

A photograph of a large, two-lane covered bridge with a red and white painted wooden structure. The bridge has a gabled roof and a sign above the entrance that reads "MILL CREEK". The bridge is surrounded by green trees and a clear blue sky with some clouds. The road leads into the bridge, and the interior of the bridge is visible, showing the wooden truss structure.

MILL CREEK

COMPREHENSIVE PLAN UPDATE
MILLCREEK TOWNSHIP

UNION COUNTY, OHIO

2017



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COMPREHENSIVE PLAN UPDATE

MILLCREEK TOWNSHIP, OHIO

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The Millcreek Township Comprehensive Plan Update is a result of the valuable input provided by more than 50 Township residents.

ACKNOWLEDGMENTS

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*For a list of Appendix documents please reference Page 99





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Note: This document includes aerial photography taken in 2017. Images locations and page numbers are included on the map above.

1. INTRODUCTION

In 2017, Millcreek Township began a process to update its Comprehensive Plan created in 2005. The plan established a vision for the future of the community, supported by broad goals and specific actions. This has been an effective tool and its major elements - like the vision - will not be replaced. Pertinent recommendations may still be referenced by the Zoning Commission, Township Trustees, or other parties involved in community development. The Township, however, sits within a dynamic region. Growth and development have intensified in surrounding jurisdictions. The update will help ensure the community is ready to deal with these new pressures. This plan will apply the vision and goals to present circumstances, and where necessary, revise existing recommendations or suggest new approaches. The following chapter introduces the purpose and provides background on past planning documents.



The 2017 Update to the Millcreek Township Comprehensive Plan re-establishes the community's vision and will help to support community decisions for years to come. The Township intends to remain a predominately rural community, that maintains its agricultural heritage, and independence.

The Plan Update will...

- » **Articulate a vision for Millcreek Township.** The Township intends to maintain its rural atmosphere through the preservation of agriculture and its natural resources while ensuring balanced growth to diversify the tax base.
- » **Define the community's goals.** To achieve its vision, the community has introduced a series of supportive goals. Some of these are generally applied, others relate to specific planning areas.
- » **Update community conditions and trends.** Central Ohio is a growing region, and the US 33 corridor bisecting southern Millcreek Township is especially dynamic.
- » **Provide a rationale for decision making.** Good decisions rely on good information and community support. There should be a clear line of sight between proposed actions and the community's overall vision.
- » **Propose clear recommendations.** To achieve each goal, a set of projects, policies or programs are recommended. Some of these are context specific, as in the case of the planning areas, others are general.
- » **Establish time frames, responsibilities and evaluation methods.** Ultimately, the success of the plan will, and should be judged by its implementation

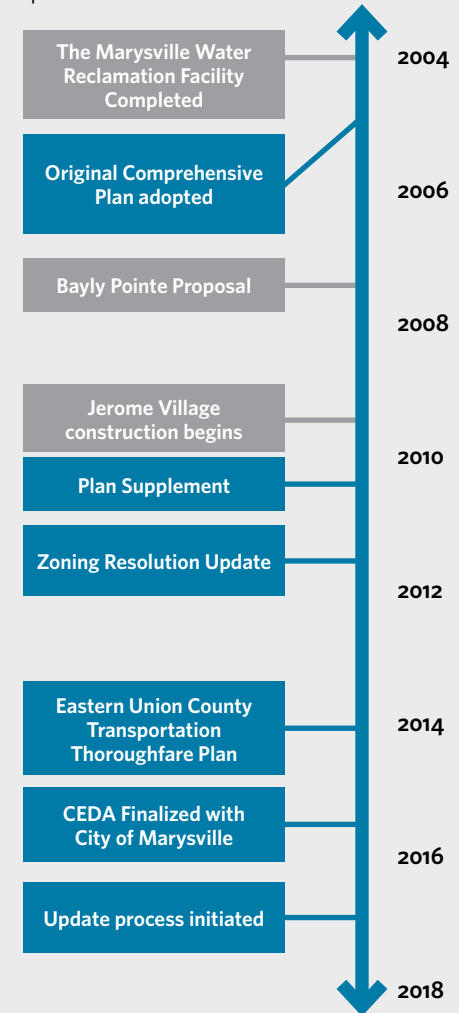
The 2017 Comprehensive Plan Update

In 2005, Millcreek Township established a common vision and set of values through a comprehensive planning process. This broad policy document set a general direction for the community through recommendations and strategic actions. Since then, the Township revisited this document with its 2010 Plan Supplement. These recommendations focused on the process of development. The 2017 update merges these two documents, updates community conditions and trends and outlines new recommendations where necessary. The update does not replace either of these plans, but builds upon and refines their findings. In addition, the update will:

- 1 **Consolidate the findings and recommendations of past plans.** The 2017 Comprehensive Plan Update merges the two previous planning documents created by the Township. In 2005, the Township completed its first comprehensive plan. This was followed in 2010 by a plan supplement intended to address mounting residential development pressure. This plan update includes the pertinent findings and recommendations from each of these documents.
- 2 **Conduct research and provide recommendations on pertinent topics.** Central Ohio is an increasingly dynamic development market. In the seven years since the adoption of the Plan Supplement the region has added tens of thousands of new residents. This trend is likely to continue. The plan will update the local conditions, analyze the potential impacts of regional trends and provide new or updated recommendations relevant to current state of the Township.
- 3 **Create a user-friendly document.** The update provides top-level information on the community's conditions and trends along with strategic recommendations. It includes explanations of key policies or tools like the Planned Unit Development or special planning areas. References have been included to existing plans and policy documents for quick access.
- 4 **Provide an accessible tool for elected leaders, the public and potential developers of Millcreek Township.** The Township's Trustees insist on providing a plan that can be read and understood by residents and developers alike. The update has been written in an accessible language. Through the use of diagrams, sidebars and maps, difficult concepts have been thoroughly explored. Only the most important and pertinent information has been included. Community leaders and developers can also reference previous plans where applicable.

TIMELINE

The 2017 update is only the latest in a series of community plans. From its original plan in 2005 the community has led or contributed to several planning efforts, some regional in scope.



Background

A comprehensive plan is a broad policy document. The vision and recommendations serve as a foundation for decision making and define an aspirational condition for the community. In some communities, like Millcreek Township, that future state is quite similar to the one today. To protect the character valued by residents, conscious action is necessary.

Why a comprehensive plan? All communities change with time. Some positively, some negatively, and some in combination. Even in a community where the “status quo” is the desired state, proactive steps must be taken to ensure internal and external forces don't disrupt the character. A comprehensive plan analyzes the pieces and systems that make up a place, articulates a guiding vision and supporting goals, and offers a set of strategic recommendations to help move the community toward a common, desired outcome.

Why an update? Rather than starting from scratch, Township Trustees recognize the vision and goals supported by the community in the Township's initial comprehensive planning processes still ring true. Subsequent studies have built on this foundation, adding depth and variety to the methods for achieving the vision. This update affirms the community's vision, illustrates relevant findings and recommendations, and, where necessary introduces new actions with community support.

Since the adoption of its first Comprehensive Plan in 2005, Millcreek Township has continued to plan proactively for the future. The vision has remained consistent, but external dynamics - like regional growth pressure, water and sewer provision, and other mechanisms - mean the community must

continue to evolve its approach to achieving it. The recommendations of past plans must evolve to reflect the realities of today. In some cases, this means reaffirming action steps which are still relevant. Others may no longer apply or a new action may be necessary.

This document will help the community maintain the rural atmosphere for residents and ensure a fiscally sound operating approach until a new update is necessary.

Why plan as a Township? Under the Ohio Revised Code, article 519, Township's, “...in the interest of the public health and safety, the board of Township trustees may regulate by resolution, in accordance with a comprehensive plan, the location, height, bulk, number of stories, and size of buildings and other structures, ... percentages of lot areas that may be occupied, setback building lines, sizes of yards, courts, and other open spaces, the density of population, the uses of buildings and other structures ... and the uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of the county.” Millcreek Township adopted its first comprehensive plan in 2005.

USING THE PLAN

The Township's Comprehensive Plan is used as the rational basis for the community's zoning resolution. Through this tool, the Township may regulate individual parcels. Zone classifications define the permissible use for a particular parcel. The Township may regulate for land use, minimum lot size, building placement, height and other considerations.

Zone classifications are applied to an official zoning map. By adhering to the recommendations of the land use map in the Comprehensive Plan, the zoning map becomes the legal expression of the plan. Any new development into the community will need to follow the rules of zoning resolution or pursue an exception or variance. Nonconforming uses built before the passage of the resolution may be grandfathered in, but will face scrutiny under major redevelopment, sale or some other transaction.

The Comprehensive Plan should also serve as a “guiding light” for policy development and decision making. Through public engagement and research and analysis, the community will learn more about its strengths, weaknesses, opportunities and threats. The plan will articulate these, develop recommendations and actions to take advantage of assets, and mitigate or address challenges. These recommendations can address transportation, parks and recreation, utility provision, environmental issues and others.

Previous Plans

The 2017 Comprehensive Plan Update analyzes conditions and trends, examines emerging challenges or opportunities and re-submits existing recommendations or proposes new actions to help the community achieve its vision. The following provides a brief background on the community's previous planning documents as well as other existing plans with a direct impact on the Township.

THE 2005 COMPREHENSIVE LAND USE AND GROWTH PLAN

The Township's first comprehensive plan was adopted in 2005. The process engaged the public, elected and appointed officials and key stakeholders in a discussion about the future of community. A vision statement and supporting goals were developed. These informed a series of recommendations relating to growth and development, transportation, lifestyle and other community elements. The plan also provided analysis of the Township's existing conditions in topics such as population, demographic makeup, economics and personal prosperity, and environmental conditions. Where they are still relevant, these have been included in this plan update. Others have been updated to reflect the 2017 figure.

Establishing a vision. To begin the initial process, a citizen steering committee was formed to direct the analysis and inform the final recommendations. This body helped to distribute a citizen survey to every household in the community. These results shaped the community vision, helped to establish goals, and develop measurable objectives.

Revealing key issues and opportunities. At the time of the first planning process, growth in central Ohio was occurring at a similar pace to 2017. This was especially true northwest of Columbus, in cities like Dublin and surrounding unincorporated areas. The plan highlights this growth pressure as the primary impetus for the plan and expresses concerns over "leap frog" or non-contiguous development. Secondary to this, was the fundamental need for the community to broaden its tax base and remain fiscally healthy.

Setting a direction. The strategies proposed in the 2005 plan focused on protecting the community's rural character while improving the diversity of its tax base. To achieve this, planning areas were established to accept various types of development or to preserve agricultural and residential uses. Through various techniques, development would be slotted into appropriate areas on the periphery, preserving a large majority of land at the center and north of the community. Development, in all cases, should pay for itself. As the vision and values have remained consistent, many of the pertinent recommendations of the 2005 plan have been incorporated into the 2017 update.

REVISITING THE ORIGINAL PURPOSE

The Township's 2005 Comprehensive Plan established a clear set of guiding principles. These are carried forward in the 2017 update.

- » Aid in the development of key guiding principles to preserve the agriculture and natural resources as well as the rural atmosphere in the Township.
- » Aid in the development of key guiding principles as related to industrial, commercial and residential growth and development.
- » Be a plan designed specifically for our community.
- » Identify a balanced plan that recognizes the rights of individual landowners, while preserving property values and preparing the Township for unavoidable future development.
- » Identify any "hot spots" or sensitive areas. It shall also include recommendations and direction for these areas.
- » Make recommendations on how the Millcreek Zoning Resolution and zoning districts can be modified to better compliment the Plan.
- » Provide a basis for the implementation - including, but not limited to the Township zoning resolution, and related county growth plans.
- » Include strategic action steps for the Township to implement following adoption of the plan.

THE 2010 PLAN SUPPLEMENT

Unlike the 2005 Comprehensive Plan, the 2010 Plan Supplement was initiated in response to a specific development proposal. The 950 acre Bayly Pointe mixed-use residential project would have been split between Jerome and Millcreek Township, and include hundreds of residential units. Although the proposal was withdrawn in 2008 due to the national economic downturn, the year of negotiations revealed limitations in the Township's development review process. The Plan Supplement would augment the existing plan's recommendations (as they relate to specific development proposals) and ensure approved projects are consistent with the vision and values, and appropriately placed.

Reestablishing the vision and setting expectations for development.

The Bayly proposal revealed a need for the Township and its leaders to better articulate the expectations for development in the community. To achieve the vision - an agricultural community working to maintain its heritage and character - future development must meet high standards for quality, design and be well-integrated.

Improving collaboration. One of the central recommendations of the Plan Supplement called for the negotiation of a Joint Economic Development District with the City of Marysville. The agreement would unlock a new revenue stream for the Township, broaden the tax base and forge a stronger intergovernmental relationship between the Township and City.



The Bayly Pointe Proposal included roughly 2,000 housing units and would have straddled Jerome and Millcreek Township.

Preserving land and maintaining the rural character.

A strategy for land preservation was introduced to designate and protect woodlands, expand parks, green space corridors, wetlands and other important natural areas through a variety of means.

Focusing on the Home Road development zone.

The largest point of departure between the original plan and the Plan Supplement has to do with the placement of the community's focused development site. Based on the experience during the Bayly Pointe negotiations, this was relocated to the southernmost point in the Township south of the proposed Home Road extension.

OTHER IMPORTANT PLANS AND DOCUMENTS

There are additional documents that are relevant to the Comprehensive Plan Update.

ZONING RESOLUTION UPDATE

Based on the recommendations of previous plans, the Township began a process in 2011 to amend its existing zoning resolution. As a result, several new classifications were added to ensure future development use in the Township. This included the Planned Unit Development District or PUD. According to the resolution, the PUD encourages a means for effectuation of a more desirable physical development pattern than would be possible through the strict application of land uses.

EASTERN UNION COUNTY TRANSPORTATION THOROUGHFARE PLAN

Completed in 2016, the thoroughfare plan is a 20-year guide for transportation maintenance and improvements in Millcreek and Jerome Townships. The study focused on the US 42 corridor and its various feeders and access points in the two communities. The work identified current and emerging issues along with related short and long-term remedies. The Township commissioned this supplemental study as an extension of a larger study for the full US 42 corridor between Delaware County and Interstate 70.

Accomplishments

A number of the central recommendations of the numerous community plans have been implemented. These accomplishments range from physical investments to intergovernmental agreements. Each has been outlined below will be referenced later as they relate to new recommendations.

Successful negotiation of a Collective Economic Development Agreement (CEDA) with the City of Marysville. Intergovernmental collaboration was a central recommendation of each of the Township plans. Significant progress was made in 2016 with the successful negotiation of a Collaborative Economic Development Agreement with the City of Marysville. The agreement is significant for a number of reasons. First, it allows the community to access income taxes as revenue sources. Without this agreement, these would be not available to the Township under state law. Second, the agreement effectively stops annexation by Marysville as each community will benefit from development within the zone. Last, the agreement allows the Township to engage in marketing with its partner Marysville, to expose the zone and attract investment. Given the location of the district along Industrial Parkway and the significant investment already occurring, this could enable the community to be discerning by use and user for each of its potential parcels in the district.

Updating the Zoning Resolution. In 2011 the Township undertook a process to fully update its zoning resolution. With the help of a land use attorney, the resolution was brought fully up to code. Over time, updates such as this are necessary to adapt to changes in land uses and innovative zoning practices. Language introducing the Planned Unit Development

District was also added. This zoning classification can apply to residential, commercial, office / research, industrial or special town center districts. In each category, developers would have more flexibility in defining their site plan, as the density, mixture of uses, quality of materials and other considerations would be negotiated with the Township. This allows the community to better define the character of final development rather than its simple zoning code.

Extension of broadband internet. As a rural community, Millcreek has struggled to attract demand-based investment into broadband infrastructure. Without proactive steps, the Township was not likely to see these upgrades until 2020 or later. Trustees took on the action recommended in the 2005 plan and worked with Marysville and Jenco to extend high-speed internet into the community. Through a combination of cell towers and hard wiring, the Township now has access to fast and reliable internet service.

Ongoing intergovernmental collaboration. A central recommendation of each plan was to promote the vision and visibility of the Township through increased intergovernmental interaction. Significant progress has been made. Since the adoption of the plans the Township has been active in the region, including with the US 33 Corridor Committee. This group

HOW TO USE THIS PLAN

The Comprehensive Plan Update contains goals, recommendations, actions (policies, projects and programs) and map-based recommendations that indicate the Township's intent for where and how it will grow. The Update will be implemented over time through Township actions and those of private and public partners concerning development, redevelopment, capital improvements, economic initiatives and related matters.

The Plan should inform:

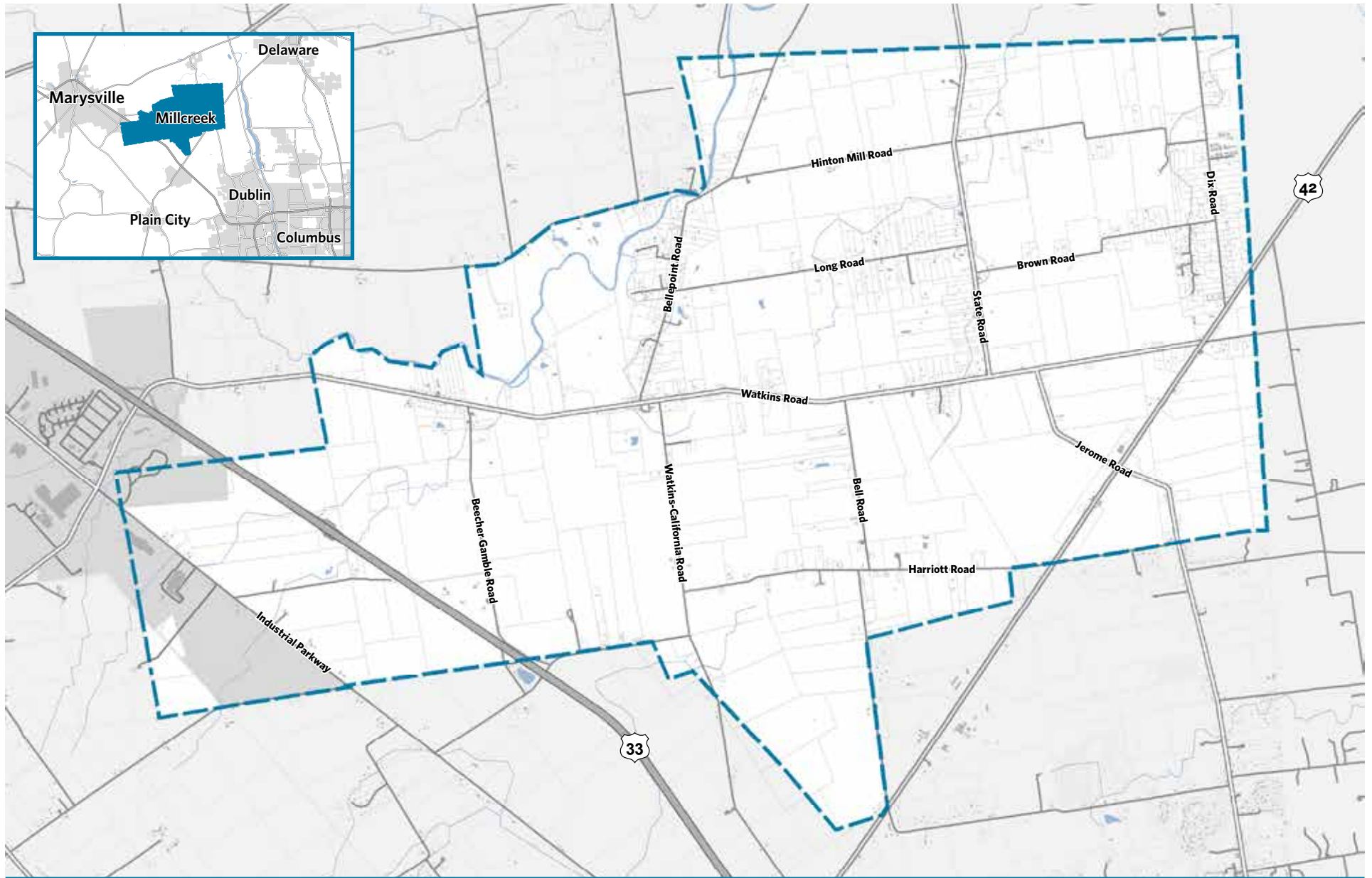
- » Development review and approvals
- » Private development and Investment decisions
- » Consistent interpretation of policies between township officials
- » Programs and budgets

meets on a bimonthly basis and recently completed its Crossroads plan, a joint land use and economic strategy for a portion of the shared geography. The community recently leveraged planning work occurring along the US 42 corridor in Union and Madison counties to conduct their own, detailed study of the corridor. Additionally, a Township trustee currently sits on the Union County Community Improvement Corporation. This group is charged with conducting countywide economic development initiatives. Overall, the community has been very successful in engaging its regional partners and leveraging its relationships.





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MILLCREEK TOWNSHIP

-  Township Limits
-  City of Marysville

2. EXISTING CONDITIONS

The following chapter documents the pertinent existing conditions as they relate to three general categories: people, prosperity and place. The people section focuses on the demographic conditions and trends of the Township, looking at population, age and other statistics. Prosperity analyzes economic data, revealing key findings related to personal prosperity and the local economy. Last, the Place section presents findings related to the community's physical geography, transportation network and other environmental considerations. Information presented in previous plans have been included where relevant.



HISTORY OF MILLCREEK TOWNSHIP

Union County was organized in 1820 and divided into five townships. Millcreek's current boundaries were defined as "All (lands) east of Paris to the east boundary of said county." The first election collected 24 total votes, but results were lost to a fire years later. The first settler, Ephraim Burroughs, emigrated his family from New Jersey and settled near Mill Creek in 1815 following the War of 1812. On March 29, 1829, the Township was officially surveyed by Levi Phelps, surveyor for Union County.

Key findings...

- » **Leveling population.** After adding almost 400 individuals in the 1990's, growth in the Township has slowed considerably. Home sales, however, indicate significant turnover in resident population since then.
- » **Fewer families with children.** Like the state, and the country, household size has decreased over the past two decades. The Township also has a smaller share of families with children under 18.
- » **Economic agreement with Marysville an important step.** The development agreement reached with the City of Marysville unlocks a new, potential stream revenue.
- » **Residents commute out, the few workers commute in.** Residents typically commute outside the community for work; a large share drive more than 25 miles each way. The small workforce within the Township, commutes in.
- » **A rural community despite surrounding growth.** Despite significant growth and development in the region the Township has maintained its rural character with agriculture as its dominant land use.
- » **Positioned within a region experiencing tremendous growth and investment.** The US 33 corridor is experiencing significant private and public investment with major initiatives on both sides of the Township.

People

Millcreek has gradually grown over its history and has a current population of just over 1,300 people. Like many rural communities, its population is relatively homogeneous but surprisingly short-tenured. The median age is slightly higher than the state, and there are fewer families with children. Overall, the community is very similar to the county and has changed very little from 2005. Some of the community's most important findings have been included below.

3.5%

Population growth since 2014

Leveling population. After significant growth of 46 percent between 1990 and 2000, the Township's population has remained relatively stable, with a net growth of 44 individuals since 2000. While the past plans predicted larger growth than was experienced - between 300 and 700 individuals - much of this was predicated on development that did not occur. Without a major residential development, population growth will continue to slow as household size decreases with children aging out.

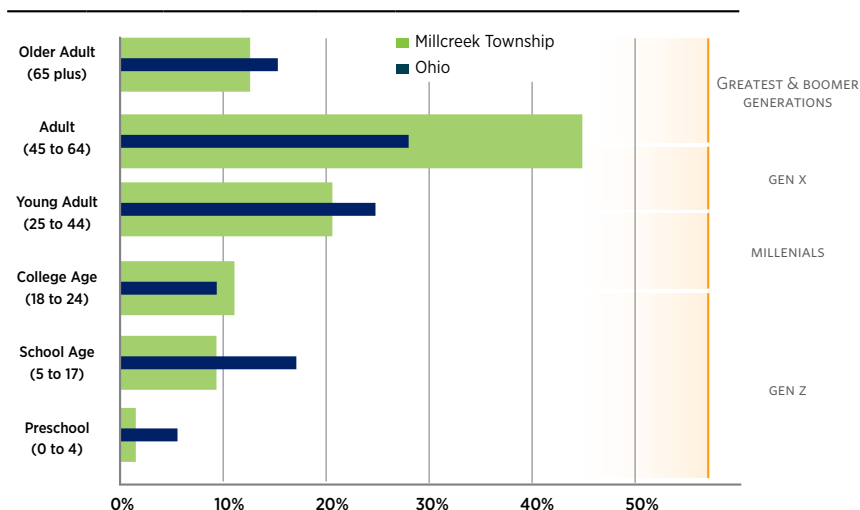
62%

Householders who moved in after 2000

A majority of householders moved in after 2000. While the population remained relatively static between 2000 and 2015, 62 percent of householders moved into their current residence over this period. This reflects a higher "churn" or turn-over of housing stock than the county's 48 percent.

Higher than average median age. The community is five years older than that of the state's median age of 39. This increased by five years from 2000, a slightly higher rate than the state.

SHARE OF POPULATION BY AGE COHORT



2.55

Household size in 2014

Household size decreasing, fewer families with children. The Township's household size is similar to the states at 2.55 but is decreasing. Household size refers to all cohabitation, not just families, but the majority of households in Millcreek are families. In 2014, 84 percent of households were families, and 20 percent had children under the age of 18. This is 17 points below the county where nearly 40 percent have school-aged children at home.

98.5%

Identify as white / Caucasian

Homogenous population. There is very little racial or ethnic diversity with a majority of residents identifying as Caucasian (white). This is similar, but not identical to the county. Ninety-two percent of Union County's residents identify as Caucasian (white) while 83 percent in the State of Ohio identify as Caucasian (white).

Prosperity

The Township is home to a small jobs cluster, mostly centered on the annexed manufacturing parcels along Industrial Parkway. Nearly all the high-earning residents work outside of the community, commuting primarily to jobs in Marysville, Dublin, Columbus or elsewhere. Fiscally, the Township derives a majority of its revenue through property taxation, although the Collaborative Economic Development Agreement (CEDA) may affect the model in the future.

LOCAL ECONOMY

Cooperative Economic Development Agreement provides a new source of funding. In 2015, the Township entered a CEDA with the City of Marysville, identifying its commercially zoned parcels as the boundary of its Joint Economic Development District. This agreement has the potential to provide a new source of funding for utilities, infrastructure, etc. at no additional cost to residents, stop annexation, ensure development pays for itself, provide a more diversified tax base, and ensure the Township can manage its own growth, planning, and zoning in these

areas in the future. A CEDA is the only arrangement in the State of Ohio that allows Townships to collect income tax. In this agreement, the Township will collect 15 percent of the levied income tax assessed on the district. The City's taxation rate will be levied over the 30-year term. Important to note, at the time of the Comprehensive Plan Update no parcels are currently part of the JEDD therefore all potential revenue is contingent on development within the commercial zoning district.

Overall job growth, but mostly along Industrial Parkway, in Marysville. The employment picture in the Township can be confusing as a portion of its geography has been annexed by the City of Marysville. This sliver of land along Industrial Parkway accounted for a majority (70 percent) of the jobs growth from 2002. As of 2017, businesses along the road include Continental Inc, employing over 270 people, and just outside the area is Scotts Lawn Care.

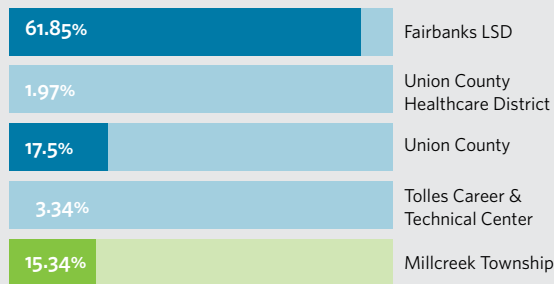
Farming very productive, but employs few. While agriculture is the Township's dominant land use it employs fewer than eight percent of the daily workforce. This can be a difficult sector to track and not all employment is full time and not all jobs are considered primary.

Revenue derived from property taxes. As illustrated above, the Township's general fund is primarily supported through property taxation. As pointed out earlier, this will diversify as development in the JEDD occurs.

TOWNSHIP TAX STRUCTURE

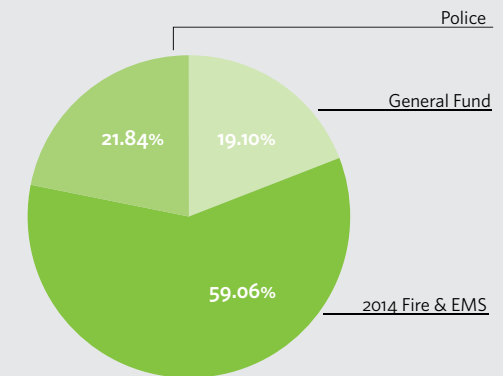
The revenue model for townships in Ohio eliminates certain types of taxes, like the income tax, available to municipalities. Townships are mainly funded through property taxes levied on real property within the Township. Tax money is distributed to townships through the collections of inside millage, levies, motor and lodging taxes. A vast majority of the tax revenue for a township is used for fire and emergency medical services.

TAX DISTRIBUTION ON A MARKET VALUE PROPERTY:



Source: Union County Auditor's website

WHAT MILLCREEK TOWNSHIP'S TAX REVENUE FUNDS:



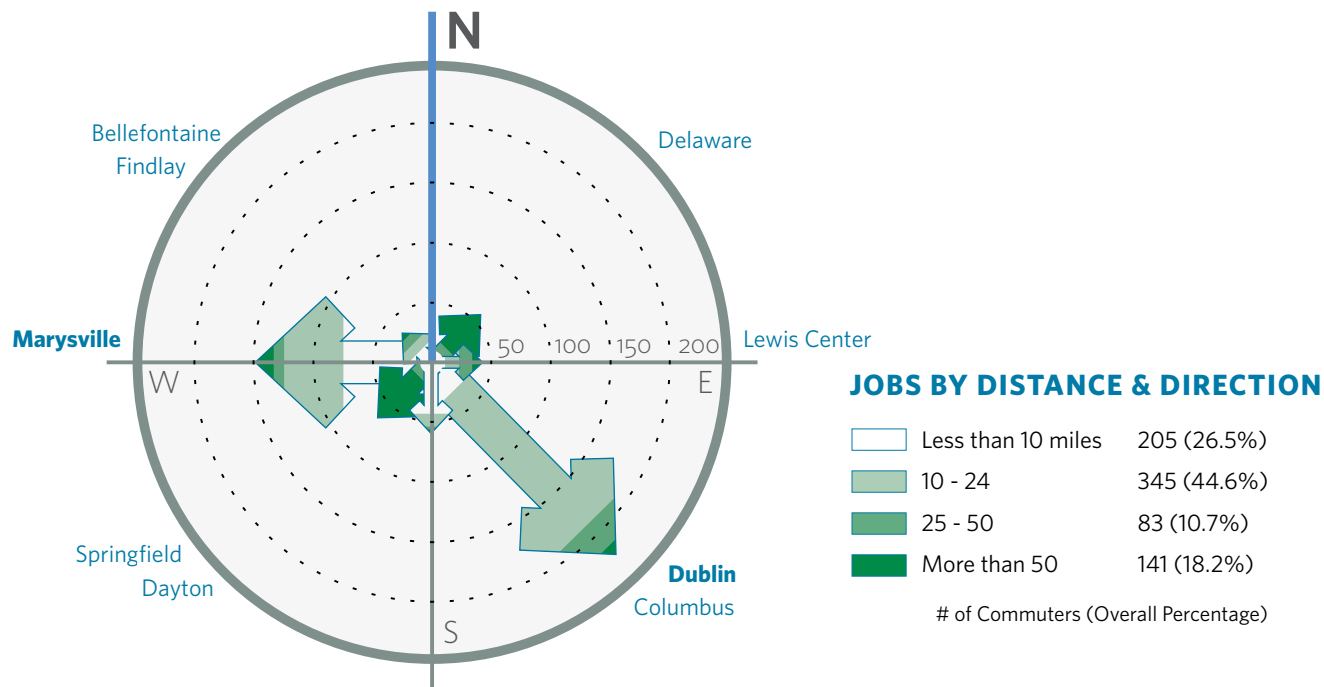
PERSONAL PROSPERITY

Manufacturing, health care and social assistance, and retail trade top employment sectors for residents. As the top employment sector for residents, manufacturing accounts for just over 14 percent or 100 of the roughly 800 jobs held by residents. Health care & social assistance is the second largest category with just over ten percent and has grown slightly since 2005. Other categories have remained relatively static and are in line with Union County's averages.

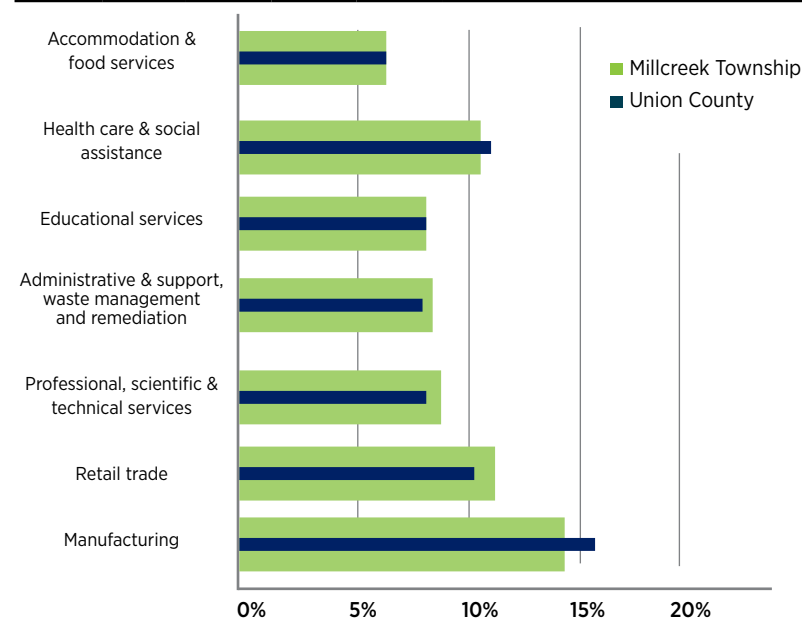
Residents earn more income. The median household income of \$90,000 exceeds both the state \$48,000, and the county \$64,000. Fifty percent of workers earn more than \$3,333 a month in take home pay. Just over 37 percent of households earn more than \$100,000 per year.

Very high levels of workforce participation, slightly higher unemployment. Just over 81 percent of Township's population participates in the workforce. This compares to 64 percent in Union County and the State of Ohio. The unemployment rate, at 5.7 percent, is slightly higher than the County but lower than the State.

A bedroom community. Nearly all residents, 99 percent, commute somewhere outside the Township for work each day. Just over 800 employed residents commute to jobs primarily located in areas around Marysville, Dublin and other parts of the Columbus Metropolitan Area. More than 28 percent of workers commute more than 25 miles one way.



SHARE OF TOP EMPLOYMENT INDUSTRIES FOR RESIDENTS



81%

Workforce participation rate, 2014

99%

Residents working outside the Township

\$90,000

Median household income, 2014

Place

Millcreek is a beautiful community defined by its wide open, rural landscape. The interplay between the agricultural fields, natural areas and residential lots is a unique break from more haphazard development in surrounding communities. The Township has its commercial uses, appropriately located along its two major thoroughfares. The Place section reviews the character of county's places, analyzes mobility and describes the key conditions and trends for housing, and the environment.

COMMUNITY CHARACTER

A rural community. Despite growth pressure and development on its periphery, the Township remains a relatively rural and undeveloped. The presence of Mill Creek and its greenway are a natural break to the patchwork of farm fields. Homes have been built into front lots or slightly denser rural neighborhoods. Commercial areas are located near the southwest and southeast boundaries. While Industrial Parkway is poised for more intense investment and development, today there are only a few industrial buildings breaking up the continuity of agricultural fields. Similarly, the US 42 corridor may be poised for development in the near future, but today it remains a commercial district, primarily on paper.

COMMUNITY CHARACTER

While the vast majority of Millcreek remains rural, there are subtleties to the built and natural environment that help to define its character. Below are a several place character types found in the Township today.

RURAL

Agricultural fields and related buildings, small woodlots, drainage ditches

NATURAL

Large areas of uninterrupted natural landscape mostly located along stream corridors or wetlands

RURAL RESIDENTIAL

Medium to large lot residential developments located along the frontages of township roads

RURAL NEIGHBORHOOD

Small-lot residential development organized into by a minor subdivision of land

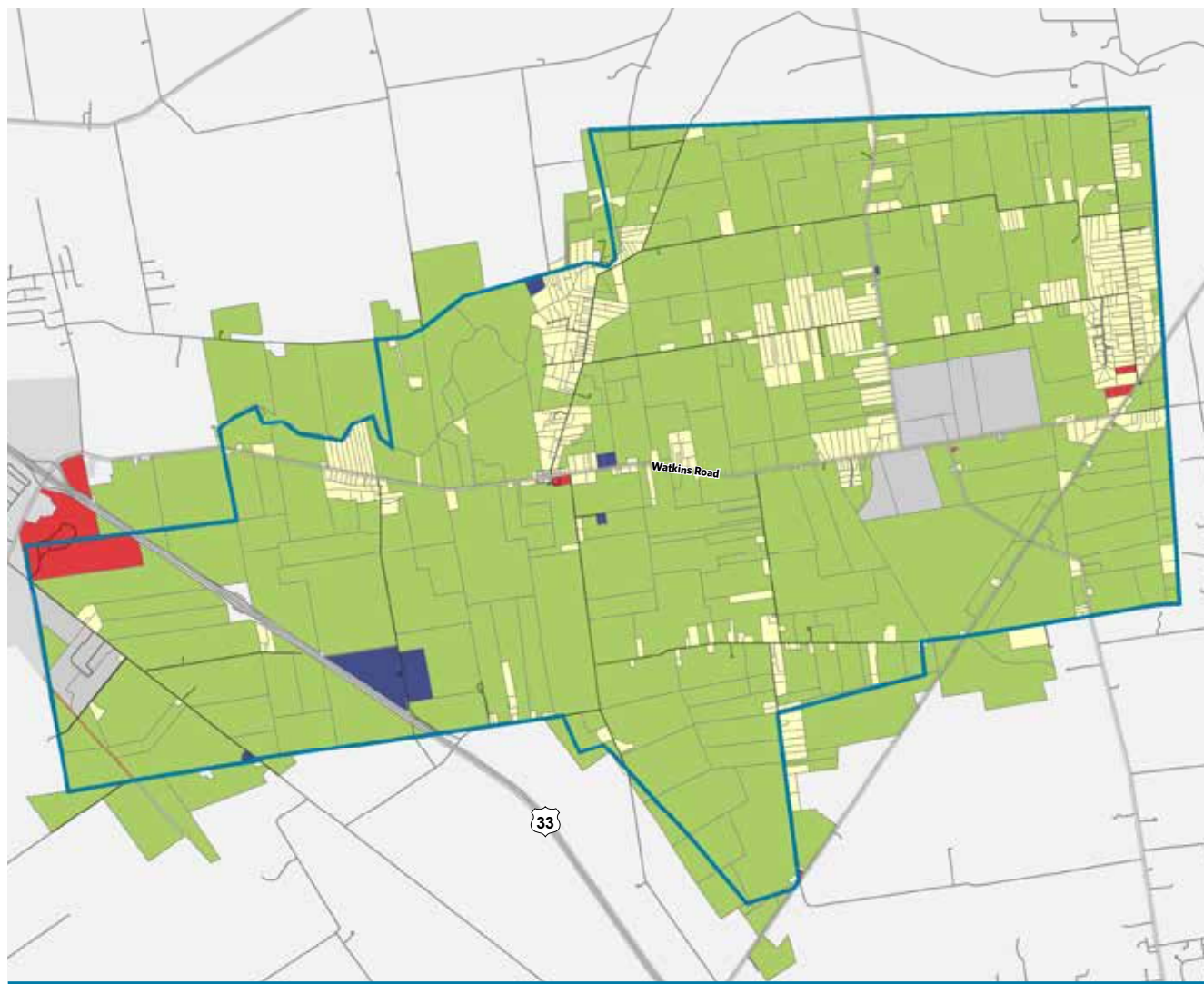
WORKING LAND

The quarry district along Watkins extending to US 42, heavy industrial usage extraction activities

COMMERCIAL

Small or large lot commercial or industrial operations, with deep setbacks and significant parking





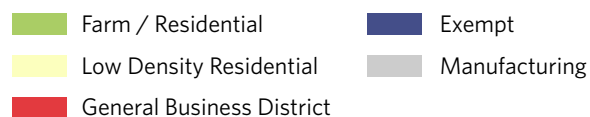
LAND USE

Agriculture as the primary land use. The dominant land use in the Township is agricultural with residential development scattered along the road frontage. Manufacturing and light industrial uses are mostly consolidated along Industrial Parkway.

Shelly Materials operates a ~500 acre quarry that regularly blasts and hauls limestone as part of its daily operation. The site is quite active and productive. There are plans to expand as suitable substrate exists beyond the current footprint.

Land uses surrounding the Township include rural residential, developed single family residential scattered throughout along the Scioto River to the east and into Delaware County. Development density increases to the west approaching the city of Marysville. At the time of the plan update, major residential developments were underway to the south of the Township in Jerome Township.

LAND USE



PUBLIC FACILITIES & SERVICES

The Township maintains a small set of physical assets. The Township Hall is located at 10420 Watkins Road with the adjacent community park. The community cemetery is located on the eastern side of Watkins-California Road, with an older cemetery, no longer in use lies in the northeastern portion of the Township, off Smart-Cole Road.

Fire, police and emergency medical services contracted out. Currently the community contracts with both Jerome Township for fire and EMS services. Police protection is provided by the Union County Sheriff's Office. The Township actively participates in the Sheriff's Public Safety Officer (PSO) Program for additional dedicated officers.

Union County and Millcreek Township have cooperatively implemented an emergency notification system called CodeRED. An extremely high-speed system, CodeRED is used to launch outbound phone calls to home, business and cell numbers. It's an easy way to quickly call everyone within the community (or a specific geographically mapped portion of our community), for evacuation notices, search and rescues, boil water alerts, man-made or environmental disasters, utility notifications, etc. CodeRED is capable of delivering thousands of messages an hour.

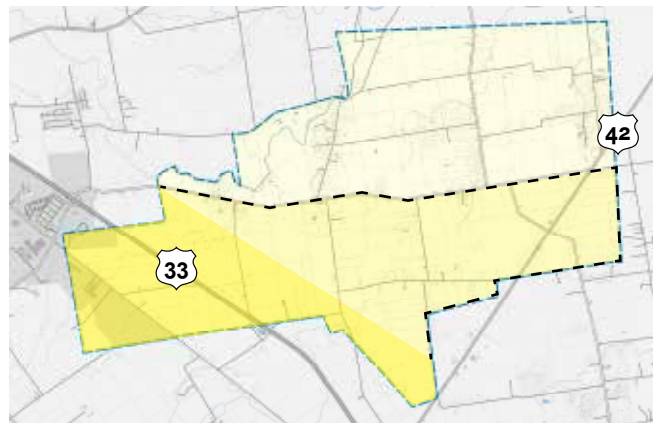
Three school districts with territory in Millcreek, Fairbanks Local the largest. A vast majority of the Township, or more than 90 percent of the land area, is covered by the Fairbanks Local School District. Two other districts operate much smaller areas including Buckeye Valley Local School District in far north-central and Marysville Exempted Village School District in the northwest. There are no operating school buildings within the Township.

UTILITIES

Water Reclamation Facility finished in 2004. The City of Marysville completed its Water Reclamation Facility located along Beecher Gamble Road to serve existing customers and significantly expand the city's service area. The city defined a primary growth zone which extends through portions of Millcreek Township, Jerome Township, all the way to the border of Dublin along State Route 33.

Additional utility provision. The County is served by nine different electric power distributors. Four of these serve Millcreek Township. There is currently no natural gas service available in the Township except along the quarry site on Brown Road.

High speed internet available through Jenco. A central recommendation of the 2005 plan, high speed internet, was made available in the community through Jenco in 2009. Through a combination of cell towers and hard wiring, the Township now has access to fast and reliable internet service.



MARYSVILLE WATER / SEWER SERVICE AREAS

- Growth Area
- Exclusive Service
- Exclusive Service (added 2012)

THE MARYSVILLE WATER RECLAMATION FACILITY

The City of Marysville completed construction on the water facility in 2004 that now treats more than four million gallons of water per day. The \$40 million investment vastly expanded Marysville's water service area and provided alternative options to DelCo and Columbus' water providers.

As regional development follows the US 33 corridor, tap fees are becoming more important means to recapture the initial investment for the facility.



TRANSPORTATION AND MOBILITY

The road network of the Township is comprised of a series of state, county and township roads. The only roads that are maintained by the Township are Thompson Road, Shields Road, Adelsberger Road, and a small portion of Jacobs Lane. The State of Ohio maintains US Routes 33 and 42. The County maintains all other roads. Currently the Township does not maintain a road crew. Instead it contracts with Union County to provide all road maintenance and snow removal.

U.S. 42 Access Management Plan. The Access Management Plan is a study of the US 42 corridor from the City of London in Madison County, through Plain City in Union County, to the City of Delaware in Delaware County. The purpose of the study is to help anticipate growth and develop a plan that is complementary to the US 42 corridor. The plan included various recommendations that are important to the Township.

Functional classifications. The road network is based on a hierarchy or functional classification. Streets and highways do not operate independently. They are part of an interconnected network, and each one performs a service in moving traffic throughout the system. Generally, streets and highways perform two types of service. They provide either traffic mobility or land access and can be ranked in terms of the proportion of service they perform. The criteria used to describe each class of road must apply to a wide range of conditions in which the road operates such as geography, population density, traffic volumes, spacing, and distance and speed of travel.

Arterials. At the top of the hierarchy are arterials. They include those classes of roads emphasizing a high level of mobility for the through movement of traffic. Land access is subordinate to this primary function. Generally, travel speeds and distances are greater on these facilities compared to the other classes. The highest classes of arterials, interstates and freeways, are limited access to allow the free flow of traffic. There are three arterials in the Township. US Route 33 is classified as a highway; US Route 42 as a rural arterial; and Industrial Parkway as an urban arterial.

Collectors. In the middle of the hierarchy are the collectors. They collect traffic from the lower facilities and distribute it to the higher. Collectors

provide both mobility and access. Generally, trip lengths, speeds, and volumes are moderate. Derio Road, Watkins-California Road, Harriott Road, Watkins Road, State Road, Bellepoint Road from Watkins Road to the intersection with Hinton Mill Road, and Hinton Mill Road west of the intersection with Bellepoint Road are all classified as collectors.

Local. At the bottom of the hierarchy are local streets and roads. Their primary function is to provide land access. Travel speeds, distances, and volumes are generally low, and through traffic is usually discouraged. All other roads in the study area would be classified as a local street.



ROAD CLASSIFICATIONS MAP

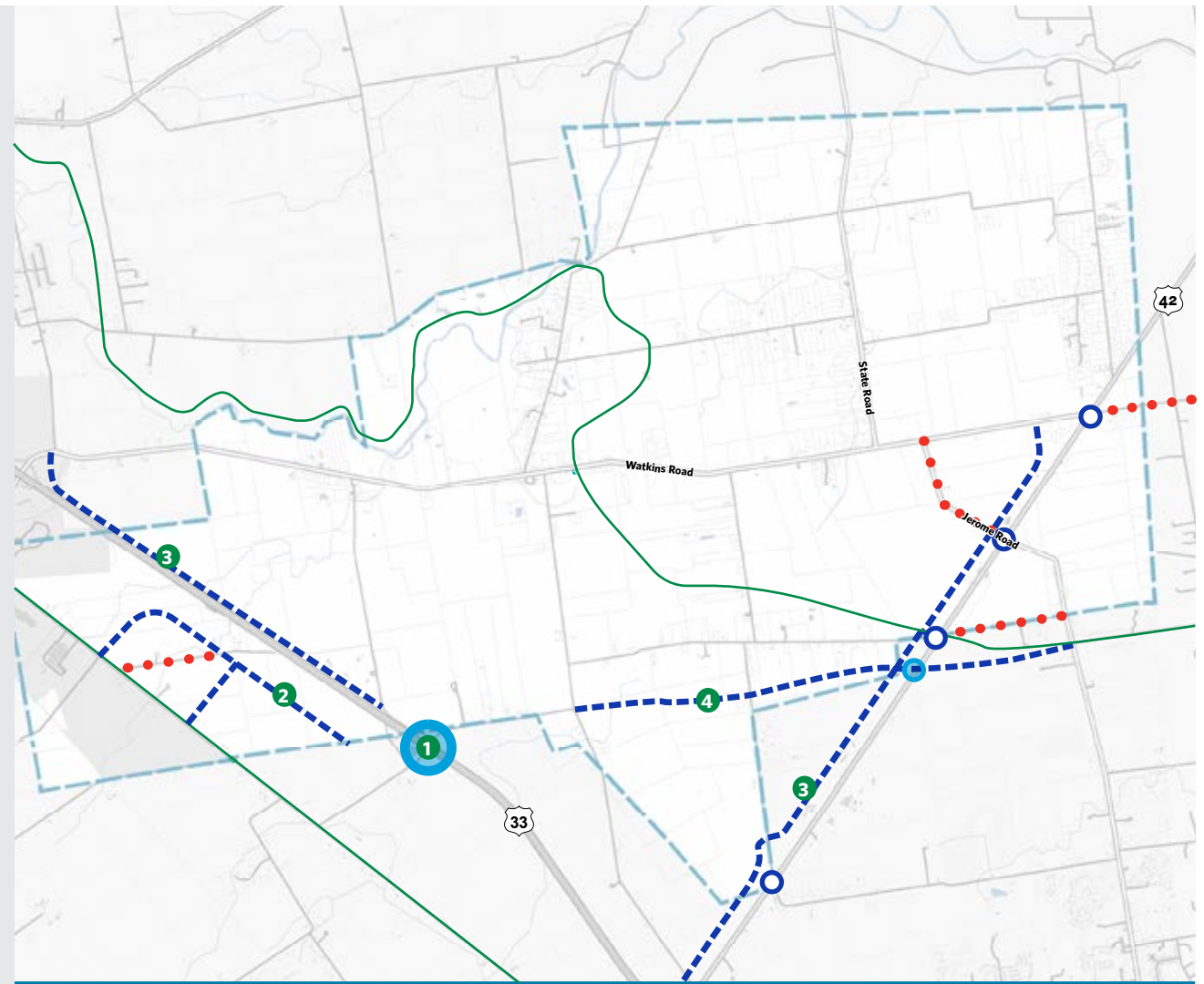
EASTERN UNION COUNTY TRANSPORTATION THOROUGHFARE PLAN 2016

Completed in 2016, the thoroughfare plan is a 20-year guide for the Millcreek and Jerome Townships transportation systems. The plan projects that in 20 years, average daily traffic (ADT) on US 42 running from Watkins Road to US 33 could potentially increase by 3,500 ADT. By year 2036, US 33 average daily trips will increase from 36,410 to 50,530. The plan was a product of the several transportation goals outlined in Union County's Comprehensive Plan 2013 and the US 42 Access Management Study. Major recommendations from both studies include:

Derio Road interchange: The interchange will help reduce traffic congestion if the increasingly rapid-development.

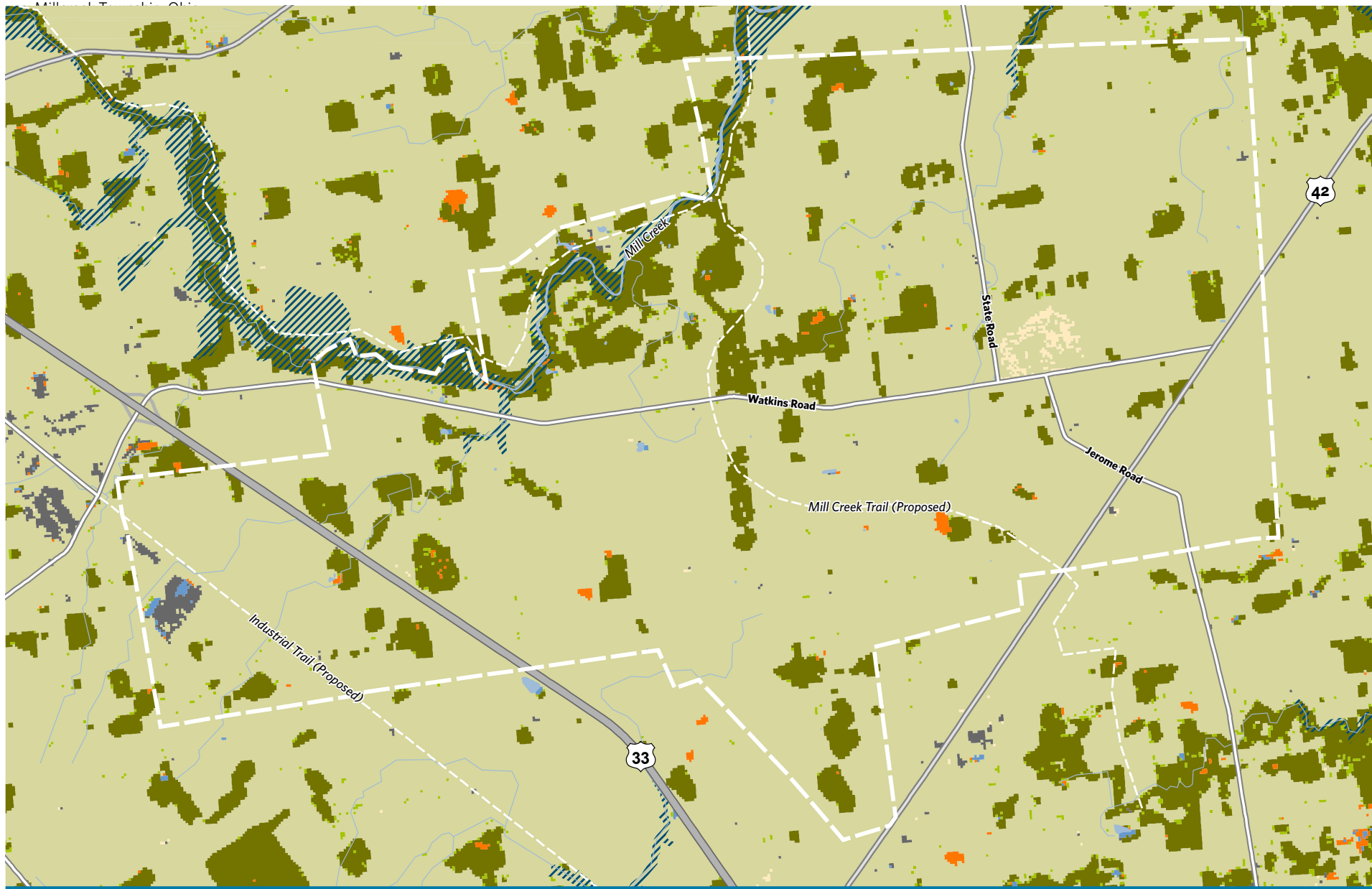
Home Road extension: Remove Harriott Road Intersection with US 42 and extend Home Road through US 42 at the old Harriott Road intersection location. The extension would reduce traffic volumes from the proposed Derio Road interchange.

Hyland-Croy extension: Extend Hyland-Croy north to connect with a re-aligned Watkins Road. This connection would facilitate traffic from the City of Dublin to Millcreek Township.

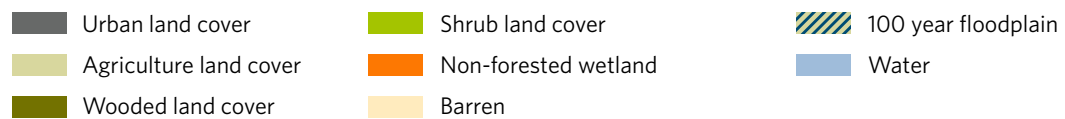


ROAD NETWORK RECOMMENDATIONS MAP

- | | | |
|-------------------------------|---------------------|----------------------------------|
| Potential Future Intersection | Proposed Road | Potential Derio Road Interchange |
| High Volume Intersection | New Multi-Use Trail | Industrial Road Grid Proposal |
| Proposed Road Closure | Township Boundary | Frontage Road Recommendations |
| | | Home Road Extension |



ENVIRONMENTAL CONSTRAINTS



ENVIRONMENT AND NATURAL ASSETS

Mill Creek the only natural stream. Groundwater is the primary source of water flow for the creek and it is supplemented with runoff from rainfall. A system of intermittent streams also cross the Township. The intermittent streams do not flow year-round, only flowing when groundwater provides enough water for stream flow and there is enough rainfall runoff. Agricultural ditches were constructed throughout the County to improve the drainage of the soils. Long Ditch drains into Mill Creek.

Wetlands are sparsely located. Wetlands should be preserved as much as possible because they provide important natural resources to society including fish and wildlife habitat, flood protections, erosion control and water quality maintenance. Because wetlands are scattered throughout the Township they cause some limitations to development.

Woodlands act as a natural buffer. The Township has several large woodlands that add to its rich natural assets. The woodlands act as buffers, filter pollutants from runoff, reduce flood flow, provide habitat for terrestrial organisms, allow for groundwater infiltration and provide a basis for the aquatic food chain. Beyond that woodlands, contribute to the quality of life for citizens and the rural atmosphere.

Rich agriculture. The Township's rich agricultural heritage is primarily due to its prime farmland that has the best combination of physical and chemical characteristics for feed, forage, fiber and oil seed crops. The majority of the land is considered prime farmland is located south of Watkins Road. Hydric soils contribute to the prime farmland - these are soils that are developed under sufficiently wet conditions to support the growth and regeneration of water-tolerant vegetation. Soils also constrain development.

Township not uniformly suited for large scale development.

The abundance of hydric soils create considerable limitations on development. Hydric soils are formed under conditions of saturation, flooding or ponding. The soils tend to be moist throughout the year and have poor drainage making them unsuitable for large scale development. Soil type not only influences development but also plays a major factor in the suitability for private septic systems. The majority of the Township has moderate or severe septic limitations.



UNION COUNTY TRAIL & GREENWAY MASTER PLAN

The Trail and Greenway Master Plan was completed in December 2014 as a response to a key recommendation from the 2013 Union County Comprehensive Plan. With the funding from multiple partners, including Millcreek Township, the plan established a common vision for future trail development and greenway preservation. The plan seeks to link numerous neighborhoods and to showcase natural, cultural, and recreational assets throughout the community. One of the proposed off-road trails, Mill Creek Greenway Trail, meanders through Union County passing through Millcreek Township. The next step is the official adoption of the plan from Marysville, Richwood, Union County and Jerome Township.



HYDRIC SOILS

Hydric Soil Areas

REGIONAL DYNAMICS

Millcreek Township is uniquely positioned at the center of communities experiencing tremendous job and population growth. Private and public investments along the US 33 corridor rival any region in Ohio. A sample of major dynamic elements are summarized below:

Honda Marysville Auto Plant.

The manufacturing facility is located northwest of Millcreek Township. The plant employs about 4,250 people. Today Honda among other companies have vested interest in the autonomous vehicle technology and has committed to the advancement of this technology. Honda will work on analyzing vehicle-to-vehicle and vehicle-to-infrastructure communications to help achieve the connected automated vehicles and infrastructure of tomorrow.

Ohio University, Dublin Campus.

The campus is 105 acres, 25 acres of which were developed in 2017. The Heritage College Osteopathic Medicine opened in July 2014 and in December 2015 the Dublin Integrated Center opened. The Center houses Columbus State and Ohio University programs.

Scotts Miracle-Gro. An industry leader in the lawn and garden market with their headquarters is located just northwest of Millcreek Township, in the City of Marysville and employs about 1,100 people on a 900-acre campus

Other private development around Millcreek.

Between 2008 and 2014 there was over \$260 million of private investment in Union County alone. The NW 33 Innovation Corridor has over 2,500 research and development jobs. Industrial Parkway area is home to over 200 businesses that employ over 2,000 people.

Costco. The retailer recently built a 148,000 square feet store in Dublin Green, a 300,000 square feet development project in Jerome Township just west of Dublin. The development is comprised of retailers and restaurants.

Jerome Village. 1,000+ unit residential development in Jerome Township featuring ten different architectural home styles, green space including parks, ponds, tree-lined parkways and extensive nature trails, and an array of community amenities for residents. The full master plan includes a build out of roughly 1,400 acres.

**Honda
Auto Plant**

4,250 employees

City of Marysville

43%

Population
Change

-25%

Job
Growth

32.5%

Change in New
Housing Units

Union County

31%

Population
Change

11.4%

Job
Growth

29.1%

Change in New
Housing Units

**US 33 Innovation
Park Development**

203 acres owned
by city

**Scotts
Miracle-Gro**

\$78k average
salary

**US 33 Smart
Mobility Corridor**

\$6m technology
grant

**Jerome
Village**

1,400 acre residential
master plan

Delaware County

69%
Population
Change

65%
Job
Growth

60.2% Change in New
Housing Units

City of Dublin

38%
Population
Change

11.1%
Job
Growth

30.1% Change in New
Housing Units

City of Columbus

16%
Population
Change

5.1%
Job
Growth

15.4% Change in New
Housing Units

Jerome Township

95%
Population
Change 2015

66%
Job
Growth

89.1% Change in New
Housing Units


Franklin County

14%
Population
Change

4.9%
Job
Growth

13.2% Change in New
Housing Units





3. VISION & VALUES



3. VISION & VALUES

A community vision is a distillation of the diverse voices of its residents into a common aspirational statement. It articulates the values and communicates clearly where the community intends to go. In 2005, and again 2010, Millcreek Township affirmed that it is, and intends to remain, a rural community working to preserve and enrich its heritage and character in the face of external development pressure. The update process tested this vision along with statements defining the community's values.



VISION

Millcreek Township will be...

An agricultural community that remains connected to its heritage as a haven of rural peace, quiet and wide open spaces that reflect the values of the surrounding, preceding community.

*A safe and healthy community to raise a family;
A place of rich community life, fostering social and cultural interactions; and
An economically healthy community.*

VALUES

The Township will...

- » **Protect** its quiet, rural character and feeling of openness.
- » **Work** in collaboration with community groups, businesses, neighboring jurisdictions, and state and county agencies to ensure the Township's continued ability to self-govern

Development must...

- » **Pay** for itself and enhance the Township's economic health
- » **Comply** with the Township's managed growth policy
- » **Demonstrate** high quality design in construction and appearance
- » **Contribute** to the Township's goal of ensuring a diverse tax base promoting fiscal health through various types of land uses
- » **Occur** in strategic locations identified through rational planning processes

The Process

The Comprehensive Plan update process was a collaborative effort between the residents of Millcreek Township, the Zoning Commission, the Board of Zoning Appeals, Township Trustees, and the Zoning and Planning Team. The diagram below illustrates the process.

TECHNICAL RESEARCH

- **Analysis of existing conditions and trends** - The planning team gathered data and performed an analysis of the key physical and economic conditions and trends.
- **Review of existing regulations** - The Township's existing code was critically reviewed to identify opportunities and possible limitations.
- **Review of existing planning material** - The planning team gathered all relevant past plans and reviewed for key content.
- **Mapping of key environmental constraints** - Each of the planning areas environmental constraints were mapped using GIS.

COMMUNITY ENGAGEMENT

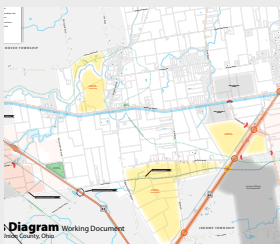
- **Results from two public meetings** - The planning process included two rounds of community meetings where participants were able to review the findings and share their thoughts on the direction of the update. The first meeting took place early in the process and asked participants to share their ideas for the future of the community. Later on, the Plan Open House presented major findings and asked participants to share their priorities.
- **Work of the Planning Committee** - The process was led by a Planning Committee made up of the Township Trustees, Zoning Commission, Board of Zoning Appeals, and the Zoning Administrator. This group met eight times through the process.


COMMITTEE REVIEW

Following completion of the Plan Update draft, the Planning Committee met to review the draft, discuss the public comments, and suggest final edits.

THE UPDATED PLAN

The final plan update combines the intuition of the public, the direction of leadership, and the technical work of the planning team and its research.



An aerial photograph of a rural landscape. A paved road runs diagonally from the bottom left towards the center. To the left of the road is a green field with a single tree. To the right is a field with rows of young plants. In the background, there is a dense forest of green trees, a tall utility tower, and a building with a white roof and red walls. The text 'RECOMMENDATIONS' is overlaid in large, black, sans-serif capital letters on the right side of the image.

RECOMMENDATIONS

INTRODUCTION	31
GENERAL RECOMMENDATIONS	33
PLANNING AREA RECOMMENDATIONS	55



Future Land Use Plan

The map generally outlines the use of land based on the recommendations set forth in this plan. There are three major uses illustrated: commercial, town center and no change. These recommendations are not parcel-specific.

KEY

- | | |
|--|--|
| Future Commercial, Office or Industrial Area | No change proposed |
| Future Town Center Area | Township Boundary |

4. RECOMMENDATIONS

Subject to their power to act, the Zoning Committee and the Millcreek Township Board of Trustees will adopt and be guided by the community's vision and values and implement the suggested recommendations and actions of this Plan. Updates, such as this one, will continue to occur on a regular basis and incorporate consideration of changes to the community brought about by, as yet, unknown forces. Modification of the community vision, values or policies shall follow the procedures used in the initial adoption of the Plan, thereby offering the opportunity for community discussion and change.



Millcreek Township is a beautiful community interested in maintaining its rural heritage for generations to come. To achieve this vision and remain fiscally healthy, the community must carefully direct growth while protecting large swathes of land.

Defining the Purpose

The 2005 Comprehensive Land Use and Growth plan established a precedent and standard for planning for the future of Millcreek Township. This update will:

- » Aid in the development of key guiding principles to preserve the agricultural and natural resources
- » Develop and publish key guiding principles as they relate to development
- » Design the plan specifically for Millcreek
- » Identify a balance between property rights and preparing the Township for development
- » Identify sensitive areas and include specific recommendations
- » Recommend amendments to Zoning Resolution and zoning districts where necessary
- » Provide a path for the implementation
- » Include strategic action steps to guide implementation

Judging Success

Ultimately, the update will be judged by its ability to deliver the community's vision and implement its key recommendations and should:

- » **Ensure Consistency.** Promote the legal requirement of reasonableness by avoiding arbitrary decisions
- » **Promote Efficiency.** Simplify materials for Zoning Committee action through the provision of guidelines and criteria
- » **Maintain a Basis of Planning.** Assure the judicious use of resources. Planning decisions, such as zoning actions, need to be founded upon adopted principles and objectives
- » **Establish a Public Record.** Provide a clear statement of policies upon which the community may rely
- » **Develop a Planning Method.** Promote the rational utilization of land based on strong market principles
- » **Ensure Adoption, Amendment and Binding Effect.** Maintain formal procedures for the adoption and amendment of this Plan and future updates

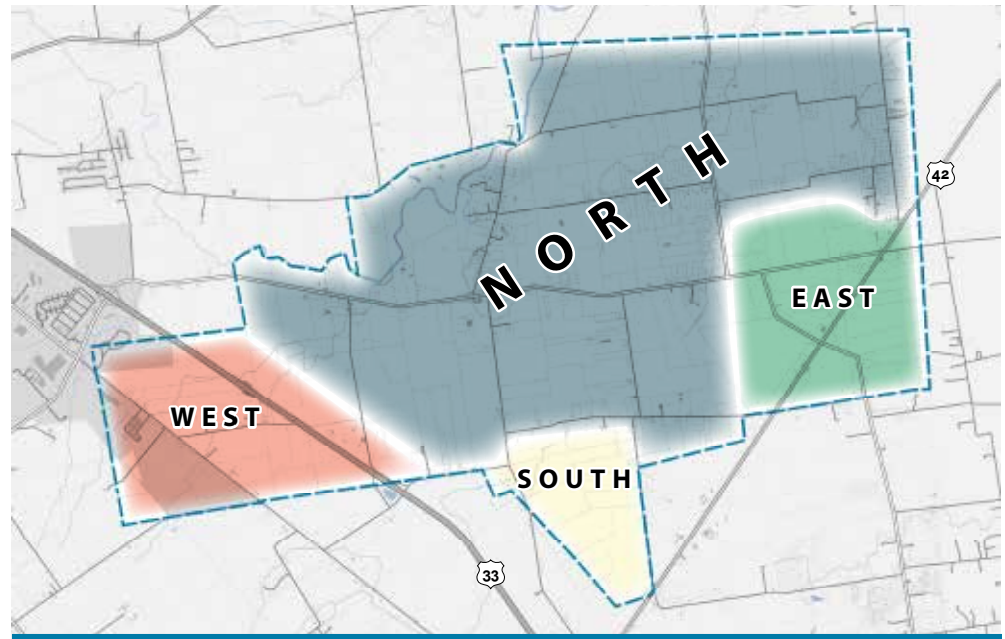
Organizing the Recommendations

The recommendations put forward in this update reflect programs, policies or projects with the potential to move the Township forward while maintaining its community values. As an update to two previous plans, some recommendations have carried forward as they either are ongoing and remain relevant, have yet to achieve an outcome, or have been refined based on the present conditions, trends or best practices. There are two types of recommendations...

GENERAL RECOMMENDATIONS

These suggested actions are not tied to a particular area or geography and can be applied broadly. The general recommendations include policies or programs aimed at achieving four community goals. These goals consolidate the objectives delivered in the two previous planning efforts and offer discrete action recommendations. The community goals have been prioritized. They are as follows:

1. **Preserve the agricultural heritage, protect natural assets, and expand recreational opportunities**
2. **Improve processes and practices**
3. **Ensure fiscal security**
4. **Promote intergovernmental cooperation and collaboration**



PLANNING AREA RECOMMENDATIONS

The 2005 Comprehensive Land Use and Growth Plan introduced four geographical planning areas. It stated that the Township was not expected to see the same demand for various types of growth uniformly. Rather, certain areas, based on their zoning, access, surrounding uses, or parcel size / arrangement, might expect to see higher demand for development. This remains the case, and the update has expanded on the use of the Planning Areas as an effective means of applying specific recommendations where relevant. Based on 2010 Plan Supplement and present conditions, the borders and names of these districts have changed slightly. There remain four areas of consideration in this plan. These planning areas and their recommendations are elaborated later in the chapter. The map above shows the basic breakdown of the geography.

General Recommendations

The following recommendations are applicable throughout the Township, and unlike the Planning Area recommendations, do not associate with a specific geography. The strategies include relevant proposals from the 2005 Comprehensive Land Use and Growth Plan, the 2010 Land Use Plan Supplement, along with new strategies from the 2017 plan update process.

STRUCTURE & ORGANIZATION

Each recommendation has been collected under a set of four organizing goals. The strategies represent a project, policy or program to help the Township achieve this goal. Details on implementation, including responsibilities, timeframes, tactics, and evaluation techniques can be found in the implementation plan.

1. Preserve the agricultural heritage, protect natural assets, and expand recreational opportunities

Millcreek Township is, and should remain, a predominantly rural community. Residents have expressed a clear interest in maintaining the agricultural character, while also preserving the community's many natural assets. These include woodlots, streams and riparian corridors. There is also an interest in developing active recreational uses - such as parks and trails - where residents can enjoy the community's natural beauty.

Maintaining this character will first require an inventory of the community's most valuable natural areas to determine their susceptibility to impending development. The community must work proactively to ensure property rights are secured, and the rural look and feel of Township remains strong. This will likely require the adoption of innovative policies that work collectively to direct development to the appropriate Planning Area, while preserving the rights of property owners in less suitable parts of the Township. The Township also recognizes and supports the state of Ohio as a Right-to-Farm state. A number of these programs were introduced in the 2005 and 2010 plans and have been detailed in the following recommendations.

INTENDED OUTCOMES

- » **The rural character of the Township is preserved for future generations.**
- » **Natural areas are protected and made accessible through parks and trails.**
- » **Property rights are maintained through innovative approaches, and development is directed to appropriate areas in the community.**
- » **Recreational opportunities are enhanced through collaboration with county initiatives and strategic investment in Township properties, like the community center.**

ACTIONS

1. **Identify priority protection areas through a Land Evaluation and Site Assessment Program (LESA) and implement a land preservation program.**

A land evaluation and site assessment system or program helps local, county and state officials to make sound decisions about the conversion of agricultural land to other developed uses. The conceptual framework of the system was developed by the Natural Resources Conservation Service of the U.S. Department of Agriculture, for the purpose of defining and protecting the best agricultural land. In operating the system within a local area, LESA offers planning value in the coordination of growth affecting land development.

The process provides an additional rational basis for planning decisions like the siting of a large-scale development or the placement of a use in conflict with existing zoning. The Township should work with the LUC Regional Planning Commission and the Ohio State University Knowlton College of Architecture Planning Program to develop a map of land suitability based on the LESA system based from the U.S. Department of Agriculture's Natural

Resources Conservation Service's guidelines. This tool should be updated along with the Comprehensive Plan.

The system involves point scores for various attributes in evaluating the agricultural productivity of land, and for evaluating the suitability of particular sites for development. Land evaluation is based upon soils data, and the point score system allocates 100 points across soils categories from least to most productive in agricultural use. The site assessment portion of the system allocates 200 points across a range of factors other than soils productivity that are measures of viability for continued agricultural use. Site assessment may address a broad array of factors including:

- Percent of land area within one mile of a subject site which is compatible with agricultural use.
- Percent of land area adjacent to site in agricultural use.
- Percent of perimeter of site that abuts existing zoning districts compatible with agricultural use.
- Degree to which existing roadways can bear the traffic that the proposed new use of the site might generate.
- Potential of the site to be annexed to a municipality or served by public water and sewer systems.

Site assessment point scores are assigned in reverse order. The more appropriate a site is for development, the lower the score per factor. A site easily annexed to obtain water and sewer services would get a point score of 0, whereas a site more remote from utilities would receive a point score of 20. Working systematically in this manner of evaluation, LESA establishes rankings of the best agricultural lands which should remain in agricultural use.

LESA EVALUATION METRICS

With a maximum point score for Land Evaluation of 100 point, and a maximum point score for Site Assessment being 200 points, a typical system will result in a summary guideline for evaluating zoning and development requests to convert farmland to other uses. A sample guideline would be as follows.

- 215- 300 points High Rating for Farmland Protection
- 185- 214 points Moderate Rating for Protection
- 184 or below Low Rating- Suitable for Development

Establishing a LESA System requires the assistance of professionals and collaborative work with the public officials who would manage the process.

2. Actively support and collaborate in the implementation of the Union County Trails Plan.

Union County completed work on its Trails Master Plan in 2014. This includes several recommendations pertinent to Millcreek Township. The community was a co-funder of the effort that sought to, showcase natural, cultural, and recreational assets, illustrate how a trail system can improve quality of life for residents and grow the economy, identify possible trail types and themes, suggest possible routes to connect communities and neighborhoods to each other and the regional system, recommend policies and procedures that foster trail development, and identify early “action projects” that will spur additional trail development. There are two trail proposals with alignments running through the Township.

The Trails plan stands to benefit the Township in a number of ways by promoting healthy living and activity, protecting the environment (especially along the Mill Creek greenway) and increasing property values adjacent to, or in proximity to the trail.



Map from the Union County Greenways Plan

Mill Creek Greenway - The proposed alignment of the Mill Creek Trail would meander through the Township from northwest to southeast along the riparian corridor of Mill Creek. The trail would split as it crosses the creek into the Township and run north to Ostrander and south to Glacier Ridge Park in Dublin. Eastward, the trail will run into the city of Marysville and connect to an extensive network of existing and proposed trails.

Innovation Trail - Running along the Industrial Parkway, Innovation Trail will connect downtown Marysville and the Dublin through the southwest portion of the Township. The multi-use path is envisioned as a potential commuting option for the hundreds of workers along Industrial Parkway. When completed, the trail will run two miles in a straight diagonal along Industrial Parkway.

3. **Protect and enhance the Mill Creek stream corridor.**

The Mill Creek stream corridor and its tributaries and ditches are the namesake of the Township and some of its most unique and beautiful natural assets. This network should be conserved for future generations through proactive measures that protect against both non-point and point source pollution. Agricultural practices like fertilization and spraying can pose a threat to streams if unaddressed. The Ohio Department of Agriculture offers a number of programs available to the Township, its streams, tributaries, and ditches. These include:

Agricultural Pollution Abatement Program (APAP) This program may provide farmers with cost share assistance to develop and implement best management practices (BMP) to protect Ohio's streams, creeks, and rivers. It has been successful in helping to alleviate concerns associated with agricultural production and silvicultural operations which can create soil erosion and manure runoff. The program is implemented through the Union Soil & Water Conservation District.

Stream Restoration Program This program provides tools for the health assessment of streams like Mill Creek. Through the program the community can establish a health baseline by which progress can be measured.

Technician Development Program (TDP) The Technician Development Program or "TDP" was developed in 2003 with the objective of increasing the technical capacity of Soil and Water Conservation District (SWCD) staff, with the goal of leading to better planned, designed and constructed conservation practices.

Environmental Quality Incentives Program (EQIP) EQIP is a voluntary conservation program that helps agricultural producers protect the environment while promoting agricultural production. With EQIP, NRCS conservationist experts provide both technical and financial assistance to implement environmentally beneficial conservation practices on working agricultural land.

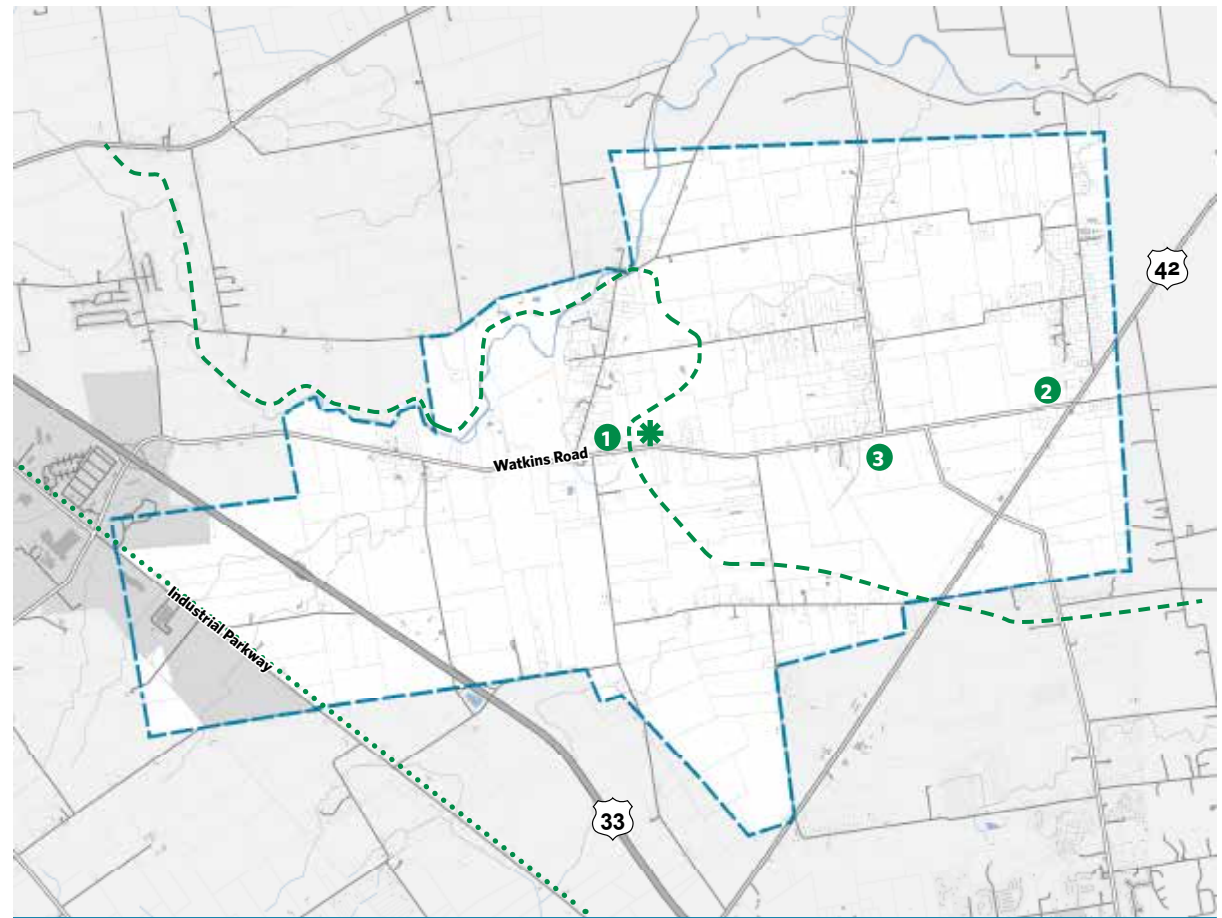


Mill Creek runs for four miles through the north west of the Township. This creek and floodplain were attractive to the first settlers of the area as they indicated suitable soils for farming. Later on, the creek earned its namesake as it was home to dozens of Mills. The creek continues to run five miles east where it empties into the Scioto River.

4. Identify enhancements to existing park spaces, including the Community Center.

The location of future parks might include unique landmarks, shared playground space with future schools or dedicated (transferred to Township ownership) open space from developments as part of mitigation of impacts from growth. The national standard established by the National Recreation and Park Association calls for 9.6 acres of parkland for 1,000 residents. The Township far exceeds this figure with more 23 acres per 1,000. This would, however, change quickly with any large residential project. There are roughly seven acres of public (the Township Community Center) and 21 acres of semi-public (Shelly Park and Wildlife Reserve) park space in the community as of 2017.

The Township should consider a survey of residents on park amenities to be distributed through its newsletter. The questionnaire would ask residents to rate existing amenities, share ideas on things they would like to see, and identify appropriate locations for new parks spaces.



PARK & RECREATION ASSETS

CURRENT

- ① Community Center
- ② Shelly Park
- ③ Shelly Nature & Wildlife Preserve

FUTURE

- Mill Creek Greenway
- Innovation Trail
- * Mill Creek Trail Head

5. Explore the creation of a Township or regional Parks and Open Spaces committee.

The Township will explore the creation of a citizen based Parks and Open Space Committee to help coordinate the acquisition and development of parks and trails. This could be a regional committee including nearby jurisdictions. This body will liaise with county parks and trail officials and advocate for prioritization of Township projects like the trails plan. Once convened, the group may see value in developing a Parks and Open Space Strategic Plan to establish a community vision and goals as they relate to parks and open space, identify key opportunities and projects, and develop a community action and implementation plan. There are two basic models for a Township parks committee in the state of Ohio.

Convene a Parks and Open Space Advisory Committee

- Informal appointed or volunteer group composed of Township residents and potentially regional partners interested in parks and recreation issues
- Conduct business, such as distribute and analyze a parks survey, and make recommendations to Trustees for action
- May advocate or liaise with county or surrounding jurisdictions

Adopt a Parks District and Appoint a Board

- Formal, legal entity capable of locating, establishing, improving, maintaining, and operating a public park(s) under article 511.19 in the Ohio Revised Code
- A board of three commissioners is appointed by the Township trustees
- Formally adopted through a ballot initiative

6. Adopt a Township "Tree Program" and join Tree City USA program.

The Township should utilize zoning standards and natural resource oriented programs to preserve tree stands and stimulate replanting of trees, i.e. develop a "Tree Community Program." This concept is borrowed from the National Arbor Day Foundation's Tree City Program. As part of this effort, the Township can research best practices and inventory current assets and opportunities.

Trees and the tree canopy provide a number of benefits including energy savings, increased property values, and environmental protection. Strategic plantings can save in home cooling and heating costs by reducing solar radiation in the summer and breaking winds in the winter. Home values in neighborhoods with mature trees sell for 10 percent more than those without. Most important, trees capture and cleanse air pollutants, collect water contaminants and help handle storm runoff during intense rainfall.

TREE CITY USA

Trees are a vital asset to any community. In fact, our green infrastructure is likely the only part of our city's infrastructure that actually increases in value and service over time. The Tree City USA program provides an outstanding framework for managing this important asset. Qualifications for the distinction consist of meeting four standards.

- Create a Tree Board or Department
- Enact a tree care ordinance
- Provide a community forestry program with an annual budget of at least \$2/capita
- Observation and proclamation of Arbor Day

Three townships in Ohio have the Tree City USA designation: Anderson, Columbia and Twinsburg.



photo by The Hopkinton News

7. Explore the transfer of development rights policy.

The Township will also explore the use of transfer of development rights (TDR) and donations of easements (scenic, conservation, agricultural, historic) as methods to maintain the pastoral visual quality of the community. The Ohio Department of Agriculture offers a high level of protection and options for continued use of property held in conservation easement. It also actively promotes the use of TDR as a way for farmers to realize increased economic return from their property while still being able to conduct agricultural activities. Heritage Ohio, Inc. provides services, including the holding of façade easements on historic buildings. The National Trust for Public Land provides education, support and sometimes financing to obtain and protect significant tracts of property. Local land trusts may be created in Ohio, and the Township should explore supporting such a group if proposed in the future. Currently, the Township does have limited experience with TDR.



OHIO'S FARMLAND PRESERVATION TOOLS

As one of the most agriculturally productive states, Ohio has been on the forefront of farmland protection legislation nationally. The Ohio Department of Agriculture points to three programs in particular. These could be applied in the Millcreek context.

Local Agricultural Easement Purchase Program (LAEPP)

The LAEPP provides funding to landowners who volunteer to sell an agricultural easement on their farm to the Ohio Department of Agriculture. The easement ensures the land will remain permanently in agricultural production. The farm continues to be privately owned and to pay taxes. County and Township governments must agree to the proposed easement, ensuring that the easement is located in an area the local government supports

Agricultural Easement Donation Program (AEDP)

Like the Agricultural Easement Purchase Program, this program offers landowners an opportunity to ensure that their land will remain forever in agricultural production, however, in this case the landowner volunteers to donate the agricultural easement. While the donation may have beneficial tax consequences, landowners act out of a heartfelt commitment to keeping their land in farming.

Agricultural Security Areas (ASA)

This program is a tool that promotes farmland retention by creating areas of at least 500 contiguous acres for ten year periods in which agriculture is protected and recognized by local government officials. ASA benefits include protection from non-agricultural assessments and potential tax benefits for new on-farm investments. ASAs may be renewed.

Source: Office of Farmland Preservation

8. Identify potential land trusts or conservancies to work with the Township, and hold discussions with them to determine their operating requirements.

The Township intends to maintain its character as a rural haven in the face of growing development pressure from its east and west. To do this, the community must explore a diversity of conservation mechanisms. One successful tool is the conservation easement. Through organizations such as the Coalition of Ohio Land Trusts, a landowner can connect with a number of existing land trusts. Through the application of a voluntary easement the landowner would forgo development rights on the property in perpetuity. This would extend to future owners as well. While the owner would forgo development potential, he or she would receive a number of income tax advantages.

The Township should encourage the purchase of conservation easements through land trusts in appropriate planning areas like the North, and discourage this practice in more active districts like the East, South, and West.

WHAT'S A LAND TRUST?

A Land Trust buys certain types of development rights on property that is either:

- Susceptible to imminent development but with a landholder who would like to maintain its current use (agriculture) in perpetuity;
- Contains sensitive environmental assets like woodlots, streams or wetlands;
- Has one or more unique or historic structures, or;
- Part of a larger land accumulation to protect from encroaching development.



CASE STUDY:

The Licking County Land Trust

The trust in eastern central Ohio currently protects just over 1,100 acres through conservation (focused on natural or historical assets) and agricultural (focused on continued use activity) easements. The Trust has been particularly active in the areas surrounding the Village of Granville and Granville Township where it protects just over 400 acres. The Union County Land Trust is an active option for the Township to consider.

9. Discourage large signage along major corridors.

Large format signage like billboards and telescopic signs are discouraged along the US 33, US42 and other major corridors throughout the community. This type of signage detracts from the aesthetics of the area and does not fit with the desired community character.

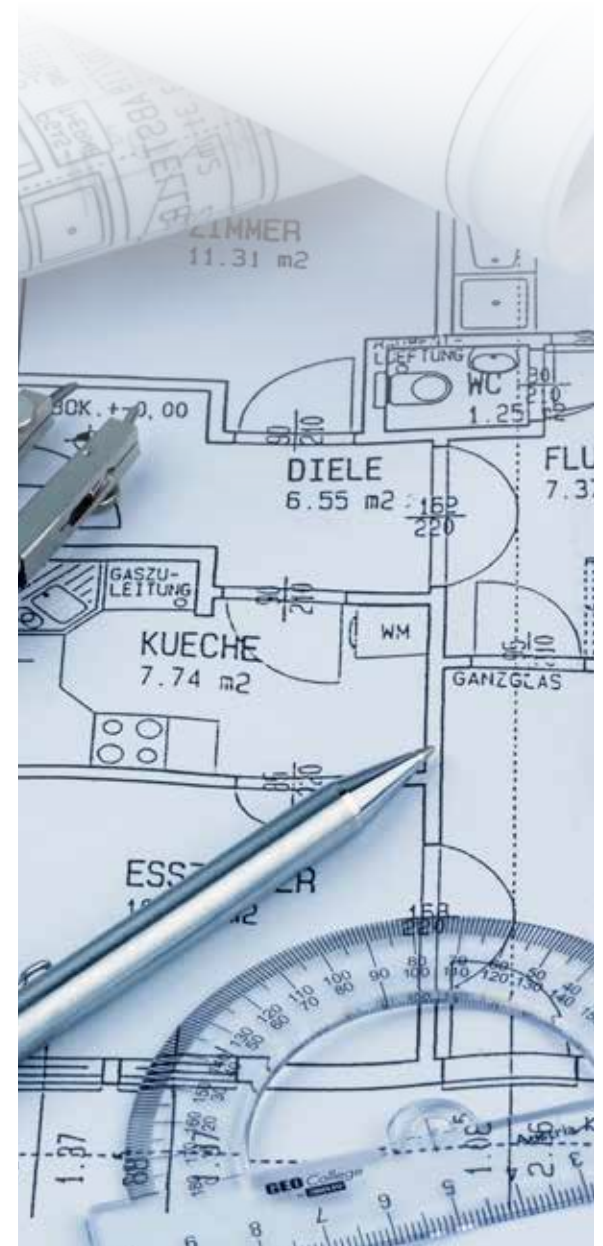
2. Improve processes and practices

For decades, development in the Township has occurred slowly with small subdivisions of land for home sites, or minor commercial or industrial construction. While this trend shows no immediate sign of changing, projected growth in central Ohio will continue to apply pressure with major development projects over the coming decade. The community has planned proactively for this pressure through its previous planning efforts and updates to its Zoning Resolution. This approach has helped define what the community expects out of development - whether it is residential, commercial or industrial - and has set a standard for project proposals. Complementary to a definition of “good development”, enforcement of the existing code and Zoning Resolution will help to ensure developed properties continue to meet the maintenance standard.

The Township is not actively seeking growth, but if an appropriate proposal is put forward, leadership must be prepared to negotiate toward the best possible outcome for the community. A useful tool in this negotiation was adopted through the 2011 rewrite of the Zoning Resolution. The Planned Unit Development District is a process that allows a developer to “master plan” a collection of parcels for the purposes of residential, commercial, industrial, or mixed use.

INTENDED OUTCOMES

- » **If development occurs, it is appropriately placed, has demonstrated market-demand, and exhibits the characteristics of high-quality design as defined by the Township.**
- » **The Planned Unit Development district is utilized for all qualifying residential, commercial, industrial or town center projects.**



ACTIONS

1. **Incentivize the use of the Planned Unit Development Districts.**

The 2011 update to the Township's Zoning Resolution included the addition of the Planned Unit Development or PUD. This tool enables a developer to present a plan, or site design for negotiation and approval rather than a more prescriptive zoning process. While the PUD does widen the envelope of permissible uses, densities, and site configuration, it also requires community leaders to articulate a clear vision in its developable areas. The Township is not actively seeking growth or development, but cannot prevent compliant projects from moving forward. The Planned Unit Development is the preferred by the Township and the community should incentivize the use of the Planned Unit Development whenever possible. This will help ensure future projects are consistent with the Township's vision. For specific development details, please refer to specifications outlined in the zoning resolution. Several steps can be taken to achieve this.

Tighten standard zoning regulations-

A simple approach to incentivizing the PUD process would add additional requirements or more prescriptive regulations to the code, especially as it relates to commercial areas. In this scenario, the community may choose to lower density allowances, limit the range of permissible uses, or generally tighten other existing regulations. The Township must be careful, however, not to be too limiting in its resolution. This could result in takings claim from land owner.

Highlight advantages to the process -

A simple description of the advantages of the process (higher density allowances, mixing of uses, a collaborative development process, etc.) could be developed and uploaded the Township's website and made available in print. This simple document would compare the straight zoning process versus the PUD process, highlighting the advantages of the latter.

Develop a guide for using the Planned Unit

Development process - In the 2011 Zoning Resolution update, section 7030 through 7091 details the review process for the PUD application. This could be simplified and included on the Township's website along with basic information about the process.

Encourage the use of the Planned

District Pre-Application Meeting - The pre-application meeting is an excellent opportunity for the Township and its leaders to clearly articulate the vision and expectations of the community. The purpose of such meetings is to discuss early and informally the purpose and effect of the Zoning Resolution, and the criteria and standards contained herein, and to familiarize the developer with zoning and other applicable regulations. This is an informal meeting where the proposer and the Township representatives can openly discuss options. It may also be advantageous to include regional partners such as the LUC Regional Planning Commission.

Identify priority areas and establish a vision for future development within each Planning Area

- The community is not actively seeking growth and development, but in preparation for future proposals, it should define which districts are most accommodating and for what appropriate use or set of uses. This would involve referencing later sections of this plan which articulate the vision for each of the community's planning areas and identify appropriate future potential uses.

THE PLANNED UNIT DEVELOPMENT PROCESS

The Township recommends the use of the PUD process for all logical future development. This tool enables greater control over the character and design of the final development and will help ensure projects meet the expectations of residents. The 2011 Zoning Resolution update includes a process for application review this has been summarized below.

APPOINTING A PUD REVIEW TEAM

The Zoning Resolution calls for the convening of a PUD Review Team. The composition of each Team shall be at the discretion of the Zoning Commission in consultation with the Township Trustees. Members of a Review Team have the ability to seek "expert" assistance deemed necessary (for example the Team may invite the Union County Engineer to participate).



2. Define the vision for each of the Township's Planning Areas to assist in the review of PUD proposals.

The Planning Areas established in the 2005 Comprehensive Plan each have their own unique recommendations and proposed set of future uses. In order to clearly articulate the community's aspirations for each district, an area vision has been developed as part of the 2017 update. This statement, along with the area recommendations, should assist the Zoning Commission, Review Team, and the Township Trustees in their PUD proposal review process. Additionally, this should provide a more rational basis for decisions taken by each body, while laying out expectations for potential developers. Because the community is not actively seeking development, it intends to be discerning of project proposals and requires development to meet the high standards of residents.

3. Annually review workload of the Zoning Administrator and increase capacity to handle increase rezoning and monitoring activity, as needed.

The Township Zoning Administrator helps plan, coordinate and implement Township goals along with enforce the community's zoning resolution. For a community the size of Millcreek, this is an important job and ensures the safety and welfare of the Township's citizens. Any large-scale development has the potential to greatly increase the workload of the zoning administrator. The Township Trustees should review a monthly brief prepared by the zoning administrator and consider his/her workload annually. Capacity was added through a part-time staff person and this should be continued to ensure the office is functioning appropriately.

4. Explore an Architectural Review Board.

To ensure new development in the Township is of a high-quality and attractive, an Architectural Review Board should be explored. The Ohio Revised Code has enabled Townships to establish this body to, "enforce compliance with any zoning standards it may adopt pertaining to landscaping or architectural elements. The Board of Township Trustees shall adopt the standards and procedures for the architectural review board to use in reviewing zoning permit applications for compliance with those landscaping or architectural standards." Title V, Chapter 519.171. This body should consist of no more than five residents of the Township, including one licensed architect or engineer (can be from the county if there are no residents meeting the criteria).

5. Utilize a pre-application development checklist in non-PUD zoning decisions.

To promote a systematic review of development proposals, variances and all rezoning amendments, the Zoning Committee and the Trustees may use answers to the following questions to aid in their analysis and decision making. It should be noted; the Township does not support the use of Conditional Use Permits.

- Is the proposed development (or change) consistent with the Township's vision?
- Is the proposed development (or change) contrary to the future land use plan?
- Is the development (change) contrary to the established land use pattern?
- Will approval be a deterrent to the improvement or development of adjacent property in accordance with existing plans and regulations?
- Would change create an isolated, unrelated district?
- Would change alter the population density pattern?
- Will the proposed development increase the load on public facilities beyond reasonable limits (water, sewers, streets, schools, etc.)?
- Are the development boundaries logically drawn in relation to existing conditions?
- Have the basic land use conditions changed since the 2017 Comprehensive Land Use and Growth Plan Update was prepared?
- Will the change adversely influence living condition of adjacent properties and those already in the surrounding area?
 - Create or appreciably increase traffic congestion or hazards?
 - Create or appreciably increase noise levels to the point of nuisance?
 - Create or increase exposure to dust, fumes, toxins or airborne particles that are hazardous to those living or working nearby?
 - In any way impact the health, safety, general welfare, quality of life or normal use and enjoyment of adjacent properties and the neighborhood?
 - Attract elements to the site that would be dangerous to adjacent properties and the neighborhood?
 - Seriously affect the natural character of the land to the point of creating potential hazards; including but not limited to, soil erosion, creation of flooding hazards, contamination or disruption of the water supply, disruption of sanitary disposal equipment?
- Will the proposal constitute a grant of a special privilege to an individual which will not be granted to others? Does the proposal create special privilege at the expense of the general welfare?
- Are there reasons why the property cannot be used as it is presently planned or zoned?

6. Limit the use of Conditional Use Permits (CUP) or variances, and encourage development into appropriately zoned districts.

The Township should discourage the use of Conditional Use Permits and zoning variance. These uses include anything that may disrupt the quiet and calm currently enjoyed and valued by residents. Commercial development, should be directed to appropriately zoned area or into well-sited, and buffered PUD projects. Home-based enterprises should continue to be permitted, but monitored to ensure continued compliance.

WHAT'S A CONDITIONAL USE PERMIT?

All properties or parcels in a community are assigned to a zoning classification that defines the permissible uses allowed by that district. A conditional use permit allows the landowner to perform one or more uses that are not permitted explicitly after a hearing in front of the Zoning Commission. The landowner is typically required to demonstrate some hardship he or she has suffered based on regulation. In most communities, conditional use permits are used sparingly to prevent sliding enforcement of the base code.

7. Require market oriented planning.

A market orientation responds to the market demand for land and land uses. This orientation places the responsibility for absorbing costs for the impacts of development upon the developer/landowner. Such impacts include, but are not limited to the cost of providing community services such as parks and recreation, public water, wastewater treatment, transportation improvements, schools, police, fire and EMS protection as well as general governmental functions. Property owners and developers must pay the full financial burden and construct utility and other infrastructure extensions and improvements, including but not limited to road improvements serving the site. Payments "in-lieu-of" actual construction the infrastructure, equivalent to a pro-rata share, may be accepted if the needed infrastructure would be logically sized even larger to accommodate additional future growth that would be expected in the resulting service corridor.

8. Develop a standard community impact analysis form to require of applicants.

To assist in the review of future development proposals (large or small in scale) the Township should develop a standard Community Impact Form to be completed by the proposer. The form should cover a range of topics and help focus the proposer onto community values and expectations. An example form has been placed in the document appendix. Questions could relate to the following:

Transportation - How will the project, as it is proposed, affect the transportation network both between neighboring sites and to the larger network? How many trips will the use generate? Are there rush periods as for a church or school? How will the use handle parking and ingress and egress? Consider current and future conditions along with other questions related to the transportation network.

Utilities - How will utilities enter the use? Where will meters be placed? Will HVAC systems be visible / audible?

Market potential - Has the proposer conducted a market study for the use? If so, what is the current and forecasted demand? If this is a commercial use, is

it neighborhood or destination in scale (i.e. a convenience store versus a home furnishings store)? How will the net fiscal impact of the development affect the Township's fiscal health?

Fiscal Impact - Millcreek Township is interested in development projects that will return a demonstrable net fiscal benefit to the community.

9. **Ensure sufficient buffering at use boundaries.**

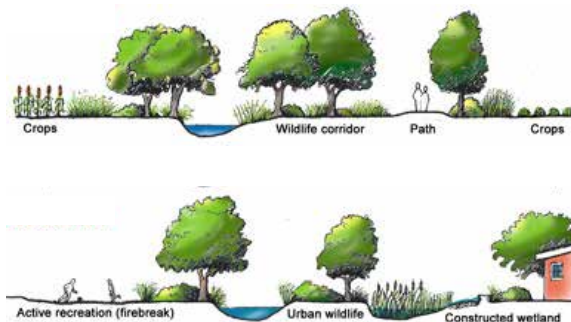
Use of buffering techniques, such as physical separation of uses through transitional areas, open space, and/or professional landscaped planting areas should be required to mitigate or eliminate potential impacts upon existing, neighboring uses. The extent of these requirements should be determined by the degree of incompatibility between the existing or expected uses and the proposed development and should be detailed within the provisions of a revised Zoning Resolution. Special attention should be paid at the boundary of Planning Areas, as each district's recommendations are different and may therefore be non-complementary. This can be accomplished through the use of traditional physical buffers, like

NUISANCE BUFFERING

A buffer fully or sufficiently blocks potential nuisances from surrounding residential or less intense uses. Nuisances are anything that prevent a homeowner or business patron from enjoying the use of their land or service. All senses are considered in nuisance mitigation including sound, sight and smell. Effective buffering shouldn't look like buffering at all. Rather, through creative landscaping or architectural elements, developers can effectively hide, mask or dampen nuisance elements without the surrounding community being aware. Below are several well executed examples.



Photos from the American Society of Landscape Architects



Cross section renderings USDA

landscaping, or through transitional uses such as "step down" districts. The use of fencing is optional but not preferred. Buffer requirements would be a consideration with the PUD approval process.

10. **Establish transportation priorities.**

Any new development in the Township has the potential to affect the road network. The Township should work with the County engineer to develop basic standards for the review of potential site plans through either a PUD or standard zoning review. These standards should focus on elements within the relative control or influence of the Township and not dwell on elements to be reviewed by the County's engineer. Transportation considerations could include the following:

Interconnectivity - The pattern of proposed streets within a site plan and their connection to surrounding sites.

Parking and access - Considerations related to on-site parking and ingress / egress plan.

Complete streets or active transportation options - Accommodations made within the right-of-way for non-auto travel, especially within residential projects.

Streetscaping - Right of way considerations for trees and tree lawns, sidewalks, street furniture, and general aesthetics.

Access management - Entrance and exit drives consider both on-site and surrounding connectivity.

11. Support proposals that set up a New Community Authority.

A New Community Authority is a well-planned, diversified and economically sound community, or an addition to an existing community, that includes facilities for the conduct of industrial, commercial, residential, cultural, educational and/or recreational activities. It is designed in accordance with planning concepts for the placement of utility, open space and other supportive facilities. An NCA is a separate public body governed by a board of trustees that may oversee, coordinate, construct and finance public infrastructure improvements and community facilities. NCAs have broad statutory powers to implement their community development program. These powers include the ability to acquire and dispose of property, enter into agreements with governments, developers or other parties (without competitive bidding, but subject to

prevailing wage) for land development activities, and to construct community facilities (such as community and recreation centers, auditoriums, parks, day care centers, schools, hospitals and utilities), levy and enforce community development charges, hire employees and issue bonds.

12. Require all utilities to be buried, including feeder or trunk lines.

All future utility extensions, including electricity, should be buried. In addition, utility meters and electrical boxes should be masked from view through the use of landscaping.

13. Pursue a dark sky policy.

The Dark Sky movement is an effort to reduce the overall light pollution in urban, suburban and rural communities. Lighting for streets, parking, industrial uses, and other activities produce an urban light island and can block the view of the night sky. The advent of high efficiency, high brightness LED lighting has, in some cases, increased this effect by more than 25 percent. Millcreek Township should enact regulations to decrease existing light pollution, especially in new development. This does not necessarily require no lighting but design and

management to reduce light pollution such as directing light downwards or setting lighting on a timer.

14. Enact a noise abatement policy for new development.

Millcreek Township should continue to be a peaceful and quiet community, even if development is to occur in portions of the community. Noise impacts such as HVAC equipment, machinery, trucking or other operations or systems, should be considered in development review. The Township should develop acceptable decibel thresholds stepping down from its commercial areas.

DARK SKY POLICY

One overlooked benefit to rural living is the darkness of the night sky. The lack of light pollution so prevalent in urbanized areas, allows the stars to shine. The Dark Sky movement seeks to limit light pollution from new development by regulating the brightness and diffusion of site lighting practices.



3. Ensure fiscal security

Fiscal security is fundamental to the operation and independence of the Township. A strong and resilient revenue model is diverse. The national recession of 2008 revealed the inherent weakness of a singular approach to economic development. Rather than a sole focus on one industry or another, or one land use or another, the Township approaches the question strategically and will incorporate a range of appropriate uses. These uses will need to be appropriately sited to ensure the dominant character of the community remains rural.

The Township has already taken steps to improve its fiscal strength with actions like the Cooperative Economic Development Agreement (CEDA) with the city of Marysville. As detailed in a previous chapter, this agreement unlocks the potential for a new revenue stream. As development occurs in its defined commercial districts, a portion of income taxes will be returned to the Township. Without this agreement, this revenue source would not exist. The community must maximize this agreement through collaboration with its economic development partners.

Many of the specific strategies are location-based and have thus been placed into their corresponding planning areas. Some, however are generally applicable and have been included here.

INTENDED OUTCOMES

- » **A greater diversity of taxable properties and operations (i.e. new businesses operating inside the boundary of the CEDA).**
- » **A unique brand and identity for Millcreek Township that captures the authentic character of the place and helps to promote its assets regionally.**
- » **A strategic and collaborative approach to economic development that leverages regional assets and encourages high quality, skilled jobs with above average wages.**
- » **A balanced and diverse tax base.**
- » **A fiscal model that is monitored and managed.**
- » **As land is a limited asset, the Township should be judicious when approving projects and ensure high quality, sustainable development.**



ACTIONS

1. Develop a Millcreek Township brand and identity that is unique to the community.

A community brand is an essential tool for marketing and creating a sense of place. At its most basic, an effective identity should communicate 1) who you are as a community, 2) what are your values, and 3) where are you headed, or your vision. This brand can quickly articulate “what you want” from development or investment. The brand doesn’t only communicate outward. An effective brand also helps to assure residents their values are shared by the larger community and its leadership. It helps them communicate positively about the place they live. Millcreek Township will engage the Ohio State University’s City and Regional Planning program to facilitate a semester studio focused on developing the community’s identity. The students will gain real-world experience through the process and the Township will receive a range of core messages and brand collateral (logo, images, etc.) to evaluate.

PLACE-BASED BRANDING

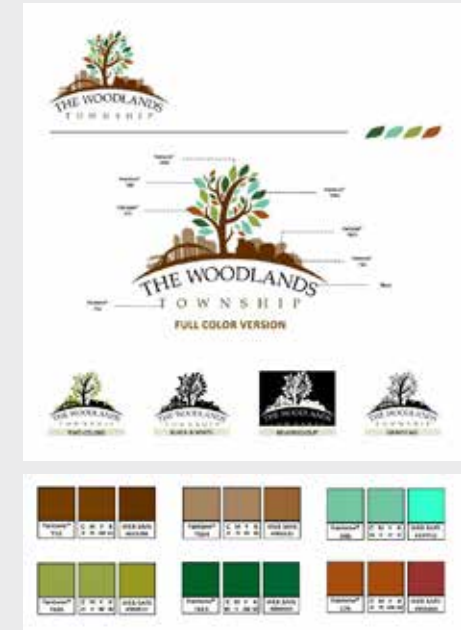
Establishing physical evidence of the area’s unique identity is important. This brand would follow through in many facets of the Township including; signage, wayfinding, advertisements, website, letterheads, Township documents and more. Prominent locations into the Township offer the chance to create thresholds through roadway arches or standing signs. Marketing materials for development focus areas or specific commercial parcels could also carry the brand and quickly communicate the community’s values and identity.

The Woodland's Township uses their slogan, “It’s good to be home,” in marketing materials. The Township’s logo and colors create a consistent graphic style and character is incorporated in websites, brochures, annual reports, digital media, stationary and more.



Promotional materials

The Woodlands Township, Texas



Branding standards



Website

2. Explore the extension of fiber optic into the Township, leading from Industrial Parkway.

According to the to the Crossroads plan (Union County, city of Dublin, and Jerome Township) completed in 2016, Union County has worked to brand the larger region as the Northwest 33 Innovation Corridor to recognize and leverage the area's economic value. Related to that idea, an effort is underway to earn designation as an Advanced Manufacturing Corridor. This federal designation would reinforce the Innovation Corridor brand and make certain federal grant funding available to area entities. Also, The Ohio State University is leading an effort with public and private partners called the Ohio Smart Mobility Initiative (OSMI) to designate this section of US 33 as a Smart Mobility Corridor. The plan goes on to describe investments in fiber optic extensions. Union County, the City of Marysville, and the City of Dublin are currently working to provide fiber optic infrastructure along the Industrial Parkway corridor from Dublin's Metro Data Center to Transportation Research Corridor. Fiber is necessary to support the OSMI and will potentially benefit all businesses along the corridor.

Millcreek should leverage this asset and explore spur options to incent appropriate high technology development along the corridor or extend higher speed internet into the community.



FIBER NETWORKS

Fiber Optic networks greatly increase the speed and bandwidth of telecommunication. A typical trunk fiber line can support hundreds of super-high-speed connections (100+ mbps) and is ideal for cloud based operations.

3. Ensure development occurs in the correctly zoned property.

The Township will ensure its fiscal security through the slow and thoughtful development of its commercial and industrially zone. In achieving a diversity of uses, the Township will ensure greater fiscal security by creating a resilient tax revenue stream in the long-term. With this said, however, the Township only intends to accept this development in the properly zoned districts in the East, West and potentially South. The community will not sacrifice its rural character - i.e. allowing nonconforming development outside of its commercial districts - to improve its fiscal condition or economic diversity.

4. Promote intergovernmental cooperation and collaboration

Millcreek Township exists within a dynamic central Ohio region where growth and development have intensified. While it is impossible for the community to isolate itself, clear communication between surrounding jurisdictions, regional entities and the private sector will help ensure the Township's vision is well-known and respected. Collaboration and cooperation in regional forums will better implant the goals of the community with decision-makers at various levels. This will serve to increase the volume of the Township's voice in policy discussions and expose the community's brand for future investment into its commercial areas.

The Township is bisected from east to west by the US 33 corridor. This connection between metropolitan Columbus, the city of Marysville, and on towards Chicago and beyond, has become an especially dynamic area. Private and public investments are closing in from the east and west. As this plan was completed major institutional, retail and industrial projects were all underway in communities bordering the Township. These, at some point will, converge along the 2.5 miles of frontage within Millcreek Township.

The intensity of these investments highlight the importance of clear communication between the Township and its regional partners. Awareness of the projects and proposals will allow leadership to lobby for those investments that fit the character and

goals of the community and to direct non-conforming investments elsewhere.

INTENDED OUTCOMES

- » **Improved and consistent communication between surrounding jurisdictions, including Jerome Township and the City of Marysville.**
- » **Stronger advocacy for projects or investments that help the community achieve its goals (diversifying the tax base, protecting the character, providing better recreational amenities).**
- » **Recognition of the Township within the regional conversation on growth, development and transportation / infrastructure investments.**



ACTIONS**1. Explore joining the Northwest 33 Corridor Council of Governments (COG).**

The Council of Governments currently meets on a bi-monthly basis to discuss ongoing issues and opportunities along the shared US33 corridor. The group currently consists of city of Dublin, Marysville, Jerome Township, Union County along with other area stakeholders. In 2016, the body completed the Crossroads Plan, a unique multi jurisdictional effort to impact:

Ease of traveling to and through the area... Traffic congestion and safety are addressed by moving forward on planned transportation projects.

Development decisions... The outcomes of development proposals and the process through which decisions are made are more predictable.

Fiscal health (revenues and costs)... The way in which the area develops has real cost implications on the communities both near- and long-term.

Image and identity of the US 33 corridor... The appearance of the place can support its identity as an area with unique economic value.

Millcreek Township is a key regional stakeholder in relation to the corridor and should consider joining the council to ensure its interests are represented.

2. Volunteer for or recruit knowledgeable citizens to represent Millcreek Township on intergovernmental boards and committees.**3. Invite planning professionals for discussions on topics pertinent to the Township.**

Rather than incur the significant costs associated with attending conferences, the Township will invite in leaders from around the region and state to address elected and appointed officials, share their experience, and answer questions pertinent to the community. These conversations could involved elected leadership from similar communities, representatives from the development community, or planning professionals. The Township should reasonably compensate speakers for their time and travel.

4. Liaise with State lawmakers regarding issues having indirect or direct impact on Township finances and governance.

The Township will continue to invite state lawmakers to annual meetings with Trustees, Zoning Commission and other interested citizens to share key issues in the community, understand pertinent, pending legislation, and advocate for community interests. The Township could consider a regular “State of the Township” event for this meeting where Trustees would share updates from the past year, including progress of the this plan’s implementation.

5. Continue to actively convene an ongoing conversation with surrounding jurisdictions.

The Township will convene a regular, bilateral dialogue with its most dynamic surrounding jurisdictions. Through these informal conversations community leaders will have a better understanding of the dynamics of the region and prepare for any potential “spill over” consequences. The Township will work with the county to understand the US33 Zoning Overlay concept and consider its position.

6. Explore membership in the Mid-Ohio Regional Planning Commission (MORPC).

The Township Trustees should weigh the benefits of joining the Mid-Ohio Regional Planning Commission. MORPC is a voluntary association of Central Ohio governments and regional organizations that envisions and embraces innovative directions in transportation, energy, housing, land use, the environment and economic prosperity. There are currently 13 township members of the commission. Millcreek has been active with the newly formed Central Ohio Rural Planning Organization. MORPC, as a mentor in the pilot CORPO program, encouraged its member governments outside the MPO to consider forming an RTPO. In response, MORPC began to work with the interested central Ohio counties to form a Rural Planning Organization (RPO) area. The seven counties of interest included in the RPO are: Fairfield, Knox, Madison, Marion, Morrow, Pickaway and Union. MORPC organized the counties to engage as an RPO in preparation to become a state-designated RTPO. The Township is currently a member of the Logan Union Champaign County Regional Planning Commission. This group focuses

primarily on rural issues in the three county region, assisting in zoning and subdivision issues.

7. Become an active member in the Ohio Township Association.

The Ohio Township Association is a statewide organization dedicated to promoting and preserving Township government, through educational forums and lobbying efforts. The association was founded on June 28, 1928, and is organized in 87 of the 88 counties (Cuyahoga County only has two townships). The OTA has more than 5,200 active members, made up of trustees and fiscal officers from Ohio's 1,308 townships, and more than 4,000 associate members. The Township should continue its membership and potentially become more involved with the group to remain aware of statewide issues, liaise with other leaders from around the state, and collect best practices.

8. Explore the creation of a joint parks district with Union County or the City of Marysville.

The Township will explore the creation of a joint parks and recreation district with the city of Marysville similar to the

model created by the city of New Albany and Plain Township, Ohio. The Township would hold an exploratory meeting with the city to gauge potential interest and consider a management mode. In similar communities the joint district is led by a multi-jurisdictional board and a boundary is established.

9. Work with the Marysville Arborist.

The Township will elicit the expertise of the city's arborist to assist in the implementation of its Tree City initiatives. The Township will work with to articulate its community goals related to trees and canopy cover, advocate for work in the community, and receive council on other related initiatives.

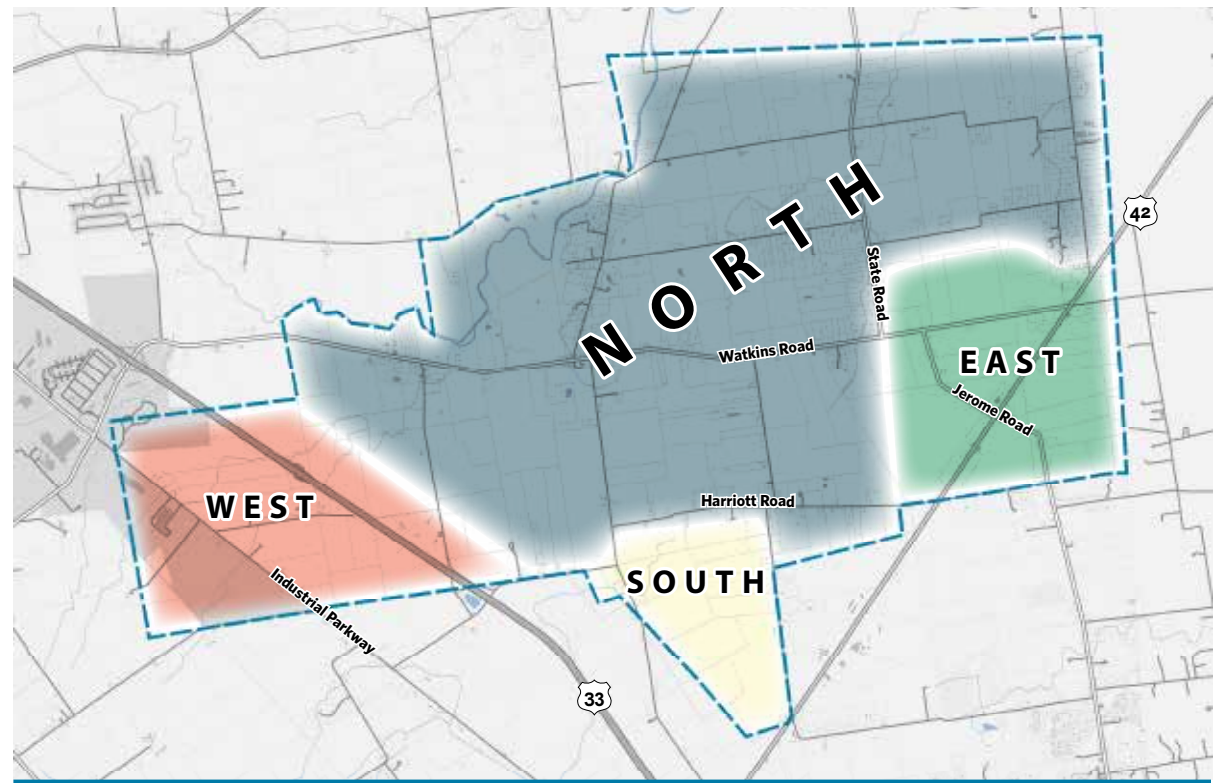
10. Explore creation of a joint fire district.

The Township will explore the creation of a joint fire district which is an agreement to share fire services between two or more townships or municipal corporations. There are many benefits to a joint fire district including cost savings and efficiencies and improvement in service. A joint fire district may lead to efficiencies in training and equipment and improved response or coverage of an area. Conversely, they may lead to a rise in cost for some residents and, in some cases, increase response times.

Planning Area Recommendations

The 2005 Comprehensive Plan introduced four general planning areas based on varying growth pressures and development suitability. Factors defining each area included proximity to major corridors like US 42 or US 33, existing zoning or development, and buffering considerations for the rural and residential areas. These areas were referenced and refined in the 2010 Plan Supplement.

The Planning Areas are an effective means for organizing recommendations specific to certain geographies. The Township intends to maintain its rural character, and thus recommended actions seek to collect development into appropriate districts, preserving the vast majority of the Township. The four planning area's unique characteristics make them suitable for varying types of uses. The boundaries are not hard, nor are they fixed.

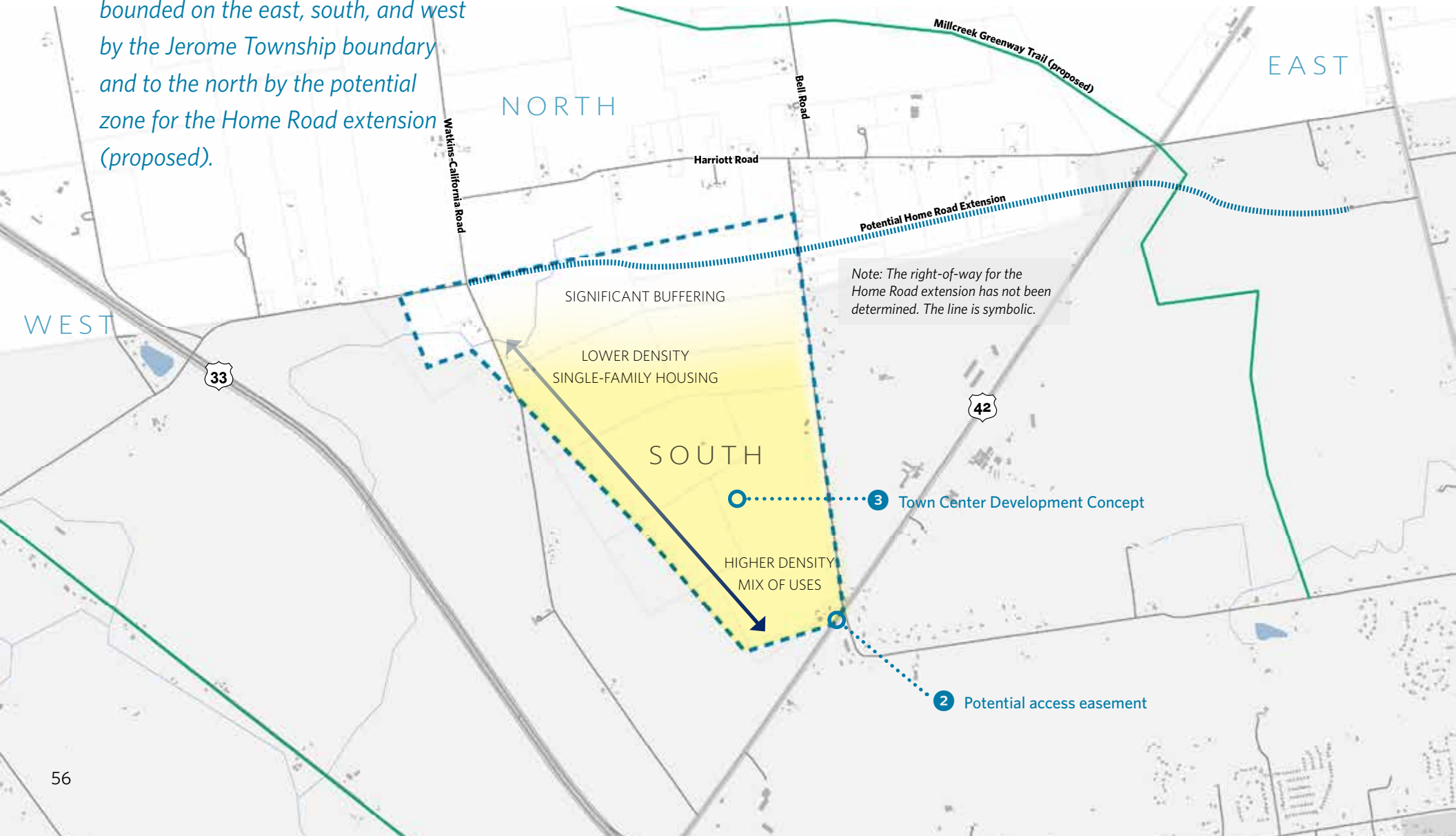


PLANNING AREAS

 North	 South
 West	 East

SOUTH PLANNING AREA

The smallest of the four planning areas at only 756 acres, the South is bounded on the east, south, and west by the Jerome Township boundary and to the north by the potential zone for the Home Road extension (proposed).



South Planning Area

In the 2005 Comprehensive Plan the South (then the Central) Planning Area was identified as having a high potential for development based on several factors. Challenges, however, were identified including the potential conflict between new residential developments and the existing farming operations, and the presence of existing minor subdivisions.



CONTEXT & CONSIDERATIONS

- High potential for development based on several factors
- Serviceability (with extension) from Marysville water and sewer utilities
- Home Road extension splitting off the southern “peninsula” added to the planning area as part of the 2017 update
- Large consolidated land holdings, although currently little interest in selling
- Proximity to the US 33 and US 42 interchange (30 minutes to downtown Columbus)
- Suitable location for large mixed-use development or Town Center concept
- Development south of Home Road extension would allow access to the 33 / 42 interchange, minimally impact the northern residential areas, and absorb significant development demand in a single district

INTENDED OUTCOMES

- Rural character is maintained in the areas north of the “peninsula”
- Any new development is adequately buffered from existing rural residential areas
- Development in the district takes place under the direction of an Area Plan led by the Township with support from an experienced expert in the field (See approach to master planning)
- Development impacts are focused in the “Peninsula” area and south toward the US 33 and 42 interchange, and step down in density and intensity as they approach Harriott Road and existing low-density residences to the north
- Potential development pressure is relieved in a well-designed, master planned project with demonstrated market potential

THE VISION

The South Planning Area could absorb development pressure into a well-planned community where high quality design, efficient transportation, and the town center principles are adopted. The neighborhood will be a community for all residents of Millcreek Township, offer plentiful amenities, and places to gather all designed to fit the community's aesthetic.

PRIORITY ACTIONS

1. Pursue an area planning process to direct future development.

The Township will pursue an area planning process to define the future development of the South Planning Area. The community is not actively seeking growth, however, if development is to occur, an area plan will help ensure the project meets the expectations of the community, is appropriately scaled and well sited, and is adequately buffered from existing homesteads and active agricultural uses.

An area plan process can be applied to various land uses including residential, commercial, industrial and/or mixed uses. The 2005 Comprehensive Plan introduced the Town Center concept, and this was further defined in the 2010 Plan Supplement. As directed in a later action, the Township will pursue this concept in the South Planning Area, rather than the East. This placement minimizes the potential impact to existing residents, and further protects the character of the community.

The area plan will provide any future developer with a pre-vetted path for an acceptable project in the Millcreek

community. The plan should not be over prescriptive and include parcel specific site design, but rather, elaborate on the vision for the new community through a series of development principles. The plan will also include recommendations for the overall design aesthetic.

The planned unit development review process will provide an opportunity for Township leaders to introduce the plan to interested developers, review their interpretation of the plan through a preliminary site design, and encourage modifications to ensure the final project aligns with the area plan.

ADVANTAGES OF AN AREA PLAN

There are a number of advantages to pursuing an area plan process rather than influencing a future project through negotiation. These include the following:

Control - A future developer may choose to ignore the community's area plan for the South Planning Area, they would do so, however, at their own risk. By generally defining the community's expectations for the district, the area plan can serve as a rational basis for negotiation and a strong tool for approval.

Design & Aesthetic - Basic design principles should be established in the area plan. The Plan Supplement and Zoning Resolution both contain language referencing "historic character" this would further defined in the area plan to include architectural styles, material options and landscaping recommendations.

Buffering - It is important that the Town Center concept fit the character of the community, and be adequately buffered from homesteads to the north. The Home Road extension project does not have a determined right-of-way as of 2017. This project, may eventually provide a northern border for the planning area.

Access Management & Internal Circulation - A project of the scale defined in the Zoning Resolution (greater than 100 acres) has the potential to greatly affect the efficiency of the roadway. The area plan will include general recommendations for traffic management both internal to the site and external access methodologies. Any future design should maximize path choice and not include cul-de-sac street

design. Additionally, multiple access points will be required to the north, south and east.

Malleability- An effective area plan is not overly prescriptive. It will clearly define the values of the community and how these inform development principles for the planning area. The plan can include helpful imagery, but will stop short of an overall site design. Land assemblage will drive the specific design for the project and should be done by the developer. The plan can serve as a foundation for this design and inform key decisions.

Market Support -The plan will be undergirded by a strong market analysis. With this work as a foundation, the community can be confident that the scale, style and products suggested by the plan have a market and will not remain vacant. This will be especially critical for any retail or commercial components suggested by the plan or the in a future site design.

OUTLINING THE PLAN

The area plan for the Town Center concept may be one of a series of plans undertaken by the community to define the shape of future development in its dynamic planning areas (South, East, and West). This suggested outline will introduce the vision for the planning area, provide a brief overview of existing conditions and regional trends, and focus on recommendations for the Planning Area rooted in the community's principles. Below is a suggested outline.

1. Executive Summary - A briefing on the area plan including the vision and principles and key recommendations for the Planning Area.

2. Introduction - Setting the stage for the plan with a letter from community leadership, rationale for the process and guide for "how to use the plan?".

3. Existing Conditions and Trends - Introducing key specifications for the Planning Area including the physical conditions (overall area, ownership status, environmental factors, etc.), regional trends, community input, and a full market analysis for the development concept.

4. Opportunities - An overview of the key opportunities based on market findings, physical analysis and the community's input.

5. Planning Area Vision and Development Principles - Clearly stated vision statement for the district, supported by a series of development principles.

6. Recommendations - Objectives for development relating to a number of topics including the physical arrangement of the site, aesthetic considerations, transportation and access, use breakdown, and other important topics. This chapter might be arranged into sections dealing with each of the topics for ease of use.

7. Review Process - Step-by-step guide for a potential developer on the PUD process including point of contact for questions relating to the plan.

The following page organizes the process into four phases. The Township can either pursue the process alone using its own leadership or prepare a request for proposals to elicit professional help from a consultant. Union County may also be a resource for help in developing the RFP or in providing technical assistance.

AREA PLAN PROCESS

An area plan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development. An area plan includes analysis, recommendations, and proposals for a site. It is based on public input, surveys, planning initiatives, existing development, physical characteristics and social and economic conditions.

Prepare

Involve the community, generate a vision, assemble a client team and develop a business plan.

CLARIFYING AIMS AND OBJECTIVES

Master planning is about making places. It is a process of resolving conflicts and pursuing shared interests creatively – discussing ideas, agreeing objectives and priorities, testing proposals.

ASSEMBLING THE CLIENT TEAM

Master planning projects should have a client team and management structure that reflects the need for a changing mix of skills as the project progresses. The project management plan sets out how this structure will operate and the decision-making processes that will guide the project.

PLANNING COMMUNITY INVOLVEMENT

Changing, creating and sustaining a better place for everyone is a complex process, but one that will benefit from the active involvement of those who already live in or have an interest in the area. Identify who has a stake in the proposed project and plan for how to involve them and when.

DEVELOPING THE VISION

The vision is an expression of what a place could be like in the future. It is the foundation of the master planning process.

PREPARING AN OUTLINE BUSINESS PLAN

The master plan should only include development proposals that are feasible and viable. Prepare an outline business plan that enables the Township to check simple questions: is this project realistic, and what does the Township need to do to make it happen?

1

Define

Record requirements in a project description, based on a thorough understanding of the place and delivery context.

PREPARING A PROJECT DESCRIPTION

A clear, succinct and coherent project description is the client's main tool for managing both the output of the process and the people who are leading and undertaking the work.

UNDERSTANDING THE PLACE

Before you start planning the change for your area, you need to look at how it works now, how it came to be that way, and how this understanding can be applied to shaping its future.

MAINTAINING A FOCUS ON QUALITY

As you set out the process, don't lose sight of your aspirations for quality once the practical demands of the project take over.

PREPARING A STRATEGIC FRAMEWORK

With an understanding of the place, prepare a plan that sets out what is important now and what are the most significant interventions to make in the future: this allows generation and testing of different options for how the vision could be met.

PLANNING TO DELIVER THE PROJECT

Having a long-term strategy for delivery helps to plan what needs to be done and who is responsible for carrying out specific portions of the plan.

SELECTING PARTNERS

Set up a selection process that allows potential partners to show how they could meet the project's aspirations, especially for design quality.

2

Design

Manage the process of exploring options, finalizing the plan and adopting or approving it.

MANAGING THE DESIGN PROCESS

Even with a capable project team on board, the ability as a client to take decisions and manage a wider group of people remains central to the success of the project.

FINALIZING THE MASTER PLAN

The preferred design option should be developed so that it is technically accurate, tested and backed by evidence. At the same time, it needs to be accessible so that it brings the project to life for all interested parties.

GENERATING AND TESTING DETAILED OPTIONS

Developing design options allows exploration of different ways that to meet the project description and achieve the project vision.

ADOPTING OR APPROVING A MASTER PLAN

Decide on what level of formal status the master plan will have and use this to inform a route through the planning process.



Implement

Manage implementation and put in place mechanisms to ensure quality.

MANAGING IMPLEMENTATION

Put the implementation strategy into practice. This is about coordinating delivery to an agreed timescale and budget in a way that achieves the quality of place desired.

PREPARING A DESIGN CODE

For some large and complex projects, set out more detailed instructions for implementation by preparing a design code. This operates in conjunction with a spatial plan such as a master plan or strategic framework.

DEVELOPING MECHANISMS TO DELIVER QUALITY

Select the right tools and techniques to remained focused on quality throughout the implementation phase. Be clear about what purpose they serve and how they will be operated and monitored.



USING THE TOWN CENTER PUD

The Town Center PUD process in the Township's Zoning Resolution provides a step-by-step guide for the review of any future mixed-use project. The Master Plan will be consistent with this process and elaborate in several key areas. The resolution includes the following objectives for this type of project:

- Maintain the historic character of the Township.
- Encourage pedestrian-oriented development at densities and intensities that will help to support Town Center businesses.
- Within individual buildings, allow a vertical mix of uses between ground level commercial and residential or office units above.
- Add streetscape elements, other outdoor pedestrian spaces and active ground floor retail uses that encourage activity, sociability, safety and visual appeal.
- Encourage shared parking among commercial uses.



2. Consider the purchase of parcels of land fronting the west side of Route 42 to ensure future roadway access to the future right-of-way easement.

The Township should consider the purchase of access rights along the parcels fronting US 42 just outside the Planning Area's far southeast extent. This can either be done through the direct purchase of the property or through the purchase of an access easement. There are two potential parcels in the considered area, each with frontage along US 42. See the map on page 56 for reference. Each parcel is within Jerome Township.

WHAT'S AN EASEMENT?

An easement is a limited right of use over the property of another. In Ohio, a Township may purchase an easement from a property owner for right-of-way use. This tool essentially splits the ownership status for the parcel into relative parts. Access along the defined right-of-way is now controlled by the Township, but all other rights are reserved for the property owner.

3. Pursue the Home Road Development Zone strategy and move the proposed mixed-use commercial town center from the intersection of Route 42 and Jerome Road to the former Bayly Pointe proposal area.

The 2010 Plan Supplement moved the mixed use commercial town center concept from the East Planning Area to the South Planning Area. The following describes the rationale for the move which continues to be the supported path. In the short term, development of lands to the north of Route #33, at the Route 42 intersection, seems most likely. This is where the city of Marysville is proposing to construct a new water tower. The Bayly Pointe PUD proposal demonstrated the real potential for retail and development along the Route #33 corridor, and the feasibility of developing town center uses and medium density housing in Millcreek Township. The southern tip of Millcreek Township's South Planning area extends most closely to the intersection of Route #33 and Route 42. The revised alignment of the proposed Home Road extension extends through this area, and the alignment provided much of the potential for town center and office uses and mixed use

developments in Millcreek Township. The future extension of Home Road will provide the Township with its most important roadway access, and the currently proposed alignment should be supported.

In the Township's 2005 Plan, it was recommended that a mixed use commercial center could be located at the intersection of Route 42 and Jerome Road, in the Southeast Planning Area. Town center planning principles were recommended as a basis for planning. While the concept was acceptable at the time, the suggested location for a mixed use center was reconsidered after the emergence of the Jerome Village development and its more than 2,000 housing units.

The Home Road Development Zone strategy calls for moving the concept of a mixed use commercial center to the very southern tip of Millcreek Township, to the location which had been identified in the Bayly Pointe proposal, close to Routes #33 and #42. The idea is that some proposal similar to the withdrawn PUD plan

ESTABLISHING A TRANSECT

In the Town Center concept, the Township intends to establish a community center with a diversity of uses and housing types. The project will exhibit high-quality design and step down in density from a central, multi-use hub to single family housing at the periphery. The following exhibit illustrates the basic character attributes for each of these density layers.

HIGHER DENSITY, MIX OF USES



Multi-use residential building



Townhomes



Patio homes, zero lot lines



Duplex



Single-family small lot



Traditional single-family

LOWER DENSITY, SINGLE-FAMILY HOUSING

Additional Recommendations

The following recommendations should be pursued for the Planning Area but are not currently a priority. This may change in future updates to the Comprehensive Plan or in a plan supplement. The actions are not in priority order.

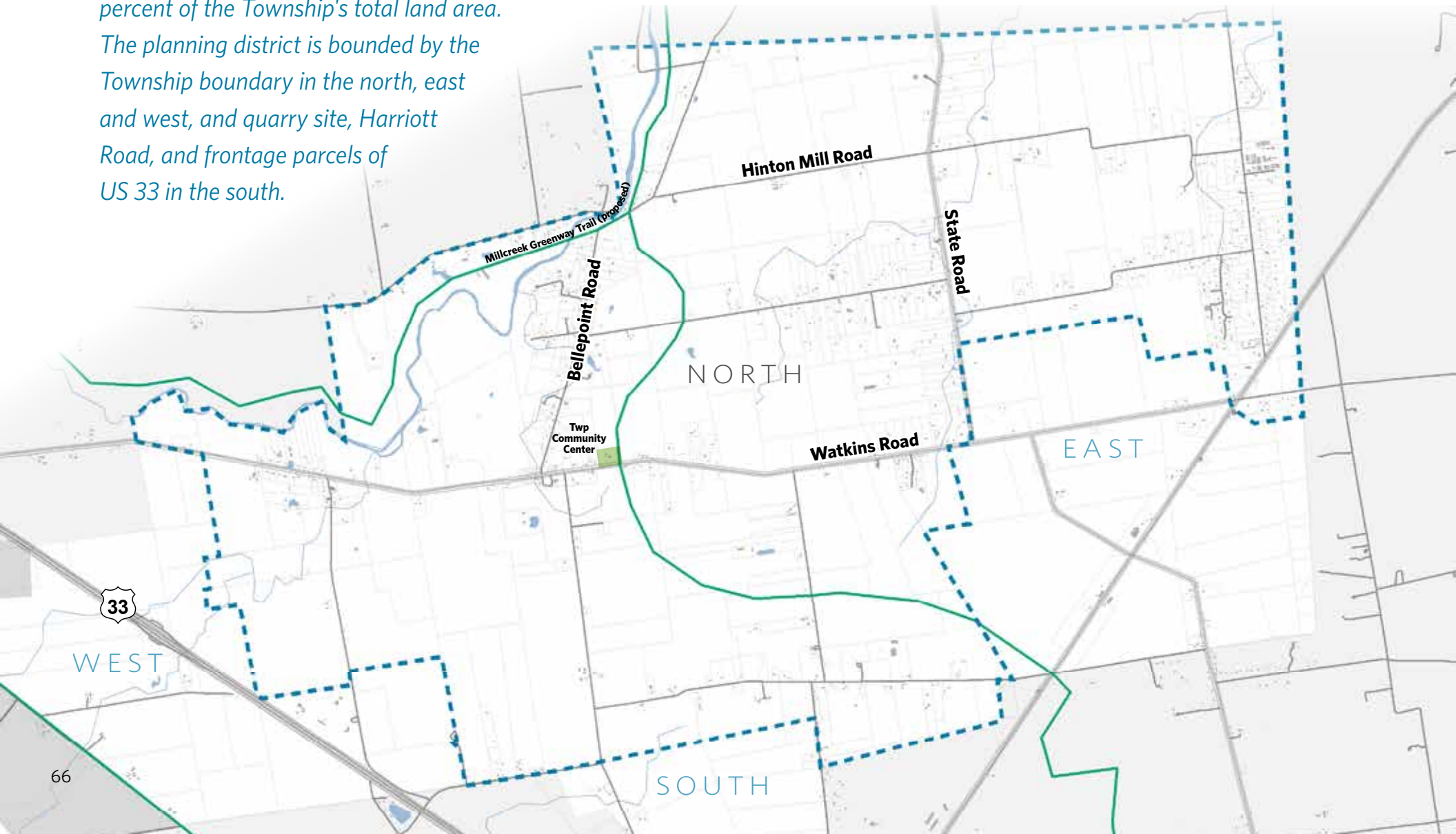
ID	Recommendation	Notes
4	Invite knowledgeable planning professionals to Millcreek to discuss the Town Center Area Plan process.	The Township and its elected and appointed officials could invite in regional planning professionals to discuss an approach to an area planning process. The group should consider best practices and look at successful examples from around the region and the country.
5	Adopt changes to the zoning administrative procedures requiring notices to be posted by signs on property where zoning changes have been requested.	This initiative would focus on the northern portions of the Planning Area where the step down from the developed to undeveloped area is anticipated.
6	Consider providing strict limitations on the use of conditional use permits and limitations on the ability to expand home-based or other enterprises operating with conditional uses.	
7	Require developers to use best practices in soil erosion and stormwater control measures in the design and construction of projects.	These basic practices help limit the amount of sediment that enters the stormwater drainage system and natural water bodies like lakes, rivers, and streams. There are a variety of methods in design and construction to reduce erosion and control sediment. Best practices include minimizing disturbed areas, phasing construction activity, using storm drain inlet devices, and fencing.
8	Require developers to perform traffic impact analysis, in conformance with generally accepted standards approved by the traffic engineer, make road improvements on local roads that will eliminate conflicts with slow moving farm machinery and allow for safe access and egress from high traffic roads.	

ID	Recommendation	Notes
9	Create an incentive program within the development plan approval allowing for more home sites in exchange for the creation of greater amenities than required.	
10	Encourage new developments to have space reserved for a direct connection and access to a future neighboring development.	
11	Entrances to subdivisions should not be marked with signs or monuments that do not follow the brand and overall identity of the Township.	This is meant to create a cohesive and continuous identity throughout the Township. Temporary signs used during the initial sales and build out period of subdivisions are permitted.
12	Amend the future land use map, LUC US 33 Corridor Consensus, to reflect the Home Road Development Zone strategy.	This strategy includes taking advantage of the extension of Home Road and a mixed use commercial center at the southern tip of the Township. For more information, see the 2010 Development & Growth Plan Supplement.
13	Support the development of limited, well-located senior residential facilities.	Facilities should address all needs along the "continuum of care" and for a variety of lifestyle preferences.

NORTH PLANNING AREA

The North is the largest planning area. With just over 9,000 acres, the zone makes up 66 percent of the Township's total land area.

The planning district is bounded by the Township boundary in the north, east and west, and quarry site, Harriott Road, and frontage parcels of US 33 in the south.



North Planning Area

The North Planning Area was originally identified as the prime opportunity for the Township to maintain its rural character and preserve its agricultural heritage. As the largest of the four planning areas, preservation of the north would effectively preserve more than half of the Township's entire land area. Today, the area is home to low density residential uses with limited potential for large-scale development, commercial, industrial, residential or otherwise. Mill Creek cuts through the western portion of the planning area, along with several other minor creeks and ditches.



CONTEXT & CONSIDERATIONS

- The area straddles Marysville Exclusive Service area which extends to the Watkins Road from the south
- The Mill Creek and other minor streams and ditches cross the area and the corridors are lined with large woodlots
- The Community Center serves as a gathering place for Township business and for recreation
- The quarry site borders the district in the far southeast
- The Union County Trails and Greenways plan includes a proposal for the Millcreek Greenway Trail, running along the creek and south to the Township Community Center
- Three large parcels, bisected by Mill Creek in the western portion of the planning area total 325 acres and are controlled by one owner as of the time of the update

INTENDED OUTCOMES

- The rural character of the planning area, as defined through the 2005 Comprehensive Plan vision, has been maintained through proactive measures
- Trails extend through the planning area connecting to a larger County network
- The natural assets such as streams and woodlots are actively protected and serve as an attraction for visitors (through trails and parks) and an amenity for residents
- Through the introduction of new amenities, Community Center site serves as a gathering point for residents and an active center for the North planning area and larger Township

THE VISION

The North Planning Area will carry on as a rural haven, a unique agricultural place, and a low-density rural community where the principles of conservation manifest in beautiful natural areas, well-appointed park spaces, and a connective trail network linking Millcreek with the county.

PRIORITY ACTIONS

1. Encourage the use of the PUD residential process and conservation development principles.

Large-scale development is not encouraged in the North Planning Area and should be redirected when possible to an appropriate Planning Area. If, however, a project cannot be dissuaded, developers should be encouraged to follow the Planned Unit Development process for Planned Residential District (PRD). The Township may consider reducing the required tract size of 20 contiguous acres for the Planned Residential District, in order to incent its use. Additionally, residential development should be encouraged through the review process to utilize conservation principles in their site design to minimize the impact of the project on surrounding areas. There are a number of suitable approaches to conservation development the community could consider. These were elaborated on in the 2010 Plan Supplement and have been included to the right.

APPROACHES TO CONSERVATION DEVELOPMENT

The 2010 Development & Growth Plan Supplement outlines five types of development that promote land conservation. When planning new developments in the North Planning Area, developers are encouraged to consider these five types as outlined below. For complete descriptions of the development types, please refer to the 2010 Development & Growth Plan Supplement (Appendix, pg. 3).

Conservation Subdivision

Development only of a portion of a property with the least natural or cultural value. Balance owner's financial needs with preservation needs. Include a conservation easement for the undeveloped portion of the land preserving that land in perpetuity.



Photo from LandChoices.org

Hamlet Development

Small rural residential settlement, often at a crossroads. Often includes a church, school and/or general store. 10 to 25 acres. Based upon the size and scale of historic examples. New housing clustered or irregularly arranged. Natural and open space used to form a setting for the development.



Photo from 2010 Plan Supplement

Cluster Development

Cluster all the housing units permitted on a tract of land onto one portion of the land, with the balance of land to be preserved.



Photo from Organic Architects

Traditional Neighborhood Development

A PUD based upon historic development patterns in historic American towns. Plan for mixed-use developments with buildings in close proximity.



THE PLANNED RESIDENTIAL DISTRICT (PRD)

The Planned Residential District (PRD) is a Planned Unit Development district adopted pursuant to Ohio Revised Code 519.021 (A) and is intended to provide flexibility in the arrangement, design, lot size and setbacks of primarily single family dwellings based on a unified development plan. PRDs are intended for those areas of the Township with centralized water and sewer that are also recommended for densities of up to 3.0 dwelling units per acre on the adopted Comprehensive Plan. Natural features such as topography, woodlands, wetlands, bodies of water, floodplains and drainage ways should be maintained in a natural state as much as possible to maintain a rural character. Open space is a major component of such a unified development plan. The objectives of the Planned Residential Development District include:

- To encourage creativity in residential neighborhood design through a controlled process of review and approval of particular site development plans that preserve open space, protect ravines, woodlands, wetlands and floodplains;
- To encourage development that makes more efficient use of land, and requires shorter networks of streets and utilities;
- To integrate and provide useable and accessible open space and recreation in close proximity to residential dwelling units;
- To use permanent open space as the centerpiece of residential developments.
- To permit appropriate densities in areas that have access to centralized water and sanitary sewer, while protecting natural resources via clustering of houses;
- To provide a variety of housing options.

2. Map conservation techniques for all North Planning Area Parcels.

The Township will map parcels in the North Planning Area to define the appropriate conservation approach for any future development. The map would only consider those parcels large enough to trigger the PRD (larger than 20 acres). Criteria for each of the conservation development techniques should be developed to inform the appropriateness from parcel to parcel. Considerations could include access or location, natural assets like streams or woodlots, contiguous land ownership, and other criteria.

3. Protect stream corridors from development encroachment.

The North Planning Area includes the longest portion of the Mill Creek stream corridor and large swaths of forested land. This is an especially beautiful portion of the community and should be protected for future generations. As directed in the general recommendations, the Township will work with logical partners to ensure the stream corridor and its tributaries are protected. Please refer to the earlier recommendations for an elaboration on specific methods. Any development proposal including parcels within 1,000 feet of the stream corridor should face special scrutiny especially relating to the placement of roads, buildings and open space allocation.

4. Develop partnerships that will act as a county parks system to acquire and manage wetlands, woods, riparian corridors and other parkland.

The Township will work through its county and state partners to apply for conservation programs and seek the direct purchase of conservation easements within especially sensitive areas. This is especially likely with the proposed Mill Creek Greenway trail currently sited along the Mill Creek through the Planning Area. In order to develop this amenity the County or some other entity will need to purchase an easement or right-of-way along the creek. The Township can help to facilitate the process by informing landowners of the opportunity, holding information sessions, and sharing updates. Parks, by the Township's definition, do not include preserved wetlands or water retention areas. Rather, a park is an accessible land allocation within a development or area that is open to the public. These may or may not be programmed (have active uses like playgrounds or ball fields)

5. Explore the potential of the Union County Land Bank and other land conservation tools.

The general recommendations outline a number of available programs and tools for the conservation of land. One of these tools, the Land Bank, is an increasingly popular method for preserving land and dealing with troubled or vacant properties. While there are only a handful of properties in the community that meet this definition, the Union County's Land Bank could provide an option for the purchase of the property and if necessary, and facilitate their demolition or resale.

6. Consider the Community Center as a trailhead location for the future Mill Creek Trail.

The proposed route for the Mill Creek Greenway would run along Mill Creek and past the Community Center on Watkins Road. The Township can take advantage of this new amenity and give trail riders a positive impression of the community. A park-and-bike trailhead at the Community Center could include branded Millcreek signage; trail maps; a repair stand and parts vending machine; restrooms and drinking fountains, bicycle parking, car parking, and other helpful services. In the future, the Township could launch a family cycling event from the trailhead and encouraging residents to explore greenway.

Additional Recommendations

The following recommendations should be pursued for the Planning Area but are not currently a priority. This may change in future updates to the Comprehensive Plan or in a plan supplement. The actions are not in priority order.

ID	Recommendation	Notes
7	Promote the retention and reuse or relocation of historic structures.	
8	Require appropriate road improvements to ensure safe transit for local and through traffic as development occurs.	Road improvements should appropriately accommodate pedestrians, bicyclists, and automobiles.
9	Retain historic farm homes and barns to be reused and integrated into new project designs.	
10	Continue to discourage further residential development within one mile of the quarry while in operation.	
11	Consider additional requirements within the Planned Residential District that a significant portion of home sites have direct access or frontage to the open space; a range of 50-75%.	

EAST PLANNING AREA

The East Planning Area includes an area roughly 1,800 acres in size or 13 percent of the Township overall land area. The district is bounded by the Shelly Quarry site to the north and west, and the Township boundary to the south and east.



East Planning Area

The East Planning Area was identified in the 2005 plan as a collection point for commercial activity, including the “Town Center” concept. As a reaction to the Jerome Village project, this recommendation was moved to the South area in 2010. The area is bisected by US 42, has several active commercial uses, and is home to the Shelly Quarry site. The majority of area is zoned quarry, and a sizable portion was available for sale and development as of the 2017 update.



CONTEXT & CONSIDERATIONS

- A large farm property (~400 acres) actively marketed as light industrial
- The Jerome Village project should build out within a half a mile of district, and produce significant retail demand
- The future of the Quarry site is a key consideration. The site is split between the North and East planning areas and remains very active and expanding
- Commercial development interest, and available frontage along US 42, Evolution Agriculture added as a commercial user in the area
- Eastern Union County Transportation Thoroughfare Plan was completed in May of 2016 and includes a number of findings germane to Millcreek Township and its portion of the US 42 corridor
- Levels of congestion are expected to rise to 2036 reaching nearly 13,000 ADT on US 42 running from Watkins Road to US 33 (currently 9,000)

INTENDED OUTCOMES

- The Township portion of the US 42 corridor emerges as a well-planned, and attractive commercial district, serving primarily local demand
- The Township improves its fiscal security by diversifying its tax base
- A retirement plan for the Shelly Quarry site is commissioned to ensure a smooth transition to a new and productive use for the land
- Safety along the US 42 corridor is improved through strategic investments that address both the efficiency and safety of the highway
- Existing residential uses are adequately buffered from new and existing commercial activity; new residential uses develop at a low density consistent with Township zoning
- The CEDA / JEDD are maximized, an additional revenue source improves the fiscal security of the Township, strategic infrastructure improvements are pursued

THE VISION

The East Planning Area will collect commercial uses into a well-planned and attractive district, improve the diversity of the community's tax base, and provide an innovative and productive retirement use for the Shelly Quarry. Safety along the US 42 corridor will be improved through enhanced intersections, access control and overall highway design.

PRIORITY ACTIONS

1. Explore possibility of a master planning process.

As of the completion of this plan in 2017, the East Planning Area included a 400 acre set of parcels being actively marketed along the US 42 corridor. With the continuing build out of the Jerome Village project directly south of the Planning Area, the market for supportive retail is expected to increase. US 42 has direct access south to Interstate 70 and north into rapidly growing Delaware County. These factors combine to create an increasingly marketable area for commercial or industrial activity. In the 2005 Comprehensive Plan, the district was identified as an appropriate location for the Town Center concept. This was revised to its current location in the 2010 Supplement. The future of the area should be closely considered. Given the current land offering and future potential projects, it would behoove the community to work with potential developers of the marketed site and other large landowners to define a vision and development principles for the area.

The Township can benefit from well executed and attractive commercial, office, and/or research and innovation development along US42, but a successful proposal will need to conform with development expectations outlined in the general recommendations and be supported by the market. Some potential advantages to commercial development include:

Taking advantage of the CEDA / JEDD agreement - The agreement includes all commercially zoned parcels in the Township. Because the agreement unlocks a portion of collected income taxes on newly developed properties, the community stands to benefit from commercial development, especially if this development includes high-income office or research jobs.

Ability to define the character of development through the Planned Commercial & Office District - The PUD process will enable the Township to negotiate the look and feel of any commercial development and ensure it meets the standards of the community. The process, along with a coherent master plan, will greatly increase the potential for a positive development outcome.

Develop supportive, small scale retail - The community is currently home to very little commercial activity. While the plan is not suggesting large commercial investments, small-scale developments will help residents and businesses meet some daily needs without long commutes to retail centers. These developments should be attractive and only occur in commercially zoned properties along US 42.

It is important to stress, the community is supportive of small-scale, neighborhood-serving retail and not large format retail, strip malls, or warehousing. The Zoning Resolution clearly defines the appropriate uses for its B-2 General Business District. No commercial uses larger than 65,000 square feet are permitted.

THE PLANNED COMMERCIAL, OFFICE & INDUSTRIAL DISTRICT

The Planned Commercial, Office & Industrial District (PCD) is another PUD process outlined in the community's Zoning Resolution. The process enables the Township to develop commercial, office, or industrial zoned parcels in the same manner as the residential or town center planned districts. There is a wide range of approved uses including commercial, office, industrial and residential. The emphasis, like with the other PUD districts, is on the overall site design. Just like the Town Center Master Plan called for in the South Planning Area, the East should also consider its principles for good commercial design. These can be used to evaluate a future project proposal and encourage modifications.

2. Coordinate in implementation of the highway design recommendations in the Eastern Union County Thoroughfare Plan to serve as a long-term plan for the build out of commercial uses along the corridor.

The Thoroughfare Plan identifies policy and planning steps that can be taken at the Township level related to land use and zoning to help manage growth and preserve local resources and infrastructure as the area develops. One such recommendation includes removing the several currently permissible uses from the Agricultural Zone (U-1) to limit the proliferation of new access drives along US42. Rather than re-write the section for the entire use, the Township may consider the drafting and adoption of a zoning overlay for those U-1 parcels along the US42 corridor north of Smart-Cole Road. For more information, see the Eastern Union County Transportation and Thoroughfare Plan.

THE B-2 GENERAL BUSINESS ZONING DISTRICT

According to the community's zoning resolution, It is the intent of Millcreek Township to create a commercial district that will provide the atmosphere and opportunities to develop shopping and office areas which will provide a full range of services and products to the Township and the surrounding communities. Permitted uses include the following:

- Commercial recreation
- Hospitals, medical facilities, nursing homes and convalescent homes
- Medical, dental and optical laboratories
- Child care facilities
- Full service eating and drinking establishments
- Automobile washing establishments (with exceptions)
- Hotel
- Business offices
- Garden centers
- Retail lumber and building material yards

Maximum building footprint = Sixty-five thousand square feet (65,000 s.f.)

3. Retain a long term perspective for residential or recreational re-use of the quarry site.

The Township should conduct a study with the Shelly Company to explore potential future uses for the quarry site in relation to market demand. As of 2017, the quarry is very active and has not defined a retirement date. This, however, should not stop the Township from considering the future of the site. The region has a number of positive examples for the remediation and reuse of similar sites. A range of potential uses, from passive parkland to residential planned development, should be considered.

4. Work with Shelly Materials to understand the future of owned, but untouched parcels in the south and east of their active quarry.

The Township will continue to dialogue with the Shelly Quarry operators and nearby residents to understand short and long term plans for the site. Elected and appointed officials should seek to understand the operator's plans for currently untouched parcels controlled by the quarry. Shelly submitted plans for three tunnels under Watkins Road to extend their operation south. The

quarry extension has been approved and tunnels are under construction. The community understands the quarry remains productive and will continue to operate for decades to come. Productive temporary uses like Shelly Park and the Nature and Wildlife preserve south of Watkins Road should continue to be sought while the quarry is still in full operation.

5. Protect future right-of-way needs for widening and improvements in the Jerome Road, Watkins California Road, Harriott Road and U.S. 42 corridors.

The Township will encourage new roads in newly developed areas to keep traffic off of minor roads. Right-of-way may need to be purchased by the County or the State in order to widen certain corridors like US 42. The Township should monitor this activity and work with its partners at the county and state to understand their long-term plans. Traffic projections show only modest increases in traffic along US42 and large scale widening is not anticipated.

THE FUTURE OF THE SHELLY QUARRY SITE

The Township will retain a long-term perspective in regards to the future of the Shelly quarry site. This process will include two major steps, remediation of the site or the removal of any environmental hazards, and site preparation for reuse. Below are two examples from around the region.

CASE STUDY:

***Prairie Oaks Metro Park,
Brown Township, Ohio***

Now a 1,700+ acre Columbus and Franklin County Metro Park, the area contains four previous quarry sites. The park offers unique amenities including stocked lakes and a dog park with lake access. There are more than 400 acres of restored prairie land. In 2001, the land was sold to Columbus Metro Parks below market value from a private company.



6. Accommodate various forms of commercial office and small retail uses could be within portions of the Township located most closely to Route 42 and 33.

If a large-scale Planned Commercial, Office, & Industrial Development does not occur, parcel-by-parcel development may occur. If this is the case, developers should be encouraged to review the PCD considerations and consult the vision and principles established in the master plan to ensure their proposals are consistent with the community’s values. The Township should consider amendments to its B-2 General Business zoning classification to disallow speculative strip center development. Site design language could also be tightened to ensure more consistent development along the corridor.

FOCUSING ON AG INNOVATION?

With Evolution Agriculture (farm implement retailer), Select Sires (cattle breeding), and thousands of acres of fertile farmland, the US 42 junction with Jerome Road has the potential to attract other agriculturally focused businesses or institutions.

Additional Recommendations

The following recommendations should be pursued for the Planning Area but are not currently a priority. This may change in future updates to the Comprehensive Plan or in a plan supplement. The actions are not in priority order.

ID	Recommendation	Notes
7	Design and install community gateways at each end of US 42 and Jerome Road.	Gateways that are distinct and reinforce the community’s brand and identity create pride and a sense of place for residents and visitors.
8	Limit major residential developments to the south of US 42 in this area, unless safe access can be designed, most likely with new collector streets.	
9	Support the implementation of the pertinent recommendations from the 2016 Eastern Union County Transportation Thoroughfare Plan.	
10	Interface with Jerome Village developers to understand potential retail demand based on their market study information.	
11	Amend Zoning Resolution to ensure warehousing is not included within B-2 zoning package.	
12	The Township should be supportive of the development of a branch campus of a university or college.	In nearby Dublin, Ohio, a branch campus for Ohio University recently opened. With this recent opening nearby, it is unlikely another branch campus will locate in the Township in the near future. However, the Township still supports an opportunity for a branch campus locating in the east planning area.

WEST PLANNING AREA

The West Planning Area includes an area roughly 2,200 acres in size or 16 percent of the Township's overall land area. The district is bounded and bisected by the city of Marysville in the east and through its center, those contiguous parcels to US 33 make up the eastern border, and the southern border is defined by the Township boundary.



West Planning Area

The Western planning area remains one of the most dynamic of the four identified in the 2005 plan. With the new Cooperative Economic Development Agreement, annexation by the city of Marysville has been effectively halted, and a new revenue stream for the Township opened. US 33 (connecting Columbus to Marysville and the Honda facility) is emerging as a technology corridor, connecting major investments in the cities of Columbus, Dublin and Marysville. Overall, the dynamism should only intensify.

CONTEXT & CONSIDERATIONS

- The securing of a CEDA / JEDD agreement with the city of Marysville represents a major accomplishment of recommendations offered in the 2005 and 2010 plans, also allows the Township to benefit from and participate in economic development campaigns for the areas considered
- The Marysville Water Reclamation Facility was projected to and is having an impact on the development potential within the planning area and throughout the Township
- US 33 is an increasingly busy corridor serving more than 36,000 ADT today with a projected 51,000 in 2036
- Environmental and agricultural protection, of specific parcels and riparian corridors are important, and trail proposals would cut through the area
- Other dynamics like a potential water tower, and Derio Road Interchange appear to be developer driven for the time being

INTENDED OUTCOMES

- The CEDA / JEDD are maximized, an additional revenue source improves the fiscal security of the Township, strategic infrastructure improvements are pursued
- Intergovernmental cooperation, especially with the city of Marysville, develops into an economic development partnership along Industrial Parkway, serving as a model for other communities
- The proactive pursuit of a major office or R/D development leverages a significant investment into the JEDD district
- Key historic and environmental assets are protected through logical means
- Trail plans are implemented improving recreational amenities for residents and multi-modal connections to Marysville and beyond
- The frontage along US 33 is leveraged by high quality development

THE VISION

The West Planning Area will enable the Township to capture desirable aspects of the tremendous regional investment and growth and develop its commercial parcels into a well-planned district that takes advantages of the Cooperative Economic Development Agreement with the city of Marysville and helps to diversify the overall tax base.

PRIORITY ACTIONS

1. **Encourage the use of the Planned Industrial District and Planned Commercial and Office District for all eligible development projects.**

The West Planning Area has many unique locational advantages for the development of high tech, industrial or office uses. As was illustrated in the existing conditions chapter, Industrial Parkway runs parallel to US 33, connecting the city of Dublin and Columbus, with the city of Marysville. The area has recently been dubbed the Northwest 33 Innovation Corridor for its numerous innovative and high tech businesses and institutions running from the city of Dublin to beyond Marysville. The Township should see increasing interest in its commercially zoned properties along Industrial Parkway given their locational advantage to the Innovation Corridor and the access to US 33. The community will incent any commercial, office or industrial proposals to use the PUD process for their review and approval. Residential use is not preferred in this area and it is accommodated in other planning areas.

The Planned Commercial & Office District (PCD) process is explained in the East Planning Area. A well-conceived PCD application should be closely considered, especially if the plan includes significant office space.

Given the configuration of parcels within the Planning Area and surrounding uses in the city of Marysville enclave, industrial development is the most likely future use. Like the other PUD districts, the Planned Industrial District (PID) offers the Township and developer greater flexibility in defining a site. The Township should consider the future of any surrounding parcels when evaluating the site design and access plan. Even if the parcels north of Industrial Parkway are developed one-by-one over time, consideration should be given to internal circulation through future road spurs and utility lines. Access is another critical consideration. Plans should be explicit about access points, traffic management and the internal circulation.

CONSIDERATIONS FOR PID PROJECT EVALUATION

The PID can be an useful tool in developing high-quality industrial uses along Industrial Parkway in the West Planning Area. The CEDA with the city of Marysville would activate into a JEDD with new development and help the Township ensure its fiscal security. There are, however, several key considerations for project evaluation.

Access and internal circulation - Trucking and employee access will create special challenges for an effective site design. Projects should consider consolidating traffic into single access point onto Industrial Parkway and in a single-parcel development, future road spurs can extend to the property line. As recommended in the Eastern Union County Thoroughfare Plan, roads in the district should follow a grid parallel to Industrial parkway. This provides multiple paths through the sites, and improves internal circulation.

Buffering - Industrial uses have the potential to produce use nuisances if sites are poorly buffered, especially to the north. Site designs should consider sound dampening, landscaping and other means to “step down” from Industrial Parkway to existing farm and homesteads further north. US 33 serves as the border between this activity and U-1 Agricultural uses to the north.

Use - The use of the industrial area is another critical consideration. The Township should be critical of heavy industrial or warehousing proposals. Uses consistent with neighboring parcels to the south in the Marysville enclave are ideal.

Design - Just as with other PUD districts, the overall design of the industrial sites should be well-considered. Four-sided architecture will be required and buildings will not be permitted to turn their back to either Industrial Parkway or US 33. The frontage along US 33 provides significant visibility and the should be considered during design. The site should be professionally landscaped and signage should be understated.

Maximization - The Community has a significant opportunity along Industrial Parkway with the CEDA and JEDD agreement to ensure its fiscal security for years to come. When reviewing future PID proposals, the Township should favorably consider those projects which will help reasonably maximize this agreement.

Environmental protection - All uses have the potential to negatively impact the environment if they are poorly conceived or executed. The scale and use, however, of industrial sites create special challenges. The PID language in the Zoning Resolution references environmental protection in its checklist for review. These are important considerations for the Planning Area and should be highlighted during project review.

2. **Work with regional partners to attract a major investment (research and development, office, and headquarters).**

The attraction of a major employer providing high quality, high-paying jobs is a fundamental goal in order to ensure the fiscal security of the Township. The West Planning Area, being significantly buffered from the rest of the Township and strategically located along US 33, is the ideal place to capture such an investment. In addition, the JEDD and CEDA with the City of Marysville apply within this area. This allows the Township to receive a portion of collected income tax on any newly developed properties within its commercial areas. Regional partners with whom to work towards attracting such investment include the Union County Chamber of Commerce, Union County Convention & Visitors Bureau, and the City of Marysville. Potential investment could take two forms: Millcreek Township could work with the County to develop a marketing package to attract one major tenant, or, investments could be evaluated and supported on a case by case basis.



THE NORTHWEST 33 INNOVATION CORRIDOR

According to the Union County Chamber of Commerce, the Northwest 33 Innovation Corridor between Dublin and East Liberty serves as a regional center of industry. It is along this corridor where Honda of America Mfg., Inc. and many automotive suppliers and advanced manufacturers have grown to form one of the largest concentrations of manufacturing industry in the Columbus Region.

In addition, the NW 33 Innovation Corridor from Marysville to Dublin is home to a number of major world-class corporations such as Nestle Product Technology Center, The Scotts Miracle-Gro Co., Continental, Parker Hannifin Hydraulics, and others. These major corporations complement the many smaller companies that also call Union County and the NW 33 Innovation Corridor home.

Many of the hundreds of new companies are heavily involved with research and development operations in support of the manufacturing and agricultural sectors. Countywide, more than 1,440 are directly employed in Research & Development, while it is estimated that another 2,000 are employed in research and development support services. Those directly and indirectly employed in research and development account for roughly 12% of Union County's workforce.

3. Develop a brand / identity for the JEDD areas along Industrial Parkway for the purposes of marketing and economic development.

The Township will work with its regional partners to develop a cohesive identity for its portion of Industrial Parkway to market sites and communicate community goals broadly. The identity would be consistent with the Township's brand and NW 33 Innovation Corridor.

4. Promote visibility and access to buildings fronting the highway.

The Township will promote visibility and access to office and industrial uses fronting Industrial Parkway. Promote design elements that wrap all sides of buildings, so buildings are not seen as showing their "backs" to the highway. Refer to and support related recommendations made in the 2016 Dublin-Jerome crossroads Area Plan.

5. Monitor and consider co-sponsoring the Economic Development Strategy for the US 33 corridor.

Upon the completion of this plan, the NW 33 Innovation Corridor Council of Governments was considering a process to develop a Strategic Plan for the US 33 corridor and the jurisdictions it represents. The Township should be supportive of such a plan and consider contributing to the process.

Additional Recommendations

The following recommendations should be pursued for the Planning Area but are not currently a priority. This may change in future updates to the Comprehensive Plan or in a plan supplement. The actions are not in priority order.

ID	Recommendation	Notes
6	Consider removing “Wholesale businesses when all products are stored within the building” from the list of permitted uses under the Planned Industrial District (PID).	
7	Protect stream corridors from development encroachment.	
8	Ensure enforcement of landscaping requirements for buffer areas to produce a green and rural aesthetic.	
9	Require appropriate road improvements to ensure safe transit for local and through traffic as development occurs.	
10	Work with logical partners to spur the implementation of the Union County Trails and Greenway Master Plan.	
11	Explore with ODOT the potential of community branding on highway bridges over US 33.	
12	Design and install community gateways at each end of US 33 and Industrial Parkway.	Gateways that are distinct and reinforce the community's brand and identity create pride and a sense of place for residents and visitors.
13	Support development proposals that set up New Community Authority.	

5. IMPLEMENTATION

The 2017 Update to the Comprehensive Plan is a long-term policy guide and action agenda to ensure that Millcreek Township remains a desirable place to live. Implementation of this plan will require the collaboration of a host of Township and County officials along with elected and appointed boards and commissions. The plan is organized into general recommendations - policies, programs and projects responding to the four community goals - and planning area recommendations - actions addressing the four defined geographies within Millcreek. This chapter includes guidance on managing and using the plan and a summary of its actions.

Using the Plan

The Comprehensive Plan update is intended to be used on a daily basis as public and private decisions are made concerning development, redevelopment, capital improvements, economic incentives and other matters affecting Millcreek Township. The following is a summary of how decisions and processes should align with the goals and actions of the Plan.

General Implementation Strategies

» **Involve the Public in Township affairs**, whether it be input for the comprehensive plan or guidance on the design of a new development or public improvements.

» **Cooperate with Regional Planning Efforts** as the Township is not an isolated community; what impacts the region, impacts the Township. The Township has and should continue to immerse themselves in regional plans and agencies especially those initiatives involving the US 33 corridor.

» **Zoning Administration** is one of the strategies in which the Township can take the lead and can implement policies and guidelines that will aid in the implementation of plans.

» **Coordinate Public and Private Improvements** to help achieve certain goals. An example of this is the Township worked to conserve agricultural parcels through state or federal programs.

» **Citizen Volunteer Committees** can be formed as a way to involve the public in many of Millcreek's important issues. These committees provide an opportunity for community members to focus on specific issues.

Implementation Action Matrix

The following table includes all actions recommendations suggested through the General and Planning Area Recommendations in the previous chapter. The matrix connects each priority action with a timeframe for completion, a lead coordinator for the effort, any supporting organizations or partners who may need to be involved, and specific tactics or steps to complete or initiate the work. It is anticipated that the implementation steps may change over time based on new developments, or success in other areas.

NOTE ON THE ORDER OF ACTIONS

Priority actions have been listed based on their relevance to the community preferences survey that was completed with the first Comprehensive Plan in 2005.

TIMEFRAME KEY

Ongoing: Continually occurring | Short term: 1-2 years

Mid term: 3-5 years | Long term: Up to a decade

1. Preserve the agricultural heritage, protect natural assets, and expand recreational opportunities					
CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
1.1	Identify priority protection areas through a Land Evaluation and Site Assessment Program (LESA) and implement a land preservation program.	Trustees, LUC Regional Planning Commission	OSU Knowlton School of Architecture City and Regional Planning Program (KSA)	<ul style="list-style-type: none"> Meet with LUC / KSA to introduce concept and plan Studio program Initiate studio, manage, monitor and implement program 	Mid-Term
1.2	Actively support and collaborate in the implementation of the Union County Trails Plan.	Trails and Greenways Manager, Trustees, Parks & Open Space Committee	Union County, City of Marysville, Private partners (TBD), Landowners	<ul style="list-style-type: none"> Provide general, ongoing advocacy Convene property owners along proposed trail alignment Pursue private partners, especially along the Innovation trail 	Long-Term
1.3	Protect and enhance the Mill Creek stream corridor.	Trustees, Parks & Open Space Committee	Zoning Commission, Zoning Administrator, Union (County) Soil and Water Conservation District	<ul style="list-style-type: none"> Identify "best practices" and develop management policy Identify potential risks and develop mitigation and monitoring plan Review and pursue relevant state-level programs (see recommendation) 	Ongoing

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
1.4	Identify enhancements to existing park spaces, including the Community Center.	Parks & Open Space Committee	Trustees	<ul style="list-style-type: none"> Conduct a community survey (via newsletter or email) on desired park amenities Inventory community assets, create a "wish list" of park assets Work with Shelly to understand temporary plans for existing / future parks and open space areas 	Mid-Term
1.5	Explore the creation of a Township or regional Parks and Open Spaces committee.	Trustees	Zoning Commission	<ul style="list-style-type: none"> Develop criteria, purpose and mission for the committee Identify interested / qualified individuals Convene initial meeting, assign responsibilities, set a regular meeting schedule 	Short-Term
1.6	Adopt a Township "Tree Program" and join the Tree City USA program.	Trustees	Parks & Open Space Committee, Tree Commission Academy (ODNR)	<ul style="list-style-type: none"> See recommendation for specific steps to joining the Tree City program Tree Commission Academy can provide resources and expertise related to soil surveys, inventories and future plantings, they provide courses on a regular schedule throughout the year 	Short-Term
1.7	Explore the transfer of development rights policy.	Zoning Administrator	Trustees, LUC Regional Planning Commission	<ul style="list-style-type: none"> Explore existing state tools (Ohio Office of Farmland Preservation) and develop a community guide for TDR (see recommendation) Convene meeting(s) with interested land owners 	Short-Term
1.8	Identify potential land trusts or conservancies to work with.	Zoning Administrator	Trustees, MORPC, Ohio Township Association	<ul style="list-style-type: none"> Identify high-value property list that considers if: There is a special potential for development, it is outside of an appropriate planning area, the property is above a certain size threshold (i.e. 50 acres), or other important criteria Develop "How to" guide for land owners interested in using a land trust program Proactively approach high-value property owners to introduce programs, understand immediate plans, etc. Additional mentor programs include the Logan and Greene County Land Trusts 	Ongoing
1.9	Discourage large signage along major corridors	Board of Zoning Appeals,	Trustees	<ul style="list-style-type: none"> Continue strict enforcement of the zoning resolution signs and advertising regulations Work with ODOT to understand options for limiting proliferation of additional signage along the corridor 	Ongoing

2. Improve processes and practices

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
2.1	Incentivize the use of the Planned Unit Development Districts.	Trustees, Zoning Commission	Zoning Administrator, Board of Zoning Appeals	<ul style="list-style-type: none"> See recommendation for specific tactics 	Ongoing
2.2	Further define the vision for each of the Township's Planning Areas to assist in the review of PUD proposals.	Trustees	Public, Zoning Commission	<ul style="list-style-type: none"> Convene public discussions focused on each of the four planning areas focusing on opportunities and concerns Further articulate development expectations as they relate to aesthetics, etc. and fold into any future area planning processes 	Short-Term
2.3	Annually review workload of the Zoning Administrator and increase capacity to handle increase rezoning and monitoring activity, as needed.	Zoning Administrator, Trustees	-	<ul style="list-style-type: none"> Continue monthly reporting Schedule annual review and appraisal 	Ongoing
2.4	Explore an Architectural Review Board.	Trustees	Zoning Commission, Board of Zoning Appeals	<ul style="list-style-type: none"> Develop criteria, purpose and mission for the board Identify interested / qualified individuals, including a licensed architect or engineer Convene initial meeting, assign responsibilities, set a regular meeting schedule 	Short-Term
2.5	Utilize a pre-application development checklist in non-PUD zoning decisions.	Zoning Commission	Zoning Administrator	<ul style="list-style-type: none"> Develop a checklist worksheet including items from the recommendation and consider additional items or criteria to be added Develop a rational, points-based scoring system based on responses 	Ongoing
2.6	Limit the use of Conditional Use Permits (CUP) or variances, and encourage development into appropriately zoned districts.	Zoning Commission, Board of Zoning Appeals	Zoning Administrator	<ul style="list-style-type: none"> Develop guidelines for appropriate and inappropriate usage of the CUP or variance process 	Ongoing

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
2.7	Require market oriented planning.	Trustees, Zoning Commission	Zoning Administrator	• General practice / policy	Ongoing
2.8	Develop a standard community impact analysis form to require of applicants.	Zoning Administrator	Zoning Commission, Trustees, LUC Regional Planning Commission	<ul style="list-style-type: none"> • Meet with LUC Regional Planning Commission to discuss regional equivalents and best practices • Develop web-based form to simplify review 	Mid-Term
2.9	Ensure sufficient buffering at use boundaries.	Zoning Commission	Trustees, LUC Regional Planning Commission, Union County	<ul style="list-style-type: none"> • Develop a style and practices book to demonstrate appropriate / acceptable techniques • Include buffering proposal on the development proposal checklist 	Ongoing
2.10	Establish transportation priorities.	Trustees	Union County, LUC Regional Planning Commission	<ul style="list-style-type: none"> • Review US-42 plan recommendations, establish priorities • Meet with county and regional officials to understand priorities • Identify and advocate for priority projects 	Mid-Term
2.11	Support proposals that set up a New Community Authority.	Zoning Commission	Trustees	<ul style="list-style-type: none"> • Identify successful examples from around the region • Study approach externalities 	Ongoing
2.12	Require all utilities to be buried, including feeder or trunk lines.	Zoning Commission	Trustees	• General practice / policy	Ongoing
2.13	Pursue a dark sky policy.	Trustees	LUC Regional Planning Commission, Union County	<ul style="list-style-type: none"> • Meet with county and regional officials to understand acceptable practices / regulations • Study best practices for comparable communities • Develop specific, measurable objectives for the practice, i.e. reduce ambient light pollution by ten percent in ten years 	Mid-Term
2.14	Enact a noise abatement policy for new development.	Trustees	Union County	<ul style="list-style-type: none"> • Study equivalent policies, best / innovative practices • Work with county and regional partners to develop rational, legal language for zoning resolution 	Mid-Term

3. Ensure fiscal security

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
3.1	Develop a Millcreek Township brand and Identity that is unique to the community.	Trustees, LUC Regional Planning Commission	OSU Knowlton School of Architecture City and Regional Planning Program (KSA)	<ul style="list-style-type: none"> • Meet with LUC / KSA to introduce concept and plan Studio program • Initiate studio, manage, monitor and implement program • Update Township brand products (website, logo, etc.) 	Mid-Term
3.2	Explore the extension of fiber optic into the Township, leading from Industrial Parkway.	Trustees	ODOT, Utility (as of 2017 Spectrum, WOW)	<ul style="list-style-type: none"> • Continue to convene with regional leaders to understand spur options for fiber threads 	Mid-Term
3.3	Ensure any development occurs in the correctly zoned property.	Zoning Commission, Trustees		<ul style="list-style-type: none"> • General practice 	Ongoing

4. Promote intergovernmental cooperation and collaboration

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
4.1	Explore joining the Northwest 33 Corridor Council of Governments (COG).	Trustees	33 Corridor Council of Governments	<ul style="list-style-type: none"> • Convene a informal meeting between the council leadership and the Trustees • Consider benefits and costs of joining 	Short-Term
4.2	Volunteer for or recruit knowledgeable citizens to represent Millcreek Township on intergovernmental boards.	Trustees	Zoning Commission	<ul style="list-style-type: none"> • Review regional boards of interest • Identify gaps in representation and nominate citizens for ongoing representation • Invite representatives to speak to the Zoning Commission and Trustees in open meetings to learn from their activity 	Ongoing
4.3	Invite planning professionals for discussions on topics pertinent to the Township.	Trustees, Zoning Commission	MORPC, LUC Regional Planning Commission, Ohio Township Association	<ul style="list-style-type: none"> • Identify community leaders or practitioners with relatable perspective on Township issues • Invite individuals into Trustee and Commission meetings to provide a public presentation and take questions 	Ongoing

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
4.4	Liaise with State lawmakers regarding issues having indirect or direct impact on Township finances and governance.	Trustees		<ul style="list-style-type: none"> Subscribe to "Legislative Alerts" on the Ohio Township Association website Continue to invite state lawmakers to the community annually 	Ongoing
4.5	Continue to actively convene an ongoing conversation with surrounding jurisdictions.	Trustees	Zoning Commission, Zoning Administrator	<ul style="list-style-type: none"> Convene a quarterly meeting with regional partners at revolving locations, begin by meeting in Millcreek Township Hall Consider themeing meetings based on shared regional issues like development pressure, US33 Smart Corridor, etc. 	Ongoing
4.6	Explore membership in the Mid-Ohio Regional Planning Commission (MORPC).	Trustees	MORPC	<ul style="list-style-type: none"> Attend the annual State of the Region Meeting in the Spring or the Summit on Sustainability in the Fall Invite MORPC Director to a monthly meeting of the Trustees to understand benefits of joining the organization 	Short-Term
4.7	Become an active member in the Ohio Township Association.	Trustees, Zoning Commission	Ohio Township Association, Zoning Administrator	<ul style="list-style-type: none"> Maintain at least two active memberships (\$40 per year in dues) Attend local events and conferences Consider sending one or two officials per year to the Ohio Township Association Leadership Academy 	Ongoing
4.8	Explore the creation of a joint parks district with Union County or the City of Marysville.	Trustees, Parks & Open Space Committee	Union County, City of Marysville Parks, Culture & Recreation Department	<ul style="list-style-type: none"> Convene a meeting with city of Marysville Culture & Recreation Department to discuss feasibility, potential Based on feasibility discussion and general interest of potential partners determine whether or not to proceed 	Mid-Term
4.9	Work with the Union County Arborist.	Parks & Open Space Committee	Trustees	<ul style="list-style-type: none"> General, ongoing support and discussion Review / develop PUD language related to tree planting policy as it relates to location, species, etc. 	Ongoing
4.10	Explore creation of a joint fire district.	Trustees, Jerome Township Division of Fire		<ul style="list-style-type: none"> Convene initial discussions to determine feasibility, appropriate models, etc. Commission a feasibility analysis with logical partners 	Long-Term

South Planning Area

PRIORITY ACTIONS

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
S.1	Pursue an Area Planning process to direct future development.	Trustees, Zoning Commission	Consultant (potentially)	• See recommendation for specific tactics	Short-Term
S.2	Consider the purchase of parcels of land fronting the west side of Route 42 to ensure future roadway access to the future right-of-way easement.	Trustees	Township Legal Counsel	• Determine process for purchase • Consider the purchase of an easement, option or fee-simple transaction depending on most prudent course	Mid-Term
S.3	Pursue the Home Road Development Zone strategy and move the proposed mixed-use commercial town center from the intersection of Route 42 and Jerome Road to the former Bayly Pointe proposal area.	Trustees, Zoning Commission	Zoning Administrator, Private Developer, Union County, Others	• See recommendation for specific tactics	Developer Driven

POTENTIAL FUTURE ACTIONS

The following action recommendations have support but are not considered a priority for the Planning Area at this time. As progress is made on priority actions and/or work capacity is expanded, community leaders may elect to elevate these proposals in a logical order.

S.4	Invite knowledgeable planning professionals to Millcreek to discuss the Town Center Master Plan process.	S.9	Create an incentive program within development plan approval allowing for more home sites in exchange for the creation of greater amenity than required.
S.5	Adopt changes to the zoning administrative procedures requiring notices to be posted by signs on property where zoning changes have been requested.	S.10	Encourage new developments should have space reserved for a direct connection and access to a future neighboring development.
S.6	Consider providing strict limitations on the use of conditional use permits and limitations on the ability to expand home-based or other enterprises operating with conditional uses.	S.11	Entrances to subdivisions should not be marked with signs or monuments that do not follow the brand and overall identity of the Township.
S.7	Require developers to use best practices in soil erosion and stormwater control measures in the design and construction of projects.	S.12	Amend the future land use map, LUC #33 Corridor Consensus, to reflect the Home Road Development Zone strategy.
S.8	Require developers to perform traffic impact analysis, in conformance with generally accepted standards approved by traffic engineer, make road improvements on local roads that will eliminate conflicts with slow moving farm machinery and allow for safe access and egress from high traffic roads.	S.13	Support the development of limited, well-located senior residential facilities.

North Planning Area						
	CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
PRIORITY ACTIONS	N.1	Encourage the use of the PUD residential process and conservation development principles.	All	-	<ul style="list-style-type: none">Continue to define the PUD categoriesDevelop "how to use" language specific to the NorthDetermine "high-value" parcels to apply TDR's	Ongoing
	N.2	Map conservation techniques for all North Planning Area parcels.	Trustees	LUC Regional Planning Commission	<ul style="list-style-type: none">Request a study from the LUC Regional Planning CommissionReview findings, consider "high-value" preservation parcelsEngage property-owners to understand intentions	Mid-Term
	N.3	Protect stream corridors from development encroachment.	Zoning Commission	Zoning Administrator	<ul style="list-style-type: none">See action 1.3	Ongoing
	N.4	Develop partnerships that will act as a county parks system to acquire and manage wetlands, woods, riparian corridors and other parkland.	Trustees, Parks & Open Space Committee	Union County, LUC Regional Planning Commission	<ul style="list-style-type: none">See action 4.8, 1.7, and 1.8	Ongoing
	N.5	Explore the potential of the Union County Land Bank and other land conservation tools.	Trustees, Zoning Administrator	Union County Land Bank	<ul style="list-style-type: none">Convene a meeting between the Land Bank leadership and trustees to better understand the programIdentify potential properties to explore use of the program	Short-Term
	N.6	Consider the Community Center as a trailhead for the future Mill Creek Trail.	Parks & Open Space Committee	Trails and Greenways Manager	<ul style="list-style-type: none">Convene ongoing conversations with the Greenways manager to understand progress and potentialLeverage amenities survey (1.4) to ask about the trailhead	Long-Term

POTENTIAL FUTURE ACTIONS

The following action recommendations have support but are not considered a priority for the Planning Area at this time. As progress is made on priority actions and/or work capacity is expanded, community leaders may elect to elevate these proposals in a logical order.

N.7	Promote the retention and reuse or relocation of historic structures.	N.10	Continue to discourage further residential development within one mile of the quarry while in operation.
N.8	Require appropriate road improvements to ensure safe transit for local and through traffic as development occurs.	N.11	Consider additional requirements within the Planned Residential District that a significant portion of home sites have direct access or frontage to the open space; a range of 50-75%.
N.9	Retain historic farm homes and barns to be reused and integrated into new project designs.		

East Planning Area

PRIORITY ACTIONS

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
E.1	Explore possibility of a master planning process.	Trustees	Consultant (Potentially)	<ul style="list-style-type: none"> Consider tactics from action S.1 Leverage potential for multiple processes (South and East) 	Short-Term
E.2	Coordinate in implementation of the highway design recommendations in the Eastern Union County Thoroughfare Plan to serve as a long-term plan for the build out of commercial uses along the corridor.	Trustees	ODOT, LUC Regional Planning Commission	<ul style="list-style-type: none"> Review and prioritize recommendations as they relate to Township priorities including development, safety, etc. Liaise with county and state transportation officials and advocate for priority projects Refine B-2 zoning classification to match vision for the Eastern Planning District 	Mid-Term
E.3	Retain a long term perspective for residential or recreational re-use of the quarry site.	Trustees, Shelly Materials	LUC Regional Planning Commission	<ul style="list-style-type: none"> Work with regional partners to identify best practices in site reuse, including national and international examples Consider a long-term retirement plan in next update 	Long-Term
E.4	Work with Shelly Materials to understand the future of owned, but un-touched parcels in the south and east of their active quarry.	Trustees, Shelly Materials	Zoning Commission	<ul style="list-style-type: none"> Convene informal meetings at least twice a year with management from the quarry Encourage pre-review discussion of any major plans 	Short-Term
E.5	Protect future right-of-way needs for widening and improvements in the Jerome Road, Watkins California Road, Harriott Road and U.S. 42 corridors.	Trustees	ODOT, LUC Regional Planning Commission	<ul style="list-style-type: none"> Provide general management and oversight Request quarterly briefings from ODOT on upcoming plans and projects in the county 	Long-Term
E.6	Accommodate various forms of commercial office and small retail uses could be within portions of the Township located most closely to Route 42 and 33.	Zoning Commission		<ul style="list-style-type: none"> See action E1 	Mid-Term

POTENTIAL FUTURE ACTIONS

The following action recommendations have support but are not considered a priority for the Planning Area at this time. As progress is made on priority actions and/or work capacity is expanded, community leaders may elect to elevate these proposals in a logical order.

- E.7 Design and install community gateways at each end of US 42 and Jerome Road.
- E.8 Limit major residential developments to the south of US 42 in this area, unless safe access can be designed, most likely with new collector streets.
- E.9 Support the implementation of the pertinent recommendations from the 2016 Eastern Union County Transportation Thoroughfare Plan.
- E.10 Interface with Jerome Village developers to understand potential retail demand based on their market study information.
- E.11 Amend Zoning Resolution to ensure warehousing is not included within B-2 zoning package.
- E.12 The Township will be supportive of the development of a branch campus of a university or college.

West Planning Area

PRIORITY ACTIONS

CODE	KEY RECOMMENDATION	LEAD COORDINATOR	SUPPORT	IMPLEMENTATION TACTICS	TIMEFRAME
W.1	Encourage the use of the Planned Industrial District and Planned Commercial and Office District for all eligible development projects.	All	-	<ul style="list-style-type: none"> Continue to define the PUD categories Develop "how to use" language specific to the West Consider developing more specific site recommendations as part of a area planning effort (S.1) 	Ongoing
W.2	Work with regional partners to attract a major investment (Research and development, office, and headquarters).	Trustees	33 Corridor Council of Governments	<ul style="list-style-type: none"> Develop a "Millcreek Advantage" brochure for the See action 4.1 List available sites on the Union County website under the Site Selection tool Continue to be active with Union County Economic Development 	Mid-Term
W.3	Develop a brand / identity for the JEDD areas along Industrial Parkway for the purposes of marketing and economic development.	Trustees		<ul style="list-style-type: none"> See action 3.1, extend to Industrial Parkway Articulate advantages of locating in the Township, targetting a high-value tenant, i.e. high tech, high wages, etc. Use to inform brochure, website, other materials 	Short-Term
W.4	Promote visibility and access to buildings fronting the highway.	Zoning Commission	Trustees, ODOT, Union County, Private Partners	<ul style="list-style-type: none"> Continue to promote "four wall" architecture for all districts Consider sign code amendments for 33 businesses, not extending to billboards however Continue to work with ODOT and county partners to advocate for transportation priorities that will improve access to the sites 	Ongoing
W.5	Monitor and consider co-sponsoring the Economic Development Strategy for the US 33 corridor.	Trustees	33 Corridor Council of Governments	<ul style="list-style-type: none"> See action 4.1 	Short-Term

POTENTIAL FUTURE ACTIONS

The following action recommendations have support but are not considered a priority for the Planning Area at this time. As progress is made on priority actions and/or work capacity is expanded, community leaders may elect to elevate these proposals in a logical order.

- W.6 Consider removing “Wholesale businesses when all products are stored within the building” from the list of permitted uses under the Planned Industrial District (PID).
- W.7 Protect stream corridors from development encroachment.
- W.8 Ensure enforcement of landscaping requirements for buffer areas to produce a green and rural aesthetic.
- W.9 Require appropriate road improvements to ensure safe transit for local and through traffic as development occurs.
- W.10 Work with logical partners to spur the implementation of the Union County Trails and Greenway Master Plan.
- W.11 Explore with ODOT the potential of community branding on highway bridges over US 33.
- W.12 Design and install community gateways at each end of US 33 and Industrial Parkway.
- W.13 Support development proposals that set up New Community Authority.

6. APPENDIX

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