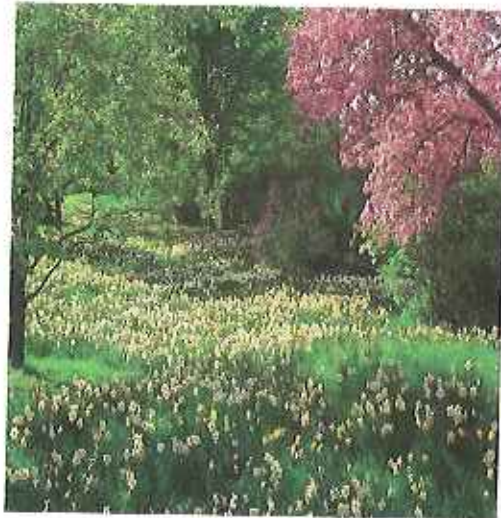


Holmes County **Comprehensive Plan**

**Countywide Plan and Pilot Projects
Holmes County, Ohio**

Holmes County Comprehensive Plan

Countywide Plan and Pilot Projects
Holmes County, Ohio



Prepared By:

**Edward T. Meehan and Associates
Environmental Design and Planning**

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Horse farm northern Holmes County

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Planning Task Force



Holmes County Courthouse

The Holmes County Comprehensive Planning Task Force brings together established and emerging leaders from business, education, professional, local government and county organizations. Its purpose is to serve as a neutral forum for generating new ideas and creative solutions for improving the physical, social, economic and environmental health of the County. Real benefits for people, business and community organizations are its goals. We welcome your interest and participation in our public meetings.

Richard Graven, County Commissioner, Holmes County

Andrew Jones, Village Manager, Village of Millersburg

Diane Mast, Miller and Mast

Larry Young, Holmes County Planning Commission

Dale Lahm, Holmes County Planning Commission

Garrett Roach, Critchfield, Critchfield and Johnston, LTD.

Gary Sterrett, Superintendent, East Holmes School District

Ervin L. Raber, County Representative

Jim Shamp, Heartland Surveying

Chris Young, Holmes County Engineer's Office

Maurice Mullet, Health Commissioner, Holmes County Health Department

Chuck Reynolds, USDA- Natural Resources Conservation District

Arnold Oliver, Director, Holmes County Planning Commission

Pat Brown, President, Holmes County Chamber of Commerce

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Board of Holmes County Commissioners

Holmes County Sheriff

Holmes County Department of Jobs and Family Services

Holmes County Health Department

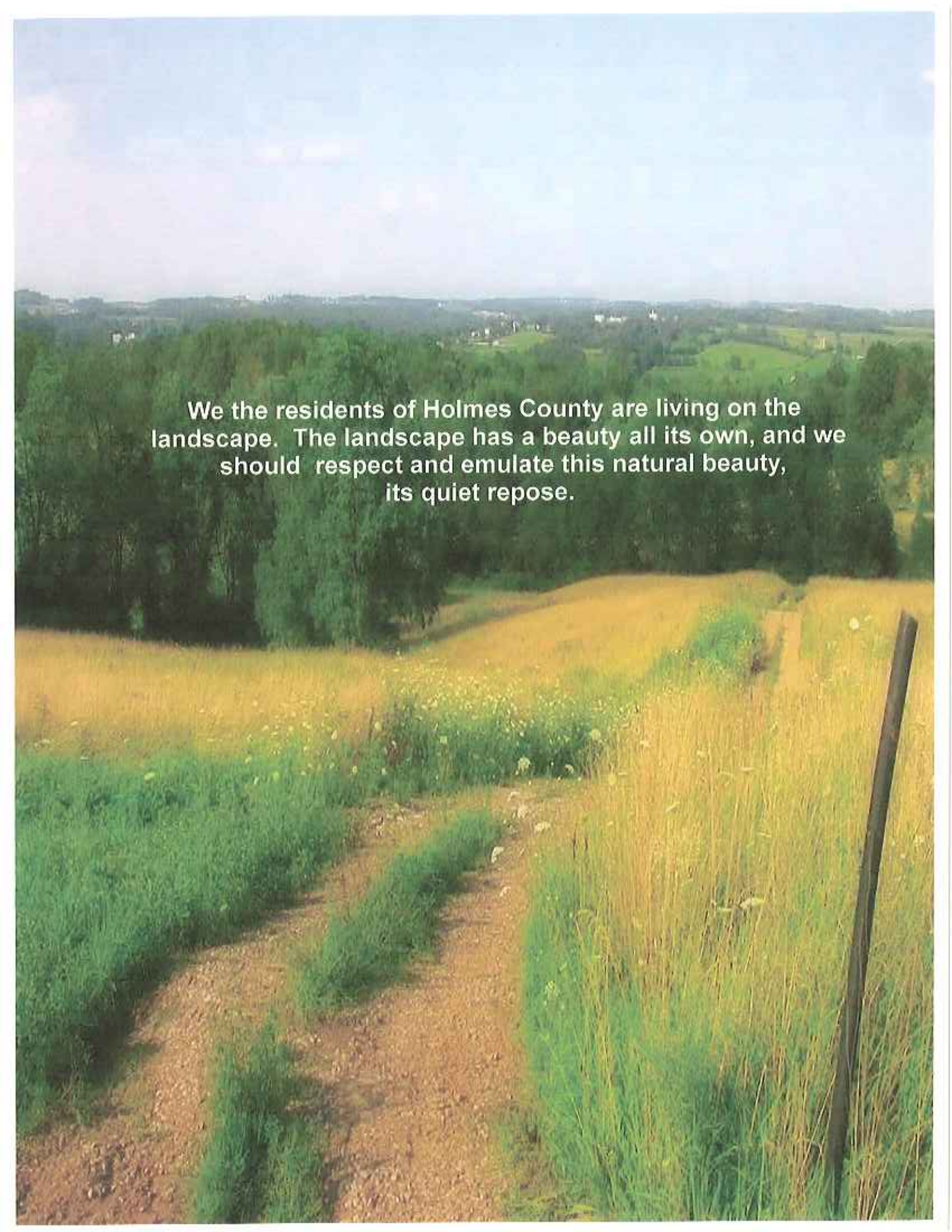
United States Department of Agriculture, Soil Conservation District

Holmes County Chamber of Commerce

East Holmes School Board of Education

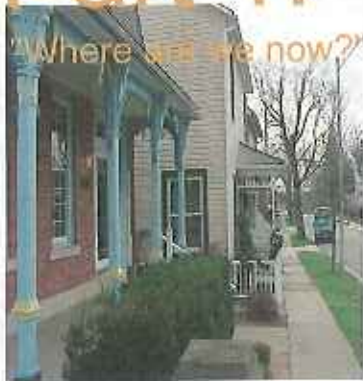
West Holmes School Board of Education

Holmes County Engineer

A scenic landscape of rolling hills. In the foreground, a dirt road with a wooden post runs through a field of tall grasses and wildflowers. The middle ground shows a dense line of trees, and the background features rolling hills under a blue sky with light clouds. The text is centered in the middle of the image.

We the residents of Holmes County are living on the landscape. The landscape has a beauty all its own, and we should respect and emulate this natural beauty, its quiet repose.

Part 1: County Profile



Millersburg

The development of a place over time does not happen by accident and Holmes County is no exception. Major physical, social and economic features have been shaping the Holmes County landscape for 200 years now and the effects of new forces are just being felt.

Part 1, County Profile provides a reliable source of information on the quality of life in Holmes County. Using various performance indicators, it records up-to-date information that residents can use to bring about positive change in the County and its local communities. For individuals and organizations across the county, the Profile provides a catalyst for forward thinking and action on issues such as education, health, natural environment, economic development, public safety and stewardship.

This analysis shows that the county has experienced change before and that each has led to a subsequent longer-term wave of county vitality. In the years ahead, the county will need the kind of leadership that will broaden prosperity and create a more livable county environment.

Geography

Holmes County covers 423 square miles. It is located on the Appalachian Plateau in the north-central part of Ohio. The major geographic feature of the County are the two physiographic regions along an east-west boundary line that cut the County in two. A glaciated plateau, formed of gently rolling slopes, occupies the land north of this boundary line, in contrast to the relatively high relief along the steep valley walls of Killbuck Creek which characterizes the unglaciated plateau to the south.

These two distinctively separate geographic regions have created the basic form of the County's topography, its three major drainage basins, the patterns of rivers and streams, aquifer deposits and woodlands. The steep valley walls and waterways present a challenge for land transportation where road and state highway networks follow river beds. They also present scenic views of great beauty.



Northern Holmes County



NASA Landsat Photo

Climate

There is a marked correlation between the climate and the physiography of the County. The adjacent ridges and valley of Killbuck Creek have temperature variations during the fall and spring.

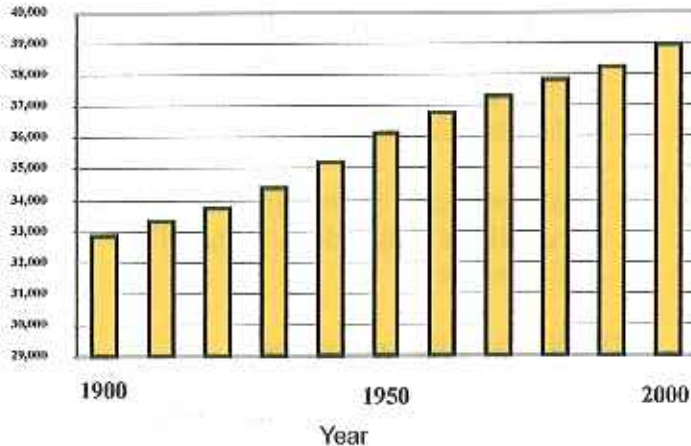
Summers are warm, humidity is high, and winters are mild. The growing season can last 177 days at a temperature of more than 24 degrees Fahrenheit.

<i>Average Annual Summer Temperature</i>	<i>70.00</i>	<i>degrees Fahrenheit</i>
<i>Average Annual Winter Temperature</i>	<i>29.00</i>	<i>degrees Fahrenheit</i>
<i>Average Annual Precipitation</i>	<i>36.72</i>	<i>inches</i>
<i>Average Seasonal Snowfall</i>	<i>28.00</i>	<i>inches</i>

Population

The total population of Holmes County was 38,943 people in 2000, as reported by the 2000 U. S. Bureau of the Census. Total population growth between 1990 and 2000 grew at a rate four times faster than the State of Ohio.

Population



The population is gradually becoming younger, which is inconsistent with national trends. The largest share of the total population in 1990 and 2000 was the 18 year old and under age group. The only age group that experienced an increase in population between 1990 and 2000 were those 18 to 24 years old. Conversely, the age group 65 years and over decreased slightly over the past decade. (from 10.7 percent to 10.5 percent).

The size of American households has been decreasing in recent years, and the County's population reflects this national trend. The average household size decreased sharply, from 3.28 persons in 1990 to 2.49 by 2000.

Per person income has been declining in Holmes County. In 1990, the per capita income was \$17,591.00. The 1999 figure, adjusted to 2000 dollars is \$12,233.00, revealing a 30 percent fall over a 10 year period.

The United States Bureau of the Census recorded that in 1997, 3,894 persons or 10 percent of the total population in Holmes County, had incomes below the official poverty level. This represents an improvement from the poverty rate of 17.2 percent reported in the 1990 Census.

Increased population growth starting in the 1960,s along with the overall shift toward a younger population, caused a long-term increase in public school enrollments, which continued to grow during the 1980's and 1990's. Total public school enrollment in the fall of 1995 was 4,736 students. By the fall of 2002 public school enrollment had declined by 155 students or 3.3 percent.

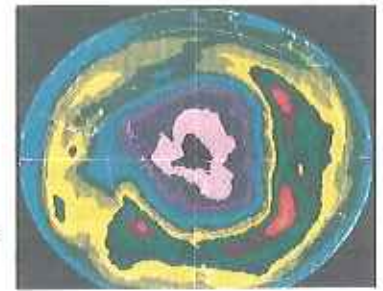
Guidelines for Selecting and Maintaining Meaningful Quality of Life Indicators

For the purposes of this report, indicators are defined as a quantitative measure of the quality of community life. These indicators influence the opportunities, services and programs that people use in the daily pursuit of their lives.

They literally support life. If progress is made to improve the trends of various indicators, the success will be measured in decent jobs, good homes, good health, quality education, and in a collective sense of personal well-being, security, confidence, freedom and pride- in other words, a higher quality of life. Therefore, the indicators were picked on the basis of the following criteria:

Availability of Information

- **Importance:** Life support indicators measure a part of the county's quality of life which a diverse group of people would agree is important.
- **Responsiveness:** The indicator responds noticeably to changes in the county environment, as revealed by changes in the direction of the elements trend line.
- **Validity:** If the trend line is moving upward or downward, a diverse group of people in the County will agree on whether the quality of life is improving or declining.
- **Understanding:** The indicator measures an aspect of the County's quality of life in a way that most citizens can easily understand and interpret, in relation to their own knowledge and experiences in the community.
- **Clarity:** The indicator uses clear measures that filter out unimportant factors or forces. For example, per person rates are used where appropriate to factor out population growth; and raw numbers are used where total magnitudes of change are important.



An indicator: Hole in the ozone layer over the south pole, 1985.

- **Policy Relevance:** The indicator measures an aspect of the County's quality of life by which the County can achieve positive change through public decision-making and policies at the Village and Township level.
- **Representation:** Taken together, the indicator set, cover all the major dimensions of the County's quality of life.

Quality of Life Indicators

The quality of life is measured in relation to seven indicators:

- **Education:** The system of public education (kindergarten through 12th grade) and higher education, including adult education.
- **Economy:** The standard of living for local residents, including individual economic well-being and community economic health.
- **Natural Resources:** The ecosystem, including the quality and quantity of water and air quality.
- **Health:** The fitness and health of residents and to the local system of medical and health care.
- **Public Safety:** The perception of personal safety and the quality of law enforcement, the incidence of crime and accidents, fire protection and rescue services.
- **Culture/Recreation:** The available supply and use of cultural events, sporting, tourist,, public recreation and leisure time activities.

Education

The system of public education (kindergarten through 12th grade, including higher education and adult education).



Nashville Elementary School

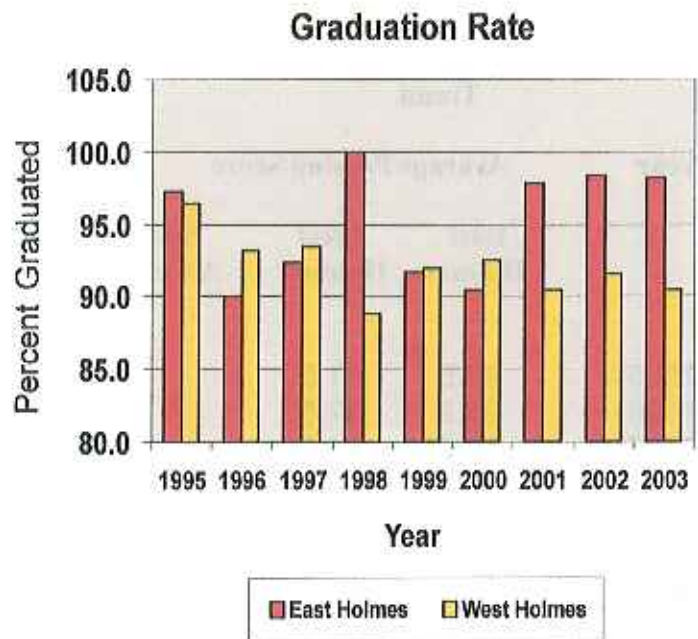
Indicators of Education

1. Public High-School Graduation Rate.
2. Percentage of 9th Graders Achieving a Passing Level on the SAT Reading And Math Tests.
3. Average Public School Teacher Salary.
4. Percentage Of Public School Teachers Holding a Masters or Ph.D., Degree.

Indicator 1 Public High School Graduation Rate

Year	Graduation Rate	
	East Holmes	West Holmes
1994-95	97.2	96.4
1995-96	90.0	93.2
1996-97	92.4	93.4
1997-98	100.0	88.8
1998-99	91.7	91.9
1999-00	90.4	92.5
2000-01	97.8	90.4
2001-02	98.4	91.5
2002-03	98.2	90.5

Source: Superintendent
East Holmes Local School District
January 1994



The public high-school graduation rate is considered to be the most important indicator in the Education profile. Moreover, it is considered to be one of the top-priority indicators countywide. **Method of**

Calculation:

Number of students who graduated from high school within four years, as tracked by the Ohio Department of Education and the East Holmes and West Holmes Boards of Education.

Associated Factors

Other indicators may strongly influence the trends on graduation rates:

- The reductions in the poverty rate may have a positive influence on increasing the graduation rate.

- Community action that would reduce child abuse and neglect may have a positive influence on increasing the graduation rate.
- Percentage of people who rate the quality of the East and West Holmes School Board's elected leadership as "good" or "excellent".
- Actions that would reduce substance abuse would have a positive influence on increased graduation rates.

In addition, the education indicator would have a strong influence on other elements: Economy, Health, Public Safety and Culture/ Recreation.

Explanations

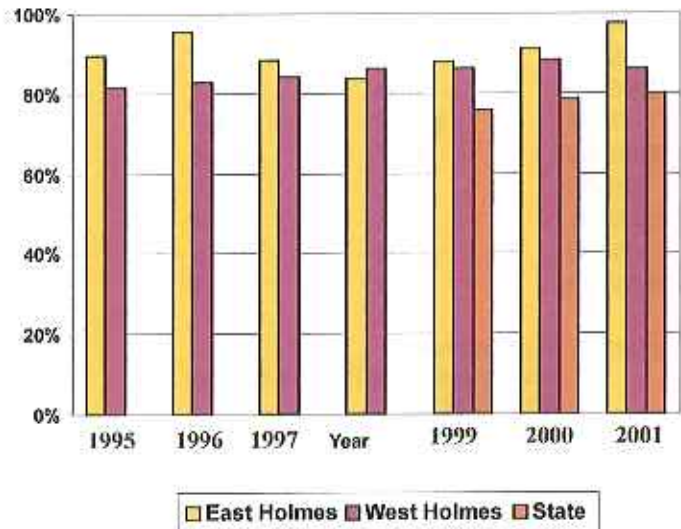
- The indicator includes an unknown number of students who graduated from high school but took longer than four years.

Indicator 2 Percentage of 9th Graders Achieving a Passing Level on the SAT Reading and Math Tests

Year	Trend		
	Average Passing Score		
	East Holmes	West Holmes	State Average
1995	89.5	81.5	
1996	95.2	82.8	
1997	88.2	84.3	
1998	83.7	86.2	
1999	87.7	86.2	75.7
2000	91.1	88.4	78.8
2001	97.5	86.1	79.8

Source: Results by Gender and Ethnic Group, 1999, 2000, 2001, Ohio Department of Education

**Percent Passing SAT
In Math and Reading**



Associated Factors

The following indicators have a strong influence on student achievement trends:

- Community action that reduces poverty would have a positive influence on increasing student achievement.
- Community action that reduces the incidence of child abuse and neglect would have a positive influence on increasing student achievement.
- Percentage of people who rate the quality of Holmes County School Board's elected leadership as "good" or "excellent".

Explanations

The total number of students tested is calculated by adding the cumulative number who passed after the last attempt and the number of students who took the test during the current attempt. Students that are still enrolled in school, but did not take the test during the current attempt, are not included in the number used to calculate the cumulative percent receiving a passing grade.

Linkages

The following indicators have a strong influence on student achievement trends:

- Community action that reduces poverty would have a positive influence on increasing student achievement.

- Community action that reduces the incidence of child abuse and neglect would have a positive influence on increasing student achievement.
- Percentage of people who rate the quality of Holmes County School Board's elected leadership as "good" or "excellent".



Indicator 3 Average Public School Teacher Salary

Year	Teacher's Salaries:	
	East Holmes	West Holmes
1994	29,125	30,901
1995	29,130	31,719
1996	29,736	30,459
1997	28,493	33,059
1998	30,873	35,034
1999	32,051	36,700
2000	33,836	37,743
2001	34,811	38,737
2002	37,057	39,112

Associated Factors

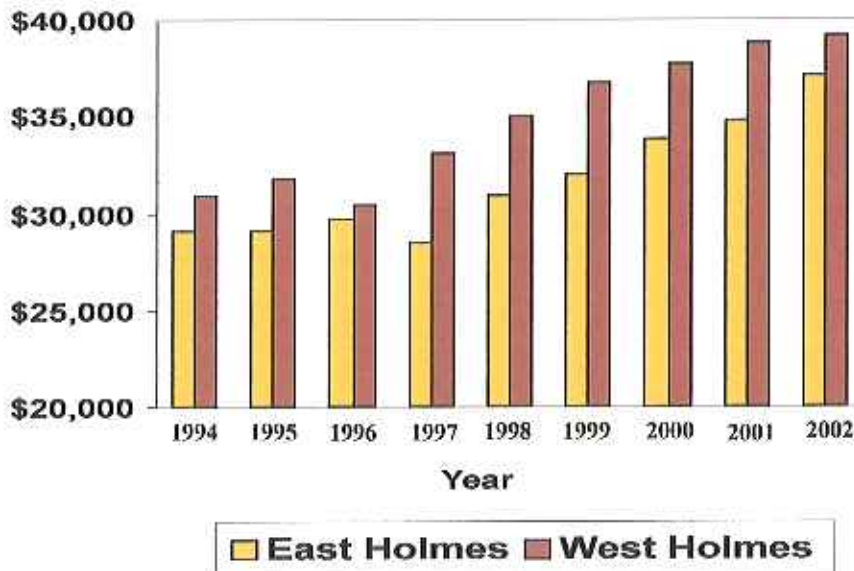
Teacher salary trends are strongly influence by the percentage of people who rate the quality of the Holmes County School Board's elected leadership as "good" or "excellent".

In turn, teacher salaries has a strong influence on the quality of the School Board leadership.

Explanations

- The figures reflect the average salary of professional educators. The figures do not include office-administrators, technical, office-clerical, operative, service workers or laborers.

Professional Salaries

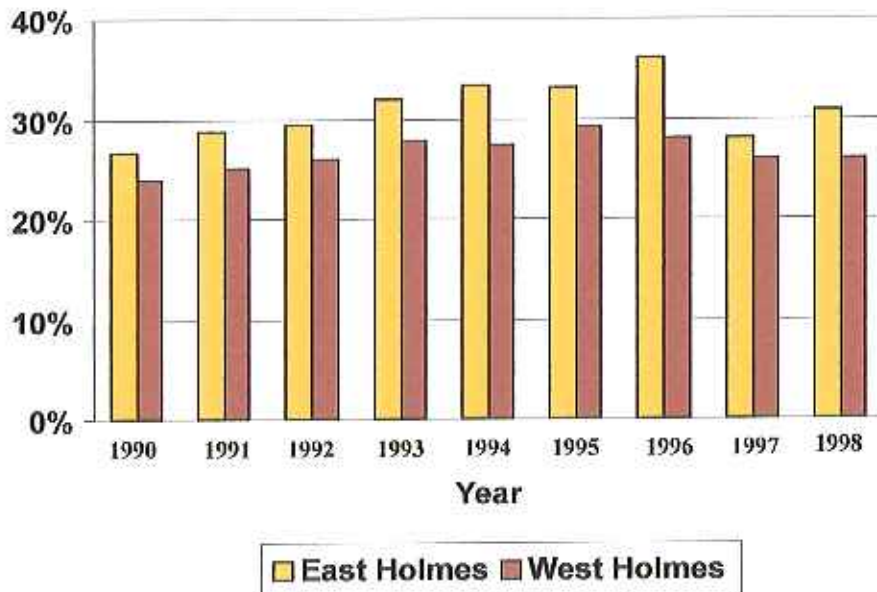


Indicator 4 Percentage of Public School Teachers Holding a Masters Degree

Year	Trends		Associated Factors
	Advanced Degree Teachers:		
	East Holmes	West Holmes	
1990	26.7	24.0	<p>The following indicator strongly influences teacher trends pursuing advanced degrees:</p> <ul style="list-style-type: none"> • The improved quality of School Board leadership has a positive influence on increasing the percentage of teachers having advanced degrees. • Holding an advanced degree does not necessarily result in more effective teaching.
1991	28.8	25.0	
1992	29.5	26.0	
1993	32.0	27.8	
1994	33.4	27.4	
1995	33.2	29.1	
1996	36.2	28.1	
1997	28.0	26.0	
1998	30.8	26.0	

Source: Vital Statistics on Ohio School Districts
Ohio Department of Education

Teachers with Advanced Degrees



Economy

The standard of living for local residents, including economic well-being and community economic health.



Wayne Dalton Door Company

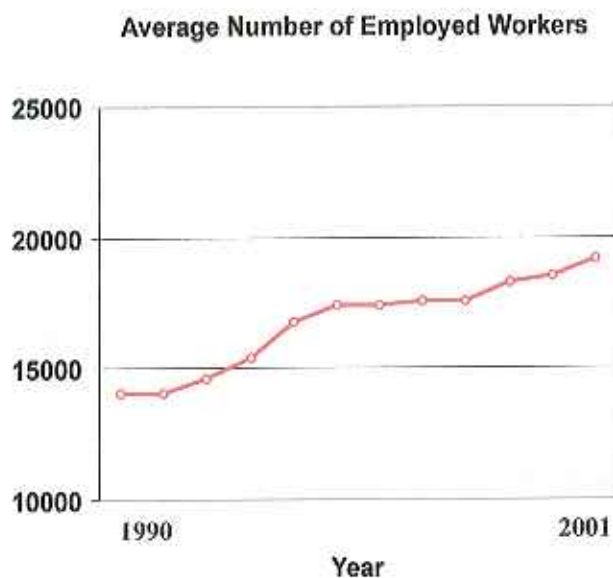
Indicators of the Economy

1. Employment Growth.
2. Unemployment Rate.
3. Labor Force Participation Rate.
4. Employment By Industry Group.
5. Affordability Of A One Family Home.
6. Housing Growth Trends.
7. Total Taxable Value Of Property.

Indicator 1 Employment Growth

Trends

Year	Average Number Employed Workers	% of Total Labor Force
1990	14,100	95.9%
1991	14,100	94.6
1992	14,600	95.4
1993	15,400	96.8
1994	16,800	96.6
1995	17,400	97.2
1996	17,400	96.1
1997	17,600	96.7
1998	17,600	97.2
1999	18,300	97.3
2000	18,500	96.8
2001	19,200	97.5



Source: Ohio Job and Family Services

Method of Calculation

The average number of people employed over a twelve month period.

Time Impact

While employment increases are positive over the short term, continuing unmanaged, long term growth may lead to congestion and diminished quality of life.

Associated Factors

The following elements may strongly influence the trends of employment growth:

- Actions that improve the graduation rate have a positive influence on employment growth.

- Increased SAT scores may have a positive influence on employment growth by improving the skill sets of the future workforce.
- Number of SAT certificates awarded would have a positive influence on employment growth by improving the local workforce. Improved mobility may have a positive influence on employment growth.
- Actions that increase a person's satisfaction with public safety services of local government such as sewer, water and improved roads can have a positive influence on employment growth.

Explanations

- Figures do not include jobs performed on an informal basis whose work is not reported to the state. Moreover, jobs created that remain unfilled are not reflected in the employment figures.
- The employment figures do not reflect the number of jobs lost or gained to arrive at the average figure. It also does not reveal the quality of jobs, such as wages and skills.
- An increase in this indicator may reflect some combination of real economic growth and social choices by more people to enter the labor market.

Occupation of Employed Holmes County, Ohio 1997 through 2000

Occupation	1997		1998		1999		2000	
	Number	% Of Total	Number	% Of Total	Number	% Of Total	Number	% Of Total
Agriculture	323	2.9%	320	2.6%	325	2.8%	371	3.0%
Mining	211	1.9	182	1.6	167	1.4	220	1.8
Construction	670	5.9	666	5.7	805	6.4	928	7.6
Manufacturing:								
Food & Kindred Prod.	805	7.1	785	6.8	796	6.8	770	6.3
Furniture & Fixtures	1,703	15.0	1,804	15.5	1,689	14.5	1,599	13.0
Lumber & Wood Prod.	292	2.6	344	3.0	391	3.3	452	3.7
Printing & Publishing	138	1.2	142	1.2	193	1.7	185	1.5
Rubber & Misc.	1,428	12.6	1,404	12.1	1,396	12.0	1,384	11.3
Stone, Clay & Glass	180	1.6	194	1.7	218	1.9	234	1.6
Fabricated Metals	881	7.8	902	7.8	869	7.0	899	7.3
Industrial Mach./Equip.	167	1.4	146	1.3	105	1.0	81	1.0
Miscellaneous Manuf.	82	0.7	85	0.7	74	1.0	93	1.0
Transportation & Comm.								
Transportation & Comm.	21	0.2	42	0.4	44	0.4	43	0.4
Public Utilities	55	0.4	55	0.5	60	1.0	56	0.5
Wholesale Trade	630	5.6	622	5.4	645	5.4	676	5.4
Retail Trade	2,185	19.3	2,324	20.0	2,261	19.4	2,656	21.4
Insurance & Real Estate	325	2.9	345	3.0	349	3.0	356	2.9
Services:								
Health Services	1,004	8.9	1,008	8.7	1,042	9.0	1,020	8.3
Other Services	221	2.0	235	2.0	235	2.0	243	2.0
Total	11,321	100.0	11,605	100.0	11,605	100.0	12,266	100.0

Source: Ohio Department of Job & Family Services

The rate of employment growth between 1990 and 2000 for counties surrounding Holmes County and the State of Ohio are listed below:

County	Number	% Increase
Ashland	1,500	6.2%
Coshocton	1,200	7.5
Holmes	4,500	31.5
Knox	2,100	9.0
Tuscarawas	3,900	9.6
Stark	6,200	3.4
Wayne	5,300	10.3
Ohio	382,900	7.0

**Average Wage by Occupation
1998**

Production Workers.....	\$ 8.42	per hour
Office Clerical.....	8.95	per hour
Service/Retail.....	7.59	per hour
Management/Professional.....	\$18,000 -	\$64,000

Source: Holmes County Labor Force Wage and Benefit Survey, 1998

Indicator 2 Unemployment Rate

Year	Trends	
	Unemployment Rate* Holmes County	Ohio
1990	4.4%	5.7%
1991	4.9	6.4
1992	4.8	7.3
1993	3.6	6.6
1994	3.3	5.5
1995	3.2	4.8
1996	3.7	4.9
1997	3.3	4.6
1998	3.0	4.3
1999	3.0	4.3
2000	2.7	4.0
2001	2.6	4.2

* Figures represent the average unemployment rate.

Source: Ohio Job and Family Services

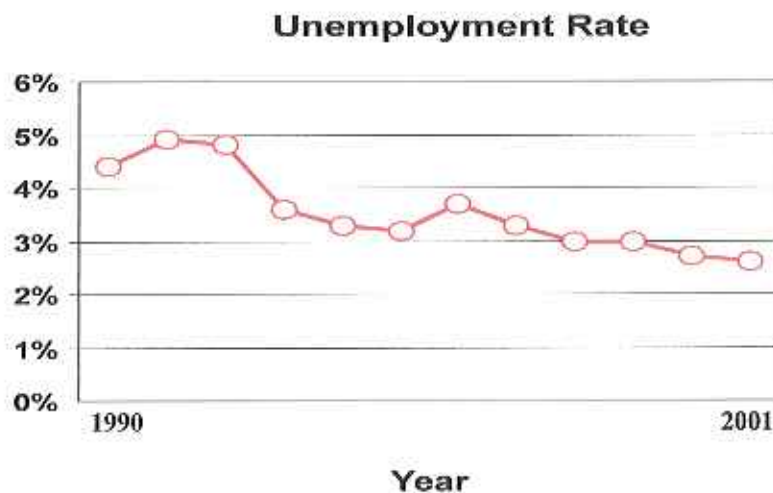
Associated Factors

The following indicators are strongly linked to the trends in unemployment rates:

- Increases in the public graduation rate has a positive influence on decreasing unemployment.
- Public-school 9th graders taking the SAT who achieve passing levels in reading and math has a positive influence on decreasing unemployment.
- An increase in the vocational-training certificates awarded can have a positive influence on decreasing unemployment.
- Improved roads and actions to reduce the number of miles to and from work and shopping destinations can have a positive influence on decreasing unemployment.

Explanations

- Figures do not reflect changes in the size of the labor force.
- In 2001 the average unemployment rate for Ohio was 4.2 percent



Indicator 3 Participation Rate of the Labor Force

Trends

Year	Population	Labor Force	Participation Rate
1990	32,849	14,700	44.8%
1991	33,355	14,900	44.7
1992	33,745	15,300	45.3
1993	34,384	15,900	46.2
1994	35,176	17,400	49.4
1995	36,138	17,900	49.5
1996	36,777	18,100	49.2
1997	37,307	18,200	48.8
1998	37,848	18,100	47.8
1999	38,245	18,800	49.2
2000	38,943	19,100	49.0
2001	NA	19,700	-

Method of Calculation

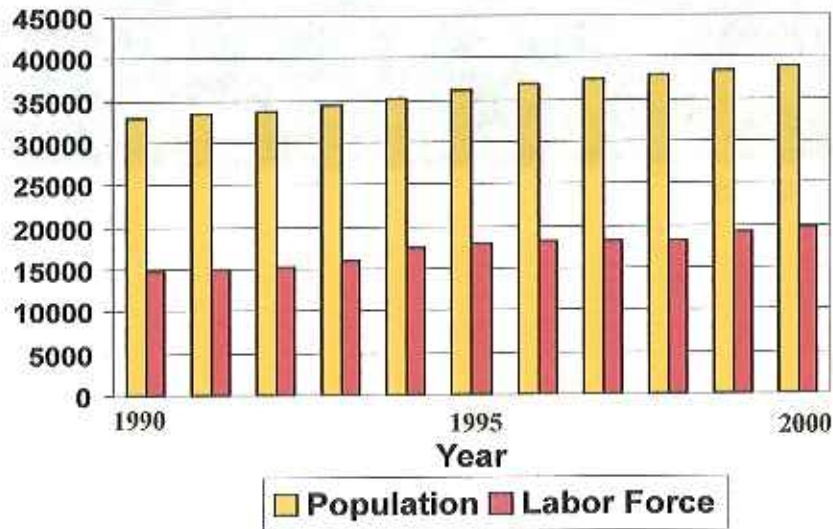
$$\frac{\text{Labor Force}}{\text{Population}} = \text{Participation Rate}$$

Explanation

- Labor force represents those persons 16 years of age or older.
- Participation rate for Holmes County are not available for the remaining years in the table.
- Since the indicator is an average figure, it does not reflect substantial real differences in the participation rates on a monthly basis.

Source: U.S. Bureau of the Census 1990 and 2000

Participation by the Labor Force



Associated Factors

- Actions that reduce the poverty rate have a positive influence on increasing the participation rate of males and females in the labor force.
- Actions that increase the public school graduation rate have a positive influence on the participation rate.



Amish Sawmill, Holmes County

Indicator 4 Affordability of a One-Family Home

Trends		
Year	Median Family Income (1)	Cost/Income Ratio (2)
1990	21,804	2.9
1991	24,572	
1992	26,000	
1993	28,373	2.6
1994	29,388	
1995	33,540	2.5
1996	34,967	
1997	38,295	2.4
1998	41,741	
1999	39,080	
2000	43,200	2.4

- (1) Family of four.
 (2) The lower the ratio the more affordable a one family home becomes.

Source: Real Estate Brokers, Holmes County

Method of Calculation

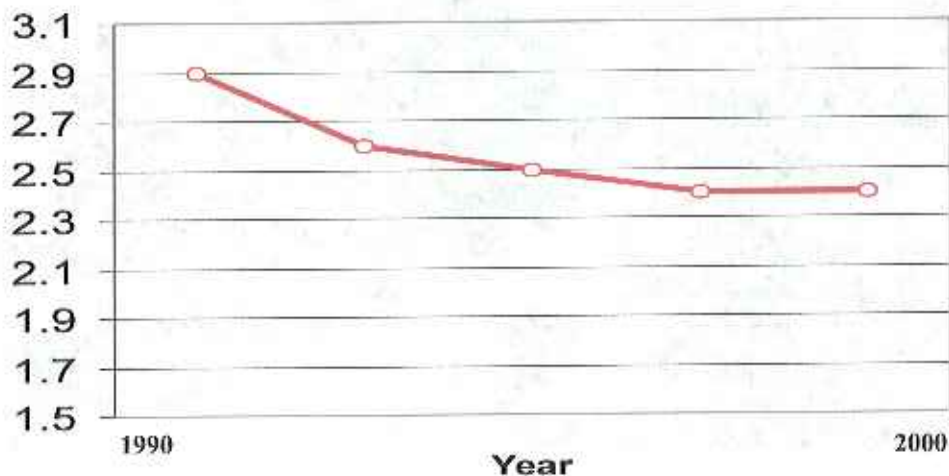
$$\frac{\text{Average Cost of a One Family Home}}{\text{Affordability}} =$$

Median Family Income

According to the National Home Builders Association it is reasonable to expect a family to invest up to 2.8 years of their median income to purchase an average cost home.

- Medium family income was estimated using the 1990 median family income reported by the U.S. Bureau of the Census and the 1999 median family income reported by the United States Department of Housing and Urban Development, for Holmes County, as base figures in computing the median family income for the in-between years. The median income is for a family of four living in Holmes County. Housing costs are for Holmes County.

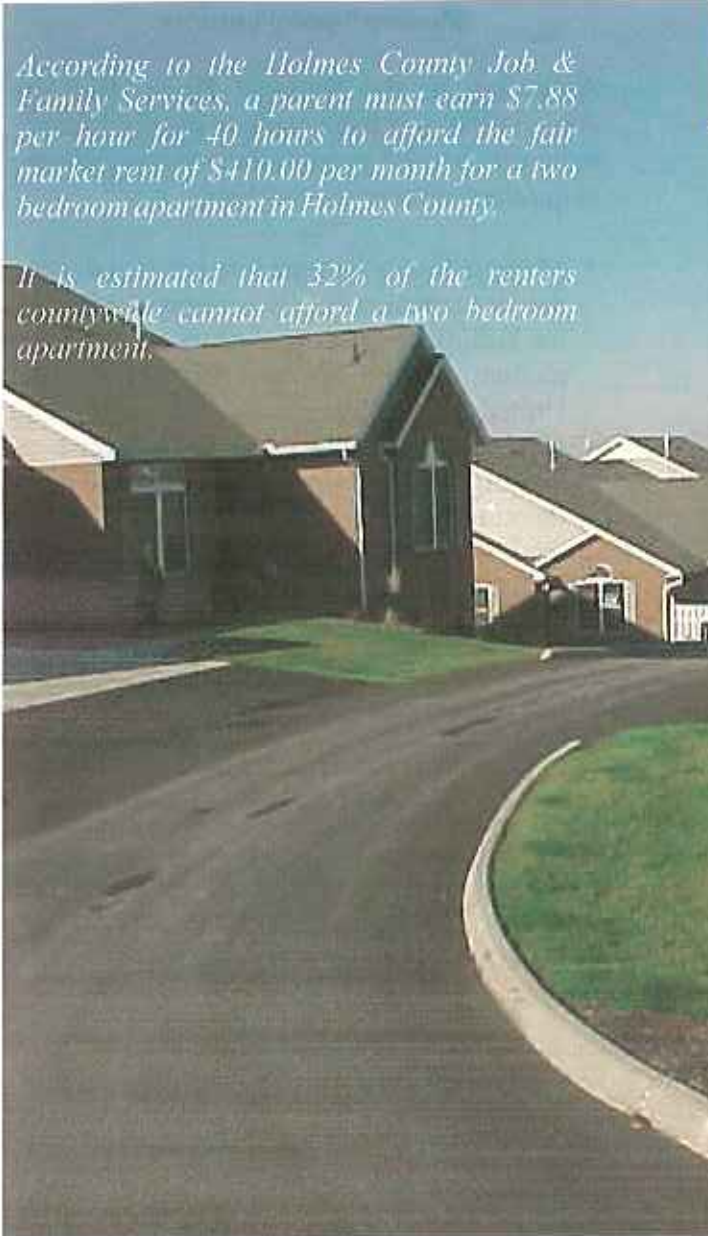
Housing Affordability



Linkages

- Figures for average one-family home costs reflect mostly sales of previously owned homes in neighboring areas.
- For 2002, the average cost of a one-family home was \$ 103,000, and the median family income was estimated to be \$ 45,792.

Median Family Income			
County	1990	2000	% Increase
Ashland	26,668	36,428	36.6%
Coshocton	23,617	31,900	31.5
Holmes	25,448	33,441	31.4
Knox	24,701	34,027	37.8
Tuscarawas	24,773	32,877	32.7
Wayne	29,190	37,947	30.0
Ohio	28,706	36,029	25.2%



According to the Holmes County Job & Family Services, a parent must earn \$7.88 per hour for 40 hours to afford the fair market rent of \$410.00 per month for a two bedroom apartment in Holmes County.

It is estimated that 32% of the renters countywide cannot afford a two bedroom apartment.

Berlin Township

Indicator 5 Housing Growth Trends

Year	Total Housing Units	Trends		Renter	% of Total
		Owner	% of Total		
1990	10,007	7,191	71.9	2,124	21.2
1991	10,161	7,265		2,154	
1992	10,279	7,349		2,179	
1993	10,473	7,488		2,220	
1994	10,709	7,657		2,270	
1995	12,369	8,844		2,622	
1996	11,665	8,340		2,473	
1997	11,833	8,460		2,509	
1998	12,004	8,583		2,545	
1999	12,069	8,628		2,559	
2000	12,280	8,729	71.1	2,608	21.2

Time Sensitivity

While positive in the short term, continuing increases in the number of housing units built without managed growth may, over the long run, lead to congestion and a diminishing quality of life.

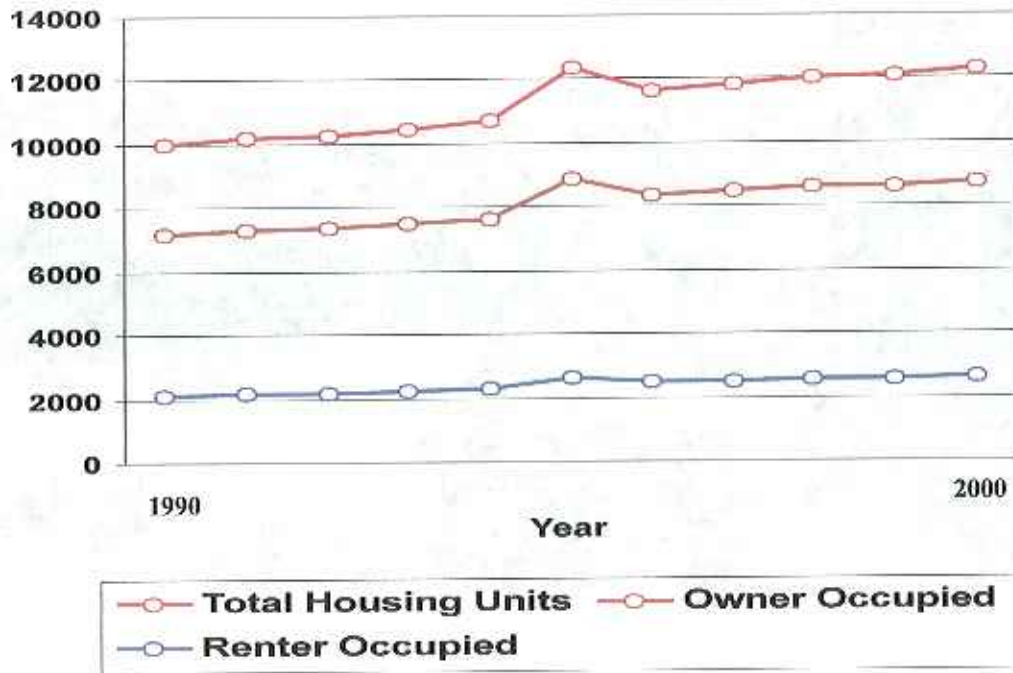
Associated Factors

The following indicators may influence the trends in housing:

- Housing figures were not available on an annual basis.
- The indicator does not measure net increase in the housing stock, since some existing units are removed from use by fire, demolition, flooding, erosion, or conversion to other uses.

Source: U.S. Bureau of the Census 1990 and 2000
Estimates for 1991 through 1999 were prepared by Edward T. Meehan and Associates

Housing Unit Trends



- The indicator does not measure the quality or affordability of the housing stock.
- For a high quality of life, new housing has little value. However, housing stock characteristics are very important in meeting the County's needs, especially when the population is growing and job opportunities are on the rise. They also reveal overcrowding and affordability conditions based on the predominant types of units being offered and sold.

In addition, this indicator has strong links that influence the trends of two other Natural Resource indicators: water quality and septic tanks.



Berlin Township

Indicator 6 Total Taxable Value Of Real Property

Year	Trends	
	Total	Percent Change
1992	\$ 264,669,550	-
1993	274,145,220	3.5%
1994	289,388,450	5.6
1995	333,041,570	15.1
1996	345,977,080	3.9
1997	356,106,550	2.9
1998	434,148,000	21.9
1999	444,440,590	2.4
2000	459,501,280	3.4
2001	508,176,530	10.6

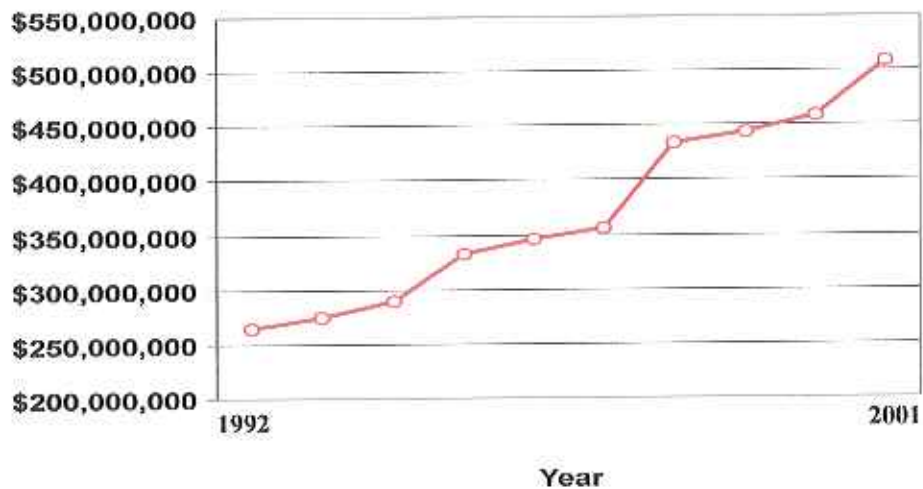
Associated Factors

The following indicators can have a strong influence on taxable real property values:

- Community action that reduces the crime rate and number of fires has a positive influence on property values.
- Actions that reduce poverty levels will have a positive influence on property values.

Source: Holmes County Auditor's Office

Real Property Valuation



Explanation

- Real property includes land and buildings on the land.
- The Taxable Value of Real Property indicator was selected to provide an economic measure of the capacity of local and county government to raise real property values and consequently tax revenues needed to pay for public services.
- The figures do not include total exemptions of property used for religious, educational, charitable and governmental purposes and the homestead exemption.
- Real property value was adjusted to 2000 constant dollars using the Chain-type Price Index: private investment/total.



Natural Resources

The earth, including the soil , hillsides quality and quantity of water.

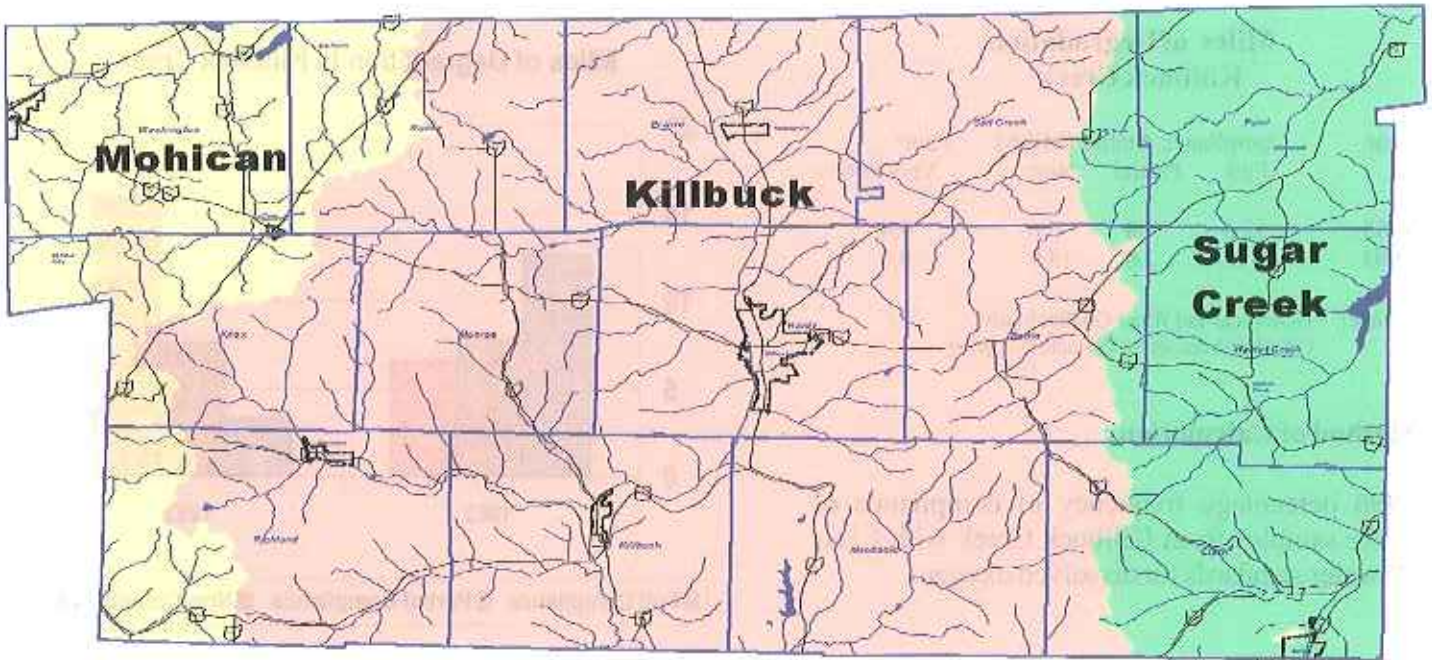


Killbuck Marsh

Indicators Of Natural Resources

1. Watersheds
2. Frequency Of Compliance With Minimum Water Standards For Dissolved Oxygen.
3. Water Use In Aquifers.
4. Water Well and Septic Tank Permits Issued.

Indicator 1 Drainage Basins



Drainage Basins	Square Miles in Drainage Basin	Impairment of Water Quality Standards:		
		Top Priority Impaired Waters Square Miles of Impaired Waters	Aquatic Life	Recreation Use Human Health
Mohican River	65.7			
Killbuck Creek:	265.5			
Downstream Black Creek to Mouth		146.9	Red	Green
Headwaters to Upstream Apple Creek		138.6	Red	Green
Upstream Apple Creek to Downstream Salt Creek		171.1	Red	Green
Downstream Salt Creek to Downstream Black Creek		151.9	Red	Green
Sugar Creek:	92.8			
South Fork Sugar Creek		137.7	Red	Green
Headwaters to Upstream Middle Fork		97.3	Red	Green

Indicator 2 Frequency of Compliance with Minimum Water Quality Standards for Dissolved Oxygen

Miles of Degradation Killbuck Creek

Year	Compliance Status (Miles)			Poor/ Very Poor
	Full	Partial	Non	
1983	12.6	7.8	6.6	6.4
1993	3.3	7.6	15.9	0.0

Source: Biological and Water Quality Study
Ohio Environmental Protection Agency

Method of Calculation

1996 percentage frequency of compliance of water samples from Killbuck Creek with Class III water standards for dissolved oxygen.

Geographic Sensitivity

Because water pollution can flow from one tributary into another, reduced water quality in one county may negatively affect water quality in another county.

Sub Drainage Basin Measures

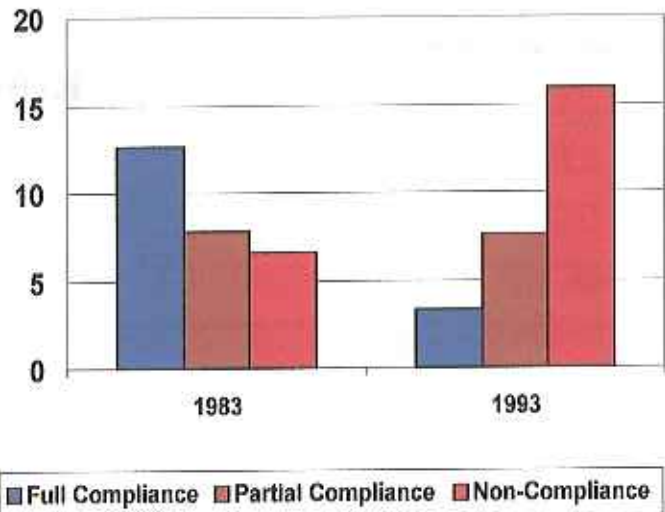
The dissolved oxygen content differs among the three streams in Holmes County. Killbuck Creek has traditionally been the site of the lowest frequency of compliance.

Associated Factors

The following indicator can strongly influence water quality trends:

- Increased employment growth can have a negative influence on improving water quality,

Miles of Degradation In Killbuck Creek



Concentrations of Heavy Metals Tributaries of Killbuck Creek

	Mile Marker	Chemical: As
Killbuck Creek	51.6	40.2
	35.6	46.7
Doughty Creek	15.5	28.9
	0.6	20.6

Footnote: (a) Extremely elevated levels of As.
(b) Highly elevated levels of As.

Source: Biological and Water Quality Study of the
Upper Killbuck Creek Watershed,
January 31, 1996
Ohio Environmental Protection Agency

- Community action that increases the size of the housing stock can have a negative influence on improving water quality, because of potentially increased water pollution resulting from the use of septic tank systems in poor soils.

Explanation

- The Ohio Environmental Protection Agency has established water quality standards by classes related to intended uses of the waterway. Killbuck Creek and its major tributaries are designated as Class III waterways, the intended uses of which include recreation and the propagation and maintenance of a healthy fish and wildlife population.
- Class III standards measure the amount of dissolved oxygen, lead, copper, cadmium and iron in the water, as it effects different standards for fish and fresh water.



Pastureland, State Route 39

- Measurements are made at 13 points along Killbuck Creek and the mouths of the major tributaries in the Mohican and Sugar Creek drainage basins.
- The indicator does not describe the severity of non-compliance in the level of dissolved oxygen in the parts of the three drainage basins covering Holmes County.

Selected Nutrient Concentrations Tributaries of Killbuck Creek Holmes County, Ohio

Name of Tributary	Mile Marker	Significant Source of Pollution
Paint Creek	1.8	Livestock and Agriculture
Martins Creek	0.6	Livestock and Agriculture
Wolf Creek	2.1	Livestock, Oil and Gas
Doughty Creek	15.5	Livestock, Pasture
	14.6	Guggisberg Cheese Wastewater Treatment Plant
	11.7	Guggisberg Cheese Wastewater Treatment Plant, Septic Tanks, Pasture
	0.6	Livestock

Source: Biological and Water Quality Study of the Upper Killbuck Creek Watershed, January 31, 1996, Page 40
Ohio Environmental Protection Agency

Indicator 3 Water Use in Aquifers

Estimated Water Use			
	Primary Source	Population	Average Daily Water Production (Million Gallons/day)
Holmes County	Groundwater	39,843	77,000
Berlin Water Company	Groundwater	1,780	157,000
Big Prairie Water Company	Groundwater	220	170,000
Bloomfield Water Company	Groundwater	651	50,000
Castle Nursing Home	Groundwater	240	26,000
Village of Glenmont	Groundwater	237	36,000
Village of Killbuck	Groundwater	835	114,000
Village of Millersburg	Groundwater	3,051	407,000
Village of Nashville	Groundwater	210	20,000
Walnut Creek Water Company	Groundwater	880	161,000
Winesburg Area Dev. Corp.	Groundwater	500	112,000

Source: Data reproduced from Active Community Water Supply Table
Division of Drinking and Groundwater,
Ohio Environmental Protection Agency

Geographic Sensitivity

Declining well levels may negatively affect the ability of nearby locations to draw fresh, potable water

Associated Factors

Other indicators that can strongly influence changes in water levels are as follows:

- Heavy industrial water users can negatively influence the quality and draw down of water levels in aquifers.
- Aquifer water levels can negatively influence utility price trends.

Explanation

- The Killbuck aquifer is located in permeable sand and gravel deposits in thick buried valleys ranging anywhere from 24 feet to 250 feet below the surface of the ground. These valleys are porous and contain sustained yields of over 1000 gallons per minute.
- The presence of surface and ground water pollution in Holmes County is currently being studied by the Ohio Department of Natural Resources. The results of this study will be available in 2004.
- A 50 mile assessment of Killbuck Creek demonstrated that the waters are impaired by excessive nutrients caused by surface water runoff, seepage from septic tank systems, detergents and fertilizers at levels which can harm the oxygen levels in water.

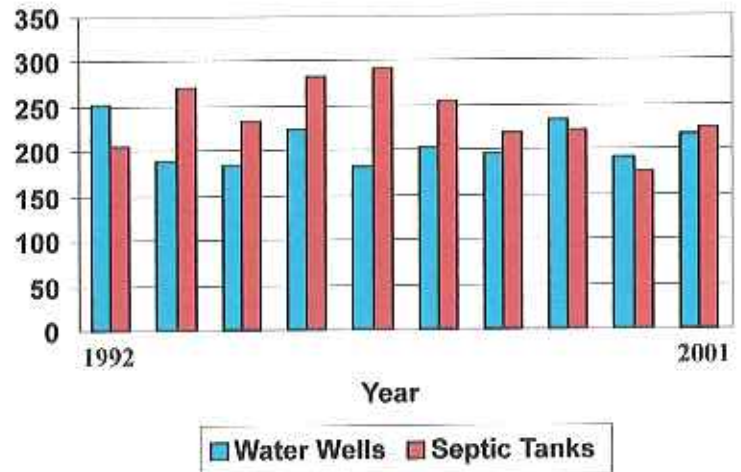
Indicator 4 Water Well and Septic Tank Permits Issued

Trends

Year	Permits Issued For:	
	Water Wells	Septic Tanks
1992	253	205
1993	190	270
1994	184	233
1995	224	283
1996	181	291
1997	202	255
1998	195	219
1999	233	221
2000	191	176
2001	217	225

Source: Holmes County Health Department

Permits Issued



Explanation

- The issuance of a septic tank permit does not always mean that a septic tank will be installed immediately.
- The trends do not describe whether new septic tanks are detrimental to the environment. Given an appropriate size site, good soil types, a sufficiently low water table and a properly maintained septic tank, these environments may not be adversely affected. However, very few soil areas in Holmes County are suitable for septic tank absorption fields.

Method of Calculation

Annual number of permits issued for new septic tanks in Holmes County.

Geographic Sensitivity

Because septic tank systems can be environmental hazards if installed near the water table, if not properly maintained, or if used beyond their useful life, increased use of septic tanks on certain sites may have a negative influence on environmental quality of streams and soil types in nearby areas.

Health

The fitness and health of residents and the local health system.



Pomerene Hospital

Indicators of Health

1. Verified Reports Of Child Abuse And Neglect Per 100 Children Under 18 Years Of Age
2. Resident Live Births To Females Under 18 Years Of Age Per 100 Live Births
3. Resident Infant Deaths Per 100 Live Births.
4. Child Care Needs

Indicator 1 Verified Reports of Abuse and Neglect Per 100 Children Under 18 Years of Age

Trends

Year	Number Reports	Percent Change
1991	134	-
1995	101	-24.6%
1999	103	2.0

Source: PCSAO Factbook, 5th Edition

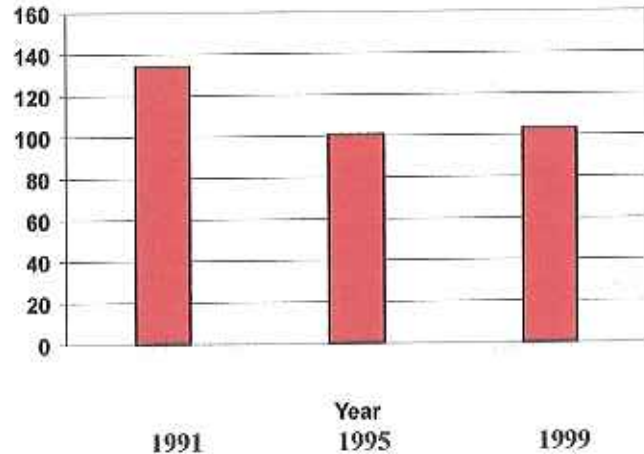
Associated Factors

The following indicators are strongly linked to and influence the trends of child abuse and neglect:

- Actions that reduce unemployment would have a positive influence on child abuse and neglect trends, alleviating family stress.
- Actions that would reduce the incidence of poverty would have a positive influence on this trend.
- Action that reduces substance abuse would have a positive influence on child abuse and neglect trends.

In addition child abuse and neglect are strongly linked with other indicators including, crime rates, graduation, 9th grade SAT scores in education and substance abuse.

Number of Reported Child Abuse & Neglect Incidents



Explanation

- The indicator describes only an estimate of child abuse and neglect based on information provided by the Holmes County Jobs and Family Services. It does not measure the actual incidence of abuse and neglect.
- Increases or decreases in the trends may reflect partially enhanced public awareness of heightened media attention about child abuse and neglect.
- While it is desirable to understand possible geographic differences in the incidence of child abuse and neglect, local government data for this indicator were not available.

Indicator 2 Resident Live Births to Females Under 19 Years of Age Per 100 Live Births

Trends

Year	Number Births	Total	Percent of Total
1990	40	750	5.3%
1991	49	756	6.4
1992	49	768	6.3
1993	40	817	4.9
1994	37	787	4.7
1995	52	833	6.2
1996	49	832	5.9
1997	38	870	4.4
1998	42	869	4.8

Source: Annual Report, Ohio Department of Health

Associated Factors

The following indicators strongly influence teen parenting trends:

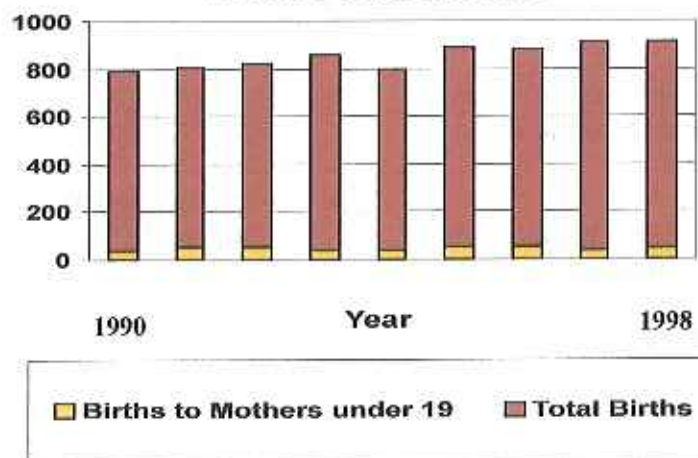
- Community action that improves the level of achievement the SAT has a positive influence on reducing teen parenting.

- Actions that reduce poverty can have a positive influence on reducing teen parenting.
- Actions that reduce substance abuse can have a positive influence on reducing teen parenting.
- Community action that increases vocational and technical training opportunities can have a positive influence on improving child care affordability by increasing expected income.

Explanation

- This indicator measures the number of females under 18 who carry their pregnancy to term. It does not measure the adolescent pregnancy rate.
- A decrease in the indicator may reflect increases in stillborns or abortions, not only decreased vacancies.

Child Birth Trends



Indicator 3 Resident Infant Deaths Per 100 Live Births

Trends

Year	Total Births	Deaths Per 1000 Live Births
1990	750	
1991	756	
1992	768	
1993	817	
1994	787	
1995	833	
1996	832	6.0
1997	870	4.5
1998	869	8.1

Source: Ohio Department of Health

Method of Calculation

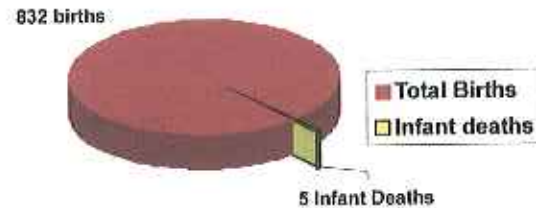
$$\frac{\text{Total annual Infant deaths} \times 1000}{\text{Resident infant deaths}}$$

$$\frac{\text{Total annual live births}}{1000 \text{ live births}}$$

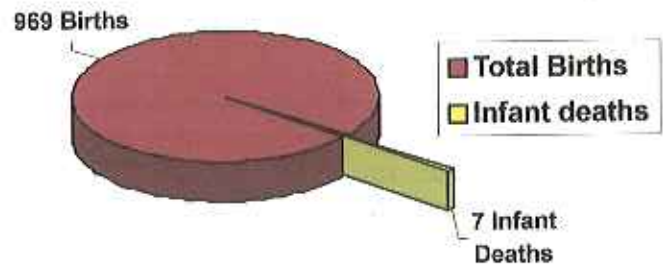
Associated Factors

- Community action that increases the graduation rate can have a positive influence on reducing the incidence of infant deaths because a more highly educated community is more likely to nurture children successfully.
- Community action that reduces the incidence of poverty in the community has a positive influence on reducing infant deaths.
- Actions that would reduce parenting by teen mothers would have a positive influence on reducing the rate of infant deaths.

1996 Infant Demographics



1998 Infant Demographics



Explanation

- The infant mortality rate is the number of infant deaths per 1000 live births.
- The infant mortality rate indicates the quality of prenatal and post natal health care received by mothers and infants.
- The indicator does not reflect differences in the infant mortality rate related to the socio-economic status of parents.

Indicator 4 Child Care Needs

Child Care Trends

Year	Child Care Assistance:		Total
	Working Welfare	Working Poor	
1995	\$69.00	\$98.00	\$167.00
1996	15.00	46.00	61.00
1997	14.00	47.00	61.00

Source: Holmes County Job & Family Services

Associated Factors

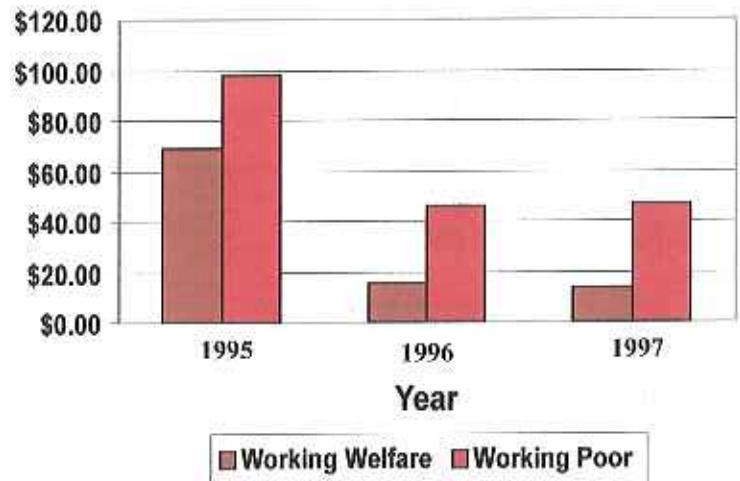
- Community action that increases employment would have a positive influence on improving affordability by increasing expected income.
- Community action that increases vocational and technical training opportunities would have a positive influence on improving child care affordability by increasing expected income.

Explanation

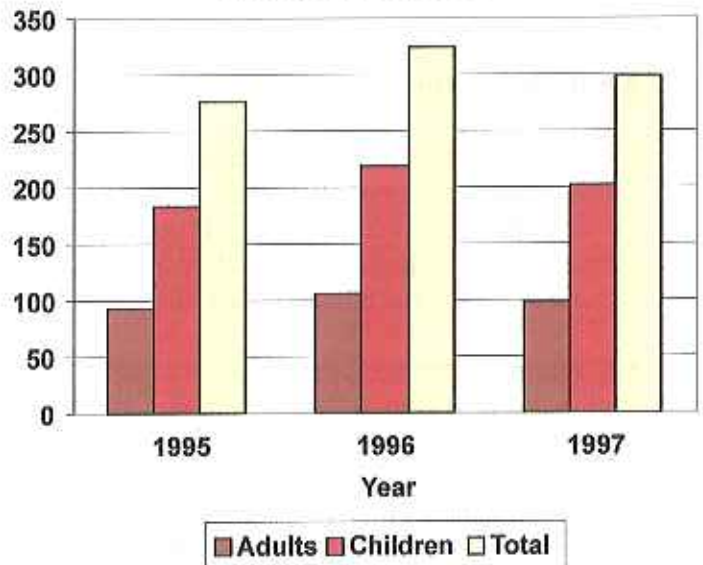
- The dollar figures for "working welfare" and "working poor" reflect the average monthly cost for providing child care in Holmes County.
- The dollar figures were only available for 1995, 1996 and 1997.
- Working welfare parents include those parents working their way off of welfare. These parents receive transitional care help for one year as long as their income does not exceed the 150 percent limit.

- Working parents earning up to 150 percent of poverty (\$7.82 per hour for a parent of one child) are eligible for help with child care costs.

Child Care Costs



Welfare Recipients



Public Safety

Personal safety and the quality of law enforcement, the incidence of crimes and accidents, fire protection and rescue services.



Holmes County Sheriff's Department

Indicators of Public Safety

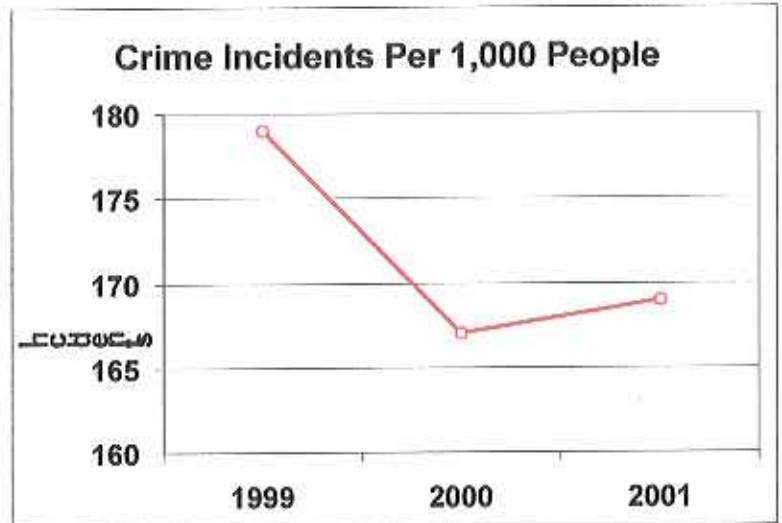
1. Crimes Per 1000 Persons.
2. Sheriff-Call Response Times of Four Minutes or Less
3. Motor Vehicle Accidents Per 100 Persons.
4. Fire Calls of Four Minutes or Less.
5. Emergency Medical Service Calls .

Indicator 1 Crimes Per 1000 Persons

Number of Crimes Per 1,000 Persons in 2001

Year	Total	Number of Crimes/1000 People
1999	6,976	179
2000	6,485	167
2001	6,562	169

Source: Holmes County Sheriff Department



Method of Calculation

$$\frac{\text{Total Number of Reported Crimes} \times 1000}{\text{Total Holmes County Population}} =$$

Crimes/1000 people

Geographic Sensitivity

If the crime rate declines in one geographic area, it may or may not be declining in neighboring areas. Instead, the incidence of crime could be moving from one part of the county to another, improving one area's quality of life while diminishing that of another.

Associated Factors

The following indicators can strongly influence crime trends:

- Community action that increases the graduation rate has a positive influence on reducing crime.

- Community action that increases jobs filled in the County can have a positive impact on reducing crime.
- Community action that reduces unemployment will have a positive influence on reducing crime.
- Community action that reduces the incidence of poverty has a positive influence on reducing crime.

Community action that increases involvement of youth and adults in supervised sports activities in parks and pools has a positive influence on reducing the crime rate.

- Community action that reduces child abuse and neglect can have a positive influence on reducing crime.

In addition, crime influences three other indicators: employment growth, real estate values, and tourism.

Explanations

- The crime index includes all reported incidents or requests for law enforcement assistance.
- Figures were only available for the last three year period.

Indicator 2 Sherrif-Call Response Times of Four Minutes or Less 2001

Sheriff-Call Response Times of Four Minutes or Less 2001

Month	Number
January	30
February	10
March	31
April	23
May	33
June	22
July	30
August	29
September	30
October	43
November	33
December	36

Source: Holmes County Sheriff Department

Method of Calculation

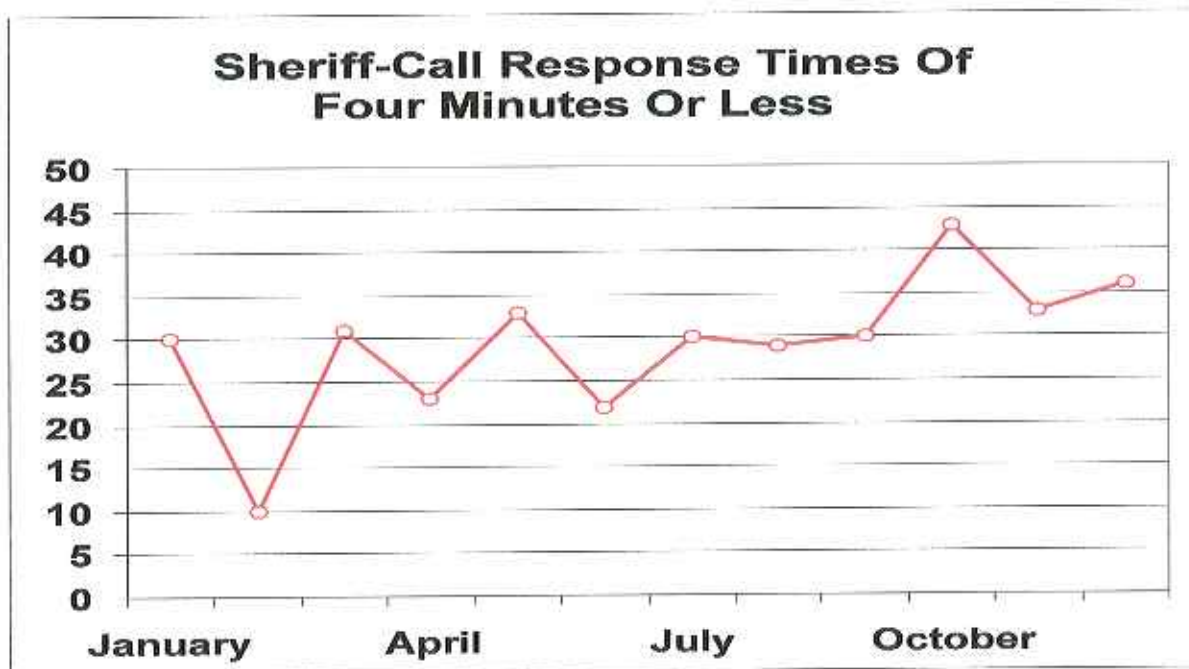
Sheriff calls answered four minutes or less.

Geographic Sensitivity

The number of sheriff calls will vary from one geographic area to another. The percent of sheriff calls responded to within four minutes may be greater in those areas where patrol outposts exist, while in the more sparsely populated rural areas a much lower percentage of calls will be responded to within four minutes.

Associated Factors

The following indicators can strongly influence the trend of this indicator on rescue calls:



Associated Factors

The following indicators will strongly tend to influence sheriff-call response times:

- **Mobility:** The percentage of working people commuting 25 minutes or less to work. County action that reduces average commuting time would have a positive influence on decreasing fire-call response times.
- Resident satisfaction with County public safety services.

Indicator 3 Motor Vehicle Crash Deaths

Motor Vehicle Accident Trends

Year	Total Deaths	Motor Vehicle Crash Deaths	Percent Of Total
1996	258	13	5.0%
1997	254	7	2.8
1998	242	3	1.2

Source: Ohio Department of Health

- New housing construction results in increased automobile trips having a negative influence on reducing motor vehicle accident rates.
- Actions that lead to the creation of new jobs resulting in increased traffic volumes can have a negative impact on motor vehicle accident rates.

Associated Factors

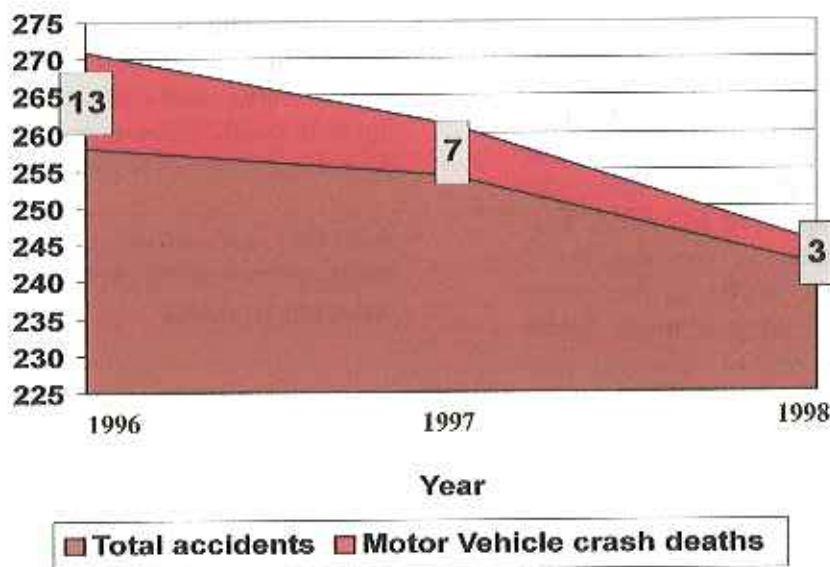
The following indicators can strongly influence the indicator on motor vehicle accident rates:

- Improved traffic control measures and road improvements.
- Community action that reduces substance abuse can have a positive influence on reducing the motor vehicle accident rate.

Explanations

- In 2002, there were 3.5 automobile accidents per 1000 people in Ohio.
- Data was only available for the years 1996 through 1998.

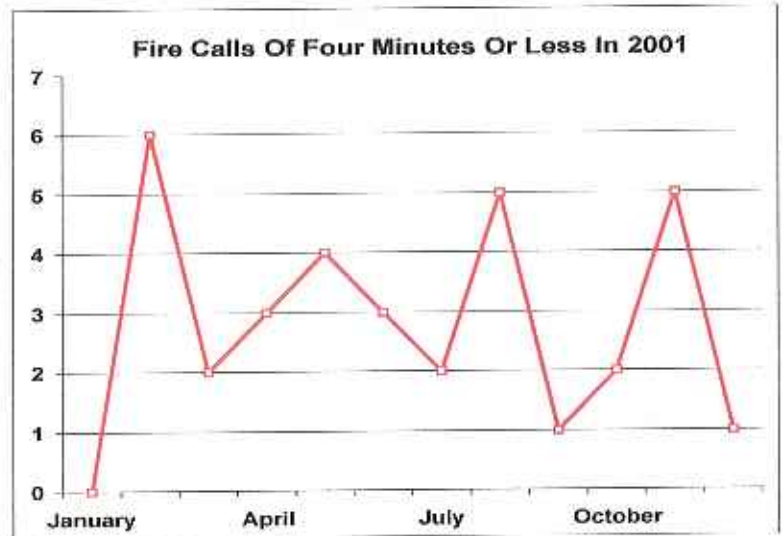
Motor Vehicle Crash Deaths



Indicator 4 Fire Calls of Four Minutes or Less 2001

Fire Calls of Four Minutes or Less, 2001

Month	Number
January	0
February	6
March	2
April	3
May	4
June	3
July	2
August	5
September	1
October	2
November	5
December	1



Source: Holmes County Fire District

Method of Calculation

Fire Call Responses under four minutes

Geographic Sensitivity

Fire call response time will vary among the different geographic areas of the County because of differing topographic features and differing densities of population. Thus, the percent of fire calls responded to within four minutes may be greater in the developed Villages and Townships, while in the more sparsely populated rural areas a much lower percentage will be responded to within the four minutes.

Associated Factors

The following indicators strongly influence the fire-call response time trends:

- **Mobility:** The percentage of working people commuting 25 minutes or less to work. County action that reduces average commuting time would have a positive influence on decreasing fire-call response times.
- **Adopting and enforcing new fire resistant building construction standards** could assist in reducing fire calls.

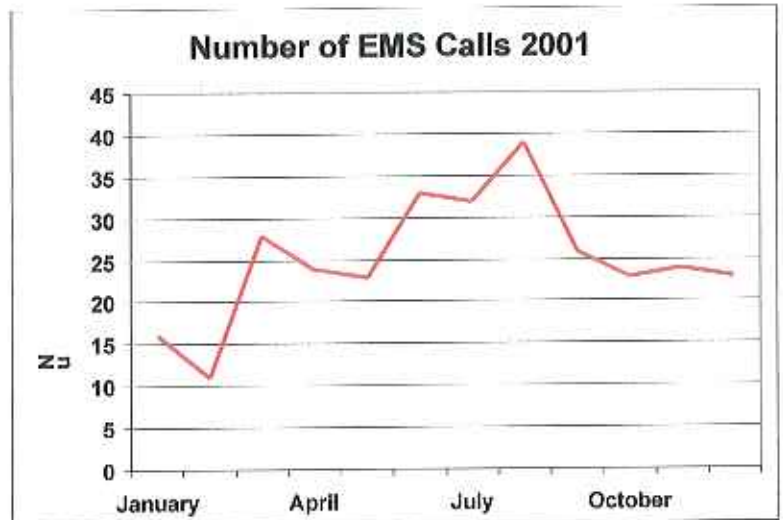
Explanations

- Response time is defined as the number of minutes from the time adequate information has been received and given to the dispatcher to the time when the first piece of fire equipment arrives on the scene.
- The accepted goal for an ideal response time for a County is four minutes or less. In 2002, the National Fire Protection Agency proposed a standard of responding to at least 90% of the fire calls in less than five minutes.
- Response times in outlying, rural areas tend to be longer than those in the more densely populated areas.
- Response time may vary depending on the accuracy of location information given by callers and by the adequacy of Road sign markings and building numbers.

Indicator 5 Number of Emergency Medical Calls 2001

Number of Emergency Medical Service Calls, 2001

Month	Number
January	16
February	11
March	28
April	24
May	23
June	33
July	32
August	39
September	26
October	23
November	24
December	23



Source: Holmes County Fire District

Source:

Total Number of reported emergency medical service calls.

Geographic Sensitivity

The number of emergency medical service calls will vary from one geographic area to another.

Associated Factors

The following indicators can strongly influence the trend of this indicator on rescue calls:

- Deaths from heart disease.
- Satisfaction with County emergency services.

Culture/Recreation

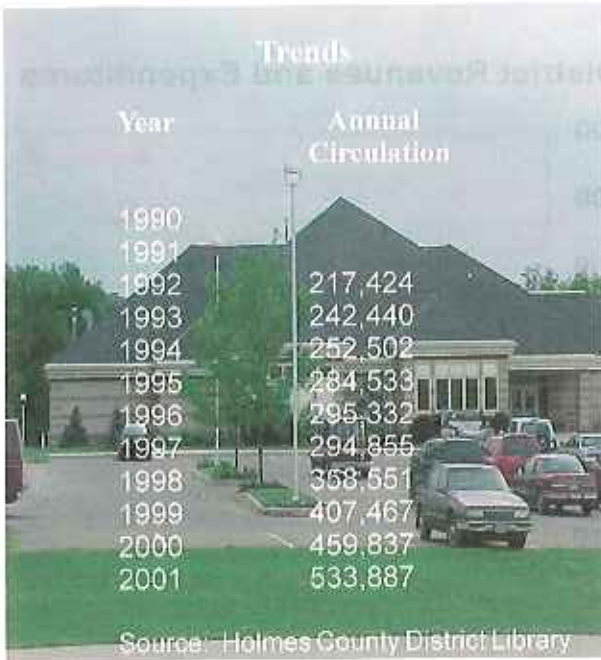
The available supply and use of cultural, entertainment, sporting events, art and craft festivals, public recreation, and leisure time activities.



Indicators of Culture/Recreation

1. Public Library Use.
2. Public Expenditures/Revenues for Park and Recreation Activities.

Indicator 1 Public Library Use



Holmes County Library

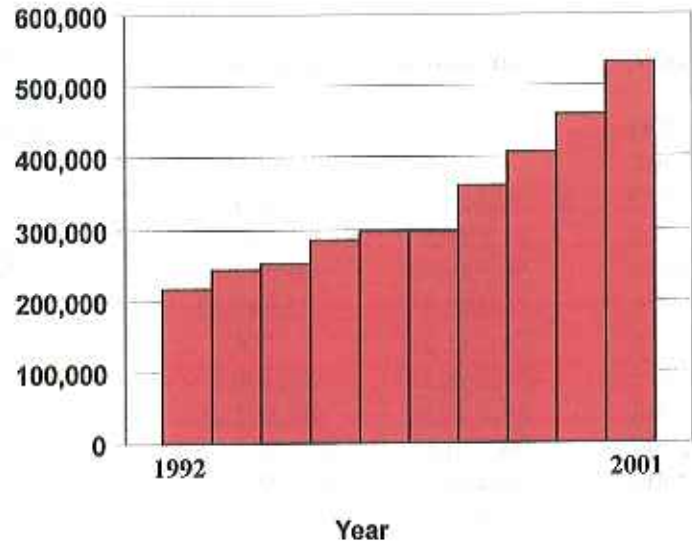
Associated Factors

The following indicators influence public library use trends:

- Community action that increases the graduation rate has a positive influence on increasing the use of public libraries.
- Community actions that increase SAT scores would have a positive influence on increasing the use of public libraries.

In addition, this indicator on public library use would have a strong influence on people's satisfaction with facilities that support and advance the education of the County's population.

Total Library Visitors



Explanation

Library facilities include the Holmes County Main Library and the branch library facilities at Berlin, Killbuck, Walnut Creek and Winesburg.

Public library use varies among the different parts of Holmes County. The table shows the total circulation for the Holmes County Library system's main library and four branch libraries.¹

Internet service is offered by the public library.

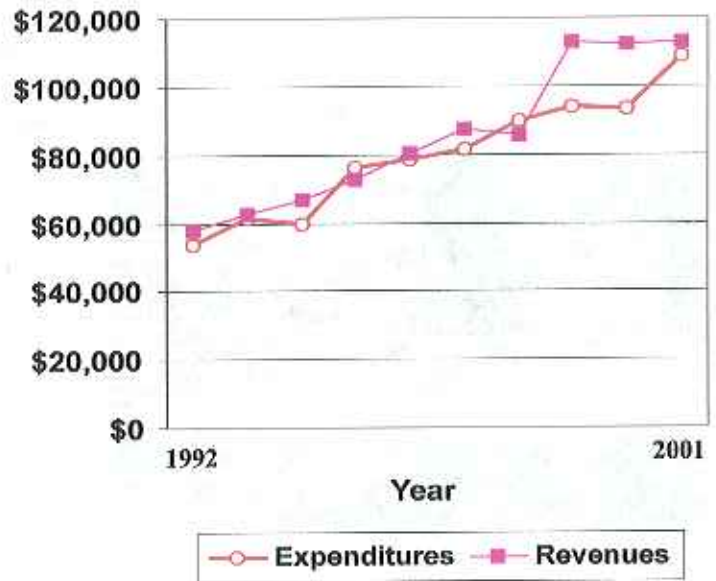
Indicator 2 Public Expenditures/Revenues for Park and Recreation Activities

Trends

Year	Expenditures	Revenues
1990		
1991		
1992	\$ 53,624.18	\$ 57,671.11
1993	61,697.87	62,480.00
1994	59,539.75	66,872.50
1995	76,362.57	72,947.41
1996	78,531.36	NA
1997	81,368.13	87,290.34
1998	89,755.82	85,893.30
1999	94,254.66	112,964.08
2000	93,486.56	112,592.74
2001	108,539.78	NA

Source: Holmes County Park District

Park District Revenues and Expenditures



Associated Factors

The following has an influence on expenditure levels for the maintenance of park and recreation activities:

- Community action that improves satisfaction with basic public services, especially parks, has a positive influence on increasing funding for maintaining and improving park and recreation activities.

Explanation

- The expenditures for organized and/or supervised activities in public parks and for park maintenance operations, capital outlay projects and land acquisition are also included.
- Data was not available for the years before 1991.
- Expenditure figures were adjusted to 2000 constant dollars using the Chain-type Price Index: State/Local Government Purchases described on page 40.

Calculating Adjusted Dollar Figures

To compare dollar figures from one year to the next, it is necessary to adjust actual dollar figures to eliminate the adverse effect of inflation on the value of the dollar over time. It is first necessary to select a base year, for which the value of the dollar is accepted. For the purposes of this report the base year is 2000 and the dollar figures between 1990 and 2000 are adjusted so that figures for each year can be compared based on the same value of the dollar.

The Chain-type price index used by the U. S. Department of Commerce representing non-inflating factors were used in selected parts of this study to adjust dollar figures.

Year	Personal Consumption- All	Personal Consumption- Services
1990	79.2	72.4
1991	82.2	75.9
1992	84.7	79.2
1993	86.8	81.9
1994	88.5	84.2
1995	91.2	87.9
1996	93.3	90.5
1997	94.7	93.1
1998	95.8	95.3
1999	97.7	97.4

Part 2: The Workshop



Citizens of Holmes County were invited to participate in a series of monthly workshop sessions to solicit input on growth and development issues. A survey was first prepared to understand the defining qualities that are considered most important as the County continues to grow. The way a majority of the respondents voted determined the approach used in developing a plan for the County. The survey results were translated into one major goal:

"Preserve the Rural Character of Holmes County."

A Workshop is a meeting for study, work and discussion on a topic of mutual concern to a community.

Workshops let us:

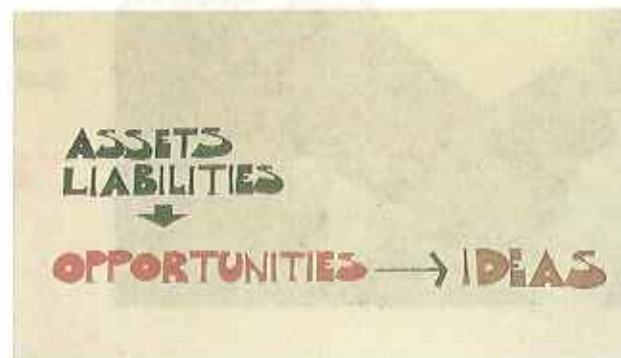
- **Decide how and where we will work and shop**
- **Respond to community needs**
- **Provide feedback**
- **Discover**
- **Prepare realistic proposals**

73% of the survey respondents support farmland preservation adding that the following actions should be taken to reinforce the rural image of the County:

- Efforts should be made to maintain the small town feeling.
- Developers should meet development restrictions that will preserve the rural character of the county.

68% believe that litter should be controlled. Suggested actions for the abatement of litter could include:

- Prohibiting junkyards in the County.
- Protecting sensitive natural resources such as our underground water supply, soils subject to erosion and forest areas.
- Protecting scenic views, particularly in steep hillside areas.



Part 3: The Comprehensive Plan

"Where do we go from here?"

The Holmes County Comprehensive Plan was completed over a three-year period beginning in 2001. The goal is to create a plan that will allow the 8 municipalities and 14 townships improve their quality of life through a renewed emphasis on follow historic town building principles. Specifically, the plan acknowledges that its greatest strength is the tradition of its historic rural pattern, focusing attention on providing the tools for reinforcing that tradition.

The plan begins with the recognition that Holmes County has experienced two types of growth: Traditional Village Development and Rural Sprawl.

"Rural sprawl", is characterized by the strict separation of land uses, dependency on the automobile, and non-descriptive development. While the Traditional Village model is associated with the high quality of life which many residents enjoy, rural sprawl is associated with an erosion of that quality of life, best represented by increased traffic, deterioration of environmental quality, excessive costs for public facilities and services, and waste of land. The Holmes County Comprehensive Plan represents the determination of the County and its residents to limit sprawl development patterns in favor of encouraging traditional town patterns.

This is a challenge, but the Holmes County Comprehensive Plan brings together a series of planning tools to affect positive change. With effective leadership, these tools will be most useful in redirecting the County's growth.

The Villages and Townships should now make use of these tools in their own way. As a service, the Holmes County Planning Commission stands ready to assist each local Village and Township in adapting this Plan to their local situation.

County Plan and Pilot Projects

Land use decisions in Holmes County are made at the Village and Township level. Also, a majority of the residents in Holmes County are of the opinion that individual property owners should be free to use their land the way they choose.

To recognize these personal desires a host of forces will determine the future pattern of Holmes County's physical environment.

First, the plan cannot be imposed as a *mandate*. Clearly, the role of public land use policy consists of channeling the many private decisions by investors, real estate brokers and consumers toward meeting the long range goal of the plan.

Second, direct public investment in sewer, water and road improvements will influence the timing and location of future development. Advanced planning of community facilities, adopting capital improvement programming and following specific criteria for the distribution of community facilities are primary ways in which the County can have an influence over growth.

Third, the direct application and enforcement of subdivision regulations; adoption of farmland preservation policies; how to develop a Village or hamlet in a way that will strengthen the County's historical character; or how to reduce traffic congestion are items addressed to help carry out the objectives of the plan. The



Millersburg looking east

pilot projects provide ideal solutions to a typical problem facing any community throughout Holmes County. The specific projects selected were based on their ability to represent an entire class of similar projects. Each provides lessons that can be applied to many other communities in the County. It is important to understand that the pilot projects are not merely illustrative planning exercises but rather an essential ingredient in accomplishing the County Comprehensive Plan. The pilot projects include:

1. Plan: Berlin Township

Land extending out for a one mile radius from the intersection of Main and Market Streets in Berlin proper is under seig by rural sprawl. Sprawl doesn't pay any attention to incorporated or unincorporated boundary lines. For this reason, land use decisions must take into consideration the much larger area under the supervision of Township officials. The commuting needs of tourists during the summer months exceeds the local traffic needs of Berlin residents. The continued increase in traffic on State Route 39, passing through Berlin proper, will affect its continued viability as a choice pedestrian oriented shopping location. The result is a Main Street that caters to the automobile and not to the pedestrian needs of a seasonal tourist population. The solution is a plan that encompasses the entire Township territory and a site-specific application of a generic technique that reconfigures Berlin proper into a pedestrian friendly tourist shopping destination.

2. Model Township Zoning Resolution

According to the residential survey questionnaire respondents voiced their disfavor of the following types of land uses:

- Trailers
- Junk yards
- Adult entertainment businesses
- Large scale hog and chicken farms

Such uses are controllable under zoning. Therefore, the second pilot project includes a Model Township Zoning Resolution to discourage these types of land uses. A set of zoning regulations is provided to stop the indiscriminate location of such uses in Townships. *However, each individual Township will have to determine if such regulations are warranted.*



Berlin Proper



Berlin: Good example of a typical traditional hamlet layout.

CONTEXT

Holmes County's major physical asset is its rural landscape dotted with historic Villages and hamlets. While this same development pattern can be found in many other rural counties of Ohio, it is exemplary the way Holmes County residents acknowledge the attractiveness and qualities of this landscape. The traditional compact developments serve as an important attributes that only tend to enhance the County's rural environment, a major goal of the Plan. Other attributes that help maintain the appearance of the rural environment include:



Killbuck Valley, Southern Holmes County

- Natural and Historic Features

Large areas of forest cover, tree groves, shallow bedrock formations, rivers and streams, excessively steep slopes and soil areas have limited suitability for the growing of crops. These natural features are permanent character traits of the rural Holmes County landscape, and therefore should be protected.

- Compact Development Patterns

Compared to recent growth the development patterns of Villages and hamlets are compact, displacing less farmland and tree coverage if such places were to follow today's building and development standards.

- Traditional Design Standards

Each extension to an existing Village or hamlet should be considered and planned as a unit and not as a collection of separate buildings and subdivisions.

- Diversity

Villages and hamlets serve as gathering places, or centers for social, convenience and entertainment activities. The market or church are just two of the examples demonstrating the purposes for the settlement of Villages and hamlets. Their major attribute is the diversity of housing and business patterns, unlike the sprawl pattern which encourages separation rather than the mixing of different land uses.

- Economy

The existing Villages and hamlets were built at a time of limited wealth, built very efficiently, without excessive roadway or utility systems. Narrow streets, small house lots, shallow building setbacks, and attached multi-story buildings with second story living units kept building costs down compared to the high service costs associated with suburban developments of today. With less direct funding from Ohio and the federal government Villages and Townships will be required to rely more on generating their own funds finding creative ways to support needed public services. Disinvestment in large scale public improvements is one way to cut costs and combat rapid rural sprawl development. In these and other ways the rural landscape will benefit from small compact developments served by a system of State, County and Township roads. Historic patterns of development have certainly contributed to the residents quality of life. Unfortunately, the sprawl patterns happening today in the county are threatening its rural heritage.

Like most other zoned and unzoned areas throughout the State of Ohio, Holmes County is witnessing a shift in the style of its growth; simple developments are being replaced by piecemeal non-descript developments called "rural sprawl". Sprawl also encourages the separation of land use types in place of mixed land use patterns. Berlin proper is one development where sprawl is

Such patterns do not necessarily occur because of rapid growth but are associated with places where a market demand exists for development activity. These piecemeal development patterns diminish a community's way of life. Sprawl impacts a Village's or Township's way of life in the following ways:



Killbuck Village: Compact Development in a rural setting. settingenvironment



Sprawl over a rural landscape, Knox County, Ohio

- Traffic Congestion

Communities designed to serve the automobile create 13 trips per day, almost double the number of trips found in traditional Villages and hamlets.

- Higher Taxes

The inefficient and inadequate infrastructure serving scattered residential subdivisions rarely pay for themselves. The scattered development patterns of large estate-size subdivisions usually mean higher frontage foot costs for public sewer and water utility lines, police protection, telephone and school transportation, simply because of the distances required to service such developments.

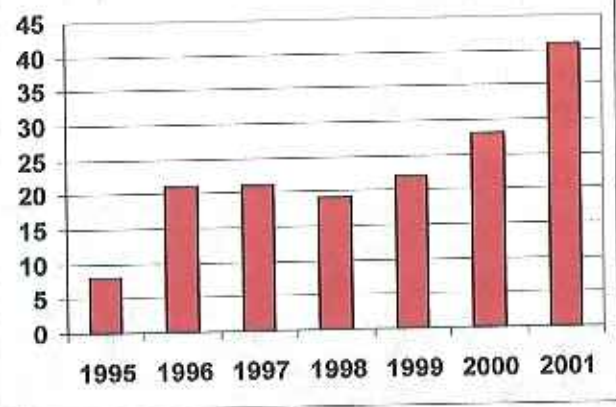
- Environmental Deterioration:

Scattered development patterns associated with sprawl consume land faster than concentrated development patterns, leading to increasing fragmentation and loss of prime farmland, degradation of quality water supplies and loss of top soil and tree groves.

To summarize, what we have learned over the past fifty years is that rural sprawl does not serve the human and natural environment very well. For Holmes County this fact poses both an opportunity and a threat. The advantage is that the County has only experienced a modest amount of rural sprawl, so that people escaping such sprawl patterns will more than likely consider Holmes County a desirable place to live and raise a family.

The threat is that the County is completely open to any and all types of development.

Major Subdivision Activity



The subdivision laws now in place, the current practices favored by by developers and builders, and the mortgage lending policies of financial institutions point the County in that direction. These forces together form a framework that will turn economic energy into rural sprawl. As stewards of the land, it becomes the job of the Holmes County Planning Commission to **guide growth** in ways that will provide job growth and protect the quality of the County's physical environment. This plan provides a framework that will help individual Villages and Townships make such decisions.

Historically, the road system, houses, shops and stores, churches and town meeting halls were built as a matter of course, without the formal regulations or government programs of today. Life was much more difficult and funds were in short supply. In contrast, the challenge facing the County today is quite small, and the proposals which follow, will be rather modest. We are confident that the Holmes County Comprehensive Plan with the help and participation of the Planning Committee will closely represent the hopes of those who live and work here.

OPEN SPACE STRUCTURE

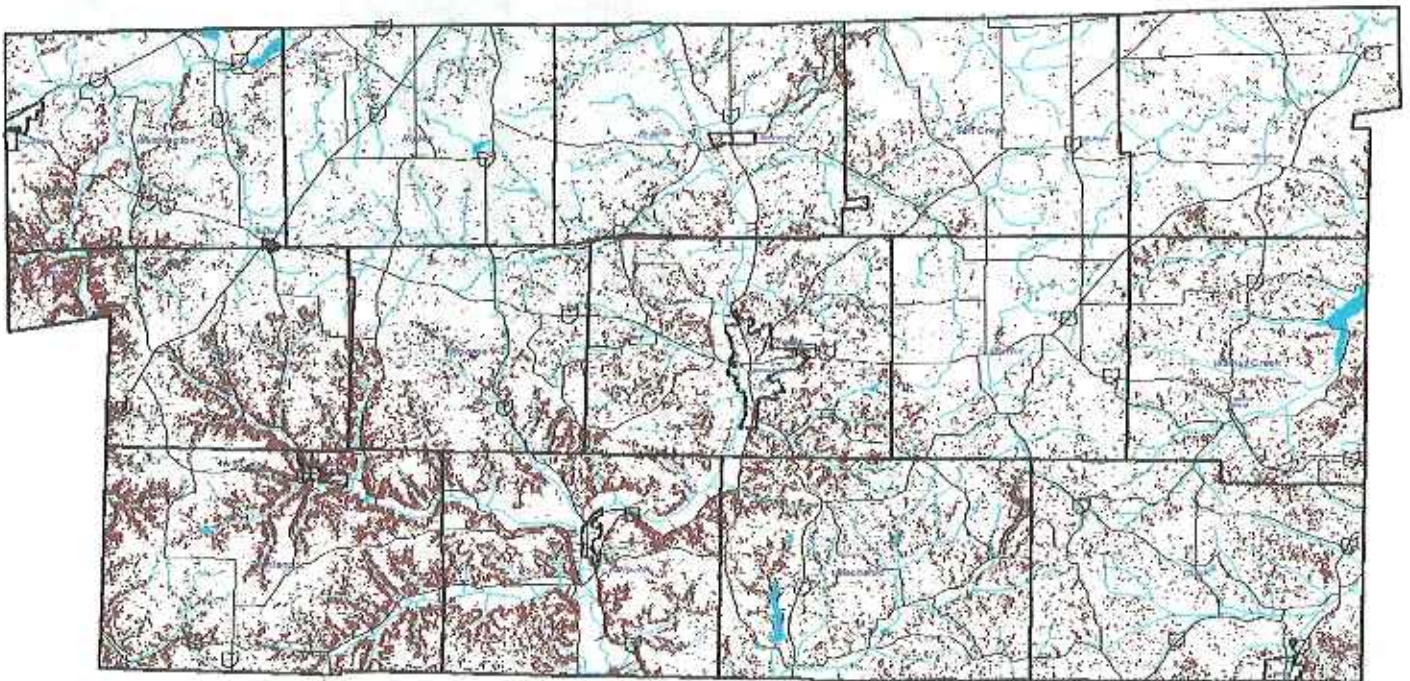
In Holmes County, one can remove a tree grove, farm, or recklessly grade the land for development because there are no regulations to prevent such practices. Therefore, one feature of the Plan is to create a development review system to identify and preserve sensitive natural areas that are worthy of protection, along with those lands where non-farm development could best be accommodated. This feature will act as a key principal to ensure the preservation of a rural landscape, protect wildlife and other ecological systems.

The following procedure was used to determine the land areas in need of protection and those most suitable for development. A series of maps were produced showing the natural features that pose limitations and opportunities for non-farm development throughout the County. These natural features were not chosen at random but represent the areas declared to be most suitable or unsuitable for development based on the interpretation of the following information:

1. United States Geological Survey Maps
2. Soil Survey for Holmes County, United States Department of Agriculture
3. Flood Insurance Maps, Federal Emergency Management Agency
4. Ground Water Resources of Holmes County, Ohio Department of Natural Resources

15% or more Slopes

United States Geological Survey maps were used to map the locations having an excessive number of 15 percent or more slopes. These areas are considered unsuitable for growth and development due to their susceptibility to heavy surface water runoff, erosion and loss of vegetation and nutrient rich soils. The areas shown in brown on the map below indicate locations of excessively steep slopes.



STRATEGY FRAMEWORK

Each of the political units in Holmes County make their own planning decisions, adding to the difficulty of accomplishing the goals of Countywide planning. The challenge of this Plan is to unite the individual planning decisions of each Village and Township towards carrying out the larger Countywide Plan. In doing so, local governments must be *convinced* of the planning goals. This approach requires that the planning goals be supported by those public officials that are responsible for overseeing the future health and vitality of the individual 22 places in the County.

There is no doubt that political opposition can prevent all but the most non-descript Plan from being approved, especially when its implementation rests on zoning. Working with a Village or Township may be much easier where decisions are made by a fewer number of people. Hopefully, a Village or Township will take the lead, express a desire to be a success, activate the tools recommended here, and serve as a model; for others to emulate.

This strategy- *thinking Countywide, acting locally*- serves as the basic structure of the Plan, requiring local public officials to become better acquainted with the detail design concepts for building traditional developments. A pilot project plan was created for the protection and improvement of Berlin Township, a plan produced from the following simple steps that any other Village or Township can follow. Some will simply ignore this approach to planning; others will apply its principles for a specific project, with a few embracing it.

Collaboration with the County Planning Commission will help in achieving the Plan. Overall, there may be some hesitation to follow the Countywide Plan, since the benefits of planning require hard work and persistence. Obviously, directing the future of a 423 square mile area formed of 22 independent governmental units is a major undertaking.

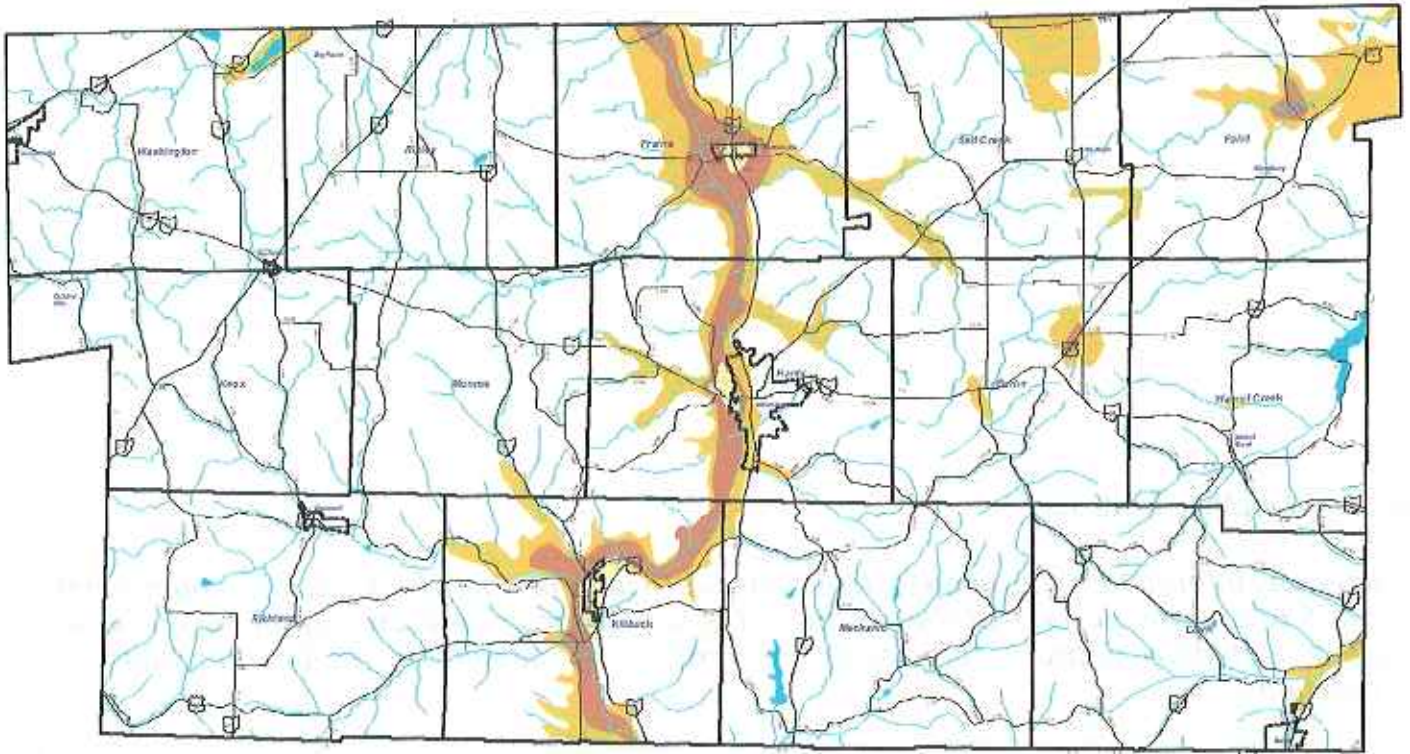
sec visible results from the effort. Eventually, however, an improved quality of life will slowly emerge in those places that choose to Plan. Similarly, more towns will take notice of the Plan's advantages. In turn, financial benefits will become obvious to developers, investors and real estate brokers as they begin to follow the procedures and principles described in the document. All that is needed is for one or two local communities to take up the challenge, so that the results will speak for themselves. When this happens, the success of the Plan will only appear in a matter of time.



Downtown Millersburg

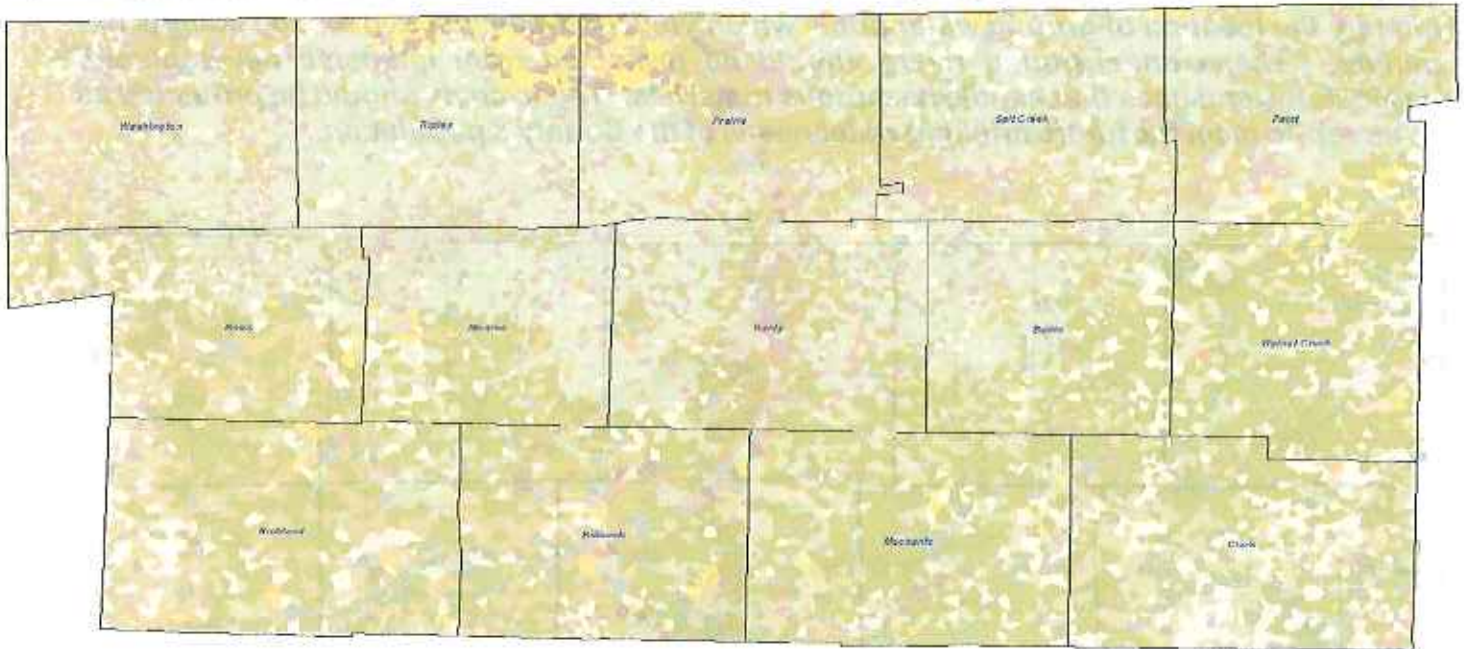
Ground Water Resources

Ground Water map prepared by the Ohio Department of Natural Resources was used to identify the location of ground water pools which yield between 100 to over 300 gallons per minute. These underground rivers should be protected from intensive development, particularly land uses that handle hazardous materials. These areas should be protected as reserves to meet the future drinking water needs of the County's population..



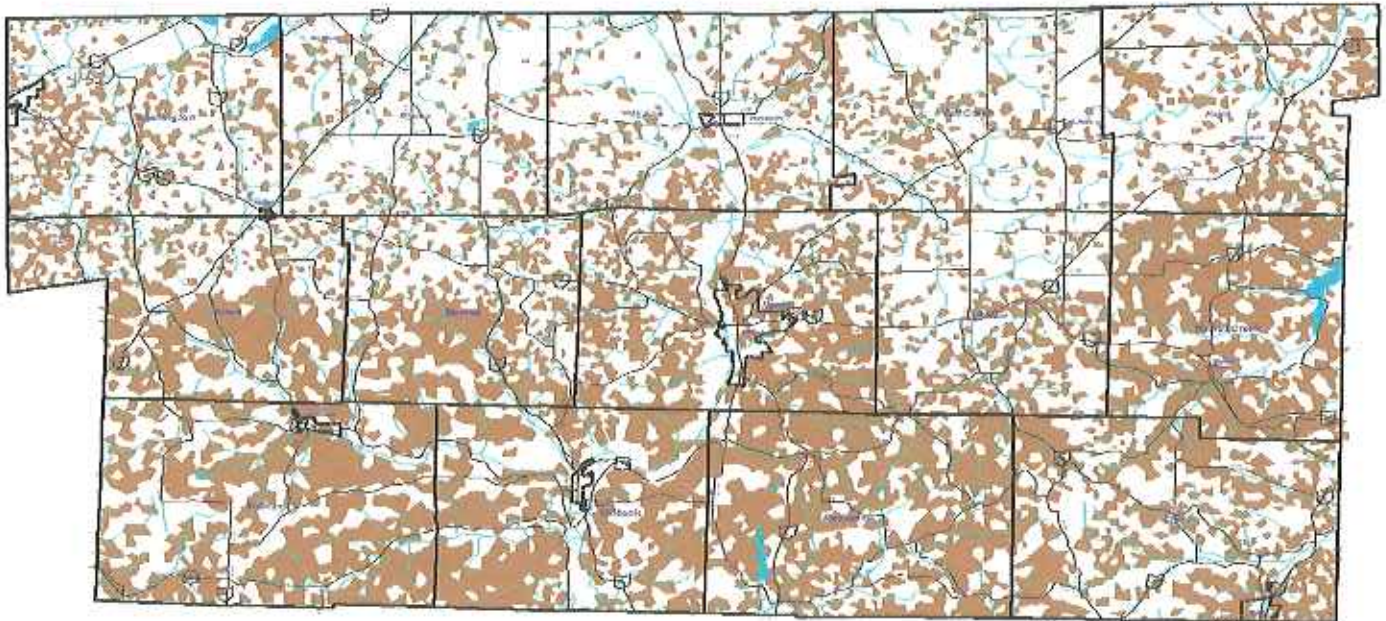
Prime Farm Soils

The areas shown in dark yellow on the map below contain highly productive soils for the growing of crops and farming operations.



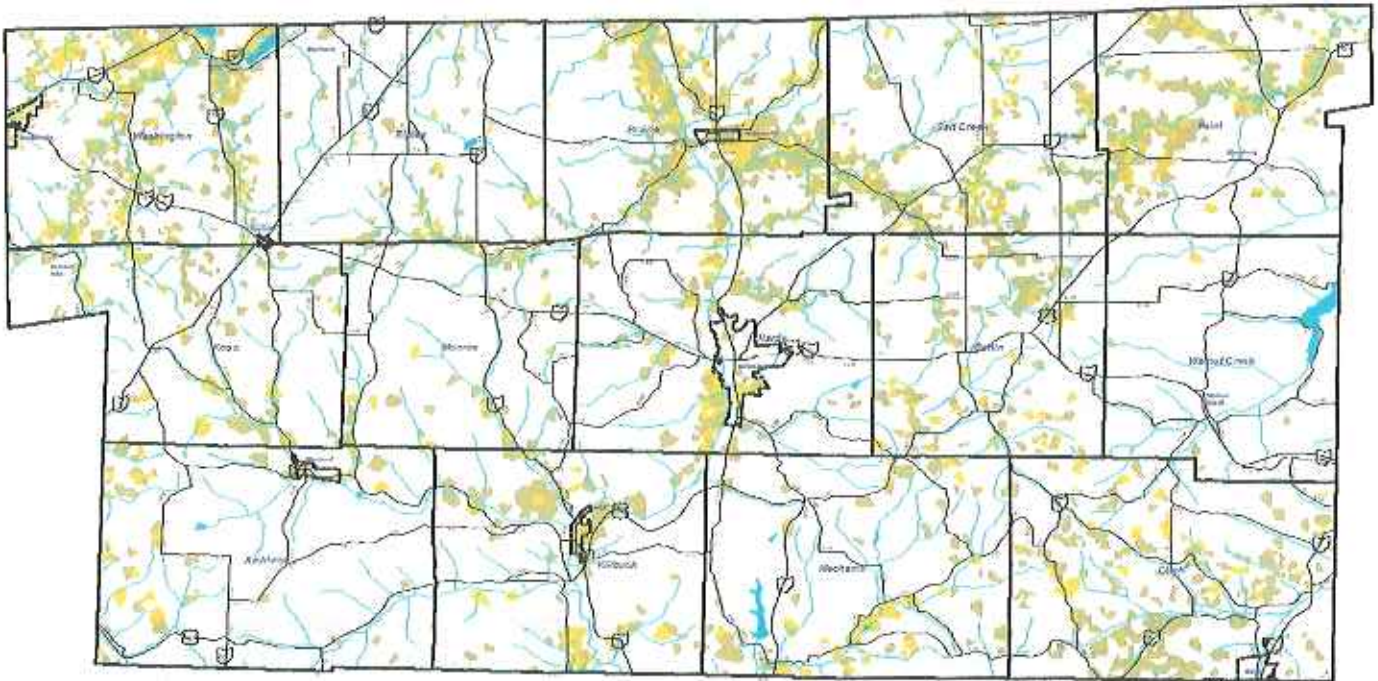
Shallow Depth to Bedrock

Soil Survey information was used to determine the locations where bedrock formations exist within 5 feet of the surface of the ground. The areas shown in brown on the map below represent shallow bedrock formations declared to be unsuitable for bearing building foundations.



Soils having Limitations for Septic Tank Disposal Systems

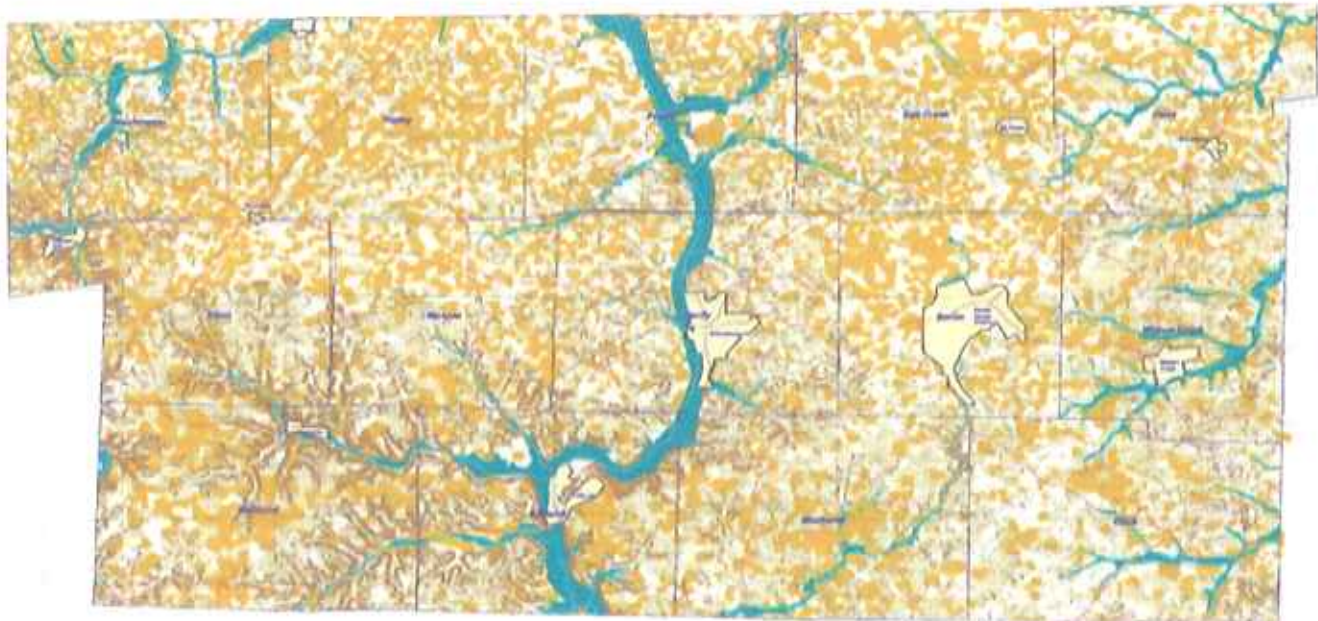
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Conservation and Development Map

A map was then prepared providing a composite of all the interpretive information shown on the series of maps described above. This visual identifies all of the land in Holmes County that is worthy of saving to ensure the continuation of the rural landscape, and the areas where new growth and development should be located. The map, shown on page 61, and titled "Conservation and Development" map, is designed to inform developers and landowners of the unprotected undeveloped areas worth saving and contributing to the County's rural way of life. The individual Villages and Townships are asked to recognize and include these open space areas in preparing their community plans.

The Conservation and Development map shows a composite of the information displayed on the previous maps showing productive farmland areas, flood plains, shallow bedrock formations and steep slopes. Areas colored blue represent the flood plains following rivers and streams. These areas should be avoided for non-farm developments.



Conservation and Development Features

Holmes County Planning Program

Edward T. Meehan and Associates

In preparing local plans, Villages and Townships should refine the information shown on the Conservation and Development Map, adding areas of prime community significance by working in cooperation with the Holmes Soil and Water Conservation District, Natural Resources Conservation District and the Holmes County Planning Commission. In this way, the Conservation and Development Map will reflect the rural landscape shown on Village and Township Plans.

Simply identifying areas unsuitable for non-farm development on local plans does not ensure their protection since mapped designations have no legal standing.

The mapped area designations show the places needing protection and where housing and commercial markets do not yet exist to justify the development of these sensitive land areas. One example, is O'Dell Lake, a seasonal vacation spot for tourists that has been converted into a permanent year around housing development because investors and realtors incorrectly presumed that a market did not exist for year around housing.

Areas rated as being unsuitable for development require corrective actions to reserve lands that enhance the rural character of the County.

Village and Township officials should not only identify the significant areas unsuitable for non-farm development but also **work to gradually place such sites into a reserve category.** This objective can be achieved by working with the Killbuck Watershed Land Trust Incorporated or local and county governments in acquiring reserve areas. Other tools may include the adoption of open space design standards for major subdivisions, enforcing access management standards or by encouraging small lot compact developments concentrated around major road intersections. These techniques and others are described in the following section.

Transitional Hillside Areas

The transitional hillside areas include the specifically designated portions of land colored as brown on the Conservation and Development Map. These areas are experiencing sprawl development, particularly in the eastern part of the County, with houses, small cottage businesses and tourist activities in traditional building forms. Continued development will result in an overall mass and scale similar to suburban type sprawl.

Views of the surrounding countryside are an important element in these transitional hillside areas where new infill development will have a major impact on carrying out the overall objective of the Plan: 'preserving the rural character of the County'. For this reason special recognition should be given to existing views and the stability of steep slope areas. These same slopes are quite visible from the lower valley floors, creating concerns hillside projects will have on the overall appearance of open space that forms the dramatic backdrop for the countryside areas. Development projects that are subtle in their appearance and which have a minimal visual impact from valley floors are therefore desired.



Killbuck Creek, Southern Holmes County

In some parts of the County, steep slopes present technical construction problems for projects. Innovative site planning and architectural approaches should be considered in such areas. In the transitional hillside areas projects should strike a balance between the visual influences of adjoining slopes; the buildings should be more traditional in their form, while respecting variations in topography. Development and infill in these sensitive areas should not destroy hillside views from hilltops or valley floors. Therefore, mitigation of visual impacts associated with new construction are important.



Plateau, Southern Holmes County

THE COMPREHENSIVE PLAN

The recommended approach to guiding growth begins by thinking that problems or conflict situations can be made into opportunities; opportunities to look closer at the situations and to involve more people in quest of solutions.

Problems motivate people to reach for solutions and in so doing, bring people closer to achieving their goals and objectives. With this kind of thinking, it is possible to turn a disturbance or problem into an asset.

Plan Objective

The plan for Holmes County seeks to resolve the problems of the natural environment and growth needs, simultaneously.

This suggests a very creative plan of action, creative in the sense that it must have impact on the physical appearance and the people of the County in order to sustain the momentum necessary to carry out the plan of action. Momentum will result from the building upon failures and successes, the enthusiasm and unity of the people, and the conviction that success will be achieved.

Thus, the Comprehensive Plan has as its objective the establishment of an identity for the County as a conservation-based rural development community. This theme should be expressed in the overall character of the area as well as in the details of building design, and the treatment of the landscape. The physical appearance of the landscape should reflect the serene qualities of the countryside with the peaceful nature of the county's small villages and hamlets.

Facing this inevitability the County has a unique opportunity to assume initiative and responsibility for determining its future destiny. Absent of regulation, the County clearly has two alternatives:

It can let growth go its own way or it can guide growth according to the shared goals and objectives agreed upon by the people of the county.

While it is possible to present alternatives, it is difficult to predict the future. The rise in land values stands as testimony to the inevitability of further development. Forecasts provide a measure of the future consequences arising from "sprawl development".

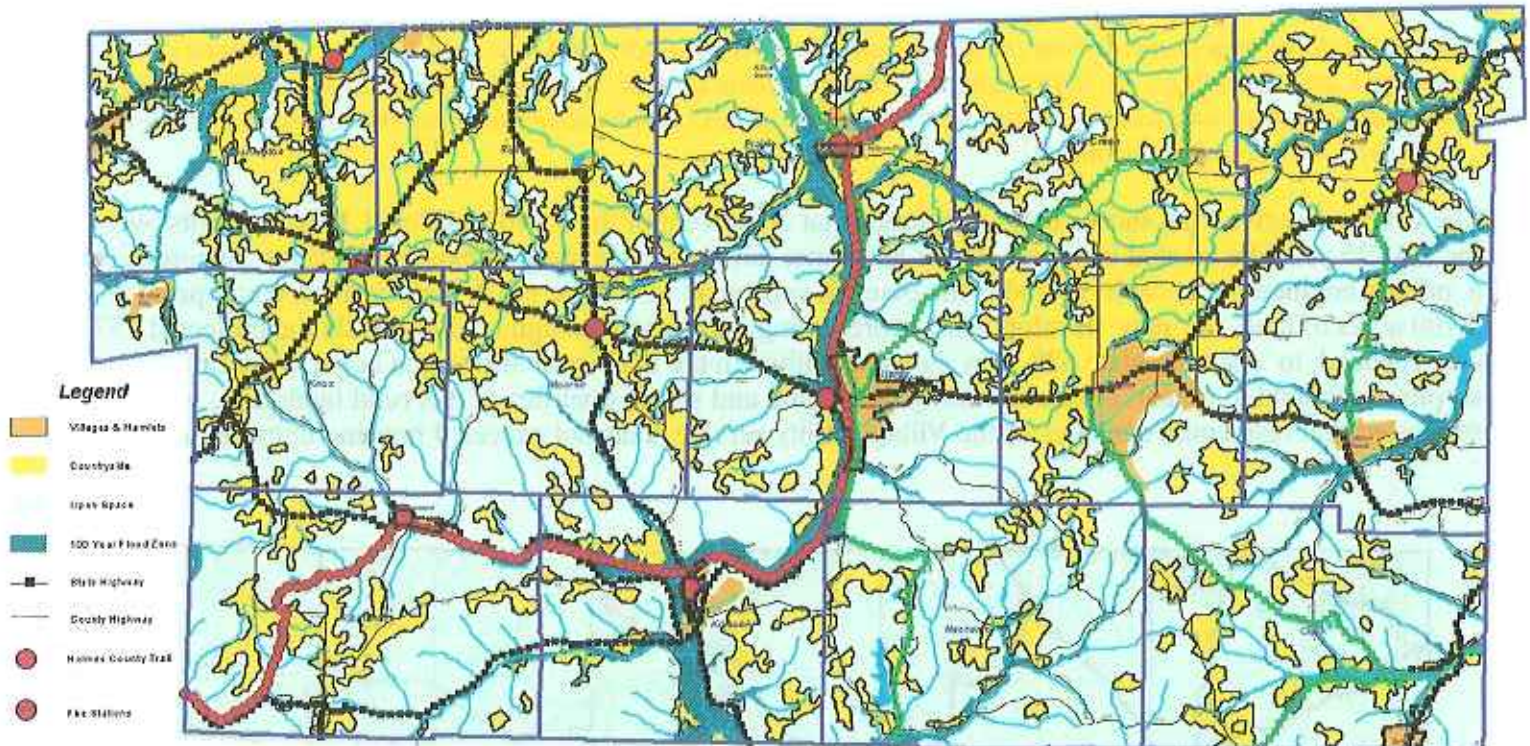
According to figures published by the Division of Strategic Research, Ohio Department of Development, the Holmes County population will continue to have one of the highest rates of change, rising 27.6 percent between now and 2030. This growth will mean:

- 10,749 additional people;
- 2,770 new families;
- 3,140 new housing units;
- 59,660 additional home car trips per day; and,
- 3,762 additional school children

A total of 2,500 additional acres of land will be consumed, housing 3,140 new families; generating 3,762 additional school children; and, 59,660 automobile trips a day. The taxable value of residential property could reach as much as \$2.4 billion by 2030. This growth cannot be stopped or redirected- *it must be accommodated.*

Growth Plan Alternatives

Left to follow a course of its own, growth will continue to march across the foothills in every direction becoming all that it was predicted to be: sporadic, scattered and short-sighted. It will surely devastate the steep slopes, mature native tree groves, destroying that which is beautiful and meaningful to the people who live and visit here.



Countywide Trend Development Pattern

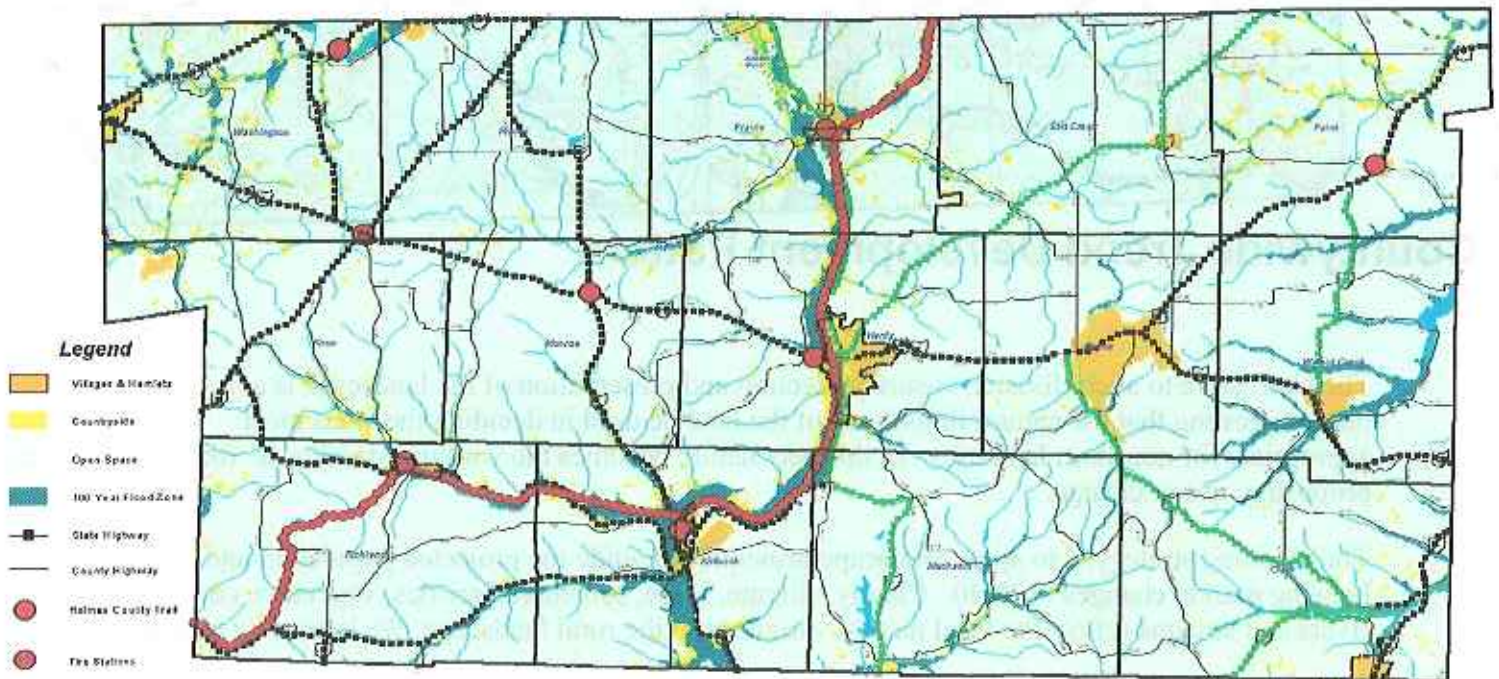
The alternative to avert disaster, ensure protection and preservation of the landscape is a **plan**- a plan suggesting that the natural limitations of the land be used in deciding the areas most appropriate for non-farm land uses. In this way nature becomes the working storehouse for proposing use or change.

The planning strategy is to apply landscape principles to guide the projected population and housing market changes by 2030. Clearly, climate, slope, soil characteristics, vegetative cover, rivers and streams reflect the local natural variations in the rural landscape. We know that natural

forces if protected not only maintain but, reveal the particular character of a place. This is the purpose for the Conservation and Development map shown on page 61. Developments that respect the fundamental qualities of the rural landscape or that project the local character will be successful. Man made developments "beautified" to imitate the picturesque will obscure the real beauty of a locale. The idea is to apply guiding principles that will properly direct development of an additional 2,500 acres of land in a way that will reinforce the continuation of a quality landscape between now and 2030. The plan recognizes two guiding principles in keeping growth and development in check while maintaining an attractive rural landscape:

- *Respect particular natural, cultural or historic features in the localized parts of the County. Reinforce the qualities of these local features in adding new development to Villages and Townships that serve as prime places of growth.*
- *Redirect development away from the steep slopes and valley floors and into the utility service areas of Villages and Townships. By redirecting new developments at modest densities to places served by centralized sewer and water utilities the 2,500 acres of land can be saved for growing crops rather than subdivisions between now and 2030.*

The Comprehensive Plan shown below, proposes that 20 percent of the 3,140 additional housing units over the next 25 years be located inside the sewer and water utility service areas of existing Villages. According to a private engineering consulting study, the planned expansion of Village utility service areas could provide 2,100 acres of land for new development, representing more than enough land to handle the projected 157 acres needed to accommodate 628 new housing units. In the interest of allowing a larger share of the surplus open land to remain intact, extending the natural and scenic qualities of this rural landscape, it is suggested that residential densities inside Village utility service areas not exceed 4 housing units per acre.



It is anticipated that the remaining 80 percent of the projected housing units will be absorbed in Townships. To prevent scattered rural sprawl the plan recommends that "strategic growth areas" be established in townships to handle the 3,140 housing units. These growth areas should be designed in the form of new "country hamlets", built on the plateaus around major intersections and served by water and sewer facilities. By designating suitable sites for compact hamlet development Townships emphasize "community" rather than suburban sprawl. The housing market could be met by half dozen hamlets. It is suggested that each hamlet be developed at a density of 1 to 2 dwelling units per acre, served by sewer and water.

The tax value of residential property is projected to be in excess of \$2.7 billion, or \$ 300 million more than the rural sprawl scenario.

By recognizing conservation principles in building compact development patterns, destruction can be averted and the landscape preserved. The natural features examined include topography, steep slopes, flood plains, ground water and the suitability of the soils for new development. Each is related to the others, and each present distinguishing characteristics on the limitations of the land to handle development and provide opportunities for enhancement.

The following principles cite the land development restrictions for each of the physical areas studied in an effort to redirect small lot concentrated development into areas served by centralized sewer and water systems.

Steep Slopes

It has been the conclusion of the United States Soil Conservation District and field observation that intensive development be prohibited in areas that have an excessive number of 15 percent or more slopes. These steep side slopes erode when exposed to winds and rain. The force of rapid water runoff removes the surface layer of topsoil, reducing soil productivity causing increasing sedimentation of rivers and streams. This action changes the content of the soil to clay where difficulties are encountered in producing healthy vegetative cover for slope stabilization. The erosive process undermines the use of sites in hillside areas for small lot subdivision developments where hard surface pavements, roofs, walkways and driveways increases the rate and volume of surface water runoff; impoundment and grading costs.

If properly prohibited for major subdivision development, these slopes are then protected to withstand heavy storm water runoff where the natural vegetative cover takes hold to stabilize the face of the slopes from the force of wind and rain erosion. In the long run this is the most economical type of slope protection.

Therefore, the steep slopes framing the valley floors and rivers become a major element in the plan for the county. The objective is to keep steep slope areas free of intensive development, setting them aside as open space areas. The hillside patterns provide diversity in land cover; irregular and distinctive land forms that are immediately recognizable for their scenic quality. They also serve as pathways for seeing the unique characteristics of the County. The patterns of steep slopes when viewed from the ridges or valley floors creates an attractive rhythm of open and enclosed spaces formed by tree stands and small narrow pastures. This is what makes Holmes County different, unique and beautiful.

There is only one option, these slopes should be prohibited for large-scale, small lot subdivision development. Non-farm dwellings in steep slope areas should act like observers. If they stand out they may ruin what they have come to observe. Instead, house lots should be sited unobtrusively at a density of one dwelling unit per ten acres to help reinforce the visual and ecological functions at work in steep slope areas. In this way the range of steep slopes remain unified, providing a continuous open space network running through the entire county preserving panoramic views of trees, valley walls and water. Non-wooded sites on the crest of hills may provide open views in all directions but tend to become outstanding objects on the horizon and exposed to winter winds. House lots should be sited just below the crest of the hill with the vertical line of the slope and trees so as to be hidden from views.

Plateaus

The plateaus become excellent locations for compact developments offering pleasant views and surroundings. Most of the plateaus contain many of the prime agricultural soils in the County. Therefore, in plateau areas, non-farm developments should be restricted to those locations containing soils that are most suitable for the treatment of septic tank effluent. Two housing density variations should be observed on the plateaus. On plateaus along county and township roads the maximum density should not exceed one house lot per five acres so buildings do not become outstanding and obtrusive objects robbing the rural landscape of its unity. If they interfere they ruin what people have come to observe. House lots placed at distinct intervals that mimic the local pattern of farmsteads along county and township roads cause the least amount of disruption to the natural landscape while accommodating an appropriate share of the future growth anticipated.

Higher density hamlet developments not exceeding four house lots per acre are justified at locations where two major roads converge on plateau sites. These sites should contain at a minimum, moderately well drained soils. Locations having less than a 15 percent slope become excellent places for small hamlets ranging in size from 500 to 800 people. Whenever possible, hamlets should be restricted to wooded or rolling sites where homes can blend with the line of trees or slope, and can be hidden from view. Where hamlets occupy open sites free of tree cover a quarter acre lot development will likely block views to the open landscape, disrupting the larger unifying patterns of the countryside. Hamlet developments should include native plants and landscape buffers on either side of streams to provide for the proper drainage and treatment of water from impervious surface areas. Thus, the plateaus become a part of the plan for accommodating new concentrated developments.

Summary of Proposals

So we have provided two plans for Holmes County.

1. A *Trend Plan* depicting how the county may look if development is permitted to go its own way.

- The loss of an additional 5.5 square miles of farms and natural areas;
- A greater dependency on the automobile creating more congestion, accidents and demands for widening state roads, providing hard surface rural roads; and,

- A deterioration of the quality of life, further threatening the County's thriving tourism and manufacturing/service economy.

2. A *Vision*, guiding development according to the goals we want to see achieved for the County.

- Conserving natural and cultural resources such as the range of steep slopes, Killbuck Marsh, and ground water aquifers;
- Protecting woodlands, wetlands, areas subject to flooding, and erosion hazard areas as open space;
- Energizing the small villages and hamlets;
- Protecting the traffic carrying capacity of rural township roads;
- Saving tax dollars and public service costs; and,
- Retaining and attracting businesses and jobs.

While both futures would be built on existing land, the illustrations do not necessarily pinpoint specific places for development.

Each illustration is intended to show the same amount of development. The projected number of housing units is the same and there is sufficient land for business and industry development to meet the employment, shopping and educational needs of the population. However, the amount of land consumed for these uses is not the same. Less land is devoted to development in the Vision Plan than in the Trend Plan.

These major parts of the physical plan, when combined will carry the force necessary to guide the future orderly growth and development of the county in a way that will protect the rural qualities of the County's landscape.

Growth	Square Miles	Acres
Trend Pattern		
Villages/ Hamlets	9.5	6,080
Countryside	335.4	214,656
Open Space	78.1	49,984
Comprehensive		
Villages/Hamlets	9.5	6,080
Countryside	135.9	86,976
Open Space	227.6	177,664

OPEN SPACE PRESERVATION TECHNIQUES

1. Purchase of Development Rights

Purchasing of development rights is one land preservation technique that can be used to preserve land features that must be protected from sprawl patterns of development. The Killbuck Watershed Land Trust is a non-profit charitable corporation (501-C3) qualifying to purchase development rights or conservation easements guaranteeing their preservation. The conservation easement is a legally recorded voluntary agreement that restricts the use of land to farming, open space or wildlife habitat. Easements may apply to entire tracts of land or to specific parts of private property. Other benefits of this technique are listed below:

- The landowner has the ability to defer capital gains tax until he/she receives the principal.
- The landowner has the ability to sell the agreement on the open market at a premium if the prevailing interest rate falls.
- The landowner can receive a charitable deduction over a specified number of years on the difference between the appraised value and the purchase value.

The Killbuck Watershed Land Trust is laudable and should be pursued aggressively. However, this technique can become an enormously expensive undertaking making it difficult to acquire development rights over a large amount of land. To be realistic, it is unlikely that enough money will be found to save more than a small percentage of the areas designated on the Conservation and Development Map. In most cases, a trust purchases the development rights to an entire tract, resulting in one 40 to 100 acre farm being saved while the remaining areas go unprotected. Its effectiveness as a land preservation technique also hinges on being coordinated with other land treatment approaches.

In Holmes County where there are virtually no restrictions on minimum house lot sizes the practicality of using this technique as a major source for preserving land becomes questionable because the acreage protected diminishes as the lot size decreases.

a. Current Land Development Practices

In order to determine how this technique can be used most effectively it is necessary to acknowledge the way rural land development takes place in Holmes County. Farmers continue to farm but they periodically sell off parcels for income. Occasional expenses like buying farm machinery, building a farm house, or sending a teenager to college, are generally cited as strong incentives favoring the conventional selling off of two acre frontage properties as house lots. The portion of the farm property most often sold is the road frontage, so the landowner can avoid building a new road to access the interior tracts of land for development. Then too, these lot splits are exempt from having to follow the major subdivision review procedures. This wasteful land subdivision practice does not perpetuate the rural atmosphere desired because it converts large tracts of road frontage for development, effectively hiding the natural features of a rural landscape behind a string of house lots fronting on the road.

b. Modification of Purchase Development Rights

Property owners who practice selling off only their road frontage suggests a potential useful modification to the application of the land trust technique. **Instead of using the donation or easement approach to preserve farmland or un-**

suitable areas for development, the trust should focus on gaining only the 400 feet of frontage along state roads designated as "byways". This goal directs the effort and stretches the limited dollars much further. How much further is yet to be determined based on the development value assigned to the different parts of a given piece of property. It may be worthwhile to test this approach.

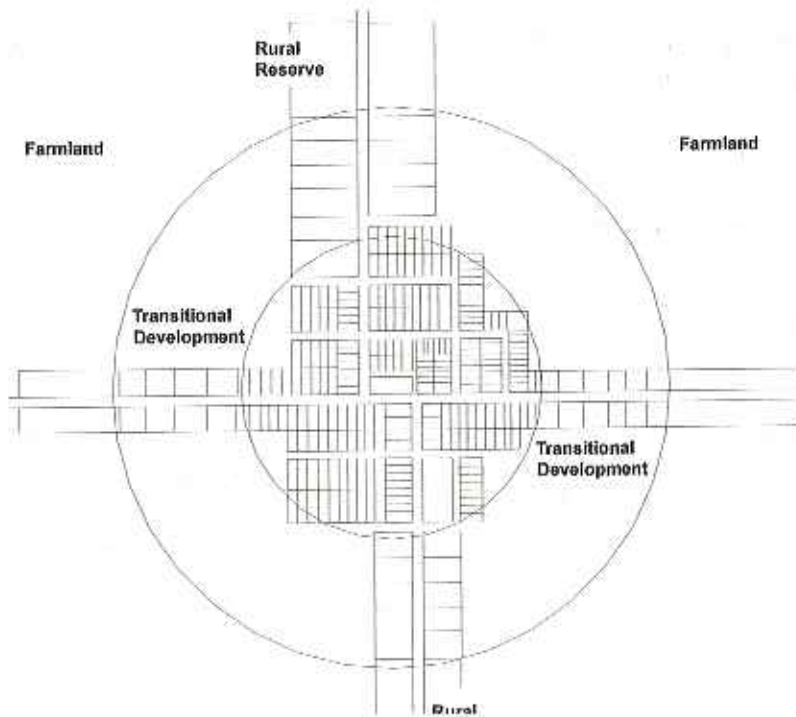
c. Large Frontage Lots

Another modification worth exploring is the purchase of development rights through the Killbuck Watershed Land Trust every 300 lineal feet along the roadway so that house lots would occur more frequently. This solution would at least allow travelers and tourists to see around houses on frontage lots to view the open landscape beyond. In turn, the proposal would

enable the land trust to spread their limited funds even further over long stretches of County and Township roads.

2. Incentives for Hamlet Developments

Accommodating new non-farm development in existing Villages and hamlets where existing public sewer and water facilities exist is another stated goal of the Comprehensive Plan. Public improvements serve as incentives to encourage concentrated development over the spread of house lots at scattered locations. However, legal authority and capital improvement funding to guide growth in this manner are limited, and the demand for minor lot subdivision developments is not about to subside. Consequently, the approach to growth in Holmes County must include an alternative version of countryside development that is preferable to the status quo.



Development incentives should be included in the Subdivision Regulations concentrating new developments around strategic road intersections. This concept would continue the County's traditional pattern of development where hamlet settlements occur at roadway intersections, similar to the development patterns of Mount Hope, Holmesville, Killbuck, Millersburg and Berlin. Most of the projected 2020 population growth at an average net density of one house per three and one-half acres could be absorbed around roadway intersections if proper development incentives are in place.

Local governments will have to choose the types of development incentives they support to guide growth. The following provides an overview of the incentives that would appear to be most practical for guiding growth in Villages and Townships:

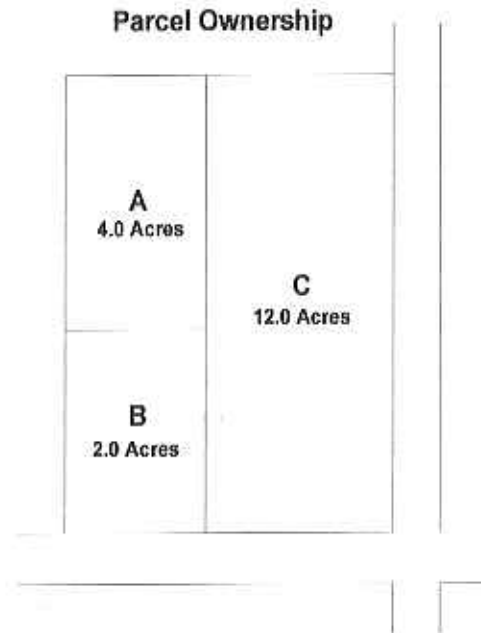
a. Deferred Taxation

When farmland is converted into housing lots the appraised value along with the property taxes rise immediately to reflect the potential value of future home sites. Such appraisal practices have the effect of hindering the creative design of small lot subdivisions because it requires the farmer or landowner to pay a higher tax on each lot upon the approval of a subdivision, which could take years to sell off. Thus, growth occurs in a piecemeal way with no thought given to providing well-designed unified developments between one parcel and another. This shortcoming could be turned around to a community's advantage. Current land values could be extended, except for those parcels within a quarter mile radius of main intersections. Inside a quarter mile radius of a major intersection house lots would not be assessed at a higher appraised value until new houses are completed on each lot in the subdivision development.

b. Landowner Compacts

Building construction happens on one lot at a time. To properly plan separate land holdings as a single entity and conserve land more efficiently than can be achieved on a parcel by parcel basis, Villages and Townships should encourage landowner agreements. This technique does not require government involvement and can usually be applied as an alternative to the individual lot split incentive procedure in the subdivision regulations.

Landowner Compacts



Typically, adjoining property owner consent to enter into a joint agreement describing the amount of land each party has in the project, specifying that the net

Development

6 house lots	21 house lots
3 house lots	

proceeds will be divided according to the percentage of the potential development contributed by each partner, regardless of the acreage involved. To encourage clustering, incentives are adopted, forgiving certain review and timing requirements where adjoining property owners within a quarter mile radius of principal intersections agree to jointly plan their holdings as a single entity. While landowner compacts are effective in avoiding checkerboard layouts they are also useful in preserving significant and sensitive natural features such as tree groves, lands with soil types subject to erosion and excessively steep slopes.

Subdivision regulations applied in combination with landowner compacts can become an effective incentive tool to preserve portions of subdivision sites that are unsuitable for small house lot development.

c. Community Sewer Treatment Plants

A 20%	C 70%
B 10%	

Another disincentive to encouraging concentrated development is the lack of centralized utility systems servicing house lots along County and Township roads. Given the standard lot size of one acre and up for individual wastewater treatment plants, encourages the platting of large estate size house lots. To attract compact groupings of home sites around intersections, the County could create independent sewer districts within a quarter mile radius of major intersections.

One or all of these incentives could be used to potentially attract development to prime locations. To be truly effective, however, this effort should be merged with the purchase of development rights mentioned above. In controversial situations it may be desirable to refrain from adopting the strict application of the County Subdivision Regulations in place of exacting a percentage of open land outside the quarter mile ring to gain compact development around the principal intersection

COUNTY ROAD DESIGN GUIDELINES

Introduction

This section presents the policies that will guide the planning of the County's road system. It is recommended that these same policies be considered for adoption by the incorporated Villages. The policies focus on guiding development into concentrated areas around principle intersections using roadway infrastructure techniques.

Land use and transportation policies go hand in hand. Transportation practices adopted in the early 1950's unintentionally created sprawl development patterns. One of the main factors encouraging the rush to expand outward was the federal interstate highway system. Increasing dependency on the automobile has resulted in road speed standards that are in conflict with pedestrian oriented settings. Therefore, the traditional design standards featured in this plan call for a road planning policy that can be used as a foundation for reaching decisions on road issues in a pedestrian designed and built environment.

The policies begin at the County scale, focusing next on Villages and hamlets and finally on the detailed road standards themselves.

In approving the plan, Holmes County should use these road standards to guide and direct its own road plan. Not all of these policies address issues that are under the control of the County. It is hoped that these policies will be recognized by the Ohio Department of Transportation, County Engineer, Village and Township officials in making road and street improvements. Public officials interested in building a more livable Village and Township environment should adopt the following road policies:

Principle 1: Balanced Road System

Countywide road planning should strike a balance between cars, buggies, bicycles and pedestrians.

Like many rural farm areas, the automobile and horse buggy are the primary means of transportation in Holmes County. It is also unrealistic to think that the car won't continue to be the dominant means of travel in the future, particularly for trips between Villages and hamlets and the countryside. Consideration should be given to balancing these different methods of transportation along the segments of the County road system experiencing land use growth and development. This balance should form the basis of all Countywide road planning.



Northern Holmes County

Principle 2: Define County Roads as Major Roads

The County road network serving the open countryside should be classified as major roads designed to collect traffic from Township and Village streets and distribute it onto State Routes. Segments of the County road network paralleling water courses, crossing flood plains or excessively steep inclines become arteries designed to provide emergency and public safety access throughout all parts of the County.

Principle 3: Provide Safe Pedestrian Oriented Places

County roads should serve Countywide transportation goals.

Low speed limits should be maintained on State and County roads that serve built up areas of Villages and hamlets. High speed traffic movements should be provided on the edge of high density built-up areas along road segments that can adequately handle both traffic generated from adjoining land uses and through traffic movements.

Principle 4: Provide Safe Havens for Buggies

Buggies are used as the essential means of transportation by Amish and Mennonite families in Holmes County. Well-marked turnouts should be provided at regular intervals along major State and County roads to provide safe havens for buggy movements.

Principle 5: Provide Shared Walking/Bicycle Systems

Destinations of particular use or interest should be accessible by automobile.

The completion of the Killbuck Bike Trail will provide an alternate means of transportation from high speed State and County roads. Shared bike and walking route's serve as low speed pathways. While it is not possible to provide bike trails everywhere, the Killbuck Bike Trail will link the Villages and

hamlets together located along its route, such as Holmesville, Millersburg and Glenmont. Facilities such as parking, bicycle racks and emergency communication systems should be permanent fixtures at work, play and tourist destinations.



Southwestern Holmes County



Killbuck Trail

VILLAGE AND HAMLET DESIGN GUIDELINES

An essential element of the Holmes County Plan is a focus on the preservation and protection of the rural landscape, including historic Villages and hamlets. This objective compliments the plan objective for providing an efficient street and road system. A study of Village and hamlet features gives rise to principles that may be useful in planning Village and hamlet development projects that compliment the rural landscape.

Principle 1 **Respect The Rural Landscape**

If rolling hills, pasture lands and tree stands dominate the local landscape, it may have picturesque qualities. A sequence of views representing open fields and wooded hillsides, dairying and diversified crop enterprises, smaller fields and traditional farm structures are typical.

Changes in the landscape should support these basic characteristics. They must be part of a much larger unified pattern. Variety of open pastures and fields, tree groves and sheltered valleys creates a rich landscape. Hamlet and Village developments of limited size and appropriate siting can blend into the landscape without interfering with its visual pattern.

Policy 1: Recognize the Visual Relationships among Landscape Elements

New land management practices, new farm structures and new non-farm uses can fit into the rural landscape. The existing land forms, vegetation, water, and farm structures provide a framework for introducing new hamlet developments. The scale, density and impervious surfaces of a new hamlet development dictates its fit into the existing landscape pattern. Developments that reinforce the agricultural and ecological function of the landscape might be prominently sited, while developments that will conflict with their function should be sited with extreme care for their visual and functional affect.



Southern Holmes County

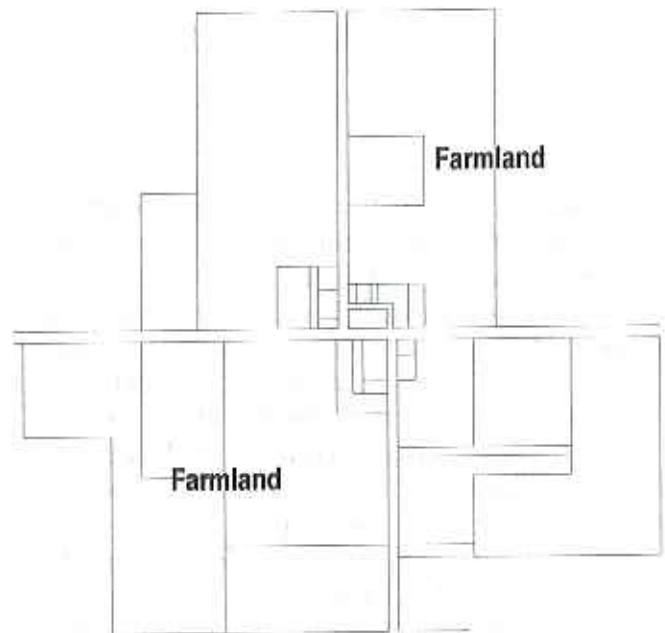


Principle 2
Develop Hamlets around a Major Road Intersection

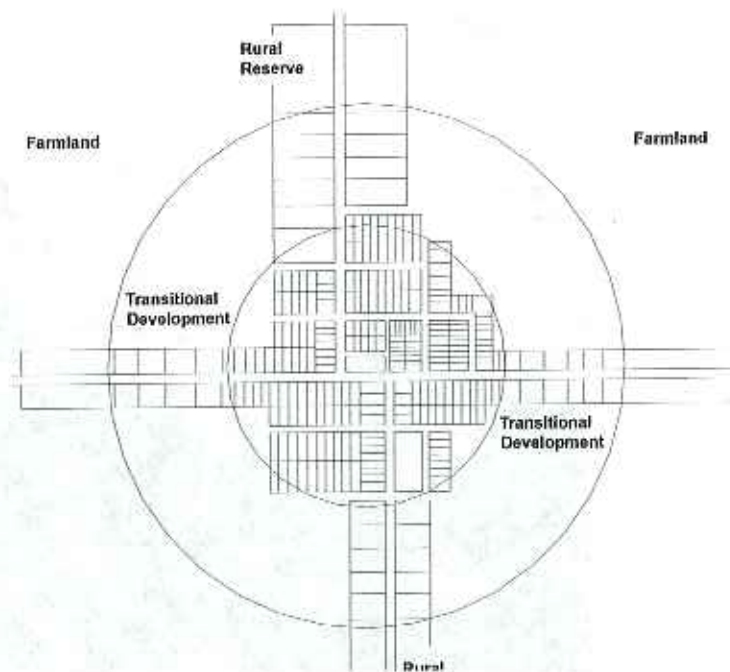
The illustration to the right shows how the intersection of two major roads can accommodate a growth hamlet designed according to traditional development standards similar to those found in existing Villages of the County. A public town center is provided at the main intersection. The town center generally includes a tourist attraction such as a motel, restaurant, gift shop or other such uses considered to be effective in providing convenient services and energizing the areas around them. Sugar Creek provides a prime example of the types of energizing uses that would be found in the central core area. A loose arrangement of higher density housing would sit behind the motels and restaurants and craft shops surrounding the intersection, but the business core would signify that change is beginning to occur at the center.

In the second illustration the intersection becomes fully developed as a mixed business/tourist attraction. House lots of between a quarter and a half acre begin to emerge in the transitional area located a quarter to a half mile out from the intersection. A church or day care center located on one edge of the square and the surrounding area is settled with higher density housing. At the center one can find a convenience store and mixed two and three family housing units. At the edge of the quarter mile service area homes exist on lots within walking distance to the town square. The town edge is surrounded by farms and pastureland. Thus, the town takes on the appearance of representing both natural and social attributes.

This is what preserving the rural landscape and growing an historical development pattern is all about. Any Village or Township that wishes to follow these guidelines can do so by simply adopting traditional design standards and then apply the incentives, discussed above, at prominent roadway intersections.



Stage 1: Crossroad Development



Stage 2 Crossroad Development

**Principle 3
Village Form**

Land use and development decisions should be based on an understanding of the traditional Village form as the fundamental development pattern.

The design, scale, pattern and location of streets and buildings should be addressed in the making of most development decisions. These design features determine whether places will add to, or detract from, their traditional historic and cultural features. Thus, design elements are not just matters of mere detail with only minor consequences. To avoid errors, the location of Village centers and edges should be mapped. Once this is done, developers, investors and public officials responsible for overseeing the improvement of the physical environment can be assured that their efforts will not compromise community safety and viability within built-up areas. In turn, public officials can be confident that the public and private investment made will be safeguarded as their community grows and prospers.

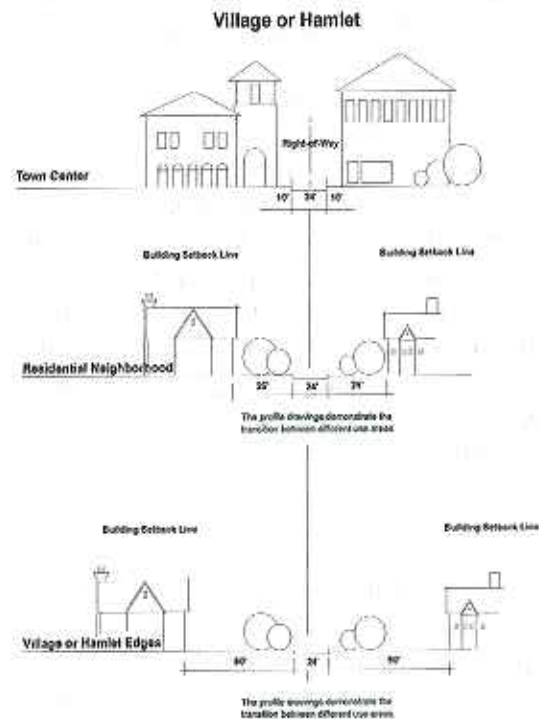


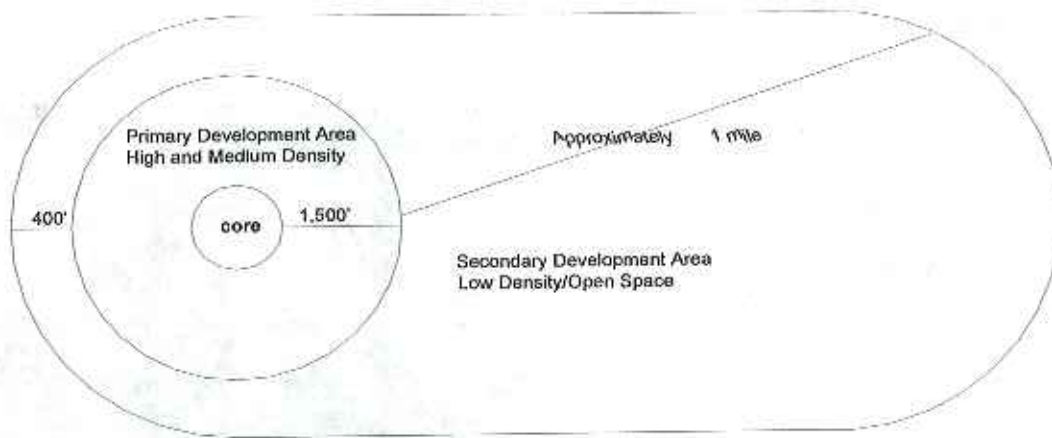
Millersburg

As one leaves the center, closed curbs and gutters should become open swales, and trees should stop lining up and include more varied species. In this way a more authentic and gentle transition is provided from the built-up environment to nature.



Millersburg





The key idea of the hamlet is the concentration and ordered arrangement of new dwellings into new compact settlements modeled after the historic towns and villages of the County. The center of the hamlet includes civic buildings for assembly such as a church, town hall or day care facility facing onto a public square that acts as a visual landmark and symbol of community identity. The land within a one-half mile radius of the public square is subdivided into a variety of small size lots between 10,000 and 11,000 square feet in area woven into street and block patterns to provide interesting routes of travel. The edges of the hamlet are composed of larger estate lots of between 2 and 4 acres forming a distinct boundary between the smaller size house lots and the surrounding rural landscape used for agriculture, recreation and environmental protection purposes.

Rural Hamlet

Principle 4
Site Plan Orientation and Setbacks

In subdividing the hamlet site, consideration should first be given to lot placement and not the street layout. In a wooded or gently rolling setting house lots should be sited so buildings will be vertically aligned with the tree tops or slopes to be nearly hidden from view. In open areas, house lots should be clustered to copy the local pattern of farmsteads and small towns.

Transitional hillside areas pose special technical problems for hamlet developments, including rockslides, soil erosion and drainage control. Any project in these sensitive areas should incorporate designs that mitigate these conditions while providing for basic service and safety needs.

Where feasible, the visual impact of any hillside hamlet should be minimized. New developments on hillsides may be seen from lower vantage points. Therefore, hillside developments can have a significant overall impact on the rural character of the landscape. Encourage clustering if buildings are clearly visible from lower vantage points. Place roads and buildings in locations that minimize visibility, not on hilltop areas or at the crest of a hill.

After choice sites for building lots have been identified, the siting of buildings and roads should be coordinated to take advantage of the slope of the land and countryside views of interest and amenity to the site. The system of roads provides a network of public spaces requiring one to deliberately recognize the needs of pedestrians while achieving the goal of neighborliness.

Too often, excessive grading is required to fit the road system to the topography of the site resulting in the destruction of interesting views and natural changes in land forms, the removal of trees, increased surface water runoff and soil erosion.



Prime example of a well sited hillside hamlet.

Roads and buildings should run parallel with the existing contours of the land, when feasible. Where new roads and buildings front onto the edge of existing developments connections with the existing road pattern is generally more important than conforming to the natural contours of the land.

Projects on hillside areas increase the visibility of roads and driveways. Of special concern are those areas formed of excessively steep slopes which require substantial cut and fill and storm drainage retention structures. While basic engineering concerns are major issues in these instances, the visual impacts of cut and fill operations are significant, as well.

To the greatest extent possible, cutting and filling across slopes should be avoided but where it must occur, the visual impacts should be minimized. To camouflage the visual appearance of new roads as seen from lower vantage points cut and fill should be kept to a minimum by using the following techniques:

- a. Earth berms, rock formations or stone retaining walls should be used to minimize visual impacts of cuts.
- b. Minimize the height of retaining walls.

Consider building arrangements that provide for compact developments and that minimize the width of paved roads.

Extremely long private drives serving large estate-type house lots on flat open fields should be avoided. However, long drives on gently rolling and steep slopes are desirable, providing such approaches and pathways parallel the slope of the land. Where such drives exceed 250 feet in length a turnout should be provided that is at least 12 feet wide by 30 feet long for cars in order to provide free passage for emergency vehicles.

The gridiron street pattern is generally suited to flat or gently rolling sites where grades do not exceed twelve percent.

To prevent excessive grading and surface water runoff, hamlet sites at densities exceeding 4 dwelling units per acre should be confined to gently rolling sites.

Hamlets should be discouraged on sites that have an excessive number of 15 percent or more slopes. It is also recommended that the ridges of steep slopes be avoided for intensive development.

Another possible alternative in flat open plateau areas bands of trees can be used as a means of blending the homes into the landscape.

In steep slope areas, where development is limited to scattering single residences across the countryside, house placement should be modeled after the distribution pattern of the Amish farmhouse located at distinct intervals from one another along rural roads.



Excessively long driveways, Knox County, Ohio

Principle 5
Pay Attention to Building Scale and Mass

The scale and mass of building arrangements in open hillside areas are among the greatest concerns for preserving the rural character on hillsides.

Policy 1: Building Mass

Building mass should reinforce the qualities of the natural landscape. The height, width, and depth of new developments on sloping sites should be compatible with that found in compact Villages and hamlets.

The scale of each building should relate to its lot size: larger buildings fit best on large lots, to give the impression that large open spaces exist between non-farm residences.. Steep slope areas should be formed of smaller structures, simple in form and shape.

The following design techniques should be practiced in hillside areas:

- a. Buildings should be sited on the side of slopes to help reduce the perceived mass and scale of the development.
- b. Buildings should step down the hillside, to minimize visual impact and reduce the apparent height of structures.
- c. Avoid placing tall buildings at high points on the site or in other highly visible areas.

Policy 2: Building Form

Buildings are of simple shapes in Holmes County formed as either a

rectangle or square. In some cases, larger masses are achieved by combining two or more simple masses. One part of the masses appears as the "dominant" structure, with the other parts attached to it. This is quite obvious in the construction of a structures designed for more than one family in the residence. In some instances accessory buildings attached to the main building may be used as cabinet shops, saw mills or for other cottage businesses. The "integrity" of the dominant building form is a distinctive feature that should be encouraged. Maintaining this traditional building type is vital to protecting the unique character and cultural traits of the County and to maintain a visual relationship with the cultural formation of Holmes County.



Northeast Holmes County

Secondary
Structure

Dominant
Structure

Principle 6: Blend Big Box Retail into the Hamlet Environment

A big box retail center can fit into a Village or hamlet. The idea is not to prohibit these types of uses but to identify proper locations beforehand for such uses.



One alternative is to attach the retail box to the neighborhood where added investment is generated to support a "Main Street". Traffic encourages more traffic. The auto-oriented nature of big box retail centers tends to attract additional retail and service establishments served by their own parking lots. However, these stores can be rearranged as a typical "Main Street" leading from the center of the hamlet to the location of big box retail outlets. In this way the big box center safeguards the pedestrian oriented hamlet instead of turning it into another auto-oriented destination. By energizing the hamlet in this way, the Big Box Center retains its sea of parking that does not interfere with the sequence of pedestrian oriented spaces connecting it with the town square. In discussing big box retail activities attention must also include the placement of small drive-in restaurants such as McDonalds and Burger King. The idea is not to prohibit such drive-in businesses but to identify proper locations beforehand where they can operate most

VILLAGE AND HAMLET ROAD GUIDELINES

The structure of the County and the livability of its Villages and Townships are determined by the road and street system. The policies below address those issues that must be recognized when planning the street and road system on a Village or hamlet scale.

Principle 1

Define Streets and Roads by Function

A definite distinction should be made among the different uses made of state, county, village and township roads in the overall street system of a Village or hamlet. This can be achieved in many ways. The functional classification of the road system in a Village or hamlet may be determined on traffic volumes, public safety concerns or basic changes in land uses. Generally, the functional classification of the roadway system in a Village or hamlet is as follows:

1. Major Roads: Roads that carry heavy volumes of traffic from one part of the community to another.
2. Collector Roads: Roads that collect traffic off of local residential streets and distribute it onto major streets.
3. Local Roads: Roads that serve abutting residential properties.

Street and road widths, the presence or absence of curbs and drainage basins, landscaping, parking treatment and vehicular speed limits can be powerful influences of street function in Villages and hamlets.



Berlin Proper



Millersburg

Principle 2: Adopt the Gridiron Street Pattern

Villages and hamlets in Holmes County are characterized by a gridiron street pattern. New extensions of existing developments should be designed to follow this classic grid street pattern.

Traditional neighborhoods are usually free of cul-de-sacs. To avoid the hazards of heavy traffic volumes on local streets the cul-de-sac should be used at locations where pedestrian and bicycle circulation connect with the typical gridiron street pattern.

Sidewalks can also link cul-de-sacs and loop streets with each other and with schools, parks and other public activity areas.

The gridiron street pattern ties streets together. Route choices therefore, should provide a number of alternative "feeder" streets to handle increased traffic during anytime of the day or night.

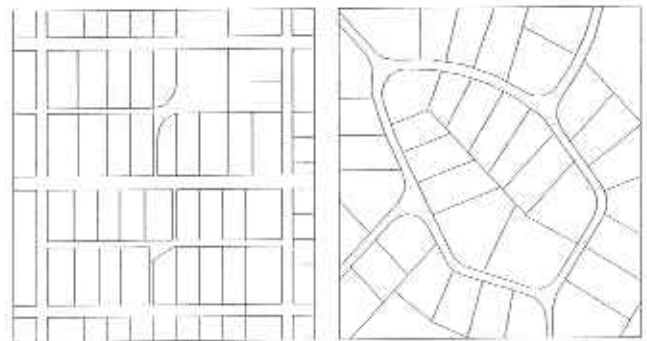
Principle 3: Curving Roads

Curved streets should parallel the slope of the land and not create undue disorientation.

Randomly designed subdivision road layouts make it difficult for motorists to find their way. Curved streets should be used to maintain vistas and avoid mass grading in areas containing an excessive number of steep slopes exceeding a 15 percent or more grade.



Holmesville, Ohio,
Modified gridiron street pattern and 90 degree angled intersections.



Gridiron Street Pattern

Curvilinear Street Pattern

Principle 4: Discourage Strip Roadside Development

Rural roads should be kept free of roadside development.

Homes and businesses have been allowed to develop anywhere along properties fronting onto segments of heavily traveled County roads.

Uncontrolled estate type residential platting on frontage properties at scattered spots along the County's road system only tends to impede the future traffic carrying capacity of these major routes, to obstruct the views and cultural settings enjoyed by residents and visitors to Holmes County.

Roads intended to carry through traffic should be acknowledged as such and be protected from the indiscriminate development of five acre lot subdivisions at scattered locations. Developments referred to as major subdivisions in the Holmes County Subdivision Regulations should be concentrated at major intersections in Township areas. Page 70 describes how intersection development can be encouraged.



Ontario, Ohio
A suburban community path



Northern Holmes County
A traditional rural village path

Principle 5: Incorporate Other Design Features

Policy 1: Be Deliberate in the Use of Cul-de-Sacs

Cul-de-sac streets should be used selectively where traditional developments are served by a continuous gridiron street pattern.

The cul-de-sac has advantages. It is quiet and safe where children can play with minimal fear of darting out in front of fast moving traffic. Families are more apt to know each other on turn-around streets, thereby promoting neighborliness and familiarity. The cul-de-sac can also be effective in determining crime since criminals avoid streets that may trap them.

Policy 2: Provide a Shared Street System

The street network should be designed to accommodate automobiles, pedestrians, bicyclists and buggies.

In medium and high density areas, the main purpose is no longer just moving cars. Pedestrian, bicycle and buggy use suffers in an automobile-oriented designed street system. Emphasis should be placed on supporting the widest variety of land uses, not just motor vehicles. Measures such as shared streets that provide narrow lanes for buggies, bikes, on-street parking, hitching posts, continuous planting strips with trees and sidewalks are just a few of the improvements that should be available along a shared street or road network.



Turn-around, otherwise known as a "Cul-de-Sac".



Policy 3: Maintain Design Speeds

Streets serving residential neighborhoods should maintain design speeds of less than 35 miles per hour.

Pedestrians do not feel safe or comfortable walking along streets and roads that are designed and used as high speed thoroughfares. Motorists exceed the speed limits along such streets. Vehicle speeds in pedestrian oriented neighborhoods can be controlled through the application of design features such as reduced speed limits, road width, curvature and vehicular turning movements.

Policy 4: Road Widths

Street widths should reflect their design speed.

Residential neighborhood streets should not exceed 24 feet in width. A lane width of nine feet is sufficient in those instances where short loop streets or cul-de-sacs serve house lots.

Policy 5: Curb Radii

Curb radii at intersections should not be greater than 90 degrees.

While large curb radii in pedestrian oriented neighborhoods eases large vehicle turning movements, it allows cars to speed around corners and increases the distance pedestrians must walk to cross a street, creating a safety hazard.

In low speed residential neighborhoods, large vehicles, such as garbage trucks and fire engines, can be expected to cross over opposing lanes of traffic in negotiating tight turns at intersections.

Policy 6: Use Traffic Calming Tools

Traffic calming techniques should be applied to retrofit street systems inside Villages and hamlets which are plagued by speeding.

Traffic calming measures include the construction of speed bumps, flare-outs at intersections, roundabouts and other techniques on streets that are used as high speed bypasses in built up areas. New developments should include street patterns that build and protect streets and intersections, resulting in slower driving speeds.

Typical Traffic Calming Measures:

- Speed bumps
- Street closures
- Traffic diversion
- Surface texture and visual devices
- Modified intersection design

Policy 7: Traditional Intersection Design

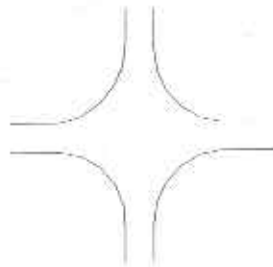
Traditional intersection arrangements should be used as a way to calm traffic in new neighborhoods.

Forks, angled intersections, flares and other offset intersecting street and road designs were found in historic Village development patterns. These traditional intersection configurations should be ruled out in situations where priority is given to the movement of traffic over pedestrians.

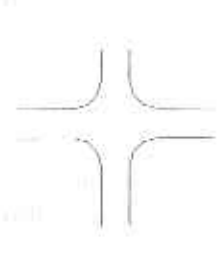
While these modern day road intersection standards may be warranted, there is no evidence that such design features have contributed to a reduction in traffic or pedestrian safety along high speed roadways. Yet, traditional intersection design configurations are becoming legitimate options within compact built up areas unless there is a likelihood that such intersections will result in mounting risks to motorists and pedestrians.



Glenmont
Traditional pedestrian friendly intersection



Conventional curb radius requirements allow cars to speed around corners without slowing down.



Curb radius at intersections should not exceed 90 degrees in rural Villages and Hamlets.

Policy 8: Sidewalks

Sidewalks should be provided on both sides of the street in medium and high density areas.

Sidewalks should be provided along streets serving residential and shopping areas. Sidewalks should generally be four to five feet wide where the density of residential development exceeds four or more housing units per gross acre. In shopping areas and high density pedestrian activity areas sidewalks should be eight feet in width.

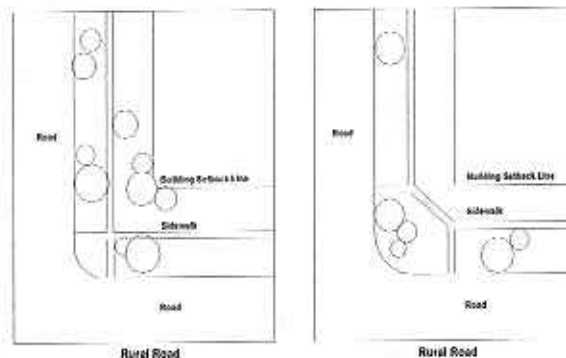


Millersburg
Attractive streetscape...curbs, sidewalks, green strips with trees.

Policy 9: Pedestrian Crossings

Pedestrian crossings should be well marked on busy streets.

Major State and County road intersections accommodating heavy auto, truck and pedestrian traffic should be well marked. Hazardous intersections should be signalized. A contrasting pavement material may be most appropriate in medium to high density residential areas and shopping and work areas.



Policy 10: Lighting

Heavily used pedestrian areas should include adequate street lighting.

High illumination lighting fixtures infrequently placed along sidewalks do not create a welcome pedestrian environment during nighttime hours. Such lighting should be placed at intervals of 30 feet on center. Only in heavily traveled vehicular areas are high illumination lighting fixtures necessary.



Principal 6 Provide Adequate Parking

Policy 1: Provide Parallel Parking

Inside Villages and hamlets, all new roads in shopping areas should include parallel parking. Parallel parking protects pedestrians from moving traffic, reduces requirements for having to provide additional parking off the street and encourages more pedestrian activity. Parallel parking should be provided on one or both sides of the roadway depending on the use and density of development. Diagonal parking can be provided in place of parallel parking in shopping districts.



Glenmont
parallel on-street parking

Policy 2: Encourage Shared Parking

To save space, consideration should be given to shared parking in high pedestrian activity centers. Mixed uses benefit from shared parking where spaces can serve double duty. For example, a single space may serve an employee during the week-day, and church services on Sunday. The parking efficiency resulting from mixed use patterns is estimated to be as high as 170 percent, making it possible to eliminate three-fifths of the forecasted number of parking spaces.



Mansfield, Ohio
Parking should be located at the side or rear.

Policy 3: On-Site Parking

Large scale on-site parking can be harmful to downtown areas designed to cater to the pedestrian.

Parking that results in the provision of excessively large size parking lots tends to discourage walking and biking and disrupts the view of streetscapes.

Excessive parking for visitors directly abutting shopping destinations also results in little used sidewalks. Thus, on-site parking should be avoided where Villages and hamlets are interested in attracting pedestrian activity.

Policy 4: Screen Parking

Parking lots should be screened from view by a year around greenbelt or by placing parking behind store fronts.

Large open surfaces of off-street parking between individual buildings destroys the attractiveness of pedestrian shopping areas. Shops placed where the pedestrian's line of sight is interrupted by an open view of parking are not successful retail locations. Surface parking lots should be hidden behind a line of buildings. Where this is not possible, a landscape strip at least eight feet wide and five feet in height or a planted mound should be used to effectively screen parking lots.



Mansfield, Ohio
Storefront renovation

Policy 5: Landscape Parking Lots

Large scale surface parking lots should be lined with shade trees.

To soften the look of large hard surfaced parking lots, trees should be planted between rows of parked cars and along the street frontage, placed no more than 30 feet apart, on center. Tree lined pedestrian pathways between rows of parking is another alternative contributing to an attractive parking



Richland Mall
Landscaped parking lot

Principle 7: Carefully Design the Streetscape

Policy 1: Plant Materials

While the inclination is to start from scratch when landscaping new development sites, the use of typical nursery plant materials may not fit the natural vegetative cover of the landscape. Typical plant materials are natural and very modest in character.

Tree types native to the area and that blend with the hillside should be used in landscaping projects. Extensive areas of ornamental plants and sod are discouraged to ensure the retention of modified slope conditions and proper surface water runoff. Where feasible, existing stands of trees, shrubs and other natural landscape should be preserved or replanted on site.

Policy 2: Trees along Streets and Roads

All streets in areas serving four or more house lots per net acre, should be lined on both sides with trees spaced apart not more than 30 foot on center. Such trees should be located in a continuous green strip located between the sidewalk and the curb or edge of pavement. In shopping areas deciduous trees should be planted in grates which provide generous room for growth of the root system.



Millersburg
Sidewalk and street tree treatment



Millersburg
Unified, attractive streetscape

Part 4: Implementation



Historic home in Millersburg

It is suggested that the best way to carry out the Comprehensive Plan is through actions taken by individual Villages and Townships. The following describes the role the County and the individual Villages and Townships will use to accomplish the Comprehensive Plan.

1. Goal of the County Plan

a. County Role

To maintain a library of books, periodicals, local planning documents, and studies explaining the differences between sprawl and traditional patterns of development.

b. Village and Township Role

To inform public officials, realtor's, architects, engineers, surveyors, fire chiefs, Village Planning Commission members and other community organizations of the traditional growth library.

2. Structure and Framework

a. County Role

To provide each political unit with a copy of the Comprehensive Plan. Schedule and lead a series of "smart growth" seminars with the Villages and Townships to present information and answer questions about the Plan.

Explain and provide continuing assistance, guidance, leadership as requested. Maintain a data base of traditional development policies implemented by the County, Village and Townships in order to assess where additional technical planning assistance is needed and to ensure that such guidance is evenly distributed throughout the County. Report and record success stories and the lessons learned in assisting Villages and Townships with their planning programs.

b. Village and Township Role

To recognize that the quality of life in Holmes County will be decided by local planning decisions and actions. Involve Village and Township public officials in planning decisions. Don't act in a vacuum.

3. Conservation and Development Map

a. County Role

To provide each Village and Township with a copy of the Conservation and Development map. Explain the purpose of the map and interpret the findings. Change the map where appropriate, to reflect the changes made by local public officials. Address action programs for implementing the Plan, particularly the Official Map provision.

b. Village and Township Role

To work with communities in providing the County with additional information on the size and shape of open space areas as shown on the Plan. Have the Holmes County Planning Commission adopt an open space plan in principle while committing to improving it in detail. In reviewing development proposals, refer to the open space plan to make sure the areas proposed for open space are set aside in the areas experiencing new subdivision activity.

4. Road Planning Policies

a. County Role

To distribute the transportation policies to the Villages and Townships. Interpret their meaning and importance in supporting traditional planning proposals. Meet with the Ohio Department of Transportation and County Engineer's office to discuss the influence these policies will have on local transportation planning, maintenance and investment decisions. Revisit the County access management provisions to evaluate how they may be used more effectively to protect the traffic carrying capacity of the County and Township road systems in areas undergoing increased roadside growth and development.

b. Village and Township Role

To consider how street and road policies can be adopted. Change the County and Village subdivision regulations to reflect the street and road policies of this Plan.

5. Village and Hamlet Policies

a. County Role

Hold a seminar with Village and Township officials on the intent and application of the Traditional Neighborhood Guidelines listed in the previous part of the Plan. Keep a data base of new projects that either conform or violate the intent and purposes of the guidelines.

b. Village and Township Role

Review traditional development standards with members of local planning committees and make revisions where appropriate. Inform community residents of the development guidelines and encourage them to attend County Planning Commission workshops on traditional town development standards.

6. Pilot Projects

a. County Role

Provide Villages and Townships with copies of the pilot projects. Explain the universal application of these projects and their applicability to meet local needs and conditions. Publish pilot project success stories that support traditional development policies of the Plan.

b. Village and Township Role

Complete a Plan using an approach similar to the one used for the Berlin Plan. Villages should cooperate with the surrounding Township of which they are a part in completing the Land Use Plan. Carefully consider the successful application of other local pilot project results in preparing such Plans.



7. Other Implementation Tools

Other measures that can be used to protect and preserve the natural resources of the County include:

a. Wellhead Protection

Groundwater is an unseen resource and is often an unappreciated resource, yet the people of Holmes County are dependent on groundwater as a source of drinking water. Due to its importance ground water resources must be protected from contamination. Soil conditions may not be dependable for filtering out contaminants before they reach aquifers. It takes very little to contaminate a community's drinking water supply and the cost of clean up can run into the millions of dollars. The Village of Lexington, Ohio, for example, estimated that the value of groundwater cleanup, would amount to \$450,000 dollars to replace two new water wells and a water service line.

The National Safe Drinking Water Act offers local communities the opportunity to manage potential sources of pollution in designated wellhead sites; identify potential sources of contamination; develop contingency plans to protect water supplies in case of an emergency; and, adopt regulations for the protection of aquifer areas. Tools and techniques for protecting drinking water sources include:

- (1) Health regulations
- (2) Public Education
- (3) Well Monitoring
- (4) Land acquisition
- (5) Zoning and Subdivision regulations

b. Lake, River and Wetland Preservation

The wetlands and watercourses of the Mohican, Sugar Creek rivers, including Killbuck Creek, its tributaries and marshland, are indispensable and fragile resources. These major natural water bodies provide many public benefits including maintenance of surface and groundwater quality through nutrient cycling and sediment trapping as well as flood and storm water runoff control through temporary storage, slow release, and groundwater recharge. In addition, wetlands and marshes provide open space; tourist attractions, passive outdoor recreation and hunting opportunities, fish and wildlife habitat including migratory waterfowl and threatened plant species. They also serve as natural biological and chemical oxidation basins for the treatment of river pollution.

Preservation of the remaining wetlands in a natural condition is necessary in order to maintain the hydrological, economic, recreational, and aesthetic values for residents and tourists. Therefore to prevent the net loss of wetlands, the County should work with landowners, applying incentives and voluntary agreements to restore and preserve the character, adaptability and stability of wetland areas.

The County Planning Commission should also determine support for the adoption of appropriate federal, state and county statutes to protect wetlands from erosion, siltation and flooding.

c. Cluster Subdivision Requirements

The county subdivision regulations should include cluster development requirements and mandatory provisions on a case by case basis for proposed subdivision developments that would interfere, remove or destroy more



Looking east along State Route 39 from the Loudenville Industrial Park

than a specified percentage of land designated as ground water recharge areas, wetlands, or flood plain areas that local communities seek to protect. Regulations should encourage flexible subdivision layouts, prohibiting new developments from consuming more than 50% of the parcel. Developers should be required to submit alternative preliminary site plans, such as one showing a conventional site layout and one showing a cluster layout. By presenting options side by side, members of the Holmes County Planning Commission, County Commissioners and local residents can more clearly see the land conservation value of the cluster option.

8. An Alternative Implementation Program

Since the beginning of the planning program the Committee has continually faced difficulties in finding a supportive way to carry out the plan recommendations. This meant that the County will be unable to actively and in a timely fashion take part in reliable actions, which are central to the plan strategy for maintain the rural landscape. In reviewing organizational assessment work as part of a strategic action plan it becomes clear that citizen support is a core strategy to carrying out the goals of a successful plan.

Planning committee members have discussed the pros and cons of initiatives such as zoning and subdivision regulations. But these traditional regulatory initiatives have been under attack because they fail to stop rural sprawl- a form of development that is neither city, suburb or country.

What is proposed here is a land ethic not based on regulation but on saving and rehabilitating the cultural and historic qualities of the existing landscape. It is recommended that *Holmes County landscape* become registered as a Historic District under the rehabilitation guidelines established by the National Park Service. The rehabilitation standards acknowledge the need to alter or add to the cultural landscape to meet continuing or new land uses while retaining the landscapes historic character. The application process for receiving the designation includes;

- historical research;
- inventory and documentation of existing conditions;
- site analysis and evaluation of integrity;
- development of a cultural landscape rehabilitation approach;
- cultural landscape management plan;
- development of an on-going maintenance strategy; and,
- preparation of a record of treatment and future research recommendations.

Information compiled during the planning program can be used to meet the guidelines of the program.

We believe that this treatment initiative could help tremendously in preventing irrevocable damage to the cultural landscape of Holmes County.

The Old Barn

*A stranger came by the other day with an offer that set me to thinking,
He wanted to buy the old barn that sits by the highway.
I told him right off he was crazy.*

He was a city type, you could tell by his clothes, his car, his hands, and the way he talked. He said he was driving by and saw that beautiful barn sitting out in the tall grass and wanted to know if it was for sale.

I told him he had a funny idea of beauty.

*Sure it was a handsome building in its day.
But then, there's been a lot of winters pass with their snow and ice and howling wind.
The summer sun's beat down on that old barn till all the paint's gone, and the wood has turned silver gray.
Now the old building leans a good deal, looking kind of tired.*

Yet, that fellow called it beautiful.

That set me to thinking.

*I walked out to the field and just stood there, gazing at the old barn.
The stranger said he planned to use the lumber to line the walls of his den in a new country home he's building down the road.*

*He said you couldn't get paint that beautiful.
Only years of standing in the weather, bearing the storms and scorching sun, only that can produce beautiful barn wood.*

*It came to me then.
We're a lot like that, you and I.
Only it's on the inside that the beauty grows with us.*

Sure we turn silver gray too...and lean a bit more than we did when we were young and full of sap.



*But the good lord knows what he's doing.
And as the years pass he's busy using the hard wealth of our lives, the dry spells and the stormy seasons, to do a job of beautifying our souls that nothing else can produce.*

And to think how often folks holler because they want life easy!

*They took the old barn down today and hauled it away to beautify a rich man's house.
And I reckon that someday you and I'll be hauled off to heaven to take on whatever chores the Good Lord has for us on the great sky farm.*

And I suspect we'll be more beautiful then for the seasons we've been through here... and just maybe even add a bit of beauty to our Father's house.

*May there be peace within you today.
May we trust God that you are exactly where you are meant to be.*

I believe that friends are quiet angels who lift us to our feet when our wings have trouble remembering how to fly.

Part 5: Pilot Projects



Old Holmes County Jail

The following section provides an overview of the planning techniques that can be used to improve the existing conditions in areas experiencing increased development in Holmes County. The techniques have applicability to the unique circumstances that exist within any and all local political units of the County. Again, whether any particular place chooses to apply these techniques to guide their future growth is up to them.

HOLMES COUNTY LAND USE PLAN

Pilot Project 1: Berlin Township Plan

June 2004

Edward T. Meehan and Associates
Environmental Design and Planning

Summary

The Plan for Berlin Township is a Strategy Plan that should be undertaken in all of the 14 political units of Holmes County. The Plan includes a single generic approach that can be used by any municipality or Township in the County. Each plan should be based on the unique circumstances and differing conditions that exist in the community. Where possible, Villages and their neighboring Townships should participate together in the making of the Plan.

The goals are straightforward: Preservation of existing historic neighborhoods, concentration of new traditional forms of development inside sewer and water service areas, reduction in rural roadside sprawl development, and the preservation of flood hazard areas, large tree groves and excessively steep slope areas from small lot development. The Township must decide if it chooses to apply this plan in guiding future growth.

Comments

Berlin Township did not choose to be studied. It was chosen as a pilot project because it is a place where the advantages and disadvantages of typical rural and suburban sprawl conditions can be found throughout the County. Berlin Township has a traditional main street, US 62/State Route 39, is not the most scenic byway in the County, but is reasonably healthy. It also includes strip roadside business development, which serves as a typical tourist attraction not unlike Gatlinburg, Tennessee but on a much smaller scale. Currently, Berlin Township possesses attractive scenic views of the surrounding countryside along the highway. But the rural image and traditional development characteristics upon which the community was founded are being continually threatened by expanding economic growth, unless action is taken to change current development practices. Mostly, growth takes the form of a "commercial strip", a development pattern imported from suburban areas where frontage properties along the highway are turned into business use.

Berlin Township also has the rolling topography that this region is known for, which is both an advantage and disadvantage. The advantage is the natural beauty of the rural countryside. Another advantage is the concentrated pattern of development within a 900 to 1,500 linear feet of the center. The disadvantage is how it displays growth in its worst way. New developments such as the multiple family development on North Street was built according to modern day subdivision standards that do not fit the traditional building features found in historic settlements. Likewise, most of the commercial roadside development spreading out from the center along US 62 and State Route 39 sits right up to the roadway leaving no room for off-street parking. The pattern of commercial strip development also presents a cluttered look of buildings and signs. To stop these practices from reoccurring again in the future, consideration should be given to applying traditional design standards by developers, investors and builders.

Finally, the Berlin hamlet portrays a separation between residential and business uses. Some thought should be given to traditional patterns which provide two-story mixed use developments with apartments or lofts above first story shops.

Remapping Berlin Township

Pictured to the right is the existing plan for Berlin Township. The preparation of such a plan puts Berlin Township ahead of the other County townships and most of the Villages, which unfortunately do not have a plan. This plan will be of some help, proposing specific goals and action steps for:

1. Managing Traffic Congestion
2. Improving Pedestrian Accessibility
3. Restructuring a Merchants Association
4. Promoting New Business

However, to control growth in a way that improves quality of life-or at least doesn't destroy it- Berlin needs a more precise instrument, the first draft of which is suggested here.

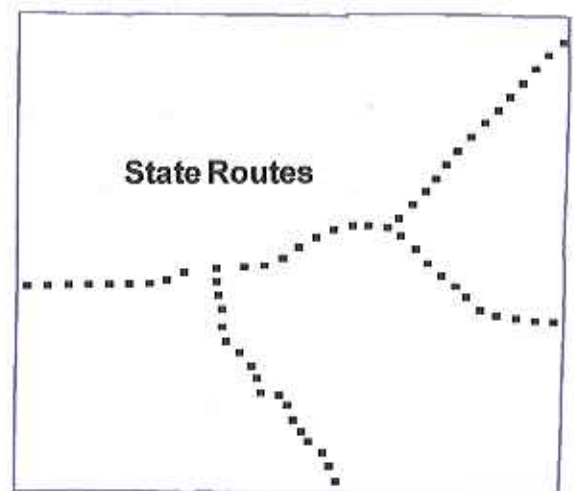
The process for creating a settlement plan is described below:

This 12 step process has been applied to Berlin Township to produce the Plan that follows. It is important to note that this work was done solely by the consultant, without participation by the County planning Commission, Township or any of its residents, and therefore should only be considered as a DRAFT. A true settlement plan for Berlin Township should citizen participation process involving public officials and residents from the entire Township.

Procedure in Completing a Settlement Plan

STEP 1: Identify and designate Existing and Future Corridors

Primary Federal, County and Township roadways pass through Berlin Township. These man-made corridors are sometimes supplemented with natural corridors, which are designated and preserved under the Preserve section ahead. The continuity of corridors is a topic that deserves special emphasis.



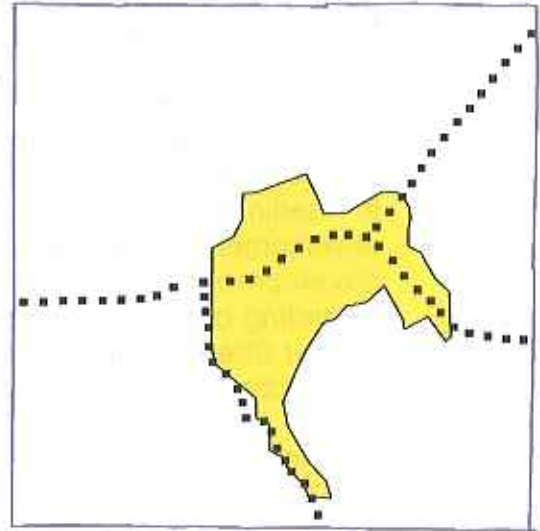
Step 1: Identify and draw existing and future corridors.

While a Township may feel that it must control everything within its jurisdiction, working together with neighboring Townships and the County can lead to the creation of a healthy region. According to the recently completed residential survey questionnaire, the number one attribute desired by County residents was a rural image, something that can only be successfully encouraged by recognizing that natural countryside features transcend political boundary lines.

STEP 2: Designate Sewer and/or Water Service Areas

Understanding that growth cannot be stopped but guided, the Plan then designates ideal locations for new growth, particularly at places that are served with public utilities. In Berlin Township, the most suitable locations appear to be those around intersections located within the sewer/water service area. These areas are envisioned starting out as small hamlets, with the exception of Berlin proper extending out along US 62/SR 39 from its intersection with Market street where traditional Village development already exists.

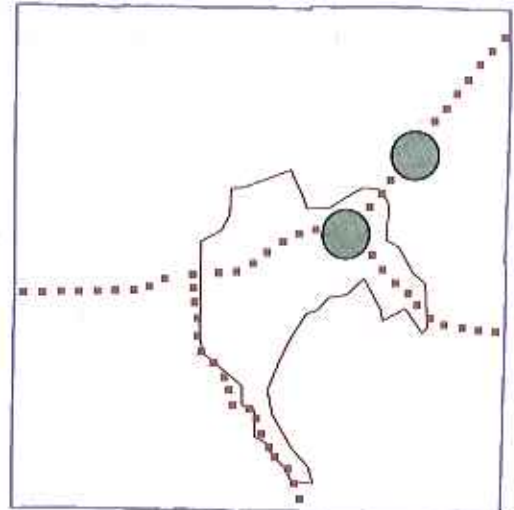
Please note that all of the intersections in the Berlin sewer service area have not been noted on the map because an adequate study has not been undertaken of the specific intersections that have the greatest potential for growth. A more in-depth plan would identify and prioritize those intersections based on the ability to service such areas with water and sewer facilities and lack of natural barriers to development, such as steep slopes, depth to bedrock, and areas subject to frequent flooding.



Step 2: Designate existing and proposed sewer service area.

STEP 3: Identify Existing Traditional Settlements

Existing traditional development patterns of development are then identified. These include hamlets (developments concentrated at points along major highways or at intersections) Villages (complete free standing neighborhoods). It should be understood that the terms being used here are meant to define areas based on development patterns and not on their legal governmental status. In other words a Village may or may not be a political unit. In Berlin Township these traditional developments include the concentrated development along US 62/SR 39 extending out from its intersection with Market Street, Bunker Hill and the other intersections.

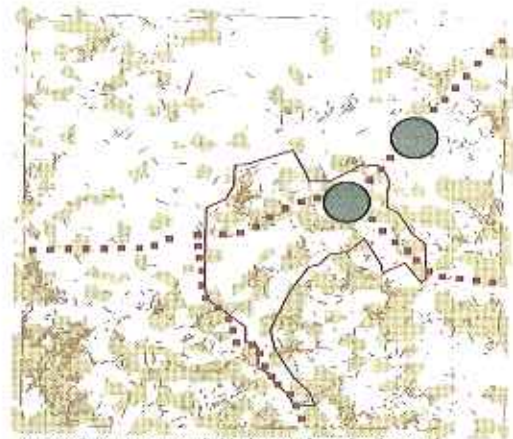


Step 3: Identify and draw traditional and non-traditional settlements.

STEP 4: Designate The Areas Unsuitable for non-Farm Uses

The areas considered unsuitable for development are taken off of the Conservation and Development Map provided in the County Plan and copied onto the Berlin Township Map. These areas are the ones that should truly be protected against further development.

These areas include the parts of Berlin Township that contain either excessively steep slope conditions, flood plains and shallow depth to bedrock areas, true quality of life features worth preserving. These limiting features cover the sites considered by the Township to be worthy of preservation. Thus, the Open Space charts the unprotected areas considered to be unsuitable for development.



Step 4: Draw areas unsuitable for non-farm development.

Changes and modifications made by the Township should be submitted to the County Planning Commission so that the Conservation and Development Map can be updated to match the Township's map.

The Township may also want to define the locations of natural and man-made features that have an influence on development. Features that new developments should respect and recognize include: prominent views of the surrounding countryside, major waterways, bikeways and historic landmark properties. In this study the historic street and lot layout of Berlin center is distinguished as a major Township feature.

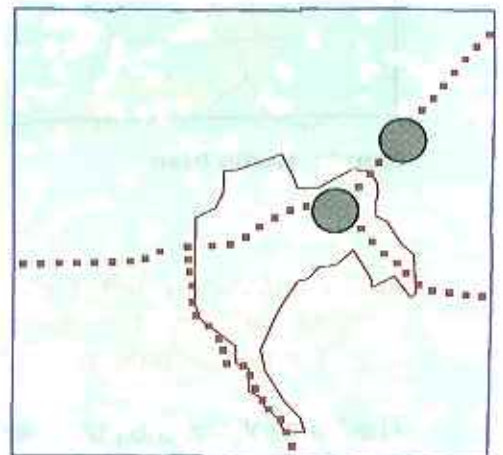


STEP 5: Identify and Record Conventional Developments

These include the single use developments built since 1950 either for residential or business purposes. Some of these development patterns may have potential for becoming future Village and hamlets or neighborhoods in their current configuration. Other development arrangements may not have potential to become a Village or hamlet without further redesign.

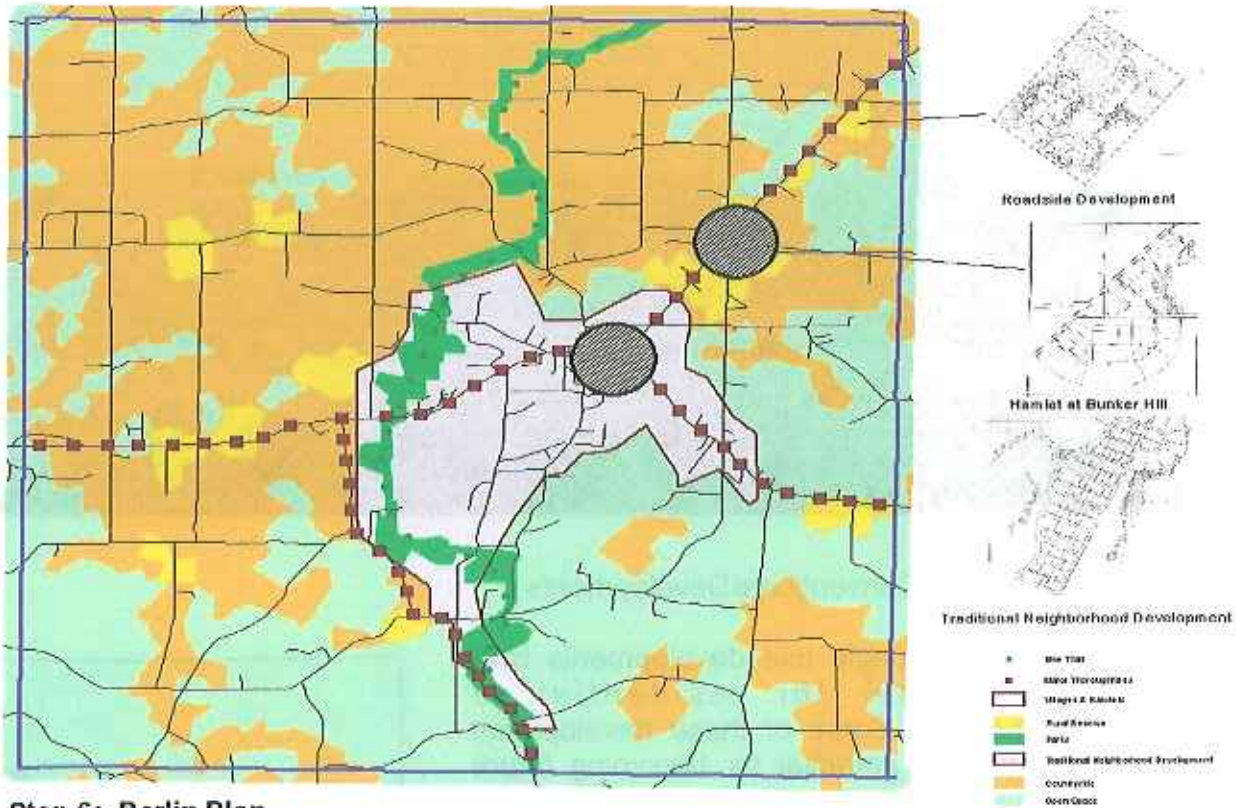
STEP 6: Record the Major Attributes

The last step identifies the qualities, resources and relationships between different land uses, the location of public buildings, street and roadway designations and other elements that would form a part of the more in-depth planning process.



Step 6: Draw all remaining land as areas suitable for non-farm development.

The plan for Berlin Township is shown below, representing a combination of the previous drawings. Visible are the reserved road frontages, the Open Space that was shown on the Comprehensive Plan, the additions made to the Open Space areas by the local community, existing and proposed road and bike trail, proposed hamlets and the places that are currently a part of the existing rural sprawl patterns in Berlin center.

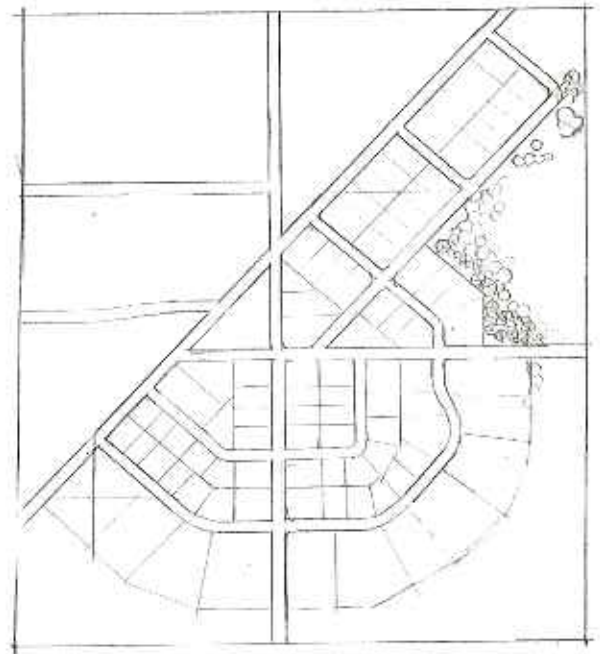


Step 6: Berlin Plan

Again, this is only a draft Plan, completed without input from the Township, but reflecting the process that should be used and the outcome resulting from such a Plan, whether for Berlin, Mount Hope, Glenmount or any other Village or Township.

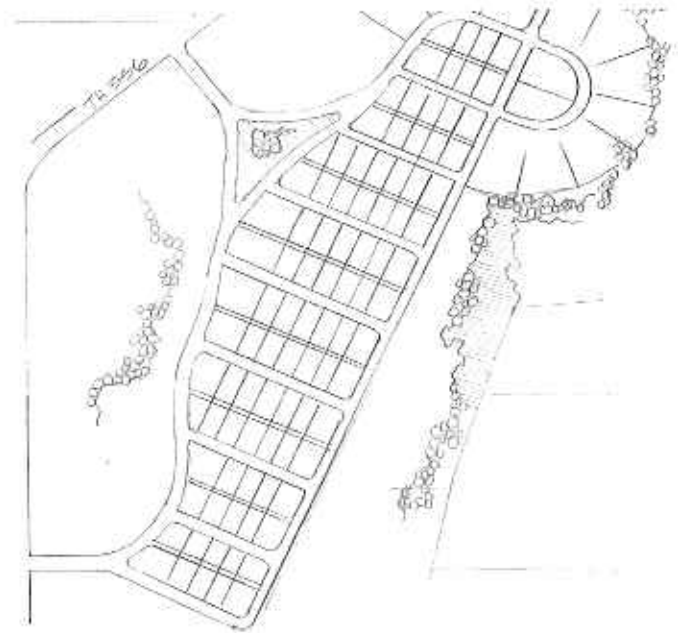
The Plan follows the purposes and intent of the Comprehensive Plan. It shows all of the major road frontages where development is directed to strategic intersections. The result is a series of corridors that provide open views of the countryside in between a collection of new hamlets concentrated around intersections.

This may be noted as a 20 year Plan or even a 50 year Plan. The intent is not to encourage high rate development but to redirect development into appropriate locations. As stated in the Comprehensive Plan this outcome will require a number of incentives at the local level. Those Villages and Townships that want to prepare such a plan such as this one must determine what it is worth to them. A future of Hamlets rather than sprawl should merit certain incentives and concessions such as those described in the Comprehensive Plan. Each of the 14 governmental units in Holmes County should prepare such a Plan. Those Townships incorporating Villages should work together with Village officials and residents. A citizen participation process should be used to gain a consensus on the goals and proposals of the plan. Such Plans could be carried out by citizen volunteers working with the County Planning staff.

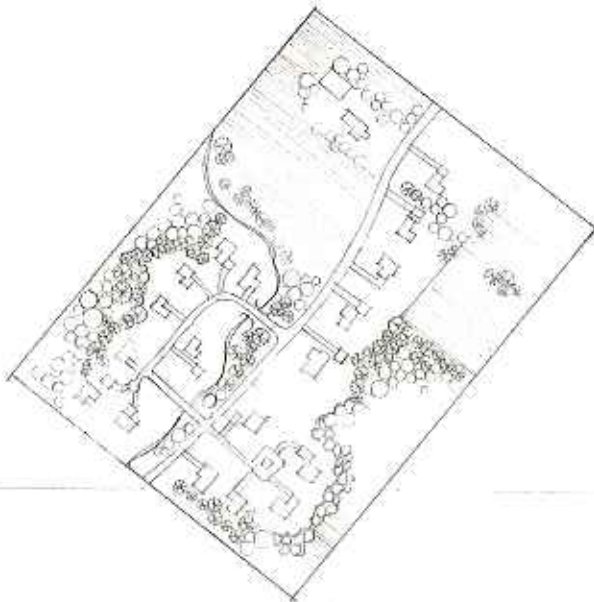


Hamlet at Bunker Hill

The process is straightforward requiring only this Pilot Project and the Comprehensive Plan, the Conservation and Development Map and the Transportation Intersection Concept.



Traditional Neighborhood Development



Roadside Development

HOLMES COUNTY LAND USE PLAN

Pilot Project 2 Model Township Zoning Resolution

June 2004

Edward T. Meehan and Associates
Environmental Design and Planning

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ARTICLE I

AUTHORIZATION, PREAMBLE AND TITLE

Section 1.01 Authorization and Purpose

A Resolution enacted pursuant to Section 519.02, of the Revised Code of Ohio, dividing all or part of the non-incorporated territory of _____ Township into districts or zones of such number, shape and area, as determined by the Board of Township Trustees, for the purpose of restricting the location and use of buildings, structures and land for residential, business, industrial, public and other specified uses; to regulate the density of population, percentages of lot areas which may be occupied, and setback building lines; to regulate the location, height, bulk, number of stories and size of buildings and other structures; to regulate and determine the area and dimensions of yards, courts and other open spaces; to provide for changes in the regulations and boundaries of such districts; and to provide for the administration and enforcement of this Resolution. Now therefore:

Section 1.02 Short Title

This Resolution shall be known and may be cited as the "Zoning Resolution of _____ Township, Ohio," except as referred to herein, where it shall be known as "this Resolution."

ARTICLE II

CONSTRUCTION OF LANGUAGE AND DEFINITIONS

Section 2.01 Construction of Language

The following rules of construction apply to the text of this Resolution:

1. The particular shall control the general.
2. In case of any difference of meaning or implication between the text of this Resolution and any caption or illustration, the text shall control.
3. The word "shall" is always mandatory and not discretionary. The word "may" is permissive.
4. Words used in the present tense shall include the future; and used in the singular number shall include the plural, and the plural the singular, unless the context clearly indicates the contrary.
5. A "building" or structure includes any part thereof.
6. The phrase "used for" includes "arranged for," "designed for," "intended for," "maintained for," or "occupied for."
7. The word "person" includes an individual, a corporation, a partnership, corporation, association, or any other similar entity.
8. Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions, or events connected by the conjunction "and," "or," "either....or," the conjunction shall be interpreted as follows:
 - a. "And" indicates that all connected items, conditions, provisions, or events *shall* apply.
 - b. "Or" indicates that the connected items, conditions, provisions, or events *may* apply singly or in any combination.
 - c. "Either/or" indicates that the connected items, conditions, provisions or events *shall* apply singly *but not* in combination.
9. Terms not herein defined shall have the meaning customarily assigned to them.

establishments from being categorized as an Adult Bookstore, Adult Novelty Store or Adult Video Store so long as one of the principal business purposes is the offering for sale or rent for consideration the specified materials which are characterized by the depiction or description of "specified sexual activities" or specified anatomical areas."

4. Adult Cabaret: Means a nightclub, bar, restaurant, or similar business establishment which regularly features:
 - a. Persons who appear in a state of nudity; or
 - b. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
 - c. Films, motion pictures, videocassettes, slides or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
5. Adult Entertainment Business: Means an adult arcade, adult bookstore, adult novelty store, adult video store, adult cabaret, adult motion picture theater, adult theater, nude model studio, or sexual encounter center.
6. Adult Motion Picture Theater: Means a business establishment where, for any form of consideration, films, motion pictures, video cassettes, slides, or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "special sexual activities" or specified anatomical areas."
7. Adult Theater: Means a theater, concert hall, auditorium or similar business establishment which regularly features persons who appear in a state of nudity of live performances which are characterized by the exposure of "specified sexual activities" or "specified anatomical areas."
8. Agriculture: Means any activity including farming; ranching; apiculture; horticulture; viticulture; animal husbandry; including, but not limited to, the care and raising of livestock, equine, and fur bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage; any combination of the foregoing; the processing, drying, storage, and marketing of agricultural products when those activities are conducted in conjunction with, but are secondary to, such husbandry or production.

9. Alteration: Means any material change in external architectural feature(s) of a property, including a change or rearrangement in the structural parts of building service equipment or an enlargement, whether by extending on a side or by increasing height. For the purposes of this Resolution, "alteration" shall include a change in the design, color, texture, material or exterior architectural feature.

Ordinary maintenance to correct any deterioration or damage to a structure and to restore the structure to its condition prior to such deterioration or damage is excluded from the definition of "alteration", provided such work does not involve a change in the design, color, texture, material or exterior architectural feature.

10. Board: The Board of County Commissioners of Holmes County, Ohio.
11. Building: Means any structure permanently affixed to the ground, having a roof supported by columns or walls and intended for the shelter, housing or enclosure of any person, process, equipment or goods.

A "building" shall not include such structures as billboards, fences, radio communication towers, or structures with interior surfaces not normally accessible for human use, such as oil or gas tanks, grain elevators, overhead cranes or similar structures.

12. Building Height: Means the vertical distance measured from the established grade to the highest point of the roof surface for flat roofs; to the deck line of mansard roofs; and to the average height between the eaves and ridge for gable, hip, and gambrel roofs. Where a building is located on sloping terrain, the height may be measured from the average ground level of the grade at the building wall.
13. Business Use: Means any property or building used for retail, office, service or industrial activities.
14. Commission: The _____ Township Zoning Commission.
15. Conditional Use: Means a use having special or unusual circumstances attendant to its operation which is permitted through the issuance of a conditional zoning certificate with conditions and safeguards as may be deemed necessary for the protection of the public health, safety or general welfare of the Township.

23. Family: Means one (1) or more persons or parent's, living together as a single household unit in a dwelling unit.
24. Grade: Means the ground level established for the purpose of regulating the number of stories and the height of the building. The building grade shall be the level of the ground adjacent to the walls of the building, if the finished grade is level. If the ground is not level, the grade shall be determined by computing the average elevation of the ground between each face of the building and the lot line, and taking the average of said total averages.
25. Junk: Means scrap metals of all types including: bones, rags, used bottles, cans or paper, old or used machinery, tools, equipment, appliances, motor vehicles or parts thereof; used construction materials, and any and all other manufactured goods which are so worn, deteriorated or obsolete so as to make them unusable in their present condition, but which may be subject to salvage or re-manufacturing.
26. Junk Yard: Means a place located inside or outside a building, where junk is bought, sold, exchanged, baled, packed, stored, handled or disassembled.
27. Lot: Means a parcel of land occupied or intended to be occupied, by a building or a group of buildings and accessory buildings, or used for the principal use and uses accessory thereto, together with such yards and open spaces as are required under the provisions of this Resolution.
28. Lot Area: Means the total horizontal area within the lot lines of a lot.
29. Lot Line: Means the line defining the limits of a lot as described below:
 - a. Front Lot Line: Means that line separating an interior lot from the street right-of-way line. In the case of a corner lot or double frontage lot, is that line separating said lot from either street.
 - b. Rear Lot Line: Means that lot line opposite the front lot line. In the case of a lot pointed at the rear, the rear lot line shall be an imaginary line parallel to the front lot line, not less than ten (10) feet long lying farthest from the front lot line and wholly within the lot.
 - c. Side Lot Line: Means any lot line other than the front lot line or rear lot line.
30. Lot Width: Means the horizontal distance between the side lot lines, measured at the two points where the building setback line intersects the side lot lines.

16. Construction: Means the arrangement of construction materials in a permanent position and fastened in a permanent manner. Where demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, providing work will be carried out in a manner consistent with the provisions of the zoning certificate.
17. Covering: Means any clothing or wearing apparel, including pasties, but does not include any substance that can be washed off the skin, such as paint or make-up, or any substance designed to simulate the appearance of the anatomical area beneath it.
18. Development: Means the division of land into two (2) or more parcels; or the erection, construction, reconstruction, material structural alteration, relocation or enlargement of any building or structure; any excavation or cut and fill; or any use or change in use of any structure or land, or extension or increase in the use of land.
19. District: Means a portion of the non-incorporated area of _____ Township where certain regulations and requirements or various combinations thereof apply under the provisions of this Resolution.
20. Dwelling: Means a building used or intended to be used, for living or sleeping by one (1) or more persons, and built on a site or built completely or partially off-site.
21. Erected: Means built, constructed, reconstructed, altered, moved upon, or any physical operation's on the premise's which are required for construction. Excavation, fill, grading, drainage improvements will be considered a part of erection.
22. Establishment: Means and includes any of the following:
 - a. The opening or commencement of any sexually oriented business as a new business;
 - b. The conversion of an existing business, whether or not a sexually oriented business, to any sexually oriented business;
 - c. The addition of any sexually oriented business to any other existing sexually oriented business; or,
 - d. The relocation of any sexually oriented business.

31. Mobile Home: Means a building unit or assembly of closed construction fabricated at an off-site location, that is more than thirty five (35) body feet in length or, when erected on-site, includes three hundred twenty (320) or more square feet of floor area, built on a permanent chassis and transportable in one or more sections. A mobile home shall not have the same meaning as an industrialized unit or manufactured home as defined in this Resolution.
32. Mobile Home Park: Means a piece of ground upon which two (2) or more mobile homes are located.
33. Modular Unit: Means a building including the necessary electrical, plumbing, heating, ventilating and other service systems manufactured off-site and transported to the point of use for installation or erection with or without other specified components as a finished building or part of a building and bearing the state insignia number. A modular unit shall not be designed for ready removal to another site.
34. Non-conforming Building: Means a building or portion thereof lawfully existing at the effective date of this Resolution, or amendments thereto, and does not conform to the area and height regulations of the district in which it is located.
35. Non-conforming Use: Means a use that lawfully occupied a building or land at the effective date of this Resolution, or amendments thereto, and that does not conform to the use regulations of the district in which it is located.
36. Nudity Model Studio: Means any place where a person who appears semi-nude or who displays "specified anatomical areas" is provided to be observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration.

A nude model studio shall not include:

- a. A proprietary school licensed by the State of Ohio, or a college, junior college or university supported entirely or in part by public taxation.
- b. A private college or university that offers educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation; or

- c. An establishment holding classes in a structure that has no sign visible from the exterior of the structure and no other advertising that indicates semi-nude person is available for viewing; where in order to participate in a class a student must enroll at least three (3) days in advance of the class; and where no more than one (1) semi-nude model is on the premises at any one time.
37. Nudity or a State of Nudity or Nude: Means exposing to view genitals, pubic area, vulva, perineum, anus, anal cleft or cleavage, or pubic hair with less than a fully opaque covering; exposing to view any portion of the areola of the female breast with less than a fully opaque covering; exposing to view male genitals in a discernibly turgid state, even if entirely covered by an opaque covering; or exposing to view any device, costume, or covering that gives the appearance of or stimulates any of these anatomical areas.
38. Parking Space: Means an area of definite length and width, exclusive of drives, aisles or entrances giving access thereto, and fully accessible for the temporary storage or parking of motor vehicles.
39. Person: Means an individual, proprietorship, partnership, corporation, or other legal entity.
40. Principal Building: Means the specific and primary purpose for which a building is occupied, arranged, designed or intended, or for which a building is or may be occupied. A house would be the principal structure whereas; a shed would be classified as the subordinate or accessory structure on the same lot.
41. Semi-Nudity or Semi-Nude Condition or Semi-Nude: Means exposing to view, with less than a fully opaque covering, any portion of the female breast below the top of the areola or any portion of the buttocks. This definition shall include the entire lower portion of the female breast, but shall not include any portion of the cleavage of the female breast exhibited by a dress, blouse, shirt, leotard, bathing suit, or other clothing, provided that the areola is not exposed in whole or in part.
42. Sexual Encounter Center: Means a business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration:
- a. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
 - b. Activities between male and female persons and/or persons of the same sex when one or more of the persons is semi-nude.

43. Specified Anatomical Areas: Means any of the following:
- a. The human male genitals in a discernibly turgid state, even if completely and opaquely covered; or,
 - b. Less than completely and opaquely covered human genitals, pubic region, buttocks or a female breast below a point immediately above the top of the areola.
44. Specified Sexual Activities: Means any of the following:
- a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts;
 - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation or sodomy; or
 - c. Excretory functions as part of or in connection with any of the activities set forth in (a) through (b) above.
45. Story: Means that part of a building between the surface of one floor and the surface of the next floor above, or if there is no floor above, then the ceiling next above. A story thus defined shall not be counted as a story when more than fifty percent (50%), by cubic content, is below the height level of the adjoining ground.
46. Structure: Means anything constructed or erected, the use of which requires a location on the ground or attachment to something having a location on the ground. The word "structure" does not include fences, walls, drives, or sidewalks.
47. Structural Alteration: Means any change in the supporting members of a structure including the foundation, bearing walls or partitions, columns, beams, girders or any structural change in the roof or in the exterior wall's.
48. Substantial Enlargement of a Sexually Oriented Business: Means the increase in floor areas occupied by a sexually oriented business by more than twenty five percent (25%), as the floor areas exist on the date this Resolution takes effect.

49. Substantial Hardship: Means a condition unique to the property under consideration and a condition under which an action by the Commission would force the applicant to suffer practical difficulty and denial of the reasonable use of the property.
50. Trailer (Mobile Home): Means a non-self propelled vehicle originally designed or adapted to be pulled by a motor vehicle to provide its motor power, and designed, intended or used to carry or store goods including a vehicle originally designed or intended to be used on rails such as a box car or other railroad car.
51. Use: Means the principal purpose for which land, or a building is arranged, designed or intended, or for which land or a building is or may be occupied.
52. Zoning Certificate: Means a document on which application is made and then approval is granted or denied by the Zoning Inspector, for a permitted use among those sanctioned by this Resolution, for a particular piece of property.
53. Zoning District: Means a specifically defined land area included within one of the zoning districts set forth in Article III, Section 3.03, "Establishment of Zoning Districts", which cumulatively include all land within _____ Township. Within these zoning districts specific designated permitted uses, densities, area and dimensional requirements are allocated for land areas within _____ Township.
54. Zoning Inspector: Means the official charged with the interpretation, administration and enforcement of this Resolution. The Zoning Inspector shall be so designated in writing by such person as may be specified by the Board of Township Trustees.
55. Zoning Variance: Means a departure from the strict terms or expressed provisions of this Resolution where such departure will not be contrary to the public interest and where, owing to conditions peculiar to the property and not as a result of any action on the part of the property owner, a literal enforcement of this Resolution would result in unnecessary and undue hardship.

The crucial points of a variance are (1) undue hardship and (2) unique circumstances applying to the property. A variance is not justified unless both factors are present in the case.

ARTICLE III

ESTABLISHMENT OF ZONING DISTRICTS AND MAP

Section 3.01 Establishment of Zoning Districts

For the purposes of this Resolution, _____ Township is hereby divided into the following districts:

1. RB Residential, Business District
2. MH Manufactured Home Park District
3. AE Adult Entertainment District

Section 3.02 Establishment of Zoning District Regulations

Regulations pertaining to the use of land and/or structures and development within each of the Zoning Districts and as shown on the Official Zoning Districts Map, are hereby established and adopted.

Section 3.03 Official Zoning Districts Map

The non-incorporated territory of Holmes County is hereby divided into Zoning Districts as shown on the Official Zoning Districts Map, _____ Township, Holmes County, State of Ohio, which accompanies this Resolution, and said map with all notations, references, and other pertinent material shown thereon, is hereby made a part of this Resolution as if fully described herein. The Official Zoning Districts Map shall be identified by the signatures of the Board of Township Trustees, attested by the Township Clerk, under the following words:

“This is to certify that this is the Official Zoning Districts Map referred to in Section 3.02 of the Zoning Resolution of _____ Township, Ohio.” (include date of adoption)

Wherever changes are made in Zoning District boundary lines or other matter portrayed on the Official Zoning Districts Map, such changes shall be made on the Official Zoning Districts Map after the amendment has been approved by the Board of Township Trustees;

Three (3) copies of the Official Zoning Districts Map are to be maintained and kept-up-to-date: One (1) copy in the Board of Township Trustees office, one (1) copy in the office of the Commission. The Official Zoning Districts Map shall be accessible to the public and shall be final authority as to the current zoning status of lands, buildings and other structures in _____ Township.

Section 3.04 Interpretation of Zoning District Boundary Lines:

Where uncertainty exists with respect to the boundaries of the various districts as shown on the Official Zoning Districts Map, the following rules shall apply:

- a. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys, shall be construed to follow such centerlines.
- b. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
- c. Boundaries indicated as approximately following the County lines of _____ Township shall be construed as following the Township lines.
- d. Boundaries indicated as following the centerline of a right-of-way shall be construed to follow such centerlines.
- e. Boundaries indicated as approximately following the centerline of streams, rivers, or other bodies of water shall be construed to follow such centerlines;
- f. Boundaries indicated as parallel to or extensions of features indicated in subsections (a) through (c) above shall be so construed. Distances not specifically indicated on the official Zoning Districts Map shall be determined by the use of either deeds or survey maps on file in the county recorder's office.

ARTICLE IV
ZONING DISTRICT REGULATIONS

Section 4.01 Development Standards

The use, area and height regulations and supplementary standards set forth in each Zoning District shall be the minimum allowed for development in a Zoning District.

Section 4.02 Zoning District Requirements

All buildings and uses in any zoning district shall be subject to the provisions of Article VII, "General Provisions," and Article VIII, "General Exceptions."

Section 4.03 Permitted Uses

Only a use designated as a permitted use shall be allowed as a matter of right within a Zoning District and any such use not designated shall be prohibited.

Section 4.04 Conditionally Permitted Uses

A use designated as a conditionally permitted use shall be allowed in a Zoning District, providing such conditionally permitted use, its location, extent and method of development, will not substantially alter the character of surrounding land uses or unduly interfere with the use of adjacent lots in the manner prescribed for the Zoning District.

The Board of Zoning Appeals shall grant Conditional Zoning Certificates when it finds, based on the evidence presented to it, that each condition contained in this Resolution for the proposed use as well as the provisions of Article VI of this Resolution have been met.

Section 4.05 RBD Residential, Business District

1. Purpose:

The Residential, Business District is established to promote the continuation of farming in areas where it already exists, and to preserve open space and natural lands by providing large home sites in a rural setting at a gross density of one (1) dwelling unit per two (2) acres.

2. Permitted Uses:

- a. Agriculture.
- b. Any dwelling, business or industrial use.

3. Conditionally Permitted Uses:

- a. The following conditionally permitted uses subject to review and approval by the Board of Zoning Appeals:
 - (1) Quarrying and mining of minerals or materials, subject to the following conditions:
 - (a) All permitted quarrying and mining of minerals and materials shall meet or exceed the requirements set forth by the Chief of the Division of Mining and Reclamation, Ohio Department of Natural Resources, as prescribed in Chapter 1514 of the Ohio Revised Code.
 - (b) Plans for the mining and reclamation of the area affected shall include a statement that the future intended use of the site shall include only those uses permitted within the zoning district where the quarrying and mining site is located.

4. Minimum Lot Area and Dimensional Requirements

- a. Minimum Lot Area: The minimum lot area and width requirements shall be determined by the Holmes County Health Department in those instances where on-site water well and septic tank systems are provided.

Section 4.06 AE Adult Entertainment Business District

1. Purpose

This district is established to regulate adult entertainment businesses in order to promote the public health, safety and morals of the citizens of _____ Township, and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of adult entertainment businesses within _____ Township.

These provisions do not have the purpose or effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this amendment to condone or legitimize the distribution of obscene material.

2. Findings

_____ Township has received substantial evidence concerning the adverse secondary effects of adult uses on the Township in findings incorporated in the cases *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986) and *Young v. American Mini Theatres*, 426 U.S. 50 (1976).

3. Classification of Adult Entertainment Businesses

Adult Entertainment businesses are classified as follows:

- (1) Adult arcades;
- (2) Adult bookstores, adult novelty stores, or adult video stores;
- (3) Adult cabarets;
- (4) Adult motion picture theaters;
- (5) Adult theaters;
- (6) Nude model studios; and
- (7) Sexual encounter centers.

4. Location Principles

An Adult Entertainment business may be located only in accordance with the restrictions contained in subsection 3-(b) through (e) below:

- a. Adult Entertainment business may be located only in an AE Adult Entertainment District.
- b. No Adult Entertainment business may be established on any lot that has frontage onto State Route 62 and State Route 83.
- c. No Adult Entertainment business may be established within two thousand five hundred feet (2,500') of:
 - (1) A church, synagogue, mosque, temple or building which is used primarily for religious worship and related religious activities;
 - (2) A public or private educational facility including but not limited to child day care center, nursery school, preschool, kindergarten, elementary school, private school, intermediate school, continuation school, special education school, junior college, university. The word "school" includes the school grounds.
 - (3) A boundary of a residential zoning district as defined in this Resolution.
 - (4) A public park or recreational area which has been designated for park or recreational activities including but not limited to a park, playground, bike trail, swimming pool, reservoir, golf course, athletic field, basketball or tennis court, wilderness areas, or other similar public land within the Township which is under the control, operation, or management of either the Township or operated and managed by another public entity; or
 - (5) An entertainment business which is oriented primarily towards children or family entertainment.
- d. No Adult Entertainment business shall be established within five hundred feet (500') of the property line of a lot developed for residential use.
- e. For the purposes of subsections (3) and (4) above, the distance between one (1) adult entertainment structure and another shall be measured using a straight line from the nearest point of the property line of the premises where an adult entertainment business is operated, to the nearest property line of the premises of a proposed oriented business.

- f. No adult entertainment business may be established, operated or enlarged within two thousand five hundred feet (2,500') of another sexually oriented business.
- g. Not more than one (1) adult entertainment business shall be established or operated in the same building, structure, or portion thereof containing another adult entertainment business.
- h. No adult entertainment business may be enlarged or expanded.

5. Sign Regulations

- a. A sign permit for an adult entertainment business shall be reviewed and approved by the Board of Township Trustees.
- b. All signs shall be "wall signs" having a maximum allowable sign area of forty (40) square feet.
- c. No merchandise or pictures of the products or entertainment on the premises shall be displayed in window areas or any area where they can be viewed from the sidewalk or road in front of the building.
- d. No signs shall be placed in any window. Window areas shall not be covered or made opaque in any way.

Section 4.07 MH Manufactured Home Park District

1. Purpose

The MH Manufactured Home Park District is established in recognition of manufactured homes which are of such a nature as to warrant individual consideration and regulations due to the unique demands they place on the public health, safety and morals, and the requirements of location and development that generally are peculiar to these uses.

It is the intent of this Section to allow manufactured homes to be suitably located and developed in unified areas having all necessary services and facilities comprehensively provided according to a predetermined development plan.

2. Permitted Uses

The following uses are permitted in the Manufactured Home Park District, *subject to the review and approval of a development plan by the Zoning Commission and the Board of Township Trustees* as required in Article V, Section 5.04, of this Resolution:

- a. Manufactured Homes

4. Supplementary Regulations

- a. A Manufactured Home Park shall comply with the requirements of the Ohio Administrative Code, Chapter 3701 promulgated by the Ohio Public Health Council according to the requirements of Chapter 3733 of the Ohio Revised Code, and subject further to the review and approval of a development plan by the Commission and the Board of Township Trustees.
- b. The following additional requirements shall apply to all Manufactured Home Park:
 - (1) The Manufactured Home Park shall include at least ten (10) acres of land and at least ten (10) manufactured home units.
 - (2) The Manufactured Home Park shall be provided with a year around, obscuring greenbelt twenty feet (20') wide and at least six feet (6') in height on the side and rear lot lines.

- (3) All points of ingress and egress shall be located at least four hundred feet (400') from any intersection, measured from the road right-of-way lines.
- (4) All structures and activity areas shall be located sixty feet (60') from the front property line.
- (5) Access from a Manufactured Home Park to the nearest existing street or road shall be by means of a public right-of-way of not less than sixty feet (60') in width.
- (6) Accessory buildings shall be located at least ten feet (10') away from the side lot line and twenty feet (20') from the rear lot line.
- (7) All utility lines shall be constructed underground.
- (8) A centralized radio or television tower, cable and/or satellite receiver shall be provided to service each manufactured home pad. Such tower or receiver shall be located at one corner of the parcel and shall be located at least fifty feet (50') away from any lot line.
- (9) The road layout shall form an interconnected system of roads primarily in a curvilinear pattern, however, modified, to avoid a monotonous repetition of the basic road and block pattern. The use of cul-de-sacs and other roadways with a single point of access shall be discouraged. To the greatest extent possible, roads shall either continue through an intersection, or terminate in a "T" intersection directly opposite an open space area or commons.
- (10) A register shall be kept containing a record of the name and address of each occupant of a manufactured home in the park.

The owner of the manufactured home park shall keep the register available for inspection by law enforcement officers, public health officials and other government representatives whose duties necessitate the acquisition of information contained on the register.

- (11) The Manufactured Home Park shall further comply with all other County and State Health Department regulations, and any other resolution of _____ Township.

ARTICLE V
GENERAL PROVISIONS

Section 5.01 Scope of Zoning Resolution

No building, structure or part thereof, shall be erected, converted, reconstructed or structurally altered, nor shall any building or land be used, designed, or arranged for any purpose, except in conformity with the provisions of this Resolution. Only uses specifically authorized by this Resolution shall be permitted. Any use so authorized shall not be allowed except as hereinafter expressly provided.

Section 5.02 Approval of Subdivision Plats

No proposed plat of a new subdivision shall be approved unless the lots within such subdivision equal or exceed the minimum lot area and width requirements and all supplementary requirements of the zoning district in which the subdivision is located.

Section 5.03 Conflicting Regulations

Whenever any provision of this Resolution imposes more stringent requirements, regulations, restrictions or limitations than are imposed or required by the provisions of any other law or Resolution, then the provisions of this Resolution shall govern. Whenever the provisions of any other law or Resolution impose more stringent requirements than are imposed by this Resolution, then the provisions of the more restrictive resolution shall govern.

Section 5.04 Development Plan

1. A development plan shall be required for any permitted use for which submission of a development plan is required by any provision of this Resolution. The applicant shall submit three (3) copies of a development plan legibly drawn at a scale of one inch equals fifty feet (50'), and shall contain the following:
 - a. Location, north arrow and scale of the drawing, and the total site area proposed to be developed.
 - b. Contours at two (2) foot intervals, watercourses, woodlands and wetlands.

- c. Existing land use and zoning of parcel or parcels involved and all adjacent parcels.
- d. Gross and net density of residential development and the total number of dwelling units and acres devoted to each type of residential, business and industrial use.
- e. Area and dimensions of each lot and the delineation of front, side and rear yard setback lines.
- f. For business and industrial uses, a table including tabulations in square feet of building of gross floor area.
- g. Total impervious surface area of the site expressed in square feet and percent of the total site area.
- h. The proposed use, height and location of all principal buildings used for business and industrial purposes.
- i. Location and width of existing streets bordering the property and proposed streets serving each proposed block and lot.
- j. Location and width of all utility casements (i.e. water, sewer, sanitary sewer, storm sewer, gas, electric, telephone, etc.); location and number of acres devoted to the well head zone designation, where appropriate; and the proposed storm water management plan for the site.
- k. The size, orientation and number of off-street parking spaces.
- l. The location and percentage of land to be devoted to common open space areas, and the manner and ownership of maintenance of such open space areas and the landscape plan showing the location and description of plant materials in required greenbelt areas.
- m. Location and description of any signs, where appropriate.
- n. The substance of protective covenants, grants of casements or other restrictions to be imposed upon the use of land, buildings and structures, including proposed easements for public utilities.

2. The Commission and Board of Township Trustees may impose additional conditions on the development plan.
3. The Board of Township Trustees may refuse to accept any proposed development plan upon the determination that it is inaccurate, illegible, or not in compliance with the requirements of this Section.

Section 5.05 Exclusionary Nature of Zoning Resolution

This Zoning Resolution shall be deemed to be exclusionary in nature and any use of land not specifically permitted by this Resolution in a zoning district or overlay zoning district shall be deemed to be a use which was intentionally excluded from the zoning district or overlay zoning district.

Section 5.06 Junk Vehicles and Materials Prohibited

Any of the following, which have been abandoned, wrecked, or dismantled shall not be permitted to remain on the premises in any zoning district: automobiles, buses, motorcycles, trucks, tractors, boats, trailers, operating equipment, construction equipment, aircraft, furniture, or other miscellaneous material.

Section 5.07 Off-Street Parking

1. General

No zoning permit shall be issued for any permitted or conditionally permitted use in any zoning district that does not comply with the minimum off-street parking space requirements, and layout, construction and maintenance standards prescribed in this subsection:

Section 5.08 Prohibited Uses

The following uses shall be prohibited in Holmes County:

1. Refinery operations.
2. Commercial incineration, treatment or remediation of any material, including, but not limited to, burning or heating soil or aggregate contaminated with petroleum products or any other pollutant or industrial waste.

3. Dumping, disposal, incineration or reduction of garbage, sewage, offal, dead animals, or other refuse.
4. Junkyards, scrap yards or motor vehicle wrecking yards.
5. Manufacture of creosote, production of fertilizers or pesticides for commercial purposes, roofing materials, rubber products or rubber reclamation, glue, gelatin, tanning, curing, processing of hides or animal skins, explosives including fireworks and matches.
6. Petroleum refineries.
7. Process, manufacture, assembly or treatment of any hazardous uses such as the manufacture or bulk storage of poisonous gases.
8. Process, manufacture, incineration or treatment of liquid or gaseous wastes of an objectionable or polluting nature, defined as those wastes which adversely alter the bacteriological, chemical, physical composition of the water or air creating a hazard, nuisance or detriment on-site or to the detriment of residents and property owners living in downstream or on any lake, stream or river.
9. Private landfills.
10. Slaughterhouses.
11. Smelting of iron, tin, zinc or any other ore or ores.
12. Storage of second hand materials, baling or treatment of garbage, junk, iron, rags, bottles and/or scrap paper.
13. Storage, treatment, incineration or disposal of the following types of waste product:
 - (a) "Infectious wastes" as currently defined by Section 3734.01(R) of the Ohio Revised Code;
 - (b) "Hazardous wastes" as defined in Section 3734.01(J) of the Ohio Revised Code;
 - (c) "Nuclear and radioactive wastes" as defined by Section 3734.01(R) of the Ohio Revised Code.

Section 5.09 Reserved for Additions

Section 5.10 Zoning of Vacated Areas

Whenever any street, alley or other public right-of-way within the unincorporated areas of Holmes County is vacated by action of the Holmes County Commissioners, such lands formerly within such vacated street, alley or public way shall automatically be applicable to the same district designations permitted under this Resolution for such adjoining lands.

ARTICLE VI

USE, AREA AND HEIGHT EXCEPTIONS

The regulations in this Resolution shall be subject to the following interpretations and exceptions:

Section 6.01 Agriculture Permitted in Any District

This Resolution confers no power on the Board of Township Trustees, Commission or Board of Zoning Appeals to prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incident to the use for agricultural purposes of the land on which such buildings or structures are located, and no zoning certificate shall be required for any such building or structure.

Section 6.02 Construction

Nothing in this Resolution shall be deemed to require any change in plans, construction or the designated use of any building upon which actual construction has lawfully begun prior to the adoption of this Resolution, and upon which actual construction has been diligently carried on.

Section 6.03 Essential Public Utilities

The provisions of this Resolution shall not apply to public utilities except where express authority has been conferred by the Ohio Revised Code on the Board of County Commissioners or the Board of Zoning Appeals in which case the entire Zoning Resolution shall apply where applicable.

Section 6.04 Height Limitations Exempt from Regulation

The height limitations of this Resolution shall not apply to any farm buildings, chimneys, church spires, flag poles, radio and telecommunication towers or public monuments.

Section 6.05 Land Uses Exempt from Regulation

The provisions of this Resolution shall apply to all land and every structure and every use of land or structure except agriculture, railroads, public utilities.

Section 6.06 Lots of Record

Any lot existing and of record at the effective date of adoption of this Resolution may be used for any use permitted in the district where such lot is located.

Section 6.07 Railroad Rights-of-Way

For the purposes of this Resolution, railroad rights-of-way shall be permitted as authorized and regulated by State and Federal laws, it being the intent of this section to exempt railroad rights-of-way from the strict application of this Resolution. Buildings and structures constructed within railroad rights-of-way shall comply with the use, area and height regulations of the zoning district in which they are located.

Section 6.08 Voting Place

The provisions of this Resolution shall not be so construed as to interfere with the temporary use of any property as a voting place in connection with any municipal, township, county, state or national election.

ARTICLE VII

ADMINISTRATION AND ENFORCEMENT

Section 7.01 Enforcement

The provisions of this Resolution shall be administered and enforced by the Zoning Inspector, or such other official or officials as may be appointed by the Board of Township Trustees.

Section 7.02 Duties of the Zoning Inspector

1. Creation and Appointment

There is hereby created the position of Zoning Inspector for _____ Township, Holmes County, Ohio. The Zoning Inspector shall be appointed by the Board of Township Trustees. The Zoning Inspector shall be paid such compensation as the Board of Township Trustees shall direct.

2. Powers and Duties of the Zoning Inspector

The Zoning Inspector shall have the following powers and duties:

- (a) Make inspections of premises and buildings necessary in carrying out his/her duties in compliance with the provisions of this Resolution.
- (b) Issue zoning permits for one-family detached, two-family dwelling units, multiple family dwellings, business and industrial uses.
- (c) Issue conditional zoning certificates after approval by the Board of Zoning Appeals, and the applicant has paid the proper fee.
- (d) Issue variance permits after approval by the Board of Zoning Appeals.
- (e) Investigate alleged violations of the Zoning Resolution.
- (f) Attend all regular and special meetings of the Commission and the Board of Zoning Appeals and all regular meetings of Board of Township Trustees and such other meetings as the Board of Township Trustees shall direct.

- (h) Keep records of all activities of his office and to report annually at the first meeting of the Board of Township Trustees in February as to the various classes of permits issued during the preceding year.
- (i) Maintain regular office hours for the issuance of permits.
- (j) Determine if all construction has occurred in compliance with the provisions of any zoning permit, conditional use permit or variance issued.
- (k) Perform such other duties as the Board of Township Trustees directs with respect to the enforcement of the Zoning Resolution.
- (l) Maintain the Official Zoning Districts Map of the Township and make all changes to the boundaries of zoning districts and overlay districts immediately after their approval by the Board of Township Trustees.

Section 7.03 Zoning Certificates

1. No vacant land shall hereafter be used or an existing use of land hereafter be changed to a use of a different class or type unless a zoning permit or conditional zoning permit is first obtained for the new and different use.
2. No building or structure, or part thereof, shall be changed or occupied by a use of a different class or type unless a zoning permit is first obtained for the new and different use.
3. No zoning certificate will be granted by the Zoning Inspector for the use, erection or alteration of any building or structure or part thereof, which is not in accordance with all of the provisions of this Resolution.

Any person failing to obtain an zoning certificate prior to the use, erection or alteration of any building or structure shall be assessed a compliance charge equal to twice the amount of the fee adopted for a zoning certificate by the Board of Township Trustees.

Section 7.04 Application Procedure for a Zoning Certificate

1. Required Documentation

a. AE Adult Entertainment District

The request for approval of a zoning certificate for any building or use in a AE Adult Entertainment District, shall include the following information:

- (1) One (1) copy of an application containing the following information:
 - (a) Name, address and telephone number of the applicant;
 - (b) A statement of the reasons for the proposed amendment;
 - (c) A description of what the land is presently being used for;
 - (d) Existing Zoning; and,
 - (e) Proposed zoning; and,
 - (f) The name and address of the property owners bordering onto or located directly across the road from the lot proposed to be rezoned.
- (2) One (1) copy of a site plan or plot plan showing the following:
 - (a) The dimensions of the lot (i.e. lot width and lot depth);
 - (b) Required front, side and rear yard setback building lines with dimensions shown;
 - (c) Location of all buildings and other structures on the lot;
 - (d) Total square feet of gross floor area; and,
 - (e) Height of all buildings.
 - (f) The location and area dimensions of any sign, where applicable.
- (3) Any other information required to assist the appropriate reviewing authorities in conducting an adequate review of the proposed development.
 - (a) A description of what the land is presently being used for; Existing Zoning; and,
 - (b) Proposed zoning; and,
 - (c) The name and address of the property owners bordering onto or located directly across the road from the lot proposed to be rezoned.
- (3) Three (3) copies of a development plan prepared according to the requirements set forth in Article IV, Section 4.07, of this Resolution; and,
- (4) Any other information required to assist the appropriate reviewing authorities in conducting an adequate review of the proposed development.

3. Review of Application

The Zoning Inspector shall review the application for a zoning certificate, development plan, and other applicable materials to determine conformance with the applicable zoning district regulations.

4. Issuance of Zoning Certificate

Within thirty (30) days after receipt of the application, the Zoning Inspector shall issue a zoning permit if the application complies with the requirements of this Resolution and is accompanied by a proper filing fee, or submit the application to the appropriate reviewing authorities, where applicable.

If such permit is refused for cause, the applicant shall be notified of such refusal and cause within the thirty (30) day review period.

Each application shall clearly state that unless construction is started within a two (2) year period from the date of issuance, or completed within two (2) years, the zoning certificate shall be declared null and void.

Section 9.05 Filing Fees

The Board of Township Trustees shall by Resolution establish a schedule of fees, charges, and expenses and a collection procedure for zoning certificates, amendments, appeals, variances, conditional use certificates, plan approvals, and other matters pertaining to the administration and enforcement of this Resolution requiring investigations, inspections, legal advertising, postage and other expenses. The schedule of fees shall be posted in the Township Hall and the office of the Zoning Inspector, and may be amended only by action of the Board of Township Trustees. Until all applicable fees, charges and expenses have been paid in full no action shall be taken on any application or appeal.

When the Commission or the Board of Township Trustees deem it necessary to cause special studies to be made, the applicant shall bear all direct and related costs.

All fees shall be paid to at the time the application or other permit is requested.

Fees for the inspection and the issuance of zoning permits or conditional use certificates or copies thereof required or issued under the provisions of this Resolution shall be collected by the Zoning Inspector in advance of issuance.

No application for a zoning certificate, conditional zoning certificate, variance, appeal or application for a rezoning or amendment to the provisions of this Resolution shall be accepted unless the applicant shall pay the filing fees established in Resolution form by the Board of Township Trustees.

ARTICLE VIII

TOWNSHIP ZONING COMMISSION

Section 8.01 Authority, Composition and Appointment

A Township Zoning Commission is hereby established which shall perform its duties and exercise its powers as provided under Section 519.04 of the Ohio Revised Code as amended, and in such a way that the objectives of this Resolution shall be observed.

The Commission shall be composed of five (5) members who shall reside in the non-incorporated area of the township appointed by the Board of Township Trustees. The Board of Township Trustees shall select the five (5) members on the merits of their records of civic, business or professional leadership, and who shall not be members of the Board of Zoning Appeals.

Each member shall be appointed for such length and so arranged that the term of one (1) member will expire each year. The members of the Commission may be compensated.

The Board of Township Trustees may appoint two (2) alternate members to the Zoning Commission, for terms determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the Zoning Commission, according to the procedures prescribed by Resolution by the Board of Township Trustees. An alternate member shall meet the same appointment criteria as a regular member. When attending a meeting on behalf of an absent member, the alternate member may vote on any matter on which the absent member is authorized to vote.

The Commission shall, within the limits of the money appropriated for it, purchase supplies and equipment as it finds necessary to carry out its duties.

Section 8.02 Vacancies and Removal

Each member of the Commission shall serve until his/her successor is appointed and qualified. In the event of the death or resignation of a member of the Commission, the Board of Township Trustees shall appoint another resident for the un-expired term.

Members of the Commission shall be removable for non-performance of duty, misconduct in office, or other cause by the Board of Township Trustees, after a public hearing has been held regarding such charges, and after a copy of the charges has been served upon the member so charged at least ten (10) days prior to the hearing, either personally, or by registered mail or by leaving a copy at his/her usual place of residence.

The member shall be given an opportunity to be heard and answer such charges.

Section 8.03 Organization and Proceedings

The Commission shall adopt rules necessary to conduct its affairs in keeping with the provisions of this Resolution. The Commission shall elect a chairman and vice-chairman from among its members and shall prescribe rules for its proceedings.

Section 8.04 Quorum

At least three (3) members must be in attendance at any meeting of the Commission before any official business can be conducted. A concurring vote of three (3) members shall be necessary to effect an order.

The un-excused absence of any member of the Commission from three (3) consecutive regular monthly meetings or establishing a residence outside of _____ Township shall constitute resignation from the Commission.

Section 8.05 Meetings

The Commission shall meet monthly or at the call of its Chairman or the Vice- Chairman acting in the capacity of Chairman, or by the call of two (2) other members of the Commission. Meetings shall be held at the call of the chairman and at such other times as the Commission may determine.

The Commission shall keep minutes of its meetings showing the vote of each member on all motions before the Commission and shall file and record its proceedings in the Township Clerk's office as a matter of public record. All meetings shall be open to the public.

Section 8.06 Powers and Duties

The Commission shall have the following duties:

1. Act on all rezone requests to the Official Zoning Districts Map and amendments to the Zoning Resolution submitted to the Commission. The Commission shall recommend approval, disapproval or modification of the original request to the Board of Township Trustees following the amendment procedures set forth in Section 519.12 of the Ohio Revised Code.
2. Review from time to time any provision(s) of this Resolution and shall recommend to the Board of Township Trustees such changes as it deems necessary in order to promote the intent of this Resolution according to the procedures set forth in Section 519.12 of the Ohio Revised Code.
3. Act upon all amendments submitted to the Commission by the Board of Township Trustees. The Commission shall recommend approval, disapproval or modification of the original request to the Board of Township Trustees according to the amendment procedures set forth in Section 519.12 of the Ohio Revised Code.

Section 8.07 Amendments

The amendment procedures shall comply with the provisions of 519.12 of the Ohio Revised Code.

ARTICLE IX

BOARD OF ZONING APPEALS

Section 9.01 Creation and Membership

A Board of Zoning Appeals is hereby established which shall perform its duties and exercise its powers as provided under Section 519.13 of the Ohio Revised Code as amended, and in such a way that the objectives of this Resolution shall be observed, public safety secured, and substantial justice done.

The Board of Zoning Appeals shall be composed of five (5) members who shall be residents of the non-incorporated territory of _____ Township.

The Board of Township Trustees may appoint two (2) alternate members to the Board of Zoning Appeals, for terms to be determined by the Board of Township Trustees. An alternate member shall take the place of an absent regular member at any meeting of the Board of Zoning Appeals, according to procedures prescribed by resolution by the Board of Township Trustees. When attending a meeting on behalf of an absent member, the alternate member may vote on any matter on which the absent member is authorized to vote.

The terms of all regular members shall be for five (5) years and shall be so arranged that the term of one (1) member shall expire each year. Each regular or alternate member shall serve until the member's successor is appointed and qualified.

Vacancies for any reason shall be filled by the Board of Township Trustees for the unexpired portion of the term. Unless excused by the Board of Township Trustees, any appointed member may be removed by the Board of Township Trustees without further cause for failure to attend three (3) consecutive meetings in the same manner as provided by Section 519.04 of the Ohio Revised Code. Members of the Board of Zoning Appeals shall be compensated.

Section 9.02 Organization

The Board of Zoning Appeals shall elect a chairman and vice-chairman and shall prescribe rules for its proceedings in accordance with Section 11.03 and Section 11.04 for the conduct of its affairs.

Section 9.03 Minutes

The Board of Zoning Appeals shall keep minutes of its proceedings showing the vote of each member upon questions, or if absent or failing to vote, it shall indicate such fact, and file and record its proceedings in the _____ Township Hall, and the same shall be a public record.

Section 9.04 Meetings

The Board of Zoning Appeals shall meet upon the call of the chairman or two (2) other members; and at such other times as specified in the Board's rule of procedure. All hearings held by the Board shall be open to the public. The Board shall require a quorum of three (3) members at all of its meetings, and the concurring vote of at least three (3) members shall be necessary to reverse any order, requirement, decision or determination of the Zoning Inspector, or to decide in favor of an application on any matter upon which the Board is required to pass or to effect any variation in the Zoning Resolution.

Section 9.05 Powers and Duties

The Board of Zoning Appeals shall have the following powers and duties:

1. Administrative Review

To hear and decide on all appeals as set forth in Article XI, Section 11.06, of this Resolution, where it is alleged by the appellant that there is an error in any order, requirement, permit, decision or refusal made by the Zoning Inspector in carrying out or enforcing any provision of this Resolution.

2. Variance:

To authorize upon appeal, in specific cases, such variance from the terms of the zoning resolution as will not be contrary to the public interest, where owing to special conditions, a literal enforcement of the resolution will result in unnecessary hardship, and so that the spirit of the resolution shall be observed and substantial justice done.

No variance shall be granted by the Board of Zoning Appeals with regard to permitted use and density provisions. Any modification of permitted use and density requirements may be accomplished only through a rezone amendment of the property in question or an amendment to the applicable permitted use and density provisions of the district regulations cited in Article IV of this Resolution.

3. Conditional Zoning Certificates:

To grant conditional zoning certificates for the use of land, buildings or other structures within a zoning district if such conditional zoning certificates for specific uses are not provided for in this Resolution.

4. Special Exceptions

To hear and decide in accordance with the provisions of this Resolution, requests for exceptions or interpretations of the Zoning District Map. Any exception or special approval shall be subject to such conditions as the Board of Zoning Appeals may require to preserve and promote the character of the zoning district in question and otherwise promote the purpose of this Resolution, including the following:

- a. Interpret the provisions of this Resolution in such a way as to carry out the intent and purpose of the Resolution as shown upon the Official Zoning Districts Map fixing the use districts, accompanying and made a part of this Resolution, where the street layout or flood plain designation that actually exists on the ground varies from the street layout or flood plain designations shown on the map.

Section 9.06 Appeals

Appeals to the Board of Zoning Appeals may be taken by any person, firm, corporation, deeming itself to be adversely affected by the decision of the Zoning Inspector regarding the interpretation of this Resolution. All appeals shall be initiated by filing with the Zoning Inspector, a written appeal on a form provided within thirty (30) calendar days of the decision appealed.

An appeal filed with the Zoning Inspector shall stay all proceedings in furtherance of the action appealed from, unless the administrative officer, whose decision is being appealed, certifies to the Board, after the notice of appeal has been filed, that by reason of facts stated in the zoning certificate or conditional zoning certificate, a stay would, in his opinion, cause imminent peril to life or property. Within its powers the Board may reverse or affirm, wholly or in part, or may modify the order, requirement, decision or determination as in its opinion ought to be done, and to that end shall have all the powers of the officers and bodies from whom the appeal was taken and it may issue or direct the issuance of a certificate.

Section 9.07 Public Hearing Procedure

1. All appeals and applications for a variance made to the Board of Zoning Appeals shall be filed with the Zoning Inspector. Every appeal or application for a variance shall refer to the specified provision of the Zoning Resolution involved and shall exactly set forth the interpretation that is claimed, the use for which the certificate is sought or the details of the appeal, and the grounds on which it should be granted. Each and every decision made by the Board shall be by Resolution and shall contain a full record of the findings of the Board in the particular case.

2. When a notice of appeal has been filed in the proper form, the Board of Zoning Appeals shall place the request for appeal upon the calendar for a hearing within thirty (30) days from the date the decision appealed was filed with the Zoning Inspector. The Board of Zoning Appeals shall issue notices by letter, stating the time, place, date and purpose of the hearing to the parties making the request for appeal at least fifteen (15) days prior to the date of the scheduled hearing, to the owners of all properties bordering and abutting onto the land which is the subject of the appeal. The Board may recess hearing(s) from time to time, and if the time and place of the continued hearing are publicly announced at the time of adjournment, no further notice will be required.

3. At public hearings on appeals and applications for variance the testimony shall be received under oath or affirmation; a verbatim record of the proceedings shall be kept; and the applicant shall be allowed upon application and deposit of fees to the issuance of subpoenas for the attendance of witnesses. All testimony shall be subject to cross- examination.

The Board of Zoning Appeals shall act on the appeal within a reasonable time after the conclusion of hearing proceedings and advise the applicant in writing thereof.

Section 9.08 Fees

All requests before the Board of Zoning Appeals shall be accompanied by a fee according to the schedule of fees established and approved by the Board of Township Trustees of _____ Township.

ARTICLE X

RELATIONSHIP TO OTHER LEGISLATION

The provisions of this Resolution shall be held to be the minimum requirements adopted for the promotion of the public health, morals, safety, comfort, convenience, or general welfare. This Resolution is intended to be comprehensive legislation with respect to the use and regulation of land in _____ Township. It is intended to repeal and supersede all prior Zoning Resolutions only, and shall not be deemed to repeal any Resolutions or Rules of _____ Township presently in effect. In the event of any inconsistency between this Resolution, and any existing Resolution or Rule, this Resolution shall prevail.

ARTICLE XII

VESTED RIGHT

Nothing in this Resolution should be interpreted or construed to give rise to any permanent vested rights in the continuation of any particular use, zoning district, zoning classification or any permitted uses therein; and, they are hereby declared to be subject to subsequent amendment, change or modification as may be necessary to the preservation or protection of the public health, safety and morals of _____ Township.

ARTICLE XIII

ENFORCEMENT, PENALTIES AND ADDITIONAL REMEDIES

Section 13.01 Violations

1. No person shall build or remodel any structure so as to change its exterior dimensions, including the building or remodeling of accessory buildings or change any use of a structure or change the use of land within Hilliar Township without first obtaining a Zoning Certificate or Conditional Zoning Certificate as required by this Resolution. No person shall fail to comply with all terms and conditions of any Zoning Certificate or Conditional Zoning Certificate issued hereunder.
2. Any person who commences any building, remodeling or change in the use of any structure or land without first obtaining the appropriate type of zoning certificate under this Resolution, shall upon discovery be given a written notice by the Zoning Inspector to apply for the appropriate zoning certificate or cease the violation of such provision within seven (7) days.

Section 13.02 Inspection

The Zoning Inspector shall inspect each alleged violation, and shall in writing order correction of all conditions that are found to be in violation of this Resolution.

Section 13.03 Correction Period

All violations shall be corrected within ten (10) days after the written order is issued or for a longer period of time as approved by the Zoning Inspector in the written order. Any violations not corrected within the specified period of time shall be reported to the Township Trustees who shall initiate prosecution, injunction or other appropriate proceedings.

Section 13.04 Penalties

The owner or owners of any building or premises or part thereof, where anything in violation of this Resolution shall be placed or shall exist, any tenant or occupant of such building or premises, and any architect, engineer, builder or contractor who shall assist in the commission of any such violation, and any persons who shall violate any of the provisions of this Resolution or fail to comply therewith shall, for each violation or non-compliance, be deemed guilty of a misdemeanor and upon conviction shall be assessed the fined of not more than one hundred dollars (\$ 100.00).

Section 13.05 Additional Remedies

1. Any landowner that may be particularly damaged by any violation of this Resolution may proceed by way of injunction, declaratory relief or other appropriate remedy against the violator to abate or prevent the violation. The failure of the Township to commence such proceedings shall not preclude such landowner from commencing such action. Demand upon the Township or the County Prosecutor shall not be required as a prerequisite to the commencement of such action nor shall the Township be a necessary part thereto.
2. In any action whether criminal or civil brought in respect to this Resolution, either the landowner or the person or corporation actually violating this Resolution shall be a proper party defendant.

Section 13.06 Each Day a Separate Offense

A separate offense shall be deemed committed upon each day during or when a violation occurs or continues.

Section 13.07 Rights and Remedies are Cumulative

The rights and remedies provided herein are cumulative and in addition to any other remedies provided by law.

ARTICLE XIV

VALIDITY AND SEVERABILITY CLAUSE

Sections of this Resolution shall be deemed to be severable and should any section, paragraph, or provision hereof be declared by the courts to be unconstitutional or invalid, such holdings shall not affect the validity of this Resolution as a whole or any part hereof, other than the part so declared to be unconstitutional or invalid.

ARTICLE XV

EFFECTIVE DATE

This Resolution shall be in full force and take effect and be in full force and effect from and after the earliest date allowed by law.

Adopted by the Board of Trustees of _____ Township, Holmes County, Ohio, on

this ___ day of _____, 2004.

- 1. Date of Public Hearing by Zoning Commission _____, ____.
- 2. Date of Publication _____, ____.
- 3. Date of Public Hearing by Board of Township Trustees _____, ____.
- 4. Date of Adoption by Board of Township Trustees _____, ____.
- 5. Date and Time Resolution shall take effect _____, ____.

Township Trustee

Township Trustee

Township Trustee

Attest by Township Clerk:

Township Clerk