately, regardless of its impact on another. Input of this type, directly from the residents, was vital in developing the **Goals and Objectives** section of this plan and ensuring that the concerns of the community are addressed to the greatest extent possible. The recommendations and suggestions from each group are as follows, ranked in order of importance (1 being the most important):

Housing/Residential, Commercial, and Industrial Development

1. Maintain low housing density - (34 pts.)
This includes maintaining single family rentals, not allowing large subdivisions, and placing square foot limitations on homes and lots.
2. Limit and restrict pollution - (21 pts.)
This includes the creation of sewage controls, the limitation of open burning, the creation of noise limits, and the restriction of gun use.
3. (tie) Support small businesses out of the home and limit retail uses - (19 pts.)
This includes prohibiting large commercial development.
3. (tie) Prevent commercial or industrial development - (19 pts.)
5. Promote/recruit high-tech business to the township - (9 pts.)

Other comments:

- Prohibit apartments
- Do not allow commercial businesses to operate out of the home

Natural Resources/Parks and Recreation

1. Improve property maintenance - (30 pts.)
This means no junk cars & equipment, unkempt yards, dilapidated houses and structures, etc.
2. Create/develop natural parks and habitats - (29 pts.)
This includes multi-use trails, wildlife habitats, and steep slope areas (as a way to preserve the land).
3. Protect stream banks from erosion - (24 pts.)
This includes improving stream bank management and keeping rivers and streams clean.

4. Safeguard groundwater - (20 pts.)
This includes protecting the water table from overuse or contamination.
5. Protect the air quality and low noise level - (8 pts.)

Other comments:

- Improve the playground equipment at Ellas Park - (7 pts.)
This includes using the park as a hub for a township park system.
- Promote more natural gas exploration - (2 pts.)

Transportation/Services/Utilities

1. Provide for wider roads - (28 pts.)
This will allow for better ditches, berm, and over-all safety.
2. Require turn lanes on state routes for new or increased development- (22 pts.)
3. Strive for better maintenance of the roads - (17 pts.)
This includes repairing potholes before they are a problem.
4. Demand toll-free phone service within a 50 mile radius - (16 pts.)
5. Ensure bridges are safe - (13 pts.)
Replacement, where needed, should be a priority.

Other comments:

- Promote the provision of natural gas to township residents - (7 pts.)
- Examine ways to improve snow removal - (4 pts.)
- Update all road signs, place new ones where needed - (3 pts.)
- Study the benefits of county-wide water and sewer provision - (2 pts.)
- Work with the electric company to do a better job of trimming trees - (2 pts.)

Education

1. Ensure the safety of students at school - (23 pts.)
2. Strive for the highest quality of school staff and employees possible - (19 pts.)
3. Hire more specialized types of teachers - (13 pts.)
4. Improve the condition of the school buildings and facilities - (12 pts.)
5. Update the classroom textbooks - (6 pts.)

Other comments:

- Eliminate the use of disposable trays and silverware - (5 pts.)
- Promote better discipline - (4 pts.)
- Provide more information on ADD/LD - (4 pts.)
(Attention Deficit Disorder and Learning Disabilities)
- Build a new elementary building in McKean Township - (4 pts.)
- Lower the student to teacher ratio - (4 pts.)
- Do not split classes - (4 pts.)
- Develop a better system of bus routing - (3 pts.)
- Provide more computer skills to children at earlier ages - (2 pts.)

GOALS and OBJECTIVES

The goals and objectives for McKean Township which follow were developed from the information derived from 1) the township survey, 2) the township public issues meeting, 3) the information gathered in this plan, and 4) input from citizens, officials, and council members at the regular monthly public McKean Township Planning Council meetings held since the Spring of 1994. The citizens and representatives of McKean Township are committed to achieving each of the following goals and objectives across the next twenty years. In the process of developing these goals, a mission statement summarizing the direction of McKean Township came into focus.

MISSION STATEMENT: Preserve the rural atmosphere and activities of McKean Township and the connection the residents have with the land through the promotion and preservation of active farms, rural lands, and open space while ensuring the right of landowners to develop under these guidelines.

LAND USE, AGRICULTURE, AND RURAL DEVELOPMENT

McKean Township is a rural agricultural community in which residents believe it is vital that rural and agricultural activities always exist within the township. Current residents of McKean Township enjoy living in the area because of its rural atmosphere: i.e. residents are close to nature, there is a lack of congestion, housing densities are low, crime is infrequent, much of the land is farmland or undeveloped, the pace feels slower, and the community can be close. Residents have a bond with the land and the community. In order to preserve these attributes, it is important that McKean Township manage development in such a way that continues to foster a sense of rural atmosphere and community pride. The future land use development of McKean Township will determine the character of this community. Residents, businesses, and visitors to McKean Township should feel that they are in, and part of, a rural community. The most direct approach to presenting this sense of community pride and rural atmosphere is through the management of land use and growth. The development of the land, the coordination between differing uses, and the balance of serving community needs and preserving a rural atmosphere, all affect the image of an area. McKean Township desires to portray the pride that the residents have in their community and in their rural lifestyle through their land use and development.

GOAL 1: Preserve the connection of McKean Township residents with the land through the promotion and preservation of active farms, woodland, and open space.

OBJECTIVE: Continue to encourage agricultural uses throughout the area, requiring that areas designated for development comply with a plan which does not preclude agricultural activities in these areas.

Strive to keep productive farmland in production and protect farmland for agricultural uses by revising zoning regulations to promote agricultural uses. Use these to ensure that new development will be of such density and character to preserve rural areas, open space, and agricultural land and be compatible with existing uses which are the agricultural and natural heritage of the township.

Investigate and promote "Rural Preservation" concept. Create a criteria list for Openspace Development and include all the elements needed to meet this criteria.

Work to provide incentives and assistance in preserving existing symbols of agricultural.

Establish a tree planting program.

Require minimum site disturbance (both physical and visual) where development occurs. Any new multiple lot development must "fit" with natural topography, tree lines, etc. The building design should reflect the rural character of the area or at a minimum blend with it. This also applies to lots outside of a subdivision.

Ensure that any proposed change in density or use of land will be gradual so that the stability and character of the area is retained.

GOAL 2: Continue to develop a sense of community identity and pride within McKean Township.

OBJECTIVES: Establish community signs at identified gateways to the township to welcome people into McKean (example "Welcome to Licking County Scenic Township," "McKean Twp.: Home to Happy Apple Days Festival," or "Welcome to McKean Twp., zoned for your protection"). These signs should be nicer than the standard reflective green highway signs.

Establish "*scenic corridors*" to direct residents and visitors as they travel through the township.

Continue attempts to get residents involved in township meetings and decisions.

Continue township newsletter that provides education on various topics of agriculture, land use changes, and general activities within the township.

Sponsor and promote agriculture awareness and education through "McKean Farm Day" open houses and local farm tours for residents (esp. new) and school children from throughout the region.

Establish tree planting program.

GOAL 3: Minimize conflict between agricultural and residential land uses and between commercial and/or industrial uses and agricultural or residential land uses, yet encourage the mixing of commercial and residential uses in village areas and community centers such as Fredonia and Highwater. This will necessitate the revision of the zoning resolution.

OBJECTIVES: Direct future business development to compact, strategically designated locations in the Village areas of Fredonia and Highwater.

Require natural screening and "green" buffers between areas of conflicting use. Encourage perennial plantings as attractive visual screens and to aid in reducing runoff.

Allow for transitional types of uses between conflicting uses, such as permanent open space between single-family and agricultural uses.

Ensure that any areas proposed for light industrial uses do not create a conflict with the rural characteristics of the area.

Where feasible, encourage multi-story structures in the Township center with commercial uses on the first floor and residential uses on those floors above.

Provide all purchasers of land and/or homes within McKean Township a brochure describing the agriculture activities and processes they could expect to experience and the township's support of these. This could include a requirement to sign a statement of understanding at the time of closing or issuance of a zoning permit.

GOAL 4: Promote the orderly development of land and preservation and protection of surrounding land uses.

OBJECTIVES: Encourage agricultural uses throughout the area, requiring new developments to blend with rural and agricultural activities of the area, and not preclude agricultural activities.

Notify new lot owners of the cost of constructing a driveway. Many new residents of McKean township spend so much of their total funds on the building the home that they can not

afford an appropriate built driveway.

On roads where the county is attempting access management, the driveway ACCESS (the area between the road surface and the edge of the road right-of-way) may be shared along the common border of two lots, but the driveways must split and lie on their individual lot beyond this area.

Discourage the creation of extensive lawn areas at the expense of indigenous vegetation such as hedgerows, forests, rangelands, or fields. This is a requirement for large open spaces except for parks.

Designate and protect primary conservation, natural heritage, and scenic vista areas (for example the "Twin Hills" area).

Identify and preserve critical resource areas such as wetlands, flood plains and land with steep slopes. Preserve the visual impact of hilltops and open fields.

Development should occur as designated on the Future Land Use Map of this plan.

Ensure that any future utility and infrastructure improvements are installed in an orderly and systematic fashion.

Adhere to and enforce the zoning resolution. Review and update the current zoning resolution to comply with this comprehensive plan.

Discourage use of aeration septic disposal system.

Periodically review the minimum house and lot size requirements throughout the township and in the unincorporated villages to protect the economic and aesthetic value of existing residential development.

Restrict development that will be harmful to the area's ground water supply or that will exceed the area's ability to naturally disperse pollution.

Preserve and enhance the property values within the township, but not at the expense of the agricultural community.

Enforce the lot and yard maintenance provisions of the zoning code (junk cars, etc.)

Consider basic architecture design guidelines for new residential homes, commercial structures, and public buildings.

GOAL 5: Continue to encourage communication, cooperation, and coordination between the McKean Township government and the state and county, as well as the surrounding township and village governments, with regard to land use development, subdivision regulations, zoning, infrastructure improvements, community facilities, and services.

OBJECTIVES: Inform surrounding township and village governments about substantial changes in McKean Township development through such methods as a newsletter or report from the trustees/council sent directly to neighboring government officials. Request reciprocal efforts and information.

Participate and provide township input into the site review process for all new subdivision and major developments occurring at the county level.

Establish a system with the Licking County Planning Commission, Licking County Health Department, and Licking County Building Codes Department to get copies of their approvals for lots, septic layouts, and structures in McKean Township as they are issued, and demand the enforcement of these departments regulations.

Work with the State of Ohio and Licking County to implement the recommendations of the Ohio Farmland Preservation Task Force.

Examine the possibility of establishing a *regional* approach to address issues of regional complexity, such as ground

water protection, flood and drainage management, transportation, road improvements, schools, rural preservation, stream bank protection, parks, and services. A larger and unified voice on these issues could have a greater impact. To achieve this would be to establish a Sub Planning Board composed of representatives of each township and the county. Encourage a joint meeting of area townships to examine long range planning issues.

GOAL 6: Closely examine the existing Zoning Resolution and revise it where necessary to meet the goals and objectives contained in this plan.

OBJECTIVES: Modify the McKean's Zoning Resolution so that it meets the spirit of the following statement: "A zoning resolution does not have to be and should not be an inflexible code but, rather, a mechanism by which the community is afforded basic protection against the adverse impacts of development while it still encourages flexibility and innovation."

Develop a zoning strategy that will, at the property owner's option, provide a means of preserving a portion of a working farm while allowing the farmers to receive financial gain from the sale of the rest of their land.

Adapt the zoning and any other regulations as necessary to allow residents to take advantage of new opportunities made available as a result of the Ohio Farmland Preservation Task Force, provided it is in the spirit of this plan (for example if a Purchase or Transfer of Development Rights [PDR and TDR] program is made available to the township).

Maintain 5-acre minimum lot size in the Agriculture District, while allowing some form of rural development that preserves open space and farmland while maintaining the same overall density.

Add a Rural Preservation Overlay District to allow the clustering of homes on land at the same net density provided for in the Agricultural District while permanently preserving the rest of the site as open space or farmland.

Add a Flood Plain Overlay District to minimize or prohibit permanent development in frequently flooded land and create a conservation area. Agriculture activities other than damming, mining, or the erection of permanent structures,

would be permitted.

Add a Transportation Corridor Overlay District to protect rural scenic vistas along McKean Township's primary roadways and reduce the number of new driveway cuts and related negative traffic impacts. This should include deeper front yard setbacks along major public roadways.

Add a Scenic Preserve Overlay District to preserve McKean Township's scenic rural vistas. This district will have more development guidelines and review and approval by a township government body.

Add a Township Center District to allow the development of a more dense commercial/residential village-like center in Fredonia, should the services and technology allow it. At the same time, the zoning should prohibit commercial and residential sprawl outside these areas.

Open spaces created by zoning districts such as Rural Preservation Overlay (RPO) must be linked and interconnected with neighboring open spaces and they must be accessible by all new lots in each development.

New developments should be encouraged to incorporate or blend with the rural environment.

Explore a zoning resolution to allow review of on-lot septic systems. The township should adopt some type of review authority procedure.

Examine setbacks for ponds and accessory structures and set a standard to prevent them from being located too close to public infrastructure, easements, and adjacent lots.

Protect steeply sloped areas from development.

Prohibit driveway slopes that are so great as to make exit from the public roadway a safety hazard in poor weather or which cause water run-off and debris to clog road-side ditches or block or freeze on the road. One possibility is requiring the area of driveway in the public right-of-way to be improved if a certain slope is exceeded.

Make the current uses occurring in McKean Township and the districts on the zoning map consistent. Eliminate unused spot zoning districts.

Update each zoning district's permitted and conditional uses to match this plan and current development trend.

Consider adding a section on lighting requirements to protect the night skies, adjacent properties and roadways from light pollution.

Educate current and new township residents in regard to this comprehensive plan, the zoning resolution, and the concept behind Rural Preservation development.

COMMERCIAL, INDUSTRIAL, AND ECONOMIC DEVELOPMENT

Though McKean is primarily an agricultural community, it is important to consider development pressures over the next 20 years. Residents' quality of life and the area's natural resources and agricultural community must be protected from development that would be detrimental. Such development should not disrupt current traffic flows. This type of development must be built in a style and appearance that blends and compliments McKean Township's rural atmosphere and buffers adjacent lands. Home occupations and businesses run from the home play an important and increasing role in the economies of rural areas. Finally, residents should remember that agriculture itself is a vital industry and its economic benefits should be considered and promoted within the community.

GOAL 1: Allow for limited commercial development that is compatible with the rural atmosphere of the township.

OBJECTIVES: Allow for some types of home occupations provided they meet certain restrictions such as limited advertising (i.e. signs), restricted business hours, few employees, limited vehicle traffic, contained within a building, and low noise. These home occupations should have periodic review and renewal of permits.

Encourage home occupation uses when an applicant is located outside commercially designated areas. (Service types of business: TV repair, electrician, labor, excavation, etc.)

Designate areas for commercial development that would be least harmful to, or would create the least impact on, the natural environment.

Provide for combined commercial and residential uses in Fredonia and Highwater.

GOAL 2: Require attractive, clean, compact, and unified business areas to avoid the appearance of urban sprawl.

OBJECTIVES: Focus new commercial development around existing commercial uses within the Township.

Designate township centers in and around Fredonia as a

planned community area, requiring any development in this area to be of a comprehensive nature, and to allow such development, only if SR 661 has the capability to handle the resulting traffic impact (or the developer will add to the capacity).

Require commercial structures to have an attractive, yet more rural agricultural appearance.

Develop commercial zoning requirements for landscaping, buffer areas, lighting, noise, parking, signs, and road access.

GOAL 3: Allow for limited light industrial development that can provide quality employment opportunities and strengthen the tax base of the township, without disrupting the rural atmosphere of the area.

OBJECTIVES: Concentrate future light industrial development so as to be least intrusive on existing agricultural and residential development.

Develop strict industrial zoning requirements for landscaping, buffer areas, lighting, noise, parking, signs, and road access.

GOAL 4: Promote existing businesses, including agriculture and farming operations, located in McKean Township.

OBJECTIVES: Examine the possibility of supporting the sale of McKean produce at regional farmer's markets (with labels indicating it is grown with pride in McKean Township).

Promote tours of McKean farming and vineyard operations through the actual organization of a tour event or the regular distribution of promotional material.

Create a "McKean Farmers' Market Guide" listing agricultural related items and produce available in the township including from whom, when, and for how much.

TRANSPORTATION

The purpose of a transportation network is to establish efficient movement of people and goods and to contribute to the orderly development of the region. The network of roads in McKean Township provides the base for future development throughout the area. Roads are a major component in determining where development can, and cannot, occur. State Route 661, as the only arterial that runs through the area, is already the main transportation corridor of McKean Township. It is scheduled for further improvement within the next 20 years and that, combined with regional population growth, will increase the number of people passing through the township. The importance of State Route 661 to the image of the area will increase, as well. State Route 661 will provide the image of McKean Township to thousands of people traveling between Granville and Mt. Vernon. The intersections of minor collectors, such as Sportsman Club Road (Fredonia), Dutch Lane (Highwater), and Dry Creek ("Twin Hills"), as well as the intersection with Marion Road (State Route 657) mark natural "gateways" in the community of McKean Township. These gateways should be defined and, as they develop, preserve and compliment the rural atmosphere of the area and reflect on the pride of the residents of McKean Township. In addition, those roads within the township that carry regional traffic should be protected so as to ensure they continue to be capable of transporting large numbers of vehicles safely and efficiently. Finally, the scenic vistas that are so important to McKean Township residents should be protected. Because roads are the primary way in which people see an area or community, it is the view from McKean Township's roads that provide a window to the township's rural character. If this view is clogged with urban and suburban forms and structures, the feeling of rural atmosphere will be lost. Thus it is along these scenic roads that the battle to preserve McKean Township's rural atmosphere should begin.

GOAL 1: Promote safe and orderly traffic flow and circulation throughout the township.

OBJECTIVES:

- Review the plan for any new traffic generating use and require traffic improvements, such as deceleration lanes, left-turn lanes, and access roads, where necessary.
- Correct or mitigate hazardous roads and intersections.
- Examine ways to improve the quality and maintenance of township roads, and explore alternative methods of funding such improvements.

GOAL 2: Promote community identity and rural atmosphere at the identified gateways in the township (Fredonia, Highwater, "Twin Hills", and SR 661-657 intersection).

OBJECTIVES: Limit development that does not promote a sense of rural atmosphere and community pride along the "community corridors" leading to these gateways.

Designate Fredonia as "township centers" for planned commercial and residential uses, requiring development in this area to provide a rural town feel.

GOAL 3: Establish and protect scenic corridors along State Route 661 (North Street), Mt. Herman Road, Sunnyside Road, Dry Creek Road, and Cat Run Road.

OBJECTIVES: Require any new development along these "scenic corridors" to be setback further off the roadways.

Prevent new development from significantly reducing the scenic views from these roads by placing it along tree lines, away from the center of fields, and off the tops of hilltops.

GOAL 4: Encourage and promote alternative methods of transportation.

OBJECTIVES: Examine new or expanded bike and/or pedestrian trail connections with Granville and other neighboring communities. This will provide alternative commuting opportunities (especially for non-drivers), recreational opportunities, and reduce potential hazards on roadways.

Continue to monitor the desire and need of McKean residents for park-and-ride lots for carpooling purposes.

Encourage and promote pedestrian activity by providing interconnecting trails to community centers.

GOAL 5: Mitigate the impact of road improvements on land use within the township.

OBJECTIVES: Plan for the increased width and traffic patterns created by an improved State Route 661.

Prohibit new direct access points on State Route 661 except for new roads as ingress/egress issues are critical on this roadway.

Work to have a minimum of 60 feet of dedicated right-of-way on all township (and county) roads.

Work to have all existing public roadways reconstructed with at least 18 feet of pavement and future roads built with at least 18 feet of asphalt at the developer's expense.

Lower speed limits in Fredonia.

Use white speed limit signs.

Require at least the dedication of 30 feet of right-of-way from the centerline of the road along the frontage of any new lot developing on a roadway with less than 60 feet of right-of-way.

Periodically examine the classification of all roadways in the township and convey this data to the county. Dutch Lane Road should be reviewed for a possible upgrade to a minor collector.

NATURAL RESOURCES

The citizens of McKean Township feel strongly that the community's natural resources need to be protected from over-development. Groundwater supplies, agricultural land, flood plain areas, steep areas prone to erosion, and wetlands are all important factors to consider when looking at the ability of land to support development. It is extremely difficult to correct problems within the natural environment after development has occurred. Therefore, future development in the area should be planned so as to be least disruptive to the existing natural environment. This is particularly important in McKean Township, where there are areas of identified flood plains, steep slopes, and wetlands. Also, protecting the groundwater aquifer from pollution, as well as overuse, is of extreme importance, since all of the township residents are dependent on the groundwater supply for their water.

GOAL 1: Maintain natural areas of aesthetic or scenic significance, wildlife habitats, environmentally sensitive areas, and areas well suited for cropland and grazing.

OBJECTIVES: Include regulations within the zoning resolutions to protect wetlands, streams, and flood plains from negative impacts associated with development, fill, and drainage.

Designate areas with severe environmental limitations due to poor drainage, severe soil characteristics, and/or limited ground water supply for conservation open space, agricultural, or very limited low density residential uses.

Preserve environmentally sensitive areas as conservation areas for passive recreation through the public dedication of land, either by public purchase, purchase/transfer of development rights, or donation.

Protect and promote working farms as vital components of the rural atmosphere of the area. Promote a tree planting program.

Identify scenic vistas and corridors where extra protection is needed to protect the land from visual pollution and uncontrolled development.

GOAL 2: Ensure that future development is sensitive to the natural environment.

OBJECTIVES: Participate in the site plan reviews of new developments and subdivisions at the county level.

Establish requirements for setbacks, open space, impervious surface, conservation easements, and tree preservation in areas with environmental limitations.

Ensure that McKean Township has input on all new development and land division, and that proper agencies are notified of any township concerns.

Require minimum site disturbance (both physical and visual) for new development and require that it "fit" with the natural features of the site.

Create a conservation overlay district in the zoning resolution to limit development within identified flood plain areas.

Encourage the use of natural buffers, such as trees, bushes, and berms, between conflicting land uses.

GOAL 3: Protect the ground water resources of McKean Township.

OBJECTIVES: Establish minimum lot size guidelines throughout the township based on the amount of area needed to afford adequate ground water recharge and limit pollution potential beyond which no zoning district may go below. This could be done through the Rural Preservation Overlay District.

Require environmental impact studies for any proposed uses that have a history of polluting or contaminating the ground water resources of the area.

COMMUNITY SERVICES, FACILITIES, AND UTILITIES

Some of the services currently provided by McKean Township include general government services, zoning, emergency medical and fire services by contract, and township road maintenance. As the area continues to grow, certain needs could be addressed such as toll-free calling within the county, social programs, recycling centers, and natural gas provision. One of the most important services to any community is public education. Planning for future capacity in the school system is critical as the local school district's populations increase. The Township opposes central water and sewer systems.

GOAL 1: Provide the best quality and highest level of services possible to the residents of the area without sacrificing McKean Township's rural atmosphere.

OBJECTIVES: Ensure the level of service corresponds with the growth of the community.

Maintain current provision of fire protection and emergency medical services.

Examine the possibility of providing programs for teens, children, and senior citizens and expanding on the MCO community recreation center.

Examine the feasibility of establishing an adopt-a-road program for McKean roadways.

Examine the possibility of natural gas line provision to residents that want it.

Look into establishing a recycling center at the township hall.

Work with the county in pressuring Alltel or another telephone company to provide toll-free telephone service throughout the county.

Strive to improve in service areas according to the residents' survey responses (especially public schools, public area maintenance & mowing, culvert repair, snow removal, street maintenance, and sign repair).

GOAL 2: Maintain an adequate tax base to provide for the health, safety, and

welfare of the citizens of McKean Township.

OBJECTIVES: Develop a long-range capital improvements plan that is consistent with the goals and future needs of the area, and that clearly defines the amount of revenues needed for long-range improvements and services.

PARKS AND RECREATION

As communities grow, park and recreation opportunities are an essential aspect of the quality of life. Currently with Ellas Park, the township has a good base for recreational resources. However, as McKean Township's population grows, it might develop other recreational needs ranging from bike trails to walking trails to senior citizen recreation facilities. More importantly, parks and recreation areas can add to the rural atmosphere McKean wishes to preserve. In fact, parks do not have to consist of large tracts of mowed grass – they can range from managed forests to wetlands to natural grasslands, any of which support wildlife and a diverse ecological community. If cluster development is promoted in the township, some land could become available for various park and recreational purposes. For this reason, a park and recreation plan is needed for the area to coordinate the existing facilities and to direct new park development in an orderly fashion.

GOAL 1: Plan for the maintenance and expansion of the existing park and recreational facilities in the township.

OBJECTIVES: Ensure that improvements of present and future parks accommodate the needs of residents of all ages from toddlers to senior citizens.

Encourage citizen participation in the selection of park and recreation improvements and programs, so that the existing facilities are utilized to their full potential.

Encourage citizen participation in the site selection and planning of parks and recreational facilities so that each resident has adequate access to such facilities.

In developing a park plan, consider all types of parks from forests to grasslands to wetlands to agricultural to recreational.

Encourage the Licking Park District to acquire parcels of land for neighborhood recreation uses that would be county-owned and seek out new sites for local parks and recreation areas.

Consider local and regional groups and organizations as sponsors for maintaining some of these planned park areas ("Adopt-a-Park").

GOAL 2: Plan for the creation of connected open spaces, "openways," and conservation easements for preserving the rural character of the township and allowing paths for walking, hiking, and possibly even horse riding and bicycling.

OBJECTIVES: Provide incentives to farmers, developers, and land owners for the donation of linear, interconnecting open space and unusable agricultural pieces.

Attempt to connect proposed new greenways and conservation easements with existing dedicated green space and parks as new developments are reviewed.

The Rural Preservation Concept

Introduction

As urban centers such as Newark, Granville, and Columbus continue to spread out into adjacent rural townships, agricultural lands are converted permanently to urban use. Under existing conditions, this is an inevitable consequence of population growth. Rural areas like McKean Township have no centralized public water and sanitary sewer facilities, and therefore are zoned for large lot, low density residential development that have on site wells, septic tanks, and leach fields.

Typically, existing road frontage gets subdivided first, leaving tracts of agriculture in the rear. As road frontage is used up, demand for additional rural house lots pushes for the conversion and subdivision of these rear backlands. Because of the large lot requirements of zoning (5 acre minimum in McKean), such large lot subdivisions consume much of the available farmland, leaving remainders that are not practical to farm.

This conversion of farmland to large lot rural home subdivisions has an additional consequence to adjacent farms. When a farm converts to tract residential subdivisions, it becomes more difficult for the neighboring farmers to stay on their land and farm. Traffic congestion makes it more difficult to move equipment over farm-to-market roads. Many of these new neighbors have moved out of urban and suburban areas looking for "rural atmosphere" but have no relationship with farming nor understand its necessary processes. As a result they complain of noise, dust, spray, equipment, and smells related to agriculture and attempt to get restrictions placed on the farmers. Land developers begin to seek the next adjacent farm to subdivide and the value of the land goes up as land speculation intensifies. Because of the difficult economics of agriculture, especially for small farms, farmers may need to split a few lots for sale to raise capital to upgrade their equipment, change farming operations for efficiency, or make up for a bad year. And finally, the farmers themselves often view their land as their retirement fund, especially if they do not have children who wish to continue farming. And as many large farm holders in McKean Township are at or nearing this age, they want to be able to sell their land to the highest bidder.

There is a market for large lots in rural areas, and they will continue to be divided. However, there is also a way to allow agriculture to coexist with residential development. This is what the residents of McKean Township have stated to this group in the surveys and the meetings... preserve the rural atmosphere and way of life of this township. This means coming up with a way to protect and preserve farmland for current and future residents while still allowing the development and sale of land for residential uses. The Rural Preservation concept may offer a way for farmers to raise needed capital, create a relationship with a specially designed open space, and allow farming to continue on a permanently preserved portion of their land.

Purpose

In order to help preserve farmland and natural areas, Rural Preservation zoning may permit house lots to be clustered in the most environmentally appropriate portion of a farm, while surrounding itself with permanently preserved open space, intended to be retained as farmland. The development rights to the preserved open space/farmland are permanently and irreversibly transferred to the farm village lots in return for which the open space is protected by permanent deed restrictions, plat restrictions, open space easements, and/or a preservation trust.

The rural preservation concept is intended to sustain rural areas by permanently protecting agricultural lands as open space and farmland, assist farmers in suburbanizing areas by providing alternatives to standard tract subdivision of their farms, and establish green corridors around urban centers, all the while helping to maintain local agricultural markets and ensuring that residents maintain a close relationship with the land and nature that sustains them.

Basic Criteria

1. The Rural Preservation is an option for development. A landowner may still divide their land in traditional 5-acre lots with 250 feet of public road frontage if they so chose. This is an option for those who wish to see their land develop with continued farming and open space.
2. The Rural Preservation is intended to be density neutral. That is the same number of lots that would be permitted in a traditional subdivision of the land to be developed, are permitted in the Rural Preservation development. However, they will be much smaller and closer together, providing a large area(s) of preserved open space/farmland.
3. To qualify, the land must be located within the Agricultural Zoning District.
4. The large permanently dedicated open space/farmland areas should, wherever possible, connect to adjacent farms or dedicated open space/farmland. This will make continued farming of the land more economically feasible while having less impact on surrounding residential development. Common open space not used for farming can be placed around or in the clustered Rural Preservation.
5. The open space/farmland must be placed under a permanent easement and deed restriction. It should be under the control of a homeowner's association that includes a non-profit farmland trust of some kind as a vetoing authority.
6. Only single family homes will be permitted on lots smaller than 5 acres

Annexation

In the State of Ohio, all lands are either in incorporated or unincorporated areas. The incorporation of lands creates municipalities, which are cities or villages. These municipalities create their own charter and form of government within the provisions of state law. Residents of incorporated areas follow the rules and regulations of their city or village. The remaining unincorporated areas are in counties composed of townships.

The residents of these areas follow the laws and regulations of their township and county. State law provides different powers, usually more regulatory, to incorporated areas than unincorporated areas. In fact in Ohio, cities and villages may have "Home Rule" authority, which is a constitutional and statutory law; local self-government that provides for municipalities and local government entities to adopt and enforce within their limits such as local police, sanitary, land use, and similar regulations. Sometimes referred to as a city or village charter.

There are no incorporated areas in McKean Township. The closest are the Villages of Granville, Utica, and Johnstown, and the City of Newark. Highwater and Fredonia may be thought of as towns or villages, but they are not incorporated and do not have "Home Rule," i.e. they report to the township and county. There are only three ways land in McKean can become incorporated: 1) be annexed by an adjacent city or village, 2) merge with an adjacent city or village (as was voted upon in Granville), or 3) incorporate part or all of itself.

In the near future, the only real possibility of annexation is if the Village of Granville and Granville Township merge. This would place their incorporated limits at the McKean Township line. If Granville attempted to add land in McKean to itself, it would have to go to a vote of both Granville residents and McKean Township residents. However, if a property owner in McKean owned land adjacent to the corporation line, and requested to be annexed, the Licking County Commissioners would make this decision. The Commissioners have a limited authority in approving and disapproving annexations according to current state law. Ohio law requires that the only consideration be the "general good of the territory to be annexed," and not the remaining residents of the township or school district, etc.

The annexation might allow improved services like police protection, parks, or trash pick-up, or it might allow smaller lot sizes through zoning or utilities, once a part of the city or village. If this is the case, the Commissioners are virtually required to approve it. The single largest determining factor often is whether central water and sanitary sewer service is available. For this reason, some townships have created water and sewer districts. Another reason is because the Environmental Protection Agency and local health department required them because septic systems failed and were leaking over the land or wells dried up.

Central Water and Sewer

Central water and sewer is an expensive system that will drastically change the nature of a community. There are large costs involved in providing water and sanitary service.

Land must be located and purchased for large water wells and a water treatment plant, and elsewhere for a sewer treatment plant. These plants must have all the required cleaning and monitoring systems required by the EPA. Plans must be made for laying the lines that will carry the water and waste water. This means purchasing easements to run them, digging the ditches for them, buying the pipe, restoring the land, and paying the construction crews and engineers. Further, not all land will lie downhill for the sewage and the water pressure may need boosting. This requires special stations.

Finally, the system must be maintained once it is operating. The way these costs are covered is through assessments to landowners, usually on the basis of the number of lots they own, their size, and the amount of road frontage. This cost can be huge.

As a result, it is often not worthwhile for a farmer to continue once water and sewer lines are built along the farm... the annual assessments are too high. In addition, the availability of central water and especially sewer means that no land is needed for leaching systems, so lot sizes, for practical purposes, are only restricted by house sizes. This means that big developers can now build roads and a subdivision with many more lots than before – resulting in more profits. Apartments and other high-density structures are feasible. Land prices are bid up, and farmers sell the land. Then rural farm area becomes a suburb.

Therefore, since McKean Township desires to “preserve the rural atmosphere” it should strive to avoid attracting or creating conditions that would require the provision of central water and sewer facilities, unless technology creates a system as effective that is less costly. Because annexation does not appear to be a major threat at this time, the focus should be on preventing conditions that would require centralized water and sewer for health reasons. Thus all development within the township should be such that the wells and water supply is protected and septic waste systems are maintained, are constructed on proper soils, and have enough room to function properly.

PLANNING GLOSSARY

ACCESS: Access relates specifically to automobile access between a development situated on one or more tax parcels and the public roadway system. Access serves two important purposes: ensuring safety to the public as it enters and exits the roadway system, and maintaining arteries free from congestion. The quantity and location of curb cuts should be managed to protect the public, the land owner, and the traffic capacity of the public roadways. The Licking County Subdivision Regulations have an entire section on access management/congestion prevention within the county.

AMENITY: Characteristics of a development that increase its desirability to a community or its marketability to the public. Amenities include swimming pools, tennis courts, bike and pedestrian paths, landscaping that complements the environment, attractive site design, and the like. Some amenities benefit solely the residents or employees on the site while others also have a neighborhood or community-wide benefit.

AREA REQUIREMENTS: The spatial standards (lot width, depth, area, setback requirements, etc.) established for a lot or yard within a particular zoning district. Area requirements are set forth in the township's zoning resolution.

BUFFERS AND SCREENING: Buffers serve as a physical separation and protection between incompatible activities and are utilized to reduce the negative impacts associated with certain uses. Examples include screening of trash dumpsters and off-street loading areas, as well as hedging along off-street parking areas to reduce glare and improve aesthetics. Buffers are most appropriate as a means of protecting existing uses from the impacts of new development. The degree and range of buffers should be responsive to the type of new development. Buffering the impacts from a 5,000 square foot neighborhood business is different than screening a 45,000 square foot commercial center. Function should determine the form of screening. The amount of area required can also range with the type of buffer proposed. A ten-foot landscaped strip that includes a six-foot wood privacy fence can be as effective as a 30 foot landscaped strip with a three-foot mound and evergreen plantings, depending on the situation.

BUILDING AREA: The amount of space remaining on a lot where the primary structure can be placed after the minimum requirements for bulk regulations and setbacks (front, side and rear yards) have been met. It is also sometimes referred to as "Buildable Area." See also YARDS.

BUILDING CODE: Regulations governing building design, construction, and maintenance. They are based on the government's police power to protect the health, safety, and welfare of the public. In McKean Township, the Building Code Enforcement Department oversees these regulations.

BUILDING ENVELOPE: The width, depth and, in some cases, height dimensions within which a structure may be built on a lot. Building envelopes are established by district within the zoning resolution.

BUILDING LINE: A line fixed at a specific distance from the front or side boundaries of a lot. The building line is sometimes called the setback line. Structures may not be built between the nearest lot line (usually the one with public road frontage) and the building line.

CAPITAL IMPROVEMENTS PROGRAM (CIP): A schedule for financing and constructing major public improvements and facilities needed by a locality. A CIP usually covers a five-year period. It is updated annually and then extended another year into the future. The CIP includes major projects such as road and utility improvements which are expensive, have a long life, could have substantial impact on surrounding community, and may need to be planned well in advance. Because such projects often generate and guide land development, the CIP is an important tool for implementation of the comprehensive plan.

COMMUNITY FACILITIES: Facilities open to and used by the public such as streets, utilities, schools, libraries, parks, and playgrounds. They may be publicly or privately owned. Community facilities are amenities that should be encouraged because they usually improve the quality of life for community's residents, workers, and/or visitors.

CONDITIONAL USE: A use that is permitted in a zoning district under certain conditions. Unlike a permitted use that is allowed outright, before a conditional use can be performed within the zoning district, a conditional use permit and approval of the Board of Zoning Appeals is required. Most conditional uses have one or more characteristics that could negatively impact the existing or planned uses in the district and thus require further review to mitigate or control them. For example, drive through restaurants have a heavy impact on road traffic and safety and thus are often conditional uses.

COVENANT: A private agreement between the buyer and seller of land that asserts legal requirements on the use of land. Normally contained in the property deed or otherwise formally recorded, covenants are most commonly used to place restrictions on the use of all individual lots existing or to be created in the development or to prohibit certain specified activities. These are also known as Deed Restrictions or a Restrictive Covenants. Enforcement of covenants must be by local action initiated by private individuals with standing, not by government initiative, unless a government agency is given specific authority within the written instrument.

CUL-DE-SAC: A dead-end street with an appropriate turn-around that affords safe and convenient movement of vehicles by allowing them to reverse course by turning without backing or turning into a driveway. Publicly dedicated cul-de-sacs should only be constructed to access land that can not otherwise be developed with through streets. A public road should perform two functions: 1) access to individual lots and 2) through movement for traffic. Because cul-de-sacs do not meet this second function, they should only be used in hardship situations.

DEDICATION: The transfer of property rights from private to public ownership and maintenance. Land so conveyed to the local government may be used for streets, schools, parks, utilities, and/or other public facility or infrastructure. The local governing body must formally

accept the dedication for the transaction to be complete and ownership changed. For example, the new streets of a subdivision must be dedicated to the township.

DENSITY: The average number of families, persons, or housing units situated on a unit of land; usually expressed as "(dwelling) units per acre." For example, 2 units on 10 acres. Density is a good measure of how rural, suburban, or urban an area appears to the senses. Also see GROSS DENSITY and NET DENSITY.

DEVELOPED AREA: A tract of land or portion thereof on which buildings, streets, and utility lines have been constructed. See also IMPROVED LAND.

DEVELOPMENT: Land developed for residences, business, and/or industrial purposes. Development may also be defined as the construction of structures, utility lines, or other physical change on land that will exclude other uses within the foreseeable future. The term "development" excludes land in agricultural production.

DEVELOPMENT RIGHTS: Rights to develop land in various ways. Property rights consist of a group or "bundle" of rights that together compose the whole. These include the rights to develop land on or below its surface and in the air above it; to grant easements; to use land for agriculture; or to develop it for a shopping center, residences, etc. Rights to develop land may be sold as a complete package called fee simple (ownership) or the land owner may sell some rights while retaining others. Thus the property owner may sell or donate certain development rights, such as easements for utilities or rights-of-way for streets, while retaining the right to building structures on it, mine underneath it, etc. See also TRANSFER OF DEVELOPMENT RIGHTS.

DOWNZONING: A change in the zoning classification of land to a classification permitting development that is less intensive, such as from multi-family to single-family, commercial or industrial to residential, or residential to agricultural.

DWELLING UNIT: A living space for one family or a household. A dwelling unit may be part of a building containing two or more dwelling units or it may be a detached building for a single family. Current Licking County Health Department regulations require that each new detached dwelling unit be placed on its own lot of record.

EASEMENT: A right given by the owner of land to another party for a specific, limited use of that land. Utility companies often have easements allowing access to private property for servicing and maintaining their facilities and/or lines. Local governments may also preserve things like scenic areas, farmland, or open space by means of a conservation easement which restricts development of the land in ways that would negatively impact these features.

EMINENT DOMAIN: The legal right and process of government to acquire or take private property for public use. The government must make payment of just compensation to the owner. See also RIGHT-OF-WAY and TAKING.

ENVIRONMENTAL IMPACT STATEMENT (EIS): An assessment of a proposed project or activity to determine whether it will have significant environmental effects on the natural or man-made environment. An EIS is required by the federal government on projects that use federal funding; most notably transportation projects.

FINAL SUBDIVISION PLAT: A map of an approved subdivision properly approved by and filed with the local government. Such a map will usually show surveyed lot lines, street rights-of-way, easements, distances, bearings, and angles pertaining to the exact dimensions of all parcels, street lines, public and private improvements, and so forth. The final plat is the last step of subdivision review under the Licking County Subdivision Regulations. The final plat should be signed by the developer, the Licking County Commissioners, and other administrative officials of Licking County.

FLOOD PLAIN: Land located around water-courses or water bodies that is subject to periodic flooding. The general standard referred to is the 100 Year Flood. The 100 Year Flood Plain is the land which has a one percent chance of being covered by flood waters in any given year. Thus, though not likely, it is possible for this land to experience a 100 Year Flood two years in a row.

FRONTAGE: The side of a lot adjacent to the street. The frontage of a corner lot is the shorter of the two sides facing a street, however many zoning regulations treat both sides as frontage. Frontage may also be described as a distance, e.g., "The lot has 250 feet of frontage."

GROSS DENSITY: The number of dwelling units per acre before the acreage dedicated for roads, open spaces, and other public uses has been subtracted from the acreage of the entire development site. "Net density" is the number of dwelling units per acre after all dedicated areas have been subtracted.

HARDSHIP: Conditions of the land which may unduly limit the use of a particular piece of property. The Township Board of Zoning Appeals may grant a variance from the zoning resolution to alleviate an undue hardship. Mere inconvenience or inability to obtain maximum profit is not ever considered a hardship.

HIGHEST AND BEST USE: The most profitable use to which a property may be put. This theoretical real estate concept rarely takes into account the effect that such a use would have on nearby properties or public facilities. Zoning regulations should attempt to balance the individual's private property rights with the need to protect the public interest.

HISTORIC AREA: An area that contains buildings or places in which historic events occurred or that has special public value because of notable architectural or other features relating to the cultural or artistic heritage of the community. These features should be of such significance as to warrant conservation and preservation.

HOME RULE AUTHORITY: Home Rule is a constitutional and statutory law; local self-government that provides for municipalities and local government entities to adopt and enforce

within their limits such as local police, sanitary, land use, and similar regulations. Sometimes referred to as a city or village charter.

IMPROVED LAND: Land that has been provided with basic facilities such as roads, sewers, water lines, and other public improvements in preparation for meeting development standards. Also see DEVELOPED AREA.

INFILL: The utilization of vacant land in previously developed areas for buildings, parking lots, recreational facilities and other uses.

INFRASTRUCTURE: Public facilities and governmental services which support the population of a community. The term includes the physical attributes of a locality (e.g., streets, utilities, parks), as well as the services (e.g., police and fire protection).

INTENSITY: The extent to which land is used. Intensity may refer to such things as lot coverage, vehicular or pedestrian traffic, or number of units per acre.

LAND USE CONTROLS: Regulations that control and guide land use and development. In most instances, the term refers to the zoning resolution and subdivision regulations.

LOT: The basic development unit, an area with fixed boundaries, used or intended to be used by one building and any accessory building(s) and usually not divided by a highway, street or alley.

MANDATORY DEDICATION: Under mandatory dedication a property owner must dedicate part of a development, or construct certain facilities and then donate them to the public for a specified public purpose as a precondition of subdivision approval.

NET DENSITY: The number of dwelling units per acre after all dedicated areas have been subtracted.

NONCONFORMING USE: A use that is not permitted by the zoning regulations of the district in which it is located. If the use existed before the zoning regulations, it is a legal nonconforming use and may continue, although a new or different nonconforming use may not replace it. Most resolutions provide that the extension or enlargement of a nonconforming use is not permissible, and that once abandoned for a specified period, it may not be restored. In such cases the future use of the premises must conform to the regulations.

NONCONFORMING STRUCTURE: A structure that does not conform to the bulk or setback regulations of the zoning district in which it is located. If such a structure is constructed after the enactment of the resolution, it may be illegal and may be removed. However, if it existed before the zoning regulations, it is a legal nonconforming structure and may continue but may not be enlarged, extended, reconstructed or structurally altered unless it conforms to the zoning ordinance.

NUISANCE: Anything that interferes with the use or enjoyment of property, endangers personal health or safety, or is offensive to the senses. There are many types of nuisances. Laws can be invoked to determine when a nuisance exists and should be abated. Nuisance law forms part of the basis for zoning. The separation of uses through zoning, e.g., industrial from residential, helps create suitable residential areas free from pollution, noise, congestion, and other characteristics of industrial areas. Also see PERFORMANCE STANDARDS.

OFFICIAL MAP: A map of legally established or proposed public streets, waterways, and public areas. All features and boundaries shown on an official map should be fixed or determined by a physical or aerial photographic survey. Once adopted, an official map is amended with each recorded subdivision plat. The map also serves as a notification of proposed public improvements. However, it does not constitute a taking or acceptance of such improvements. The Licking County Engineer's Office maintains the official maps of the county.

OVERLAY ZONES: Zoning requirements that are described in the ordinance text and map, and imposed in addition to those of an underlying district. Developments within the overlay zone must conform to the requirements of both zones or the more restrictive of the two. It usually is employed to deal with specific physical characteristics such as flood plains or steeply sloping areas, but may have other applications as well such as development within historic areas, traffic corridors, or redevelopment areas.

OPEN SPACE: Undeveloped land that may accommodate future development or because of productive soils, natural characteristics or unique features may be preserved in its cultivated state for agricultural, forest or greenbelt areas or in its natural state for ecological, historical or recreational purposes.

PAYMENT IN LIEU OF MANDATORY DEDICATION: Under this mechanism, subdivision regulations can require developers to pay cash to a locality when requirements for mandatory dedication of land cannot be met.

PERFORMANCE STANDARDS: Performance standards regulate various land use activities by setting limits on the amount of smoke, odor, noise, heat, vibration, glare, or similar pollutants that may affect others nearby. Performance Standards offer a more precise method of assuring compatibility among land uses. This system is made possible by the technical ability to measure the volume or intensity of certain activities to determine if they meet accepted standards. Activities that meet high standards may be permitted to locate in or near residential areas. Those which might negatively affect adjacent properties are permitted only in industrial or intensely commercial areas.

PERMITTED USE: A use which is specifically authorized in the zoning district. A property owner is considered to have a "right" to this use if other standards (e.g., lot coverage, setbacks, etc.) are met. Also see CONDITIONAL USE.

PLANNED UNIT DEVELOPMENT (PUD): A form of development, usually characterized by a large tract of land that is developed under a comprehensive site plan. A PUD usually includes

a variety of housing types and densities, common open space, and a mix of building types and land uses. PUD permits the planning of a project and the calculation of densities for the entire development, rather than on an individual lot-by-lot basis.

While PUD has most commonly been used for residential developments, it may be applied to other forms of development such as shopping centers, industrial and office parks, and mixed-use developments which are combinations of uses. PUDs are sometimes called PUDs (Planned Development Units).

POLICE POWER: The inherent right of a government to restrict an individual's conduct or his use of his property in order to protect the health, safety, welfare, and morals of the community. This power must relate reasonably to these ends and must follow due processes of the law; but unlike the exercise of the state's power of eminent domain, no compensation need be paid for losses to individuals incurred as a result of police power regulation.

PRESUMPTIVE VALIDITY: A legal concept which assumes that a community's land use plan and supporting ordinances or resolutions are valid as adopted. If challenged, the burden is on the complainant to prove that the plan and supporting ordinances or resolutions are invalid.

PRIME FARMLAND SOILS: Soils are considered to be prime farmland soils based on their crop yield potential with regard to minimal input of energy and economic resources. Further, soils which are considered to be prime farmland soils must be suited to produce food, feed, forage, fiber, and oilseed crops.

RURAL PRESERVATION OVERLAY DEVELOPMENTS: A development pattern in which residential and/or agricultural uses are grouped together, leaving portions of the land undeveloped. Such development usually involves a density transfer where unused allowable densities in one area are moved and added to those permitted in another area. A zoning ordinance may authorize such development by permitting smaller lot sizes in a development if a specified portion of the land is kept in permanent open space (usually the gross density is not allowed to change). The Rural Preservation Overlay Zoning District recommended herein for McKean Township is an example of a cluster development.

REZONING: An amendment to the zoning resolution or zoning map. Ordinarily, rezonings can take three forms: (1) a comprehensive revision or modification of the zoning text and map; (2) a text change in zone requirements; and (3) a change in the map, e.g., an area zoned for residential use is rezoned to commercial use. Applications for rezonings are reviewed by the local zoning administrator and the zoning commission, as well as the Planning Commission for townships. After receiving a recommendation from the planning commission(s) and holding a public hearing, the Township Trustees may approve or disapprove an application for a rezoning.

REZONING, PIECEMEAL: Changes in zoning over a period of time in response to the requests of individual property owners rather than the community's comprehensive plan. Such zoning practices often lead to unintended or unforeseen changes in the character of a neighborhood.

RIGHT-OF-WAY: A form of easement that grants the right of passage over the property of another. It may also be used to describe the land upon which a street or highway is located. In most cases, the width of the right-of-way exceeds the pavement width so that the roadway may be widened, drainage provided, or utilities installed in the future. Also see EASEMENT.

RUNOFF: Water that flows on the surface of the land until it reaches a wetland area or a watercourse. Excessive or uncontrolled runoff in rural or suburban areas can pollute waterways with large amounts of silt. In urban areas, runoff from streets and parking lots pollutes waterways with oil and other petroleum byproducts.

SETBACK LINE OR SETBACK: See *BUILDING LINE*

SITE PLAN: A plan, drawn to scale, showing uses and structures proposed for a parcel of land. Depending upon the requirements of the zoning and/or subdivision resolution, it may also show the location of lot lines, the layout of building sites and buildings, open space, streets including parking areas and access to and from the public street system, major natural and manmade landscape features, and depending on requirements, the location of proposed utility lines.

SITE PLAN REVIEW: The review by local officials, usually the planning commission and staff, to determine if site plans and maps of a developer meet the stated purposes and standards of the zoning and subdivision resolution; whether the development will provide for necessary public facilities such as roads and schools; and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.

SPOT ZONING: Spot zoning may be a form of discriminatory zoning when its purpose is to serve the private interests of one or more landowners instead of furthering the welfare and morals of the entire community as part of an overall zoning plan. Although changing the zoning classification of any parcel of land to permit a more intensive use could possibly constitute spot zoning, the test lies in its relationship to the existing zoning pattern and guidelines of the local comprehensive plan. Spot zoning may be based on the arbitrary and inappropriate nature of a rezoning change rather than, as is commonly believed, in the size of the area being rezoned.

STANDARDS: While often used to refer to all requirements in a zoning ordinance or resolution, the term usually means site design regulations such as lot area, height limits, setback, frontage, landscaping, yards, and floor area ratio - as distinguished from use restrictions.

STATEMENT OF PURPOSE: A statement of policy often incorporated into a zoning resolution, which outlines the broad purpose of the resolution and its relationship to the comprehensive plan. Frequently, it is a statement preceding regulations for individual districts, which helps to characterize the districts, and their legislative purpose. When the application of particular district requirements is challenged in court, the courts may rely on the intent statement in deciding whether the application is reasonable and related to a defensible public purpose. As zoning resolutions become more complex, statements of intent which guide users, administrative officials, and the courts, are becoming more important.

STREETSCAPE: The total environment surrounding the street. This includes the street, its pavement and striping, sidewalks, plantings, benches, waste cans, and other street furniture, utility lines, signage, street lighting, and building facades.

STRIP DEVELOPMENT: A melange of development, usually commercial, often extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), truck-dependent wholesaling and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic carrying capacity of abutting streets.

SUBDIVIDE: The process whereby land is divided into lots or parcels according to the standards and requirements of a subdivision resolution. Determining who subdivides and what constitutes a subdivision is a legislative function reserved to local government.

SUBDIVISION PLAT: A map, generally of a subdivision, showing the location, boundaries, and ownership of individual properties. Submission, approval and recording of a plat, is a prerequisite to sale of lots in a subdivision. Approval of a preliminary plan, by the planning commission, signifies that the subdivision conforms to the subdivision regulations and to the lot size requirements of the zoning resolution, if applicable.

SUBDIVISION REGULATIONS: Local resolutions that regulate the conversion of land into building lots for residential or other purposes. The regulations establish requirements for streets, utilities, property platting, and procedures for dedicating land for rights-of-ways and easements to the local government, and prescribe procedures for plan review and payment of fees. Licking County has countywide subdivision regulations which cover the unincorporated areas of Licking County. Incorporated villages and cities may adopt and administer their own set of subdivision regulations.

TAKING: Government appropriation of private property for which compensation is paid. The United States Constitution provides that property cannot be condemned through eminent domain for public use without just compensation. Also see POLICE POWER and EMINENT DOMAIN.

TRANSFER OF DEVELOPMENT RIGHTS (TDR): A system of assigning development "rights" to parcels of land. The landowner has the option of using these rights to develop his land or he may sell his rights to another property owner. If the landowner sells his development rights, he may not develop his property. However, a buyer could use these rights to develop another parcel of land more intensively than otherwise permitted. In some systems, the local or state government may purchase development rights in order to preserve a portion of the locality as open space for agricultural production. Not yet a common practice in the State of Ohio.

TRANSITION ZONES: A zoning district often permitting a mixture of land uses, which serves as a buffer between other incompatible districts. For example, a transition zoning district

permitting offices and multi-family dwellings is often utilized around a community's central business district to protect outlying residential areas.

UNDEVELOPED LAND: Land not served by streets, water lines, sewer lines or electrical service. Also see IMPROVED LAND.

USE: The specific purpose for which a piece of land or a building is designed, arranged, intended, occupied, maintained, or permitted by local regulations.

VARIANCE: A reasonable deviation from those zoning resolution provisions regulating the size or area of a lot or parcel of land, or the size, area, bulk or location of a building or structure when the strict application of the resolution would result in undue hardship to the property owner. The need for a variance should not be shared generally by other properties, and a variance should not be contrary to the intended spirit and purpose of the zoning resolution. Variances should relate to the condition of the land, not to the circumstances of the property owner. Variances are also possible from other regulations. For example, the Licking County Planning Commission considers granting variances to the subdivision regulations in cases where: 1) There are exceptional topographical or other physical conditions peculiar to the particular parcel of land, 2) A literal interpretation of the regulations would deprive the owner of rights enjoyed by other property owners, 3) The peculiar conditions that necessitate the variance were not the result of previous actions of the land owner, and 4) The requested variance is the minimum variance that will allow a reasonable division and/or use of land.

WATERSHED: An area in which all surface water drains to a common stream, river or other body of water.

WETLANDS: Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, fens, potholes, playa lakes, vernal pools, and similar areas.

WOODLANDS: Woodlands generally consist of hard and soft deciduous trees but can also include some conifers.

YARDS: The open space on a building lot situated between the front, rear, or side wall of a building and the nearest lot line, unoccupied except for projections and the specific minor uses specified as accessory uses in the Resolution.

ZERO LOTLINE: A development technique in which the setback requirements for one or more sides of the lot are omitted so that buildings are allowed to abut property lines. This design technique creates more usable space on individual lots.

ZONING: The legislative process by which a local government classifies land within the community into areas and districts referred to as zones. Zoning regulates building and structure

dimensions, design, placement, and use. Requirements vary from district to district, but they must be uniform within districts.

ZONING APPEAL: An appeal from any order, requirement, decision or determination made by an administrative officer in the administration or enforcement of a zoning resolution.

ZONING BONUSES: Sometimes referred to as incentive zoning. Bonuses may be offered to developers in exchange for specific amenities (such as providing additional open space) which are part of the development proposal. Bonuses often take the form of higher permitted densities and/or reductions in lot size provisions. Bonuses are commonly associated with cluster housing and planned unit developments.

ZONING DISTRICT: A land area in which the zoning regulations are uniform.

ZONING MAP: A map showing the location of zoning districts within a county, municipality, or township which, along with the zoning text, comprises the zoning resolution.

ZONING PERMIT: A permit issued by the zoning administrator indicating that the submitted plans comply with the zoning resolution and that the use or structure proposed is allowed by the ordinance or has been allowed by the granting of a variance by the board of zoning appeals.

ZONING TEXT: The text of the zoning regulations containing the terms and conditions of zoning within the community and setting forth zoning standards, procedures and requirements. It is adopted by the local governing body after a public hearing. The zoning text, along with the zoning map, constitute the zoning ordinance or resolution.