

McKEAN TOWNSHIP

LICKING COUNTY, OHIO



Grass Roots Government

Comprehensive Plan 2024



A community based plan with a local and agricultural focus

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TO OUR COMMUNITY

The McKean Township Trustees formed the McKean Township Comprehensive Plan Committee in Spring 2023 to survey residents and, based on residents' feedback, make recommendations for short, intermediate and long-term plans for the Township. This was seen as particularly important with the increase in development pressure seen in the western and central parts of Licking County.

This Comprehensive Plan constitutes a logical plan for the Township, and is consistent with public opinion gathered through the 2023 community survey, and through public meetings and hearings.

The McKean Township Trustees adopted the McKean Township 2024 Comprehensive Plan as a general policy to guide decisions concerning future land use within McKean Township.

Sincerely,

The McKean Township Board of Trustees

COMPREHENSIVE PLAN

COMMITTEE MEMBERS

Chair

Jim Bidigare – Township resident

Members

Jeff Wintermute, McKean Township Trustee

Larry Hansel, McKean Township Zoning Inspector

Mark Marston, McKean BZA Representative

Diana Hooverman, McKean Township resident

Kayla Jones, McKean Township resident

DeAnn Nightingale, McKean Township resident

Chris O'Neill, McKean Township resident

Tara Harris, McKean Zoning Commission Representative

INTRODUCTION & EXECUTIVE SUMMARY

A Comprehensive Plan is a policy document that serves as a roadmap for land use, development, policy initiatives, and growth. Ultimately, it guides a Township's entire decision making process. The Comprehensive Plan allows a community to create a game plan when faced with outside development pressures in a changing region. A Comprehensive Plan outlines a plan for the community for the next 5-10 years. The ideal Plan is a living document, and is acted upon and updated frequently.

McKean Township sits at a unique location within Licking County, as it is in proximity to the unprecedented developments in Licking County, notably Intel, yet lacks the proximity to major transportation routes and infrastructure to see immediate development pressures. This provides the Township with an opportunity to plan now for the future they want to see as development pressures eventually move outward.

The 2024 McKean Township Comprehensive Plan envisions the Township as a true agricultural community in the years to come. It also aims to improve community connections, communication, agricultural support, zoning, and the local economy. McKean Township will achieve it's goals through collaboration with Township leadership, residents, and other stakeholders that are active within and around the community. In addition, zoning improvements should be taken to further protect the Township and provide a basis for the vision and goals set forth in this Plan.

This plan provides the basis and roadmap for McKean Township to move forward and enhance the Township for all of the residents who call the Township home. The Comprehensive Plan was largely created by the Comprehensive Plan Committee with input from residents through a community wide survey and a public meeting. Crossroads Community Planning was brought on to work with McKean Township to compile the findings and recommendations of this Plan.

TOWNSHIP HISTORY

This McKean Township history section comes from Allie Ellas's writing, the 1999 McKean Township Comprehensive Plan that was completed by the Licking County Planning Commission, and the McKean Township website.

EARLY HISTORY & ESTABLISHMENT

"In early times, the area of McKean Township was part of the United States Military lands. John Price, a Welshman, was the first settler in McKean Township. In 1806, about four miles north of Granville, he cleared land that was later called Welsh Field. Other settlers begin to arrive and by April 1810, McKean Township was originally surveyed and was divided into four tracts of 1,000 acres. The early pioneers were principally from Virginia, Pennsylvania, Maryland, New Jersey, and a few from New England. Early settlers found Indian mounds on a farm owned by Thomas McKean Thompson, located about four miles north of Granville. Thomas McKean Thompson was an early settler who was a wealthy and knowledgeable man. He came from Pennsylvania where he was the private secretary to Governor McKean. Thompson named McKean Township in honor of the governor. There were two villages in McKean Township – Fredonia and Sylvania. 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 of Sylvania to be 50. Sylvania is now the town of Highwater."

EARLY DAYS IN FREDONIA: BY ALLIE ELLAS

"In the early days of 1825 and 1830 Fredonia gave promise of becoming a thrifty village. Fredonia was laid out by Spencer Arnold in 1829 and was settled by people from the Northeastern states and West Virginia. Tradition says 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 with the cows and pigs pastured in the road. There were three general stores, one harness shop, one shoe shop, one wagon shop, one tailor shop, one copper shop, and sometimes two blacksmith shops. There were usually two doctors and a post office. There was usually a milliner in some of the houses that sewed the braid, blackened and pressed the hats, and also trimmed the hats and bonnets in the latest fashions. An artist would often come out and take pictures for the people until all were supplied, then move on to another village. Photographs were not invented at that time. There were two churches, both had good membership and congregations. The general stores carried miscellaneous stock, hardware to groceries, dry goods, boots, shoes, jewelry, hats, and caps. Not one had to drive to Newark for supplies. The school in those days had only two terms during the year, each of three months-three months in the winter and three in the spring. Wages were nine and twelve dollars a month. Large boys did not have the advantage of the spring term as they had to work. It was a two-room schoolhouse in the 1800s due to the younger children being taught by themselves. A rake factory stood where the former McKean Elementary School building stands now. The rake factory made horse and hand rakes that were shipped from Newark."

"You can see at that 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 give the mail carrier twenty-five cents for each letter. Not many letters were written in those days."

LIFE IN FREDONIA UPDATE: 1984

"Life in Fredonia and the life of Highwater, both in the McKean Township area, are still busy today (1984). The area has a population of approximately 1197 people, 15 merchants, three churches, one general store, and 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 building. The McKean Community Organization (MCO) formed in May 1982,

came about through strong determination that the community would not fall away. 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 Fredonia and Highwater residents are still striving for a better small -area community through the development of Ellas Park, located near the grounds of the McKean Township Building. Through the help of McKean residents, the McKean Community Organization, and the Township Government cooperation, this small area named in the 1800s is still on the up-swing of growth."

TOWNSHIP INFORMATION

GOVERNMENT ORGANIZATION

The Township is governed by the Board of Trustees, a three-member board who is elected in November of odd-numbered years to a four-year term. Two of the Trustees are elected in the year after the presidential election and one is elected in the year before it. In addition to the Trustees, the Township has a fiscal officer who serves a four-year term beginning on April 1 of the year after the presidential election, with the position being elected the November before. Any vacancies in the fiscal officer position or on the board of Trustees are filled by the remaining Trustees.

ZONING ORDINANCE

McKean Township adopted its zoning ordinance since November 1975. It was last modified in July 2017.

TOWNSHIP MAINTAINED ROADS:

- Chatham Road
- Dry Creek Road (SR 661 to Loudon St)
- Fredonia—Alley & North
- Lundys Lane
- Lafayette Road
- Cat Run Road
- Timbuk Road
- Mt. Herman Road
- Sunnyside Road
- Philipps Road
- Riley Road
- Hankinson Road
- Stone Quarry Road
- Corner Road

LOCATION IN LICKING COUNTY

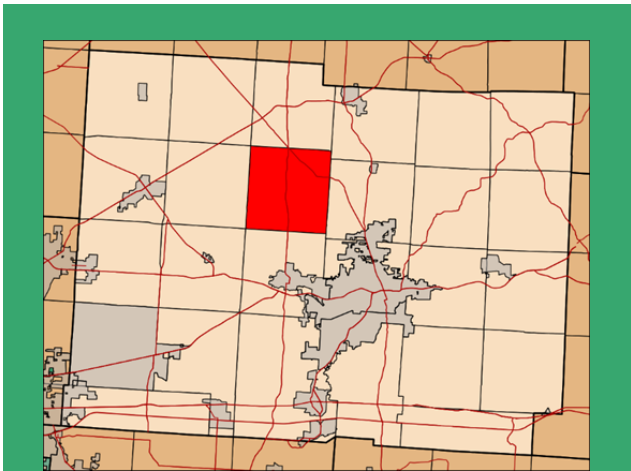
McKean Township is located in North-Central Licking County. McKean Township is shown in red.

STATE MAINTAINED ROADS:

- North Street (SR661)
- Marion Road (SR657)

COUNTY MAINTAINED ROADS:

- Sportsman Club Road
- Dutch Lane Road
- Crosley Road
- Reynolds Road
- Chestnut Hills Road
- Loudon Street Road
- Dry Creek Road



EXISTING CONDITIONS & TRENDS

STUDY AREA

The study area includes the entire area of McKean Township, which has no incorporated areas within its borders. The Township consists of approximately 26 square miles of land and is a predominately rural community defined by gently rolling land and farms interspersed with forested areas. It is located just northwest of the center of Licking County. The community is close to the established cities of Granville and Newark, but has yet to experience significant development beyond large-lot single-family housing that characterizes the residential fabric of the Township. Figure 1 is a map of McKean Township with the borders outlined in pink:

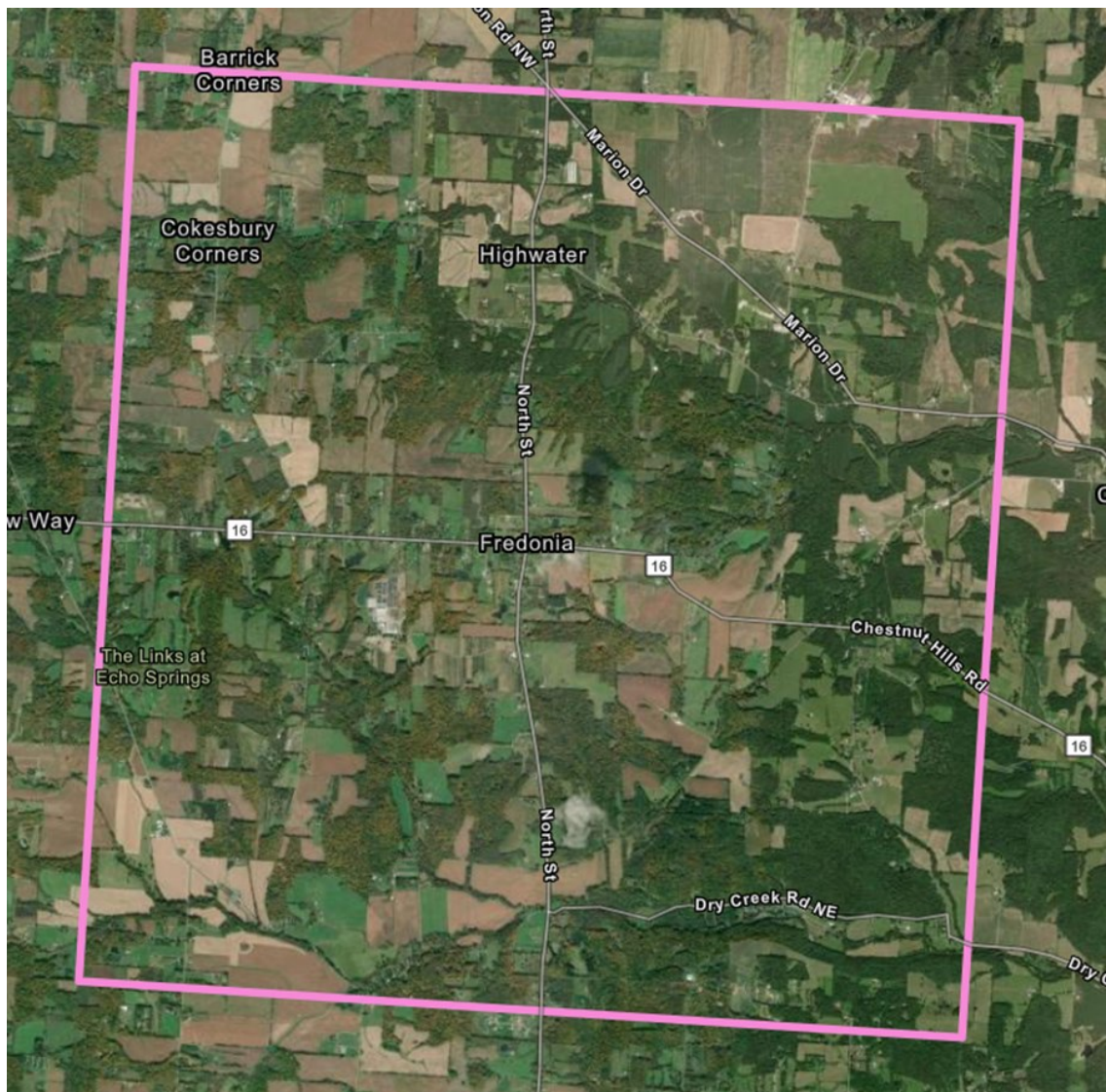


Figure 1: Study Area

Figure 2 highlights McKean Township’s location in relation to its neighboring townships and municipalities.

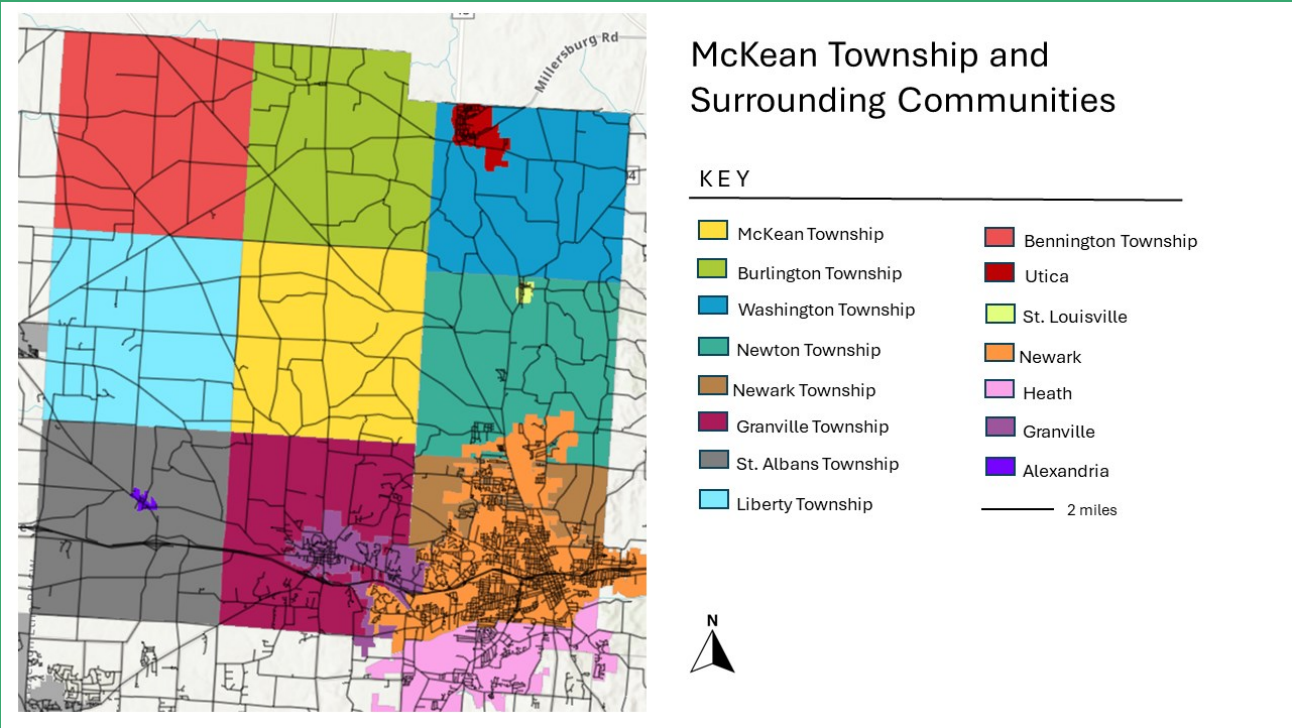


Figure 2: Surrounding Communities

Major roads that run through the Township include State Route (S.R.) 661 (North Street), which runs north-south through the center of the community. It intersects another major road, County Road (C.R.) 16, which is named Sportsman Club Road to the west of S.R. 661 and Chestnut Hills Road to the east. This road splits the Township horizontally. The unincorporated Village of Fredonia sits in the center of the Township at the intersection of these two roads. This small community acts as a focal point for the Township, with the Township Hall, churches, convenience store, auto shop, Fredonia farmers market, and the Farmer’s Lodge located here.

Other major roads include S.R. 657 (Marion Road) which intersects S.R. 661 at the northern Township line and then cuts southeast across the northeastern portion of the Township. Dry Creek Road runs in roughly a shallow U-shape across the southern portion of the Township, following Dry Creek. C.R. 32 (Lafayette Road) runs up the western half of the Township from Dry Creek Road to the northern Township line. C.R. 15 (Dutch Lane) runs across the northern half of the Township, starting at S.R. 657 and running North/Northeast to the western Township line. There are several other Township roads that create a network between these more major routes. The eastern portion of the Township does not have a road that runs the entire length north to south, likely due to the terrain in this area. Residents in this area wanting to go north/south must traverse a network of shorter roads or drive west to S.R. 661.

Besides Fredonia, the Township has a few additional notable sites. Highwater is a smaller unincorporated village to the north of Fredonia at the intersection of S.R. 661 and C.R. 15. This node has several homes as well as the Highwater United Church of Christ, which was founded in 1842. The building on-site is the third building and was constructed starting in 1918, with several subsequent additions. Other churches in the Township include Fredonia Baptist Church, the Truth Tabernacle and Beauty of Holiness Church in Fredonia, as well as Liberty Church near the northwest corner of the Township.

The Township has several commercial-grade agricultural operations. The most prominent is Timbuk Farms, located just southwest of Fredonia. This is a large Christmas tree farm and greenhouse that is quite popular in the Central Ohio area, and acts as a minor tourist attraction during the holiday season. Three Oaks Vineyard is located just east of Fredonia. The winery is open seasonally and features a vineyard, outdoor seating in a peaceful setting, and offers live music by local musicians and food trucks at their events. Shipley Swine Genetics is a long-running operation in the northeast portion of the Township that provides hog-breeding services.

In terms of recreation, the Lazy River at Granville is a campground located in the southeast section of McKean Township along Dry Creek. Besides camping and cabins, this site offers a wide range of outdoor and indoor entertainment options such as a swimming pool, laser tag, mini-golf and ziplines. The Links at Echo Springs is a highly rated 18-hole golf course set amidst large tree stands and rolling hills. It is located on the western side of the Township south of C.R. 16.

The Township's infrastructure and housing stock is typical of a rural community. Virtually all houses are large-lot single-family homes on well and septic systems. About 13% of the housing units are mobile homes, representing the only variation from this trend. The Township does not have any central water or sewer services, with the nearest services being Granville or Newark, both over a mile away. As noted above, the roads system is also rural, with all roads being 2-lane and many being minor roads.



Image: The Links at Echo Springs ¹



Photo: Three Oaks Vineyard ²



Photo: Lazy River at Granville ³

PHYSICAL FEATURES

McKean Township has two main waterways that run through the area. The first is the Clear Fork of the Licking River which runs east to west across the northern portion of the Township. The second is Dry Creek/Simonds Run/Cat Run and associated branches, which run in several branches predominantly east-west through the southern portion of the Township. The presence of these streams gives a more rolling, wooded aspect to the eastern portion of the Township, while the western portion is a bit more flat and has a larger percentage of the farmland.

The Township has floodplain along the major branches of the streams. These areas do include some of the land around the streams, but these areas fairly narrow and follow the stream beds closely, resulting in fairly minimal impact to the Township overall. Wetlands exist in the Township as well. Although not very prevalent, they do tend to be found near streams or within the Links at Echo Springs golf course in the southern half of the Township. There are a few notable patches just north of County Road 16 (Sportsman Club Road/Chestnut Hills Rd) towards the western Township border, and a more cohesive cluster close to the northern border about halfway between the western Township boundary and SR 661. This area is not sizeable, and is interspersed within some wooded areas, but is one of the more notable patches. Overall, the floodplain and wetland areas combined occupy only a small portion of the Township's land, a vast majority of which remains in a natural state and includes a number of small ponds.

The terrain of the Township contains a number of rolling hills and slopes with the highest concentration in the southeast and the least hilly terrain in the northwest. Although the total elevation change is not great, the frequent folds in the land and stream channels result in significant slopes in much of the Township. This terrain also leads to the area being fairly well drained. Most of the soils on the eastern border, as well as much of the southeastern quadrant and a good portion of the southwestern quadrant of the Township, are rated as "well-drained" by the National Resource Conservation Service. This "well-drained" soil also surrounds the stream paths through the rest of the Township. Most of the remaining area is rated as "moderately well-drained", which indicates that water may be removed from the soil somewhat slowly during certain times of the year but may drain well in other times. There are a few patches of "somewhat poorly drained" and "poorly-drained" soils in the Township. These compose portions of the stream beds, as well as sections of the northeast and northern areas of the Township that are flatter and more suitable for farming. These two factors, soils and slope, have a significant impact on the farmland quality index discussed in the next paragraph.

The National Resource Conservation Service ranks the quality of farmland throughout the United States. For McKean Township, a majority of the land is rated as either "Farmland of Local Importance" or "Not Prime Farmland". Much of this land is on slopes or is wooded land that has not been cleared for production. While there is a significant minority of the Township that is rated "Farmland of National Importance", the highest ranking, much of this is concentrated in the northwest and southwest portions of the Township. In the southwest area, a good portion of the "Farmland of National Importance" is located in floodplains or within the boundaries of the Links at Echo Springs. This means that the greatest concentration of the usable prime farmland is located in the northwest quadrant. However, this should not be interpreted to mean that farmland in other portions of the Township is not important and should not be valued. There are pockets of prime farmland throughout the Township.

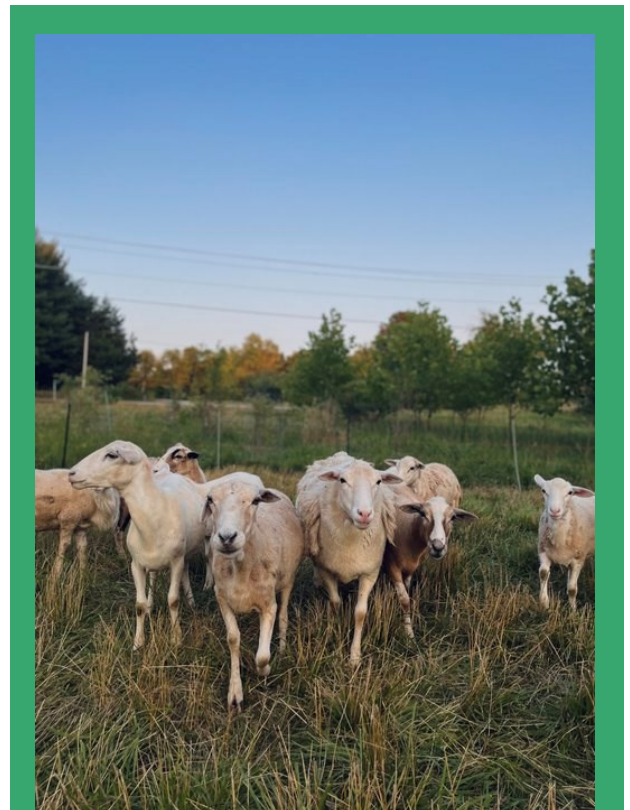


Photo: Morckel Meadows ⁴

DEMOGRAPHICS

The demographic analysis for McKean Township is included below. This analysis is based on 2000, 2010 and 2020 U.S. Census data, as well as 2017-2021 U.S. Census American Community Survey (ACS) data and data provided by the GIS firm ESRI from 2022.

POPULATION

McKean Township is a community with a current population of 1,606 residents according to the 2020 U.S. Census data, and as shown in Figure 3. This represents a population increase of 4.6% from the 1,535 residents per the 2000 Census. The Township has slightly more males than females, at 51.4% and 48.6% respectively. The age distribution is roughly even across all ages from 0 to 80, see Figure 4. A plurality of residents are between the ages of 40 and 59, while the age range with the second most residents is 0-19. With 48 residents, the age range 80 and above is the smallest group.

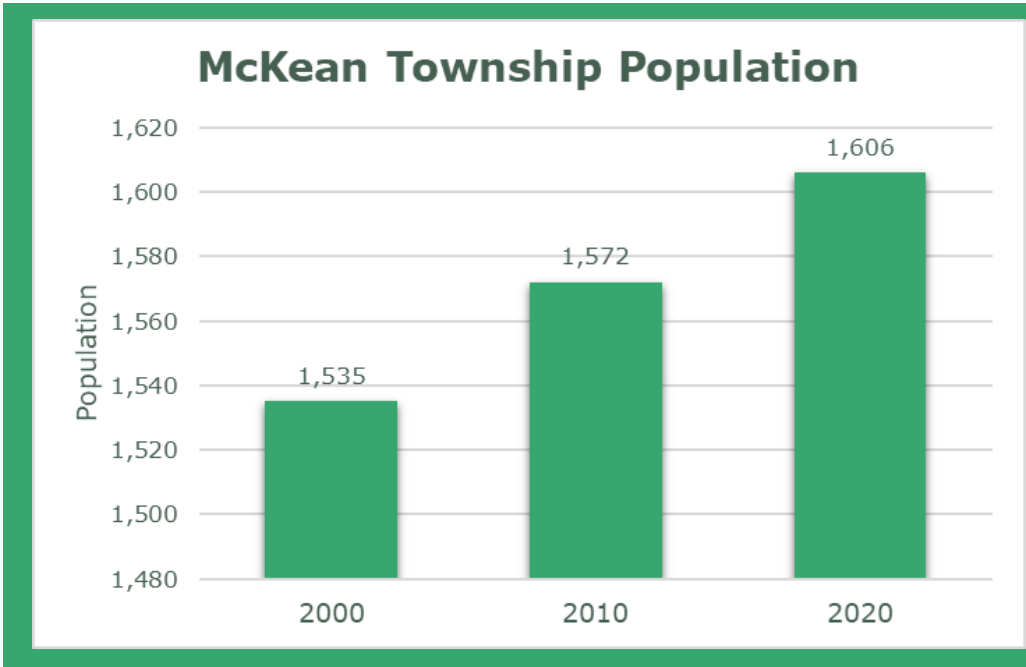


Figure 3: Population

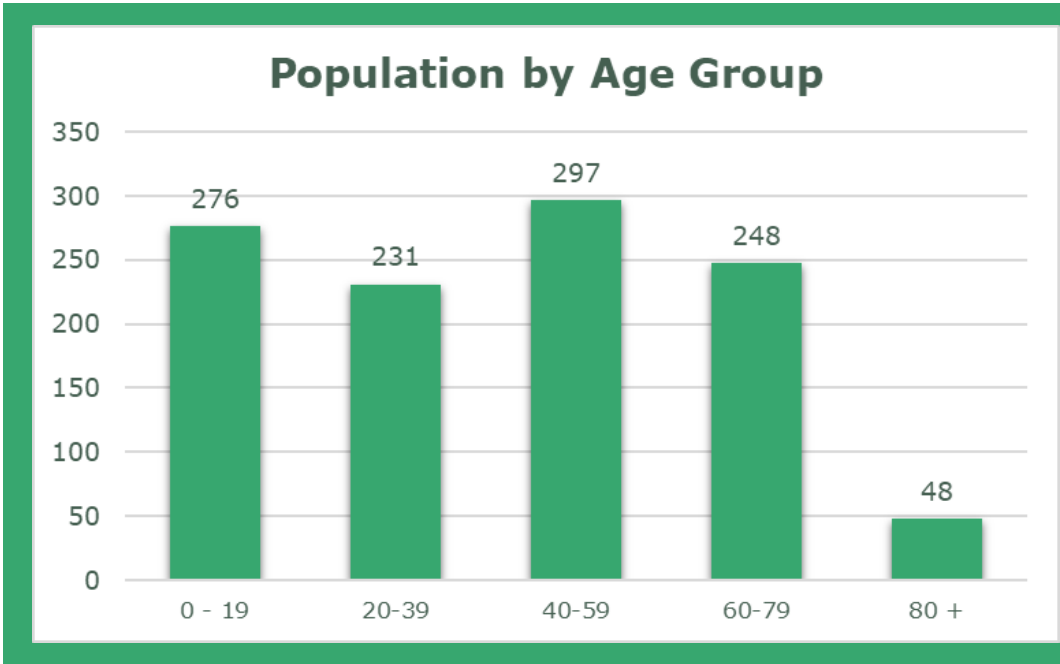


Figure 4: Population by Age

AGE, RACE & EDUCATION

The population age data indicates that McKean Township is a fairly stable community. Having a somewhat even distribution among ages indicates that the Township continues to be a popular place for residents of all ages, see Figure 5. Many communities in Ohio see a concentration around the 40+ age groups, and a significant dip in the 20-39 age group in particular, indicating that younger residents are choosing to move elsewhere to settle down. However, McKean shows only a slight dip in the 20-39 age group. This dip is likely due to the lack of any rental housing in the area, as well as young adults moving for college or to be near their first job. Once families are more well-established and able to buy a home, the numbers increase again, showing continued stability.

McKean can expect continued, steady population growth in the near future. Its proximity to job center in Licking County will lead to continued demand as the S.R. 161 corridor continues its explosive growth. However, the lack of water and sewer in the Township should limit growth in McKean as higher-density developments continue to be infeasible. If a nearby community such as Newark or Granville were able to extend water and sewer service to McKean, the likelihood of faster population growth and development would increase.

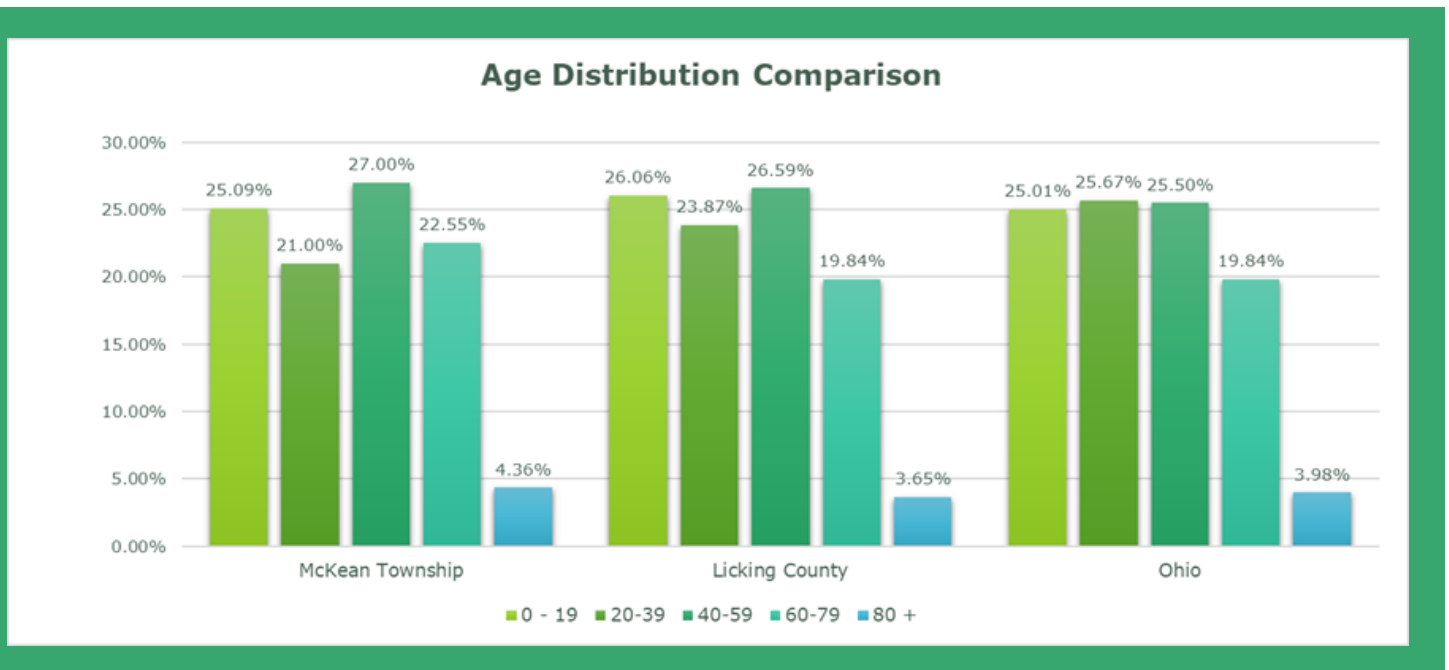


Figure 5: Age Distribution

Source: 2021 American Community

The population of McKean is overwhelmingly white, composing nearly 95% of the population, as seen in Figure 6. McKean is more racially homogenous than Licking County, which is 86.3% white, and Ohio, with is 77% white. The second most frequent category is two or more races at 4%. The "Other" category of 1.2% represents the sum of all other races. The demographics of McKean Township reflect a more rural demographic profile and is similar to other nearby rural communities.

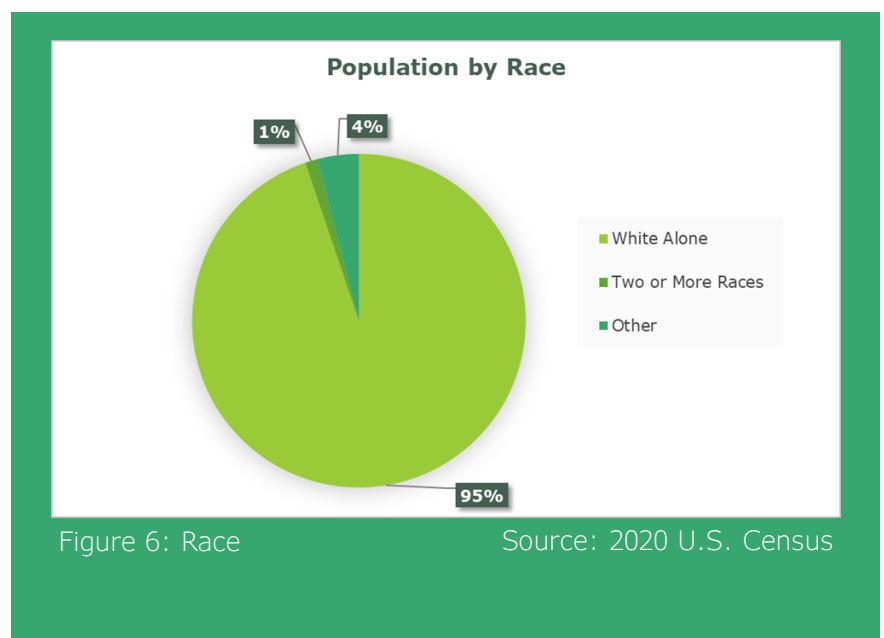


Figure 6: Race

Source: 2020 U.S. Census

McKean Township has a significant portion of the population having a High School diploma or less, as seen in Figure 7. Nearly 50% of the population has no educational attainment beyond high school, which is nearly 10% higher than Licking County and the State of Ohio (both about 41%). The Township also has a higher percentage of those with a bachelor's degree than either Licking County or Ohio (both between 19 and 20%). Graduate/professional degrees are lower, however, with Licking County and Ohio having about 9% and 11% respectively, vs. McKean's 5.5%.

The profile shows that while some residents are likely engaged in professional occupations, many are likely involved in blue collar or service careers. Incomes in these professions can vary widely, from well-compensated workers in advanced manufacturing, skilled trades and health care, to lower-paid workers in retail sales and food service.

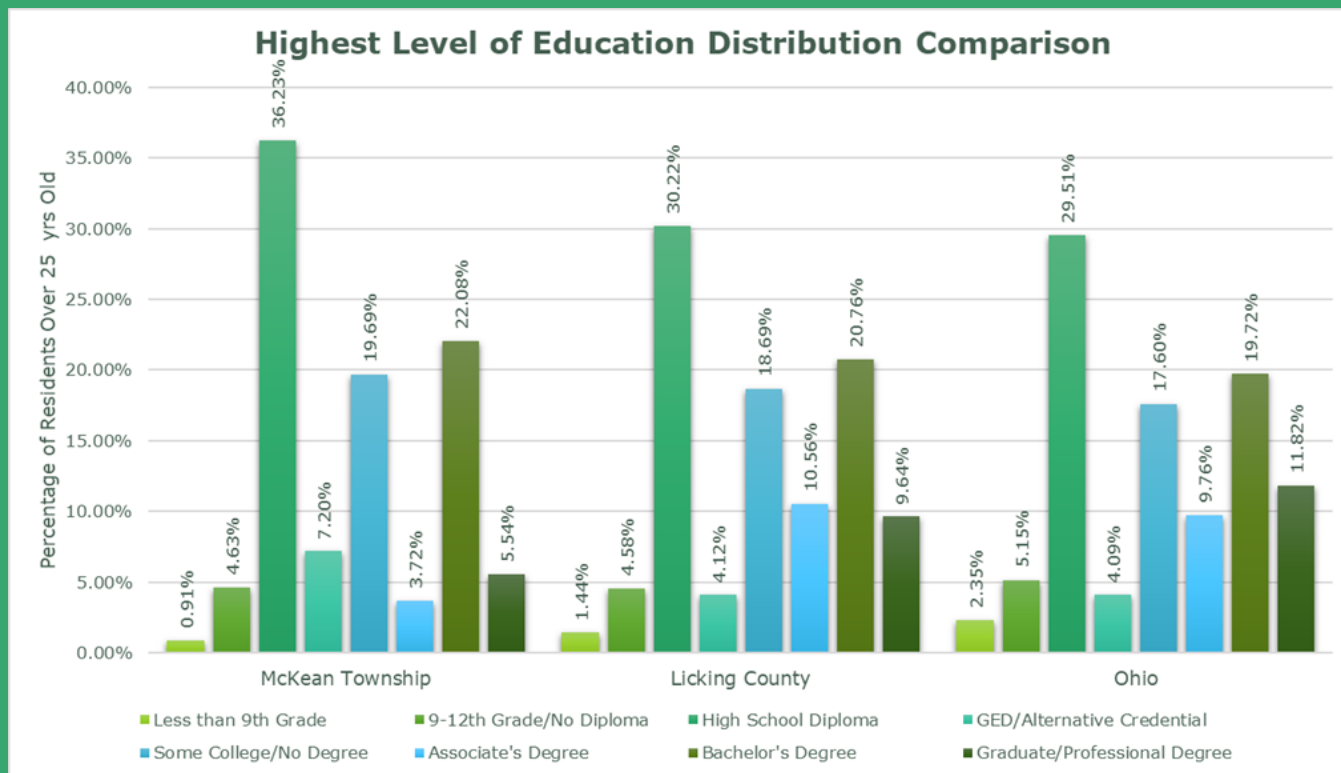


Figure 7: Education Distribution

Source: ESRI 2022

ECONOMY

McKean Township has concentrations of several industries which appear to match up with the educational cohorts above.

The most prominent occupation groups in the Township are "Retail Trade" and "Other", both at 18%. The "Other" Category includes professions that were each between 2-3%, yet added up to a large percentage when aggregated. These include "Agricultural/Forestry/Fishing/Hunting", "Wholesale Trade", "Professional/Scientific/Tech Services", and "Public Administration".

The next most prominent occupations are "Manufacturing" at 14%, "Healthcare/Social Assistance" at 13%, and "Transportation/Warehousing", "Construction" and "Finance/Insurance" all at 10% each. "Education" was the smallest of the non-aggregated categories at 7%. Figure 8 highlights the occupational breakdown.

The distribution of these jobs includes a majority of categories where a high school degree is not required for many of the jobs (retail, manufacturing, construction and warehousing). A few categories likely require at least a bachelor's degree, such as education, finance and scientific services. This distribution of jobs (which mirrors educational attainment) has impacts on the income of the region as noted below.

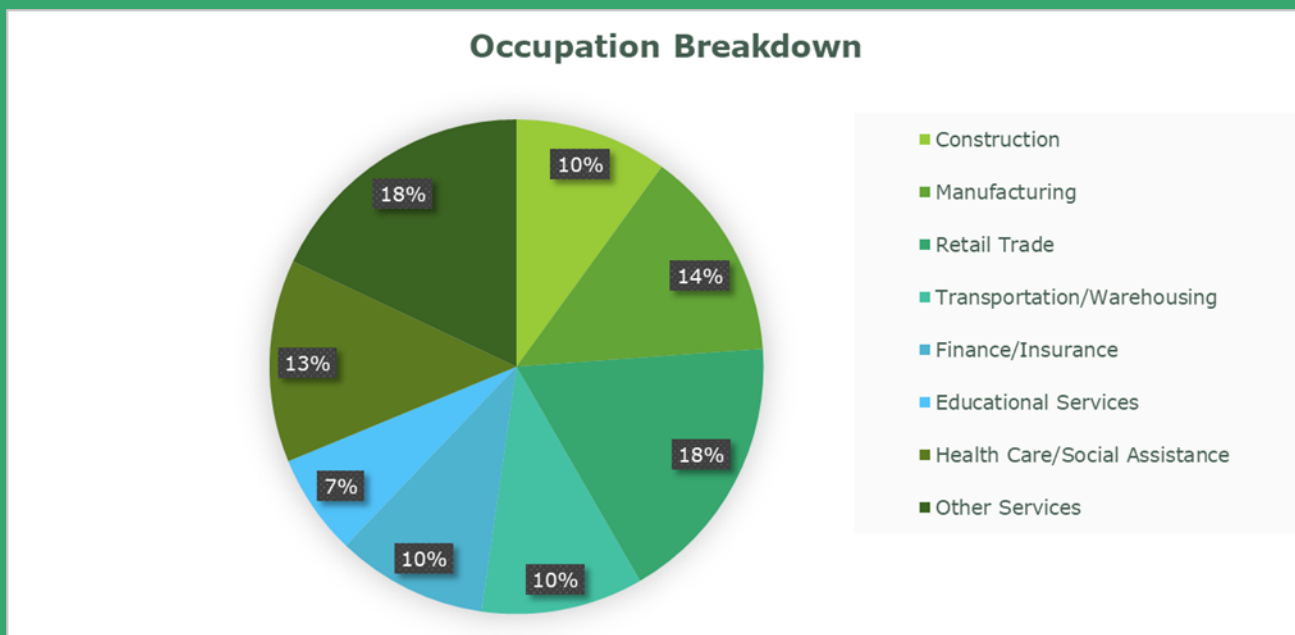


Figure 8: Occupations

Source: 2021 American Community Survey

INCOME

The median household income for McKean Township is \$66,366 as of 2023. This is slightly higher than Ohio's median income of \$63,957, but significantly lower than Licking County's \$77,076 median income as seen in Figure 9. The income of surrounding communities is likely higher because of the presence of more residents with professional degrees or highly technical skills. Having a median income lower than many of the surrounding communities can put pressure on the finances of families as the cost of goods and services are driven up by the nearby higher-income areas.

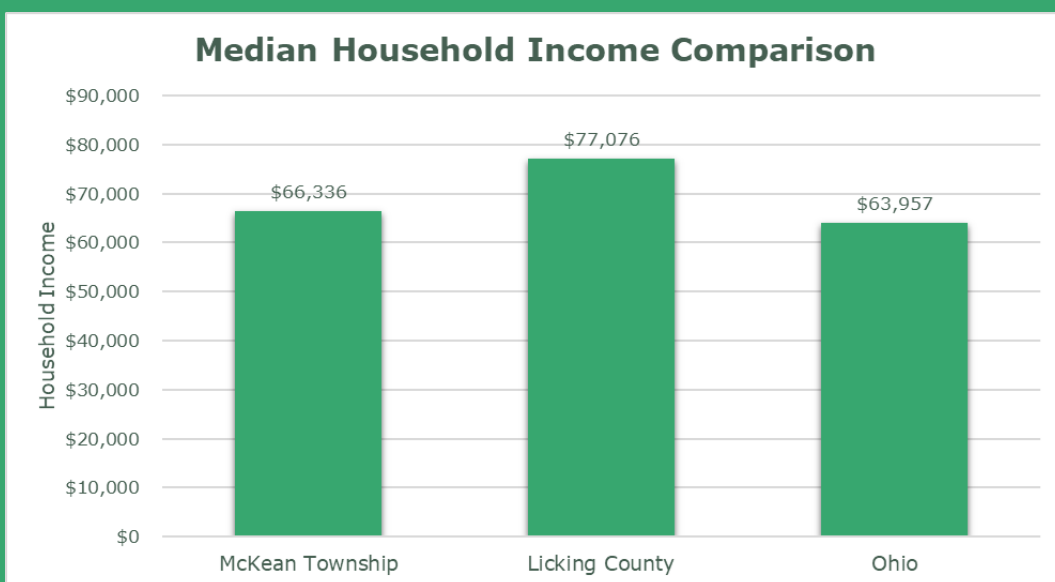


Figure 9: Median Income

Source: ESRI 2022

Figure 10 shows that McKean has a distribution profile that concentrates in the lower to middle class income brackets. Nearly 40% of the residents make less than \$50,000 per year. The Township should keep these residents in mind when planning for future services and when engaging in discussions with local school districts and County service agencies.

Just under 25% of the population are making between \$50,000 to \$99,999, encompassing much of the middle-class income bracket, and another roughly 25% is making between \$100,000 to \$149,999 which encompasses much of the upper-middle class bracket. This shows that despite

a fairly large percentage of the population below \$50,000, the majority of residents provide an underlying stability to the Township. Finally, about 12-13% of residents make above \$150,000, which would be considered an upper-class salary.

Overall, having a lower median income and higher percentage of residents in lower-income brackets can present challenges for both residents and the Township as they try to serve this population. McKean Township can help increase its salary base by ensuring it prepares residents for high-paying jobs. For example, the new Intel semiconductor fabrication plant currently being built in nearby New Albany is a 20-minute drive from the center of the Township. Intel estimates salaries will average \$135,000, and about half of the jobs will require no more than a high school degree.⁵ McKean Township may consider working with local school districts, colleges, and families to help residents prepare for these and other high-paying jobs that are currently being created in western and southern Licking County.

HOUSING

The housing supply within the Township is limited primarily to single-family homes, with a majority on large lots of several acres. This serves the current community well as it provides residents a quiet, country setting close to the job centers in nearby New Albany and Newark. There are also a few dozen mobile homes in the Township, which represent the only other housing option in the area.

The current profile does not provide a variety of housing options for residents as the Township contains mostly single family homes. For example, older residents may desire to move into assisted living-facilities or condominiums. Additionally, the lack of small apartment buildings can be a barrier to existing lower-income families or young adults just starting their careers. Currently the Township does not have any water and sewer services, so the potential for development of additional housing types is fairly low.

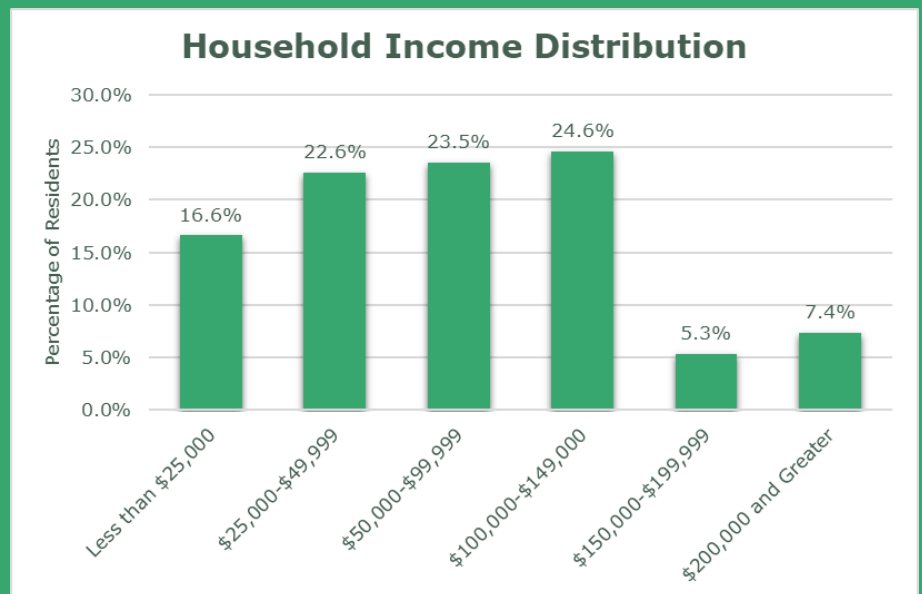


Figure 10: Income Distribution

Source: ESRI 2022

Over 70% of the housing units were built in the 40-year period between 1970 and 2010. Additionally, 15% of the housing stock was built before 1940. These older homes might need some additional attention as they age in order to preserve the current housing stock.

The median home value for the Township is \$410,625. This is fairly high given the middle-income profile of the residents in the area and the rural nature of the community. The distribution of home prices shown in Figure 11 provides some additional context:

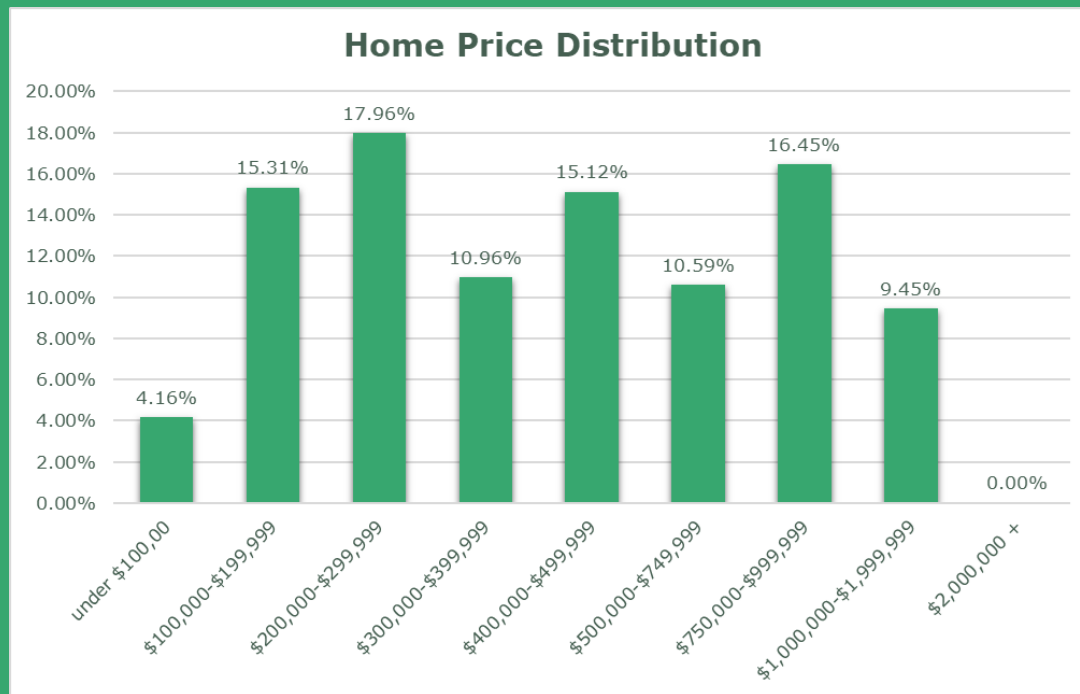


Figure 10: Home Price Distribution

Source: ESRI 2022

As seen above, there is a good concentration of home prices across the spectrum, with the highest being between \$200,000 and \$300,000 and also between \$750,000 and \$1 million. This coincides with the income and education data above, showing a large population of middle-income families, along with the presence of some entry-level higher-income families. The presence of a number of homes on the higher end of the spectrum pulls up the median home value. However, the presence of a range of home prices overall is a positive for the Township, as it provides access to residents at a number of price points and income levels.

Housing prices across the region have been increasing due to a continual lack of supply, as well as growing demand for new housing units, particularly in Licking County. The presence of Intel and other major developments, including a massive new Amazon data hub, will continue to drive demand which will push up prices if the lack of supply continues to be an issue. In a recent Business First article, Park Shai of Shai-Hess Commercial Real Estate, based in nearby Granville, stated the following:

"Shai said land values for multifamily and single-family housing is reaching \$100,000 per acre, with some going for as much as \$125,000. Not long ago, residential sold for \$50,000 or less per acre..."

"Everything is going like gangbusters," Shai said. "And this is just the beginning." ⁶

Despite the increase in interest rates and increase in construction, demand for new housing units is still quite high. Prices have not fallen due to interest rate increases, as the construction pipeline is over 6,000 units per year short of meeting the demand in Central Ohio. This indicates that prices will continue to be high or even increase, and development will continue and move farther out to communities that have buildable land. This pressure will also continue to drive prices higher in the near future, although not as rapidly as in the past few years as interest rates have significantly reduced-price growth.

McKean Township does not have access to water and sewer services at this time, which will limit development to housing with well and septic on large lots. However, these market forces may still drive up the price of housing over time and will likely result in a significant increase in demand for large-lot single-family homes. The allure of living in the country with a quick (20-30 minute) drive to jobs in nearby New Albany or Newark/Heath remains strong. McKean, with its lack of water and sewer, will likely see a significant increase in splits and construction of large-lot homes.

SERVICES

Below is a summary of services provided to the residents of McKean Township. This summary focuses on services that many residents are likely to use on a regular basis, or which have the ability to significantly impact the residents and /or development patterns in the future.

TRANSPORTATION

Licking County Area Transportation Study (LCATS)

McKean Township met with representatives from LCATS to understand any future plans for road improvements. Currently, there are not specific plans for road improvements due to McKean Township's distant location from major thoroughfares. LCATS has established a map showing various regions of the County as LCATS expects them to evolve. The southeastern and southwestern corners of McKean were identified as 'suburban transitional' zones, which may have the following characteristics:⁷

- 25-55 MPH roads, but targeted to be less than 45MPH.
- Lane configurations from 2-5 lanes depending on road functional class.
- 10 or 11 ft lane widths.
- Medians in the context of 4 lane streets.
- On street parking in context of adjacent land uses.
- Preferred multimodal accommodation or 5-foot sidewalk and/or 8-11-foot-wide separated path.

ODOT

ODOT has no current projects planned for the roads in and immediately around McKean Township besides maintenance of S.R. 661. ODOT does not expect to increase maintained miles. If a road is upgraded to State Route status, other State Route miles will be handed off to county/local government.

Licking County Transportation Improvement District (LCTID)

The LCTID is leading several local road project improvements to support the development of the Intel site. As Intel is expected to generate huge increases in traffic, these projects will work to accommodate this traffic on selected county-owned roads that lead into the Licking County Technology District, or the area surrounding Intel. Since McKean Township lays north of many of the main east-west thoroughfares such as I-70 and S.R. 161, many of the LCTID's projects or suggested transportation improvements do not directly affect the Township. However, one major improvement

plan is located just south of the Township, and is important to understand. An analysis has been done to determine the most efficient route to connect Intel traffic to I-70. 4 scenarios were analyzed by the LCTID as shown in Figure 11. The Thornwood Drive corridor route offers the least amount of miles for a driving time of about 30 minutes, and therefore is likely the most efficient route. Therefore, Thornwood Drive, bordering Union Township and Heath, is expected to undergo multiple improvement projects. LCTID identified 6 specific areas of improvement as well as general mainline improvements for the Thornwood Drive Corridor to prepare the roadway for increased traffic volumes, also shown in Figure 11.

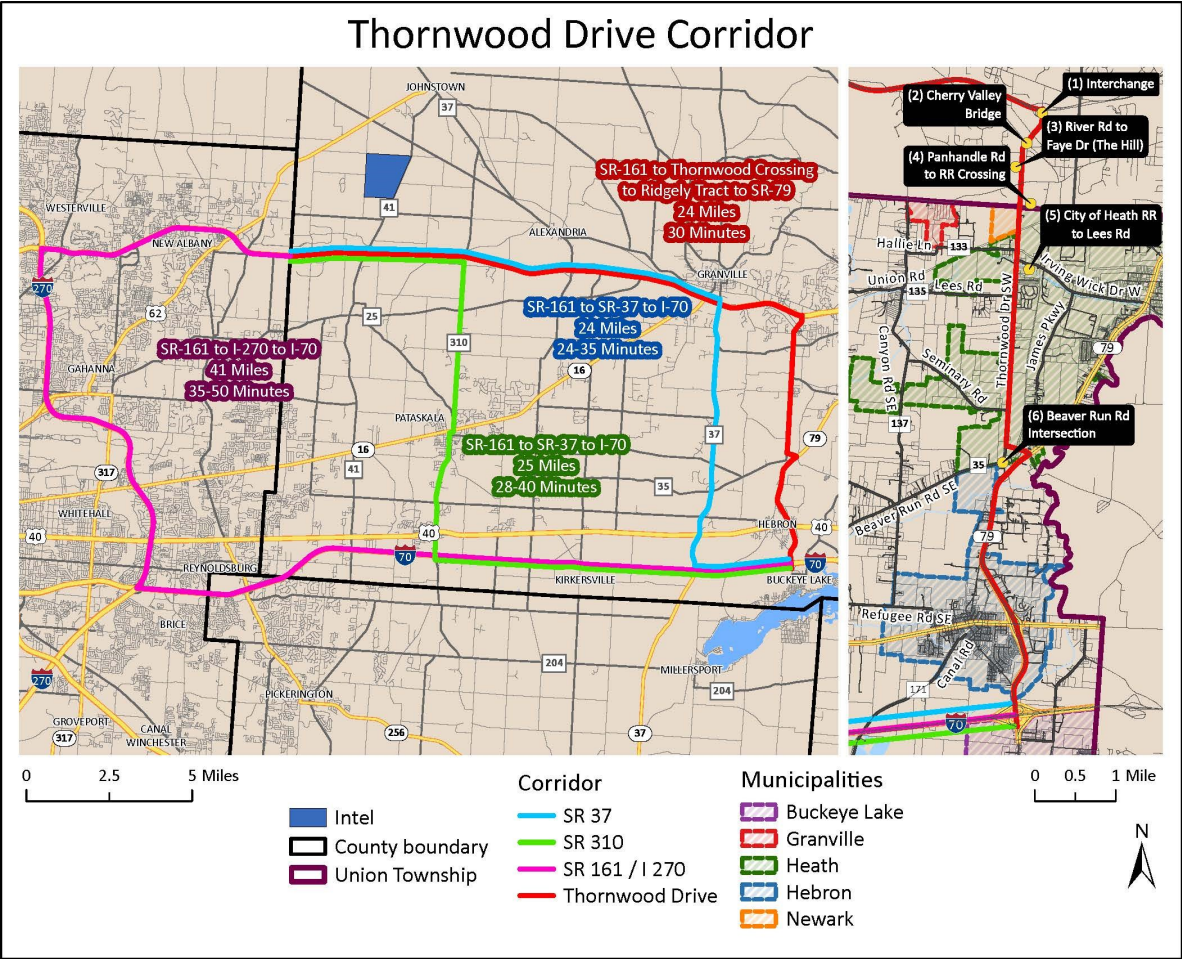


Figure 11: Intel Drive Times and Thornwood Improvements Data Source: LCTID

SCHOOLS

North Fork Local School District

The North Fork Local School District (“North Fork”) serves Northern Licking County, including McKean Township. North Fork’s district spans over 133 square miles. The table below highlights information from the State of Ohio’s Department of Education 2023-2024 School Report Card.

School District	Number of Schools	Enrollment	Attendance Rate	Graduation Rate
North Fork Local School District	4	1,483	92.9%	92.7%

³Township personal communication with LCATS representative January 30, 2024.

There are 4 schools within the North Fork District. Their information can be found in the table below.

School	Enrollment	Capacity	Attendance Rate	Graduation Rate	Grades Served
Newton Elementary School	360	500	93.3%	NA	K-5
Utica Elementary School	370	500	93.4%	NA	K-5
Utica Middle School	339	560	92.7%	NA	6-8
Utica High School	413	600	92.4%	92.7%	9-12

North Fork has a teaching staff of 107 and a total staff of 225. Looking towards the near future, North Fork is looking to pass a levy to replace the current middle school and add additional functionality to the district. North Fork has concerns about growth in the region, specifically that growth will outpace their capacity. McKean Township can help the school district be prepared for this growth by keeping open communication channels and notifying North Fork when potential housing developments are being planned, as these types of developments affect schools the most.

FIRE SERVICES

McKean Township contracts with Granville and Monroe Townships for fire and emergency medical services. The Monroe Township Fire Department serves approximately 20% of McKean Township in the western portion of the Township, with the Granville Township Fire District serving the remainder of the Township. The current voted millage is 6.8 which is collected at an effective rate of 3.84 for Granville Township Fire Department services.

Granville Township Fire District

A majority of McKean Township is served by the Granville Township Fire Department (GTFD) by contract. GTFD is staffed by 16 full time firefighters, 23 part time firefighters, and a part time fire inspector who handles fire code enforcement and prevention. Most of the firefighters are paramedics, while the remaining staff are Emergency Medical Technicians (EMTs).

The department contains a single firehouse, where the GTFD has been housed since 2020, which contains a 1500 Gallons-Per-Minute (GPM) with Compressed Air Foam System (CAFS) pumper, a 1500 GPM with CAFS rescue/pumper with a full complement of auto extrication, high-angle rope, water and ice equipment, a 93-foot aerial platform, and a 2000-gallon tanker. Additional trucks and apparatuses consist of two advanced life support ambulances, a grass truck, a utility vehicle and two staff vehicles. Currently, GTFD does not see a need for an additional station, but this is subject to change as development increases. The type of development is important in a decision to build a second station. Certain uses such as assisted living facilities or large commercial facilities have higher run volumes associated with them than new single-family housing, for example. The GTFD is currently sourcing a new ladder truck and will be replacing one of the ambulances as soon as 2026. Watching the growth of the GTFD's service area will be important as equipment can take over three years to build and receive.



Photo: Granville Township ⁸

The table below shows the runs per year for the entire service area and for McKean Township alone as well as response time.

Year	McKean Township (Runs)	All Service Areas (Runs)
2020	117	1,869
2021	128	2,044
2022	140	2,421
2023	134	2,407
Response Times (Minutes)	9:26	5:01

The biggest concern the GTFD has is in regard to staffing. The small hiring pool for fire fighters is a state if not nationwide issue which is proving to be the GTFD's primary challenge. Besides staffing, the GTFD feels well positioned to serve McKean Township and states that they have the ability to absorb more run volume and cover distance in a timely manner even as development increases.

Monroe Township Fire Department

The Monroe Township Fire Department has two stations, Station 501, in Johnstown, and Station 502 in Jersey Township. Station 501 is serviced by several trucks including two ambulances, an engine, a ladder, a grass fire truck, and a hazmat truck. Station 502 is served by an ambulance and an engine. Conversations with Monroe Township Fire Department Chief Dudley Wright identified that the Department can service any current or future building height. Their current response time is between 0-6 minutes, depending on the distance from the stations.

A minimum of eight full-time firefighters are staffing each shift. Each shift is 24 hours on and 48 hours off. The Department has 27 full-time and 12 part-time firefighters. All full-time firefighters are also paramedics.

Monroe Township recently passed a 4.5 Mill levy in May 2023. The Township previously reported that the funds from this levy would create a Battalion Chief position and enable the Monroe Township Fire Department to add six new firefighters to their staff. Chief Wright also described preliminary plans to build an additional fire station. This station would either be in the northern part of Jersey Township or the southern area of Monroe Township and would require the purchase of new equipment, likely at least an engine and an ambulance.

The Monroe Township Fire Department's concerns about future development are in regard to funding. Chief Wright highlighted how new businesses coming into the area will generate a funding stream for the Department; however, if the Department waits until that funding stream is available, they will be "behind the ball" on being able to effectively serve the new buildings and residents in the Township. He highlighted the Department's desire to have an agreement developed that would provide upfront funding to the Monroe Township Fire Department so that when businesses arrive, the Department has all the facilities and equipment needed.



Photo: Monroe Township ⁹

SAFETY SERVICES

Licking County Sheriff

The Licking County Sheriff provides police services to McKean Township. McKean Township is located within the west district of the Licking County Sheriff's jurisdiction. The first and third shifts, 8 am to 4 pm and 12 am to 8 am, respectively, each have a minimum of 5 officers on duty. The second shift, from 4 pm to 12 am has a minimum of 6 officers on duty and all shifts may have up to 10 officers on duty at a time patrolling Licking County. There are no officers permanently stationed in McKean Township, as their location depends on call volumes throughout the day. Response time to McKean Township is difficult to measure as officers may be coming from all different corners of Licking County. The maximum response time currently is between 15-20 minutes.

The Licking County Sheriff is making efforts within their department to plan for the booming growth within Licking County. Over the past two years, the Sheriff's department has added 5 deputy positions and plans to add 5 more positions within the next calendar year. However, there have been delays in filling these open positions. To combat this, the Licking County Sheriff's Department has opened their own police academy to train new officers and fill these positions. As of spring 2024, there are over 20 students attending the academy which opened in May. Additionally, the Sheriff's department is conducting recruiting efforts at Central Ohio Technical College to attend the academy. The Licking County Sheriff's department is planning to pay interested students' tuition to the new police academy as well as pay the students while they attend the academy in return for a 3 year contract of regular service upon graduation. These hiring and training efforts have the goal of creating a safer Licking County which will be prepared to handle the County's expected growth.

The Business Community

It is vital to understand the reasons why businesses located within McKean Township chose to start or expand their operations within this community. This information can help to ensure that the Township pursues efforts to help existing businesses to thrive while supporting the emergence of new local businesses. This is not only good for business owners, but good for residents who value supporting the local McKean Township economy. The following conversations were conducted to understand the general thoughts of the local business community.

Three Oaks Vineyard

Three Oaks Vineyard ("Three Oaks") was established in 2006 and has since expanded to include an apple orchard and 10 varieties of grapes. Three Oaks values the friendly atmosphere and support of McKean Township residents, the beautiful land within the Township, and the rural location that allows them to maintain their character but allows customers to be drawn in from larger cities and villages.



Image: Three Oaks Vineyard ¹⁰

When asked to consider improvements that the Township can make for the business community, they proposed two ideas that could be beneficial to the entire Township business community.

- Create a business page on the Township's website that highlights the local businesses within McKean Township and links to their websites.
- Provide an outline of information for home-based businesses on this webpage. This may help residents interested in starting a home-based business understand the process as well as what is acceptable and what is prohibited.
- Conduct a review of zoning regulations regarding home-based businesses. This process could include removing restrictions that are outdated or no longer beneficial and adding regulations that protect the rural aesthetics and character of McKean Township.

Currently, Three Oaks does not have plans to expand their operations. Looking towards the future, Three Oaks has concerns about development impinging on the character and beauty of the Township, especially along Route 661, where they say many of their customers comment on the beauty of the rolling hills, farms, and woodlands along this route. Additionally, customers comment on the peaceful nature of the winery due to lack of constant traffic. Lastly, Three Oaks also urges the Township to protect water resources within the area.

Timbuk Farms

Timbuk Farms is one of the oldest Christmas tree farms in Central Ohio and is now active in research and development efforts regarding evergreen trees. The first Christmas tree crop was planted at Timbuk Farms in 1952 has since expanded to over 300 acres. Timbuk Farms also now includes a nursery. Timbuk Farms values the rural scenery and agricultural community, the hometown feel of McKean Township, and the McKean Township local government.

Timbuk Farms' plans for the future include growing their agri-tourism operations and expanding their retail presence. Timbuk Farms identified action steps the Township can take to support local businesses by investing in infrastructure such as roads and utilities, investing in community services, and balancing growth pressures. Regarding growth, Timbuk Farms feels that the Township needs to retain its strong local government and high quality talent to make the best decisions for the Township moving forward. They also mention that the Township's status quo regarding funding and administrative practices may not currently be sufficient to handle these growth pressures.



Photo: Timbuk Farms ¹¹

NEARBY COMMUNITY PLANS

The news of Intel and other developments have caused many communities in Central Ohio to update their plans. It is important to understand the plans of communities surrounding McKean Township in order to determine how they will impact the Township. Other communities or organizations may have plans that do not align with McKean Township's goals, conversely, other plans may dovetail well with McKean Township, giving rise to future collaboration, partnerships, and opportunities. Please note that plans completed prior to 2000 were not included in this review.

[Licking County Planning Commission \(LCPC\)](#)

The LCPC reported that intense development is not expected to occur within McKean Township due to the existing five-acre lot zoning and the topography in much of the Township. However, the "suburban transitional" zones in McKean Township were identified through the Licking County Thoroughfare Plan due to the close proximity of Alexandria and Newark. While there are no specific development plans currently, the "suburban transitional" zone was identified based on observed growth in other comparable areas. While Newark and Alexandria are projected to grow and potentially expand, LCPC does not expect McKean Township to face annexation threats from surrounding municipalities within the next five (5) years. However, a well written zoning ordinance is critical for the Township to protect itself and guide its own destiny regarding growth and development. LCPC highlighted the importance of utilizing a zoning code that reflects what the McKean Township community desires for their collective future, which may include efforts to update and modernize the existing code. While existing 5-acre minimum zoning within the Township may discourage most development, planning specifically for the southwestern and southeastern areas of McKean Township can ready the Township to face development pressures that may intensify in the future.¹² Due to this, in the next 3-5 years the Township should look to see if threats are becoming more real in the southern portion of the Township and revise this Comprehensive Plan as necessary at that time.

[DESTINY 2020 Newark Comprehensive Plan — Adopted 2002](#)

The Destiny 2020 plan was developed in 2002 and has a timeframe through 2020. Although this time period has passed, this is the latest plan for the area.

A majority of the plan does not impact McKean Township. The largest impact may be from a proposed (but never constructed) S.R. 16/S.R. 13 connector. This would bring a major road much closer to the southeast corner of McKean Township. Destiny 2020 envisions limited commercial development in the area, which would also draw water and sewer closer to McKean. However, as noted, this road was not built and the LCPC has stated it does not anticipate annexation threats in the next 5 years.

Figure 12 shows a portion of the future land use plan for Newark, southeast of McKean Township. It shows the new connector along with yellow-colored areas labeled # 8 and 12, which correspond to "general residential" in their plan.

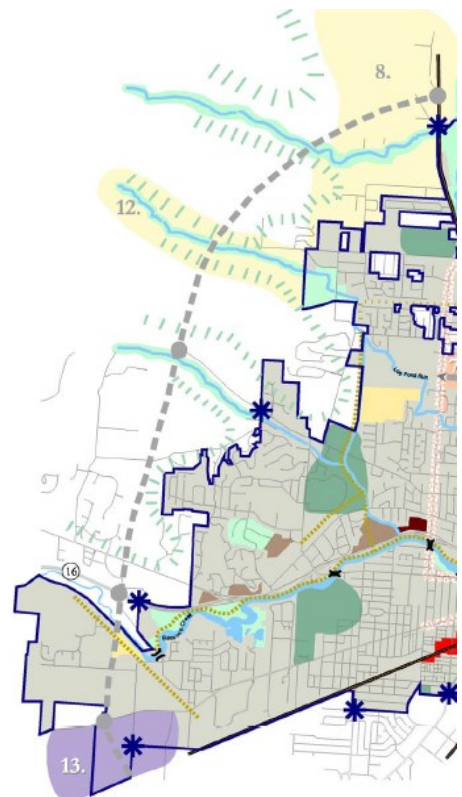


Figure 12: DESTINY 2020 ¹³

Granville Community Comprehensive Plan — Current Draft 2023

Granville has been working to update their comprehensive plan and published a draft in 2023. Figure 13 shows their future land use map, which defines land uses by intensity, rather than naming the use type. The majority of the areas bordering McKean Township are listed as very low, or rural density/intensity with a good portion of the land indicated as Conservation. These Conservation areas correspond with and expand upon the Granville Open Space Preservation Program noted below.

Overall, this plan is not anticipated to have a significant impact on McKean, and in fact will likely help prevent development from coming north and entering into the area.

Granville Township Open Space Preservation Program

Granville Township established an Open Space Preservation Program in the 1990's. This program has been funded by a 2.5 mil levy that the Township quit collecting on in 2014, and it is currently funded by a separate 1 mil levy that the Township continues to collect on today. The program uses the funds to preserve a number of properties in targeted areas. Some of the land is purchased and preserved as open space, parkland or nature preserves. Many of the properties have been preserved through the purchase of agricultural easements by the Program, which restricts the use of land to agricultural in perpetuity. Figure 14 is a current map of the preserved lands. As shown, there is a focus area in the northwest areas of the Township.

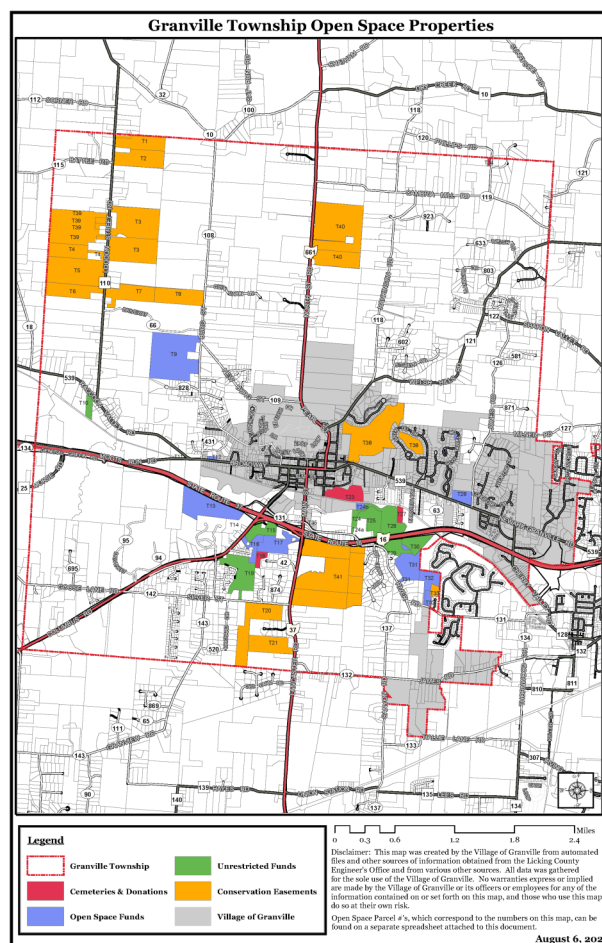
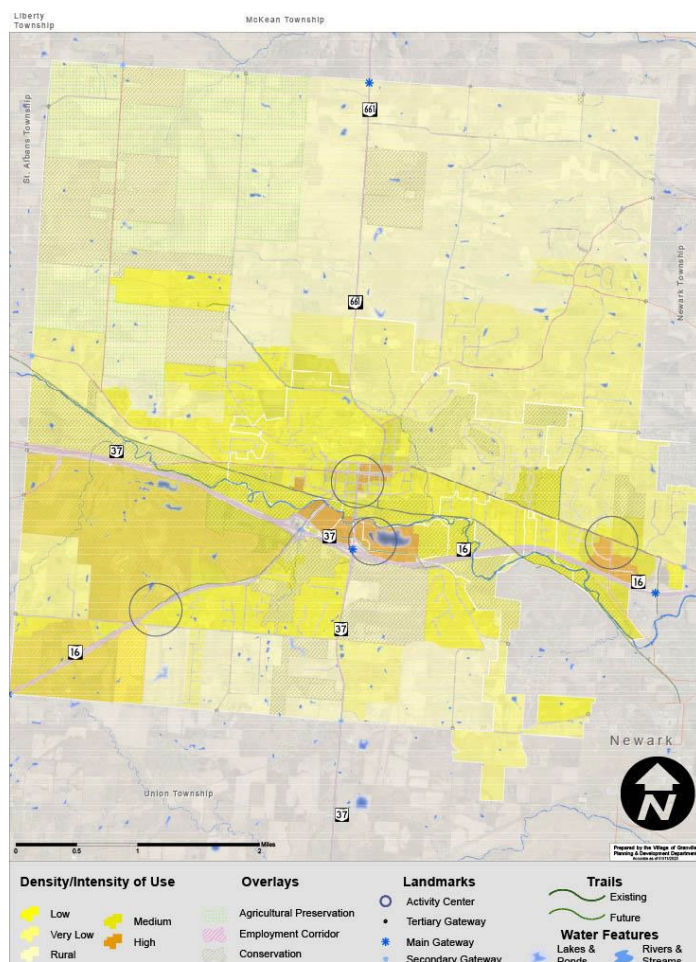


Figure 13: Granville Future Land Use Intensity Map ¹⁴

Figure 14: Granville Open Space Map ¹⁵

Washington Township Comprehensive Plan — Adopted 2003

Washington Township lies to the northeast of McKean Township. The Washington Township Comprehensive Plan emphasizes the preservation of agricultural land throughout most of the Township, including those areas proximate to McKean Township. Focused areas for development of commercial and residential include the south-central area of the Township and the northwest area around the Village of Utica. Therefore, no significant impact is anticipated from the northeast.

St. Albans Township Comprehensive Plan — Adopted 2022

St. Albans lies to the southwest of McKean Township. The St. Albans comprehensive plan has recommendations for preservation of agricultural land, as well as targeted locations for economic and physical development. Overall, the plan recommends agricultural preservation for the area closest to McKean Township. Areas targeted for development include the western border and the area south and west of the Village of Alexandria. The plan recommends utilizing Joint Economic Development Districts (JEDDs) and New Community Authorities (NCAs) in these targeted growth areas to permit and manage growth while controlling annexation. Therefore, no significant impact is anticipated from the southwest at this time.

It should be noted that the western area of St. Albans Township borders Jersey Township, the location of the new Intel plant and a rapidly developing area. Additionally, S.R. 161 runs east-west through the middle of St. Albans Township. Therefore, significant development pressure is expected in St. Albans Township. McKean Township should continue to monitor developments in St. Albans Township going forward. As development moves east, pressure to develop land to the north, including in McKean, may increase over time.

Bennington Township Comprehensive Plan — Adopted December 2004

Bennington Township lies to the northwest of McKean Township. Its comprehensive plan focuses on agricultural preservation with focused areas of commercial and residential development along major roadways. The plan shows two areas near McKean Township that are targeted towards development, along U.S. 62 and S.R. 657. Despite this, little development has occurred to date. Therefore, no significant impacts are anticipated from the northwest.

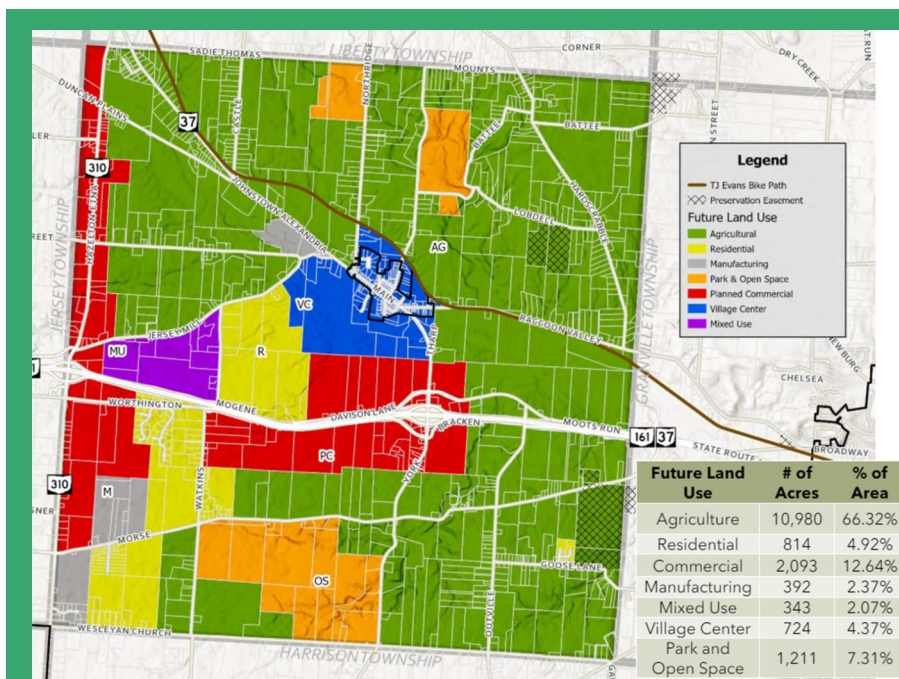


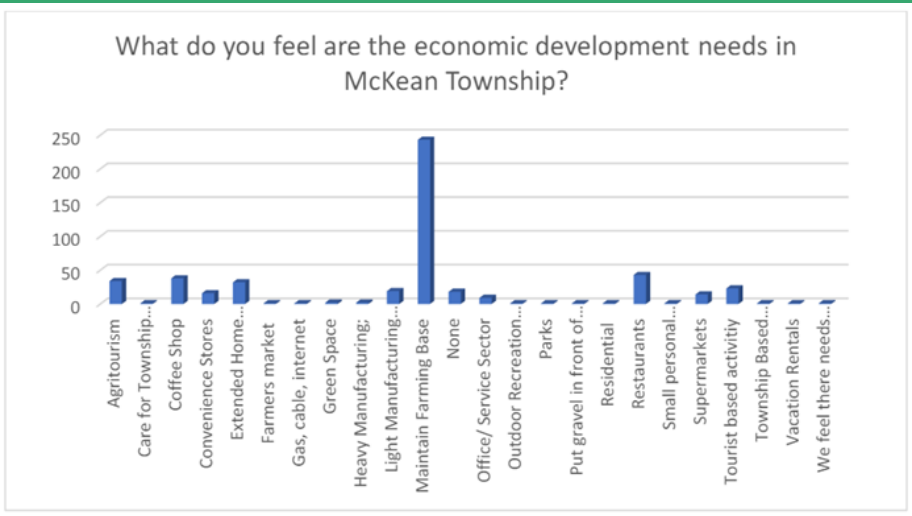
Figure 15: St. Albans Future Land Use Percentage Breakdown ¹⁶

COMMUNITY ENGAGEMENT

The McKean Township Comprehensive Plan Committee conducted a community survey to understand resident occupations, land ownership, opinions on housing, aesthetics, development, zoning, services, and more. The community survey is vital in understanding what residents enjoy about their community and where certain aspects are lacking. Additionally, the Township hosted a public meeting for the Comprehensive Plan on May 2, 2024. This information is used to inform the planning process and create recommendations that align with the residents’ opinions.

Generally, many respondents were retired or self-employed with the majority of respondents having no school-aged children. Regarding economic development, respondents wanted to maintain the farming base, and there was limited support for agritourism, restaurants and coffee shops as shown in Figure 16. Throughout the survey, respondents indicated the importance of maintaining and promoting agriculture within the Township.

Figure 16: Survey
Economic Development



The majority of respondents also preferred no additional housing development. If housing development was to occur, respondents preferred to see single-family homes followed by senior housing as shown in Figure 17. These questions clearly show that the preference of residents is to remain a largely rural township which heavily influenced the vision. In fact, the majority of the open-ended response questions mentioned development and loss of a country feel as a major concern. Additionally, there was a large concern about big box stores, traffic, and maintaining the existing quality of life.

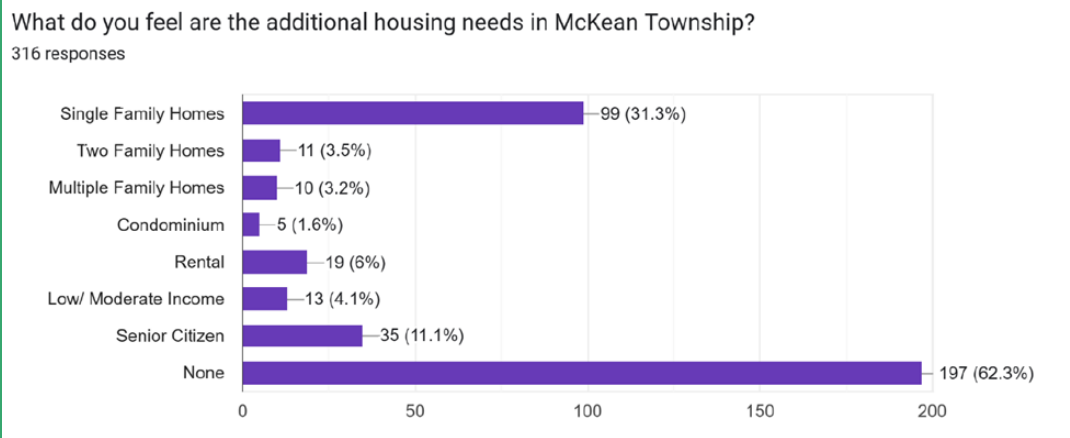


Figure 17: Survey
Housing

When asked about high-density housing, subdivisions, and extensive development, there was major concern about commercial and residential development overtaking the township, see Figure 18. This may mean that the Township should plan for very specific areas to be developed which would target growth and leave the remainder of the township rural. Improved zoning may also be a useful tool to protect the Township.

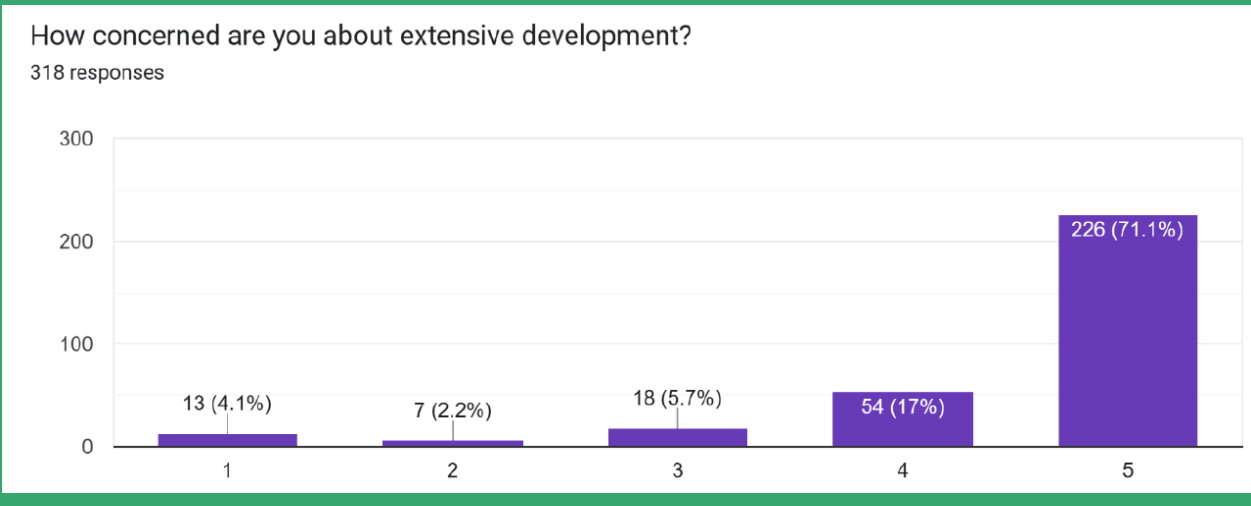


Figure 18: Survey Development

When asked about zoning, the majority of residents identified zoning as a tool of medium importance or greater for protecting farmland, creeks, right-of-ways, and light ordinances. Broadly, residents supported stricter zoning to control high density housing/subdivisions, junk cars, flood control, extensive development, appearance of businesses, and signs and billboards as seen in Figure 19. McKean Township adopted its zoning ordinance in November 1975 and it was last modified in July 2017. Considering the growth of Central Ohio, there may now be an opportunity to update the code to meet the current trends and development pressures the Township may face.

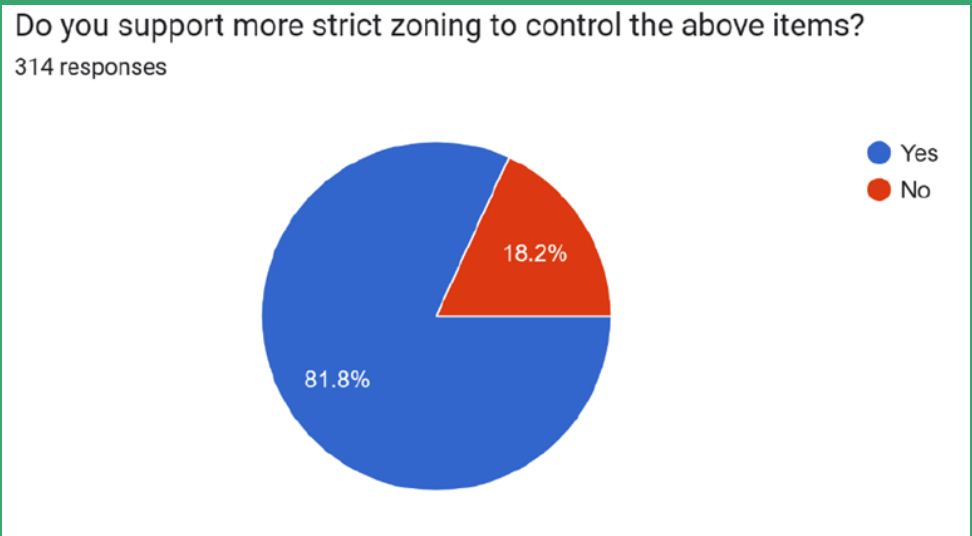


Figure 19:
Survey Zoning

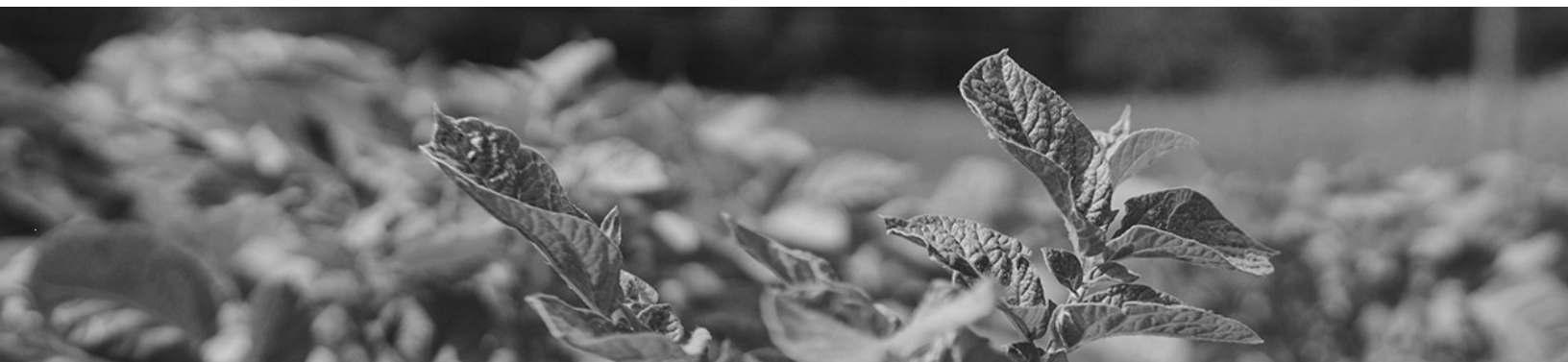
Regarding services, there were concerns over broadband internet access, quality of cell phone service, and quality of cable service. The services with higher ratings of fair or better were those controlled directly by the Township or other local agencies such as road maintenance, snow removal, mowing of public areas, and emergency services. A complete list of survey questions and responses can be found in [Appendix A](#).

THE VISION

The community vision serves as the guiding statement for the entirety of the Comprehensive Plan. It describes the Township as it desires to be in the future. It is also a useful tool for creating broad goals for the community. Once these goals are established, specific recommended action steps can be identified which enables the Township to enact the recommendations of the Comprehensive Plan. The following vision was derived from the community survey results as well as the existing conditions report.

“McKean Township is a community that values the rural character and country lifestyle inherent to the Township. McKean Township seeks to create a cohesive identity and retain and enhance natural scenic viewsheds and rural aesthetics of the built environment. McKean Township will achieve its goals through zoning improvements, supporting the local agricultural community, and promoting the local economy through small-scale and community focused development in key areas of the Township.”

From this guiding point, the Comprehensive Plan Committee developed three focus goals for the Comprehensive Plan. These goals aim to address the missing pieces in McKean Township as well as to emphasize and enhance features of McKean Township that are already doing well. The following section discusses each goal, their objectives, and recommendations to achieve each one.





PLANNING GOALS AND RECOMMENDATIONS

Goal 1: Maintain McKean Township's Rural Character

Character: Sparsely-settled, primarily agricultural use of land.

Dominant Elements: Cropland on larger parcels, tree lines, wooded areas, open space, two-lane roads, low ambient light levels, homes on larger parcels.

Goal 2: Embrace Agriculture

Character: Identify McKean as an agricultural community, foster agricultural activity.

Dominant Elements: Visual access to farmland from roads, easy farm access for (retail) customers, supportive infrastructure & culture for farming & farm equipment (i.e. roads), and farm visits.

Goal 3: Foster Community and Connection

Character: More social & business connections among McKean community members, presence of a 'village center.'

Dominant Elements: Internet-based resources & resident/business directory, community events, include youth of community, social and business connections within community.

GOAL 1: MAINTAIN MCKEAN TOWNSHIP'S RURAL CHARACTER

OBJECTIVES

- A. Preserve farmland, open spaces, and wooded areas in the Township.
- B. Protect the natural environment.
- C. Protect open space and rural vistas.
- D. Prevent land use that is hazardous to watershed and aquifers.
- E. Coordinate zoning ordinance with neighboring townships.
- F. Obtain and review zoning ordinances of neighboring townships.
- G. Determine best practices to achieve goal.
- H. Consider incentives in zoning ordinance to preserve open space & greenways.
- I. Bring zoning ordinance into alignment with Comprehensive Plan.
- J. Protect natural surface water flows and ground water and surface water recharge and discharge areas.
- K. Commercial use small in scale and provide convenience services to the rural neighborhood.
- L. Assure visual compatibility of rural development with the surrounding rural area.
- M. Reduce the conversion of undeveloped land into sprawling, low-density development.
- N. Define and protect 'critical areas': wetlands, geologically hazardous areas, aquifer recharge areas, and frequently flooded areas.

The strongest desire within McKean Township is to remain a rural community and preserve the rural character. There are multiple paths the Township can take to ensure this goal is achieved. One majorly important tool McKean Township has at its disposal is the Zoning Ordinance. As mentioned in the Township Information section of this Plan, the McKean Township Zoning Ordinance has not been updated since 2017. Much has changed in McKean Township and Central Ohio as a whole during this time. Therefore, there is a prime opportunity to update the Zoning Ordinance to meet the needs and desires of the Township in 2024.



Photo: Clustered Conservation Development, American Planning Association ¹⁷

Firstly, the Township already has a Rural Preservation Overlay District within the Zoning Ordinance. While this Preservation Overlay provides a major preservation benefit, the utilization of the overlay is rare. This may ultimately result in less open space being preserved if housing developments opt out of utilizing the Preservation Overlay in the future. The Township should assess the current regulations and standards and speak with developers who have built housing in the Township and did not opt in to the Preservation Overlay to understand which standards are an impediment. Additionally, McKean Township should look to surrounding communities in Licking County as well as in Delaware and other surrounding counties with preservation overlays to compare to McKean Township's regulations and modify based on findings.

The Fredonia area, the Township’s historic village center, could be reimagined to become a rural village center through a Village Center overlay district. With this type of overlay, small, locally focused businesses would be permitted and could also have a specific focus toward agricultural or craft businesses. Commercial uses could include a farm market, local craft goods store, bakeries, small general stores, small restaurants, and more. This area could also accommodate additional housing types that would blend with the village feel, such as small cottages. The Village Center overlay is recommended to target the areas in blue on the Future Land Use Map, Figure 20.

The Township should also consider an overlay in other areas of the Township that already have commercial uses, through a Cottage Business overlay, which could target many of the same uses as the Village Mixed Use overlay, but with expanded commercial uses and no residential uses permitted. The Cottage Business Overlay would be recommended to target the areas in yellow on the Future Land Use Map, Figure 20.

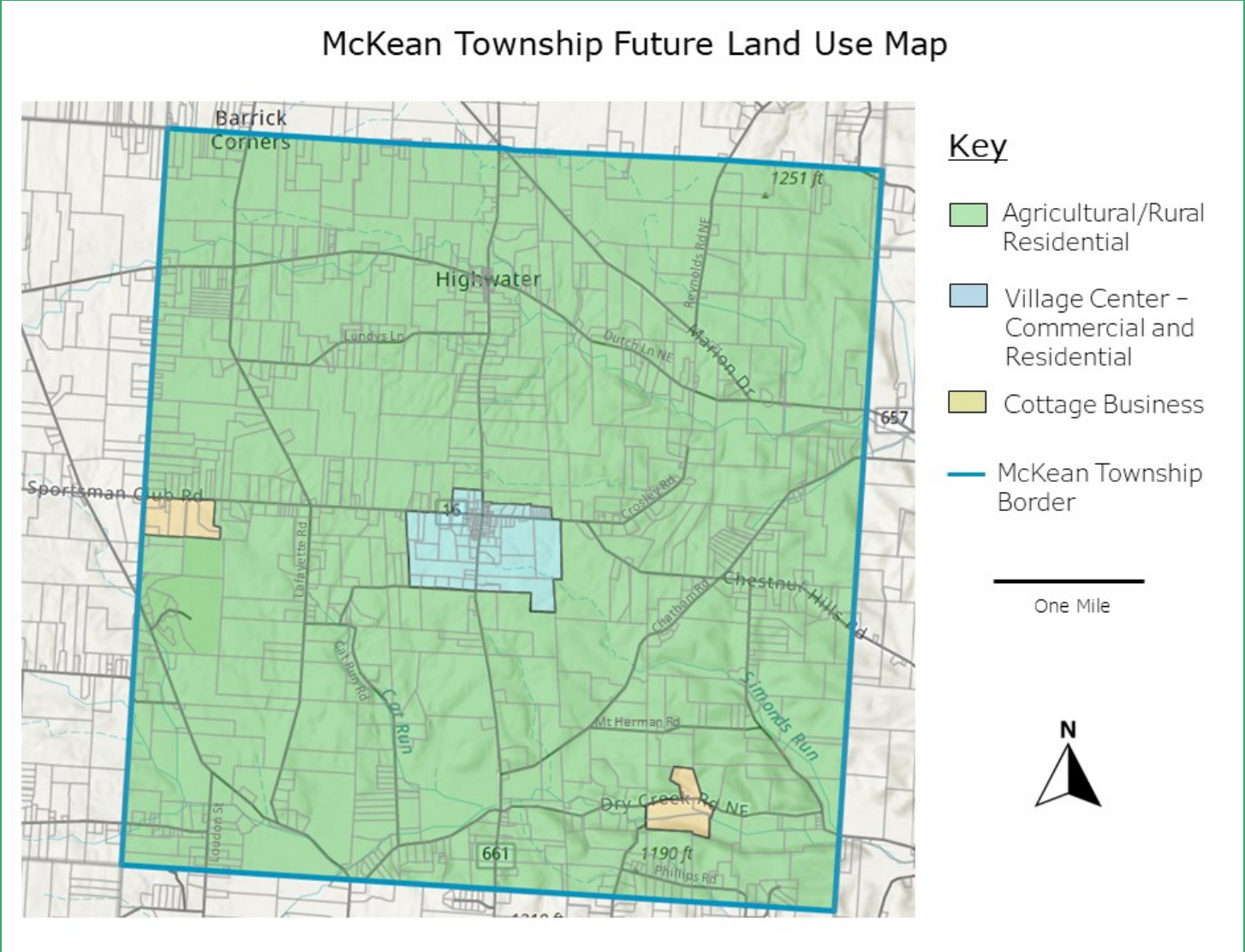


Figure 20: McKean Township Future Land Use Map

This overlay districts would have specific standards that would keep these uses at a village scale, with commercial uses likely being no larger than 5,000 square feet and with rural aesthetic standards relating to roofing, building appearance, landscaping, screening, color, and more. These standards would allow the Township to tailor the designs of buildings to what McKean Township believes would best complement the character of the area. While implementing overlay districts that allow for development might seem counterintuitive when thinking about maintaining the rural character of the Township, it is vital to note that the goal of the overlay districts is to reduce sprawling development by targeting favorable uses in key areas of the Township.



Clustered Cottages could be a potential residential use in the Village Mixed-Use Overlay.¹⁸

Examples of local farm markets. Purplebrown Farm Store in Peninsula, Ohio pictured right.^{19, 20}



There is a wide variety of architectural options for cottage businesses and village centers.²¹

There is even potential to blend a more modern look with the rural character if the Township desires.²²



Agri-tourism operations have been increasing in popularity in recent decades. These sorts of operations mix commercial uses, agriculture, and tourism to create a unique experience and could include you-pick operations, petting farms, Christmas tree or flower farms, demonstration farms, cider mills, on-farm bakeries or restaurants, and much more. McKean Township already has a certain level of agri-tourism within its borders. However, more can be done to promote this type of use. The most important step the Township can take is to amend the Zoning Resolution to explicitly permit agri-tourism operations within the Agricultural District, Conservancy District, and perhaps even within the General Business District.

Additionally, updating the permitted uses within the General Business District to permit agricultural support businesses to create a local agriculture system may be of benefit to the Township.

Other recent zoning trends include accessory dwelling units (ADUs). These can serve to allow extended or elderly family to live on the same parcel as the owner but in a connected or detached dwelling. The Township should consider if and where ADUs should be permitted within the zoning ordinance. These types of dwellings could also be implemented into the overlay districts if so desired.



Image: Cat Run Ranch Flower Farm ²³

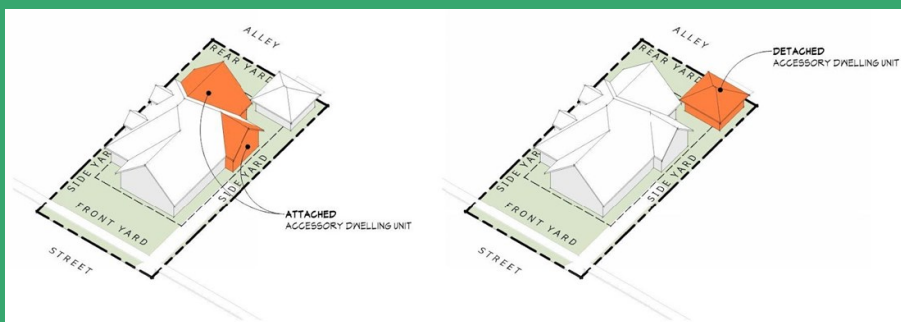


Image: ADU example rendering

McKean Township should also consider implementing a noise ordinance to protect against land uses that would cause excessive noise and go against the tranquil and peaceful quality of the Township. Engaging in a conversation with the Licking County Prosecutor would be beneficial to the Township on this front. The Prosecutor may even be able to offer McKean

Township a template of language to use for the noise ordinance.

Adult-use cannabis, medical marijuana operations, cultivation, processing, and retail sales operations have also become a recent topic of conversation for Townships across the state of Ohio. McKean Township should have discussions within Township leadership and with residents to understand what, if any, operations McKean Township would like to have within their borders. The Ohio Township Association has prepared four sample draft resolutions to prohibit or limit these uses with the following titles:

- ⇒ Prohibit Adult-Use Cannabis and Medical Marijuana Operators, Cultivators, Processors, and Retail Dispensaries.
- ⇒ Prohibit Adult-Use Cannabis Operators.
- ⇒ Prohibit Medical Marijuana Cultivators, Processors, and Retail Dispensaries.
- ⇒ Limit Adult-Use Cannabis Operations.

These sample resolutions are free to access for Ohio Township Association members and may serve as a crucial resource for understanding the options and implications of passing different resolutions.⁵

⁵<https://www.ohiotownships.org/news/medical-marijuana-and-adult-use-cannabis>

GOAL 2: EMBRACE AGRICULTURE

OBJECTIVES

- A. Speak to agriculture-residential interface.
- B. Support & encourage agriculture.
- C. Investigate ways for young people to get into agriculture.
- D. Community events (similar to Happy Apple Days?).
- E. Encourage more food grown for people.
- F. Maintain rural vistas.
- G. Communicate community support to businesses (mills, suppliers).
- H. Consider community support for sustainable farming practices.

McKean Township has a strong agricultural base and aims to further embrace agriculture to support existing businesses and promote further agricultural operations. There are several programs that support agriculture that the Township should educate landowners about in order to protect and preserve the agricultural use.

AGRICULTURAL SECURITY AREA (ASA)

- ⇒ Must have 500 acres of contiguous land and agreement from all landowners.
- ⇒ Landowners must be enrolled in CAUV and the Agricultural District Program.
- ⇒ Landowners within the ASA may request a tax exemption on new investments in a building, improvement, structure, or fixture used for agricultural purposes.

The Agricultural Security Area (ASA) program provides potential tax benefits for investing in new real agricultural property. While this tool does not provide any direct payments to farmers, it provides the incentive to invest in agriculture. This program requires both the county and the Township to pass a resolution not to initiate, approve or finance any development for non-agricultural purposes such as residential, commercial, mixed-use, or industrial development, including the new roads, water, or sewer lines within the ASA for 10 years. While the ASA is not a permanent easement, the 10 year commitment can be more attractive due to its flexibility. ASAs have been successfully utilized on prime agricultural land such as in Fairfield County where an ASA was established in 2007 and renewed in 2017, which has extended the agreement to 2027.

The Agricultural Easement Donation Program (AEDP) is another easement option where easement rights would be donated to the Ohio Department of Agriculture. This program ensures that the land would be retained as farmland in perpetuity, but lacks a long-term financial incentive, besides a tax deduction.

AGRICULTURAL EASEMENT DONATION PROGRAM (AEDP)

- ⇒ Farmland protected in perpetuity.
- ⇒ Farmer retains ownership and easement stays attached to the land if the farmer sells.
- ⇒ Ohio Department of Agriculture enforces the easement with a local entity/partner.

CLEAN OHIO LOCAL AGRICULTURAL EASEMENT PURCHASE PROGRAM (LAEPP)

- ⇒ \$2,000 an acre with a maximum cap set at \$500,000 per farm.
- ⇒ Farmland must meet program requirements including size requirements and enrollment in CAUV and the Agricultural District Program.
- ⇒ Landowners must apply through a "local sponsor" such as the Township, county, Licking County Soil and Water Conservation District, or a charitable organization.
- ⇒ Ensures the land is used for agricultural purposes in perpetuity.

An Agricultural Easement program provides a payment to landowners in return for the granting of an easement over the property which restricts the property from being used for anything other than agriculture or open space, often in perpetuity. This is a tool that can legally prevent development of certain areas while providing a farmer with some financial benefit. There are multiple easement programs available on many scales ranging from state to local. For example, LAEPP will pay up to \$2,000 an acre with a maximum of \$500,000 per farm. Often, an issue with agricultural easement programs is that the market value of land often surpasses the payment offered for an easement. Therefore, this option is best suited for areas of the Township where development pressures are not strong and landowners may see the agricultural easement payment more favorably.

The Conservation Reserve Program (CRP) is run through the USDA Farm Services Agency and aims to improve water quality, prevent soil erosion, and reduce wildlife habitat loss by protecting environmentally sensitive land. Through CRP, an enrolled farmer is paid a yearly rent to remove environmentally sensitive land from agriculture production. In 2021, the Farm Services agency raised their payment rates. The rental rates are based on the relative productivity of the soils within each county and the average cash rent utilizing data provided by the National Agricultural Statistics Service.

CONSERVATION RESERVE PROGRAM (CRP)

- ⇒ Contracts for CRP range from 10-15 years in length, providing more flexibility for landowners.
- ⇒ Options for general sign up and continuous sign up, depending on the landowner's goals.
- ⇒ Prevents environmentally sensitive areas from being farmed but protects open space and vital habitats.



AGRICULTURAL CONSERVATION EASEMENT PROGRAM - AGRICULTURAL LAND EASEMENTS (ACEP-ALE)

- ⇒ All agricultural easements must be facilitated through a land trust.
- ⇒ Through the program, the NCRS may contribute up to 50 percent of the fair market value of the land within the agricultural easement.
- ⇒ Provides permanent farmland protection.

Through the ACEP-ALE program, the easement must be held by an eligible partner, while the landowner will retain ownership and may continue farming the land. Eligible partners can be found through the Farmland Information Center Farmland Protection Directory or through the Land Trust Alliance. Partners could potentially include the Licking Land Trust, the Licking County Soil and Water Conservation District, the Appalachia Ohio Alliance, and others.

The previous programs focused on retaining farmland and agricultural easements. There are additional programs that promote new farmers entering the market and provide financial incentives to support beginner farmers.

BEGINNING FARMER TAX CREDIT PROGRAM

The Beginning Farmer Tax Credit Program through the Ohio Department of Agriculture is a relatively new program that offers a qualified beginning farmer an income tax credit for the cost of participating in an eligible financial management course. The tax credit will equal the cost incurred for the program during the calendar year. This program also offers an income tax credits for owners who sell or rent assets to qualified beginning farmers.

- ⇒ Encourages beginning farmers to develop their financial management skills to help secure the future viability of the farm operation.
- ⇒ Provides tax incentives for owners to sell or lease agricultural assets to beginning farmers.
- ⇒ An individual who wants to become a qualified beginning farmer must complete a financial management program approved by ODA.

LOANS FOR BEGINNING FARMERS AND RANCHERS

- ⇒ Direct farm ownership: \$600,000.
- ⇒ Direct operating loan: \$400,000.
- ⇒ Microloan: \$50,000 each for operating and farm ownership.
- ⇒ Loan program to assist beginning farmers in purchasing a farm.

The U.S. Department of Agriculture's (USDA) Farm Service Agency (FSA) makes and guarantees loans to beginning farmers. Additionally, Beginning farmers may choose to participate in a joint financing arrangement. FSA will lend up to 50 percent of the amount financed and another lender provides 50 percent or more. The farmer will use funds from the joint financing arrangement along with FSA funds for any authorized farm ownership purpose. The FSA has Beginning Farmer and Rancher Coordinators and local Service Centers to help beginning farmers through the process.

The Township may also promote food-growing farms within the Township through creating an agriculture or business page on the Township website to provide a comprehensive list of farming operations to residents. This webpage could also be used to highlight any agriculture-based events and educate residents about these different opportunities. Enhancing communication channels with local 4H leaders may also give rise to opportunities for the Township to promote the participation of young people in agriculture.

Additionally, McKean Township should aim to brand itself as an agricultural Township. Simple signage with agricultural themes could be placed at entry points to the Township along roads such as S.R. 661, Sportsman Club, Chestnut Hills, Dutch Lane, S.R. 657, Loudon, and Hardscrabble. These would aid in creating a distinct sense of place and community feel that is focused on agriculture. While simple, signage provides immediate place recognition and may be an easy step to take for McKean Township.



Signs from Berlin, Maryland²⁴ and Avon Lake, Ohio.²⁵ McKean Township could mimic the thematic elements of Avon Lake's sign but shift toward an agricultural theme.



Image: Charlie's Apples²⁶



Image: Bird's Haven Farm²⁷



Image: Timbuk Farms²⁸

GOAL 3: FOSTER COMMUNITY AND CONNECTION

OBJECTIVES

- A. Continue strong Township website and Facebook presence.
- B. Work to have broadband internet access widely available in the Township.
- C. Consider program to publish community news.
- D. Sponsor regular community events.
- E. Have more children's activities and events.
- F. Encourage a vibrant MCO with broad participation and support from the community.
- G. Develop a mixed-use zoning district to provide a wider array of housing options.
- H. Consider accessory dwelling unit zoning.
- I. Encourage any future commercial/retail development near existing in Fredonia through zoning.
- J. Provide settings for more face-to-face encounters among residents

McKean Township is made up of a strong community of residents. This can be seen through the presence of many local businesses, organizations such as the MCO, and a resident led McKean Township Facebook page to keep residents informed on neighborhood events. However, there is always potential to increase community connection and communication between the Township and the residents, which has been identified as the third goal of this Plan by the Comprehensive Plan Committee.



Photo: Experience Worthington, Community Event ²⁹

With its strong agricultural base, McKean Township should capitalize on the existing agricultural community to host agriculture focused events on a Township level. A multi-day event highlighting different businesses and operations within the Township to expose residents to more than they may have known existed within the Township and would serve to create direct connections between the agricultural community and the rest of the residents. This type of event could be promoted by the Township, but also by the MCO which may even bring more attention and activity to the MCO and strengthen community bonds and communication. Ellas Park, located near the McKean Community Organization Building and Trustees Building could serve as a central location for a community event and could include children's activities, farm sales, or local craft sales.



Growing for Good

Fresh news from Southside Community Land Trust

SUMMER 2022

Moving to 404 Broad Street, and to a more just food system



"SCLT's Healthy Food Hub is a win-win for all of us," said Sen. Jack Reed at the 404 Broad Street ribbon cutting.

During SCLT's first 40 years, we built gardens and farms and helped people grow an abundance of delicious food. Many have eaten better, saved on their grocery bills and earned money from selling their produce. And, yet, deep-rooted systemic racism continues to keep affordable, fresh produce out of reach of most low-income Black and Brown residents of Providence, Pawtucket and Central Falls. Our current goal is building greater community control of local food assets in a way that is both equitable and sustainable.

Support for this work was made abundantly clear on June 24, when 140 people—community leaders, SCLT supporters, staff and board members—gathered for the ribbon cutting at the 404 Broad Street Healthy Food Hub. The completely renovated, 12,000 sq. ft. building now houses SCLT's headquarters, Farm-to-Market Center, Youth Enterprise Center, community kitchen and, soon, three healthy food retail spaces.

Cont'd on page 3

Meet food system intern, Appoline Alphonsine

SCLT's summer jobs program for youth has been in full swing this July and August, training 30 high school students at our farms in Providence and Pawtucket in food production, nutrition and cooking, sustainable land use and environmental justice. Assisting at each location are food system interns, motivated program graduates who bring their lived experiences and perspectives to our work.

In Providence, Eli Servien is spending his second summer between college semesters as an intern, after working at SCLT throughout high school. The other intern is Appoline Alphonsine, who joined the youth staff three years ago.

This summer, she spends three days per week with students at the Somerset Hayward Youth Farm and two at City Farm, mostly preparing crops for the farmers markets held on Thursdays and Saturdays. She likes both assignments, but says she likes being around the other staff and volunteers at City Farm.

"I'd rather be learning than teaching," she says. Either way, she loves "how good it feels to be around plants growing in the ground. I grew up near farms and watching farmers," she recalls of the decade

she spent in a camp for Congolese refugees in Burundi from the time she was 2 years old. She remembers how delicious the pineapples, passion fruit and guava they grew were.

Along with her parents and three brothers, she came to Providence when she was 12. Even though she didn't speak English, she said she didn't find the adjustment too challenging. That kind of resilience helped her become one of the best students at Hope High School, where she graduated as the salutatorian this past spring. She plans to study at CCRI.

In early 2021, Appoline and another youth staff, Leonte Tucent, underwent training and became SCLT's first youth representatives to the Board of Directors. If she isn't too busy with classes and homework



Appoline became one of the first youth representatives to the Board of Directors last year.

Cont'd on page 2

Image: Southside Community Land Trust, Example of a community newsletter.³⁰ McKean Township 's newsletters could feature events, highlight local businesses, and share community news and meetings.

McKean Township leadership should also consider a community newsletter. This newsletter could be published on the Township website, or emails could be gathered at community events, Trustee meetings, and others to begin a Township resident email list to distribute the newsletter. Alternatively, the newsletter could be sent via mail quarterly, biannually, or even annually to recap recent information and share future plans and events with residents.

Communication infrastructure such as broadband could be improved within McKean Township. Looking back to the survey, many residents had concerns about broadband access. The Township should investigate various available avenues to improve broadband access. The USDA and the Department of Rural Development offer loans and grants for the improvement of broadband access. Communicating with local cable and internet providers may also be beneficial to understanding access and lack thereof to cable and internet for residents.

Looking outside the immediate community, 15 communities in Licking County collaborated to create Framework, a report focused on understanding the impacts and benefits of investments from the public and

private sectors catalyzed by the Intel development. While McKean Township was not one of the 15 communities engaged in the project, there may be opportunity to bring the Township into the loop to stay up to date with Intel related impacts and have a voice in the conversation. The Framework report recommends the creation of a sustainability advisory committee and establishing formal relationships among adjacent jurisdictions to share information. McKean Township should assess if it would like to be more involved with this group, and if so, establish communication with the participating communities to become engaged.

McKean Township should also educate residents about programs that exist to provide financial assistance to improve septic systems, residents health, wellbeing, and home improvement projects. A variety of programs exist for these purposes, as shown on the right.

- Ohio Department of Development Home Weatherization Assistance Program, Home Energy Assistance Summer Crisis & Winter Crisis Programs, Electric Partnership Plan
- Ohio Department of Development Historic Preservation Tax Credit Program
- USDA Rural Development Section 504 Home Repair Program
- Ohio Department of Health Lead Abatement Tax Credit Program
- HUD Property Improvement Loan & HOME Program
- The Ohio Water Pollution Control Loan Fund (WPCLF)

IMPLEMENTATION PLAN

To ensure the most effective and efficient plan, each recommendation is assigned a timeframe for completion, ranging from immediate (0-6 months) short term (6 months– 1.5 years), and medium term (1.5-3 years). Additionally, the party responsible for moving each recommendation forward has been identified.

Goal 1: Maintain McKean Township's Rural Character Action Items

Recommendation	Timeframe	Implementation Actors
Modify zoning to promote and support agriculture of all scales, agritourism, and agricultural support businesses.	Short Term	Zoning Commission, Township Trustees
Re-work Rural Preservation Overlay zoning ordinance.	Short Term	Zoning Commission, Township Trustees
Establish a Village Center Overlay.	Short Term	Zoning Commission, Township Trustees
Establish a Cottage Business Overlay.	Short Term	Zoning Commission, Township Trustees
Ensure standards in all overlays and throughout zoning ordinance that: <ul style="list-style-type: none"> Prevent polluting land uses and protect land, water, and air. Guarantee good visibility at intersections. Permit commercial uses at village scale. Develop rural village standards for roofing, building appearance, color, landscaping, etc. Protect rural viewsheds. Include buffers along roadways. Echo traditional agricultural building design. 	Short Term	Zoning Commission, Township Trustees
Address ADUs	Short Term	Zoning Commission, Township Trustees
Address adult-use cannabis	Short Term	Zoning Commission, Township Trustees
Investigate creation of a noise ordinance	Short Term	Zoning Commission, Township Trustees
Ensure through community outreach and engagement that resilient local agricultural systems are an essential part of policy, planning, and decision-making.	Immediate	Zoning Commission, Township Trustees
Assess threats regarding development and annexation in the Southern portion of the Township.	Medium Term	Township Trustees

Goal 2: Embrace Agriculture

Recommendation	Timeframe	Implementation Actors
Advocate for conservation easements that promote family farms (living where they work), specialty crops, and support infrastructure.	Short Term	Township Trustees
Advocate for beginning farmers and educate about existing financial incentives and programs.	Short Term	Township Trustees
Publicize food-growing farms via Township communications, such as the Township website.	Immediate	Township Trustees
Continue to brand the Township as an agricultural community. <ul style="list-style-type: none"> • 'Gateway' signs at Township borders. 	Medium Term	Township Trustees
Identify prospects for farm visits.	Short Term	Township Trustees
Open communication channels with community and regional groups such as 4H.	Short Term	Township Trustees
Create business/agriculture page on Township website to highlight local businesses.	Immediate	Township Trustees

Goal 3: Foster Community and Connection

Recommendation	Timeframe	Implementation Actors
Create more community wide events with an emphasis on agriculture. <ul style="list-style-type: none"> Rejuvenate the MCO. 	Medium Term	Township Trustees
Increase Township communication <ul style="list-style-type: none"> Create and distribute Township newsletter. Establish posting protocols for McKean Township webpage. Investigate establishing an official Township Facebook page. 	Short Term / Medium Term	Township Trustees or Township Representative
Investigate potential to become involved with certain Framework initiatives if desired.	Immediate	Township Trustees, Zoning Commission, or Township Representative
Inform residents about assistance programs for septic, maintenance, etc.	Short Term	Township Trustees
Investigate state/federal programs to increase internet access. <ul style="list-style-type: none"> Begin discussions with cable/internet providers to understand service areas and challenges. 	Short Term	Township Trustees

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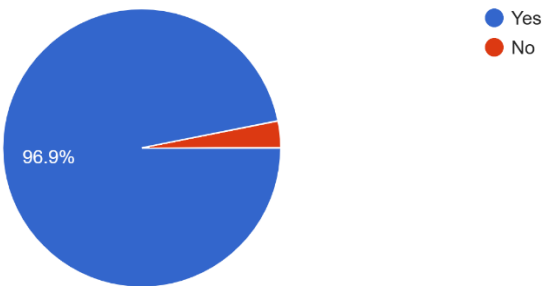
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- ⁶ <https://www.bizjournals.com/columbus/news/2023/02/03/intel-impact-one-year-later.html>
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Appendix - Community Survey

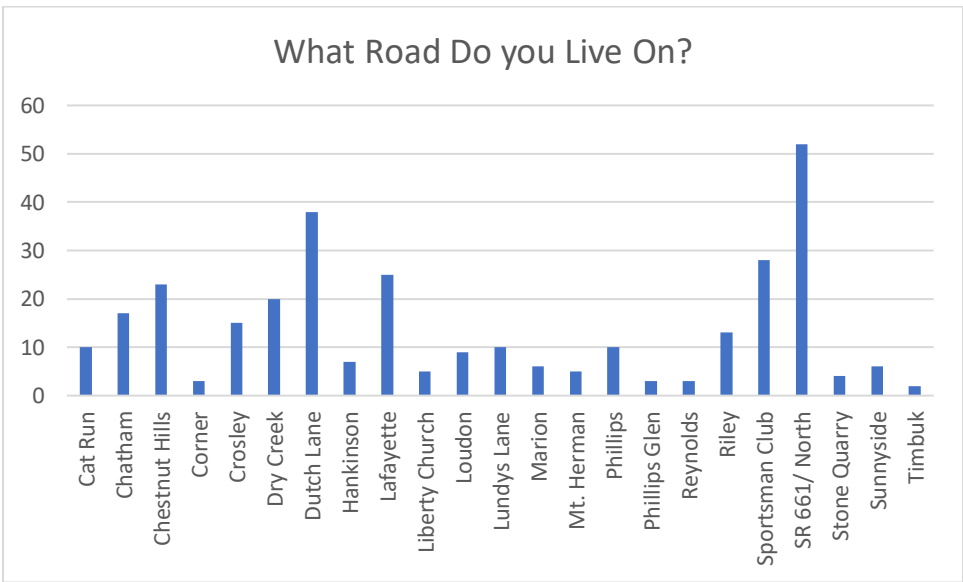
McKean Township Comprehensive Plan Survey Results

Do you live in McKean Township?

320 responses

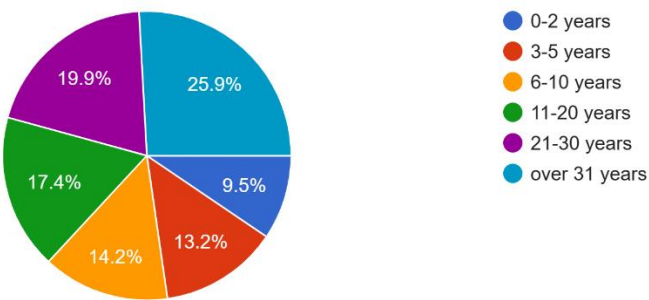


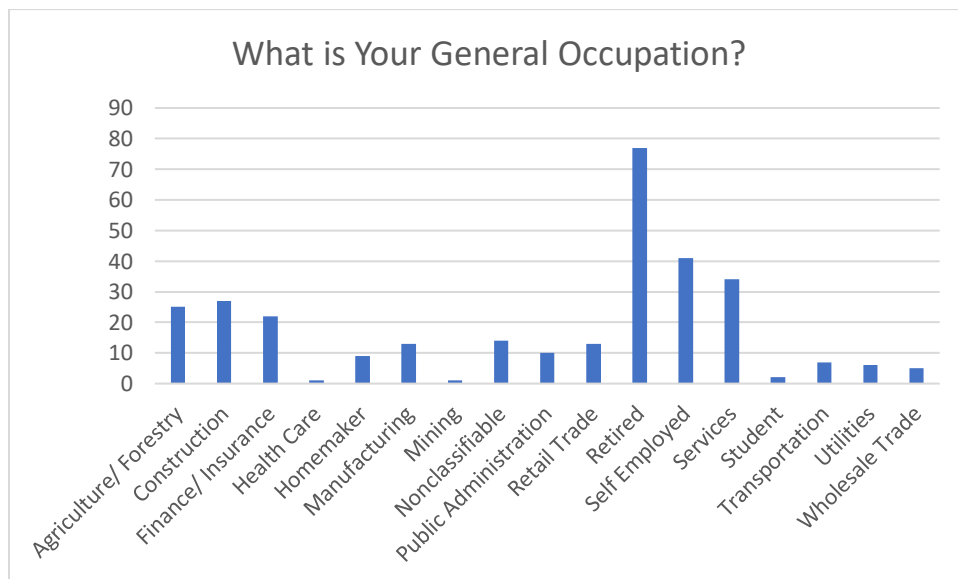
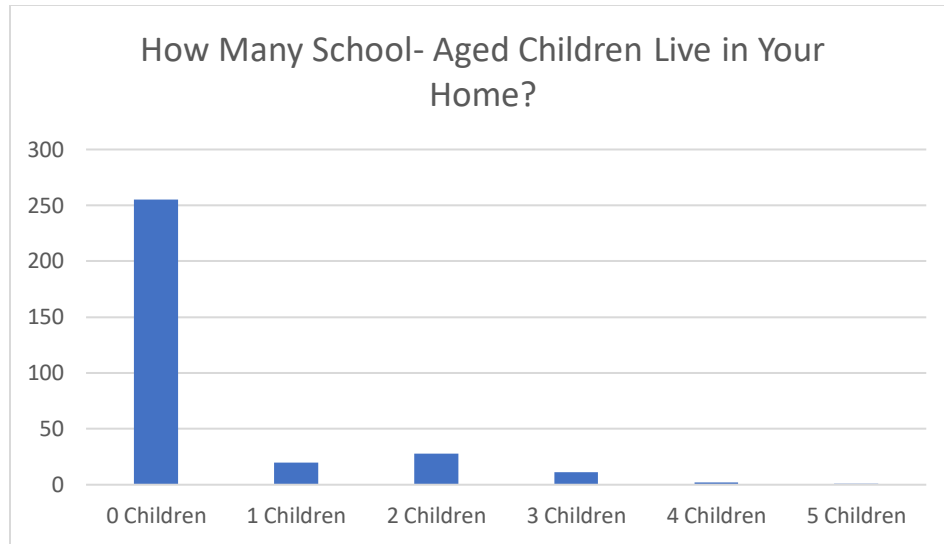
What Road Do you Live On?

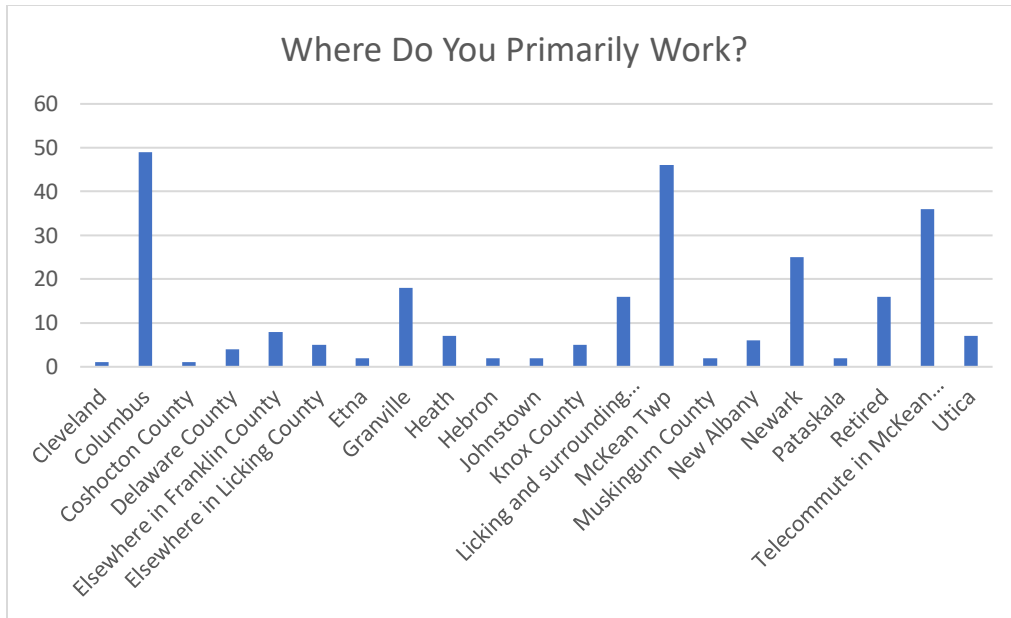


How many years have you lived here?

317 responses



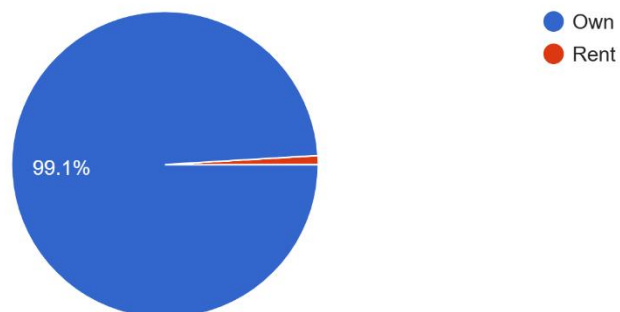




What Are Your Main Reasons for living in McKean Twp?

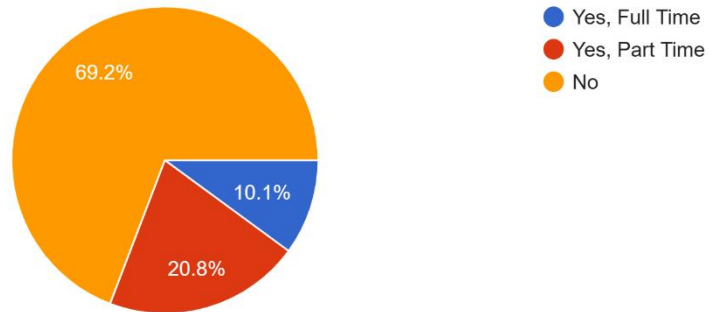
Do you own or rent your home?

317 responses



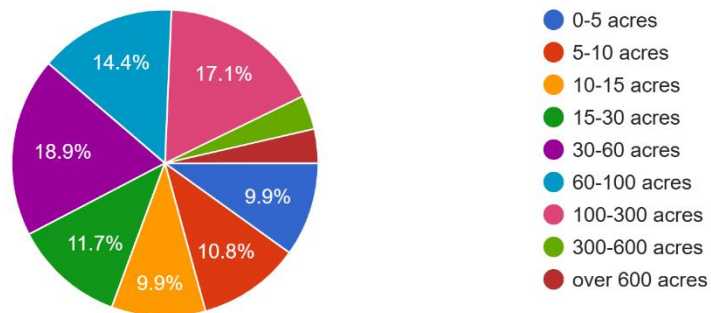
Does your family operate a farm?

318 responses



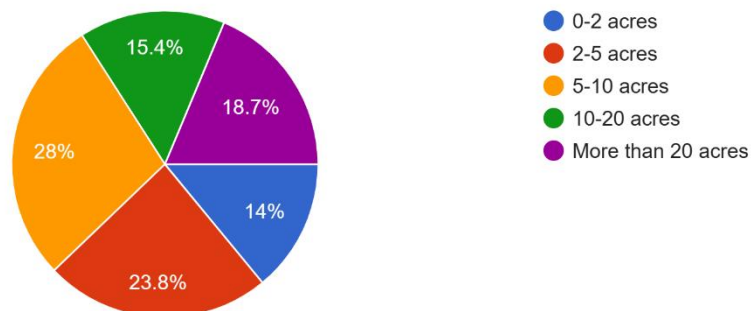
If yes, how many acres do you own

111 responses



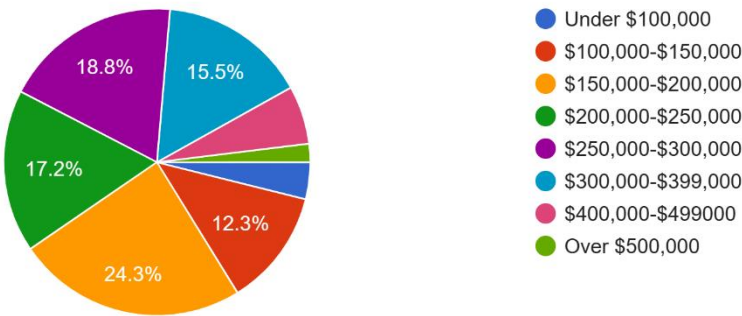
If no, how many acres do you own?

214 responses



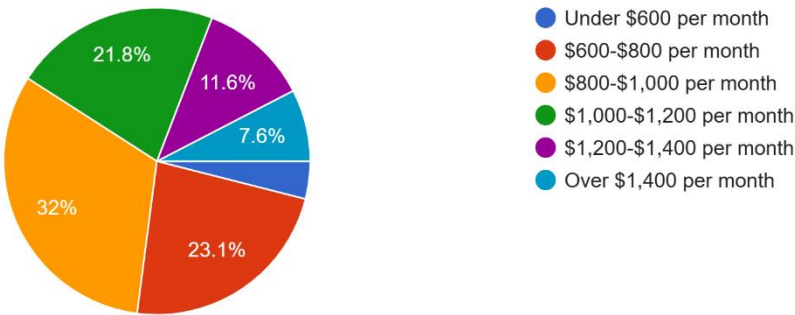
What would you define as an affordable home price?

309 responses



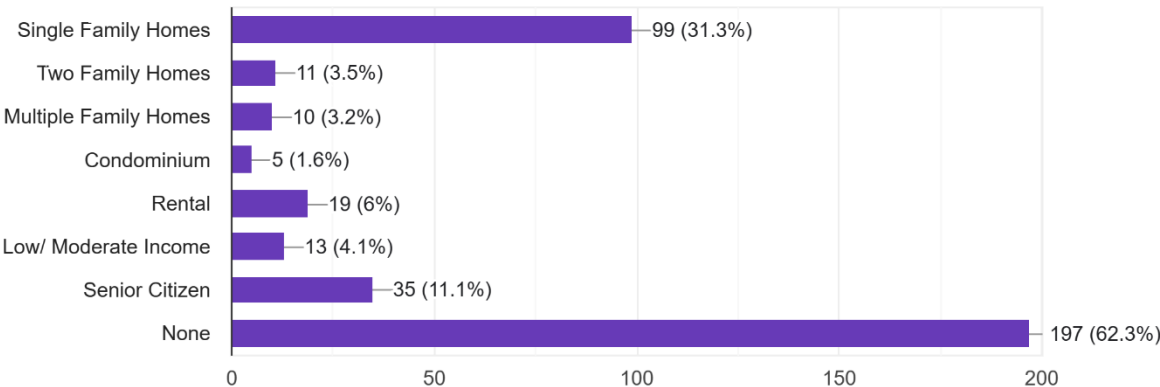
What would you define as an affordable rent amount?

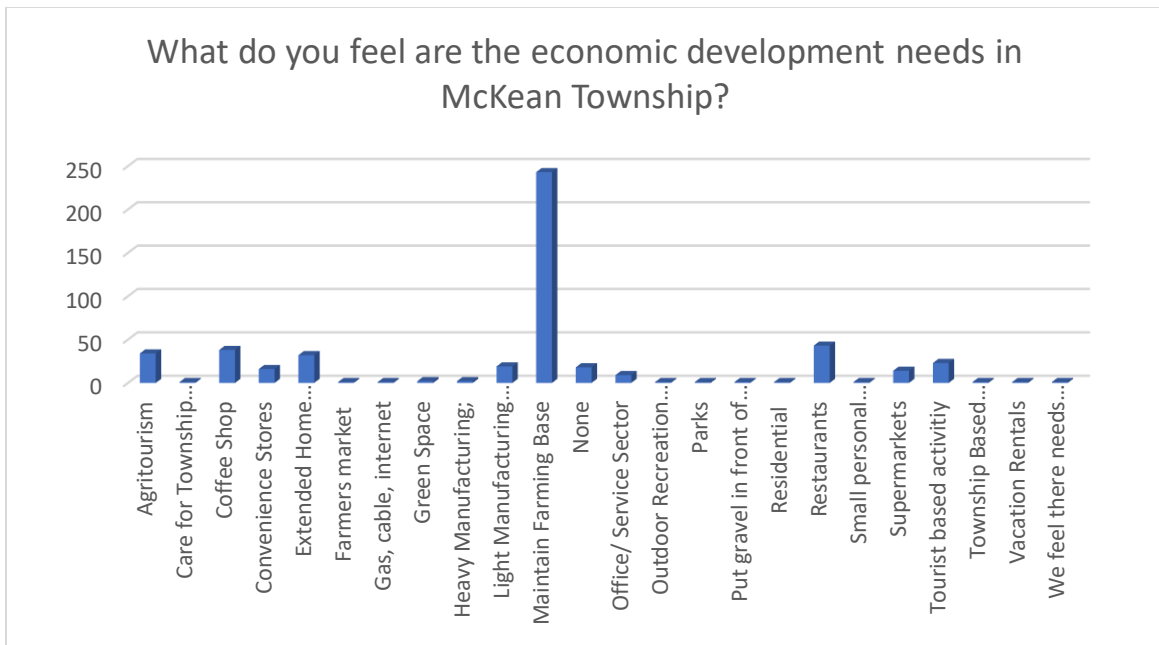
303 responses



What do you feel are the additional housing needs in McKean Township?

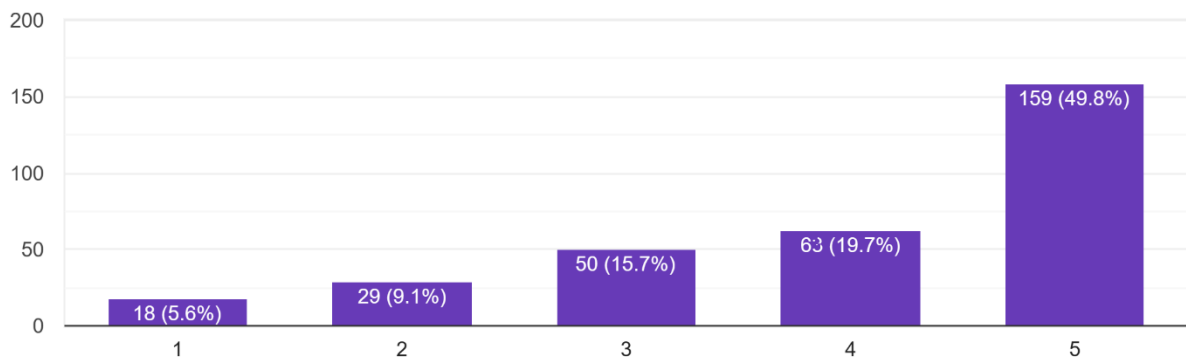
316 responses





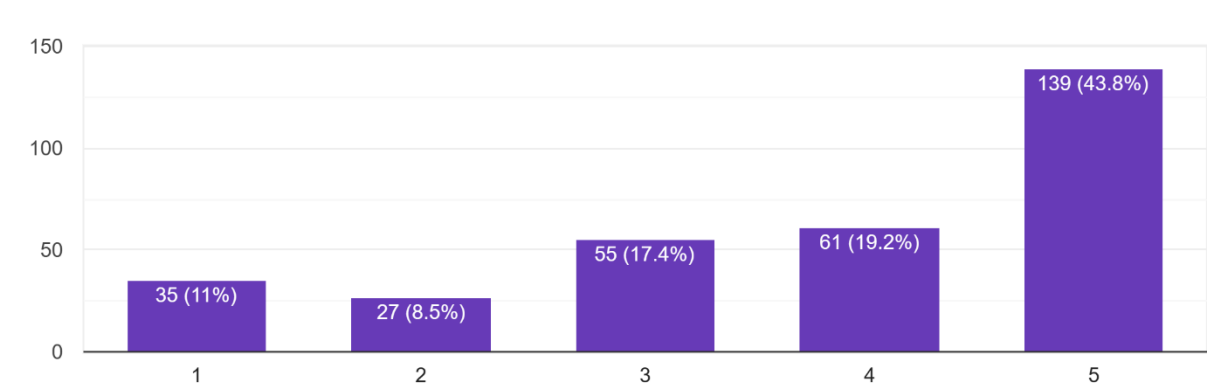
How concerned are you about increased traffic?

319 responses



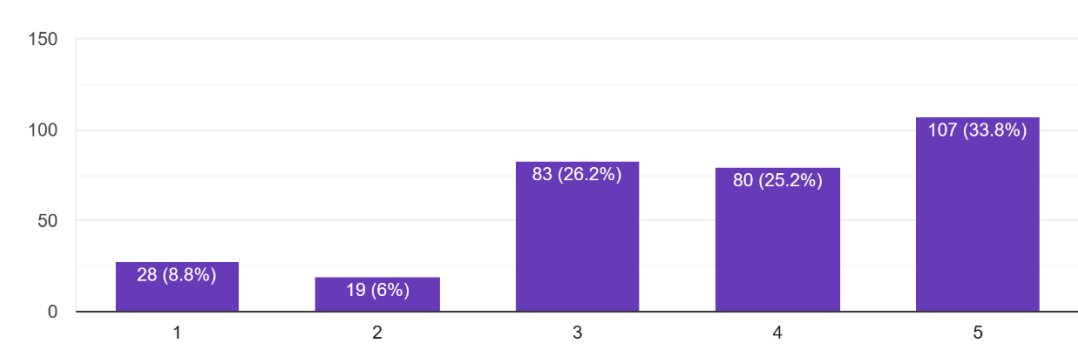
How concerned are you about signs/ billboards?

317 responses



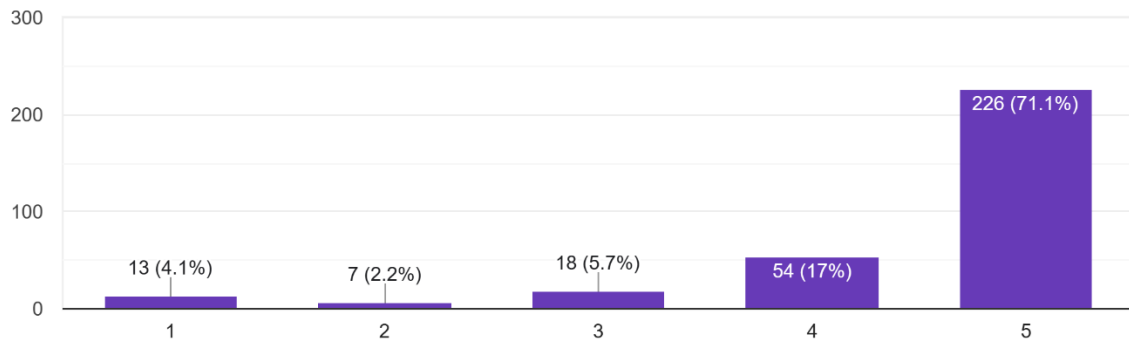
How concerned are you about appearances of businesses?

317 responses



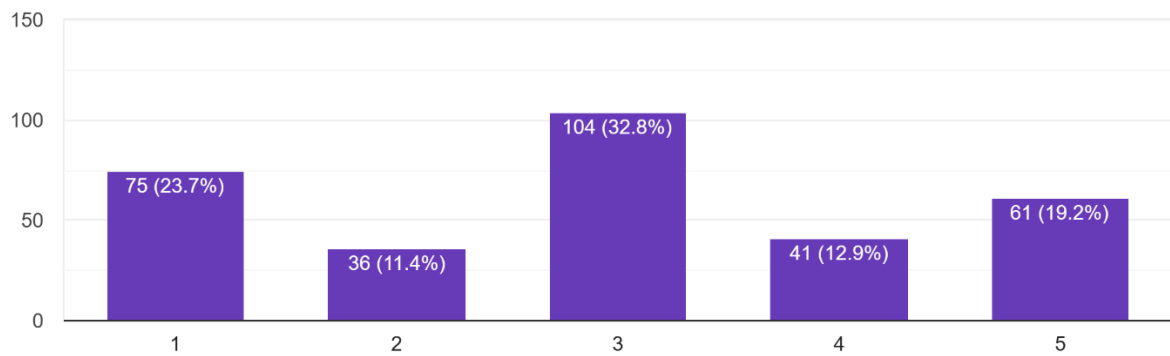
How concerned are you about extensive development?

318 responses



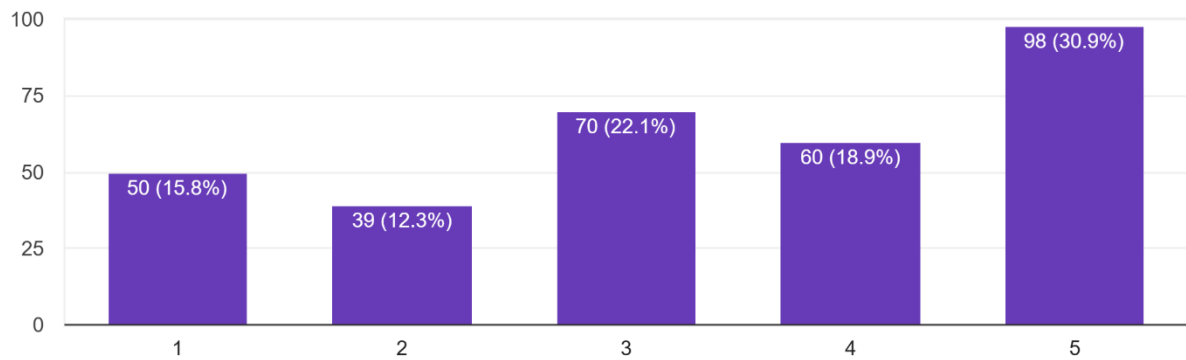
How concerned are you about flood control?

317 responses



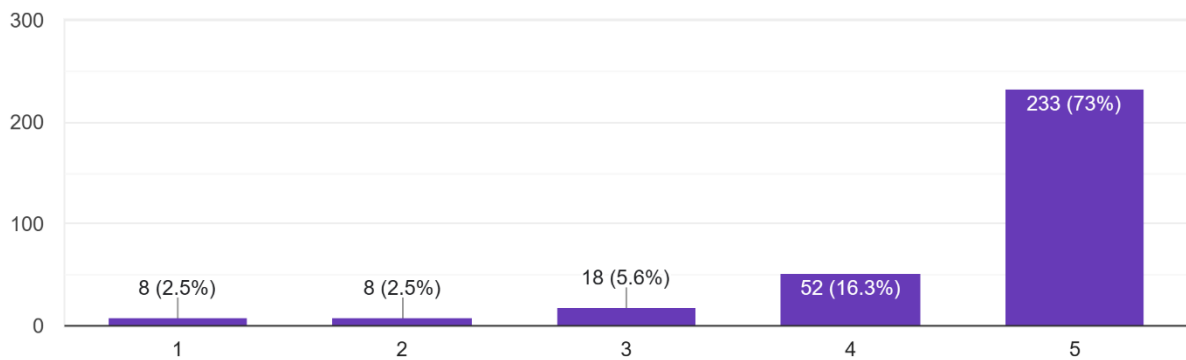
How concerned are you about junk cars?

317 responses



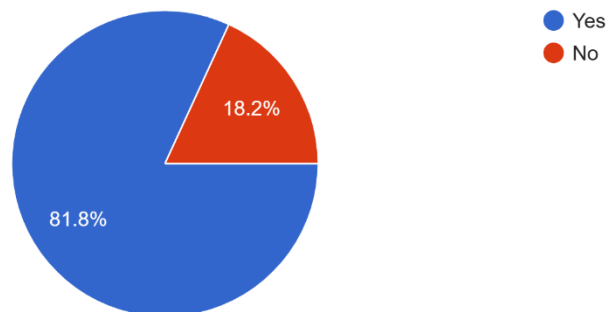
How concerned are you about high density housing/ subdivisions?

319 responses



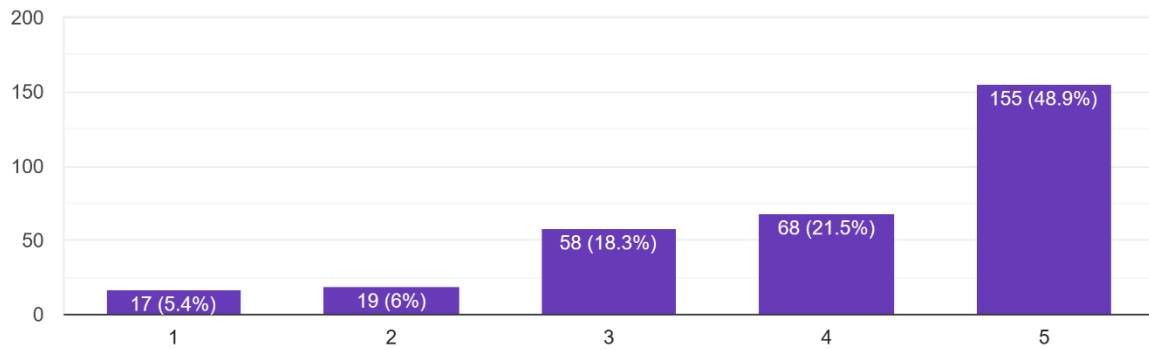
Do you support more strict zoning to control the above items?

314 responses



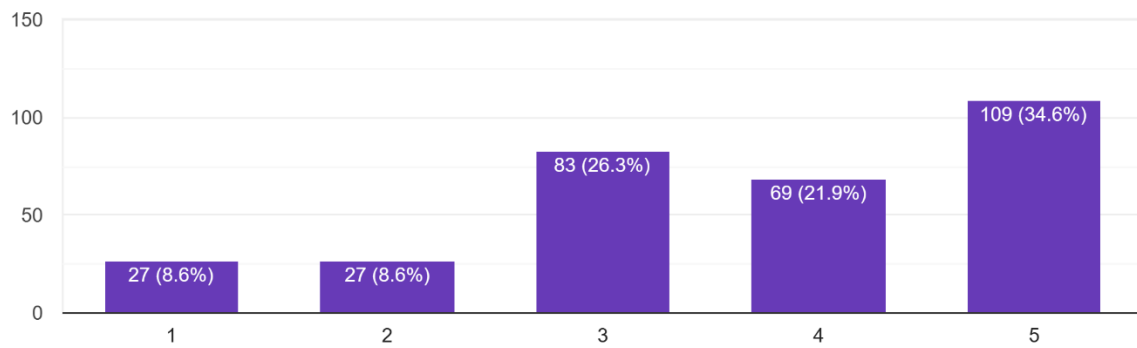
What do you feel is the importance of zoning protecting creeks?

317 responses



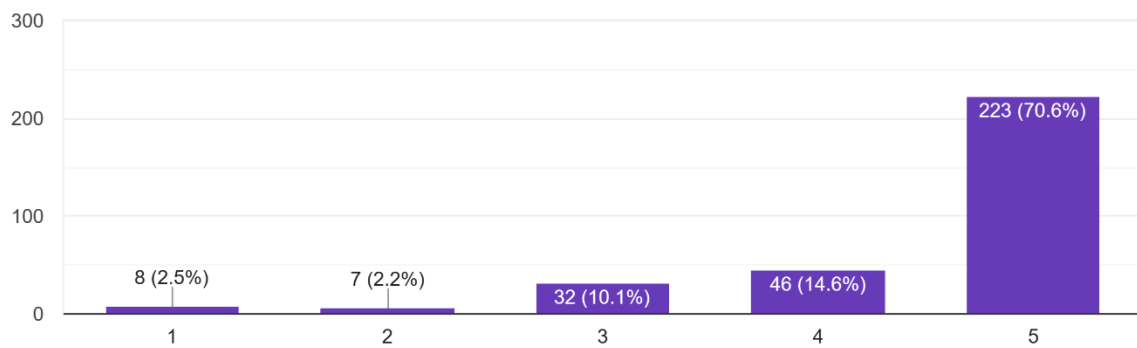
What do you feel is the importance of zoning protecting steep areas?

315 responses



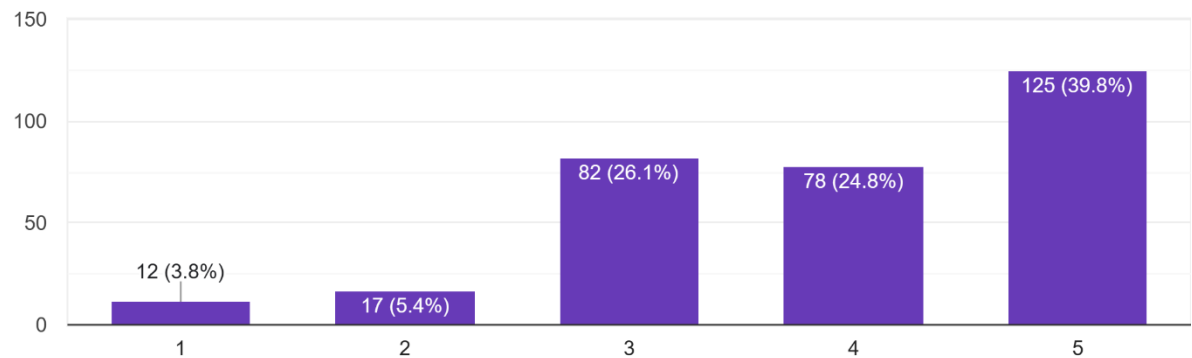
What do you feel is the importance of zoning protecting farmland?

316 responses



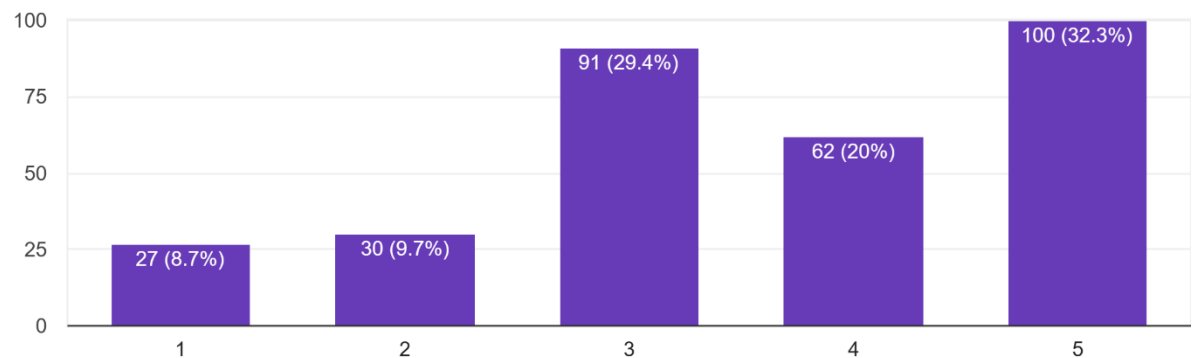
What do you feel is the importance of zoning protecting right of ways?

314 responses



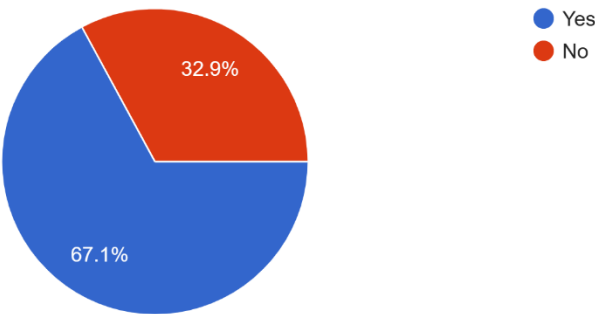
What do you feel is the importance of zoning enforcing the light ordinance?

310 responses

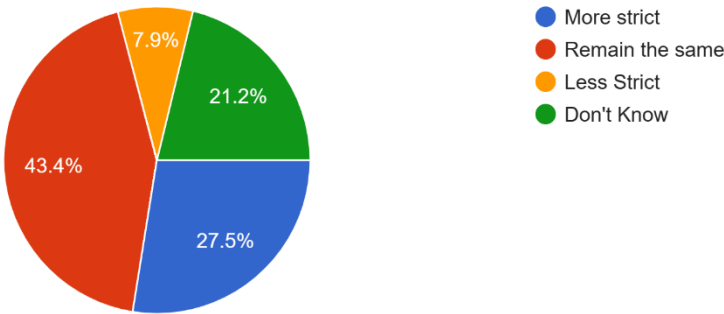


Are you aware of the zoning and enforcement in McKean Township?

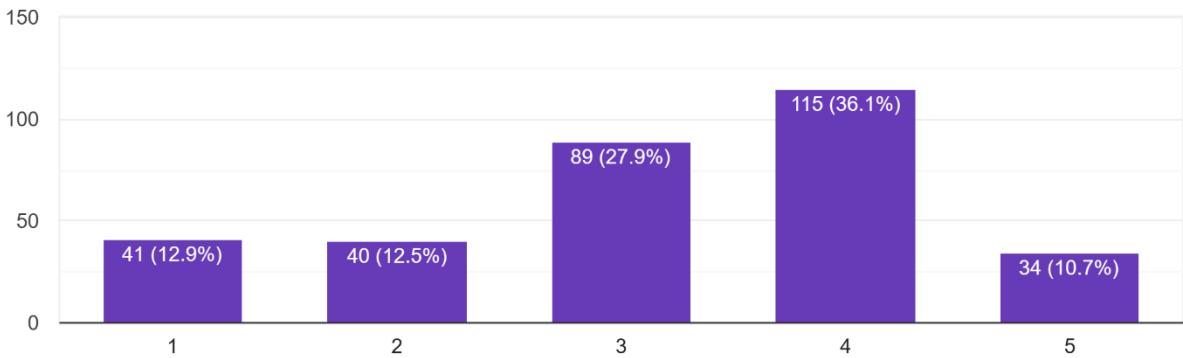
316 responses



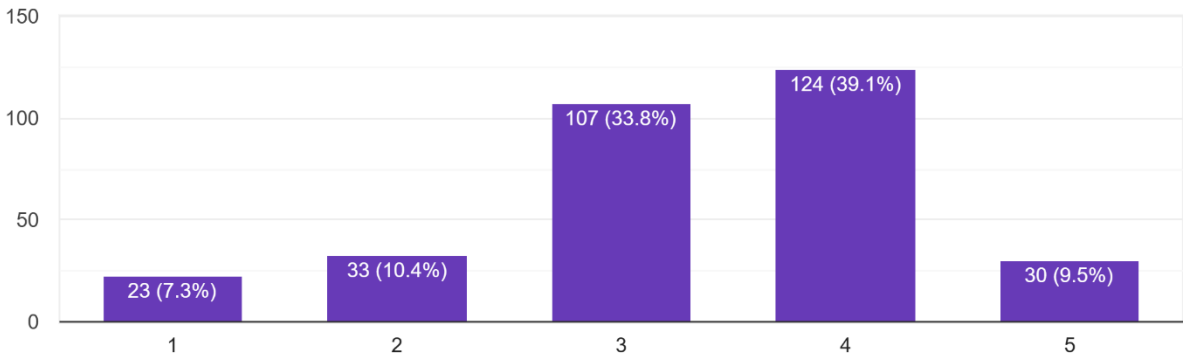
Do you feel zoning enforcement and regulations should be:
316 responses



How do you feel about the quality of the TOWNSHIP road maintenance?
319 responses

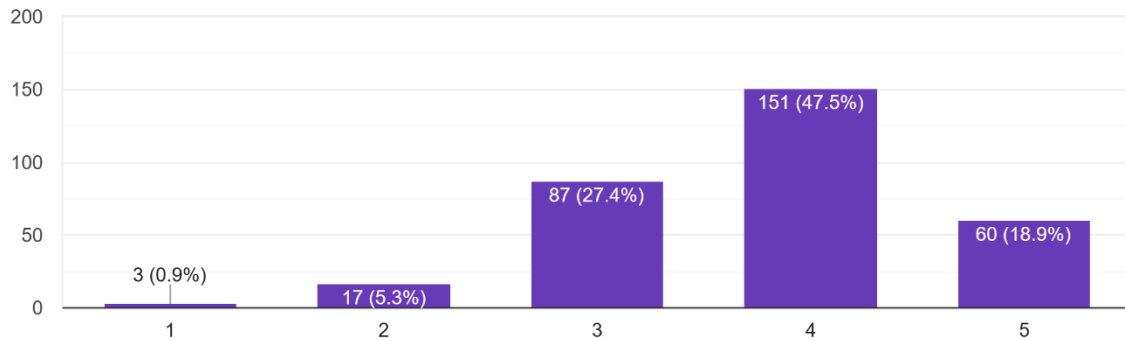


How do you feel about the quality of the COUNTY road maintenance?
317 responses



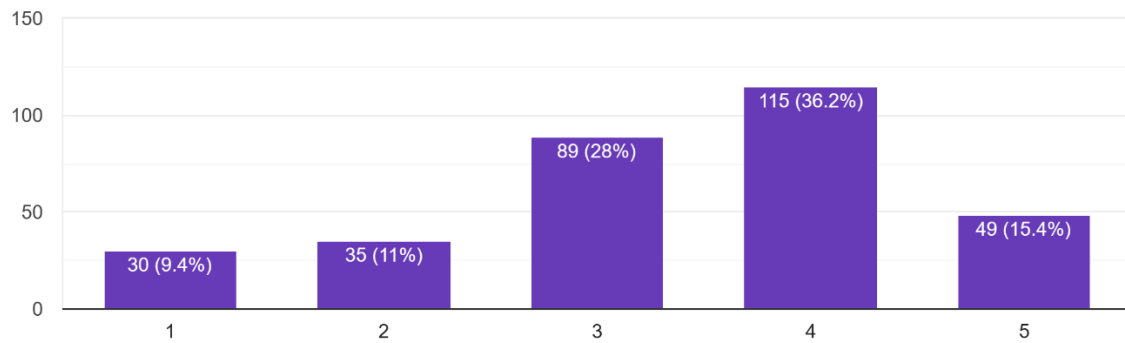
How do you feel about the quality of the STATE road maintenance?

318 responses



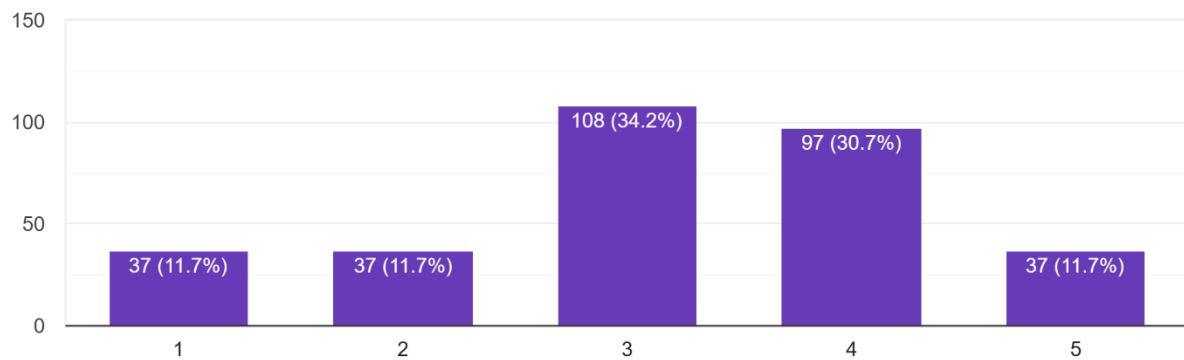
How do you feel about the quality of snow removal?

318 responses



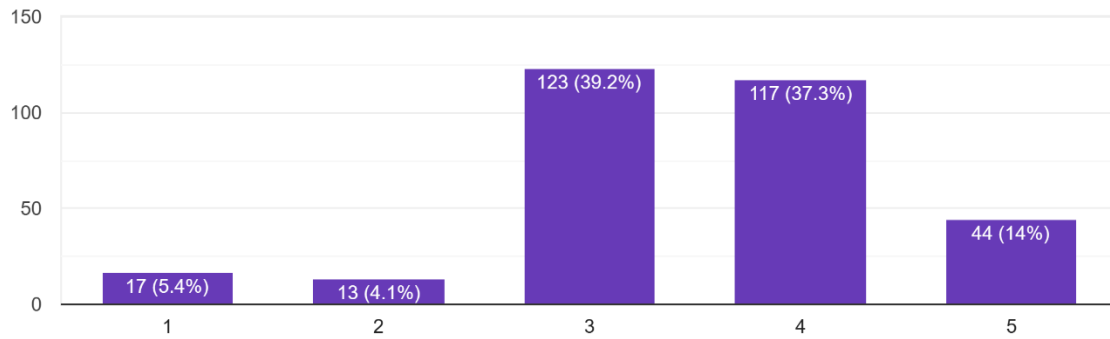
How do you feel about the quality of culvert repair and cleaning?

316 responses



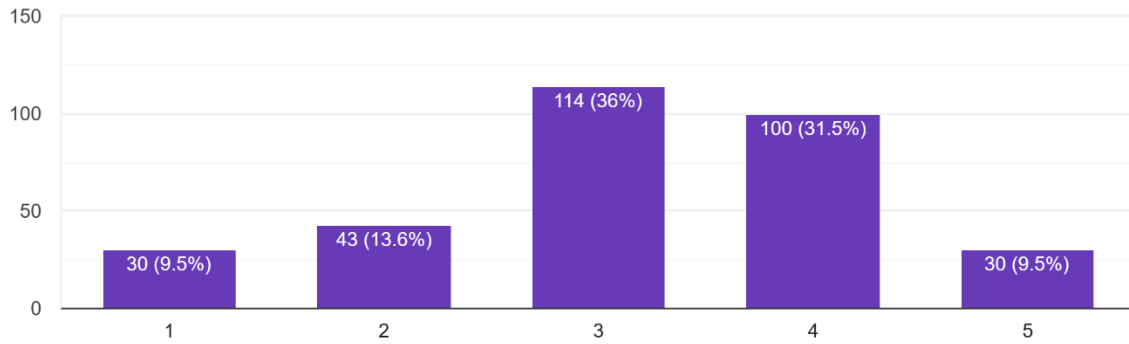
How do you feel about the quality of sign repair and placement?

314 responses



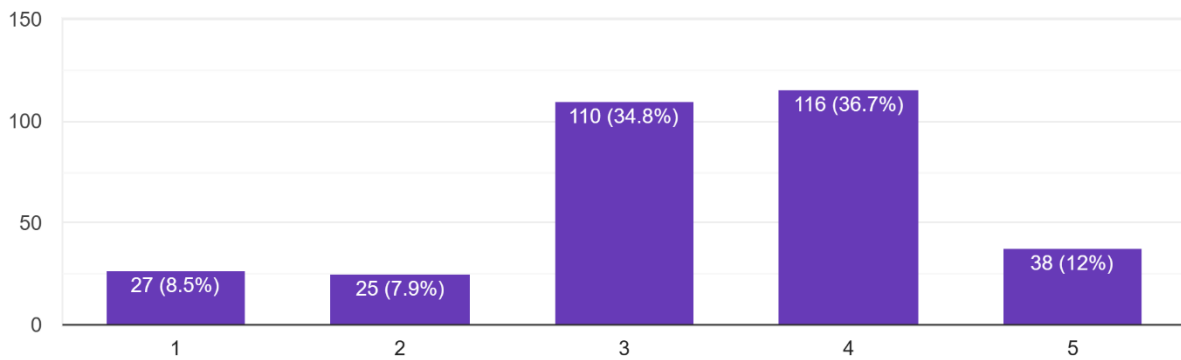
How do you feel about the quality of road safety/ visibility/ speed?

317 responses



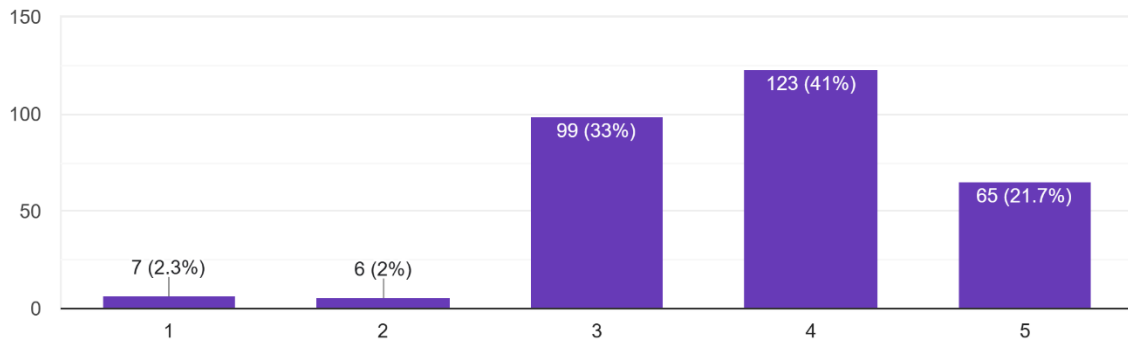
How do you feel about the quality of mowing public areas?

316 responses



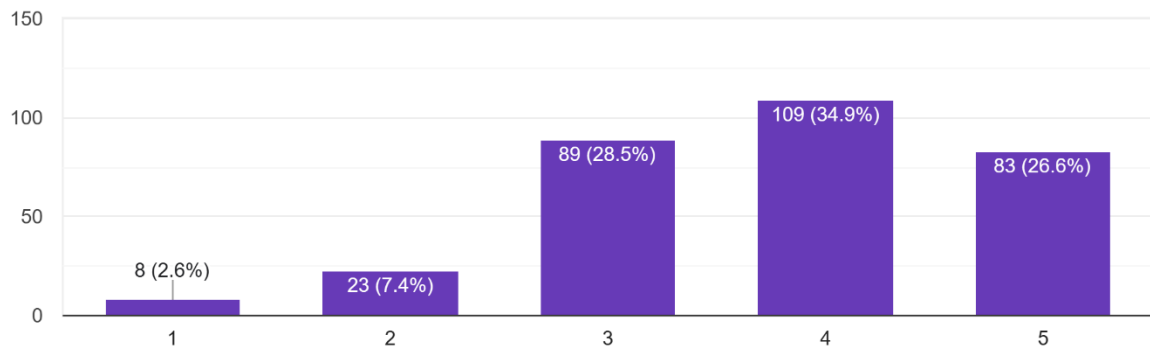
How do you feel about the quality of McKean Twp cemetery maintenance?

300 responses



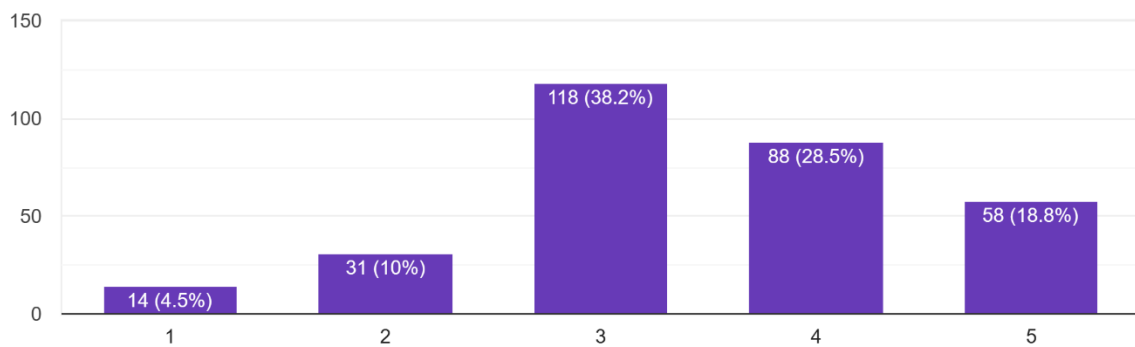
How do you feel about the quality of emergency services?

312 responses



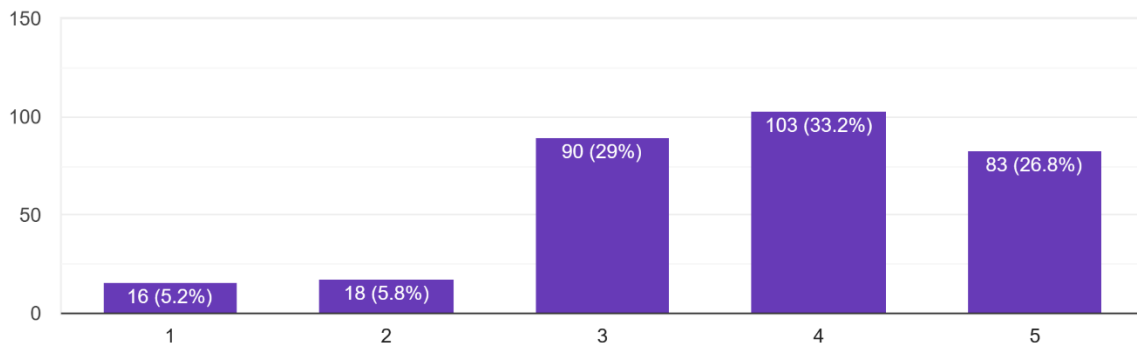
How do you feel about the quality of law enforcement?

309 responses



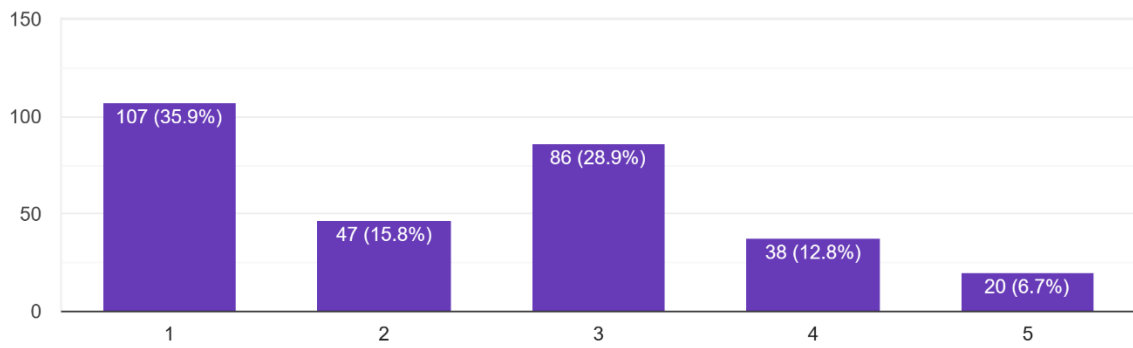
How do you feel about the quality of garbage collection?

310 responses



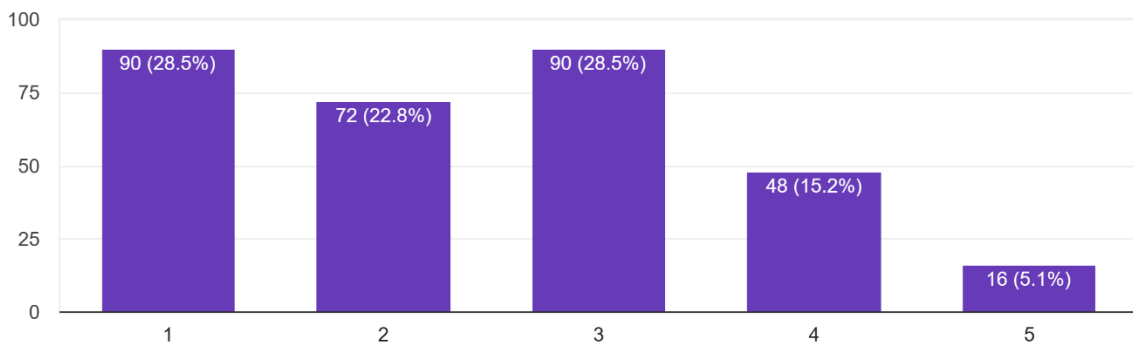
How do you feel about the quality of cable service?

298 responses



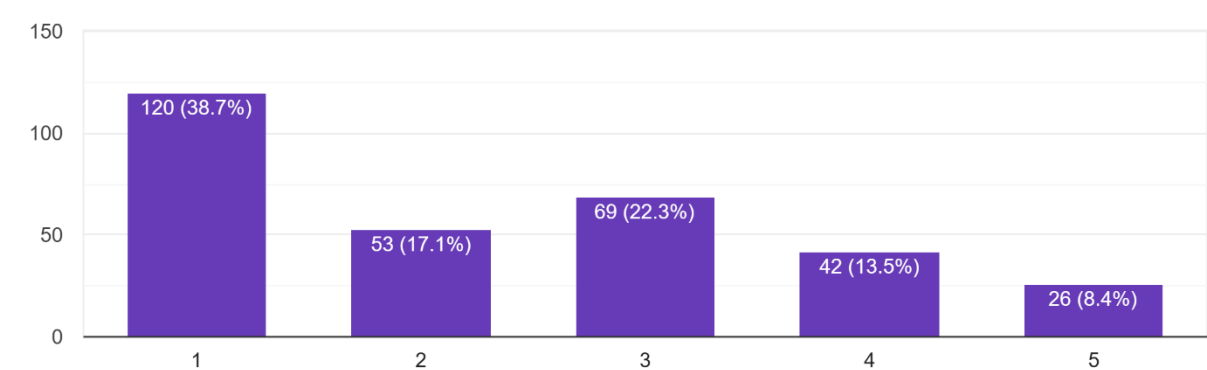
How do you feel about the quality of cell phone service?

316 responses



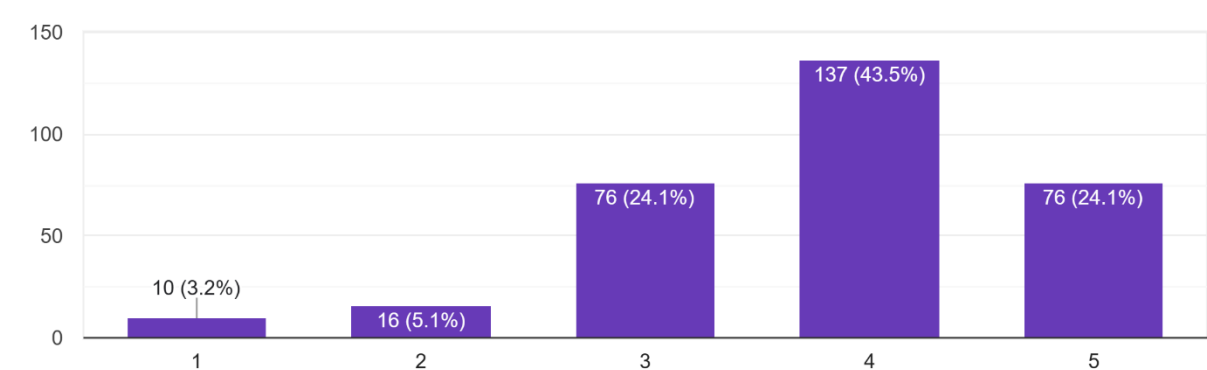
How do you feel about the quality of broadband internet?

310 responses



How do you feel about the quality of electric system?

315 responses



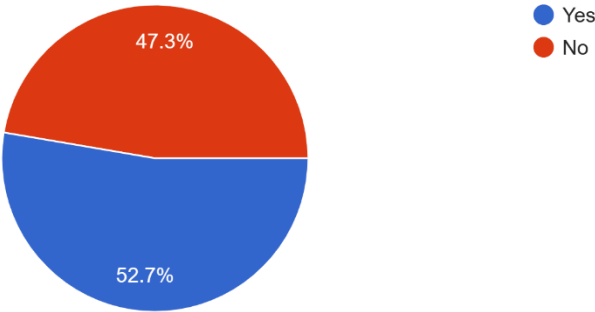
Does the public school system available impact your decision to live here?

If city water and sewer would also bring in development, would you want city water?

What services do you feel are needed?

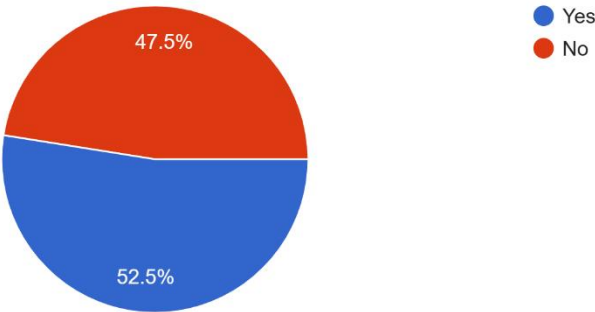
Are you aware all residents are members of the McKean Community Organization?

317 responses



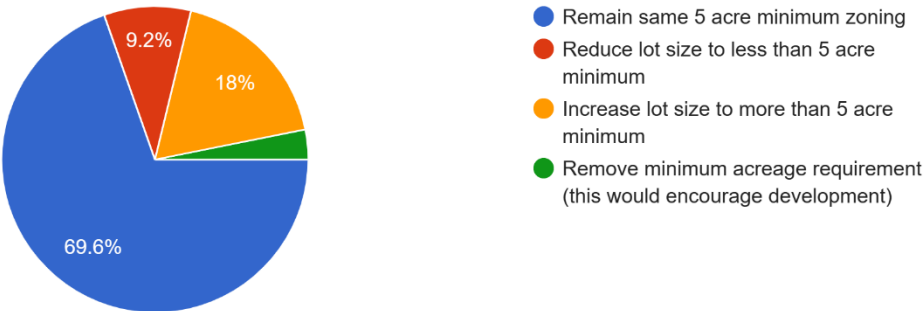
Are you aware Ellas Park is self-funded?

320 responses



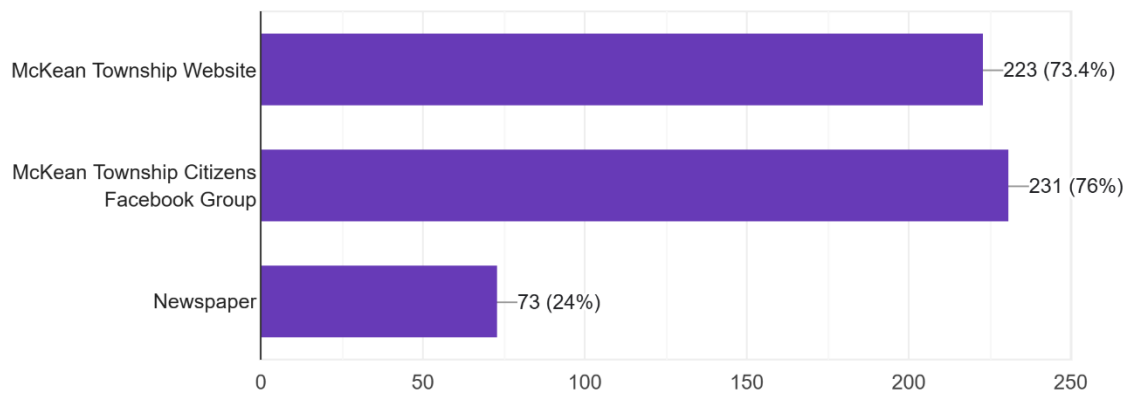
What is the best statement for how you feel McKean Township should be?

316 responses



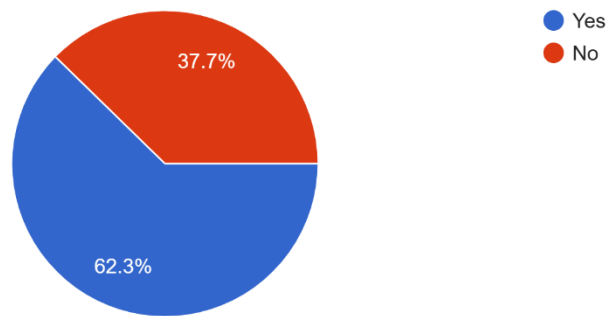
How should we notify the public about meetings and events?

304 responses



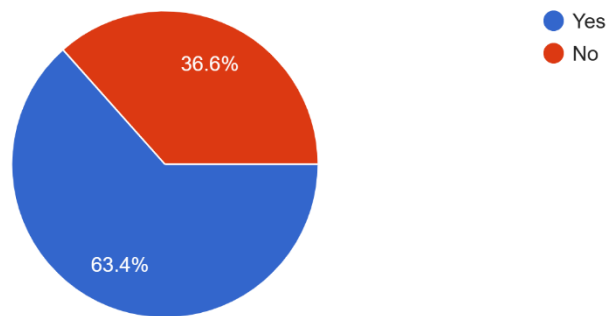
Did you know we have a McKean Township Website?

313 responses



Are you satisfied with McKean Township Website Communication?

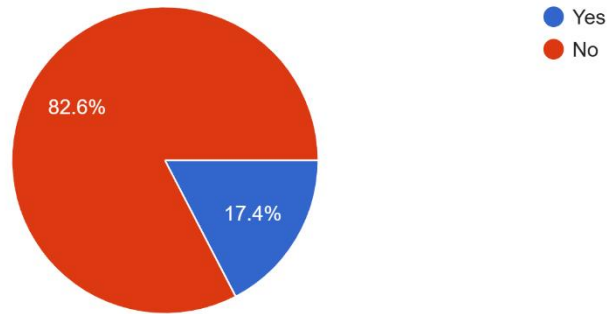
235 responses



Where would you like to see a commercial area designated?

Would you utilize a rideshare (Uber/Lyft/etc)?

311 responses



What are you most concerned about regarding the future of McKean Township?

Maintaining rural character

1. Loss of our rural community- farmland, woods and wildlife. 2. Rapid and poorly managed increase in

1: Lack of an effective way to communicate with residents. Recommend an automated email list management tool (such as mailchimp) accessible through the township web page.

2: Better zoning enforcement, during as well as after property acquisition: if it isn't permitted, don't Permit it!

3: Lack of detail understanding of existing and desired business/commercial activities in the township: Conduct a similar survey focused on business issues rather than residential issues.

4: Lack of Comprehensive Plan expertise: Develop a township vision statement, review with township members
Accessory Dwelling Units would allow for more tourism and income. Better restaurants and outdoor activities
Address "Eye sores" issues, such as the trailer abandoned on Sportsman Club Rd close to the township building.
Also, accumulated rubbish, debris, trash and inoperable machinery. The designated business area should serve the needs of the township residences primarily. Should post the current McKean township zoning map on the
All is good

Another place to post the notices is at the churches or businesses

Balance of what currently works well in township with future growth, many unknowns

Balancing the rural setting with increased housing needs

Becoming over developed

Better overall road maintenance, more paving, better internet and cellular.

Better road conditions

Big business

Big business and industry coming east from New Albany & Johnstown and buying up the land to develop it for
Budget and ability to grow tax dollars. Road conditions (specifically Philipps Rd) is way below standard. Massive potholes, never been paved, not safe in winter. Not acceptable.

business like, over crowded, controlled by money demands. I want it to remain simple and free.

Came here to enjoy a rural , live free setting and expect our representatives to feel the same way. We don't need to develop our land away. It never comes back and there is no long term benefit. We need to fight any growth issues that seek to destroy the reason people want to live here. People of that nature are welcome in the City takeover

Commercial and housing development ruining the rural quiet country life

Commercialization and development

Concerned about development degrading the quality of life and bringing risk of damages to our property

Concerned that we will lose the rural feel and see increase in housing density. I also do not want commercial business/development in residential areas.

Congestion, noise, development

Corporate development

Crosley Road needs repaved. Updating Zoning regulations to ensure alignment with residents visions.

Crowding and noise

Destruction of country land with increase in housing, businesses, roads and traffic lights
development

Development

Development

Development

Development

Development

Development

Development

Development

Development - even residential but esp commercial! DO NOT PAVE PHILLIPS RD!

Development and associated traffic, loss of farmland, skyrocketing property tax rates

Development and keeping the township rural

Development and loose the friendly country atmosphere

Development and the loss of agricultural atmosphere

Development both residential and commercial

Development of any kind, especially commercial or high density residential.

Development of area

Development over farmland

Development, as we moved here to enjoy the rural environment. we would be very upset to see the 5 acre zoning changed. That is exactly what makes this area so special.

Development, less farm land, more congestion

Development...keep it farms and single family homes

Developments and large companies. McKean is what it is because of its space from these things. The last thing most residents want is more traffic. People will move away if this happens. It doesn't need more development development's impact on available farmland. We don't want subdivisions. Housing cluster with green space would be very welcome. Small housing clusters with meeting place and some kind of store. Build little villages. Dirt roads

Disappearing farm land

Do not like Intel so close. Bringing more homes and people to our rural community.

Don't tell people who own land how many properties/ building they can have on it. Many people are living with extended families on the same property

Don't want it to change except for better road maintenance

Don't want to see it blow up and tons of traffic and problems with trash people coming to the area emptying recycle bins

Encroachment of big cities and big business. We need a Fire Station near Fredonia

Excessive growth

EXCESSIVE! property taxes

Expertise working with township governance. Understanding the complexities ahead and that there are tools and legal structures that can be used to best build the future we want. Are we employing those folks or working with surrounding townships vs trying to stay the same without taking action. Their lawyers can find our errors in Farms and open spaces being replaced by subdivision

Following the decided guidelines, no exceptions so residents know what to expect .

For your option of communication, you should add e-mail or text to the list. I am not a social media user, and I should not have to go check your website to get notified of something.

I moved here to get out of the city to live in the quite countryside. I understand growth is going to happen, but would not be interested in the commercialization that is happening around Johnstown and what most folks call Future subdivisions

Getting to many people who don't care what their places look like and your township looks like a junk keep.

Going big! Please try to keep the standards we have now! Still outer city maintain as long as we can
Governments are going to screw up what we have. Development is a double edged sword, it cuts both ways.
Granville intruding in our way of life
Growth
Growth- Overpopulation/Industry
Growth, housing, crime.
Growth. Let Johnstown and New Albany turn into a dumpsterfire. Hold the line!

Haphazard homebuilding taking up farmland !!
Having a proactive plan for the anticipated growth of this area.
Having lots of farms sell out, sell off in 5 acre plots. Then we would find ourselves in the suburbs, with none of the infrastructure. I also would like an assessment of the water availability, i.e., if you allow more large farming operations like chicken/egg businesses, can the water table handle that extra demand on water.
High density development
High density residential development and chain businesses.
Higher build quality for new homes, on 5 acres plus lots.
Higher property taxes
Housing becoming unaffordable
Housing development
Speeding on Sportsman Club
Dump trucks & semis on Sportsman Club going way too fast
Housing development/ over population and loss of country/ agriculture
Housing developments or higher density residential areas.
Housing developments taking over farmland.
Huge housing complexes and large businesses.
I am most concerned about maintaining the rural/farming status of this area. I absolutely do not want subdivisions - I live on > 10 acres because I WANT to be away from housing additions and traffic. I also am worried about all of the additional traffic from intel etc further destroying our roads and making travel
I am worried about development and our land no longer being enjoyable. Road traffic is already fast and busy on
I do not want any commercial or residential growth
I don't want more people moving into it. I don't want anything to change
I don't want subdivision housing.
I don't want to go from currently being a scenic byway to a crowded series of housing developments and businesses. I moved here for a more rural area.
I think the township should be proactive in its development of new zoning in view of the impact that Intel will/may have on this area. I hope township trustees and zoning commission members will cooperate with other townships and communities who are currently addressing the upcoming impact of the development occurring in western Licking County. Careful consideration of updates to our Zoning Document and Comprehensive Plan are very important to mitigate expansive development in the township. By this I mean runaway developments of
I want to maintain a peaceful rural atmosphere. That's why I came here. I do not want a crowded commercial
I WOULD LIKE McKean TOWNSHIP TO REMAIN RURAL. NOT AN EXPANSE OF STRIP MALLS..
If low income housing moves in crime rate going up. I like the small town feel.
Im concerned of more traffic out here. I enjoy the quietness and small town feel
I'm concerned that agriculture zoning will become commercial zoning and big businesses will destroy our
I'm concerned that the local farmers will sell their farms to developers. I like the rural environment and the dark skies at night. As an amateur astronomer I wish there were fewer lights on poles and that the lighting
I'm not.

Impact of Intel on future development & property values

Improving the condition of township roads and zoning regulations that restrict residential and commercial

In places uncontrolled growth. Stick to the rules in place so the existing residents know what to expect and

In places uncontrolled growth. Stick to the rules in place so the existing residents know what to expect and

Increase in housing and traffic

Increased development

Increased development, loss of country feel due to Intel encroachment.

Increased traffic and commercial development

Increased traffic and land fragmentation.

Increased traffic flow and speeding

Increasing population density and decreasing farmland

Influx of Intel implants and all the comes with that.

influx of small lot residential housing and strip malls. We already have the Fredonia Mall. Who needs more?

Intel will bring crime, traffic McKean will be affected. I can barely cross the road for my mail now without a dump

truck going 70 popping over the hill. Our property values are going to go up because of Intel, many like me will

no longer be able to live here. I have been considering moving because of that and bought this land in 1982.

Being disabled and living alone I do not have extra money to pay sewer, water etc - especially 600 ft from road. I

have not had complaints living here all these years, have enjoyed it. I do wish there was some sort of seniors

It concerns me that our farmland is going to be divided up for development by outside interests who think that

It will be swallowed up by development and you can stop it

Its ability To sustain slow growth while not reducing the standards that makes this country one people enjoy

Keep it country!

Keep it rural.

Keep it rural. Biggering is not bettering

keep it small town not like columbus

Keeping a rural community instead of million dollar homes on every corner.

Keeping farming active, No apartments or multi-family housing.

Keeping large outside entities from controlling the area. I think we have little chance of doing that. The size of

McKean what could we do legally to hold our ground. Quite obvious commissioners state Etc. would lean toward

Keeping McKean rural

Keeping our community rural

Keeping the country look/feel. I work downtown and live coming home to the stress free country. I would hate

to see subdivisions and have it become more of a typical suburb.

Keeping the country side country!

Keeping the crackheads out and reduce lot size to 2.5 acres.

Lack of adequate zoning and enforcement, as well as poor schools.

Lack of communications to the residents. Example how many people did not receive the postcard about this

survey. Clearly an issue with the postal service provided to the township. There are seniors in the township that

Lack of leadership moving forward into the future

Land Development

Land development and commercial growth. I do not want to see: Mobile home(s)/parks, sub-divisions, strip

malls, commercial businesses (retail businesses), and paved roads. Maintain, rural farming community and farm

Land prices and property tax increases

Land values slowly declining if zoning gets more strict.

Large commercial & high density residential development

Light pollution

Limit commercial area to Fredonia

Loosing farms to large residential development/ business

Losing farmland

Losing farmland, mowing along our roads to improve visibility which wasn't good last year

losing our farmland and zoning changing to dense housing and Cat run getting paved

Losing the essence of quiet, country living.

Losing the farmland around us and then having no privacy. We love living where we do but will consider moving if we lose the country feel we have to subdivisions. On another note the 661/Sportsman Club NW corner looks awful. Please consider putting restrictions on those businesses so it isn't such an eyesore.

Loss of farmland

Loss of the rural environment. Excessive development.

Loss off rural atmosphere and increased traffic

Maintain nature and greenspaces

Maintain the rural living

Maintaining a small town feel

Maintaining the rural character while allowing for some additional affordable housing

maintaining the rural feel of the area

Major changes in the name of 'diversity' or other ideological efforts. We have a very nice, well run township that many families enjoy and manage to live in peace and freedom.

Make sure we are ready for the upcoming growth and make future decisions now not in a panic 5 years from Manage growth, but limit how much you infringe on my property rights.

Minimal Development is all part of the future. But ;and need to be persured for the wild animals and farms as well. It is getting so the wild life has no place to feel safe.

Money making the rules like it is over in Jersey township, or at least what used to be. I don't want to see the same lack of transparency and ultimately respect for the members of this community, many of which have been here decades if not generations, by the officials as you see over there. If anyone is going to make real money off of so called progress then some sort of legislation needs to be in place to make sure that it is the current land

More businesses and more people.

More homes means more traffic and higher taxes for those on fixed income

More housing going in and ruining the rural life

More people, more traffic

More traffic than there already is on sportsman club and the 90 miles an hour people go. The businesses being Mowing of roads in summer. Township came thru dug a ditch in front of my house and now can't get a mower in. And now have to spray chemicals to control weeds. No need to dig a ditch that deep

My biggest concern is high density living and commercial buildings. The magic of McKean is how rural it is, and it is a very special place that you can live rural so close to Newark and Granville. If McKean introduces condensed housing and commercial buildings it will become just like everywhere else and lose any kind of speciality it has.

My problem is the ditches need cleaned from Cheasnut hill rd down the hill on both sides of the road. Ditches are full and water off the road is washing my drive out. No use in cleaning the coverts with ditches full. Road is 3 inches higher than my driveway from previous chip and seal over the summer making water issues and ruff

Need a green space levy similar to Granville township

Need to enforce zoning regulations on dry creek road.

Dry creek road is in need of new pavement, this has not been completed since 2003.

I'm not looking forward to the new growth of business and residence of Licking county.

New Albany push to grow industry

New Construction

No commercial housing

No more asphalt roads in the township keep the dirt roads.

No sub Division and or business parks

noise and congestion.

Not having Broad Band internet and housing developments.

Nothing I can think of, I have been fine the 30 years I've lived here.

Outside forces ramming through development; untrained/unmotivated officials; poorly-written zoning

Over building of homes. Flag lots

Over developed and loss of it's rural feel. Would like to see more home businesses and smaller service based entrepreneurial businesses, thus why need better high speed internet

Over Development

Over development

Over development and an increase in crime.

Over development and creating an Industrial Park.

Over development

Over development, increased traffic and increased crime.

Over growth and paved roads!!!

Over population and multi-family housing; NEED speed limit signs, especially on Riley Rd.

Over regulation

Overcrowding is a wonderful place to live I am also concerned about future development and its effect on the number of houses and the amount of traffic in our township. I would NOT like to see housing developments. I would NOT like to see trailer parks. I do NOT want to see public utility water and sewer services coming to our township. I enjoy the rural, open quality of our township, and would like it to remain this way. I believe the road crew is doing a good job. I would like to see our zoning rules enforced. Especially in the areas of junk cars and equipment, and people being allowed to live in non habitable structures. The issue of available cable and broadband services needs to be addressed, although I realize that is not a township issue. Of course, the pending development coming our way is a concern. But we should stick to our 5 acre lot size minimum. Greenspace type developments would be tolerable as opposed to 5 acre lots which eat up road frontage. We don't need

Overcrowding/high traffic

Over-development

People migrating to our township with the growth of western licking county.

People moving in and having junk and cars sitting in their yards..needs to be enforced..side roads need upkeep..

Planned development vs. reactionary. Look at the situation in Johnstown.

Please don't allow sewer and water. Please maintain our current population density. Please!

Pollution. (Air, noise, light, water, litter), country feel kept, but allow for more affordable housing? If y'all could just walk on water for us, that would be great. Thanks to those coordinating this effort.

Poor leadership at the Township level, haphazard/over-development, failing infrastructure, lack of concern for the best interest of the Township and its residents. Many of the survey questions are incredibly vague, and do not indicate whether they are related to Township, County or State issues/concerns. Many registered voting residents of the Township have not received these postcards! The opinions of the people who have lived in this Township for the majority of their lives or have moved here and want to contribute in a positive way - MATTER! Poor or no high speed internet and cell service/plus I am concerned by uncontrolled development especially with Poor quality development, growth, lack of zoning and enforcement of firearms shooting safety measures; eg. Requirements for safe shooting backdrops and restricted hours. We experience a whole lot of target shooting in our area that often carries over after dark and often late into the evening hours.

Population

Population growth and loss of agricultural feel
Preserving the rural character of the township
Property tax increases that force older generations to leave the community. Getting Philipps road spelled
Protecting Farmland
Quality of commercial development, postal delivery
Rampant housing or industrial development...would not be opposed to light industrial or agricultural focused businesses on designated areas of state/county roads if they fall within parameters of the comprehensive plan.
Not sure what smaller businesses to recruit.. the Fredonia Mall certainly meets the needs of many local residents! Strict PUD parameters for residential subdivisions should also be reviewed or revised to discourage Rapid over development/loss of farm land
Real estate taxes going higher and growing crime wave by "guests" of Lazy River campground.
Residential development should be less strict than it is now. I think the minimum lot size should be reduced, the minimum house size should be reduced or removed, and smart, high end housing developments should be considered. Accessory Dwelling Units (ADUs) are a must moving forward and should be allowed on residential lots in addition to the primary residence.

Coming from Columbus, the restaurant and dining are super limited and not very good quality. We should look for ways to incentivize good, local restaurants to bring in tourism and support a commercial corridor. This would also justify the ADUs for people coming for the weekend to get away from the city or for a wedding, for example. There's a lot in the area that is attractive for quick day trips, but not a lot to support truly strong year round tourism.

I think commercial zoning needs to be updated to be more strict to create a cohesive identity, especially if you create a commercial corridor. The last thing we need is another 79 situation of hodge podge, one-off retail buildings all built in giant parking lots.

Internet is really bad out here with very limited options. The future of work is remote and good internet will
Residential or commercial development
Residents not fully being aware of changes / or having input. This survey is an example, very vague in areas for residents to answer concerns. Many residents expressed not receiving survey in mail (including myself) and with this being a rural area with many seniors whom do not use internet you are excluding residents that should also be included. Communication is a great concern which leads residents to assume township personnel are
Road conditions.
Road crews for snow removal and emergency services responsiveness
Roads needs paved
Ruining the rural quiet nature of living in mckean twp. Instead of birds singing we hear semi trailers and trucks and their jake braking. taking quality of life away from those who want a rural environment with piece and quiet.

Allowing private residences to be turned into commercial businesses. !!!
Rumors of the major highway coming through
Running out of farm ground so our children won't have an food or piece and quite for our children
Staying a small town. We didn't move here hoping it would become a city.
Subdivisions
Subdivisions, commercial developments and large million dollar homes.
Support of the school system.
SWL water & sewer, dense housing, high taxes, traffic
Take care of unoccupied houses, either make owners sell, or clean it up. BIG EYESORE!!

taxes

taxes go up do to more expensive houses

Taxes skyrocketing as a result of intel and subdivisions consuming the rural feeling of the area.

That industry and commercial development changes the country living and produces light pollution As well is bringing crime to our area. We moved here to have space and quiet privacy.

that intel will flow into here and raise taxes

That McKean township remains rural

That the country feel is going to go away with these damn big businesses moving so close. I moved here for the peace & now I feel like they are going to take over & I will have to move

That we fail to progressively evolve as a beautiful, rural, and agricultural community adjacent to the urban communities of Columbus and New Albany. Hopefully these communities will nurturer each other.

That we lose our rural country living.

That we need new Township Trustees that can guide the township with the eminent development coming with The accuracy of this survey. You can take the survey multiple times.

The committee reviewing this survey misinterpreting the results. Most of the questions were worded in such a way that the intent of the question and the intent of the answer could be mistaken unintentionally.

The conservative history and conservative population who will work to keep out all development. We need to take this opportunity to direct where development happens. We can't be ignorant and think we are going to preserve the township like it is today. We should allow for more dense housing, senior housing, low-income

The impact that the intel project will bring to the area. Hopefully nobody caves in to have huge housing editions that ours steams can't handle the runoff. More traffic on our road from construction around the area destroying the roads in the area. The township roads are currently in a bad state of repair. Cars travel 50-60 and with the The increasing size and light pollution of Timbuk Tree Farms

The property tax effect from Intel bringing in buyers who pay too much and the values pricing out seniors who The roads getting worse

The township needs to modernize more. We need better cell phone coverage in this area and cable/broadband. That will benefit the whole community.

Traffic - The roads are concerning; not wide enough and people blowing thru stop signs. Patching makes the roads so uneven. The southern end of Lafayette is a glorified cow path. The dirt road is CONSTANTLY littered with potholes. The road is not wide enough in areas for 2 lane traffic let alone meeting huge farming equipment on the road. There needs to be ditches for the water to move to instead of just laying on the road. The electric/telephone poles are too close to the road too. You slip slide down the hill you come scarily close to hitting them.

During the warmer months, there is a steady flow of ATVs flying up and down the road AT ALL HOURS. There is the business traffic from Timbuk (large trucks) traveling this road too. Because of Intel coming in and being bombarded by questions about selling our homes, I worry it will bring along a criminal element.

Yes, I want better cell phone reception and a restaurant or two but does that bring in other things that we don't

There needs to be balanced and planned development that is not haphazard. We do need some development and increased tax dollars for our schools and other needs but should be thoughtful and planned. Also can we please get curbside recycling??? Our recycling cans are consistently full and residents should be able to opt in if To many people. As well the new people moving in the area are all dicks that shoot guns all the time. With a lot of shooting at exploding targets.Lost the peace and quiet. I'm a gun owner . But is has become to much.

Too many businesses and too many houses-and the farms going away!

Too many people here,

Too much development

Too much development and too much traffic changing the overall country feel of the township. I am worried about the big increase of the property tax due to the Intel coming in bringing in more housing and potential

Too much development destroying the serene country setting

Too much growth and no restrictions or controls.

Too much new housing.

Township trustees turning into big government.need to get back to grassroots governance.

Traffic

Traffic

Traffic , commercial that's loud and harms the Environment , higher taxes , cleaning out the ditch's , water flow due to more housing , or lack of good land stewardship

Traffic and crime

Traffic, country becoming a city

Unbridled development with poor land use. The proliferation of billboards.

Unchecked development

uncontrolled growth

Unwanted housing developments. Don't take away the country feel of McKean by adding too many houses here!

Urban development encroachment, commercial development

Urban sprawl/land fragmentation. The biggest appeal to our township is it's agricultural setting and country living. If that was ever taken away we all might as well move in town.

urbanization from Columbus outwards.

Warehouse / industrial / apartment

Water,sewer and development. Do not want. Period

We do not want the area to be developed. We want it to remain rural

We do not want to see allotments leading to the loss of farms and wooded areas.

We do not want changes. Granville type taxes and schools aren't wanted if we wanted Granville we'd live

We don't see any culvert maintenance or culverts and there are still dirt and gravel roads.

We moved here to get away from the city and enjoy rural living. We are concerned that the township will destroy that for the sake of development dollars resulting from the chip factory.

We need better internet service it's terrible and would be great to have cable

We need better internet so kids can do school work and people can work from home

We should have Newton or Homer fire department as our ems service

While I think it's important to protect farmland and our small town feel I also recognize the benefit from some development. When deciding zoning it feels that we should still consider development if the location makes sense (example: can current infrastructure sustain increased traffic, what is the true impact and risks?) Without exploring our options we miss out on taxes that increase what we can do within the township and the school misses out on funds that enable them to offer needed services to our children. While we all love our township, it's important to embrace and prepare for the right kind of change because no change at all results in us being left behind.

The McKean website has only recently been updated which is aligned to my above answer. I would like to see a cadence for this if it is the main source of communication in the future.

I feel our zoning rules currently are in line, however if driving around it seems apparent some homes are outside of guidelines and could use cleanup. For example KMA appears to be hauling in trash and sorting it behind the Would like to keep the rural atmosphere and controlled development. Also would like to see the MCO & Ellas Park become a better hub for the community to utilize and enjoy.

Would like to see control of properties that do not maintain lots/farms. Control litter and junk (cars, trash, scrap metal, total number of objects on a lot etc). Control speed on many of the roads down to 45mph.

Would like to stay with a small hometown feel :)

Zoning regulations, ensuring they are updated to be aligned with the residents vision for the future.