

UNION TOWNSHIP COMPREHENSIVE PLAN

UNION TOWNSHIP COMPREHENSIVE PLAN COMMITTEE

April, 1998

To the residents of Union Township:

I am pleased to present to the residents of Union Township the attached Union Township Comprehensive Plan. This plan is a "blueprint" to be considered by the trustees in making future decisions.

A group of volunteer citizens, Union Township Trustees, and the Licking County Planning Commission have spent a great deal of time in the creation of this plan. The committee has held monthly meetings, and public meetings were held to give the community a voice in the plan. A survey of the township residents was conducted, asking for their input on how they see the future of Union Township. Information gained from these exercises was the guiding force in developing the plan.

The plan is submitted to the Union Township Trustees as a guide in the future planning of the township. It is an attempt to guide the township into the future with the input of its residents.

On behalf of everyone on the committee, I want to express our sincere gratitude for the opportunity to serve.

Rick L. Anthony, Chairman
Union Township Comprehensive Plan Committee

UNION TOWNSHIP 1998 COMPREHENSIVE PLAN

Prepared by the Union Township Planning Committee
with assistance from the Licking County Planning Commission

The assistance of the following individuals
with the preparation of the Union Township 1998 Comprehensive Plan
is greatly appreciated.

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CHAPTER I: INTRODUCTION

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Background

In November 1996, the Union Township Trustees created the Union Township Comprehensive Planning Committee to coordinate efforts to establish a comprehensive plan for the township. Driving this process was the desire to assure that the future growth and development of Union Township would be proactively managed at the direction of its citizens by seeking input from as many of the citizens of the township as possible. Because issues have and continue to be raised about the township zoning, the subdivision of land, and the increasing conversion of farmland to residences, it was felt that it would be best to create a comprehensive plan as the basis for any future zoning changes. The Planning Committee was formed with representatives from the Union Township Trustees, Zoning Commission, Board of Zoning Appeals, and volunteer residents of the township. The following Comprehensive Plan for Union Township represents the culmination of these efforts.

The Planning Area

Union Township, the largest township, is a 21,035 acre Township located in the south central section of Licking County, Ohio. Union Township is home to the Village of Hebron, with a population of 2,138, located at the crossroads of Old State Route 79, or Hebron Road, and US 40, National Road. Also within Union Township is the Village of Buckeye Lake, which lies on the north side of the Lake in the southeast corner of the township. The current population of Buckeye Lake is 3,215. The cities of Newark and Heath are adjacent to the township in the northeast quarter. The City of Columbus lies approximately 25 miles to the west of Union Township, and is easily accessed via Interstate 70. To the west, the Village of Kirkersville, located in Harrison Township, is also adjacent to Union Township. The Village of Granville lies several miles to the north along State Route 37. See Figure 1.1.

The Plan

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

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

The legal foundation for local planning and land use regulation dates back to a 1926 United States Supreme Court decision. In the case of *Village of Euclid, Ohio v. Ambler Realty Company*, all aspects of comprehensive zoning were contested. The Court ruled in favor of the Village of Euclid, upholding its plan. Since this time, courts have continued to give more emphasis to comprehensive/master plans, considering zoning ordinances quasi-judicial and dependent on an adopted comprehensive plan.

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

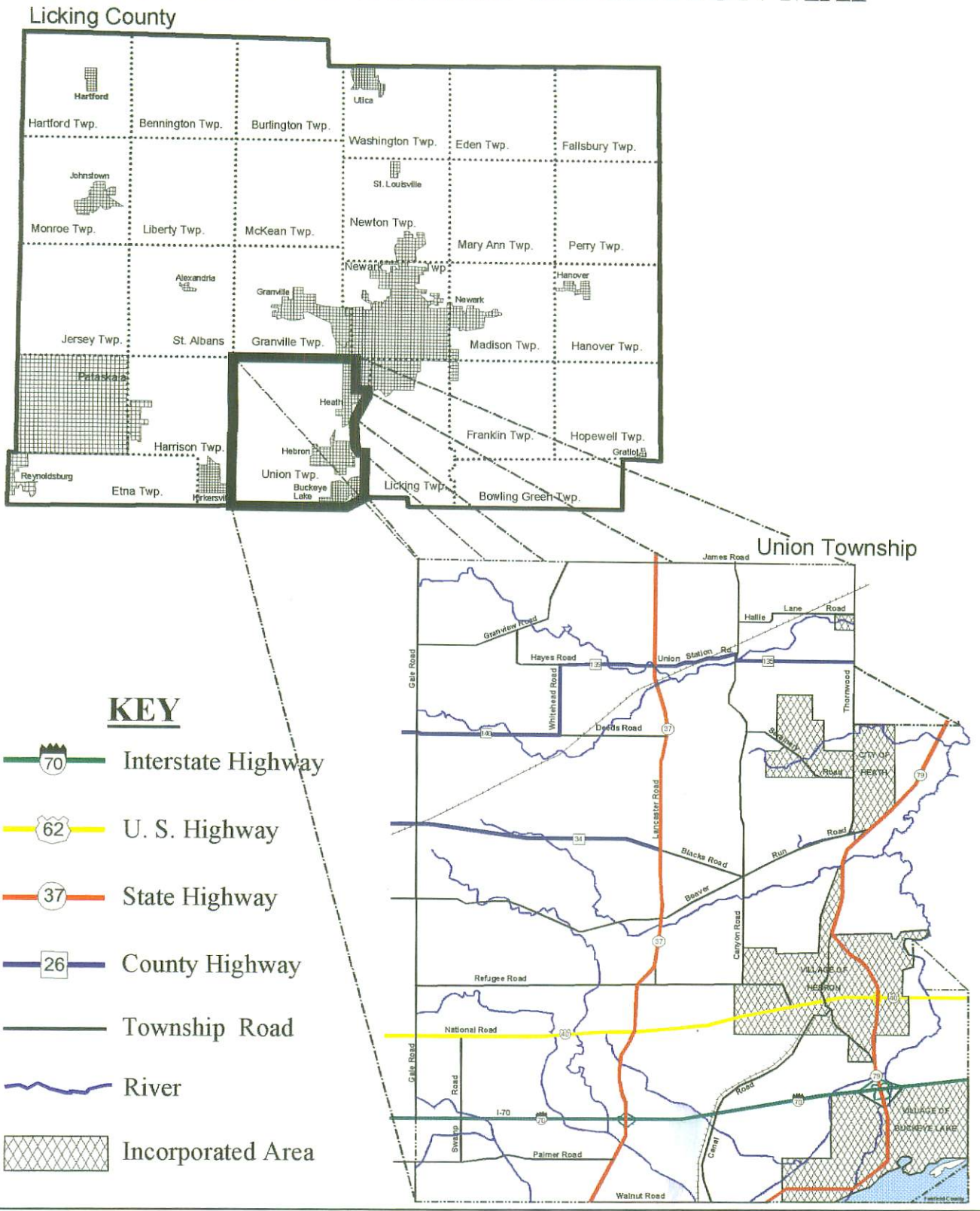
Because changes in services, development, and priorities do take place, there should be periodic review of the comprehensive plan by township officials. Such review allows for updating technical data as well as refocusing on goals and developing new ones, while maintaining the overall integrity of the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

Why Adopt a Comprehensive Plan for Union Township?

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

Figure 1.1

UNION TOWNSHIP LOCATION MAP



CHAPTER II: HISTORY

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Prior to white man setting foot on the lands now known as Union Township, the land, with its abundance of wildlife, rich soils, and uniform water supply, played host to considerable Indian activity. Artifacts of this activity are still available to those who wish to walk the freshly tilled farmlands. Signal mounds are still present on some of the high points of the township.

White man's settlement into the area is believed to have been as early as 1800. The rich well watered soils along with an abundance of timber and wildlife allowed for the area to present itself as an excellent host to settlement.

Agriculture has always been the backbone of Union Township. With the construction of the Ohio Canal in 1828, the Central Ohio Railroad in 1834, and the Cumberland National Road in 1853, the township, as well as its principal town, Hebron, became the shipping capital for grain and pork for all of the Licking River Valley. Agriculture is still the principal product of Union Township. The Ohio Canal now serves only as a feeder of water to the Ohio State Fish Hatchery. Shipping has been enhanced by the construction of Interstate 70, which runs through the southern boundary of the township.

The township water also played host to early manufacturing. The first recorded manufacturing site was a mill on the banks of Auter Creek in 1803. Manufacturing continued to prosper throughout the late 1800's and early 1900's. A big boost to the manufacturing base of the township came in the late 1960's with the creation of the Newark Industrial Park. The park continues to grow, and to date has been responsible for employing over 3500 people.

Three primary areas of settlement within the township were Union Station, Luray, and Hebron. Each had their own school at one time. The first schoolhouse was built in 1816 and was believed to have been located in the northeastern portion of the township. The Luray School followed, and was located at the top of the hill on National Road, midway between Luray and Hebron. In 1849, the first Hebron School was built on North Street in the Village of Hebron.

The longest running church, if not the oldest in the township, is the Licking Baptist Church, established in 1807. Their first building was built in 1811. Several other churches were established throughout the township during the mid to late 1800's.

CHAPTER III: DEMOGRAPHICS

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According to the 1990 United States Census, Union Township, independent of any incorporated municipalities, had a population of 2,668. Adding in the populations of the villages of Buckeye Lake and Hebron, the total increases to 7,730. Union Township as a whole (including incorporated areas) has experienced a steady increase in population over the past fifty years, growing by 5,207 people, a 206% increase. The figures for Union Township without Hebron and Buckeye Lake are misleading, because when Buckeye Lake incorporated, the township's unincorporated population dropped severely. Licking County as a whole has grown by 63,916 people, a 101% increase from 1940 to 1990.

Figure 3.1: Population Growth, 1940-1990

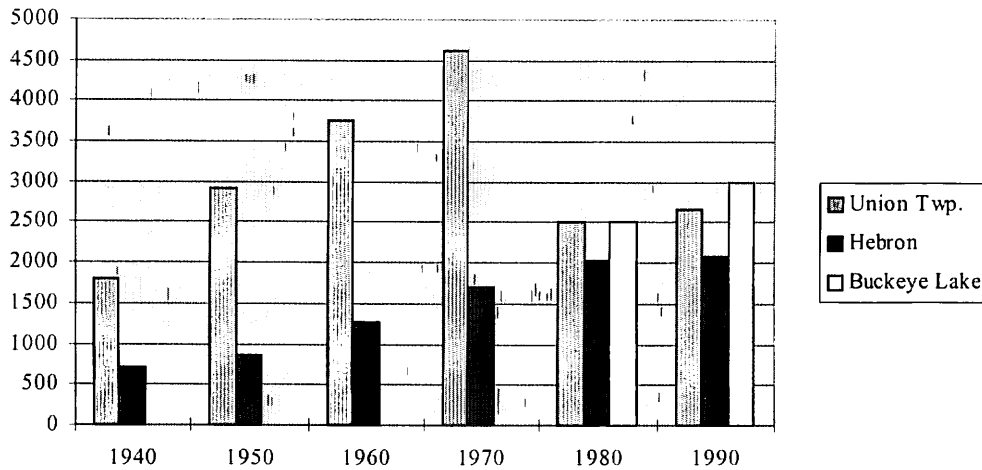
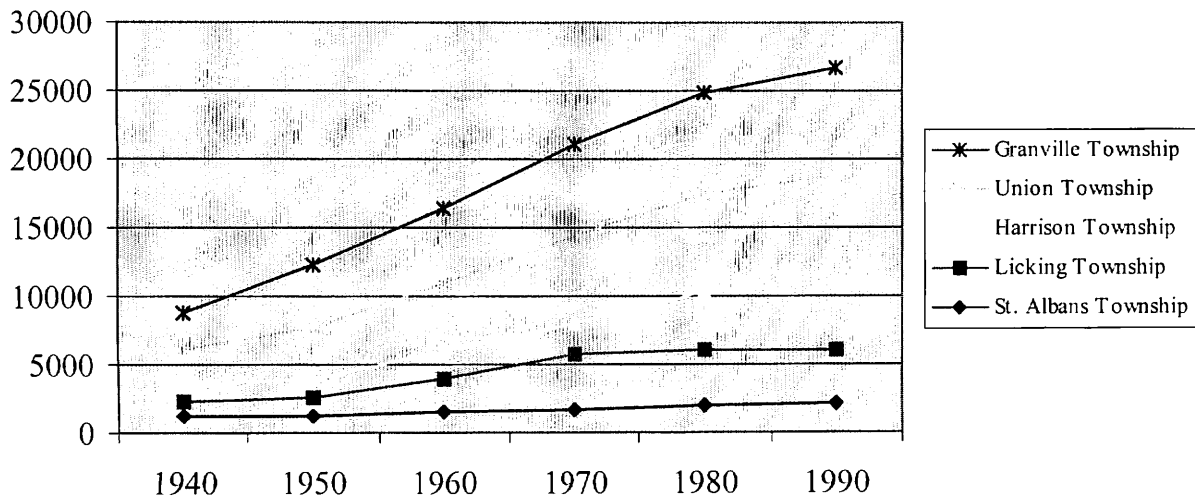


Figure 3.2: Population Growth in Union and Surrounding Townships



LICKING COUNTY POPULATION

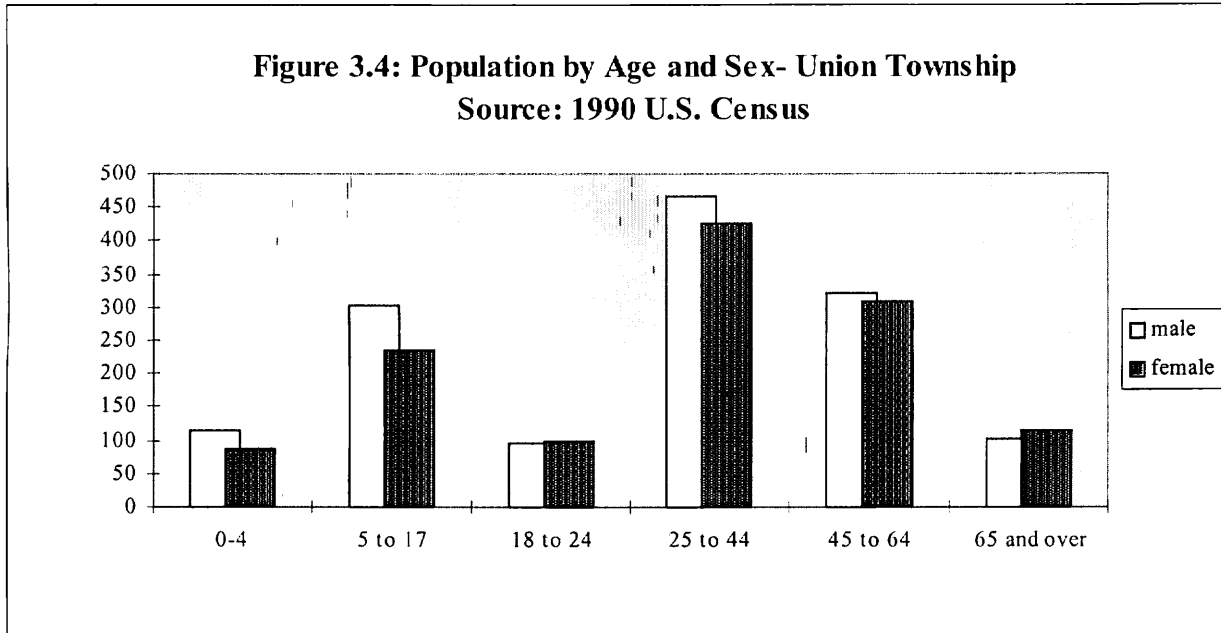
	1940	1950	1960	1970	1980	1990	1996 *
Bennington Township	582	581	663	655	837	902	1129
Bowling Green Township	646	650	636	813	1052	1258	1299
Burlington Township	732	771	801	807	904	983	1010
Eden Township	432	450	532	627	971	1137	1203
Etna Township Total	1091	1750	2405	3453	6107	6412	7338
<i>Etna Township Unincorporated</i>	1091	1750	2405	3444	5114	5131	5878
<i>Reynoldsburg (Portion in Etna Twp)</i>				9	993	1281	1460
Fallsbury Township	532	516	644	669	653	692	783
Franklin Township	550	573	778	1003	1306	1401	1503
Granville Township Total	2831	4521	5532	6771	7515	7856	7866
<i>Granville Township Unincorporated</i>	1329	1868	2664	2808	3664	3541	3767
<i>Granville Village</i>	1502	2653	2868	3963	3851	4315	4099
Hanover Township Total	1220	1289	1293	1794	2501	2556	2719
<i>Hanover Township Unincorporated</i>	895	981	1026	1168	1575	1778	1852
<i>Hanover Village</i>	325	308	267	626	926	778	867
Harrison Township Total	1163	1277	1927	2271	4278	5041	5294
<i>Harrison Township Unincorporated</i>	899	978	1510	1693	3652	4478	4745
<i>Kirkersville Village</i>	264	299	417	578	626	563	549
Hartford Township Total	1020	1032	1075	1102	1080	1206	1229
<i>Hartford Township Unincorporated</i>	667	676	678	647	636	796	826
<i>Hartford Village</i>	353	356	397	455	444	410	403
Heath City			2426	6768	6969	7231	7633
Hopewell Township Total	701	669	749	898	961	1091	1152
<i>Hopewell Township Unincorporated</i>	701	558	588	773	860	985	950
<i>Gratiot Village</i>		111	161	125	101	106	202
Jersey Township	1006	1080	1372	1615	2196	2404	2626
Liberty Township	644	673	693	778	1300	1505	1613
Licking Township	1106	1399	2491	4022	4128	3927	4137
Lima Township (inc. Pataskala)**	3010	3383	4905	5189	6627	7444	8027
<i>Old Lima Township Unincorporated</i>	2186	2455	3859	3358	4343	4398	4675
<i>Old Pataskala Village</i>	824	928	1046	1831	2284	3046	3352
McKean Township	709	772	887	994	1197	1374	1435
Madison Township	2834	3444	4561	2403	2758	2709	2778
Mary Ann Township	657	679	859	1244	1747	1900	2042
Monroe Township Total	1726	1889	3730	4297	5057	5135	5342
<i>Monroe Township Unincorporated</i>	662	669	849	1089	1899	1937	2023
<i>Johnstown Village</i>	1064	1220	2881	3208	3158	3198	3319
Newark City	31487	34275	41790	41836	41200	44389	48856
Newark Township	802	1278	1311	2403	3179	2589	2530
Newton Township Total	1214	1350	2003	3182	3309	3138	3240
<i>Newton Township Unincorporated</i>	916	1014	1654	2797	2934	2772	2882
<i>St. Louisville Village</i>	298	336	349	385	375	366	358
Perry Township	644	589	660	779	1128	1181	1273
St. Albans Township	1196	1215	1442	1710	1946	2149	2224
<i>St. Albans Township Unincorporated</i>	771	751	990	1122	1457	1671	1767
<i>Alexandria Village</i>	425	464	452	588	489	478	457
Union Township Total	2523	3791	5009	6316	7054	7730	8176
<i>Union Township Unincorporated</i>	1800	2927	3749	4617	2504	2668	2823
<i>Buckeye Lake Village</i>					2515	2986	3215
<i>Hebron Village</i>	723	864	1260	1699	2035	2076	2138
Washington Township Total	2045	2178	2540	2811	3021	2960	3127
<i>Washington Township Unincorporated</i>	669	668	686	834	800	941	1046
<i>Utica Village</i>	1376	1510	1854	1977	2221	2019	2081
LICKING COUNTY UNINCORPORATED TOTAL	24,462	28,750	37,546	43,162	52,794	55,058	53,920
LICKING COUNTY INCORPORATED TOTAL (Excluding Reynoldsburg)	38,641	43,324	56,168	64,039	67,194	71,961	82,204
LICKING COUNTY TOTAL (Excluding Reynoldsburg but including all other incorporated & unincorporated areas)	63,103	72,074	93,714	107,201	119,988	127,019	136,124

*These figures are Census Bureau Estimates for 1996 released in November, 1997

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

Population and Gender

The breakdown of population by age and gender may be used to plan for current and future facilities needs. Young children and the elderly are often the focus of such facilities planning. Overall population growth leads to an increased need for housing, parks, and other recreation facilities, employment opportunities, shopping and other services, and roads and other infrastructure.



Education and Income

The education and income characteristics of the population can help to further define these general needs. Marketing studies often use this type of information to show whether or not a particular store, for example, will be successful in a given location. Income levels also maybe used to qualify for certain funding available for projects benefitting low income persons.

Figure 3.5: Educational Attainment Comparison
Source: 1990 U.S. Census

Education Level	Union	Harrison	Licking
Less than 9 th Grade	306	189	192
9 th to 12 th	1398	550	578
High School Graduate	2495	1376	1402
Some College	796	668	482
Associate's Degree	219	171	144
Bachelor's Degree	203	395	165
Graduate or Professional Degree	120	161	89

Employment

The type and location of the residents' occupations can also help to determine the types of development which may be needed or desired. Figure 6 and 7 show the types and locations of employment according to the Union Township residents who completed the Community Survey.

Figure 3.6: Occupations in Union Township According to Community Survey

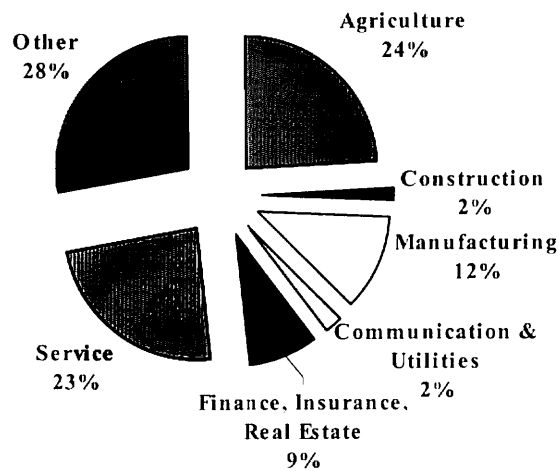
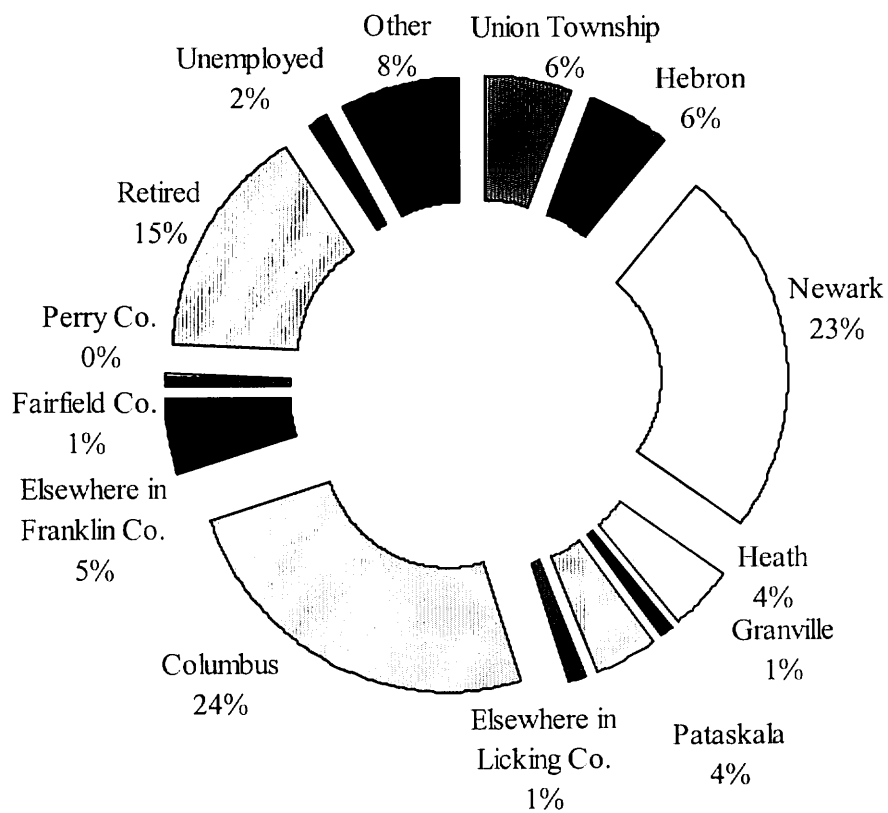


Figure 3.7: Employer Locations According to Community Survey



Lot Splits

A “lot split,” or minor subdivision of land, is simply the splitting off of a piece of land from a larger parcel. Often times, lot splits are done to build a new house or to divide off an existing home site from a larger piece of property. Lot splits are physically described by a professional survey of the property which includes both a map and a legal description. According to the Ohio Revised Code, only four minor land divisions (lot splits), plus a remainder, can be created from an original tract in any calendar year. As of January 1 of the next calendar year, each parcel then becomes an original tract and the same procedure may be followed, provided township zoning and county subdivision requirements are met. Tracts of greater than 20 acres are considered agricultural and thus do not count as minor lot splits.

Proposed lot splits must be consistent with the requirements of the *Licking County Subdivision Regulations*, the local township zoning resolution, and the *Licking County Flood Damage Prevention Regulations*. Township zoning resolutions specify minimum lot sizes as well as minimum road frontage requirements. In addition to these regulations, certain roads are considered “classified” by the county and may have driveway spacing requirements. Specific township regulations vary somewhat from township to township, while the *Licking County Subdivision Regulations* remain the same for all unincorporated areas of the county. The Villages of Hebron and Buckeye Lake have their own requirements, and are not governed by the County requirements.

As you can see from the following information, the total number of minor lot splits in the unincorporated County areas has remained fairly constant over the past several years (Figure 3.10). Lots in platted subdivisions fall under major subdivision review and thus are not counted as minor splits. For example, one would expect the number of splits in Harrison Township to be very high, due to the presence of central water and sewer. While it is true that there is still a high number of minor splits approved in Harrison Township each year, in fact, a much greater number of total building sites are being created through the major subdivision process. An “*exempt*” lot split (Figure 3.10) is defined as the creation and transfer of a parcel of land between adjoining landowners that does not create a new building site (residential or commercial). Most exempted lot splits are attempts to add land to an existing site or correct property boundaries.

Figure 3.8 Minor Lot Splits in Union and Surrounding Townships, 1986-1997

	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
Licking	11	6	3	4	11	16	10	11	12	10	9	24
Granville	15	9	22	14	10	17	5	13	7	25	11	11
St. Alban's	7	12	10	39	18	16	24	17	21	14	12	12
Union	23	25	5	22	21	17	24	11	13	12	40	28
Harrison	8	12	36	22	21	28	54	29	29	21	21	1

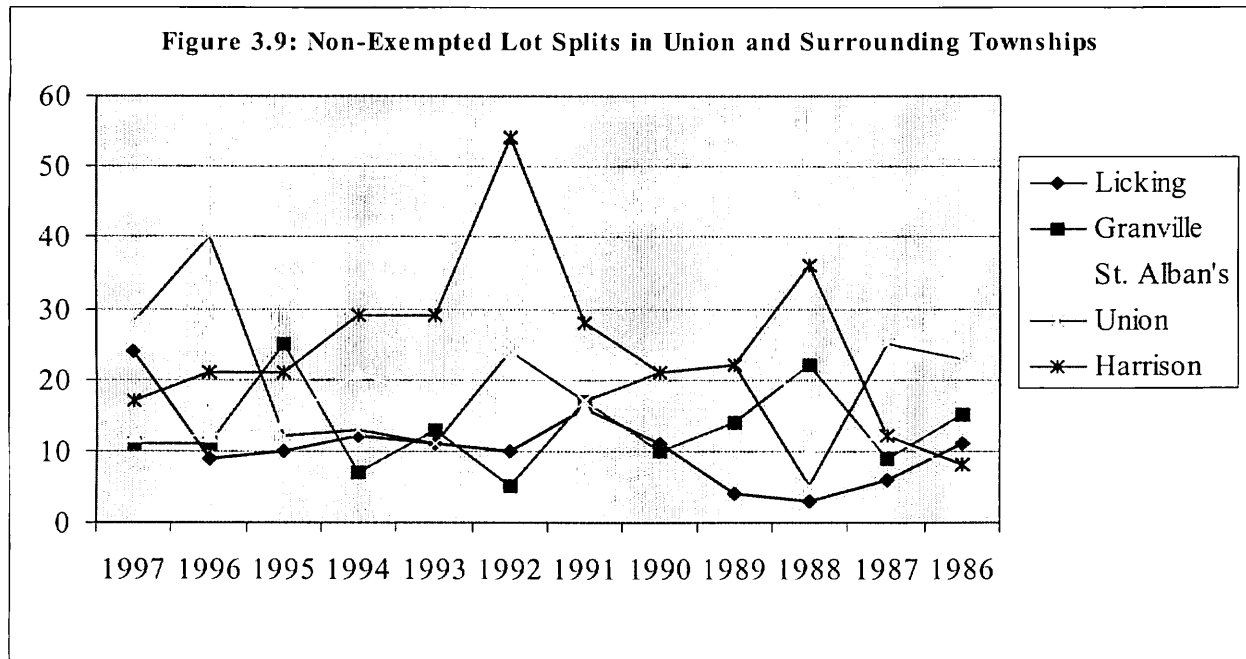


Figure 3.10

Minor Subdivisions in Licking County (Approved Lot Splits) 1995-1997						
TOWNSHIP	1995		1996		1997	
	NON-EXEMPT	EXEMPT	NON-EXEMPT	EXEMPT	NON-EXEMPT	EXEMPT
Bennington	17	0	14	2	13	0
Bowling Green	54	8	10	0	16	2
Burlington	7	2	8	3	7	0
Eden	11	2	14	2	14	2
Etna	2	3	8	2	21	8
Fallsbury	12	2	6	3	10	3
Franklin	10	2	21	3	43	8
Granville	25	8	11	8	11	2
Hanover	10	2	25	8	11	2
Harrison	21	13	21	10	17	4
Hartford	12	1	13	1	8	0
Hopewell	14	0	22	3	23	0
Jersey	20	5	33	11	14	8
Liberty	42	2	31	3	22	0
Licking	10	3	9	3	24	4
Lima	12	3	N/A	N/A	N/A	N/A
Madison	16	4	16	4	16	4
Mary Ann	8	3	13	6	22	2
McKean	8	1	6	7	22	5
Monroe	15	0	13	5	12	3
Newark	1	1	0	1	3	2
Newton	10	2	13	2	11	5
Perry	17	7	14	6	12	1
St. Albans	14	5	13	2	12	3
Union	12	9	33	7	28	6
Washington	10	2	8	1	6	0
TOTAL	390	90	375	103	398	74

CHAPTER IV: PHYSICAL CONSTRAINTS

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Climate

The weather station at the Newark Water Works has a mean annual temperature of 51.5 degrees Fahrenheit for a thirty-year (1961-1990) period. The average temperature remains constant across Licking County. The mean annual precipitation recorded at the Newark Water Works is 41.48 inches, based on the same thirty-year period. Precipitation is slightly increased in the east.

Natural Resources

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

Topography/Slope

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

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

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

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

general practice to preserve and protect slopes greater than 25 percent, leaving them in their natural state.

Because slope is so closely tied to both development and the natural environment, it should be one of the main criteria used in regulating the development of a community. Table 4.0a lists some standards for slope and land use development.

TABLE 4.0a

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

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

The slope in Union Township varies greatly across the township. Areas along the north central section of the township, between SR 37 and Canyon Road, have slopes ranging from 0-2% to over 18% between Beaver Run and Blacks Roads. As one heads south, the land flattens out as it follows the South Fork of the Licking River, which changes course just south of Union Township. The remainder of the township, consists mainly of 0-6% slopes with several small pockets of steeper slopes.

Soils

Soils are very important in determining land use capabilities because many factors are associated with certain types of soils, including everything from drainage to permeability to ground water level. The soils in Licking County formed in many different kinds of parent material, which is the raw material acted upon by the soil-forming processes.

The soil types (Figure 4.2) most commonly found in Union Township combine to form six (6) major soil associations: Centerburg-Bennington-Pewamo, Centerburg-Amanda, Ockley-Stonelick-Shoals, Bennington-Pewamo-Centerburg, Luray-Westland-Ockley, and Algiers-Luray-Mentor. The soil types map shows the areas where each soil is located throughout the township.

The Centerburg-Bennington-Pewamo association, found throughout a majority of the township, and Bennington-Pewamo-Centerburg association, found in the Village of Hebron and in the vicinity of Buckeye Lake, are nearly level to sloping soils formed in glacial till. They are used mainly for cropland or pasture, though some areas are used for woodland or are developed. Seasonal wetness, moderately slow or slow permeability, and ponding are the major limitations affecting cropland and nonfarm uses in nearly level and gently sloping areas. The slope and hazard of erosion are limitations in some areas.

The Centerburg-Amanda association is characterized with gently sloping to very steep soils formed in glacial till, colluvium, and residuum. *Glacial till* is unsorted, nonstratified glacial drift consisting of clay, silt, sand and boulders transported and deposited by glacial ice; *colluvium* is soil material, rock fragments, or both moved by a creep, slide, or local wash and deposited at the base of steep slopes; *residuum* is unconsolidated, weathered, or partly weathered mineral material that accumulated as consolidated rock disintegrated in place. This association in Union Township is found in one of the steeper areas of the township, with slopes ranging from 6% to greater than 18%. Soils in this group are moderately well and well drained.

The Ockley-Stonelick-Shoals, Luray-Westland-Ockley, and Algiers-Luray-Mentor associations are made up of nearly level to moderately steep soils formed in loess, glacial outwash, alluvium, and lacustrine sediment. *Loess* is fine grained material deposited by wind; *Glacial outwash* is material deposited by glacial meltwater; *alluvium* is any material, such as sand, silt, or clay, which is deposited on land by streams; a *lacustrine deposit* is material deposited in lake water and exposed when the water level is lowered or the elevation of the land is raised. These associations are found in the southern portion of Union Township where the South Fork of the Licking River changes course.

TABLE 4.2a below describes the land use potentials and/or limitations of the soils of Union Township. Potential and limitation ratings are based on the soil type only. It should not be assumed that a soil type with severe limits for septic absorption fields cannot handle any septic absorption field, only that certain preventive and/or corrective measures would need to be taken, such as delineating a larger absorption field area.

Figure 4.1

UNION TOWNSHIP PERCENT SLOPE MAP

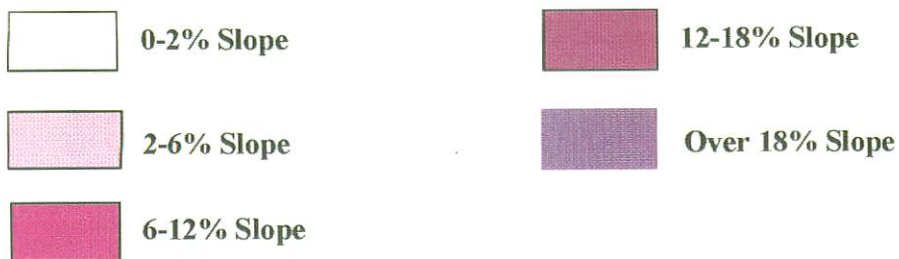
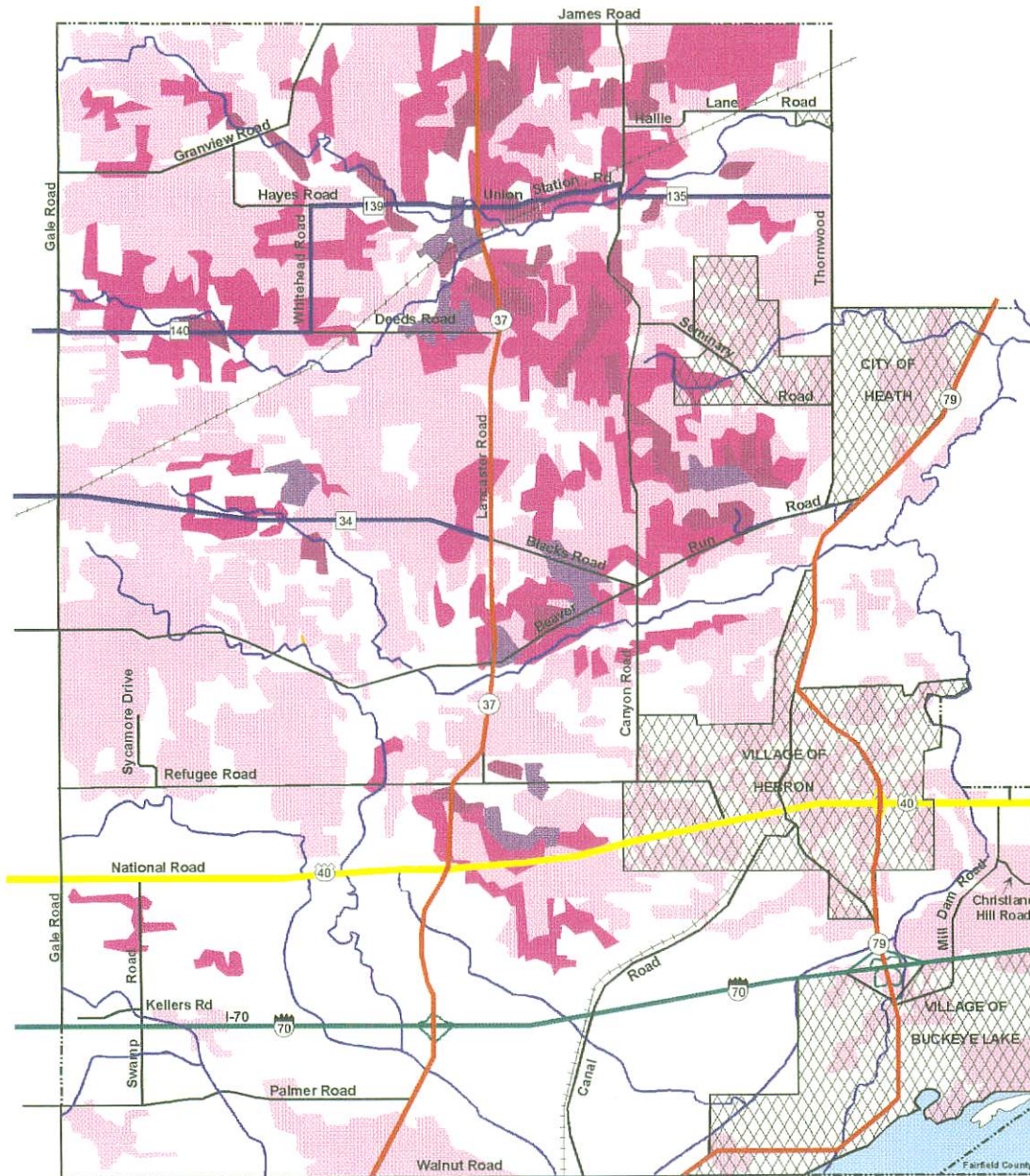
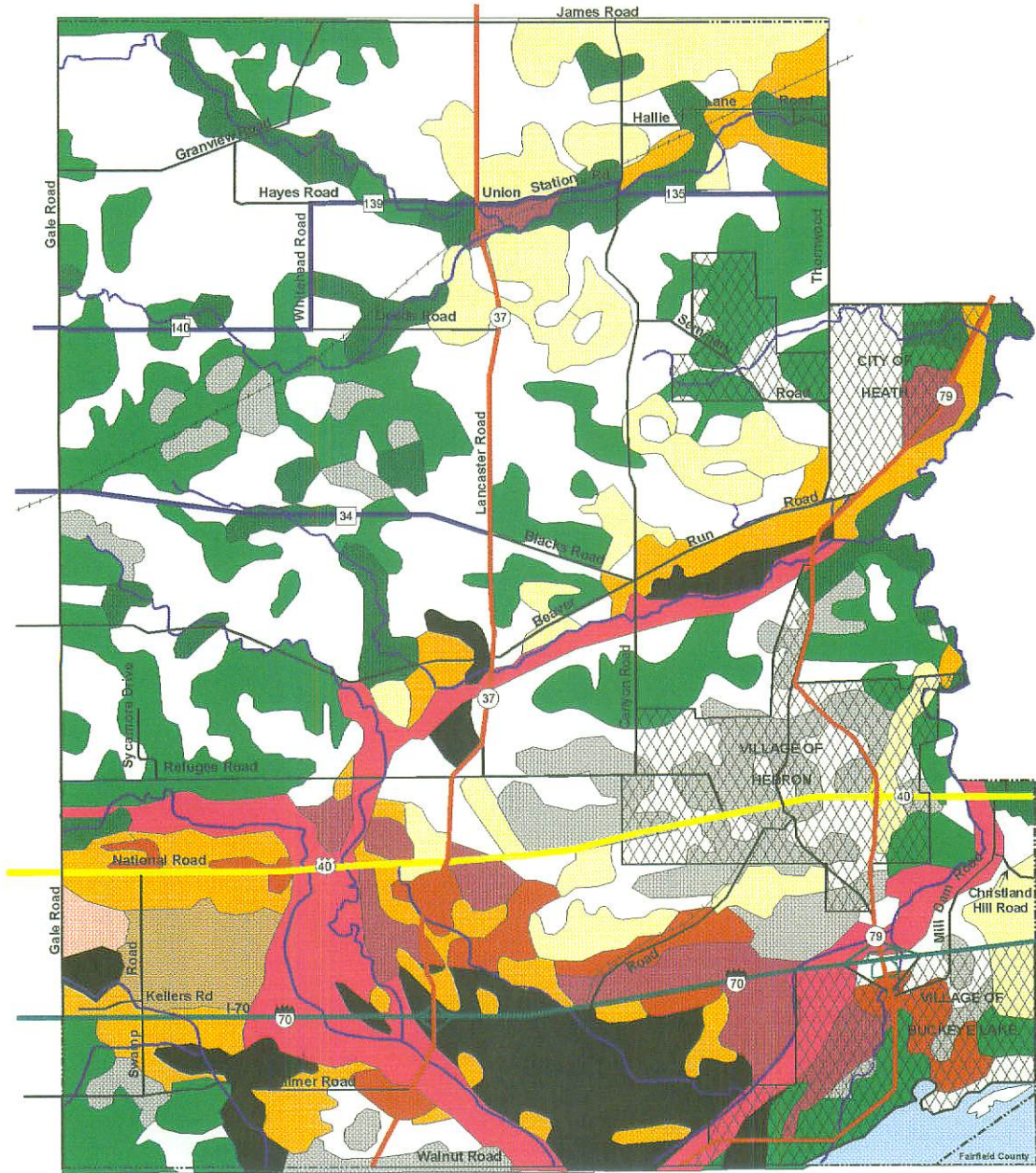


Table 4.2a

SOIL TYPE	POTENTIAL GRAIN & SEED CROPS	LIMITS DWELLINGS WITH BASEMENT	LIMITS DWELLINGS WITHOUT BASEMENTS	LIMITS SEPTIC TANK ABSORPTION FIELD	LIMITS SMALL COMMERCIAL BUILDINGS
ALGIERS SILT LOAM Ak	Fair	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness
AMANDA SILT LOAM AmB2, AmC2, AmD2, AmE, AmF	Very Poor to Good	Moderate to severe: wetness, slope, shrink-swell	Moderate to severe: shrink-swell, slope	Severe: percs slowly, slope	Moderate to severe: shrink-swell, slope
BENNINGTON SILT LOAM BeA, BeB	Fair	Severe: wetness	Severe: wetness	Severe: percs slowly, wetness	Severe: wetness
CENTERBURG SILT LOAM CeB, CeC2	Fair to Good	Moderate: wetness, slope, shrink-swell	Severe: wetness	Severe: wetness, percs slowly	Moderate to severe: wetness, shrink-swell, slope
KILLBUCK SILT LOAM Kk	Fair	Severe: flooding, wetness	Severe: flooding, wetness	Severe: flooding, wetness, percs slowly	Severe: flooding, wetness
LURAY SILTY CLAY LOAM Lu	Fair	Severe: ponding	Severe: ponding	Severe: ponding, percs slowly	Severe: ponding
OCKLEY SILT LOAM OcA, OcB, OcC2	Fair to Good	Moderate: shrink-swell, slope	Moderate: shrink-swell, slope	Slight to moderate: slope	Moderate to severe: shrink-swell, slope
PEWAMO SILTY CLAY Pe	Good	Severe: ponding	Severe: ponding	Severe: percs slowly, ponding	Severe: ponding
SLEETH SILT LOAM SkA	Fair	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness
STONELICK LOAM St	Fair	Severe: flooding	Severe: flooding	Severe: flooding	Severe: flooding
WALLKILL SILT LOAM Wa	Poor	Severe: flooding, wetness	Severe: flooding, wetness, low strength	Severe: flooding, wetness, percs slowly	Severe: flooding, wetness, low strength

Figure 4.2

UNION TOWNSHIP SOIL ASSOCIATIONS



Flood Plains

A flood plain is any land area susceptible to inundation by flood waters from any source. Flood plains are measured in terms of the amount of storm water that it takes to cover them. Storm events are measured in years such as 5-year, 10-year, 20-year, 50-year, 100-year, and 500-year. The standard measurement is the 100-year storm and flood plain. A 100-year flood plain is the land area having a 1 in 100 chance of flooding in any given year. The 100-year flood plain is somewhat of a misnomer; base flood is a better term. Thus an area could possibly have a 100-year flood two years in a row. It is unlikely, but it is possible. Figure 4.3 shows the 100-year, or base, flood plain of Union Township as identified by Federal Emergency Management Agency (FEMA) on their Flood Insurance Rate Map (FIRM). These FIRM maps are used by banks to determine the need for flood insurance for structures.

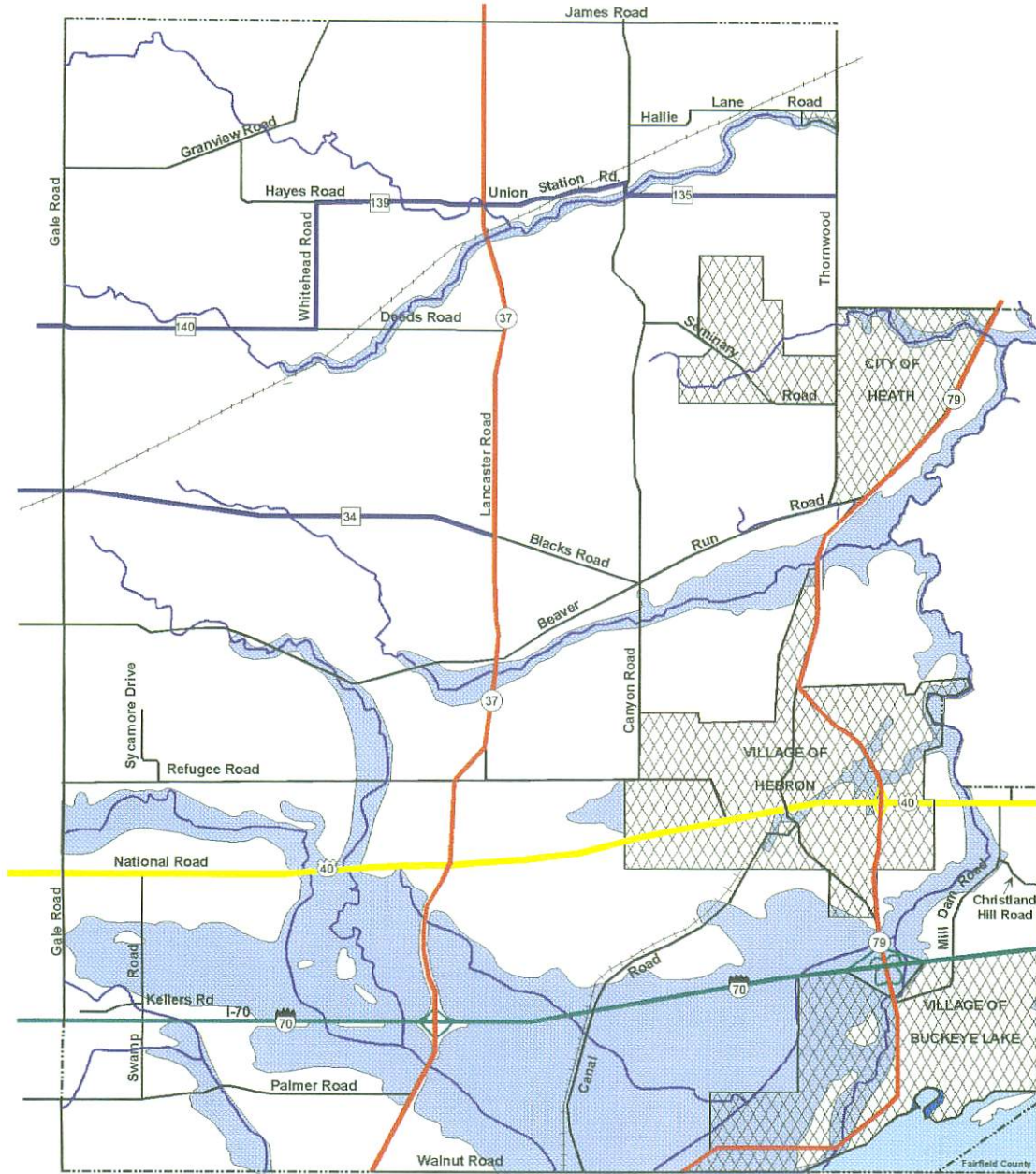
Because flood plains were carved by streams and rivers and are prone to flooding, they are an important consideration in planning. Any development within flood plains can impact the direction, flow, and level of the watercourse during periods of high water or flooding. In other words, if fill material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

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

Protecting flood plains from development offers several benefits in addition to reducing the risk of loss of property and life. Flood plains are natural flood water storage areas. They reduce the impact of any given storm, slowing the water so that it does not become a flash flood. In addition, flood plains are prime areas where groundwater is replenished. Thus the type of land use activity that occurs in these areas must not pollute the surface water as it will serve as a source of aquifer replenishment. These same flood plains and adjacent land also provide a habitat for a wide variety of plants and animals. Flood plains also have important scenic and aesthetic value, providing a natural area for passive recreation activities such as nature trails or hiking paths. In more urban and suburban areas, flood plains provide the single best place for trails and recreation because they are linear, visually interesting, close to nature, and undeveloped.

Figure 4.3

UNION TOWNSHIP FLOOD PLAIN



 **100-Year Flood Plain**

Source: FEMA's Firm Flood Insurance Rate Map, National Flood Insurance Program, 1983

MITIGATION TECHNIQUES AND THE COMMUNITY RATING SYSTEM

The National Flood Insurance Program (NFIP) provides federally backed flood insurance that encourages communities to enact and enforce flood plain regulations. Since its inception in 1968, the program has been successful in helping flood victims get the help they need to get back on their feet. To be covered by a flood insurance policy, a property must be in a community that participates in the NFIP. To qualify for the program, a community must adopt and enforce minimal flood plain management regulations to manage development within the flood hazard areas. These standards have been very successful. One program that was created from the NFIP to further give communities incentive to do more than regulate building in the flood hazard area is the Community Rating System (CRS). If a community decides to implement CRS into their flood plain management activities, they work toward accumulating points based on more comprehensive flood plain management activities. The more points a community receives for their activities, the greater the reduction in flood insurance premiums for the local residents. The CRS program is strictly voluntary. There are 20 activities that a community may participate in. These activities range from creating a reference section on flood plain activities for your public library, to conducting out. The objective of the CRS program is to reward communities that are doing more than meeting the minimum NFIP requirements to help their citizens prevent or reduce flood losses.

Licking County has been involved with the CRS program since 1993. Licking County is rated a class 8 which means the residents of Licking County receive a 10% discount off their flood insurance premium. Licking County is currently the only county in the state of Ohio with this exceptional rating. There are several activities within the CRS program that Licking County has been involved with and continues to do in order to receive credit. One such activity involves providing specified services to the public. Some of these services include providing flood plain location services to determine if a property is within the flood hazard area, and whether or not there will be a requirement to purchase flood insurance. Another service the county promotes deals with providing technical advise on flood proofing techniques. One important activity the county is involved with is an annual outreach project. One mailing is aimed at the flood hazard residents and discusses what do in a flood event and what agency to contact for particular information. The other outreach project is directed toward insurance companies and explaining to them who can receive flood insurance and where they can get they need to make a determination. Licking County has also adopted stricter Flood Damage Prevention Regulations that compliment the CRS program and its requirements. An example of this is stricter standards when splitting land that is within the total flood hazard area. The Flood Damage Prevention Regulations also require that if a person chooses to build within a flood hazard area they must meet a two foot freeboard. This means that the lowest livable floor (including basement) must be two feet above the base flood elevation.

If you have any questions regarding flood plain management or the CRS program, please contact the Licking County Planning Commission at (614) 349-6555.

Groundwater

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

Groundwater is water that lies beneath the land's surface. Just as there are streams, rivers, and ponds above ground, water can be found in similar systems underground. As rainwater and surface water flow across the land, water seeps down into the soils and underground rock. Areas underground with particularly large concentrations of groundwater are known as aquifers. Aquifers are like above ground rivers in that they are not static. Most often, aquifers are found in underground layers of porous rock, sand, or other unconsolidated material. Groundwater flows through them while rain and surface water "recharge" (replenish) them. In general, groundwater recharge is the ability of the aquifer to replenish its water supply from surface sources, such as soils, wetlands, rivers, and lakes. Several factors can affect the recharge rate of an aquifer including soil type, soil permeability, and distance to the aquifer from the surface. If the total rate of withdrawal from the aquifer exceeds the aquifer's recharge rate, the aquifer's water level will decline. If this overdraft, or high rate of withdrawal, is continued over several years, the aquifer could be depleted.

The geologic make-up of an aquifer includes underground spaces that are conducive to ground water storage. Such spaces may be found in the pores of sandstone, the joints and fractures of limestone, and between the grains of large deposits of sand or gravel. In some places, as groundwater slowly flows downhill through porous soils and rock, it becomes trapped between hard rock layers until it reaches the surface again further downhill, creating an artesian well. In the Licking County area there are also "lenses" of trapped groundwater. These were created by the glaciers and are pockets of sand sandwiched between other soils. The lenses often contain water and can be found at varying depths and in various sizes. The groundwater here is much more like a pond, in that it doesn't flow and usually recharges slowly, in some instances extremely slowly, if at all. Most of the producing water wells in Union Township are pumping water from aquifers or glacial lenses. Groundwater sources are evaluated based on their well yield (measured in gallons per minute), their recharge rate, and their cleanliness.

The Ohio Department of Natural Resources studied, among other things, the topography, soils, and aquifers of the area, in order to determine which areas could support higher densities based solely on groundwater recharge rates. Using this information, the minimum residential lot sizes that should be allowed in Union Township based on groundwater recharge rates can be calculated. The results of such calculations are shown in Figure 4.5.

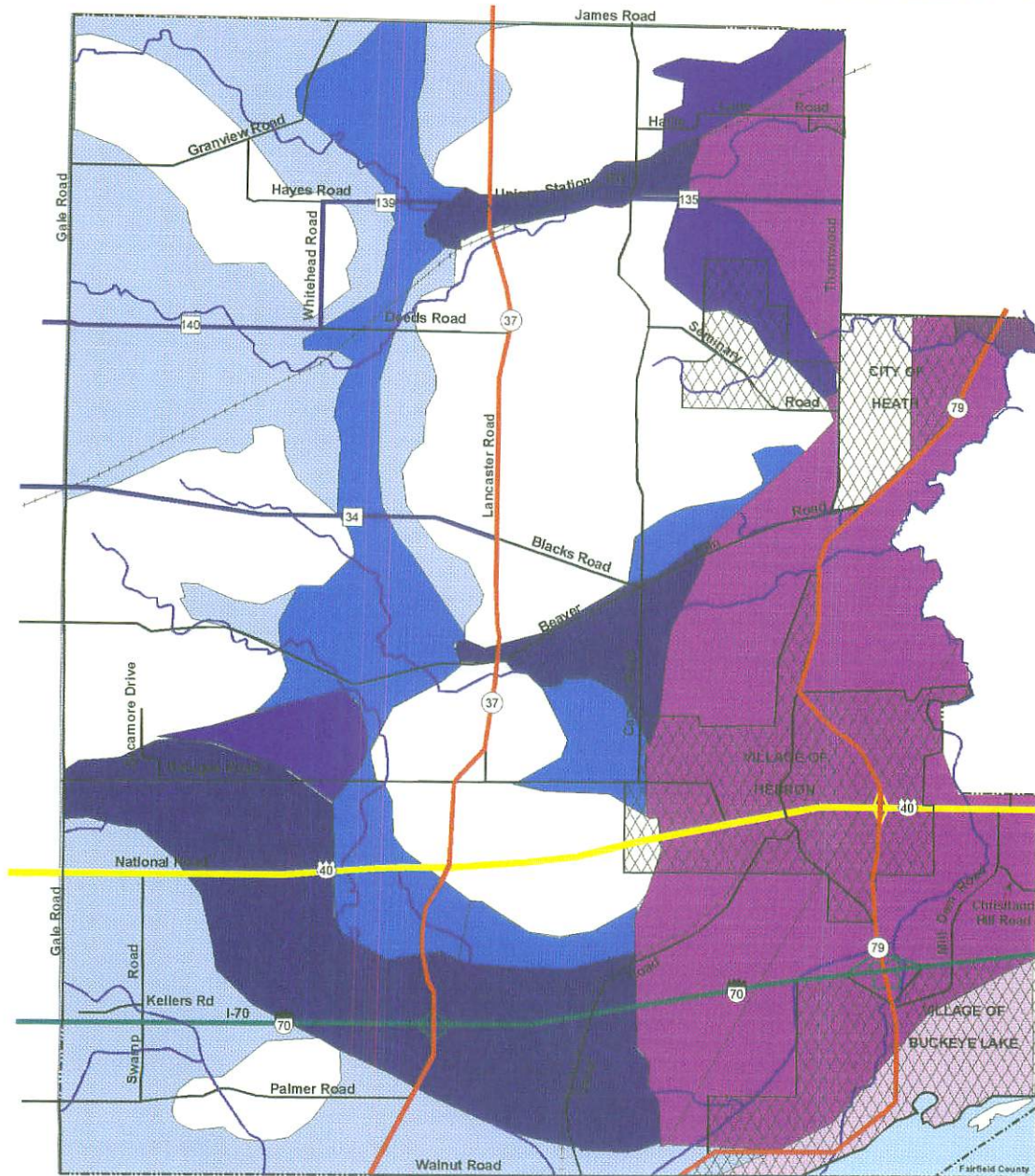
The average minimum daily household demand for groundwater is approximately five to eight gallons per minute (GPM). For commercial and industrial uses, there is no standard minimum demand. This is due to the varying nature and water needs of different commercial and industrial uses. Evaluation of groundwater for such uses should be made on an individual use and site basis.

The ground water characteristics of Licking County have been mapped regionally based upon interpretations of over 8,000 well records and the local geology and hydrology. Water well data on the

map were selected as typical for the area (Contact the ODNR Division of Water for site specific well data and logs).

Figure 4.4

UNION TOWNSHIP GROUND WATER MAP



Ground Water Yield

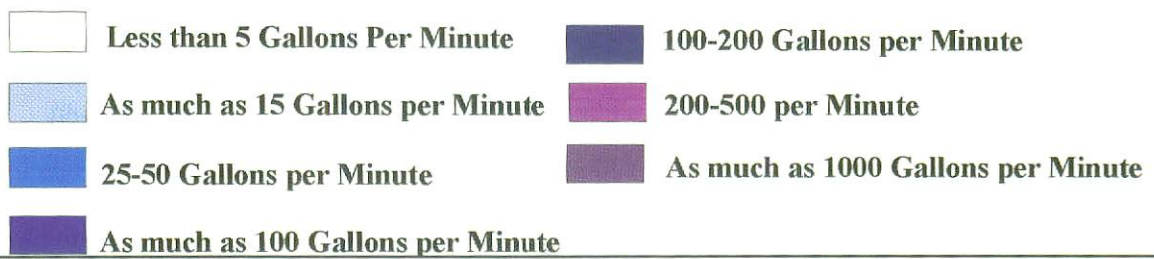
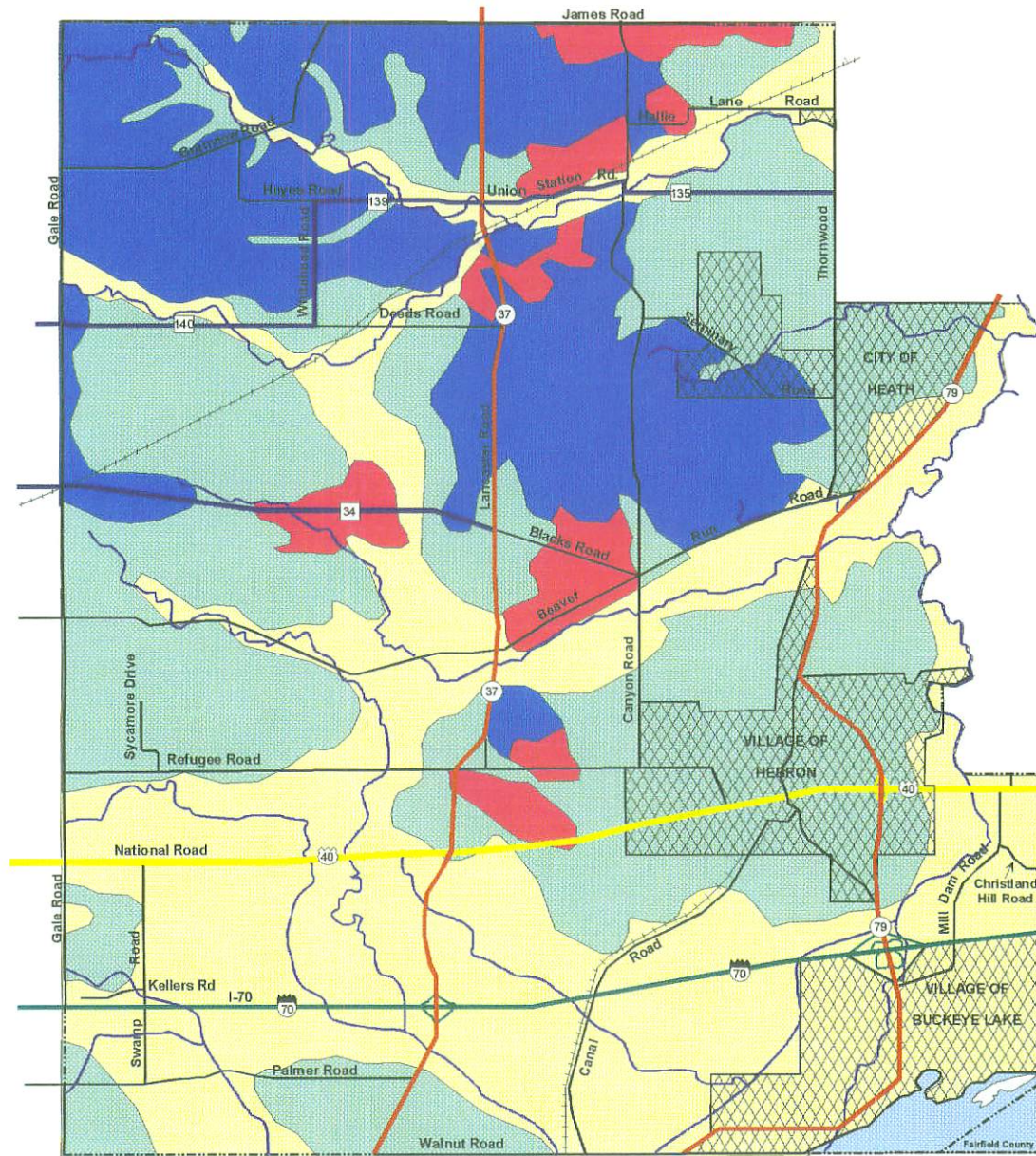


Figure 4.5
UNION TOWNSHIP MINIMUM LOT SIZE
Based on Pollution Potential



Minimum Lot Size Based on Groundwater Pollution Potential
As determined by net recharge

	1.6 - 3 Acres		4 - 5 Acres
	3 Acres		Over 5 Acres

Source: "Ground Water Pollution Potential of Licking County," Ohio Department of Natural Resources, 1995

Figure 4.6

UNION TOWNSHIP WETLANDS AND WOODLANDS

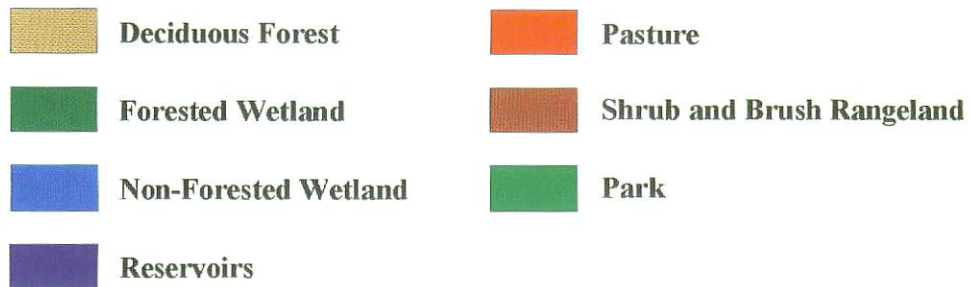
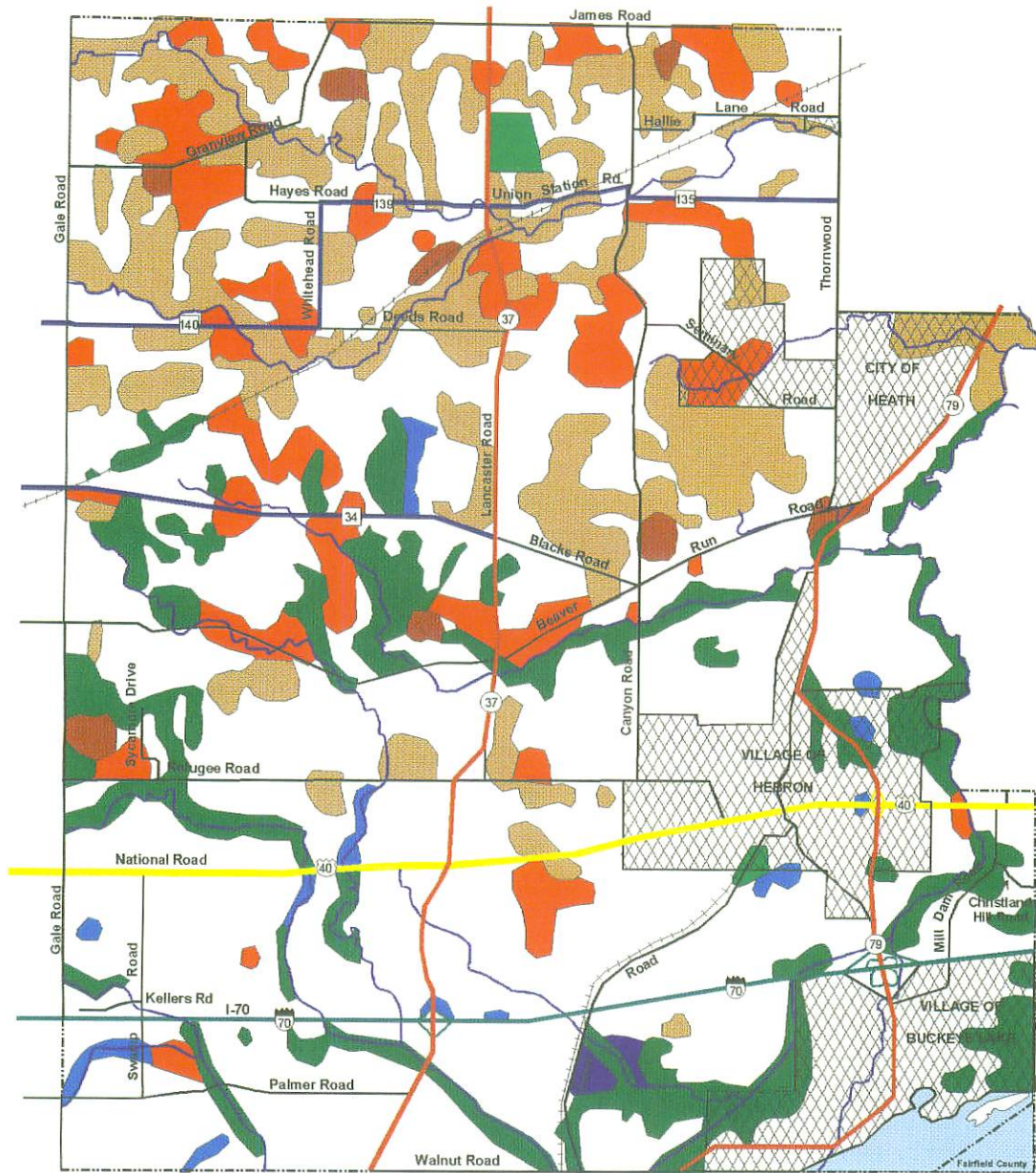
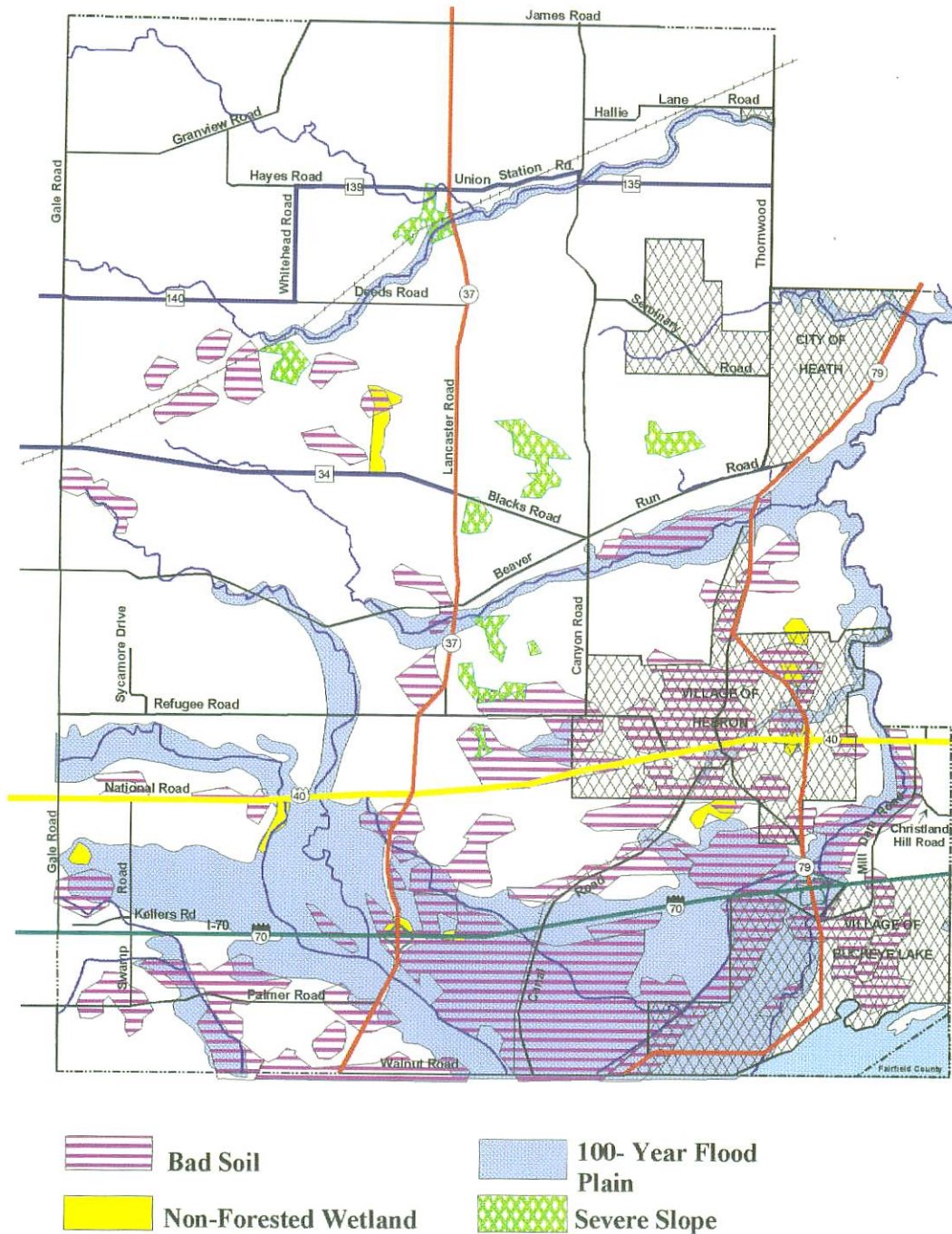


Figure 4.7

UNION TOWNSHIP CONSTRUCTION ADVISORY AREAS



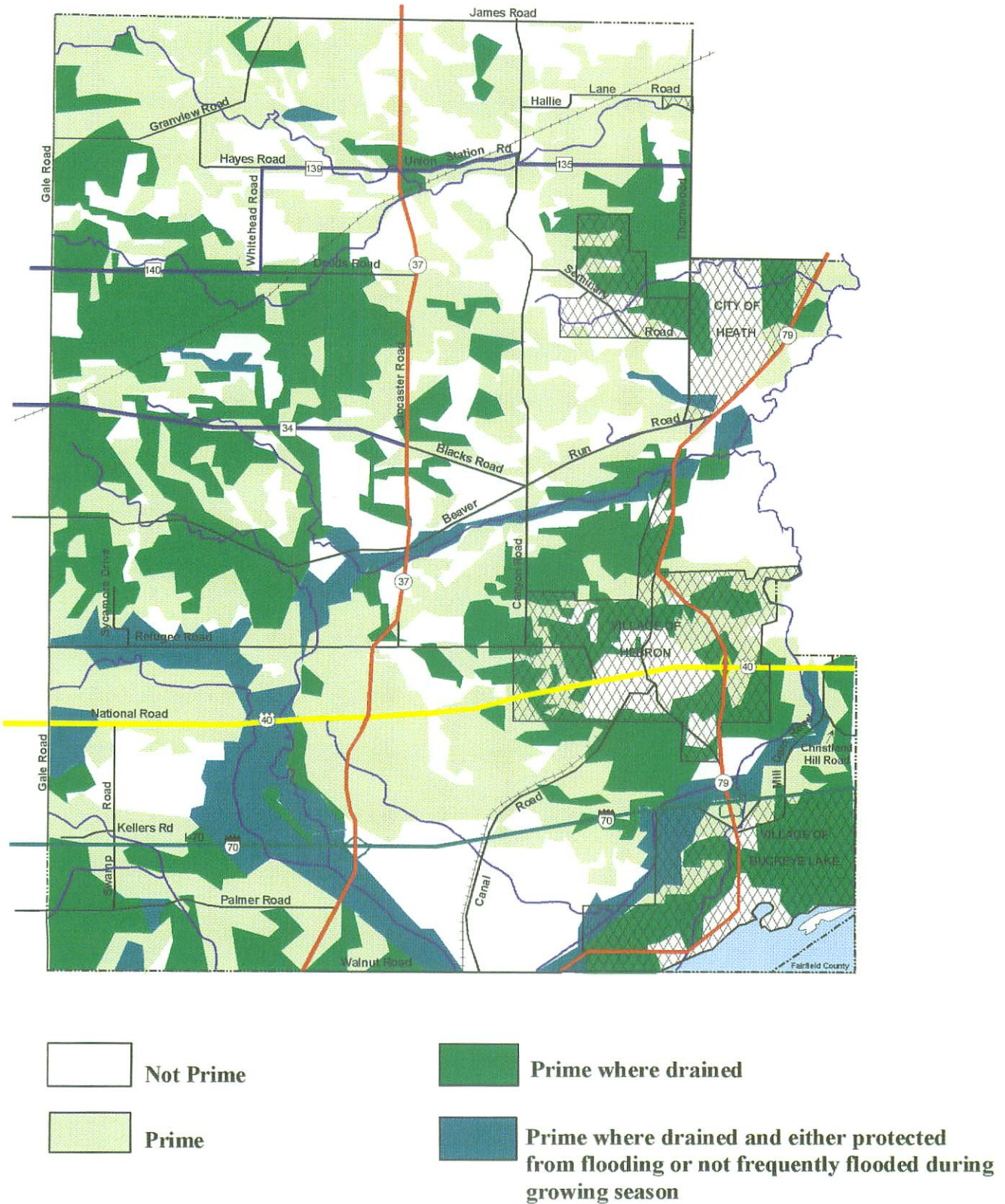
Agriculture

Agriculture is a vital component of the economy as well as the lifestyle of the residents of Licking County and Union Township. Most of the farmed areas are in the western half of the county. The farmed areas in the hilly, eastern part are used mainly as pasture or hayland, but some areas are used as cropland. According to the Community Survey, 24.2% of respondents are currently employed in agriculture. Over 60% of respondents indicated that they considered zoning as very important in protecting farmland.

Union Township, including Hebron and Buckeye Lake, covers 22,000 acres. Without Hebron and Buckeye Lake, the unincorporated area covers 21,035 acres. According to the Licking County Auditor, 16,868 acres in Union Township are controlled in CAUV, or Current Agricultural Use Valuation. The principal crops in the township are corn (yellow dent, popcorn, some food grade corn), soybeans, and wheat. Concerning livestock, the township currently has less than 10 dairy farms, some beef and hog confinement facilities, and no major poultry facilities. Figure 4.8 details the areas of the township which are considered prime farmland.

Figure 4.8

UNION TOWNSHIP PRIME FARMLAND



CHAPTER V: TRANSPORTATION

CHAPTER V: TRANSPORTATION

The location of a community in relation to a highway network, its access to rail, and its proximity to an airport helps to determine the type and extent of development that may occur there. In addition, properly prepared transportation and road circulation systems shape community growth patterns.

In places like Union Township, located near a major urban area, the efficiency and accessibility of the thoroughfare system determines the amount of time it takes to travel to the urban area for employment, shopping, and services. A reasonable commuting time determines, to a great extent, the degree to which a rural community is converted into a “bedroom community” for those who wish to live in a more rural setting.

Airports

The following airports service Union Township and Hebron:

Buckeye Executive Airport-Hebron (Union Township), Ohio

This airport has a runway of approximately 2,270 feet in length which services small private planes by appointment only. There are tie-downs for planes, however, fuel is not available on the site. There is a campground at the site.

Newark-Heath Airport-Heath, Ohio

This airport has a runway of approximately 4600 feet in length. Only small aircraft land at this facility. Fuel service, hangar, and car rental are available.

Port Columbus International Airport-Columbus, Ohio

Port Columbus is a major airport which services both domestic and international flights. The airport has three runways which are used to service 17 commercial airlines. Facilities include restaurants, shops, several on-site car rental services, hotels, and recreational facilities.

Thoroughfares

There are four major highways that run through Union Township. State Route 37 vertically divides the township in half, and state Route 79 runs along the eastern edge of the township from Heath through Hebron to Buckeye Lake. National Road (US 40) runs horizontally across the bottom third of the township. National Road serves as the east-west alternative to Interstate 70, which lies just south and runs parallel to National Road. There are two interchanges located within the township, one located at State Route 37 and the other at State Route 79. Additionally, the new Route 79 bypass located within the Village of Hebron has allowed for more efficient traffic flow between Interstate 70 and the City of Heath while taking the traffic out of Hebron.

Streets are classified according to their width, pavement type, access, function, and traffic load. Four major categories of streets are defined below.

All roadways in Licking County have been classified for congestion prevention and access management

Expressways carry traffic in very high volumes for long distances at high speeds. High speed travel is possible due to limited access points, large pavement width, and divided traffic flows. Their only function is mobility, with no direct access to land. Non-emergency parking is not permitted. Interstate 70 is an example of an expressway in Union Township.

Arterial Streets carry traffic at moderate to high speeds between or within communities, with the primary function being mobility. Curb cuts, or access points to adjacent land uses exist, but are limited and may have to meet minimum spacing requirements. State Route 37 and Thornwood Drive are examples of arterial streets.

Collector Streets carry, or “collect,” traffic from local streets to arterial streets. They have less traffic volume, lower speed limits, and are narrower than arterials. They may have residential curb cuts. Collectors can also handle traffic from higher intensity uses such as apartments, schools, hospitals, and retail establishments. Collector streets may be further categorized into major and minor collectors. Examples of major and minor collectors are U.S. 40 (National Road) and Beaver Run Road, respectively.

Local/Residential Streets tend to be narrower and shorter than other streets and serve the primary function of direct access to adjacent land uses. Speed limits are low, as is traffic volume. Curb cuts are quite numerous and pedestrian and “children playing” activities are likely. Hallie Lane Road would be an example of a local or residential street.

Figure 5.1

Road Number	Road Name	Classification	Approximate Mileage	A.A.D.T.
C.R. 135	Lees Road/ Union Station Road	Minor Collector	2.39	864
C.R. 138	Deeds Road	Minor Collector	1.64	
C.R. 139	Hayes Road	Minor Collector	1.07	
C.R. 140	Whitehead Road	Minor Collector	.82	
C.R. 34	Blacks Road	Minor Collector	2.87	
C.R. 489	Mill Dam Road	Local/ Residential	1.19	
T - 136	Seminary Road	Local/ Residential	.51	226
T - 35	Beaver Run Road	Minor Collector	5.46	3045
T- 143	Granview Road	Local/ Residential	2.29	
T- 30	Refugee Road	Minor Collector	3.69	
T- 144	Swamp Road	Local/ Residential	1.50	
T-36	Palmer Road	Local/ Residential	2.30	
T- 171	Canal Road	Local/ Residential	2.52	
T- 139	Hayes Road	Local/ Residential	.96	

T- 138	Deeds Road	Minor Collector	1.24	
T- 137	Canyon Road	Local/ Residential	4.79	
T- 133	Hallie Lane Road	Local/ Residential	1.35	
T- 911	Dew- Mar Drive	Local/ Residential	.32	
T- 875	Duck Run Road	Local/ Residential	.77	
T- 141	Gale Road	Local/ Residential	2.88	
T- 132	James Road	Local/ Residential	.76	
T- 34	Blacks Road	Local/ Residential	1.0	
T- 860	Margaret Drive	Local/ Residential	.13	

CHAPTER VI: COMMUNITY SERVICES

CHAPTER VI: COMMUNITY SERVICES

Township Government

The township form of government was brought with the original settlers to the New England states around 1620. Twenty-two states have the township form (or similar type) of local government. Townships in Licking County were formed in five mile squares from the Congress Lands 1798-1802 land grant.

Union Township, as with all townships in the state of Ohio, is overseen by a 3 member elected board of trustees. Township trustees are elected every 4 years and may be charged with providing artificial lighting for any public road, the care and management of Township cemeteries, providing proper waste disposal, zoning, police protection, fire protection, and the construction, care, and maintenance of township roads.

In order to carry out its duties, the board of trustees conducts monthly township meetings, as well as attending other township, county, and state meetings as deemed necessary. The board of trustees also supervises and directs the activities of the township fire department, the zoning inspector, the zoning commission, and the board of zoning appeals. Finally, the Trustees preserve order at all township meetings and elections and are available to the public for assistance in any and all problems that may arise.

Government Officials and Boards	Number of Members	Length of Term	Primary Responsibility
Township Trustees	3	4 years	Conduct the majority of the business of the township and ensure and promote health, safety, and welfare of the township
Township Clerk	1	4 years	Fiscal officer and secretary for the Township Trustees
Zoning Commission	5	5 years	Recommendations to the Township Trustees regarding changes to the township zoning resolution
Board of Zoning Appeals	5	5 years	Hear appeals of zoning requests for variances and conditional use permits
Zoning Inspector	1	discretion of Trustees	Enforce the township zoning resolution and issue permits

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

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

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

Union Township Income

Union Township, as do many townships, derives its income from a number of sources, all based on activity within the township. The foundation of the funding is based on property taxes. The property base includes sizable general business and industrial holdings. Because of the diversification of the business and industrial base, it takes some of the pressure off the agricultural and residential properties. The property taxes are distributed by the township into two basic funds, the Road & Bridge Fund and the General Fund.

The Road and Bridge Fund monies are used to maintain all township roads, ditches, and bridges. These monies must also be used for safety of the roads, such as for snow removal and ice control.

The General Fund is used to operate all other sectors of township government which includes the actual operating expenses of the township, which include but are not limited to, public safety services, i.e., police, EMS and fire. Union Township also receives monies from other sources such as:

- ◆ **Estate and Inheritance Taxes:** This is based on a percentage of the total taxes paid on estates or inheritances. These monies are usually in small amounts, and they can be distributed to either the General or the R&B Fund.
- ◆ **Cigarette License Fees:** The township receives a percentage of all license fees paid by cigarette retailers within the township. Again, these monies are usually in small amounts, and they can be distributed to either the General or the R&B Fund.
- ◆ **Liquor Permit Fees:** The township receives a percentage of all permit fees paid by liquor retailers within the township. Again, these monies are usually in small amounts, and they can be distributed to either the General or the R&B Fund.
- ◆ **Gasoline Tax:** The township receives a small amount on all gasoline sold for non-agricultural purposes. These monies can only be distributed to the R&B Fund.
- ◆ **Motor Vehicle License Fees:** The township receives a percentage of motor vehicle license fees paid by the township residents and businesses. These monies must all be distributed through the R& B Fund.

In addition, the township has also asked the voters to help fund the Fire and EMS service with a separate fire levy. These monies are restricted in use to fire and EMS safety such as fire contracts, equipment purchase and fire personnel expense.

Health Care

There are several doctor's offices located in the general vicinity of the township. Within the Village of Hebron are Richard Walters, DO, general family practice; Kenneth Feingold, DDS, family dentistry; Peggy Williams, DVM, and John Laing, DVM, Refugee Canyon Veterinary Services.

On the west side of Newark is Licking Memorial Hospital, which is served by numerous clinics, physicians, and specialists located nearby. There are also several nursing, extended care, and retirement centers located in Newark. The City of Columbus, approximately 30 miles west of Hebron, is home to several major medical centers and specialized care facilities, including the James Cancer Center at Ohio State University Medical Center and Children's Hospital.

Churches

There are several churches in the Union Township-Hebron area. The *Hebron United Methodist Church* was founded in 1840, and in 1903 it was built at its current location. The church was dedicated on April 17, 1904, and was expanded during World War II to its current size. *Licking Baptist Church* was organized on August 22, 1807. However, without a church facility, the congregation met in the homes of its members until 1811. Its current meeting house was completed in 1823. *Hebron Christian Church, Disciples of Christ* was organized on March 23, 1867. The members used a brick building on High Street in Hebron until their current center was built in 1878. *Hebron Church of the Nazarene* built its first building in 1957. From its inception in 1952 until that time, the congregation met in tents. *Hebron Baptist Church* held its first meeting near Beaver Run Road in August of 1807. A primitive worship center was built on the corner of Basin and Maple Streets in Hebron in 1904. *Lakewood Baptist Church*, established in 1966, met in Hebron Elementary School for approximately 5-6 years after its inception. *Our Lady of Mount Carmel Church* was built in 1928.

Union Township Police Department

Union Township has its own Police Department, which is headquartered at 2197 Refugee Road. This office also serves as the township Zoning Office. It is staffed by a combination of full time/part time/volunteer members. The Department is involved in community programs dealing with law enforcement and safety issues. The Union Township Police have modern and well maintained equipment, and the Department operates under the township's "General Fund."

The Hebron Police and Union Township Police work hand in hand to provide mutual aid to each other. Also available when needed are the Licking County Sheriff's Department and the Ohio State Highway patrol. Emergency access to all law enforcement entities is provided by the 911 system.

Fire Protection

Union Township contracts with three fire departments for fire and emergency medical services. The main contract is with the Hebron Fire Department. The Department is staffed by a combination of full time/part time/volunteer members with a full time Fire Chief. They provide professional fire, rescue, and emergency medical services. The station is located at 11 Basin Street in Hebron and is manned 24 hours a day by a crew that includes a paramedic. Equipment is modern and well maintained. Some of the equipment is owned by the township and leased to the Village for \$1 per year. Because the station is manned 24 hours a day, response times are short. The department is supported by levies in the Township and Village and all services are provided at no extra charge. The EMS units transport to the local hospital.

In addition to the overall contract with Hebron, the township also has supplementary contracts with the Granville Fire Department and the Buckeye Lake Village Volunteer Fire Department. The contract with Granville is to provide first response service to the area of the township located north of the railroad tracks. The contract with Buckeye Lake is small, and serves to relieve some of the pressure from the Hebron Fire Department, while helping the Buckeye Lake Department to establish itself.

UNION TOWNSHIP AND HEBRON PARKS & RECREATION

Infirmiry Mound Park

The 326 acre Infirmiry Mound Park is located on State Route 37 in Union Township. Amenities at the park include the Senior Building, an indoor meeting facility, five picnic shelter houses, sand volleyball courts, a basketball court, playground equipment, a seven acre fishing lake, a man made wetland, and six miles of hiking and horseback riding trails. Infirmiry Mound Park is home to five major events throughout the year: The Licking County Civil War Re-enactment, Cruise in the Park, Fall Harvest Days, Haunted Park, and Christmas in the Country. For further information, please contact the Licking County Park District at 587-2535.

Evans Park

The bicentennial year of 1976 brought the development of Canal Park in the center of the Village and voter approval of a maintenance levy for the park area and the Hebron Public Library. Development of the park complex has been completed with two lighted ball fields, picnic shelter, gazebo, and the playground.

In 1992, thirty acres were purchased by the T.J. Evans Foundation from the I.D. Voldness Company. Various plans were presented on how to design and lay out the site for a park. Council members and residents began seeking funds for the development. The sale of t-shirts brought \$500, Ours Garage and Wrecker Service donated \$1,000, Youth Baseball brought in \$500, the Union Township Trustees contributed \$10,000, Coffee Break on I-70 donated \$1,500, and other various donations were assembled.

In 1994, a plan appeared and a series of phases were developed. An application was submitted to the Ohio Department of Natural Resources, Nature Works. An award of \$80,000 was presented to the Village for Phase One construction. An application was also submitted to the Licking County Foundation for assistance on the concession stand/shelter for which commitments were made.

In 1995, the molding of the facility began. Three Youth baseball and one Babe Ruth baseball field were started. An additional 42 acres were purchased by the T.J. Evans Foundation from Charles Sands, enlarging the facility to 72 acres.

In 1996, the completion of ball field fences, parking lots, grading, grass seeding, and drawings for installation of water, sewer, electric, concession stand, restrooms, and other items were accomplished.

In 1997, we saw the first activities in the spring with Youth baseball. Completion of water, sewer, the concession stand and restrooms are scheduled. Phases Two and Three are expected to start; however, funding has not been secured.

Hebron, through its sources of revenue, whether it be donations, fund raisers, general funds, grants, or other contributions, has provided in excess of \$106,000 for construction and sought and obtained \$226,000 worth of land in its attempt to provide a quality park for all ages to enjoy for many years.

Buckeye Lake State Park

At one time, the ground now known as Buckeye Lake was swampland resulting from glaciation. Thousands of years ago the glaciers moved south across Ohio altering drainage systems and landscape. Natural lakes, known as kettles, were created when high chunks of ice broke off the glacier and melted in

depressions. Other lakes were formed when the glacier blocked existing water outlets. As time progressed, clay and silt settled out of the still water into the bottom of the lakes. When the white man began settling in Ohio, only a few of the ancient lakes remained. They were shallow and swampy, and more correctly classified as bogs or marshes. The Great Swamp, as Buckeye Lake was then called, included two long narrow ponds that were joined during high water. A considerable part of the wetland was a cranberry-sphagnum bog. When the lake was impounded in 1826, Cranberry Bog broke loose from the bottom and became a floating island which may conceivably be the only one of its kind in the world. Most of the island is an open sphagnum moss meadow with an abundance of cranberries and pitcher plants, making the area a naturalist's delight.

Buckeye Lake's shoreline offers excellent habitat for waterfowl. Good bird watching opportunities exist especially during the spring and fall migrations. One of the state's largest great blue heron rookeries is situated on adjacent private land, but the birds can often be seen in the park.

The 3,300 acre Buckeye Lake is designated as an unlimited horsepower lake, but pontoons, sailboats, canoes and rowboats are also common. Access to the lake is available at several public launch ramps. Public swimming areas with parking facilities, change booths and latrines are located at Fairfield Beach and at Brooks Park on the south side of the lake. Beaches are open from Memorial Day to Labor Day. Two boat/swim areas are offered as well.

Anglers enjoy fine catches of perch, bluegill, crappie, muskellunge, largemouth bass, channel catfish and bullhead catfish. As early as 1891, the "Buckeye Fish Car," a state operated railroad car, transported crappie and bass from Lake Erie to stock Buckeye Lake. In the 1930's, as many as 1,000 boats a day were crappie fishing on the lake.

Points of Interest in Union Township and the Village of Hebron

The **Ohio and Erie Canal** ran through Hebron and Union Township and several sections of the old canal are still preserved in this area.

National Trail Raceway is a NHRA owned drag strip and known throughout the world as the home of the Spring Nationals. The track is located in the central part of Union Township. It hosts numerous national events during the racing season.

The Ohio Department of Natural Resources Division of Wildlife's **Hebron State Fish Hatchery** is located in the southern part of Union Township. This facility provides numerous types of fish which are used in state wide restocking programs. The ponds, trails, and woodlots at the area provide excellent bird watching opportunities. Over 250 species of birds have been recorded at the hatchery.

THE HISTORY OF PIGEON ROOST FARM

"It was just about noontime on an autumn day in 1813 when the great artist and naturalist John James Audubon set out for Louisville, Kentucky. This was a journey of 55 miles from his home in the town of Henderson on the south shore of the Ohio River. Hardly had he begun traveling when there came a great sound from the north and he turned to see a tremendous flock of passenger pigeons coming his way. They stretched out of sight to east and to west and he could see no end to the flock in the north.

The birds flew very close together and in such a thick blanket that "the light of noonday was obscured as by an eclipse," and he had considerable difficulty keeping his frightened horse under control. The air was heavily impregnated with the odor of the birds.

Audubon followed the river road to Louisville, arriving there at sunset, and all this time the birds had continued flying past in undiminished numbers. The river banks were crowded with men and boys who were shooting incessantly at the pigeons, which flew quite low as they crossed the wide expanse of water.

Curious as to how many birds might be in this titanic flock, the largest he had ever seen, Audubon carefully calculated the number using a traveling rate of sixty miles per hour (the normal cruising speed of passenger pigeons) and allowing two birds to the square yard. He arrived at the conclusion that from the time he had left Henderson until he arrived in Louisville, a total of no less than 1,115,136,000 birds had crossed the Ohio River... and this was only a small part of the flock which took 3 FULL DAYS to pass. The total number of passenger pigeons in this southward migrating flock would undoubtedly have been a virtually incomprehensible figure.. In the billions and billions.

That a creature with such a tremendous population could have been made extinct at all is difficult to believe, and yet, almost exactly 100 years after this day, the passenger pigeon had ceased to exist."

*-from **THE SILENT SKY** by Allan Eckert*

Pigeon Roost Farm was the original name of this eighty acre farm, dating back to the mid 1800's. It was named for the passenger pigeon, once the most abundant bird in the world, that frequented this area at that time. At one time the passenger pigeons made up almost ½ of all birds in North America. The pigeons traveled in huge flocks that could blot out the sun, and whose sound reminded people of Niagara Falls, as they migrated in search of food. They could easily fly 60 mph and were likened to "blue meteors" when in flight. They ate acorns, chestnuts, beechnuts, berries, and insects found in the forests that were once here, and they had quite an appetite. One bird was found with 30 acorns in its stomach!

When they rested, the pigeons liked woods with large trees and here in Ohio they preferred swamps. Once such area was "Pigeon Swamp," down the hill behind our barns. When food was abundant, a flock would frequently roost in the same area for long periods of time. Hence the name "Pigeon Roost Farm" stuck! A roosting area could contain millions of birds. The birds would be so thick that branches and whole trees would come crashing down and the ground would be covered with feet of dung. For years after, people could tell where the flock had roosted by the destruction, but it made very fertile soil for the early farmers.

Passenger pigeons were very beautiful birds that looked somewhat like Mourning doves but more colorful. They had bright orange eyes, gray- blue head, tail and wings, with shiny blue-violet feathers on the back, and breast feathers deeper red than a robin. Not only were they more attractive, they were also larger than city pigeons, up to 1 ½ feet long with a 2 foot wingspan.

Unbelievably, these amazing birds went from flocks of millions to extinction in merely 40 years after the spread of the railroad and telegraph in the 1860's. Passenger pigeons were a popular food in the cities but had become less common on the East Coast. The railroad allowed hunters to ship millions and millions of birds from great distances to Boston, NYC, Chicago and other cities as food. Hundreds of thousands were also used for trapshooting. The new telegraph also allowed hunters to find the huge roostings and nestings which made for easy killing. Through the late 1800's every single large nesting was disrupted or destroyed by hunters, allowing whole generations of pigeons to die without producing young to replace themselves. This is believed to have been the cause of the incredible loss of the enormous flocks.

The last large flock seen in Ohio was in 1885, and in 1900, only 15 years later, the last passenger pigeon ever seen in the wild was killed in Pike County by a 14 year old with a BB gun he had received for Christmas. However, a small colony of pigeons remained in the Cincinnati Zoo, but they never produced any young and gradually died off. Finally, the only passenger pigeon left, Martha, a 29 year old female, died there alone on September 1, 1914, the last of her kind.

Now, over 80 years later, all that remains of the passenger pigeon is Martha's stuffed body in the Smithsonian Museum of Natural History in Washington D.C., and a few others like her, and places scattered throughout the U.S. named after this once abundant bird. It is in this spirit that we are pleased to return the name of this farm to its original name, Pigeon Roost Farm, in memory of the passenger pigeon.

Ralph and Janice Jutte

NEWARK PUBLIC LIBRARY SYSTEM

Locations: The Newark Public Library, established in 1908, provides library services to Licking County residents in 5 community facilities, 2 in Newark, and 1 each in Hebron, Johnstown, and Utica. At the end of 1996, there were 272,404 items in the library inventory, including 12,377 videos, and 7,905 compact disks and audiocassettes. Through the Library's Computer Catalog, which also includes the holdings of the public libraries in Alexandria and Granville, users may place Holds on most items and have them delivered to any library location. Through a county-wide delivery system, materials may also be borrowed from the public libraries in Homer and Pataskala. Materials not owned by the libraries in Licking County may be borrowed from other libraries in the United States through Inter-Library Loan. This service is available at all Newark Public Library locations.

Outreach Services: The Newark Public Library's Outreach Department provides library services to borrowers who are not able to go to one of the branches. The Bookmobile has regular stops throughout the county to areas that are not serviced by a regular library facility. The Bookmobile stops at township schools, preschools, small communities, neighborhoods, and senior centers. Other Outreach programs include:

- The Alpha Connection - delivery of deposit collections to senior facilities
- Red Carpet Service - delivery of materials to homebound individuals
- Talking Books Service - registration and access to recorded materials for the visually or physically handicapped.

Borrowing: Most materials may be borrowed for 14 days. Entertainment videocassettes may be borrowed for 2 days. Loan periods for materials borrowed from the Bookmobile may vary. A fine per day is charged for each item that is kept past the due date, except for materials borrowed from the Bookmobile. Most items may be renewed 2 times, either in person, by telephone, at a public catalog terminal, or by personal computer by dialing into the catalog from home. Items that cannot be renewed are: items on Hold, holiday materials (in season), videocassettes, films, and Inter-Library Loans. Borrowing privileges may differ at other public libraries in the county.

Registration: Registration is free, and a library card must be presented to borrow library materials. It may be used at any Newark Public Library location. The first card issue is free, replacement cards are currently \$1.00. Each borrower must apply in person at any Newark Public Library location, and fill out an application form and a Responsibility Form. A parent or guardian must sign for anyone under 18 and must sign a Responsibility for Minor Card. Adult applicants and adults who are responsible for minors must present an acceptable form of identification to verify address and age.

Handicapped-Accessible Facilities: Currently, the Emerson R. Miller Branch is the only library facility that is handicap accessible. A few materials in Braille are available at the Main Library, and this facility also has some staff members that have had some training in sign language. There is no TDD service.

On-line Services: The holdings of all of the facilities in the Newark Public Library System, plus the public libraries in Alexandria and Granville, are available in the Computer Catalog which may be used at terminals in each location. Users may also dial into the database by using a personal computer and modem from any remote location. Through dial access, users may also place their own Holds and renew their own items.

Access to a text-based version of the Internet is currently available on the Computer Catalog and through dial-access. A graphics-based version will be available the summer of 1997 using the OPLIN (Ohio Public Library Information Network) service. One OPLIN terminal will be located in each library location. The policy for Internet users will be posted at each library location, and a time limit for users will be established to ensure that Internet service is available to as many users as possible.

Locations, Phone Numbers, and Hours

LOCATION	Days	Hours:
Newark Main - 345-8972 , Supervisor: Wilma Lepore 88 West Church Street, Newark, OH 43055	Monday through Thursday Friday and Saturday Sunday (Oct-Apr)	9-9 9-5:30 1-5
Emerson R. Miller Library - 344-2155 , Supervisor: Kay Bork 990 West Main St., Newark, OH 43055	Monday through Thursday Friday and Saturday	9-9 9-5:30
Hebron - 928-3923 , Supervisor: Pat Walters 116 East Main Street, Hebron, OH 43025	Monday through Friday Saturday	1-6 9-1
Johnstown - 967-2982 , Supervisor: Shirley Beam 1 South Main Street, Johnstown, OH 43031	Monday Tuesday, Thursday, Friday Wednesday Saturday	1-8 12-7 3-8 9-12
Utica - Hervey Memorial Library 892-2400 , Supervisor: Dorothy Layton 15 North Main Street, Utica, OH 43080	Monday, Wednesday, Friday Tuesday Saturday	10-5 12-7 9-2

Please call the location of your choice to verify current operating hours.

Outreach Services (including Bookmobile) 344-2155, Libby Moore, Head of Outreach Services, Peggy Baker, Bookmobile Supervisor. Offices are located at Emerson R. Miller Library, 990 West Main Street, Newark.

Schools

Union Township is covered by three school districts, Southwest Licking, Granville and Lakewood.

Figure 6.2: LAKEWOOD SCHOOL DISTRICT ENROLLMENT			
Total Enrollment: 2540			
School	Number of Students		Number of Teachers
	1990-91	1996-97	
Lakewood High School 5222 National Rd. SE	601	715	43
Lakewood Junior High 9370 Lancer Road	475	620	39
Lakewood Middle School 9370 Lancer Road	186	200	16
Hebron Elementary 709 Deacon Street	560	600	39
Jacksontown Elementary 9100 Jacksontown Road	345	395	19

The Lakewood School District spends \$3796 per pupil, and the pupil to teacher ratio is 25:1. 60% of high school graduates go on to higher education, and the average ACT score is 20.7.

Figure 6.3: GRANVILLE SCHOOL DISTRICT			
Total Enrollment: 1400			
School	Number of Students		Number of Teachers
	1990-91	1996-97	
Granville High School 248 New Burg St. NW	372	458	36
Middle School 210 New Burg St. NW	285	397	24
Granville Elementary 310 North Granger St.	602	717	32

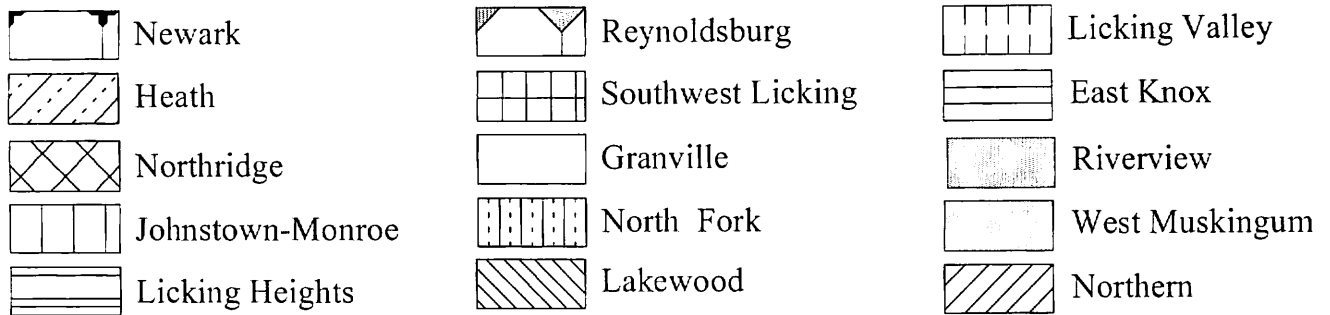
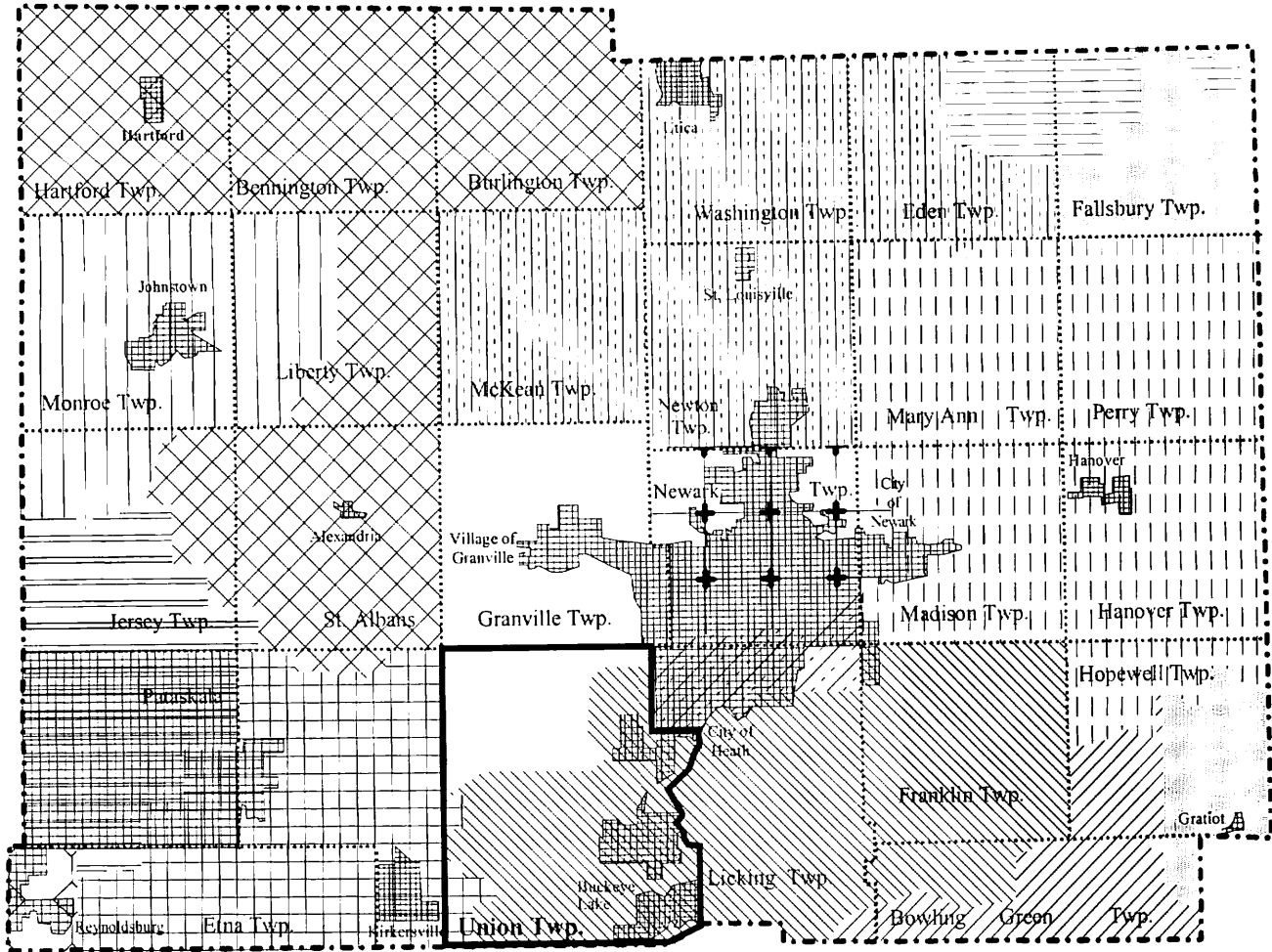
The Granville School District spends \$4976 per pupil, and the pupil to teacher ratio is 24:1. 90% of high school graduates go on to higher education, and the average ACT score is 23.5.

Figure 6.4: SOUTHWEST LICKING SCHOOL DISTRICT Total Enrollment: 2915		
School	Number of Students	
	1992-93	1996-97
Kindergarten Center 195 N. 5 th St.		274
Etna Elementary 927 South St.	427	491
Kirkersville Elementary 215 North 5 th St.	340	322
Pataskala Elementary 395 South High St.	594	348
Watkins Middle School 8808 Watkins Rd. SW	661	758
Watkins Memorial High School 8868 Watkins Rd. SW	893	930

The Southwest Licking School District spends \$2947 per pupil, and the pupil to teacher ratio is 22:1. 40% of high school graduates go on to higher education, and the average ACT score is 23.2.

Figure 6.5

LICKING COUNTY SCHOOL DISTRICTS



UTILITIES AVAILABLE IN LICKING COUNTY ARE AS FOLLOWS:

Electric: Licking Rural Electrification, Inc.

State Route 13 N

745-5075

Union Township

American Electric Power (a.k.a. Columbus Southern Power, Ohio Power Co.)

65 East Main Street

800-672-2231

Hebron and Union Township

Gas:

Columbia Gas of Ohio

135 West Church Street

Newark

344-0107

Hebron

National Gas and Oil Corp.

1500 Granville Road

Newark

344-4087

Union Township

Telephone:

United Telephone Company of Ohio (Sprint)

P.O. Box 3701

Mansfield, OH 44999

419-525-3211

Hebron and Union Township

ALLTEL Ohio, Inc.

66 North Fourth Street

Newark

349-8551

Union Township

GTE

800-483-4600

Union Township

Ohio Bell Telephone Company

150 East Gay Street

Columbus 43215

800-660-1000

Figure 6.6: Industries Located in the Newark Industrial Park

Building #	Company	Employees	Approximate sq. Ft.
41	AFGD Glass tempering facility	65	80,000
20-21	Bayer Corp. Polycarbon	115	200,000
39	Bear Creek Operations Direct mail marketing	seasonal 770 f/t 70	350,000
27	Bundy Corporation Automotive parts, brake and fuel lines	280	125,000
10-11	Communicolor , a Division of The Standard Register Co. Specialized 8 color continuous printing	400	300,000
1	Composix Plastic flat sheet metal	19	40,000
22	Constar International, Inc. Plastic bottles and containers	65	120,000
12	Custom Cartons, Inc. Corrugated box/ packaging	30	100,000
2	Dayton Precision , Division of Kirkwood Industries Electric commutators	140	80,000
14,19	Diebold, Inc. Electronic security equipment Automatic teller machines	530	300,000
3	Dow Chemical Licking River Film Center Plastic film manufacturing, Trycrite and Saranex	110	150,000
33	Ecolab Institutional cleaning and janitorial products	65	200,000
28	Exel Logistics/OCF Warehousing	70	400,000
9	GE Lighting Quartz and specialty products	200	150,000
36	General Fasteners Warehousing	5	20,000
17	Greif Brothers Corporation Plastic containers	35	100,000

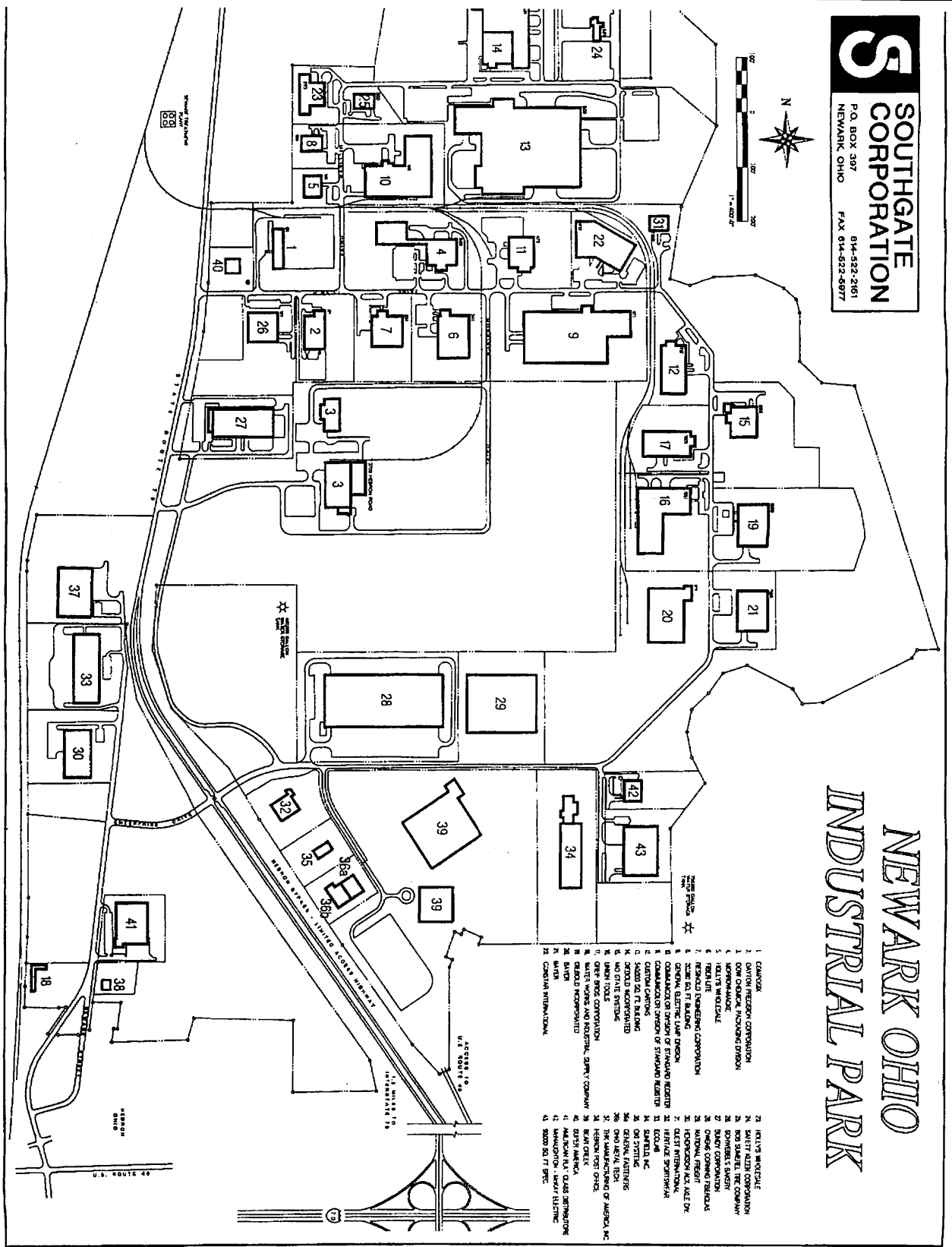
30	Hendrickson Auxiliary Axle Air suspension systems	60	70,000
32	Heritage Sportswear Clothing	40	60,000
5.23	Holly's Wholesale Wholesale pizza supplies	25	60,000
42	McNaughton-McKay Electric Electrical equipment supplier	20	20,000
15	Mid-State Systems, Inc. Warehousing	7	70,000
4	Morrow-Macke, Inc. Commercial trade binding, book binding	250	200,000
29	Naitonal Freight/Stevens Warehouse Warehousing	8	250,000
35	OKI Systems Material handling equipment	20	15,000
36	Ohio Metal Technologies, Inc. Automotive tubing products	100	20,000
6	Owens Corning Fiber-Lite Molded fiberglass products	63	60,000
8	P.B. & S. Chemical Distribution center	10	20,000
31	Quest International Warehousing	4	20,000
7	Resinoid Engineering Corporation Custom molded thermoset plastics	130	60,000
24	Safety Kleen Corporation Machine parts cleaning, recycle solvents	102	50,000
26	Schwebel Baking Company Bakery products	63	50,000
25	Bob Sumeral Tire Company Warehouse/Distribution	10	20,000
34	Sunfield, Inc. Automotive parts	70	80,000
37	THK Manufacturing of America Precision bearing manufacturer	not yet in operation	90,000

16	Union Tools Custom injection molding division	65	150,000
43	Southgate Spec Building		90,000
13	Walker Building		540,000

S
SOUTHGATE
CORPORATION
 P.O. BOX 397
 NEWARK, OHIO FAX 614-522-6977



NEWARK OHIO
INDUSTRIAL PARK



1. CANTON
 2. DAVITA MEDICAL CORPORATION
 3. DOW CHEMICAL PACKAGING DIVISION
 4. IMPROMAX
 5. THERMALITE
 6. THERMALITE
 7. RESKO ENGINEERING CORPORATION
 8. SCARLETT BUILDING
 9. GENERAL ELECTRIC LAMP DIVISION
 10. COMMUNICATIONS DIVISION OF SYMCOID RELAY CO.
 11. CANTON
 12. CANTON
 13. CANTON
 14. CANTON
 15. CANTON
 16. CANTON
 17. CANTON
 18. CANTON
 19. CANTON
 20. CANTON
 21. CANTON
 22. CANTON
 23. HELIX INDUSTRIAL
 24. SAFETY ALLEN COMPANY
 25. BOB SACKETT FIRE COMPANY
 26. SCHMIDT'S BAKERY
 27. SOUTHWEST CORPORATION
 28. NATIONAL FREIGHT
 29. NATIONAL FREIGHT
 30. NATIONAL FREIGHT
 31. HEDENSON AXI AXLE DIV.
 32. HEDENSON AXI AXLE DIV.
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Figure 6.7

CHAPTER VII: GOALS AND OBJECTIVES

CHAPTER VII: GOALS AND OBJECTIVES

LAND USE

Current residents of Union Township enjoy living in the area because of its lack of congestion, low housing density, and its natural surroundings. In order to preserve these attributes, it is important that Union Township manage development in such a way that continues to foster a sense of rural atmosphere and sense of community. The future land use of Union Township will determine the character of the area. Residents, businesses, and visitors to Union Township need to feel that they are in, and part of, a rural community. The most direct approach to presenting this sense of community and rural atmosphere is through the careful management of land use. The development of the land, the coordination between differing uses, and the balancing of serving community needs and preserving the rural atmosphere, all affect the image of an area.

Goal: Promote orderly development and preservation of land uses

Objectives:

1. Work with the LCPC by actively participating in site review process of new subdivision developments in the township
2. Encourage agricultural uses throughout the area, recognizing that areas designated for development apply to an ultimate development condition, and do not preclude agricultural activities
3. Promote the use of planned communities as a method of preserving agricultural land and open space.
4. Look at minimum lot size in the agricultural district to ensure that the current size and road frontage requirements are sufficiently protecting economic and aesthetic values of the township.

Goal: Coordinate and balance development in the adjoining municipal areas with Union Township

Objectives:

1. Encourage communication, cooperation, and coordination between the governments of the surrounding municipal areas and Union Township, with regards to land use development, zoning, community facilities, and services
2. Work together with the surrounding municipal areas to reach an acceptable annexation policy.
3. Investigate tax base sharing opportunities that will allow development to occur, though not to the detriment of Union Township.

Goal: Encourage and protect agriculture and working farms as an essential part of the township's rural character.

Objectives:

1. Protect areas designated as agricultural districts from scattered residential development, which often conflicts with normal agricultural operations.
2. Prevent new residential lots from agricultural districts.

TRANSPORTATION

The purpose of a transportation network is to establish efficient movement of people and goods and contribute to the orderly development of the area. The network of roads in Union Township provide the basis for future development throughout the area. Roads alone can determine where development can, and cannot, occur. The four arterials (as classified by the *Licking County Subdivision Regulations*) that run through the area, I-70, State Route 79, State Route 37, and Thornwood Drive, provide natural areas for community corridors and gateways to the township. Survey results indicate that nearly 77% of respondents would favor planning which would limit access points on major roads.

Goal: To provide a safe and efficient mode of transportation that can accommodate the continually growing needs of all areas of our community.

Objectives:

1. Continue working towards developing business interests in the township to ensure that funding is available to build and maintain the infrastructure.
2. Keep industrial and commercial development in areas in which there are suitable highways and roads.
3. Work with Licking County in the development and enforcement of increased minimum standards for subdivision infrastructure.
4. Keep commercial vehicles out of residential areas by keeping commercial and industrial developments out of residential areas.
5. Work towards widening roads and installing left turn lanes on busy thoroughfares.
6. Establish a Traffic Corridor Overlay District to ensure that existing and anticipated land uses and traffic improvements, within specified corridors, will be developed in a safe, orderly, and planned manner.
7. Ensure adequate capacity and access of roadways is maintained as new developments increase the demand on the transportation network.

RESIDENTIAL DEVELOPMENT

Residential development will play a major role in the development of Union Township over the next 20 years. The Union Township area will grow and develop as a residential community. Because centralized water and sewer will not be available in many portions of the township, the minimum lot sizes and zoning will continue to be crucial factors in determining future density. Nearly 30% of survey respondents indicated that the minimum lot size should remain at its current size, 2 acres. The current transportation network and need to limit direct access points along certain roads will also limit residential density. However, there is also a need to ensure that a variety of housing options are available to the current and future residents of the area. There must be a balance between providing a variety of housing options to community residents, the ability of the land to handle development, and the preservation of the area's rural atmosphere.

Goal: Provide an atmosphere that is conducive to development of fair housing for all the people of the township, while assuring that all development is for the long term advantage of the township.

Objectives:

1. Develop a plan which clearly states which areas of the township are best suited for residential development.
2. Continue to develop plans and review zoning requirements such as minimum lot sizes to ensure that zoning regulations are adequate to meet a changing world.
3. Work with developers to make sure that residential growth conforms to township zoning.
4. Preserve agricultural areas for agricultural production and green space.
5. Gear future development to single family dwellings.
6. Maintain rural atmosphere
7. Utilize floodplains for land uses such as public parks and open space rather than promoting development within them.
8. Continue to enforce current zoning regulations.

COMMERCIAL AND INDUSTRIAL DEVELOPMENT

Commercial and industrial development can be very beneficial to a rural community. Such development provides an employment base and tax revenue opportunities, creating a stronger economic foundation for the area. Also, commercial development can serve the basic shopping and convenience needs of the community residents. Finally, certain commercial developments can actually add to an area's rural atmosphere. However, in order to provide such benefits, commercial and industrial development must be carefully planned for and managed. Natural resources and existing residents need to be protected from any developments that would be detrimental to their value. People and goods must have efficient access to such development, and this development should not disrupt current traffic flows. This development should be built in a style and appearance that blends and complements Union township's rural atmosphere. Any commercial and industrial development in Union Township should not disrupt the area's rural atmosphere, but should enhance it.

The strong industrial base in Union Township presents different challenges than many other townships currently face. Industrial land uses require considerations such as water and sewer lines, increased setbacks, lot sizes, and screening requirements, availability of services such as police, fire and EMS. Environmental concerns which often transcend the township's regulatory authority may require permitting and continual inspection from the state and federal government. Clearly, there are many factors to balance as the township attempts to increase its tax base while maintaining the rural character of the surrounding area.

RETAIL AND SERVICE DEVELOPMENT

Goal: Recruit commercial businesses that are conducive to the area.

Objectives:

1. Keep future development in limited areas in which there are appropriate roads to handle increased traffic.
2. Provide improved safety services 24 hours a day.
3. Work with other government entities to provide utilities and infrastructure (Thornwood Drive).
4. Concentrate development around existing commercial uses
5. Review zoning with respect to Home Occupations in order to take into account changing technology while protecting adjacent property owners from inappropriate uses.
6. Develop commercial zoning requirements for landscaping, buffer areas, noise, parking, signs, and road access, in order to ensure such developments support and enhance the community, rather than detract from it.

INDUSTRIAL DEVELOPMENT

Goal: Encourage industrial growth and new industrial establishments in designated areas within the township.

Objectives:

1. Work with industrial developers towards providing necessary infrastructure for development.

2. Work with other government entities to recruit businesses.
3. Provide emergency services that will help support increased industrial development.
4. Evaluate new areas for industrial development by keeping industrial growth in areas in which the infrastructure will support (i.e., Thornwood Drive, US 40/SR37, Industrial Park).
5. Expand current industrial areas.
6. Examine industrial zoning requirements for landscaping, buffer areas, noise, parking, signs, and road access to ensure that proper steps are in place to ensure that any development will support and enhance the community without detracting from the economic or aesthetic value of the township.

COMMUNITY SERVICES

Community services are those amenities provided to the residents of an area, usually supported by some type of public funding. Services range from education to utilities to emergency services. The quality and provision of community services are often used as a way to measure an area's quality of life. Some of the services currently provided by Union Township include general government services, emergency fire and medical services, and police services. Currently, the low density of population in Union Township limits the feasibility of providing some services, such as centralized water and sewer. However, as the area continues to grow, certain needs will have to be addressed. According to the Community Survey that was conducted, the residents of the township clearly do not want central water and sewer in Union Township.

Nearly 75% of Union Township residents responding to the community surveys indicated that they would like to see a quarterly township report in a local paper. Keeping the residents aware of local government decisions and events happening in the community may improve the sense of community and provide important information about decisions which affect them.

Goal: To provide the best quality and highest level of services possible to the residents of Union Township.

Objectives:

1. Explore the possibility of a joint Union Township- Hebron Police Department. Nearly 60% of Union Township residents and 60% of Hebron residents responding to the community survey indicated that they would be willing to support a joint police department between the township and Hebron.
2. Review customer service delivery on a regular basis, and develop strategies to deal with identified shortcomings.
3. Develop a quarterly township newsletter.

Goal: To ensure that all current and future developments, both residential and commercial, have adequate services provided in a safe and efficient manner.

Objectives:

1. Identify areas where water and sewer services should be considered and protect those other areas from the types of development which will encourage centralized water and sewer.
2. To provide water & sewer services to strategic areas of the township, such as SR 37/US 40, and Thornwood Drive, so as to promote business and industrial growth.
3. Work with surrounding municipalities that have public utilities to determine the most cost effective manner of providing such service.
4. Work with developers, government agencies, and landowners to make sure that plans are in place to handle increased surface water runoff.
5. Consider planned communities as a method to best provide increased service to the township.
6. Listen to the township residents who clearly do not wish to see a township wide central water and sewer system.

PARKS AND RECREATION

Parks and recreation provide opportunities for people of all ages to participate in indoor and outdoor recreational activities. As well as socio-cultural benefits, open space helps to shape development. It can break up the visual monotony that often results from urbanization. The effective use of open space helps form cohesive neighborhoods and contributes to a sense of community pride. When asked what type of recreation facilities they would like to see in the new Evans Park Complex, township residents listed playground equipment, a shelter house/picnic area, a walking path, and an enclosed community area.

Goal: Provide recreational areas for the community while maintaining strong ties to our agricultural base.

Objectives:

1. Work with Licking County to promote Infirmity Mound Park
2. Work with Hebron to develop, maintain and improve Evans Park
3. Promote our current park and recreational areas
4. Work with developers to ensure that open areas are provided for each development.
5. Encourage the township to develop plans to utilize fees paid in-lieu-of land dedication.

NATURAL RESOURCES

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

Goal: Protect the ground water resources of Union Township

Objectives:

1. Establish minimum lot sizes based on the amount of area needed to afford adequate ground water recharge in the amount necessary to sustain a single-family dwelling unit.
2. Permit only low density residential development in those areas that have poor ground water recharge capability as determined by the Ohio Department of Natural Resources Division of Water.
3. Prohibit any uses that may pollute or contaminate the ground water resources of the area.
4. Protect existing wetlands and floodplains and utilize them without disrupting their purpose.

Goal: Continue to work with Licking County in its proactive approach to floodplain management

Objectives:

1. Assist Licking County in the facilitation of the Licking County Flood Damage Prevention Regulations
2. Enforce stricter standards for development in flood hazard areas
3. Re-evaluate the existing Flood Hazard Overlay District to determine if the current regulations are effective in controlling development in flood hazard areas.
4. Prohibit development in flood prone areas, including those susceptible to flooding but not shown as floodplain on the Flood Insurance Rate Maps (FIRM)

CHAPTER VIII: PUBLIC INPUT

CHAPTER VIII: PUBLIC INPUT

Public Input for the Union Township Comprehensive Plan was gathered by three methods: a community survey sent out in March 1997, two Nominal Group Techniques (NGTs) held during June 1997, and a public hearing in February of 1998. In addition to the regularly scheduled monthly meetings of the committee, the three methods of gaining public comment produced a rich source of information that provided the foundation for the plan. By receiving so much public input, the township was able to build the plan from the grassroots level.

Community Survey

The Union Township Community Survey was conducted during late winter 1997. Union Township had a response rate of approximately 27%. The township used a bulk mailing list for residents' addresses.

The survey was conducted in an effort to gain a more complete picture of the community and to gather information about the citizen's opinions, needs, and concerns with regards to improving their quality of life over the next twenty years. Highlights of the surveys are as follows:

- The majority of the residents of the Township that responded have lived there for ten years or less
 - One third of the respondents are between the ages of 25 and 44.
 - Nearly half of the survey respondents work in Columbus (24.8%) or Newark (23.8%).
 - Nearly 60% of the survey respondents own 1 to 10 acres in the Township.
 - Only 8.7% of those answering the survey currently work in agriculture.
 - Lack of congestion was the number one reason (18.16%) people cited for living in Union Township.
 - 51.26% of the residents surveyed feel that the minimum lot size for Union Township should be 3 acres or larger. Union Township's current minimum lot size in the Agricultural district is 2 acres and 180' of road frontage.
 - The residents of the Township were fairly closely divided on whether development should be encouraged or discouraged:

Encouraged	36.25%
Discouraged	26.59%
No opinion	37.16%
 - There were several issues about which a majority of residents surveyed were very concerned.

Increased traffic	60.1%
Junk cars	54.1%
High density housing	63.0%
Neighborhood appearance	60.0%
-

- Although an overwhelming majority of residents responding (76.22%) were aware of zoning in Union Township, nearly half stated that they did not know that zoning was enforced (45.98%).
- 76.61% of respondents said they favored planning that would limit access points .
- Nearly forty percent (39.71%) of respondents stated that they would favor an increased minimum distance between driveway openings.
- 76.27% of residents surveyed would like to see a quarterly township report in a local newspaper.
- The majority of Union Township residents responding (59.43%) see a benefit in a joint Hebron and Union Township police department.
- 40.26% of Township residents responding do not support central water and sewer.
- There were nearly 900 responses to a question asking residents what type of facilities they wanted to see in the Evans Park complex. The facilities with the greatest percentage of responses were for a walking path (21.70%), a shelter house/ picnic area (20.09%), and playground equipment (13.43%).
- In a question asking residents to rate their township officials (1 to 5, with 5 being the highest), the following results had the greatest number for each question:

	Accessibility	Professionalism	Public Relations
Township Trustees	52% - 5	48% - 3	44% - 3
County Sheriff	59% - 4	54% - 5	48% - 3
Zoning Inspector	46% - 3	47% - 3	44% - 3
Road maintenance dept.	55% - 4	61% - 4	52% - 4
Township police	43% - 3	48% - 3	45% - 3

Nominal Group Technique

Nominal Group Technique (NGT) is a method of structuring small group meetings. It allows individual judgments to be effectively pooled in situations where uncertainty or disagreement exists about the nature of a problem and its possible solutions. The process has been extensively used in business and government and has proven especially beneficial in fostering citizen participation in program planning.

The technique is helpful in identifying problems, exploring solutions, and establishing priorities. It works particularly well in “stranger groups” where it is important to neutralize differences in status and verbal dominance among group members.

On June 4, 1997, a public hearing/ Nominal Group Technique (NGT) was held for Union Township at the Hebron Legion Hall. Due to limited attendance, a “modified” NGT was conducted, which turned into an open discussion. This meeting produced several general issues which the residents felt were important.

- ▶ Educate new residents re: drainage, field tiles (work with Health dept.)
- ▶ Concerns regarding extension of water and sewer service
- ▶ Satisfied with police, fire, and independent trash hauling
- ▶ Impact fees?
- ▶ Condition of county roads
- ▶ Costs of residential development
- ▶ Speed limit on township roads
- ▶ Limited access
- ▶ Aeration systems
- ▶ Flood Plain-parks?
- ▶ Junk vehicles
- ▶ Newsletter-contacts for zoning violations

CHAPTER IX: LAND USE

CHAPTER IX: LAND USE

The following pages contain the Existing Zoning Map, the Existing Land Use Map, and the Future Land Use Map. The future land use map is the most important factor in Union Township's comprehensive plan. How we use the land, whether for homes, recreation, farming or for businesses can impact both the natural resources and adjoining land owners. Managing the public and private use of land can help to prevent misuse of the land, while maintaining the rural character of a community. The intent is not to control a person's right relative to land, but to promote the general welfare of the public.

Managing land use has been a practice since before the advent of zoning. Local officials have the powers, including zoning, which provide them with the tools to manage land while protecting the health, safety, and general welfare of the public. Zoning is the primary means of implementing plans and affecting change in a community.

In a rural environment where central water and sewer are not available, the need to properly manage the use of the land is critical. Sensitivity to natural constraints, such as poor drainage, will reduce the impact of development on adjoining land owners. The lack of water and sewer reduces the range of possible land uses. We are forced, then, to relate land use to the natural environment and, secondly, to the potential growth trends of neighboring municipalities

OVERVIEW OF DEVELOPMENT STRATEGIES

The Union Township Comprehensive Plan provides a series of development policies for the community. These policies were developed based on current community conditions and residents' goals for the area. The plan is intended to provide general guidance to officials making land use decisions. The plan is the basis and justification for specific development controls, such as zoning. The Zoning Commission, Board of Zoning Appeals, and Board of Township Trustees can use the plan to assist them in making informed choices regarding proposed changes in land use. The following development strategies, along with the Future Land Use Map, give a general overview of the policies developed within this plan.

CONSERVATION AND OPEN SPACE

These areas may be those that have been identified by the Flood Insurance Rate Maps as being part of the 100-year flood plain, as well as other sensitive areas in the township. Such land should be protected from any further development in order to minimize the expense and inconveniences to property owners and the general public of the inevitable flooding. Possible uses for this land are agriculture, wildlife and natural preserves, and public or private recreation areas for picnics, hiking, bicycling, or equestrian paths.

FLOOD PLAIN OVERLAY DISTRICT

It is the purpose of this district to promote the public health, safety, and general welfare and to minimize losses resulting from periodic inundation of flood waters in Union Township by restricting or prohibiting uses which are dangerous to health, safety or property in times of flooding or cause excessive increased flood height or velocities, requiring that uses vulnerable to floods be protected from flood damage at time of initial construction, controlling the filling, grading, dredging, and other development which may increase flood damage, and controlling the alteration of natural flood plains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters. It should be noted that this is an overlay district, which means that the requirements of this district will be imposed in addition to those of the underlying zoning district.

RURAL RESIDENTIAL/ AGRICULTURAL

This land use designation allows for single-family homes at a very low density. The very low density of residential use in these areas assumes that no township-wide centralized sewer or water facilities are available, and that private wells and septic systems would be required to service residences. Agricultural uses of land would be also be allowed within this land use designation, including small part-time, hobby, and/or specialized farms, as well as the more traditional crop and livestock farms.

COMMERCIAL USES

Local commercial development should serve general convenience needs of the immediate surrounding area. Such development should be pedestrian in nature and should enhance a central business district. Parking should be provided in the back of building, with storefronts close to the street. *General commercial* uses are intended to serve a more regional market area. General commercial business are likely to serve both residents of the areas, as well as persons who are visiting or passing through the area on their way to another destination. A commercial development at any location should be of a comprehensive, compact, and unified nature. Strip commercial establishments should be prohibited. Access management principles (such as acceleration and deceleration lanes), landscaping and screening, and design standards should all be considered before any such development is permitted.

INDUSTRIAL

Due to the number of existing industrial uses in Union Township, and the experience that the township has had with these uses, additional land has been recommended for future industrial uses. With the proposed Thornwood Drive corridor, new parcels will be made available for such land uses as industrial and office commercial along the township's eastern edge. Industrial development should be well-screened from any nearby conflicting uses, and should not cause any nuisance, such as air or noise pollution, to nearby areas.

PUBLIC INSTITUTIONAL

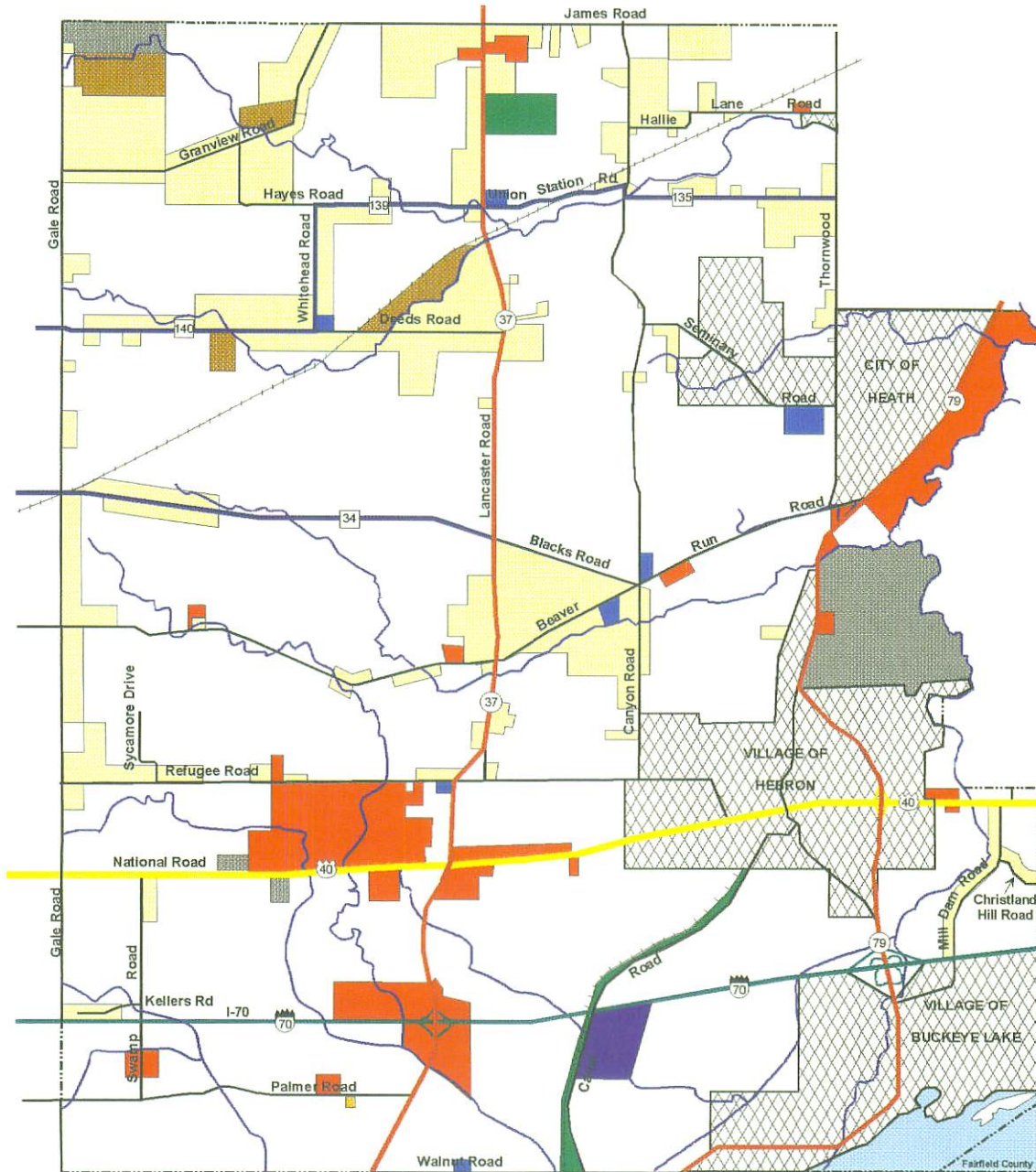
This would include land uses such as churches, schools, libraries, township or village facilities.

PARKS AND RECREATION

This category is designed to protect existing park and recreational uses. There are two existing park areas, Infirmary Mound Park on State Route 37, and the greenway area between the railroad tracks and canal Road south of Hebron.

Figure 9.1

UNION TOWNSHIP EXISTING LAND USE MAP











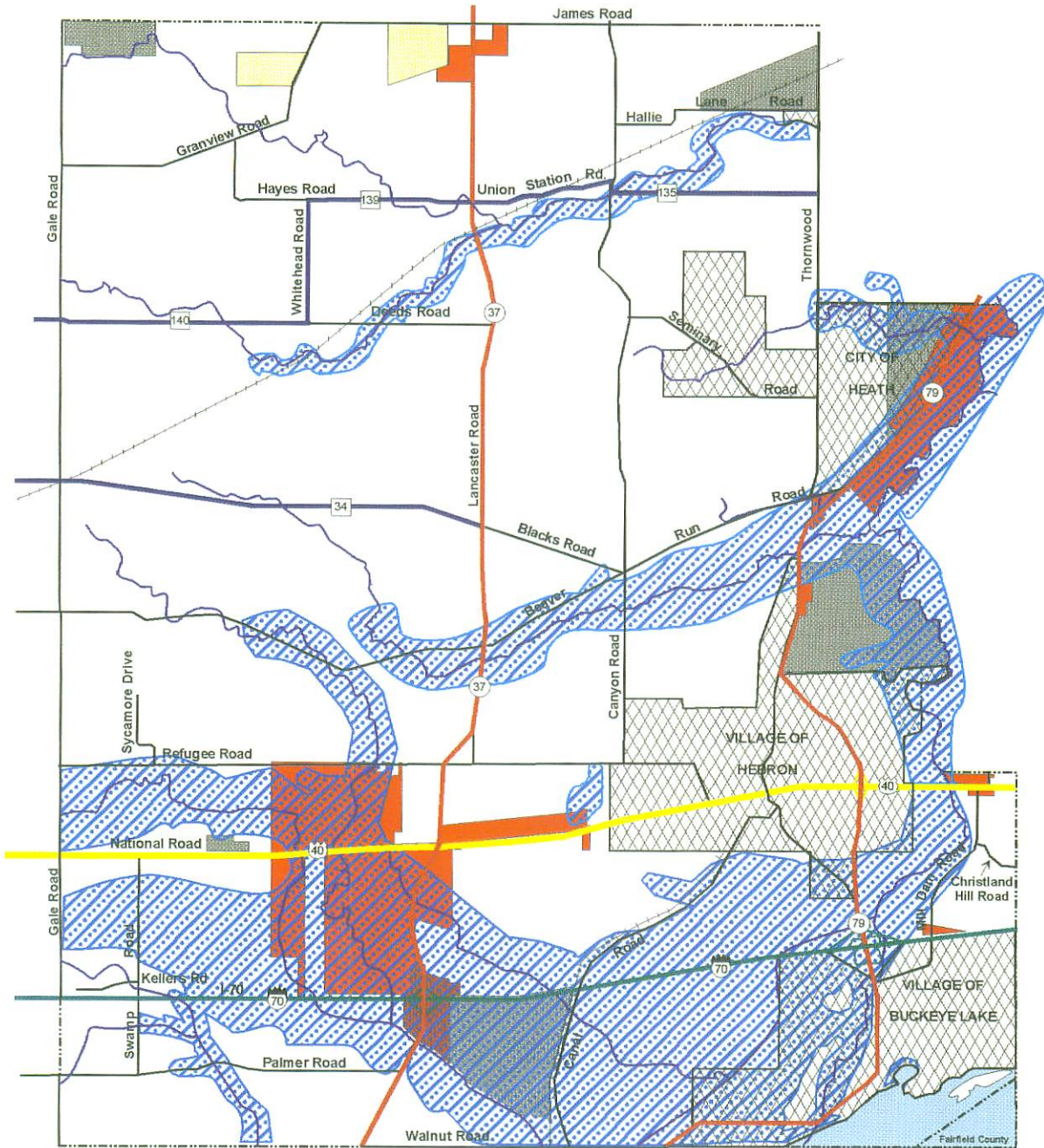






- | | | | |
|---|--------------------|---|---------------------------------|
|  | Agriculture |  | Commercial |
|  | Residential |  | Parks/Recreational |
|  | Industrial |  | Public/Institutional |
|  | Vacant Land |  | Multi-Family Residential |

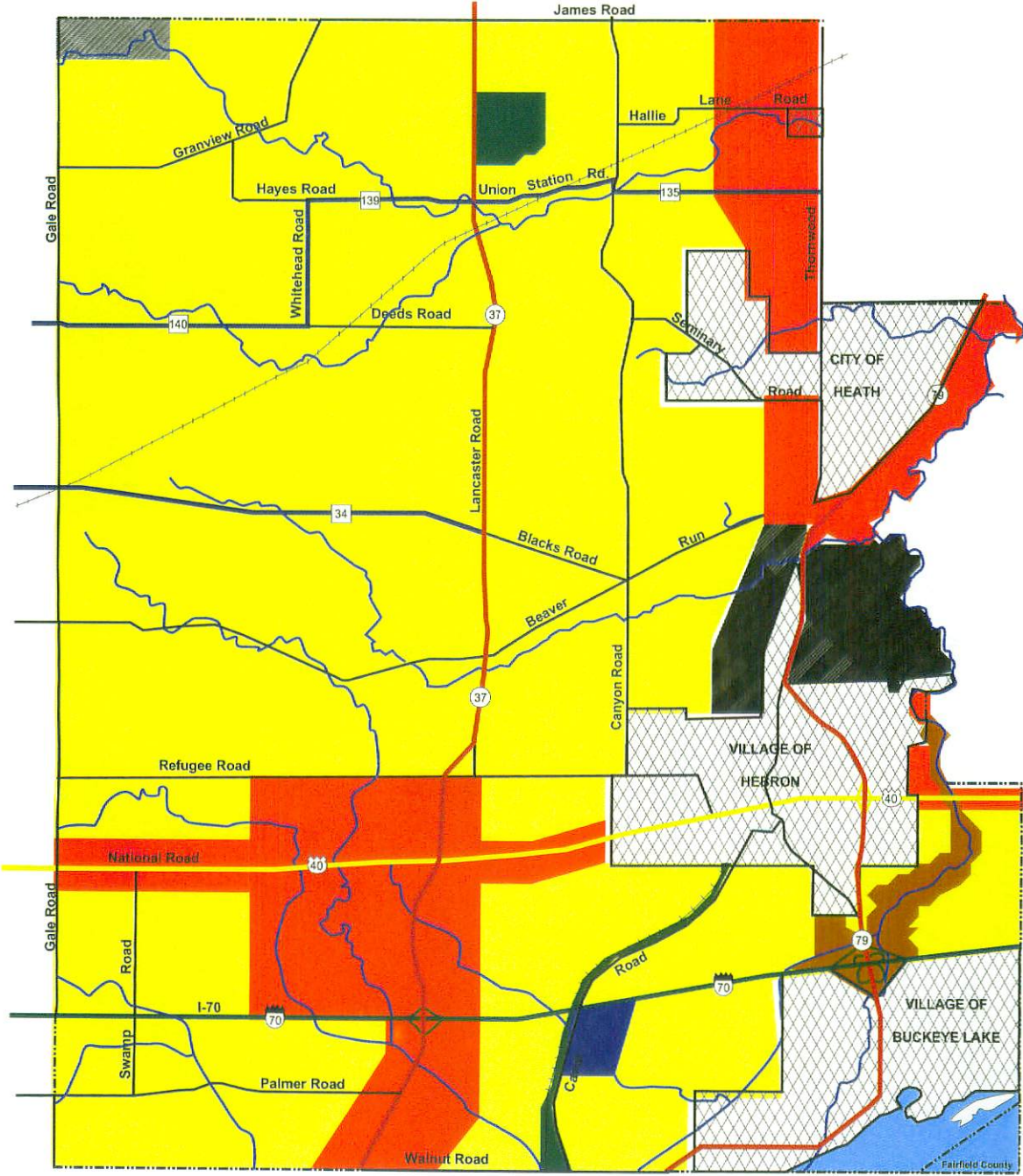
Figure 9.2

UNION TOWNSHIP ZONING MAP








- | | | | |
|---|--|---|--|
|  | AG, Agricultural District |  | GB, General Business District |
|  | R-1, Low Density Residential District |  | AB, Accommodation Business District |
|  | M-1, Light Manufacturing District |  | FP, Flood Plain Overlay District |

UNION FUTURE LAND USE MAP



KEY

- | | | | |
|---|-------------------|---|----------------------|
|  | Rural Residential |  | Manufacturing |
|  | Business |  | Open Space |
|  | Parks |  | Public/Institutional |

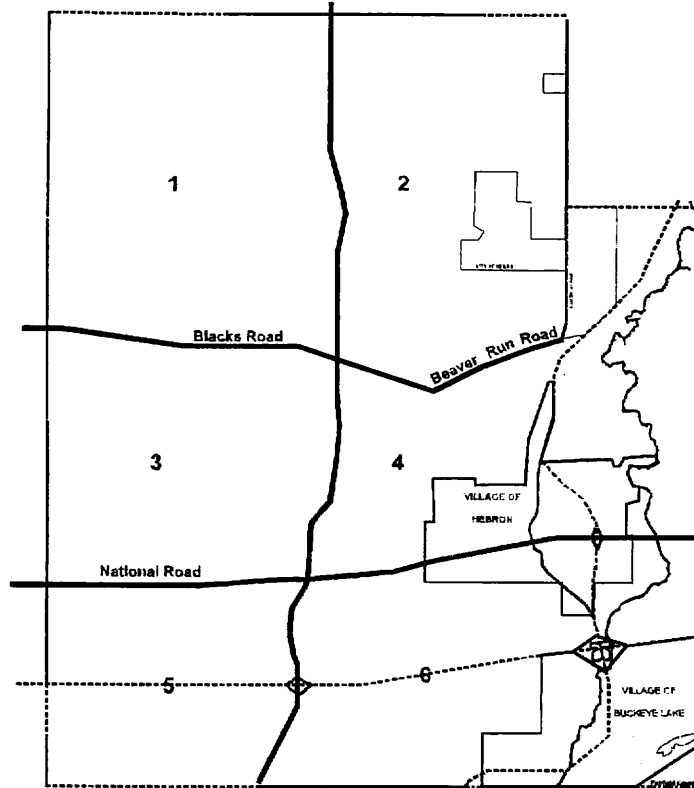
APPENDICES

APPENDIX I: COMMUNITY SURVEY AND SURVEY RESULTS

COMMUNITY SURVEY

January 1997

1. In what section of Union Township do you live? (Please circle appropriate number)



2. How many years have you lived in Union Township?

- | | | |
|------------|--------------|----------------|
| A. ___ 0-2 | C. ___ 6-10 | E. ___ 21-30 |
| C. ___ 3-5 | D. ___ 11-20 | F. ___ over 31 |

3. How many individuals (including yourself) fall into each of the following age groups that are living in your household?

- | | | | |
|-------------|--------------|--------------|------------|
| A. ___ 0-5 | C. ___ 13-18 | E. ___ 25-44 | G. ___ 65+ |
| B. ___ 6-12 | D. ___ 19-24 | F. ___ 45-65 | |

4. If you or a member of your family is employed in Union Township, what type of job is it? Please answer for two principal earners in household. (Use #1 for first person, #2 for second)

- | | |
|--------------------|--|
| A. ___ Agriculture | E. ___ Finance, Insurance, Real Estate |
|--------------------|--|

- B. ___ Construction
- C. ___ Manufacturing
- D. ___ Communications & Utilities
- F. ___ Service (retail, law, medical, public service)
- G. ___ Other _____

5. **Where do the principal earners in your household work? (Use #1 for first person, #2 for second)**

- A. ___ Union Township
- B. ___ Hebron
- C. ___ Newark/ Heath
- D. ___ Granville
- E. ___ Pataskala
- F. ___ Elsewhere in Licking Co.
- G. ___ Lancaster
- H. ___ Columbus
- I. ___ Elsewhere in Franklin Co.
- J. ___ Fairfield County
- K. ___ Perry County
- L. ___ Retired
- M. ___ Unemployed
- N. ___ Other

6. **Do you own a. ___ or rent b. ___ your home?**

7. **How many acres do you own?**

- A. ___ < 5,000 sq. ft.
- B. ___ 5,000-10,000 sq. ft.
- C. ___ 10,001-12,000 sq. ft.
- D. ___ 12,001-16,000 sq. ft.
- E. ___ 16,001-20,000 sq. ft.
- F. ___ 20,001 sq. ft. - 1 acre
- G. ___ 1-10 acres
- H. ___ 11-50 acres
- I. ___ 51-100 acres
- J. ___ 101-300 acres
- K. ___ 300+ acres

8. **If you are employed in agriculture, how many acres do you farm?**

- A. ___ 10 acres or less
- B. ___ 11-50 acres
- C. ___ 51-100 acres
- D. ___ 101-300 acres
- E. ___ 301-500 acres
- F. ___ 500+ acres

9. **Check the major reasons you enjoy living in Union Township:**

- A. ___ Close to nature
- B. ___ Low crime rate
- C. ___ Lack of congestion
- D. ___ Low cost of living
- E. ___ School system
- F. ___ Clean environment
- G. ___ Job opportunities
- H. ___ Low housing density
- I. ___ Friendliness
- J. ___ Quiet area for retirement
- K. ___ Other _____

HOUSING

10. **In what price range would you like to see more housing?**

- A. ___ Less than \$40,000
- D. ___ More than \$120,000

- B. ___ \$40,000-80,000
- C. ___ \$80,000-\$120,000

E. ___ None, there is an adequate supply

11. **If you were to build a new single family home in Union Township, which size lot would you most prefer?**

- A. ___ 80 ft. x 150 ft.
- B. ___ 100 ft. x 140 ft.
- C. ___ 120 ft. x 170 ft.
- D. ___ 2 acres
- E. ___ 3 acres
- F. ___ 5 acres
- G. ___ 10+ acres
- H. ___ Other

12. **Union Township needs more of which type(s) of housing development? You may check more than one answer.**

- A. ___ Single Family
- B. ___ Two Family
- C. ___ Multi-family
- D. ___ Rental
- E. ___ Low/ Moderate income
- F. ___ Senior citizen
- G. ___ Condominiums
- H. ___ Assisted Living
- I. ___ Other

ZONING AND DEVELOPMENT

13. **Are you concerned about any of the following in Union Township?**

	Very Concerned	Somewhat Concerned	Not Concerned
A. Increased car and truck traffic	3	2	1
B. Large business signs/ billboards	3	2	1
C. Overall appearance of businesses	3	2	1
D. Retail and service business development	3	2	1
E. Industrial development	3	2	1
F. Drainage/ flood control	3	2	1
G. Junk cars	3	2	1
H. High density housing	3	2	1
I. Recreational Facilities	3	2	1
J. Bicycle/ Walking Paths	3	2	1
K. Neighborhood Appearance	3	2	1
L. Sidewalks	3	2	1

14. If you answered “very” or “somewhat concerned” on any of the items in question 13, would you be willing to support any of the following measures?

- A. ___ Stricter zoning to limit growth
- B. ___ Expanded recreational facilities
- C. ___ The planning for green spaces and buffer zones to separate residential , business, and industrial areas.
- D. ___ Planning to provide for and control adequate traffic flow in our community.

15. Do you feel that development in our community should be

- A. ___ Encouraged
- B. ___ Discouraged
- C. ___ Neither

16. Zoning can be used to protect certain features by controlling the location or density of development. For each of the following features, please rank how important it is to use zoning in this matter (circle one for each).

	Very Important	Somewhat Important	Not Important
A. Protection of creeks	3	2	1
B. Protection of floodplains	3	2	1
C. Protection of sensitive wetlands	3	2	1
D. Protection of steep areas prone to erosion	3	2	1
E. Preservation of water supplies (wells/aquifers)	3	2	1
F. Protection of farmland	3	2	1
G. Protection of air quality	3	2	1
H. Protection of road rights-of- way	3	2	1
I. Control of noise	3	2	1
J. Control of junk and trash	3	2	1
K. Protection of neighborhood appearance	3	2	1

17. Are you aware that Union Township currently has zoning regulations?

- A. ___ Yes
- B. ___ No

18. Are you aware that Union Township enforces its zoning regulations?

- A. ___ Yes
- B. ___ No

19. Which of the following types of commercial development would you like to see in Union Township?

- A. ___ Extended Rural Home Occupations (country stores, beauty shops, kennels, etc.)

- B. ___ Neighborhood commercial centers (convenience type stores, fast food)
- C. ___ Strip shopping malls
- D. ___ Supermarkets (Kroger, Big Bear)
- E. ___ Retail mega stores (Meijer, Wal-Mart, Sam's Club)
- F. ___ Other _____
- G. ___ None, the supply is adequate.

20. Which of the following employers would you like to see in Union Township?

- A. ___ Heavy (non-polluting) manufacturing
- B. ___ Light manufacturing, warehousing
- C. ___ Office, Service development
- D. ___ Recreation/ resort type activity
- E. ___ Business centers and industrial parks
- F. ___ Other _____
- G. ___ None

SERVICE PROVISION

21. Please rank the quality of the following:

	Excellent	Good	Average	Fair	Poor	Don't Know
A. Township road maintenance	5	4	3	2	1	0
B. Village street maintenance	5	4	3	2	1	0
C. County road maintenance	5	4	3	2	1	0
D. State road maintenance	5	4	3	2	1	0
E. Hebron Library	5	4	3	2	1	0
F. Snow removal	5	4	3	2	1	0
G. Culvert replacement	5	4	3	2	1	0
H. Road signage/ maintenance	5	4	3	2	1	0
I. Road safety	5	4	3	2	1	0
J. Mowing of public areas	5	4	3	2	1	0
K. Cemetery maintenance	5	4	3	2	1	0
L. Emergency Medical Services	5	4	3	2	1	0
M. Fire Protection	5	4	3	2	1	0
N. Law Enforcement	5	4	3	2	1	0
O. Garbage collection	5	4	3	2	1	0
P. Telephone service	5	4	3	2	1	0
Q. Home water supply	5	4	3	2	1	0

R. Storm and surface water removal	5	4	3	2	1	0
S. Electric supply	5	4	3	2	1	0
T. School system	5	4	3	2	1	0
U. Public recreation facilities	5	4	3	2	1	0
V. Sidewalks	5	4	3	2	1	0

22. Which, if any, of the following services do you feel are needed in Union Township?

- | | |
|--|-------------------------------------|
| A. ___ Toll-free calling within Licking Co. | G. ___ Adopt-A-Road cleanup program |
| B. ___ Recycling program/ station | H. ___ Central water |
| C. ___ Centralized trash pickup (one hauler) | I. ___ Central sewer |
| D. ___ Social programs for children | J. ___ Natural gas |
| E. ___ Social programs for teenagers | K. ___ Cable TV |
| F. ___ Social programs for senior citizens | L. ___ Other |

TRAFFIC MANAGEMENT

23. Lessons that street planners and managers have learned show us, that for heavily traveled roads, the more driveways there are, the greater the amount of traffic congestion. Would you favor planning that would limit access points for *future* growth along certain major streets in our community?

- A. ___ Yes B. ___ No C. ___ No opinion

24. In our efforts to plan for future growth along certain major roads, how important do you feel are the following?

	Very Important	Somewhat Important	Not Important
A. Traffic deceleration lanes for major developments	3	2	1
B. Left turn lanes/ stacking lanes for entrances to major developments	3	2	1
C. Review of on-site driveway, parking, and traffic access	3	2	1
D. Service roads for major developments	3	2	1
E. Shared driveways	3	2	1

25. While occasional driveway openings on major thoroughfares such as SR 79 and US 40 create little traffic slowdown or hazards, a series of driveways has a multiple effect on traffic flow and safety. Would you favor a policy that would increase the minimum distance required between

driveway openings?

A. ___ Yes B. ___ No C. ___ No opinion
26. **Would you utilize a park-and-ride lot if it were centrally located in Union Township?**

A. ___ Yes B. ___ No C. ___ No opinion

27. **Would you utilize a commuter bus service?**

A. ___ Yes B. ___ No C. ___ No opinion

28. **If you answered yes, what general location would be a convenient stop for you?**

A. ___ Newark E. ___ Columbus east
B. ___ Downtown Columbus F. ___ Columbus west
C. ___ Columbus north G. ___ Other _____
D. ___ Columbus south

29. **If yes, how frequently would you use such a commuter bus service?**

A. ___ 1-2 times per week D. ___ 6-7 times per week
B. ___ 3-4 times per week E. ___ Other _____
C. ___ 5 times per week

30. **Which of the following newspapers do you read on a regular basis?**

A. ___ *Buckeye Lake Shopper* D. ___ *Advocate*
B. ___ *Buckeye Lake Beacon* E. ___ *Columbus Dispatch*
C. ___ *Advertiser* F. ___ Other _____

31. **Would you like to see a quarterly township report in a local newspaper?**

A. ___ Yes B. ___ No

32. **What type of recreational facilities would your household use if it were included in the Evans Park Complex (Refugee Road)?**

A. ___ Baseball G. ___ Shuffle Board
B. ___ Football H. ___ Shelter House/ Picnic Area
C. ___ Soccer I. ___ Enclosed Community Center
D. ___ Tennis Court J. ___ Walking path
E. ___ Horse shoe court K. ___ Skateboarding Area
F. ___ Playground Equipment

33. Do you see a benefit in a joint police service between Hebron and Union Township?

A. ___ Yes B. ___ No

34. The introduction of central water and sewer requires an initial assessment/ tap fee as well as monthly fees. For what reason(s) would you support centralized water and sewer in Union Township?

- A. ___ Enhance availability and quality of services
- B. ___ Fire protection
- C. ___ Economic development purposes (i.e., industry)
- D. ___ To deter annexation
- E. ___ To allow for higher density residential and commercial development
- F. ___ Other: _____
- G. ___ I would NOT support central water and sewer service

35. If central water became available, offering competitive prices, would you support it?

A. Yes ___ B. No ___ C. Uncertain ___

B.) How much would you be willing to pay for water assessment/ tap fees?

A. \$1000-3000 ___ B. \$3000-6000 ___ C. \$6000-9000 ___ D. \$9000+ ___

C.) How much would you be willing to pay for a monthly water bill?

A. \$10-20 ___ B. \$20-30 ___ C. \$30-40 ___ D. \$40-50 ___
E. \$50-60 ___ F. \$60+ ___

36. A.) If central sewer became available, offering competitive prices, would you support it?

A. Yes ___ B. No ___ C. Uncertain ___

B.) How much would you be willing to pay for sewer assessment/ tap fees?

A. \$1000-3000 ___ B. \$3000-6000 ___ C. \$6000-9000 ___ D. \$9000+ ___

C.) How much would you be willing to pay for a monthly sewer bill?

A. \$10-20 ___ B. \$20-30 ___ C. \$30-40 ___ D. \$40-50 ___
E. \$50-60 ___ F. \$60+ ___

37. Please rate the following township and county officials with a score of 1 to 5, with 1 being the lowest and 5 being the highest.

<u>Official</u>	<u>Accessibility</u>	<u>Professionalism</u>	<u>Public Relations</u>
Township Trustees	_____	_____	_____
County Sheriff	_____	_____	_____
Zoning Inspector	_____	_____	_____
Road maintenance dept.	_____	_____	_____
Township police dept.	_____	_____	_____

Thank you very much for taking the time to complete this survey. Your response is an important contribution to the development of Union Township. There will be a public township discussion to review the results of this survey and the comprehensive plan for Union Township. The meeting is tentatively scheduled for spring 1997.

Please return this questionnaire in the enclosed stamped envelope by March 31, 1997.

**APPENDIX I: SURVEY RESULTS
UNION TOWNSHIP**

	<u>Number</u>
Number of surveys returned:	356
Number of surveys mailed to households:	1320
Response rate	26.97%

RESPONDENT PROFILE

Question #

1 What section do you live in?

<u>Section</u>	<u>Number</u>	<u>Percent</u>
Section A	53	19.6%
Section B	52	19.2%
Section C	49	18.1%
Section D	69	25.5%
Section E	6	2.2%
Section F	42	15.5%
Total households :	271	100%

2 How many years have you lived here?

<u>Years</u>	<u>Number</u>	<u>Percent</u>
0 to 2	53	14.9%
3 to 5	1	0.3%
6 to 10	135	37.9%
11 to 20	51	14.3%
21 to 30	49	13.8%
over 31	67	18.8%

Total households answering question: 356 100%

3 Age groups of individuals:

<u>Age Range</u>	<u>Number</u>	<u>Percent</u>
0 - 5	77	9.2%
6 - 12	74	8.8%
13 - 18	61	7.3%
19 - 24	31	3.7%
25 - 44	272	32.5%
45 - 65	237	28.3%
65 +	86	10.3%

Total persons: 838 100.0%

4 General Occupations :

<u>Type</u>	<u>Number</u>	<u>Percent Employed</u>
Agriculture	31	24.2%
Construction	2	1.6%
Manufacturing	15	11.7%
Communications & Utilities	3	2.3%
FIRE	11	8.6%
Service	30	23.4%
Other	36	28.1%
Total employed	128	100.0%

5 Where do you work?

<u>Location</u>	<u>Number</u>	<u>Percent of People</u>
Union Township	29	5.6%
Hebron	29	5.6%
Newark	124	23.8%
Heath	22	4.2%
Granville	4	0.8%
Pataskala	22	4.2%
Elsewhere in Licking Co.	6	1.2%
Columbus	129	24.8%
Elsewhere in Franklin Co.	26	5.0%
Fairfield Co.	3	0.6%
Perry Co.	1	0.2%
Retired	78	15.0%
Unemployed	8	1.5%
Other	40	7.7%
Total responses:	521	100.0%

6 Do you own or rent?

	<u>Number</u>	<u>Percent</u>
Own	288	88.07%
Rent	39	11.93%
Total responses:	327	100%

7 How many acres do you own?

<u>Acres</u>	<u>Number</u>	<u>Percent</u>
<5,000 sq. ft.	20	6.41%
5,000-10,000 sq. ft.	7	2.24%
10,001-12,000 sq. ft.	7	2.24%
12,001-16,000 sq. ft.	4	1.28%
16,001-20,000 sq. ft.	9	2.88%
20,000 sq. ft. - 1 acre	28	8.97%
1-10 acres	186	59.62%
11 to 50	20	6.41%
51 to 100	12	3.85%
101 to 300	16	5.13%
301 to 500	3	0.96%
500+	0	0.00%
Total responses	312	100%

8 If you are employed in agriculture, how many acres do you farm?

<u>Acres</u>	<u>Number</u>	<u>Percent</u>
10 or less	2	6.45%
11 to 50	4	12.90%
51 to 100	8	25.81%
101 to 300	8	25.81%
301 to 500	3	9.68%
500+	6	19.35%
Total responses	31	100%

9 Major reason(s) for living in Union Township:

<u>Reasons</u>	<u>Number</u>	<u>Percent</u>
Close to Nature	173	15.18%
Low Crime Rate	151	13.25%

Lack of Congestion	207	18.16%
Low Cost of Living	54	4.74%
School System	67	5.88%
Clean Environment	90	7.89%
Job Opportunities	8	0.70%
Low Housing Density	165	14.47%
Friendliness	93	8.16%
Quiet Area for Retirement	97	8.51%
Other	35	3.07%
Total responses:	1140	100.00%

10 In what price range would you like to see more housing?

	<u>Number</u>	<u>Percent</u>
Less than \$40,000	181	68%
\$40,001 to \$80,000	17	6%
\$80,001 to \$120,000	14	5%
\$120,001 +	20	8%
None	33	12%
Total responses	265	100%

11 Minimum lot size?

	<u>Number</u>	<u>Percent</u>
80 ft. x 150 ft.	10	3.14%
100 ft. x 140 ft.	11	3.46%
120 ft. x 170 ft.	37	11.64%
2 acres	97	30.50%
3 acres	44	13.84%
5 acres	63	19.81%
10+ acres	56	17.61%
Total	318	100.00%

12 Union Township & Hebron housing needs:

	<u>Number</u>	<u>Percent</u>
Single Family	181	44.47%
Two Family	17	4.18%
Multi-family	14	3.44%
Rental	20	4.91%
Low/Moderate Income	33	8.11%
Senior Citizen	58	14.25%
Condominiums	20	4.91%
Assisted Living	29	7.13%
None	35	8.60%
Total responses	407	100%

13 How concerned are you about:

	<u>Very</u>	<u>Somewhat</u>	<u>Not</u>	<u>Responses</u>
Increased traffic	203	99	36	338
% increased traffic	60.1%	29.3%	10.7%	
Large business signs/Billboards	121	103	102	326
% signs/billboards	37.1%	31.6%	31.3%	
Appearances of businesses	122	140	67	329
% appearances of businesses	37.1%	42.6%	20.4%	
Retail and svc. development	115	126	81	322
% extensive development	35.7%	39.1%	25.2%	
Industrial Development	144	112	68	324
% industrial development	44.4%	34.6%	21.0%	
Flood control	136	93	93	322
% flood control	42.2%	28.9%	28.9%	

Junk cars	180	90	63	333
% junk cars	54.1%	27.0%	18.9%	
High density housing	209	83	40	332
% high density housing	63.0%	25.0%	12.0%	
Recreational facilities	88	123	112	323
% recreational facilities	27.24%	38.08%	34.67%	
Bike/ Walking Paths	93	112	125	330
% bike/ walking paths	28%	34%	38%	
Neighborhood appear	200	104	32	336
% neighborhood appear	60%	31%	10%	
sidewalks	61	63	199	323
% sidewalks	19%	20%	62%	
			Total	3938

14 What measures would you be willing to support?

	Yes	Percent
Stricter zoning in vill and twp	206	26.96%
Expanded rec facilities	128	16.75%
Planning for green spaces	215	28.14%
Traffic planning	215	28.14%
Total responses	764	100.00%

15 Do you feel that development should be encouraged?

	Yes/No	Percent
Encouraged	120	36.25%
Discouraged	88	26.59%
No Opinion	123	37.16%
Total Responses	331	100.00%

16 Importance of zoning protecting:

	Very	Somewhat	Not	Responses
Creeks	183	118	27	328
% Creeks	55.8%	36.0%	8.2%	
Floodplains	166	109	49	324
% Floodplains	51.2%	33.6%	15.1%	
Wetlands	148	109	72	329
% Wetlands	45.0%	33.1%	21.9%	
Steep Areas	133	142	49	324
% Steep Areas	41.0%	43.8%	15.1%	
Water Supplies	258	61	14	333
% Water Supplies	77.5%	18.3%	4.2%	
Farmland	208	104	21	333
% Farmland	62.5%	31.2%	6.3%	
Air Quality	236	80	17	333
% Air Quality	70.9%	24.0%	5.1%	
Right of Ways	130	153	39	323
% Right-of-Ways	40.2%	47.4%	12.1%	
Noise	206	105	23	334
% Noise	61.7%	31.4%	6.9%	
Junk & Trash	259	67	11	337
% Junk & Trash	76.85%	19.88%	3.26%	
Protect Neigh Appear	239	79	17	335
% Protect Neigh Appear	71.34%	23.58%	5.07%	
			Total	3633

17	Aware of zoning?	<u>Yes</u>	<u>No</u>	<u>Responses</u>
		266	83	349
		76.22%	23.78%	100.00%

18	Aware zoning is enforced?	<u>Yes</u>	<u>No</u>	<u>Responses</u>
		188	160	348
		54.02%	45.98%	100.00%

19 Economic development needs:

	<u>Number</u>	<u>Percent</u>
Extended Home Occupations	89	17.32%
Neighborhood Commercial Center	57	11.09%
Strip Shopping Centers	30	5.84%
Supermarkets	78	15.18%
Retail mega stores	54	10.51%
Other	15	2.92%
None	191	37.16%
Total responses	514	100%

20 Which of the following would you like to see?

	<u>Number</u>	<u>Percent</u>
Heavy manufacturing	54	8.91%
Light manufacturing	110	18.15%
Office	117	19.31%
Recreation/ resort	122	20.13%
Business & Ind Parks	86	14.19%
Other	14	2.31%
None	103	17.00%
Total responses	606	100.00%

21 Please rank the quality of the following:

	<u>Excellent</u>	<u>Good</u>	<u>Average</u>	<u>Fair</u>	<u>Poor</u>	<u>Number</u>
township road maintenance	34	123	111	45	26	347
%township road maintenance	9.80%	35.45%	31.99%	12.97%	7.49%	
village road maintenance	18	98	104	38	12	329
%village road maintenance	5.47%	29.79%	31.61%	11.55%	3.65%	
county road maintenance	15	114	114	46	45	339
%county road maintenance	4.42%	33.63%	33.63%	13.57%	13.27%	
State road maintenance	0	0	206	105	23	334
% state road maintenance	0.0%	0.0%	61.7%	31.4%	6.9%	
Hebron Library	25	70	51	28	16	324
% Hebron Library	7.7%	21.6%	15.7%	8.6%	4.9%	
Snow removal	58	141	78	37	16	345
% snow removal	16.8%	40.9%	22.6%	10.7%	4.6%	
Culvert repair	18	85	75	40	18	335
% culvert repair	5.4%	25.4%	22.4%	11.9%	5.4%	
Sign repair/replacement	21	104	124	40	15	283
% sign repair	7.4%	36.7%	43.8%	14.1%	5.3%	
Road safety(visibility,speed)	19	97	131	42	23	293
% road safety	6.5%	33.1%	44.7%	14.3%	7.8%	
Mowing public areas	24	121	112	36	6	275
% mowing public areas	8.7%	44.0%	40.7%	13.1%	2.2%	
Cemetery Maintenance	17	80	69	15	9	173

% cemetery maintenance	9.8%	46.2%	39.9%	8.7%	5.2%	
Emergency services	74	109	56	10	3	178
% emergency services	41.6%	61.2%	31.5%	5.6%	1.7%	
Fire protection	76	115	55	5	6	181
% fire protection	42.0%	63.5%	30.4%	2.8%	3.3%	
Law enforcement	43	109	84	34	23	250
% law enforcement	17.2%	43.6%	33.6%	13.6%	9.2%	
Garbage collection	47	128	85	14	14	241
% garbage collection	19.5%	53.1%	35.3%	5.8%	5.8%	
Telephone service	41	139	89	35	26	289
% telephone service	14.2%	48.1%	30.8%	12.1%	9.0%	
Home water supply	55	103	74	23	24	224
% water supply	24.6%	46.0%	33.0%	10.3%	10.7%	
Septic system operation	20	69	95	34	33	231
% septic system op.	8.7%	29.9%	41.1%	14.7%	14.3%	
Electric supply	58	142	95	23	11	271
% electric supply	21.4%	52.4%	35.1%	8.5%	4.1%	
Public schools	38	105	103	35	20	263
% public schools	14.4%	39.9%	39.2%	13.3%	7.6%	
Public recreational facilities	12	62	120	59	28	269
% public recreational facilities	4.46%	23.05%	44.61%	21.93%	10.41%	
Sidewalks	5	22	72	58	34	186
% sidewalks	2.69%	11.83%	38.71%	31.18%	18.28%	

22 Type of services needed:

	Number	Percent
Toll-free calling to all of Licking Co.	264	23.98%
Recycling program/station	136	12.35%
Centralized trash pickup	42	3.81%
Soc programs for kids	72	6.54%
Social programs for teens	96	8.72%
Soc programs for seniors	76	6.90%
Adopt-A-Road	98	8.90%
Central water	74	6.72%
Central sewer	66	5.99%
Natural gas	97	8.81%
Cable TV	71	6.45%
Other	9	0.82%
Total responses	1101	100.00%

LICKING COUNTY AREA TRANSPORTATION STUDY

23 Would you favor planning that would limit access points?

Yes	No	No Opinion	Total
190	58	0	248
76.61%	23.39%	0.00%	100.00%

24 Importance of access management:

	Very	Somewhat	Not	Total Responses
Deceleration lanes	165	121	32	318
% Deceleration lanes	51.9%	38.1%	10.1%	
Left-turn lanes	217	83	24	325
% Left-turn lanes	66.8%	25.5%	7.4%	
Review of access	100	158	52	310
% Review of access	32.3%	51.0%	16.8%	
Service roads	139	127	50	316
% Service roads	44.0%	40.2%	15.8%	
Shared Driveways	52	102	160	314
				99

% Shared Driveways 16.6% 32.5% 51.0%

1583

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

<u>Yes</u>	<u>No</u>	<u>No Opinion</u>	<u>Total</u>
137	97	111	345
39.71%	28.12%	32.17%	100.00%

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

<u>Yes</u>	<u>No</u>	<u>No Opinion</u>	<u>Total</u>
41	219	86	346
11.85%	63.29%	24.86%	100.00%

27 Interested in a public bus service to Columbus?

<u>Yes</u>	<u>No</u>	<u>Maybe</u>	<u>Responses</u>
49	222	72	343
14.29%	64.72%	20.99%	100.00%

28 Preferred bus stop location:

	<u>Number</u>	<u>Percent</u>
Newark	19	41.30%
Downtown Columbus	10	21.74%
Cols north	6	13.04%
Cols south	0	0.00%
Cols east	6	13.04%
Cols west	1	2.17%
Other	4	8.70%
Total Responses	46	100%

29 Frequency of use for bus service:

	<u>Number</u>	<u>Percent</u>
1-2 times/wk	18	32.7%
3-4 times/wk	9	16.4%
5 times/wk	13	23.6%
6-7 times/wk	1	1.8%
Never	14	25.5%
Total Responses	55	100%

PUBLIC NOTIFICATION

30 Which paper do you read regularly?

	<u>Number</u>	<u>Percent</u>
Buckeye Lake Shopper	170	19.36%
Buckeye Lake Beacon	128	14.58%
Advertiser	170	19.36%
Advocate	200	22.78%
Columbus Dispatch	179	20.39%
Other	31	3.53%
Total responses	878	100.00%

31	Would you like to see a quarterly twp.report in local paper?	<u>Yes</u>	<u>No</u>	Responses
		241	75	316
		76.27%	23.73%	100.00%

32 What type of rec facilities would you like to see in the Evans Park Complex?

	<u>Number</u>	<u>Percent</u>
Baseball	70	8.31%
Football	40	4.75%
Soccer	37	4.39%
Tennis	67	7.96%
Horse shoe	49	5.82%
Playground equip	117	13.90%
Shuffle board	20	2.38%
Shelter house/picnic area	175	20.78%
Enclosed community area	78	9.26%
walking path	189	22.45%
Skateboarding area	29	3.44%
Total responses	842	103.44%

33 Do you see a benefit in a joint Hebron and Union Township police department?

<u>Yes</u>	<u>No</u>	Responses
189	129	318
59.43%	40.57%	100.00%

34 For what reasons would you support central water & sewer?

	<u>Number</u>	<u>Percent</u>
Enhance avail of services	79	17.29%
Fire protection	101	22.10%
Economic development	33	7.22%
Deter annexation	34	7.44%
Allow for higher density res & comm development	14	3.06%
Other	12	2.63%
I would not support central w &s	184	40.26%
Total Responses	457	100.00%

35a If a local water district were formed, would you support it?

	<u>Number</u>	<u>Percent</u>
Yes	84	25.93%
NO	161	49.69%
Uncertain	79	24.38%
Total Number	324	100.00%

35b How much would you pay for tap fees?

	<u>Number</u>	<u>Percent</u>
\$1000 to \$3000	100	94.34%
\$3000 to \$6000	6	5.66%
\$6000 to \$9000	0	0.00%
\$9000+	0	0.00%
Total Number	106	100.00%

35c How much would you pay for a water bill?

	<u>Number</u>	<u>Percent</u>
\$10 to \$20	83	59.29%
\$20 to \$30	43	30.71%
\$30 to \$40	10	7.14%
\$40 to \$50	3	2.14%
\$50 to \$60	0	0.00%
\$60+	1	0.71%
Total Number	140	100.00%

36a If a local sewer district were formed, would you support it?

	<u>Number</u>	<u>Percent</u>
Yes	82	26.71%
NO	159	51.79%
Uncertain	66	21.50%
Total Number	307	100.00%

36b How much would you pay for tap fees?

	<u>Number</u>	<u>Percent</u>
\$1000 to \$3000	105	98.13%
\$3000 to \$6000	2	1.87%
\$6000 to \$9000	0	0.00%
\$9000+	0	0.00%
Total Number	107	100.00%

36c How much would you pay for a sewer bill?

	<u>Number</u>	<u>Percent</u>
\$10 to \$20	93	69.92%
\$20 to \$30	35	26.32%
\$30 to \$40	4	3.01%
\$40 to \$50	1	0.75%
\$50 to \$60	0	0.00%
\$60+	0	0.00%
Total Number	133	100.00%

37 Please rate the following officials

	5	4	3	2	1	Responses
ACCESSIBILITY						
Township Trustees	52	34	44	20	17	167
County Sheriff	49	59	39	10	12	169
Zoning Inspector	21	34	46	13	25	139
Road maintenance dept..	41	55	44	22	12	174
Township police dept.	31	42	43	24	26	166
PROFESSIONALISM						
Township Trustees	36	38	48	12	19	153
County Sheriff	54	53	43	5	8	163
Zoning Inspector	17	32	47	10	22	128
Road maintenance dept..	25	61	48	18	12	164
Township police dept.	31	40	48	13	20	152
PUBLIC RELATIONS						
Township Trustees	29	31	44	21	31	156
County Sheriff	43	46	48	9	19	165
Zoning Inspector	8	29	44	15	32	128
Road maintenance dept..	23	52	50	17	19	161
Township police dept.	28	35	45	17	27	152

APPENDIX II: PLANNING GLOSSARY

APPENDIX II: PLANNING GLOSSARY

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

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

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

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

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

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

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

BUILDING LINE: A line fixed at a specific distance from the front or side boundaries of a lot. The building line is sometimes called the setback line. Structures may not be built between the nearest

lot line (usually the one with public road frontage) and the building line.

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

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

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

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

COVENANT: A private agreement between the buyer and seller of land that asserts legal requirements on the use of land. Normally contained in the property deed or otherwise formally recorded, covenants are most commonly used to place restrictions on the use of all individual lots existing or to be created in the development or to prohibit certain specified activities. These are also known as Deed Restrictions or a Restrictive Covenants.

CUL-DE-SAC: A dead-end street with an appropriate turn-around that affords safe and convenient movement of vehicles by allowing them to reverse course by turning without backing or turning into a driveway.

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

for the transaction to be complete and ownership changed.

DENSITY: The average number of families, persons, or housing units situated on a unit of land; usually expressed as "(dwelling) units per acre." For example, 40 units on 10 acres is a density of 4 units per acre. Density is a good measure of how rural, suburban, or urban an area appears to the senses. Also see GROSS DENSITY and NET DENSITY.

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

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

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

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

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

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

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

ENVIRONMENTAL IMPACT STATEMENT (EIS): An assessment of a proposed project or activity to determine whether it will have significant environmental effects on the natural or man-

made environment. EIS are required by the federal government on projects that use federal funding; most notably transportation projects.

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

FLOOD PLAIN: Land located around water-courses or water bodies that is subject to periodic flooding. The general standard referred to is the 100 Year Flood. The 100 Year Flood Plain is the land which has a one percent chance of being covered by flood waters in any given year.

FRONTAGE: The side of a lot adjacent to the street. The frontage of a corner lot is the shorter of the two sides facing a street, however many zoning regulations treat both sides as frontage. Frontage may also be described as a distance, e.g., "The lot has 243 feet of frontage."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OFFICIAL MAP: A map of legally established or proposed public streets, waterways, and public areas. All features and boundaries shown on an official map should be fixed or determined by a physical or aerial photographic survey. Once adopted, an official map is amended with each recorded subdivision plat. The map also serves as a notification of proposed public improvements. However,

it does not constitute a taking or acceptance of such improvements. The Licking County Engineer's Office maintains the official maps of the county.

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

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

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

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

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

PLANNED UNIT DEVELOPMENT (PUD): A form of development, usually characterized by a large tract of land that is developed under a comprehensive site plan. A PUD usually includes a variety of housing types and densities, common open space, and a mix of building types and land uses. PUD permits the planning of a project and the calculation of densities for the entire development, rather than on an individual lot-by-lot basis.

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

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

individuals incurred as a result of police power regulation.

PRELIMINARY SUBDIVISION PLAT: An initial map of a proposed subdivision filed with the local government. Such a map and its accompanying documents provide information about the proposed subdivision required by the local resolution and is a prerequisite to the final subdivision plat. Also see FINAL SUBDIVISION plat.

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

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

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

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

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

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

SETBACK LINE OR SETBACK: See BUILDING LINE

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

SITE PLAN REVIEW: The review by local officials, usually the planning commission and staff, to determine if site plans and maps of a developer meet the stated purposes and standards of the zoning and subdivision resolution; whether the development will provide for necessary public facilities such as roads and schools; and protect and preserve topographical features and adjacent properties through appropriate siting of structures and landscaping.**STANDARDS:** While often used to refer to all requirements in a zoning ordinance or resolution, the term usually means site design regulations such as lot area, height limits, setback, frontage, landscaping, yards, and floor area ratio - as distinguished from use restrictions.

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

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

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

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

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

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

Incorporated villages and cities may adopt and administer their own set of subdivision regulations.

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

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

TRANSITION ZONES: A zoning district often permitting a mixture of land uses, which serves as a buffer between other incompatible districts. For example, a transition zoning district permitting offices and multi-family dwellings is often utilized around a community's central business district to protect outlying residential areas.

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

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

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

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

WETLANDS: Those areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted to life in saturated soil conditions. Wetlands generally

include swamps, marshes, bogs, fens, potholes, playa lakes, vernal pools, and similar areas.

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

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

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

ZONING: The legislative process by which a local government classifies land within the community into areas and districts referred to as zones. Zoning regulates building and structure dimensions, design, placement, and use. Requirements vary from district to district, but they must be uniform within districts.

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

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

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

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

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

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