

Baughman Township Comprehensive Plan

2008

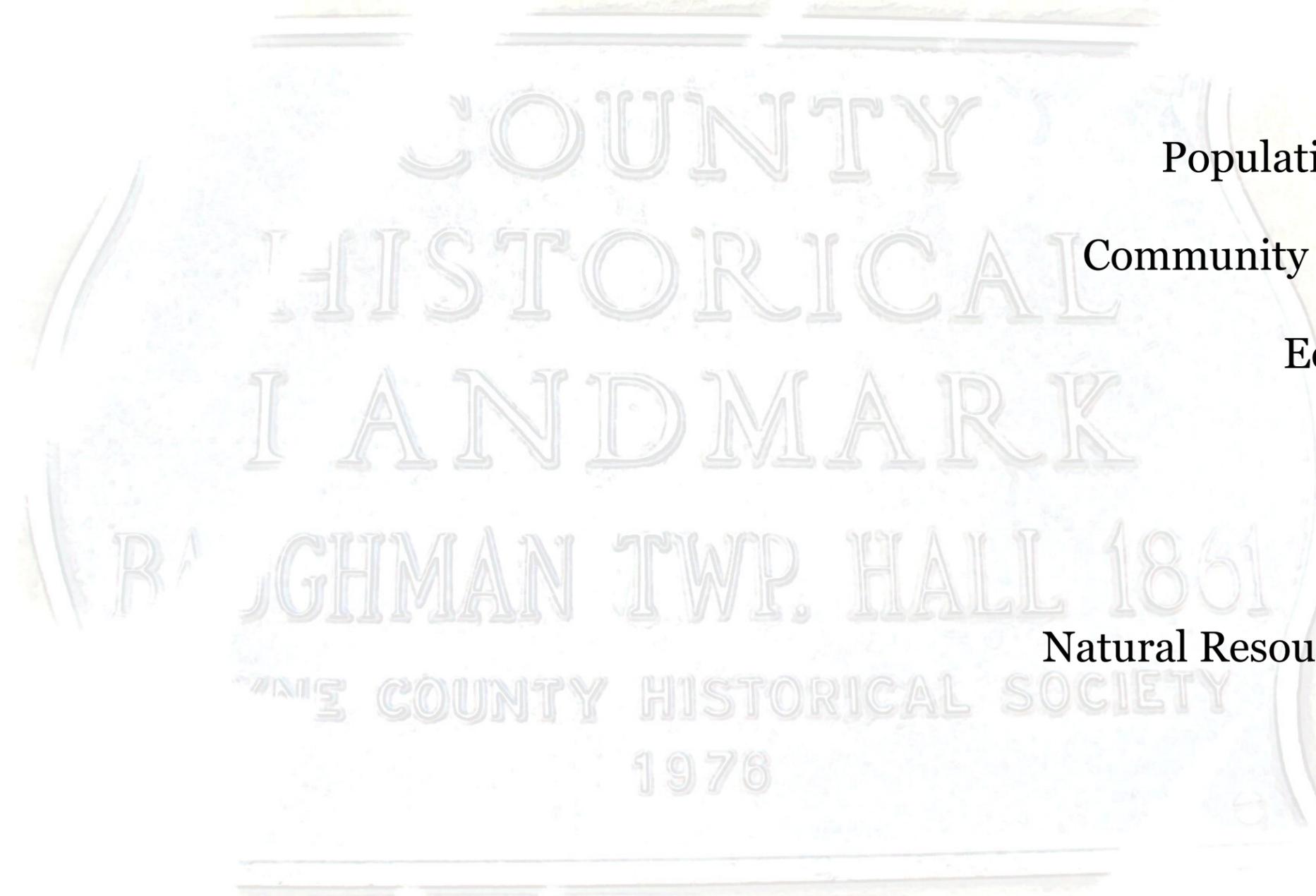


CONGRESS	CANAAN	MILTON	CHIPPEWA
CHESTER	WAYNE	GREEN	BAUGHMAN
PLAIN	WOOSTER	EAST UNION	SUGAR CREEK
CLINTON	FRANKLIN	SALT CREEK	PAINT

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Executive Summary



Community Survey

Population and Demographics

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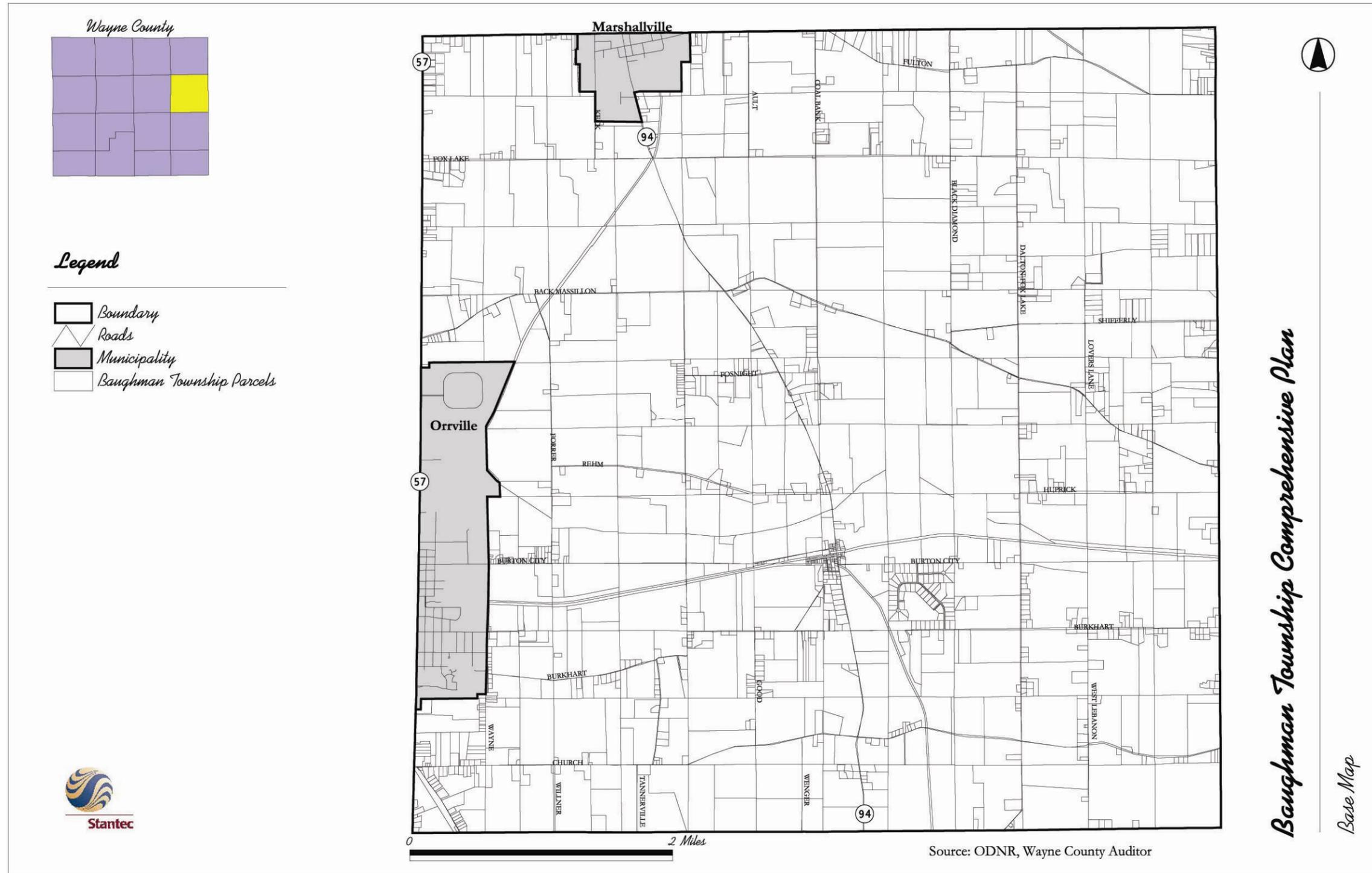
Land Use

Natural Resources and Environment

Transportation

Implementation

Baughman Township, Wayne County



Baughman Township, Wayne County

1.0 Introduction

Baughman Township is a stable, rural township in Eastern Wayne County. Growth has been at a slow, steady rate of 8% in ten years. Many families have lived here for generations. However, development of farmland is an increasing reality as the Township is impacted by urban migration. This comprehensive plan was developed so that this growth could be accommodated without impacting the quality of life existing residents expect.

Some of the facts facing Baughman Township are:

1. The Township has one voted levy that has been passed every time it was on the ballot. This is a 5-year, 2 mil road district levy that was first voted in 1980. The levy was renewed in 1985, 1989, 1994 and 2004. In 1999 the levy was successfully run as a replacement.
2. Baughman Township has a strong base of volunteer activity. This includes 4-H clubs, volunteer fire departments, grange, adopt-a-highway, etc.
3. The Township is faced with the same funding issues as all governments – increasing costs and increasing expectations. At this time funding is adequate.
4. Zoning has been voted on twice, in the 1960's and 1970's, as a county-wide issue. It was defeated both times. It has not been seriously considered since that

time. Communities on three sides of Baughman Township are zoned creating development pressure. Also, the City of Orrville has exercised its three-mile limit which affects approximately half the township. Township officials get calls weekly asking for Baughman Township zoning regulations. If zoning was adopted, Orrville's three mile development review of the township would be replaced with the township's own zoning review process.

5. The City of Orrville has numerous water well fields in Baughman Township. Planning is impacted by well-head protection areas.
6. The Township is facing increasing pressure from development in agricultural areas. There is one 140 acre, 86 lot, major subdivision. The Township border's Orrville's Industrial park. Orrville is discussing plans for a SR 57 bypass through the Township.
7. A gravel pit in the Township is running out of room for expansion.
8. Baughman Township has a strong agricultural base with over 500 farms. We have seen confrontation between agriculture and residential interests. Some issues have arisen due to large farms. There are approximately 5,000 cows in a square mile block in central Baughman Township.

9. Baughman Township residents attend six school districts and are served by four fire departments.

10. The Township government has a very low turnover rate. The current Trustees have served since 1994, 1994 and 1980 and the Fiscal Officer since 1992.

Township Planning Assistance Grant (T.P.A.G.)

In January 2007, the Board of Wayne County Commissioners allocated \$20,000 of revolving loan funds to assist townships in completing a township level comprehensive plan. Reveille and Glenn Gridale, AICP, GISP, of Bowling Green, Ohio, was selected to develop these plans (Reveille was acquired by Stantec in 2008). Four townships applied for and were granted matching funds. In this pilot year, Baughman, Chippewa, Baughman and Green Townships have been working on writing new comprehensive plans.

1.0 Updating the Baughman Comprehensive Plan

This comprehensive plan should never be considered a finalized document, for the planning of a community is never finished. However, with the adoption of the Plan, Baughman Township and the many residents that contributed to the planning process completed one of the primary tools necessary to help make decisions that will help collectively guide the community. The Plan was crafted from the vision of citizens and leadership of both communities, and incorporates current data collected by the steering committee, the Wayne County Planning Department, the consultant, as well as from

governmental bodies from the county, state and federal levels.

One of the primary goals of this Plan is to manage future growth – if and when it ever occurs – in a manner that safeguards, among other community assets, the rural atmosphere and quality of life of residents and businesses. Some circumstances, especially concerning land and services, will be sensitive to economic and market forces. Some of these forces may be able to be controlled by the township. Some forces, such as those that heavily influence agriculture (import/export laws, weather, commodity prices, etc); will always remain outside of the sphere of influence.

To minimize the effect of external forces, the Comprehensive Plan should be updated usually every five years, and ultimately be used as a basis to establish a dialogue to create a township zoning resolution.

The process to update the Plan should be similar to the process that originally formulated it. The update process should be one that reestablishes, and if necessary, modifies the goals of the Plan through public participation; reaffirms or modifies Plan objectives and strategies; and recommends changes to other areas in the Plan appropriate to the changed conditions. The plan should be revisited especially if the township pursues and adopts township zoning.

1.1 Public Participation

The input and feedback of the community was vital to the crafting of the Plan and paramount for the Plan's approval. Lively debate and extensive public dialog with a variety of public and private agencies and actors helped ensure that the resultant Plan is indeed one reflective of interests and attitudes of the residents.

A multi-tiered public participation process was created to help best address the many opportunities and challenges currently affecting the Township. The structure for public input was organized at a variety of distinctive levels of involvement.

1.1.1 Baughman Township Comprehensive Plan Steering Committee

A group of residents representing a broad array of knowledge, interests, and occupations assisted the comprehensive planning consultants in guiding the planning effort (See Table). Several meetings were held over the course of the planning period were geared toward accomplishing two objectives: (1) Educating the committee members on the basics of local government land and resource planning; and (2) Establishing general goals and defined objectives to serve as a foundation of the Plan.

The Steering Committee was divided into sub-committees, each of which had a section of the Comprehensive Plan to concentrate on. The following

provides the sub-committees and the members of the sub-committees:

Community Facilities and Services: The members that this sub-committee was made up of Bob Slicker, Mike Geiser, Mark Geiser, and Matt Stoll.

Economic Development: The members of this sub-committee were Tom Armentrout, Wayne Steiner, Mike Finney, and Craig Powley.

Housing & Natural Resources: This sub-committee was made up of David Stoll, Gayle Hostettler, Jeff Kaufman, Ron Bosley, and Norma Bosley.

Land Use: The members in this sub-committee were Jim Kelby, Bob Weygant, Tim Workinger, Jason Wenger, Bonnie Stoll, and Randy Whited.

1.1.2 Community Survey

A random sample of township residents was selected to be surveyed to capture their ideas and issues concerning several functional areas and priorities of the township. The response rate for the township survey was 23%. Please see the Community Survey chapter for more information.

Baughman Township, Wayne County

1.1.3 Community Forums

Over the planning period, community forums were held to disseminate information and receive suggestions.

The first forum was held in April-May of 2007.

Information received from this forum was extremely important to the establishment of Plan goals and objectives.

A SWOT (Strengths, Weaknesses, Opportunities and Threats) Exercise was embraced during this forum. The SWOT yielded the



following comments regarding Baughman Township's strengths, weaknesses, opportunities, and threats:

Strengths

- Open Land
- Agriculture
- Properties are well kept
- Johnson Woods Nature Preserve
- Recycling Center
- Churches
- Population Diversity
- Schools

- Attractiveness/Curb Appeal
- Natural Areas
- North Lawrence F.D.
- Home based businesses

Weaknesses

- Improve unkempt areas, homes and properties
- Lack of communication between elected officials, agriculture and public
- Lack of funding for fire protection
- Improve road capacities (narrow in design)
- Improve utilities (high speed internet)
- No public transportation
- Poor roads
- Ditch maintenance
- Lack of state school funding
- Random development
- County road maintenance
- State road maintenance
- Incompatible land uses
- Loss of family farms
- Tax structure
- Rental community

Opportunities

- School system
- Historic Value
- Low Cost of Living
- Ag Alternative Technology

Threats

- SR 57 Bypass
- Landfills, Development
- Ag and Septic Runoff
- Groundwater pollution
- Law enforcement Inadequacies
- Loss of farmland to housing
- Four wheelers trespassing
- Three mile limit subdivision regulations
- Uncontrolled pets
- Too many people
- Land locked parcels
- Illegal junkyards
- Drugs produced in twp.
- Bedroom communities

1.2 Major Findings

The analysis and recommendations in this Plan provide the foundation for zoning and other Township development ordinances. With this in mind, all sections of the plan will be used as tools to provide a quality community while it protects the natural features that create a sense of identity for Baughman Township.

Population, Housing, & Economics: Like much of Wayne County, the population of Baughman Township has been stagnant, increasing by 2.1% since 2000. The population of Baughman Township was 4,699 persons in 2000.

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Protection of Natural Features: Baughman Township contains numerous natural features including large agricultural lands, creeks, woodlands, and rolling topography. These features make an important contribution to the quality of life in the Township. The plan recommends a number of means to accommodate development while protecting the valuable resources that are critical to the Township's quality of life.

Development densities should be limited in areas that contain fragile natural features and pristine natural conditions. Any negative impact of sanitary drainfields should be minimized through restricting residential densities in areas not served by public sanitary sewer, in particular, areas with poor soil conditions.

Design for development needs to incorporate preservation of natural topography and vegetation. Setbacks and site plan design standards should be established to protect natural features. Steep slopes, stream banks and wetlands need to be protected during development. Stormwater needs to be managed and natural drainage ways protected.

Existing Land Use: Single family residential and agricultural lands are the most predominant land uses in the Township. Single family residential is dispersed throughout the Township, but with higher densities in areas along major arterials and collectors.

Future Land Use: A future land use pattern is recommended based on existing land use patterns, transportation conditions, availability of public facilities, natural resource protection market trends and community goals. It is important to note that the future land use plan represents a 10-15 year vision for the community. Prior to any zonings taking place, the Future Land Use Map should be consulted.

The Plan establishes a growth boundary and identifies preferred future land uses. Areas within the growth boundary are delineated on the Future Land Use Map following Chapter 7.

Primary growth areas are areas that are currently served or available to be served by public sewer and water. These areas include single family on lots between ¼ acre, and ½ acre and multiple family residential at higher densities. This area also includes the commercial centers, industrial parks and mixed-use centers.

There may be some potential growth areas that do not have sewer and water, but due to their proximity to established areas, are appropriate for infill with low density residential. Typical lot sizes will be around one acre or clustered developments at an overall density of two dwelling units per acre.

It is anticipated that growth outside areas contiguous to existing development will continue to develop at a relatively low

intensity unless otherwise guided by land use management such as zoning to maintain and preserve its rural character and land development patterns.

Public Utilities: Public utilities are extremely limited in the township and if present, they are located on lands contiguous to Orrville or Marshallville.

Transportation: A number of transportation management strategies are recommended for consideration as the Township grows. Road widening or other major improvements, with the exception of the SR 57 expansion, will be limited. Access management standards need to be applied to the location and spacing of driveways to protect the roadway level of service. With new developments, roads need to provide a safe and efficient vehicular circulation system with a continuous street network that provides connections between neighborhoods.

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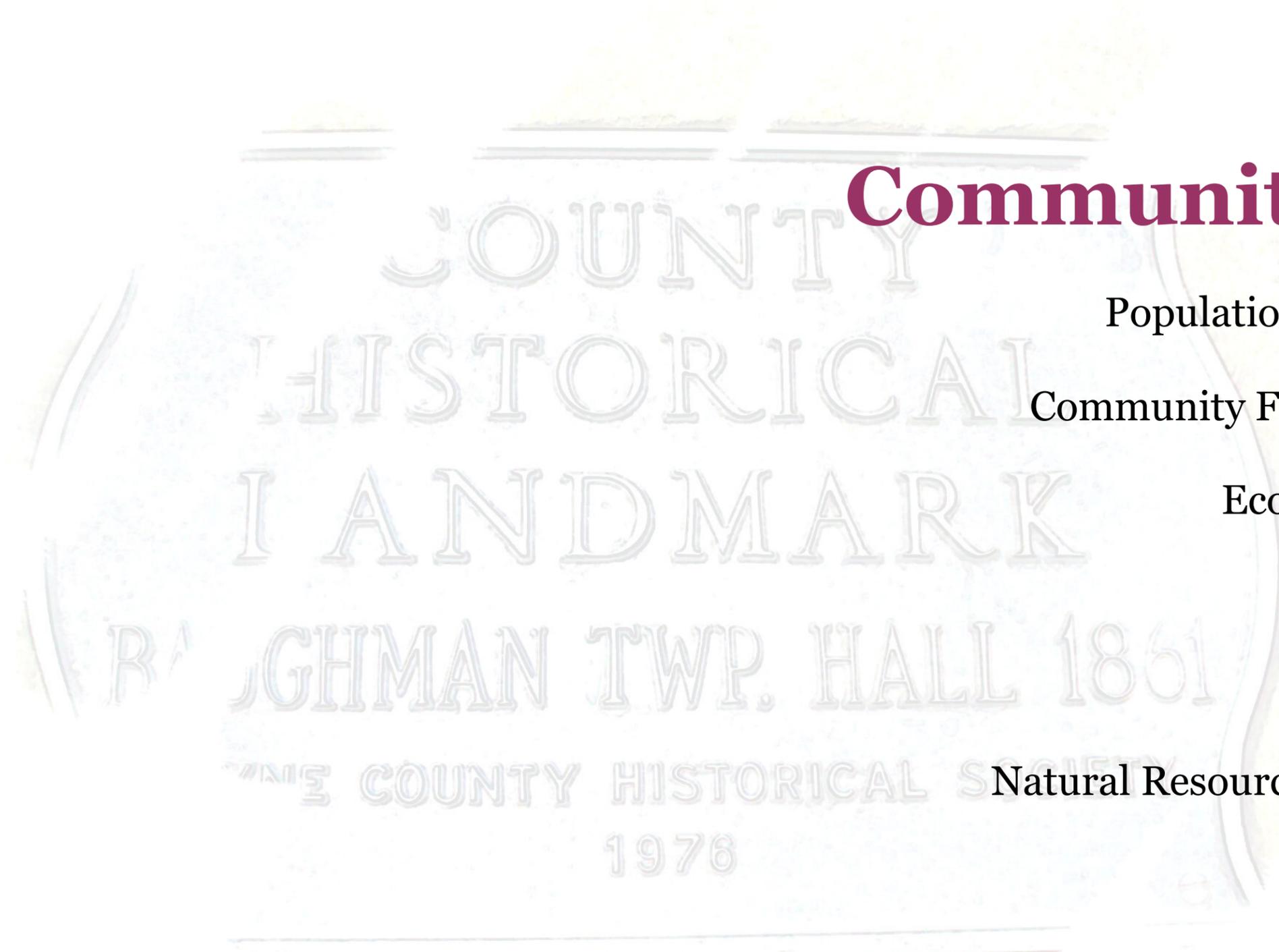
Housing

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Baughman Township, Wayne County

2.0 Introduction

In 2007, a community survey was developed. A random sampling of residents was selected utilizing the Wayne County Property data base in the auditor's office. There were 474 Community Surveys mailed to residential owners and 109 responses were received yielding a response rate of 23%.

The overall purpose of the survey was to establish a good basis for the development of the Comprehensive Plan and its several policies and recommendations derived during the planning process that began in March 2007. The community survey and its results have a solid role to play in the planning of Baughman Township's future and in the continual redefining of the Township's commitment to its residents and businesses. Several elements of the survey have usefulness in shaping the direction of the several organizations and entities that comprise Baughman Township's public and private sectors. It is recommended that the Township continue to periodically use surveying methods in estimating the needs of residents, and to ascertain the interests of these constituents when developing programs and policies.

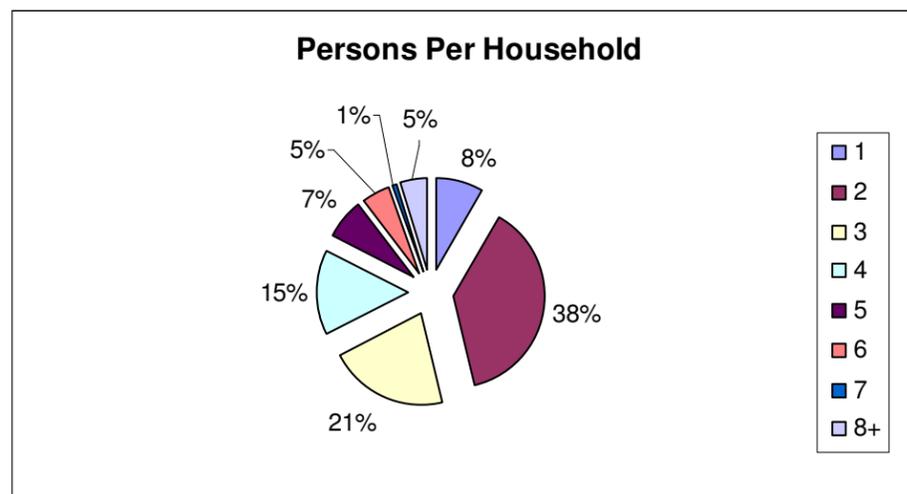
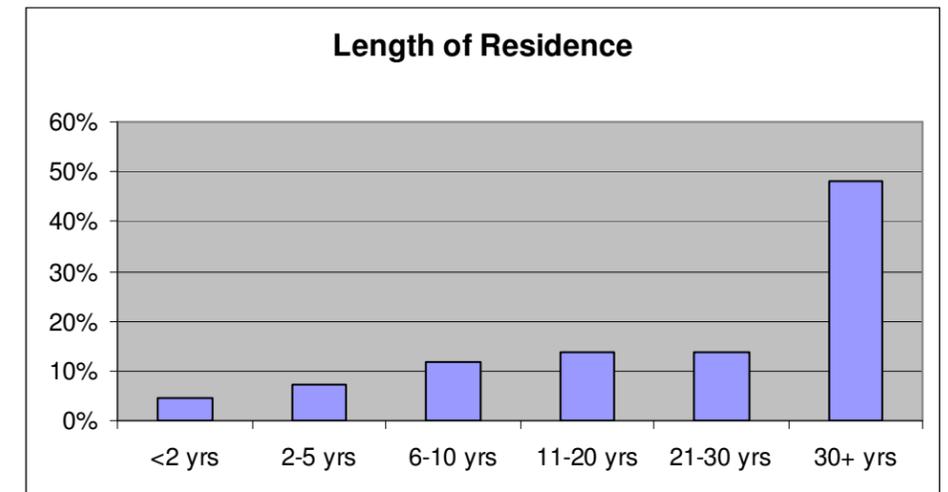
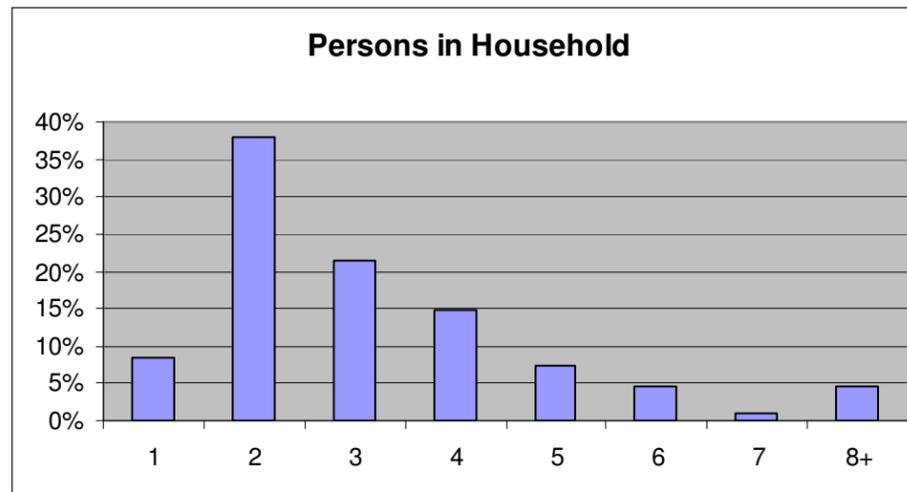
2.1 Demographics

The following charts represent the portion of the population that completed the survey:

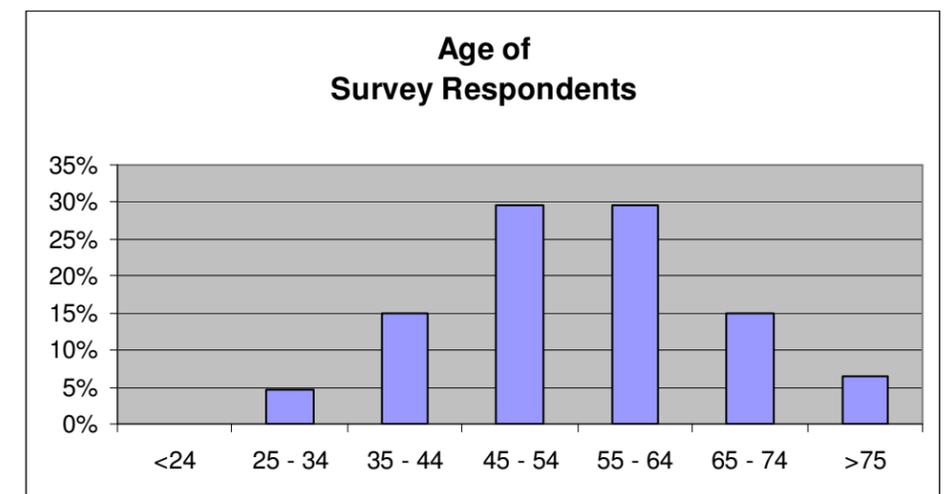
Thirty-eight percent of the community survey respondents from Baughman Township had a total number of two (2) persons living in their household. The next highest groups of

respondents at 21%, 15%, and 7% had a total number of three (3), four (4) and five (5) person(s), respectively, living in their household. Five percent of the households had six (6) or eight (8) or more persons living in their households and only 1% had seven (7) persons living in their households.

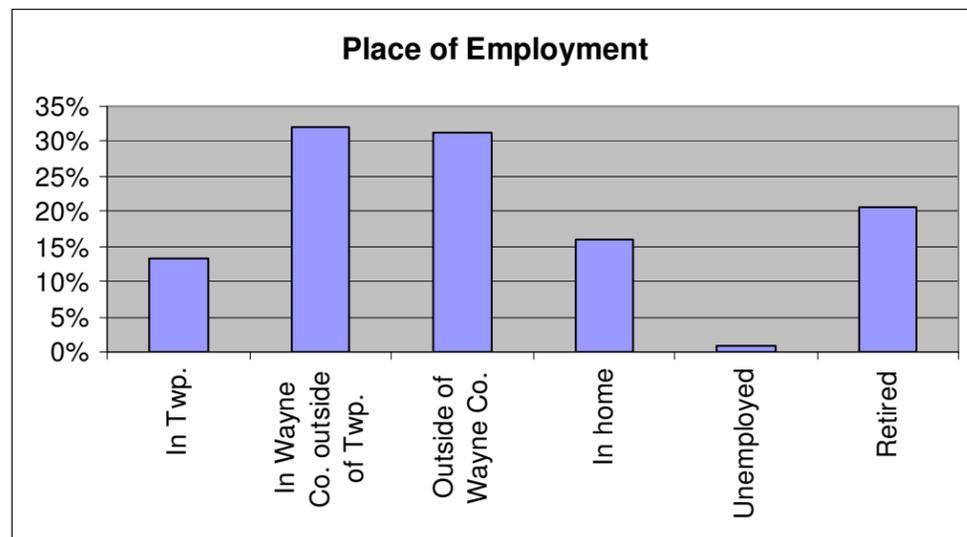
The community survey respondents' length of residence in Baughman Township varied; however, nearly half lived in the township for over 30 years. Twelve percent were between 21 to 30 years and 11 to 20 years, 11% between 6 to 10 years and 8% between 2 to 5 years, and 4% less than 2 years.



About 50% of those that responded to the Community Survey were over 55 years old. Another 30% were between 45 and 54 years old, and 15% were between 35 and 44 years old. The remaining 5% were under 45 years old, none of which were under 35 years old.

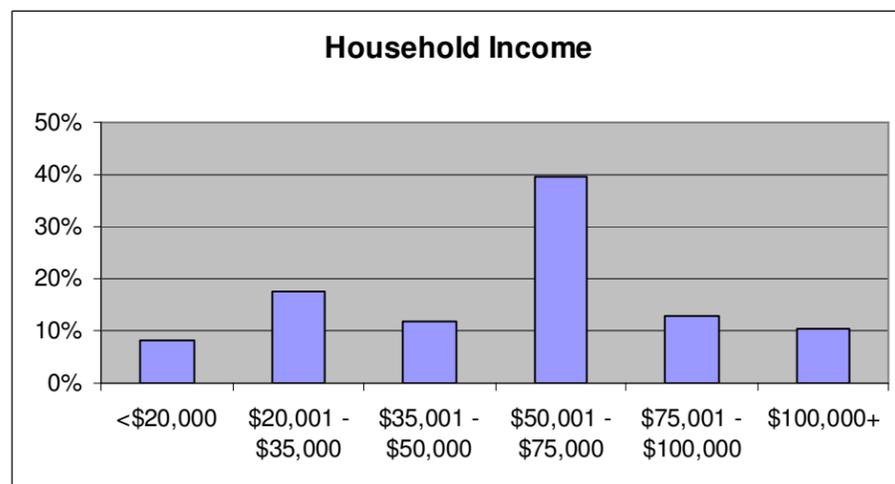


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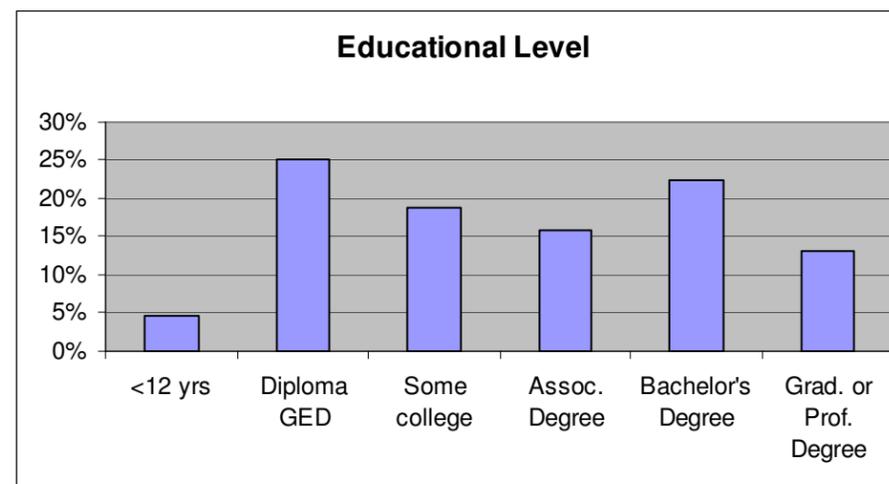
2.2 Place of Employment

A majority of the household wage earners that participated in the community survey worked outside of Baughman Township, 32% worked in Wayne County but outside of the township, another 32% worked outside of Wayne County, 21% were retired; 16% worked either from their home or self-employed, 13% worked within the Township, and 1% were unemployed.



2.3 Income

The household income of the community survey respondents varied: 40% of household incomes were \$50,001 to \$75,000; 18% were \$20,001 to \$35,000, 12% were \$35,001 to \$50,000 and \$75,001 to \$100,000; 10% were over \$100,001; and 8% were less than \$20,000.



2.4 Education

The majority of community survey respondents have pursued an education past a high school diploma or GED. Twenty-two percent of community survey respondents noted having Bachelor's degrees and 13% have Graduate or Professional degrees. Sixteen percent had Associate's degrees or Technical schooling, and 18% noted having some college. Twenty-five percent had only high school diplomas or GED, and only 4% noted having less than 12 years of high school.

2.5 Township Traits

Survey participants were asked to respond to three questions: Do Baughman Township residents generally share the same community goals; get along well with each other; and, have pride in the community. The questions were rated as never (1), sometimes (2), and frequently (3). On average, respondents reported at higher percentages that they frequently "get along" (2.5) and "have pride in the community" (2.5) more often than when they sometimes "share the same community goals" (2.2).



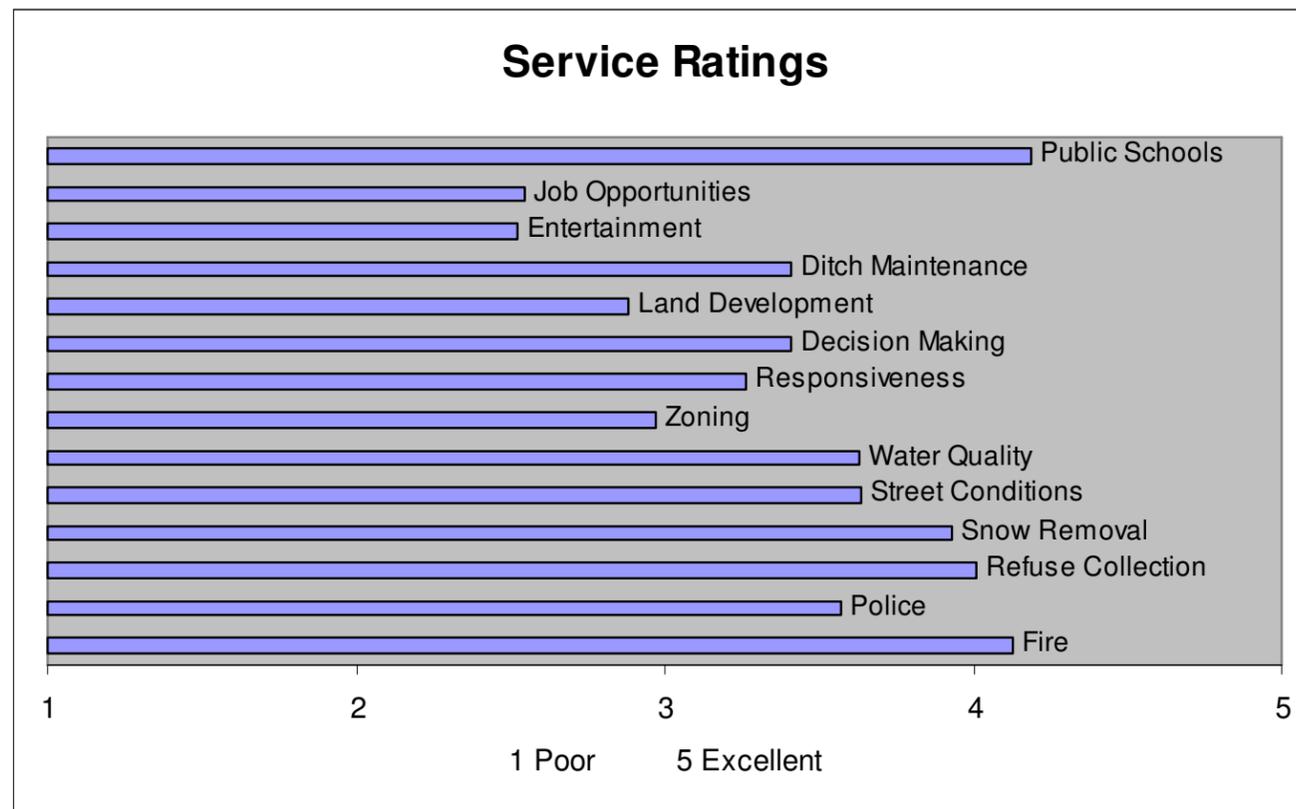
Baughman Township, Wayne County

2.6 Township Services and Qualities

Community survey respondents were asked to rate 14 township services or qualities, ranking them from poor (1) to excellent (5). The top township services or qualities receiving the highest ratings were fire protection (4.1), public schools (4.1), refuse collection (4.0), and snow removal (3.9).

The lowest rated township services or qualities were: job opportunities (2.5), cultural and entertainment opportunities (2.4), pattern of land development (2.9), and zoning (3.0)

The chart below illustrates the complete ratings of the services or qualities in Baughman Township.



2.7 Development in Baughman Township

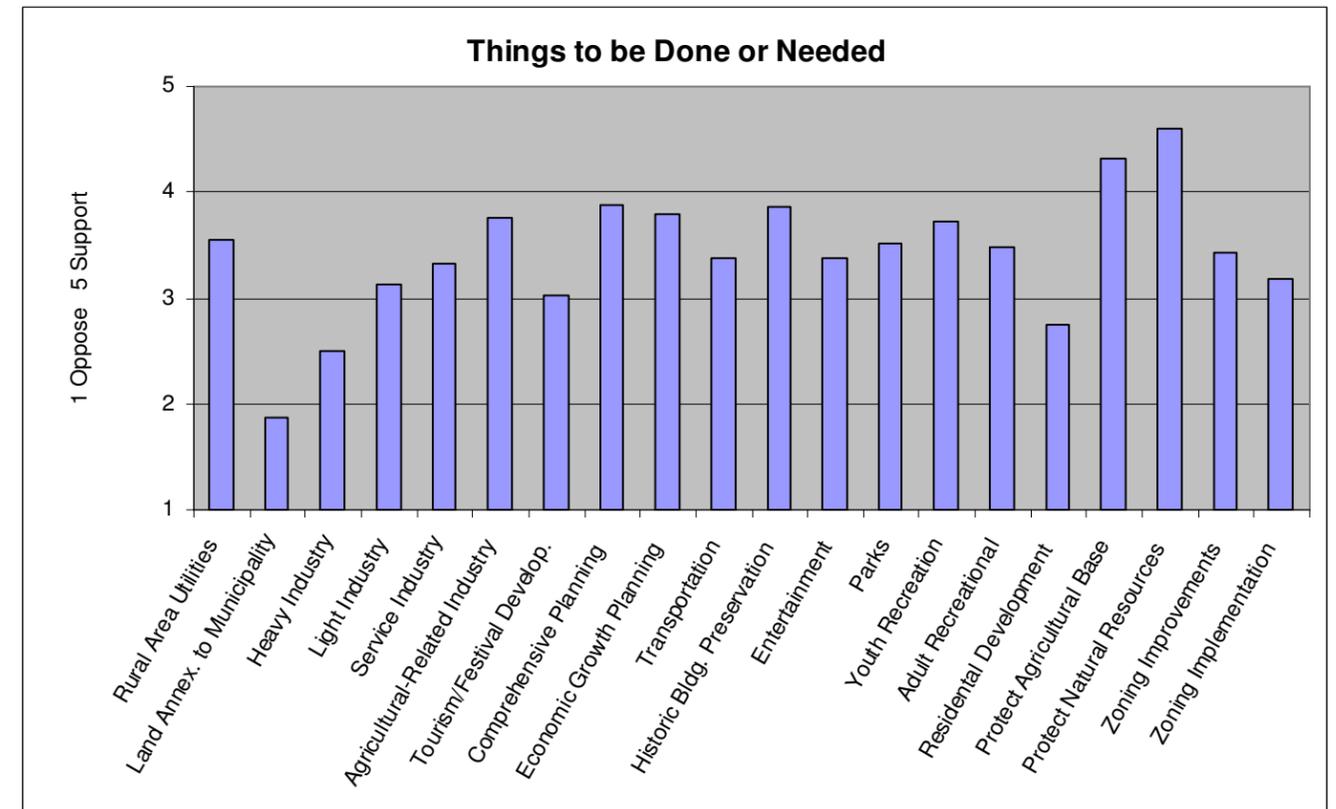
For the comprehensive plan to be more aligned with the interests of Baughman Township residents, the survey asked “what things should be done or are needed in the Township”. The respondents were asked whether they oppose (1) or support (5) twenty different variables as they pertain to the built environment (infrastructure-related), government programs or policies, or community & quality of life related programs and features. Most respondents gave “above-average” remarks supporting action being pursued on most variables in the future, with the exception of a few.

The top rated variables (those rated four or higher) indicated as most important were the following: protect natural

resources and protect agricultural base.

The three variables that received the least amount of support (those rated three or lower) were land annexation to municipality, attraction and/or retention of heavy industry, and residential development.

However, the community survey respondents indicated that they are “maybe” willing to volunteer to assist in studying, planning, and undertaking the community improvements that they supported from “Things to be Done or Needed”.



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2.8 Open-Ended Survey Sections

The remaining portion of the random-sample survey asked residents to respond to several open-ended questions ranging from Baughman Township's main strength, to Baughman Township's greatest weakness and from the most needed improvement, to the greatest challenge. Although the results varied, several common themes emerged from them.

2.8.1 Most Important Strength

Rural and agricultural environment; Road maintenance; Recycling program; People in the community; School system; Small-town aura; Limited government.

2.8.2 Greatest Weakness

Loss of agriculture; Agricultural environment being replaced with residential environment; Factory farms; Neglected and unattractive properties; Lack of zoning; Lack of business.

2.8.3 Most Important Improvement

Preservation of family agricultural environment; Limitations on factory farming; Providing utilities to rural areas; Roadway improvements; Increase jobs to create tax base; Enforce zoning regulations; Fire protection.

2.8.4 Biggest Challenge facing Baughman Township

Maintaining agricultural base; Maintaining rural atmosphere; Managing growth and development; Building a taxable business base; Effective use of

zoning; Controlling population growth; Water usage; Providing utilities in rural areas; Road maintenance; Decreasing residential taxes; Regulating factory farming.

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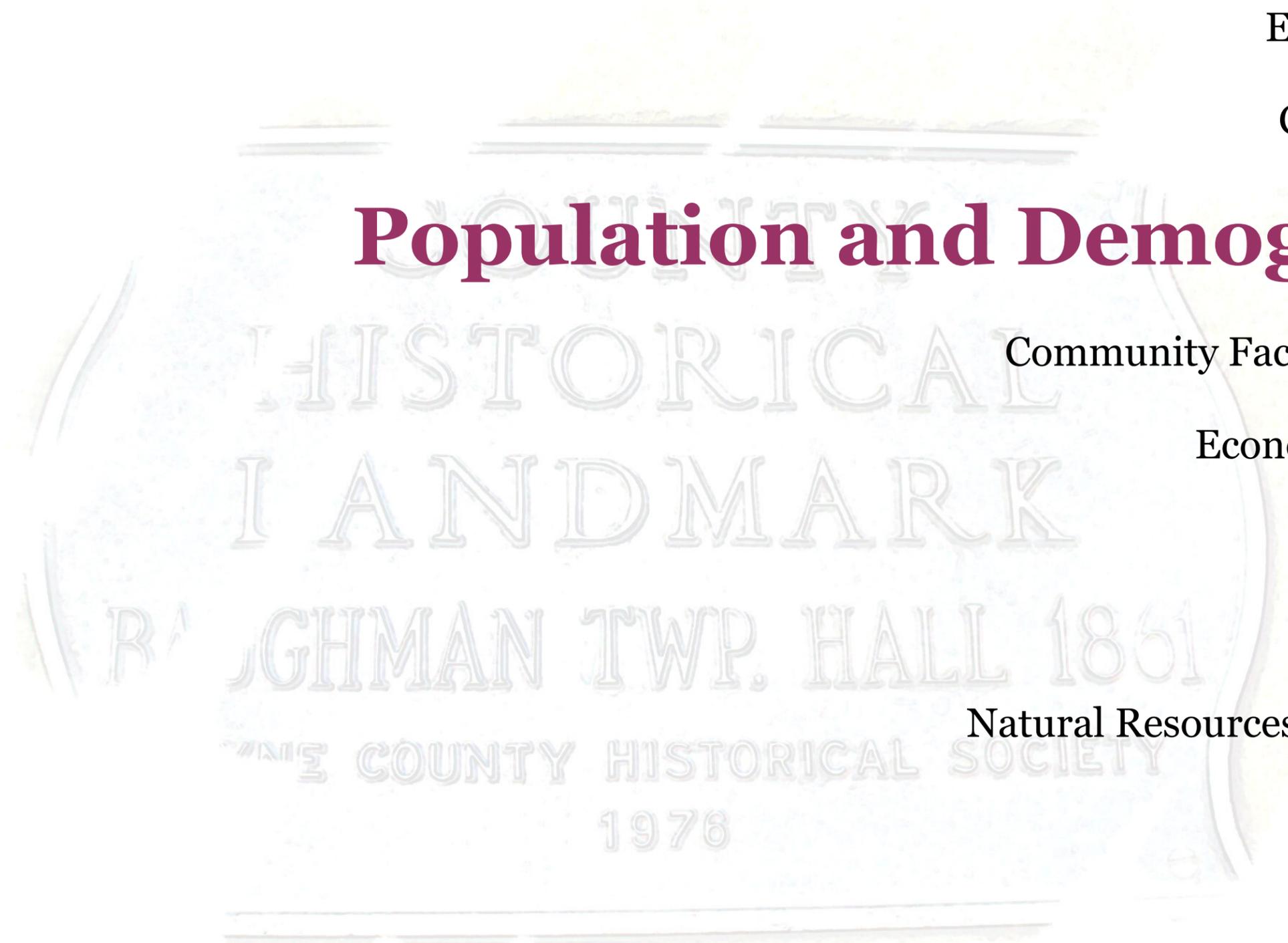
Housing

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Baughman Township, Wayne County

3.0 Introduction

Demographics information is the foundation of good planning initiatives. Using current information is imperative to understand what forces drive the current policies and helps to guide future changes.

It should be noted that the utilized statistics were from the 2000 census and were collected from 1998 through 2000. They are used to draw general conclusions about the township in comparison to state and national figures.

3.1 Goals and Objectives

Goal: To ensure the utilization of accurate population, demographic and socio-economic data in developing sound public policies by:

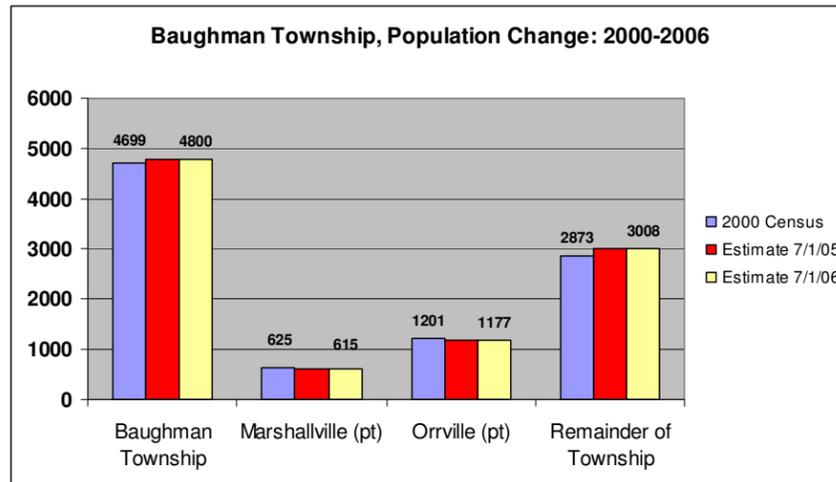
- Periodically updating this datum through federal, state, and local sources. In addition, augmenting this datum with information from the 2010 census as soon as it becomes available.
- Making population and demographic information available to public and private officials.

3.2 Existing Conditions and Trends

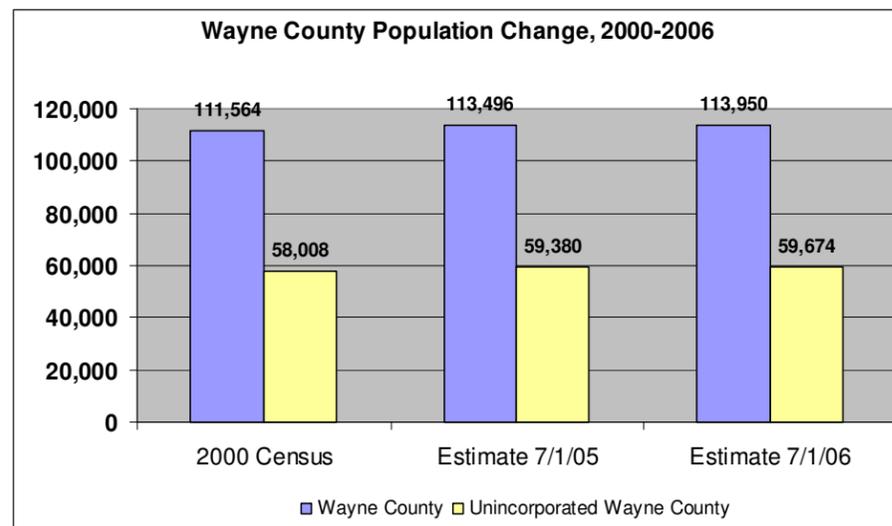
3.2.1 Population

The unincorporated population of Baughman Township in 2000 was recorded at 4,699. Population estimates in

2006 indicated this area increased 2.1%, or by 101 residents. This rate of growth was consistent with the County.



In 2000, Wayne County's population was 111,564, an increase of 10% since 1990 (101,461). 2006 population estimates had the county increasing in population another 2% to 113,950.



Wayne County had a racial composition primarily of whites, with 96.6% reported in 2000. Nearly two-thirds of the Wayne County population reported German, Irish or English ancestries in the 1990 U.S. Census. Wayne County has a racial composition primarily of Caucasians, with 96.6% reported in 2000. African Americans constituted 1.6% of the population.

3.2.2 Age

No demographic variable is more valuable than age. Age affects the type and intensity of public services and also sets the tone for private commercial services as well. According to the 2000 Census, Baughman Township's population was younger on average than its local peers, as well as nationally and statewide. In

Baughman Township, Wayne County

2000 U.S. Census

Geographic area	Total population	18 years and over		60 years and over		65 years and over	
		Number	Percent	Number	Percent	Number	Percent
Ohio			74.6		17.3		13.3
Wayne County	111,564	80,941	72.6	18,203	16.3	13,627	12.2
COUNTY SUBDIVISION AND PLACE							
Baughman township	4,699	3,350	71.3	758	16.1	574	12.2
Marshallville village (part)	625	439	70.2	89	14.2	65	10.4
Orrville city (part)	1,201	888	73.9	274	22.8	230	19.2
Remainder of Baughman township	2,873	2,023	70.4	395	13.7	279	9.7
Canaan township	4,736	3,466	73.2	777	16.4	555	11.7
Burbank village (part)	218	160	73.4	32	14.7	23	10.6
Creston village (part)	2,126	1,576	74.1	388	18.3	285	13.4
Remainder of Canaan township	2,392	1,730	72.3	357	14.9	247	10.3
Chester township	2,845	2,027	71.2	481	16.9	336	11.8
Chester township	2,845	2,027	71.2	481	16.9	336	11.8
Chippewa township	10,085	7,492	74.3	1,746	17.3	1,279	12.7
Doylestown village	2,799	2,106	75.2	586	20.9	449	16
Marshallville village (part)	201	145	72.1	34	16.9	20	10
Rittman city (part)	7	5	71.4	0	0	0	0
Remainder of Chippewa township	7,078	5,236	74	1,126	15.9	810	11.4
Clinton township	3,196	2,287	71.6	496	15.5	379	11.9
Shreve village	1,582	1,109	70.1	268	16.9	219	13.8
Remainder of Clinton township	1,614	1,178	73	228	14.1	160	9.9
Congress township	4,435	3,125	70.5	574	12.9	398	9
Burbank village (part)	61	46	75.4	6	9.8	6	9.8
Congress village	192	143	74.5	27	14.1	17	8.9
West Salem village	1,501	1,036	69	193	12.9	142	9.5
Remainder of Congress township	2,681	1,900	70.9	348	13	233	8.7
East Union township	6,527	4,426	67.8	857	13.1	568	8.7
Apple Creek village	999	731	73.2	147	14.7	95	9.5
Remainder of East Union township	5,528	3,695	66.8	710	12.8	473	8.6
Franklin township	3,485	2,413	69.2	456	13.1	314	9
Franklin township	3,485	2,413	69.2	456	13.1	314	9
Green township	12,194	8,794	72.1	1,971	16.2	1,471	12.1
Orrville city (part)	7,350	5,307	72.2	1,154	15.7	894	12.2
Smithville village	1,333	1,000	75	277	20.8	223	16.7
Remainder of Green township	3,511	2,487	70.8	540	15.4	354	10.1
Milton township	9,254	6,804	73.5	1,659	17.9	1,281	13.8
Rittman city (part)	6,201	4,565	73.6	1,072	17.3	831	13.4
Remainder of Milton township	3,053	2,239	73.3	587	19.2	450	14.7
Norton city	11	6	54.5	2	18.2	1	9.1
Norton city (part)	11	6	54.5	2	18.2	1	9.1
Paint township	2,823	1,608	57	245	8.7	170	6
Mount Eaton village	246	175	71.1	37	15	26	10.6
Remainder of Paint township	2,577	1,433	55.6	208	8.1	144	5.6
Plain township	2,894	2,074	71.7	449	15.5	314	10.9
Plain township	2,894	2,074	71.7	449	15.5	314	10.9
Salt Creek township	3,783	2,132	56.4	334	8.8	233	6.2
Fredericksburg village	487	347	71.3	94	19.3	67	13.8
Remainder of Salt Creek township	3,296	1,785	54.2	240	7.3	166	5
Sugar Creek township	6,502	4,553	70	1,066	16.4	806	12.4
Dalton village	1,605	1,139	71	222	13.8	166	10.3
Remainder of Sugar Creek township	4,897	3,414	69.7	844	17.2	640	13.1
Wayne township	4,034	2,916	72.3	739	18.3	594	14.7
Wayne township	4,034	2,916	72.3	739	18.3	594	14.7
Wooster city	24,811	19,360	78	4,670	18.8	3,684	14.8
Wooster city	24,811	19,360	78	4,670	18.8	3,684	14.8
Wooster township	5,250	4,108	78.2	923	17.6	670	12.8
Wooster township	5,250	4,108	78.2	923	17.6	670	12.8

general terms, the township's relatively younger population will be more attractive to potential employers.

Approximately 27.5% of the county's population was under 18 years of age, a half-percent decrease since 1990 (28%). Persons 65 and older accounted for 12.2% of the population, or a 0.3% population decrease since 1990.

Baughman Township had an unincorporated population under 18 years of age of 29.6%, a 1.5% decrease since 1990 (31.1%). Its population 65 and older increased 0.9% from 11.3% in 1990 to 9.7% in 2000.

3.2.3 Education

The 2000 Census revealed an upward trend with educational attainment: Twenty-two percent of persons 25 years of age and older had attained an education of less than a high school diploma in 1990. In 2000, this percentage decreased to 16.6%. Also improving was the percentage of residents with high school diplomas (83.4% in 2000 compared to 77.5% in 1990). Residents reporting having attained a Bachelor's degree or higher increased slightly from 11.1% in 1990 to 11.2% in 2000.

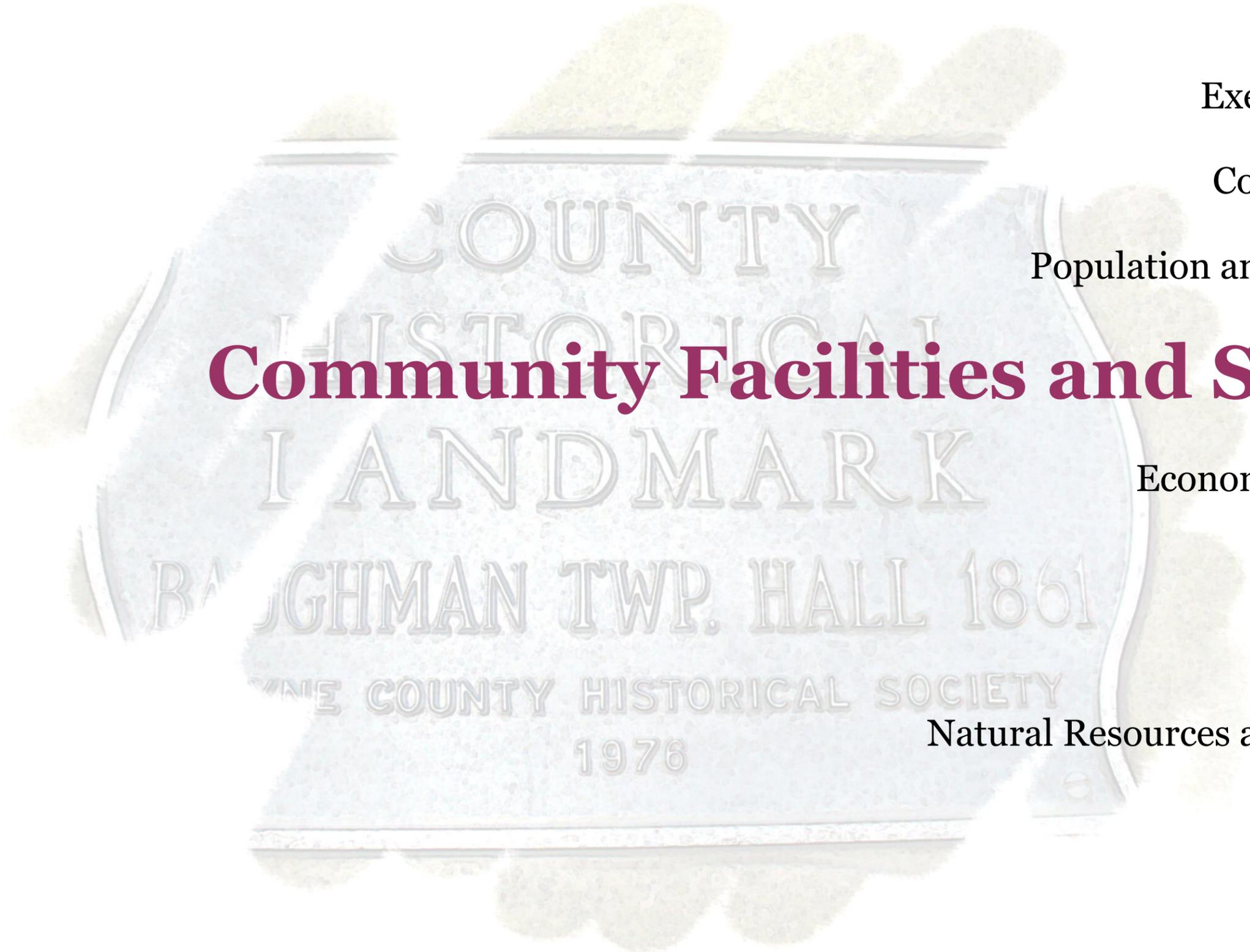
3.3 Strategies and Recommendations

This section should be updated in light of the completion of the 2010 Census. Federal, State, and Local sources can be accessed to record changes in trends. These changes in

trends lead to necessary changes in services and amenities offered to the public. This information should be used when considering growth and development options and should serve as a guide for future planning.

2000 U.S. Census

Subject	Baughman	Ohio	US
SCHOOL ENROLLMENT			
Population 3 years and over enrolled in school	100	100	100
Nursery school, preschool	5.5	6.8	6.5
Kindergarten	5.3	5.4	5.4
Elementary school (grades 1-8)	57	44.8	43.9
High school (grades 9-12)	22.3	21.4	21.4
College or graduate school	9.9	21.6	22.8
EDUCATIONAL ATTAINMENT			
Population 25 years and over	100	100	100
Less than 9th grade	4.7	4.5	7.5
9th to 12th grade, no diploma	11.9	12.6	12.1
High school graduate (includes equivalency)	54.2	36.1	28.6
Some college, no degree	14.6	19.9	21
Associate degree	3.5	5.9	6.3
Bachelor's degree	8.1	13.7	15.5
Graduate or professional degree	3.1	7.4	8.9
Percent high school graduate or higher	83.4	83	80.4
Percent bachelor's degree or higher	11.2	21.1	24.4



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4.0 Introduction

The rural charm of Wayne County's rolling hills, lush woods, and scenic farmland is only the beginning of the offerings available to visitors and residents.

An abundance of cultural activities and events make Wayne County a great destination any time of the year. From the Ohio Light Opera's nationally recognized theater in the summer to the Wayne Center Ballet Company's Nutcracker in the winter, there is something to satisfy every taste year round.

Known as the "Gateway to Amish Country," Wayne and the surrounding counties are home to the world's largest Amish population. Famous for their beautiful quilts and high-quality craftsmanship, the Amish people are also known for their peaceful ways and timeless lifestyle. A large number of restaurants, shops and stores feature authentic Amish products, from food to furniture.

The township is strategically located in a region that provides a wealth of educational opportunities as well, from 10 local historical societies rich with local history, to major colleges including The College of Wooster, University of Akron Wayne College, and The Ohio State University Agricultural Technical Institute (ATI), and Ohio Agricultural Research and Development Center (OARDC). The Sequest Arboretum on the OARDC campus offers Ohio's largest collection of old-world roses, and a spectacular rhododendron display garden.

4.1 Goals and Objectives

Goal: To provide a reasonable level of service to residents, senior citizens, businesses and visitors by:

- Ensuring the effectiveness of police, fire, and EMS through effective staffing and placement of sub-stations, if and when necessary.
- Encouraging open levels of communication between public officials and the public to assist in the facilitation of identifying, prioritizing and the funding of capital projects and community facilities.
- Maintaining the existing level of services during times of economic and residential growth and/or decline.
- Promoting the health and fitness of residents through a diverse array of active and passive recreational facilities and opportunities.
- Pursuing the feasibility of encouraging senior citizens' facilities and programs to correlate with the township's growing senior population.
- Identifying land areas of special natural qualities and pursue the feasibility of retaining these areas as open space, nature preserves or recreational areas.

- Assisting school officials in developing policies and facilities that promote an excellent learning environment.
- Encouraging safe and environmentally friendly methods of hauling and managing manure and farm waste.

4.2 Existing Conditions and Trends

The sub-committee of the Steering Committee that concentrated on this section of the Plan had the following comments/concerns about the existing community facilities and services of Baughman Township:

- Marshallville fire department
 - Cultural change
 - Budget
- Waste Water
 - Marshallville sewer
- Recreational Facilities
 - Marshallville park

The Steering Committee reviewed also the results of the Community Survey and was able to provide some background information about different aspects of the community that were rated in the survey.

One of the highest rated services from the Community Survey was fire. Baughman Township is serviced by four different fire

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departments. They are primarily volunteer firefighters. According to the committee, levies are not passing, the N. Lawrence Fire Department is funded twice a week by BINGO, and volunteers spend a lot of money out of pocket. However, the fire services have a good response time and N. Lawrence's Fire Department's response time has even improved. One item the Baughman Township Fire Departments need to work on is explaining their plans and dealing with the management issues.

Another service rated high in the survey was public schools, the committee explained why:

- Excellent test scores
- Better discipline
- Good teachers, long-term teachers, average service in years (12)
- Sound family structures
- Most renewal levies pass
- One negative note; Orrville's open lunch policy-students not exactly eating lunch!

Job opportunities and land use pattern had the lowest ratings in the Community Survey. The committee determined that job opportunities rated low due to greater job opportunities in the City of Orrville and the fact that the available jobs – teaching, farming, or farm labor – are low-paying. Land use pattern rated low due to the health department's new rules and the lack of zoning.

4.3 Strategies and Recommendations

4.3.1 Pursue the Feasibility of Establishing a Township Park Board

The attainment of better parks and recreation facilities throughout the Township could be facilitated through the development of a park board, governed by ORC 511.18 - 511.37. With the development of the park board, the board of park commissioners would oversee the acquisition of suitable land (ORC 505.261), and development and proper maintenance of all township parks, in addition to working with township trustees on raising operational revenue and the passage of park levies. With the establishment of a township park board may surface a better communicational link with residents and corresponding park boards in adjacent municipalities.

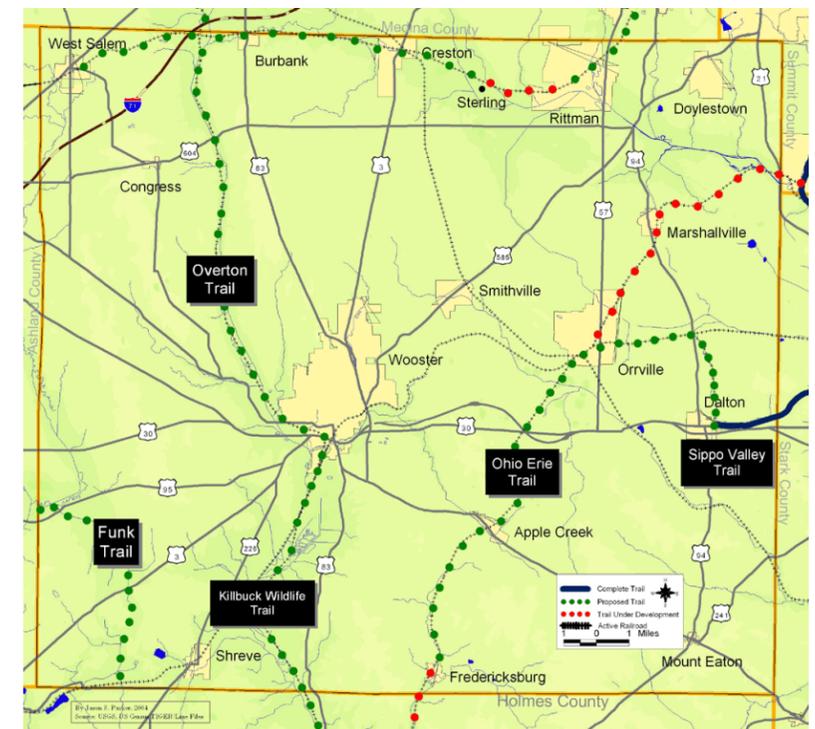
As each township improves its parks, open space, and trail facilities where feasible, the establishment of a Township Park Board could ensure that existing developments are connected to regional open space and trail systems. Local parks and open space planning should be coordinated with regional planning efforts, and this structure is another method to provide for this linkage.

A dedicated and informed township park board could provide the impetus needed to facilitate the dialog

necessary to ensure future park development occurs in manner where both political subdivisions can share costs, equipment, and land in a win-win situation.

4.3.2 Pursue the Feasibility of Establishing a Joint Recreation District

To ensure a collective approach with the best possible communication, the development joint recreation district may be a good strategy. Under ORC 755.16, the Township can join forces with contiguous political subdivisions to form a joint recreation district to handle park and recreation duties and responsibilities (ORC 755.16 - 755.18). With a joint park district, comprised of village/township residents, the provision of services could be handled in a collective manner to help facilitate



the location of new recreation outlets.

4.3.3 Actively Pursue Funding Opportunities

Expanding park and recreation opportunities often takes a monetary commitment beyond what local governments can afford. The need for further opportunities has been expressed throughout the development of the Plan and community survey.



Ohio Department of Natural Resources (ODNR) sponsors a “Recreational Trails Program” which could be beneficial to the maintenance and possible expansion of existing recreational trails. The program provides up to 80% matching federal funds (reimbursement) for projects such as: the development of urban trail linkages, of trail head and trail side facilities; maintenance of existing trails; restoration of trail areas damaged by usage; improving access for people with disabilities; acquisition of easements and property; development/construction of new trails; purchase and lease of recreational trail construction and maintenance equipment; and for environment and safety education programs related to trails.



ODNR also sponsors a program entitled “NatureWorks,” which the Township could qualify for. Both village and township can apply for up to 75%

reimbursement grants (state funding) for acquisition, development, or rehabilitation of a public park and recreation areas. Grant money can only be administered for park projects in which the Township must have proper control (title or at least a 15 year non revocable lease) to be eligible for development or rehabilitation grant. In addition, all projects must be completed within one and a half to two years.

4.3.4 Assess the Feasibility of Developing a Historic and Archaeological Inventory

Township officials should consider maintaining an inventory of historic and archaeological resources. This inventory can provide a database for detailed information on individual sites and a graphic component which can display resources by location. This tool can then be used to evaluate development proposals and permits relative to their potential impact on these important resources. The zoning resolution and other applicable regulations should be strengthened to incorporate review of these resources at the zoning approval stage.

4.3.5 Encourage the Preservation of Historic Properties and Assets

The preservation of historic resources is valued both as a way to preserve a sense of community, and as an important economic development tool. The township

officials and residents should preserve and enhance historic resources wherever feasible.

The Township should support historic preservation to the extent feasible in all public actions. This can occur through educational efforts, funding efforts to assist in rehabilitation, support for state and federal grants, and supporting all qualifying nominations to the National Register of Historic Places.

4.3.6 Support Enrollment of Eligible Properties on the National Register

To date, there are no properties within the township listed on the National Register. Several criteria are necessary for a historic property to be listed on the Register, with the Ohio Historic Preservation Office being a good advisory and information source for potential historic property owners to consult if they believe their properties retain unique architectural, archaeological, engineering, or cultural significance. The following are the National Register Criteria for Evaluation:

The quality of significance in American history, architecture, archeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

1. That are associated with events that have made a significant contribution to the broad patterns of our history;
2. That are associated with the lives of significant persons in the past;
3. That embody the distinctive characteristics of type, period, or method of construction; or that represent the work of a master, or possess high artistic value, or represent a significant and distinguishable entity whose components may lack individual distinction, or;
4. That have yielded, or may be likely to yield, information important in history or prehistory.

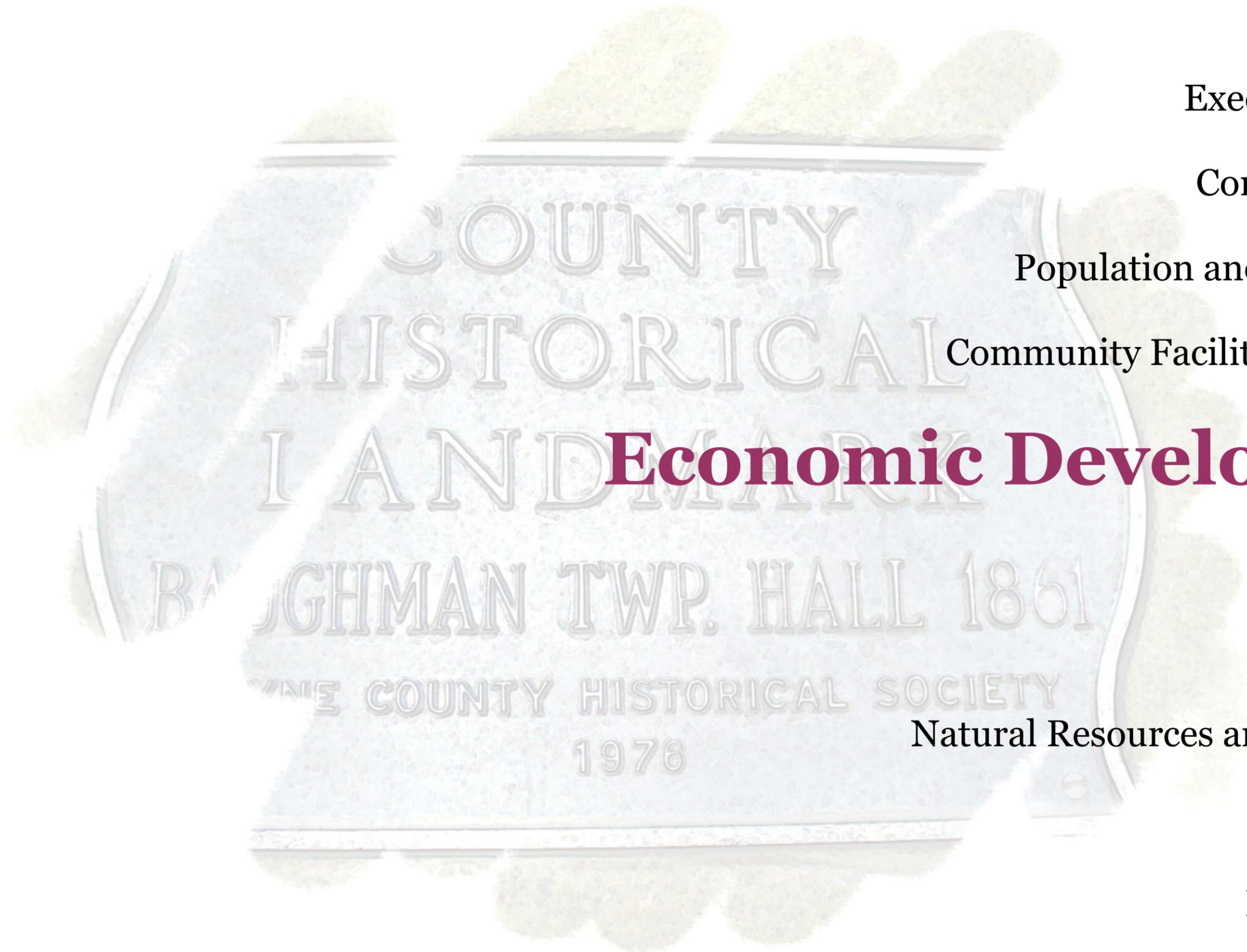
4.3.7 Obtain Additional Funding Sources for Fire and EMS Services

Currently, a variety of funding sources are available to help the Fire and EMS department attain its safety mission. The Ohio Department of Natural Resources Volunteer Fire Assistance program provides grant assistance to rural fire departments and fire training academies for centralized purchasing, conversion or rehabilitation of FEPP equipment, or training. All grants must be matched by the grantee. Typically funded projects are for the purchase of Nomex, dry hydrants, leaf blowers, the conversion of excess property, and fire-suppression training. In addition, the Ohio Fire Chiefs Association's web page provides a wealth of

information concerning recent surveys and grants at www.ohiofirechiefs.com.

4.3.8 Reexamine Fire and EMS Staff Levels during Growth Periods

With additional growth often derives the probability for additional complications of all sorts. Often these complications demand the help of police, fire and EMS. If residential development continues to occur in a decentralized manner throughout the Township, additional resources will be spent to simply get to the site in need of assistance. Over time, it is expected the cost to provide these services will increase as potential customers become more decentralized within the service area. To best ensure the recoupment of service costs, a further examination of charges may be warranted.



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5.0 Introduction



Numerous world-renowned companies call Wayne County home including The J.M. Smucker Company, Wooster Brush Company, and The Cat's Meow Village, creators of the popular

two-dimensional wooden collectibles. One-of-a-kind retail stores such as Lehman's Hardware, P. Graham Dunn Gallery, Simply Smuckers, Everything Rubbermaid, and The Cat's Meow MarketPlace are also located within the area.

It should be noted that the utilized statistics were from the 2000 census and were collected from 1998 through 2000. They are used to draw general conclusions about the township in comparison to state and national figures.

5.1 Goals and Objectives

Goals: Periodically updating this datum through federal, state, and local sources. In addition, augmenting this datum with information from the 2010 census as soon as it becomes available.

Promote the township's rural economic vitality through innovative methods by:

- Pursuing the feasibility of utilizing economic development and/or revenue sharing contracts with contiguous political subdivisions.
- Encouraging small business development and supporting ag-related activities, such as ag-product processing and livestock agriculture.
- Addressing the issues related to the increasing size of agricultural operations in our township.
- Utilizing new sources of energy that reflect the other goals and objectives of the comprehensive plan.
- Encouraging the rehabilitation and reuse of blighted or vacant commercial and industrial facilities (brown fields).

Continue to support and maintain our agricultural enterprises by:

- Nurturing the existing base of businesses and industries.
- Educating the existing employers on financial and tax incentives available for business expansion and improvements.
- Promoting the township's agricultural sector through policies and strategies that assist farmers in making

their farming operations more profitable.

- Promoting the utilization of federal and state incentives that help to facilitate healthy economic development.

5.2 Existing Conditions and Trends

According to the Steering Committee, approximately 25 to 30 diverse businesses employing 200 to 250 people exist in unincorporated Baughman Township.

The committee has concerns whether the township can have new businesses that do not conflict with agriculture, the infrastructure exists to support major economic growth, whether they want that change, and where they want these developments.

2000 U.S. Census

Subject	Baughman Township	Ohio	US
EMPLOYMENT STATUS			
Population 16 years and over	100	100	100
In labor force	67.2	64.8	63.9
Civilian labor force	67.2	64.7	63.4
Employed	66.2	61.5	59.7
Unemployed	1	3.2	3.7
Percent of civilian labor force	1.5	5	5.8
Armed Forces	0	0.1	0.5
Not in labor force	32.8	35.2	36.1
Females 16 years and over			
In labor force	54.9	58.5	57.5
Civilian labor force	54.9	58.5	57.4
Employed	53.9	55.7	54
Own children under 6 years			
All parents in family in labor force	48.7	62.1	58.6
COMMUTING TO WORK			
Workers 16 years and over	100	100	100
Car, truck, or van -- drove alone	81.8	82.8	75.7
Car, truck, or van -- carpooled	8.6	9.3	12.2
Public transportation (including taxicab)	0.3	2.1	4.7
Walked	2.5	2.4	2.9
Other means	0.1	0.7	1.2
Worked at home	6.7	2.8	3.3
Mean travel time to work (minutes)	22.1	22.9	25.5

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5.2.1 Employment Status

More than 67% of the population 16 years of age and older were in the labor force in 2000. Baughman Township had a substantially lower unemployment rate (1.0%) than the statewide unemployment rate (3.2%) and national unemployment rate (3.7%).

5.2.2 Worker Mobility

The main mode of transportation to work for residents of Baughman Township is a car. The majority (90.4%) of the workers over the age of 16 drove to work. Of that percentage, 82% drove alone and the other 9% carpooled. The rest of the working population used public transportation (0.3%), walked (2.5%), had other means (0.1%), or worked at home (6.7%). The mean travel time to the workplace in 2000 was 22.1 minutes.

5.2.3 Occupation

The majority of those employed in Baughman Township worked in production, transportation, and material moving occupations (23.8%). This prevailing township occupation was not consistent with the prevailing statewide and national occupation of management, professional, and related occupations. The leading industry in Baughman Township (at the time of the 2000 Census) was manufacturing (28.6%) and the information industry (0.9%) was the least occupied. Approximately 77% of workers were private wage and salary workers, 11% were government workers, 11%

were self-employed, and less than 1% are unpaid family workers.

2000 U.S. Census

Subject	Baughman Township	Ohio	US
Employed civilian population 16 years and over	100	100	100
OCCUPATION			
Management, professional, and related occupations	22.9	31	33.6
Service occupations	17.6	14.6	14.9
Sales and office occupations	20.6	26.4	26.7
Farming, fishing, and forestry occupations	2.1	0.3	0.7
Construction, extraction, and maintenance occupations	13.1	8.7	9.4
Production, transportation, and material moving occupations	23.8	19	14.6
INDUSTRY			
Agriculture, forestry, fishing and hunting, and mining	6.1	1.1	1.9
Construction	7.3	6	6.8
Manufacturing	28.6	20	14.1
Wholesale trade	4	3.6	3.6
Retail trade	8.6	11.9	11.7
Transportation and warehousing, and utilities	4.7	4.9	5.2
Information	0.9	2.4	3.1
Finance, insurance, real estate, and rental and leasing	4.3	6.3	6.9
Professional, scientific, management, administrative, and waste management services	4.4	8	9.3
Educational, health and social services	15.1	19.7	19.9
Arts, entertainment, recreation, accommodation and food services	7.1	7.5	7.9
Other services (except public administration)	6	4.5	4.9
Public administration	2.9	4.1	4.8
CLASS OF WORKER			
Private wage and salary workers	77	82	78.5
Government workers	10.7	12.2	14.6
Self-employed workers in own not incorporated business	11.4	5.5	6.6
Unpaid family workers	0.9	0.3	0.3

5.2.4 Income

Median income is an important statistic as income may determine what goods and services a household can and cannot afford to purchase.

The median household income of Baughman Township was \$40,040, a roughly 25% increase since 1989 (\$29,832). The majority of households (22.4%) had

incomes between \$35,000 to \$49,999 and only 0.2% of households have incomes greater than \$200,000.

The BEA per capita personal income of Wayne County in 2000 was \$23,959 (1990: \$16,818) a 42% increase from 1990.

5.2.5 Cost of Living

Baughman Township has metro/micro area(s) that were comparable to the metro/micro area in Wooster, Ohio. Baughman Township has the lowest composite index for cost of living of all the metro/micro areas in Ohio. This is mostly to the low cost of living index for housing. The township is also in the lower end of the other categories that determine the composite index for cost of living.

ACCRA COST OF LIVING INDEX THIRD QUARTER 2007

METRO/MICRO AREA	COMPOSITE INDEX	GROCERY ITEMS	HOUSING	UTILITIES	TRANS-PORTATION	HEALTH CARE	MISC. GOODS AND SERVICES
Wooster OH	88.6	95.8	64.1	98.6	104.9	88.2	98.1
Akron OH	93.3	96.6	80.9	101.1	106.9	90.9	96.3
Ashland OH	91.3	101.6	74.5	117.7	98.2	88.7	91.6
Cincinnati OH	91.8	89.9	81.8	99.4	102.5	91.5	95.3
Cleveland-Elyria-Mentor OH	99.6	105.9	90.7	113.1	104.6	101.7	98.8
Columbus OH	97.6	94.8	96.1	99.3	104.7	106.5	96.3
Dayton OH	91.9	88.9	75.2	100.2	107.1	94.1	99.3
Findlay OH	98.6	97.1	90.1	92.0	103.6	92.3	107.0
Lima OH	98.8	105.6	76.4	108.4	106.3	95.4	109.7
Mansfield OH	91.8	95.9	76.2	114.2	105.8	88.4	92.8
Norwalk OH	94.5	99.1	82.8	113.5	98.2	92.7	95.9
Youngstown-Warren OH	89.6	96.9	76.2	107.8	95.2	86.9	91.0

Source: ACCRA COST OF LIVING INDEX, Data for Third Quarter, 2007, published November, 2007

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5.3 Economic Partnerships

There are many entities in Wayne County that can provide assistance to the township in economic development matters.

These partnerships should be embraced and nurtured for future economic growth. Coordination is a very important aspect and primary responsibility for economic development in the community should be the responsibility of the Wayne Economic Development Council.

The following are the major partners:

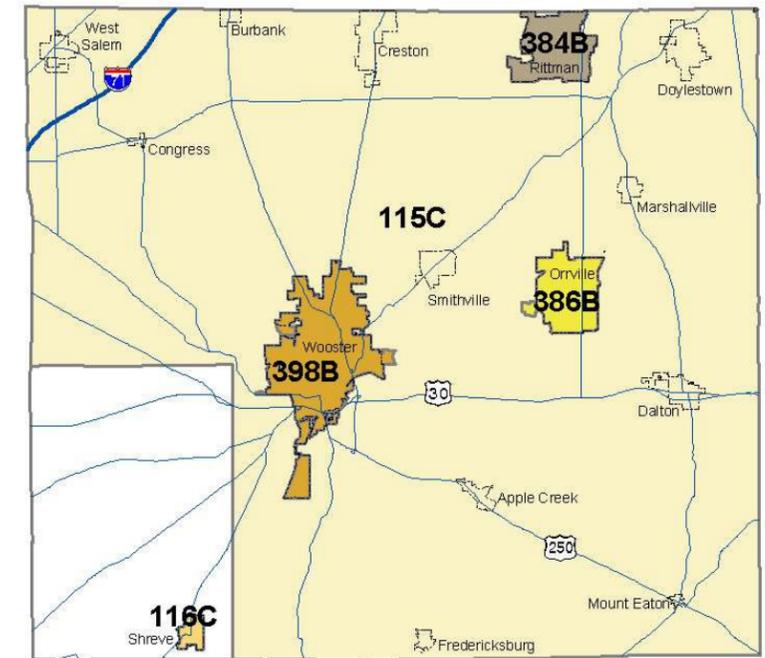
- County Commissioners – At the County level the Commissioners establish policies that directly affect economic development and have approval authority for some incentives.
- County Planning Department – The Planning Department provides administrative assistance and grantsmanship for several economic funding sources and incentive programs.
- Wayne Economic Development Council – The Council is charged with coordinating and overseeing economic development countywide and works with local chambers of commerce, utilities and banking, and the real estate community to undertake these efforts.

-  Wayne Convention and Visitor's Bureau – The Bureau plays an important role in supporting travel and tourism in Wayne County and works with other partners, such as local tourism entities.
- Chambers of Commerce – Within their own jurisdictions, local chambers provide economic development assistance to corporate citizens and potential prospects.
- Cities and Villages – Local incorporated communities in the County have undertaken their own economic development efforts as well, sometimes with County assistance.
- Business Community – The business community plays an ongoing role both supporting public efforts to encourage economic growth, as well as initiating growth itself through local plant expansions, attracting suppliers to the County and promoting the benefits of doing business in Wayne County to other companies.

5.4 Enterprise Zones

Communities in Ohio may establish an Enterprise Zone that provides local officials with the ability to negotiate a tax incentive agreement with a prospective company. The Enterprise Zone Agreement is a contract between the community and the company.

This contract must be executed prior to any portion of the project beginning. The community and business must be in agreement on all Enterprise Zone details before continuing the project. Ohio law requires specific references and commitments to be made within the agreement. Below is the map of current Enterprise Zones.



The amount and term of the tax exemption are negotiated between local officials and the company. Legislation must then be passed by the appropriate local legislative authorities to provide final approval of the agreement.

The Enterprise Zone law permits unincorporated areas to offer the following incentives:

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- Exemption of real and/or personal property assessed values of up to 60% for up to 10 years or an average of 50% over the term of the agreement on new investments in buildings, machinery/equipment and inventory and improvements to existing land and buildings for a specific project.

Maximum exemption levels may be exceeded with approval by the affected board of education.

5.5 Community Reinvestment Areas

Community Reinvestment Areas are areas of land in which property owners can receive tax incentives for investing in real property improvements. The Community Reinvestment Area (CRA) Program is a direct incentive tax exemption program benefiting property owners who renovate existing or construct new buildings. This program permits municipalities or counties to designate areas where investment has been discouraged as a CRA to encourage revitalization of the existing housing stock and the development of new structures.

The local legislative authority with jurisdiction over the designated area determines the size, the number of areas as well as the term and extent of the real property exemptions.

Local municipalities or counties can determine the type of development to be supported by the CRA Program by specifying the eligibility of residential, commercial and/or industrial projects.

5.6 Tax Increment Financing (TIF)

Fixed-Rate Tax Increment Financing (TIF) is a financing alternative for qualifying projects, resulting in more favorable financing terms. A TIF must be used to finance infrastructure needed for a project and for which there is a common public good and must first be approved in conjunction with the county commissioners and a developer. Qualifying public projects are:

- Streets
- Parking
- Water
- Sewer
- Land Acquisition
- Lighting
- Utilities

The Benefits of a TIF are:

- Part or all of project funded without tax-rate increase
- GO bond issue reduced or avoided
- More favorable financing terms based on projected TIF revenues
- Infrastructure improvements drive long-term economic development
- Early project start with swift closing and interim financing
- No sales tax on hard construction costs

5.7 Financing

These programs often are modified, restructured or axed depending upon market conditions, usefulness and funding. Because of this, it is recommended that the Wayne County Economic Development Council be contacted for this information



(www.waynedevelopment.org). At the current time, the following programs exist to assist businesses:

- Ohio Enterprise Bond Fund
- Volume Cap Program
- 166 Direct Loan
- Regional 166 Direct Loan
- Pioneer Rural Loan
- Rural Industrial Park Loan
- Innovation Ohio Loan Fund Program
- Research & Development Investment Loan Fund Program
- Port Authority Financing
- SBA Loan Programs
- USDA Loan Programs
- Wayne County Revolving Loan Fund
- Tax Increment Financing

5.8 Strategies and Recommendations

5.8.1 Nurture Existing Business and Industry

The Township's first and foremost economic policy should be to preserve its existing base of businesses and industries. This can be done through several methods, as building a good business climate takes years to develop through a compilation of public and private sector initiatives. Nevertheless, the township has within its ranks several agri-businesses and industries, many of which have had ties to the area for several decades.

Township officials should assist in perpetuating a formal business retention and expansion (R&E) program. Existing businesses should be contacted on a regular basis by economic development officials and other township representatives to better understand the issues these firms face in doing business in the community. However, doing so will require additional resources to be allocated for this function.

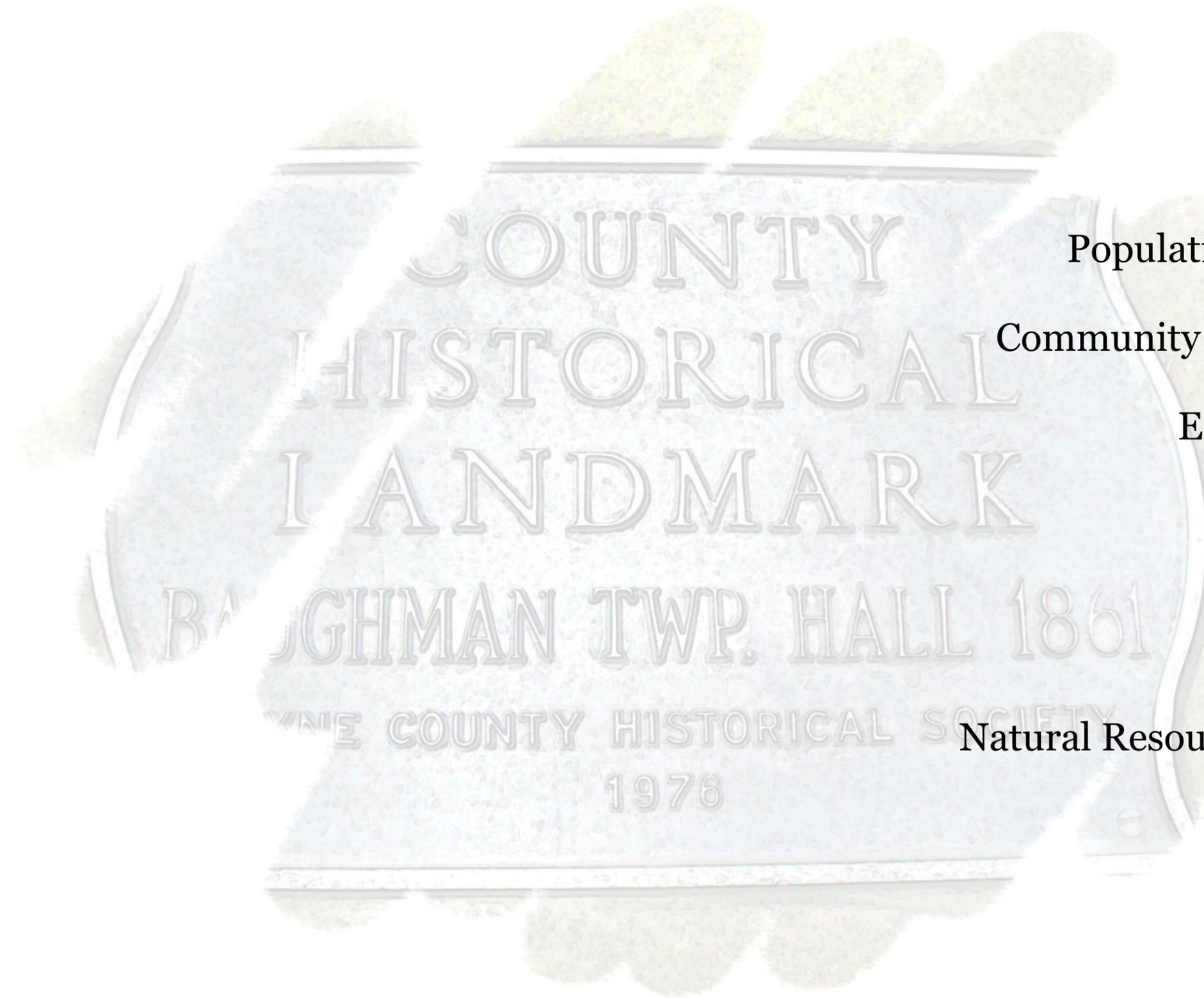
Information such as current financial and tax incentives, economic development redevelopment areas, zoning, and township infrastructure capabilities available on the Internet would afford current business officials the ease of accessing this information without expending valuable time doing so. Developing a website with an interactive forum would also allow businesses and industries to post information that could help facilitate Business-to-Business (B2B) opportunities and other marketing

information. This type of information will be valuable in developing life-long business partnerships.

5.8.2 Develop a Niche Marketing Strategy

Successful communities often have two or three successful niches. Typically, the more niches that can be developed, the more a downtown will be able to support multi-purpose visits. These communities also benefit from an expanded trade area because their specialization often draws customers from more distant communities. Once a niche is established, other businesses are often attracted to the community as they are interested in selling to the same consumer market.

A niche can be based on a certain type of consumer who works, resides or visits your community. These different and unique types of consumers may demand a wide range of goods and services.



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6.0 Introduction

The quality of life in the unincorporated areas of Baughman Township can ultimately be linked to its housing, which is often a primary catalyst in economic development and other community development activities. Because of the area's geographic proximity to employment centers via key transportation routes, land in the area has been in demand over the past decade, especially due to prime interest rates and an increased demand for suburban and rural living.

Housing stock throughout the rural areas is generally well-kept and maintained, conveying the notion of a generally-pleased and unified public. According to RealtyTrac, fewer than 10 homes are currently in foreclosure.

6.1 Goals and Objectives

Goal: Promote and retain our "sense of place" through attractive, safe and quality housing by:

- Promoting the current county housing programs that are available.
- Assisting in the rehabilitating of distressed neighborhoods and housing areas through a combination of housing and infrastructure related improvement programs.

- Encouraging the buffering of residential land uses from other incompatible land uses.
- Pursuing the feasibility of establishing policies, incentives, and programs that promote the availability of a wide range of housing types, densities and costs both within the existing and new neighborhoods.
- Promoting the restoration of historic homes or homes with unique historic or aesthetic worth and bank barns.
- Developing a rapport with area and local developers in their pursuit to develop innovative housing projects
- Establish building and development standards.

6.2 Existing Conditions and Trends

The Steering Committee was concerned whether housing in Baughman Township is actually currently needed. They had concerns about the densities of subdivisions and how housing affects the agriculture occupation and the ground/land that cannot be farmed. There are also concerns whether there is enough water and sewage, the consequences of not enough, and the sewer regulations mandated by the State of Ohio.

6.2.1 Households

Baughman Township was comprised of 83.5% of family households and 16.5% of non-family households. Family

Geographic area	Total households	Percent of total households							Average population per-	
		Family households				Nonfamily households			Household	Family
		Total	With own children under 18 years	Type of family		Total	Householder living alone	65 years and over		
		Married & couple family	Female householder							
Ohio	4,445,773	67.3	31.7	51.4	12.1	32.7	27.3	10	2.49	3.04
Wayne County	40,445	72.9	35	60.8	8.7	27.1	22.7	8.7	2.68	3.17
COUNTY SUBDIVISION AND PLACE										
Baughman township	1,681	77	38.1	66.2	8.3	23	20.2	9.6	2.8	3.23
Marshallville village (part)	229	77.3	39.3	65.1	7.9	22.7	20.1	9.6	2.73	3.12
Orrville city (part)	498	64.3	29.9	50.4	11.4	35.7	32.1	18.9	2.41	3.07
Remainder of Baughman township	954	83.5	42	74.7	6.7	16.5	14	4.7	3.01	3.31
Canaan township	1,716	78.7	35	68.3	7.1	21.3	17.5	7.6	2.72	3.07
Burbank village (part)	82	73.2	35.4	56.1	9.8	26.8	19.5	8.5	2.66	2.97
Creston village (part)	812	76.2	33.6	63.7	9.4	23.8	20.3	9.9	2.62	3
Remainder of Canaan township	822	81.8	36.4	74.1	4.6	18.2	14.5	5.4	2.83	3.13
Chester township	986	80	37	71.1	5.3	20	16.9	7.2	2.85	3.23
Chester township	986	80	37	71.1	5.3	20	16.9	7.2	2.85	3.23
Chippewa township	3,775	75.4	34.4	64.1	7.8	24.6	20.6	8.5	2.64	3.07
Doylestown village	1,119	69.9	32.8	57.3	9.6	30.1	26.5	11	2.44	2.95
Marshallville village (part)	73	76.7	39.7	69.9	6.8	23.3	19.2	9.6	2.75	3.21
Rittman city (part)	3	66.7	33.3	33.3	0	33.3	33.3	0	2.33	3
Remainder of Chippewa township	2,580	77.8	35	67	7.1	22.2	18.1	7.4	2.72	3.11
Clinton township	1,238	72.7	37.2	59.9	9.2	27.3	23.9	9.9	2.58	3.07
Shreve village	650	65.8	36.9	50	12.6	34.2	31.5	14.3	2.43	3.08
Remainder of Clinton township	588	80.3	37.4	70.9	5.4	19.7	15.5	4.9	2.74	3.06
Congress township	1,577	76.6	38	64.7	8.1	23.4	19.5	6.8	2.81	3.25
Burbank village (part)	21	76.2	28.6	57.1	14.3	23.8	9.5	4.8	2.9	3
Congress village	64	81.3	29.7	73.4	3.1	18.8	14.1	6.3	3	3.35
West Salem village	573	67.9	39.6	51.7	12.2	32.1	27.2	10.3	2.62	3.19
Remainder of Congress township	919	81.7	37.8	72.4	5.8	18.3	15.3	4.8	2.92	3.27
East Union township	2,086	78.2	40.4	66.4	7.6	21.8	17.4	5.2	3.03	3.46
Apple Creek village	399	72.9	35.8	58.1	11.5	27.1	23.8	6.5	2.5	2.96
Remainder of East Union township	1,687	79.4	41.4	68.3	6.7	20.6	15.9	4.9	3.15	3.56
Franklin township	1,152	81.1	39.1	72.2	5.6	18.9	16.1	6.4	3	3.38
Franklin township	1,152	81.1	39.1	72.2	5.6	18.9	16.1	6.4	3	3.38
Green township	4,564	75.6	37.1	60.7	10.9	24.4	21	7.8	2.64	3.06
Orrville city (part)	2,807	72	36.2	55.1	12.3	28	23.5	8.4	2.58	3.04
Smithville village	545	72.5	31.7	59.1	10.6	27.5	26.8	11.6	2.45	2.93
Remainder of Green township	1,212	85.3	41.7	74.4	7.8	14.7	12.6	4.7	2.89	3.15
Milton township	3,441	72.8	34.4	60.1	8.9	27.2	23.7	10.1	2.64	3.15
Rittman city (part)	2,387	70.3	34.5	55.5	10.8	29.7	25.6	10.9	2.56	3.09
Remainder of Milton township	1,054	78.5	34.3	70.5	4.6	21.5	19.4	8.3	2.82	3.25
Norton city	3	100	66.7	100	0	0	0	0	3.67	3.67
Norton city (part)	3	100	66.7	100	0	0	0	0	3.67	3.67
Paint township	676	87	53.7	79.4	4.6	13	11.5	5	4.18	4.59
Mount Eaton village	89	68.5	36	61.8	4.5	31.5	28.1	10.1	2.76	3.46
Remainder of Paint township	587	89.8	56.4	82.1	4.6	10.2	9	4.3	4.39	4.72
Plain township	1,010	83.9	38.6	73.2	7.1	16.1	14.3	5.5	2.82	3.09
Plain township	1,010	83.9	38.6	73.2	7.1	16.1	14.3	5.5	2.82	3.09
Salt Creek township	888	85.2	55	77.8	5.5	14.8	13.6	6.3	4.26	4.76
Fredericksburg village	184	70.1	34.8	57.1	8.7	29.9	26.6	13	2.63	3.21
Remainder of Salt Creek township	704	89.2	60.2	83.2	4.7	10.8	10.2	4.5	4.68	5.07
Sugar Creek township	2,146	81	38.3	72.1	6.5	19	16.4	7.3	2.97	3.36
Dalton village	605	75.5	38	62.8	10.1	24.5	21.2	8.3	2.65	3.09
Remainder of Sugar Creek township	1,541	83.1	38.4	75.8	5.1	16.9	14.6	6.9	3.1	3.46
Wayne township	1,362	78.6	37.6	68.8	7.6	21.4	17.9	7.9	2.75	3.14

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households outnumbered non-family households in Baughman Township by approximately 5:1. They also outnumbered family households in Wayne County (72.9%) by roughly 15%.

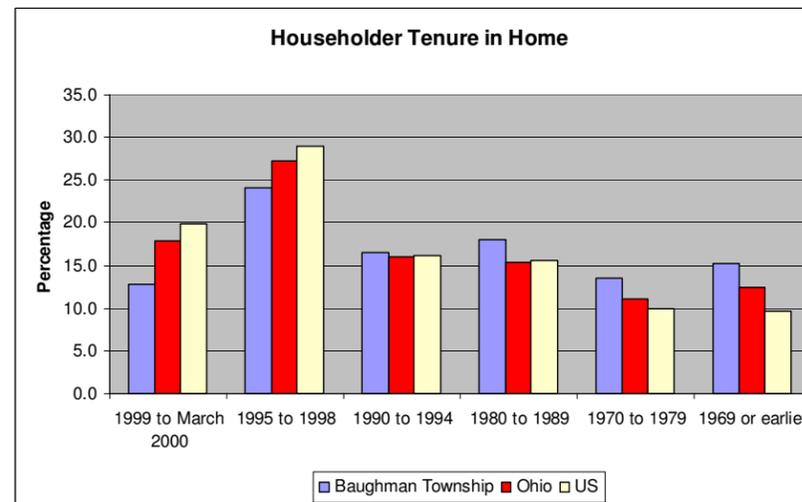
The Township's percentage of families with children under 18 years (42%) and percentage of families with married couples (74.5%) were higher than county (31.7%, 60.8%) and state (37%, 51.4%) percentages. In addition, the percentages of family households with a single female householder (6.7%) was lower than Wayne County (8.7%) and the state of Ohio (12.1%).

Baughman Township percentage of householders living alone (14%) also had a significantly smaller than county (22.7%) or state (27.3%) percentages. Approximately 5% of householders living alone in Baughman Township were 65 and older.

The average household size in Baughman Township (3.01 persons) was 12% larger than the average household size of Wayne County (2.68 persons). The average family size of 3.31 persons in Baughman Township was also larger than the average family size of 3.17 persons in Wayne County.

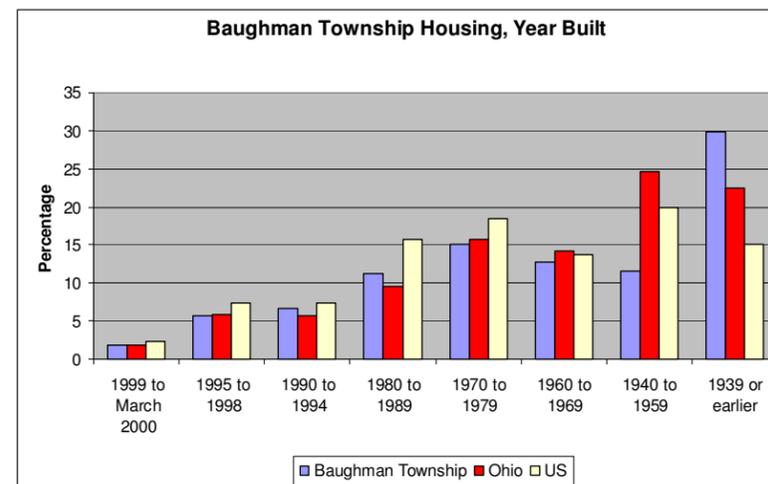
6.2.2 Housing Tenure

Thirty-seven percent of residents had lived at the same residence between 1995 and 2000.



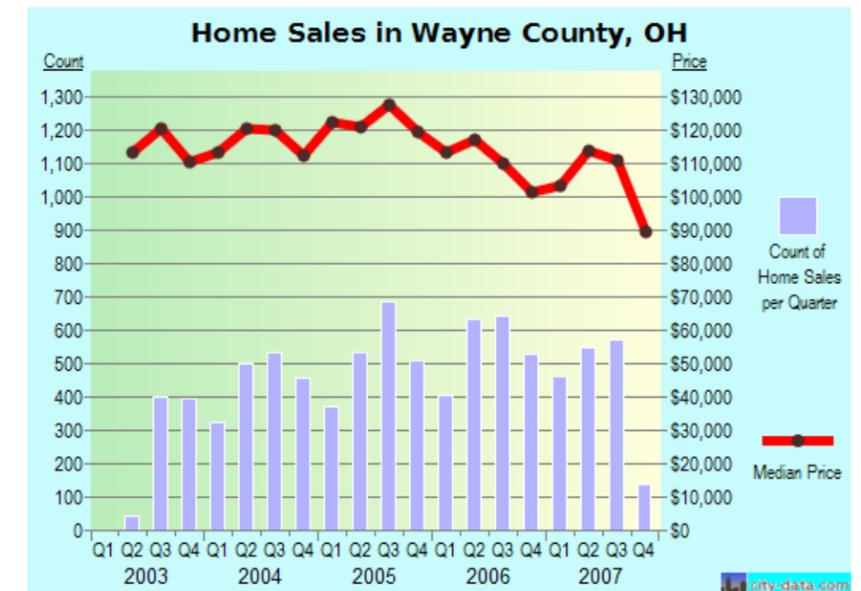
6.2.3 Housing Stock

The highest percentage of housing units, approximately 30%, in Baughman Township was built before 1939. The next highest construction of new housing units occurred during the 1970s and the coming of age of the baby boomer generation. During this unique decade in history, 15% of new housing units were built. Since that time period, the construction of new housing units in Baughman Township had decreased steadily.



6.2.4 Home Sales

The median price and the sale of homes in Wayne County over the past five years had varied significantly. An identifiable trend seen over the past five years was that the amount of homes sold and their median price always decreased in the fourth quarter. The high number of available homes in the regional inventory (and in foreclosure) also has helped to devalue the price of homes in the area as well.



According to Realty Trac (www.realtytrac.com), there were less than 10 properties in Baughman Township in foreclosure for the first quarter of 2008. A majority of these properties were in Marshallville, however, and not located within the unincorporated areas of the township for which this Plan is being drafted.

6.3 Strategies and Recommendations

Local governments have little or no control over many of the factors that affect housing prices, including national and international economic trends, private lending practices, interest rates, labor and materials costs, and other factors that are subject to change. Population growth, migration patterns and shifting demographics can have dramatic effects on the demand for land and housing, but are also matters largely out of the realm of local government's control and influence.

However, township officials can exercise some control in setting local land use and development regulations, which have significant impacts on housing development costs, most notably in the areas of land acquisition, site development and construction costs. These costs, in turn, are reflected in local housing prices.

Baughman Township, in light of its main priority- conserve land resources- can also encourage residential opportunities by encouraging growth to selected areas through developing its zoning resolution.

The comprehensive plan establishes the broad outlines of the community's plans and goals governing land use. This plan includes a housing element to help address the issue of housing affordability by reviewing existing conditions and trends and ultimately highlighting a variety of tools that the village and township could use to help promote housing development in and closer to the village.

While comprehensive plans establish the broad policies and goals which guide the land development process, the Township's zoning resolution (if and when adopted) will help to provide the means for achieving those goals.

To help attain and meet the housing objectives stated earlier, a variety of techniques largely tied to zoning and land usage could be examined, such as:

6.3.1 Promote Planned Unit Development

Under Ohio Revised Code (ORC), planned unit development (PUD) regulations give developers an increased level of flexibility in the overall design of residential projects in exchange for a higher quality of development. PUD ordinances often allow developers greater latitude in locating buildings on the development site, mixing various housing types and densities (single and multi family), and land uses (including some neighborhood commercial uses), and in some cases grant density increases over those normally allowed in the zoning ordinance. With the addition of ORC 519.021, Ohio townships can now use PUD to guide growth and future residential development.

PUD ordinances may be adopted as a part of the zoning or subdivision code, or may be adopted as a stand alone ordinance. PUDs may be regulated as a separate zoning district, or as a conditional or special use permitted in selected districts (if districts were

established). Some political subdivisions also designate PUDs as "floating zones" which do not apply to a particular location until an application is received and approved.

PUDs are generally characterized by:

- Flexible zoning standards (lot size, setbacks, street frontage, etc.);
- Focus on overall project design rather than traditional lot by lot zoning;
- Encouragement of innovative site design and housing types;
- Provision for on site amenities (e.g., open space and recreational facilities); and,
- Negotiation between developers and the community for improved design and amenities.

Design flexibility allows for the concentration of buildings on that portion of the site that is most suitable for building, resulting in a more environmentally sensitive development that preserves open space and other natural features.

PUD ordinances often allow developers the opportunity to build at higher densities, spreading development costs over a larger number of units. PUD ordinances often allow a mixture of land uses in addition to residential. Commercial revenues from mixed use areas

can be used to help subsidize affordable housing in the development.

PUDs allow clustering of homes on small lots and a mixture of uses, including some commercial uses. They reflect not only a desire for more affordable housing developments, but also a response to new lifestyle preferences for efficient low maintenance homes, with easy access to recreation and services. PUDs give communities greater control over design during the permit review process allowing officials to negotiate for public benefits in return for concessions on density, mixed uses, and other development standards. Adopting a PUD will require detailed reviews by the township staff, zoning commission, and public officials.

6.3.2 Encourage Infill Development

Infill refers to development that takes place on land within built up areas that have been passed over for various reasons during previous development phases and have remained vacant or under utilized.

Infill sites are often already served by utilities and other public services can reduce a developers up front costs, and, in turn, may help in reducing the costs of completed housing units. New housing, or mixed use projects resulting from infill development, can have a revitalizing effect on surrounding neighborhoods.

The township can encourage infill development as part of a strategy to revitalize and bring new activity to more established Hamlets and neighborhoods. This type of development can also provide opportunities for the construction of affordable housing. Infill development can range from construction of single family housing on one or two adjacent lots, to an entire block containing mixed residential and commercial uses.

Encouragement of infill development which seeks to make the best use of existing urban land and infrastructure can also help to reduce development pressures on suburban locations, slowing the tendency toward sprawl and preserving prime soils and agricultural lands.

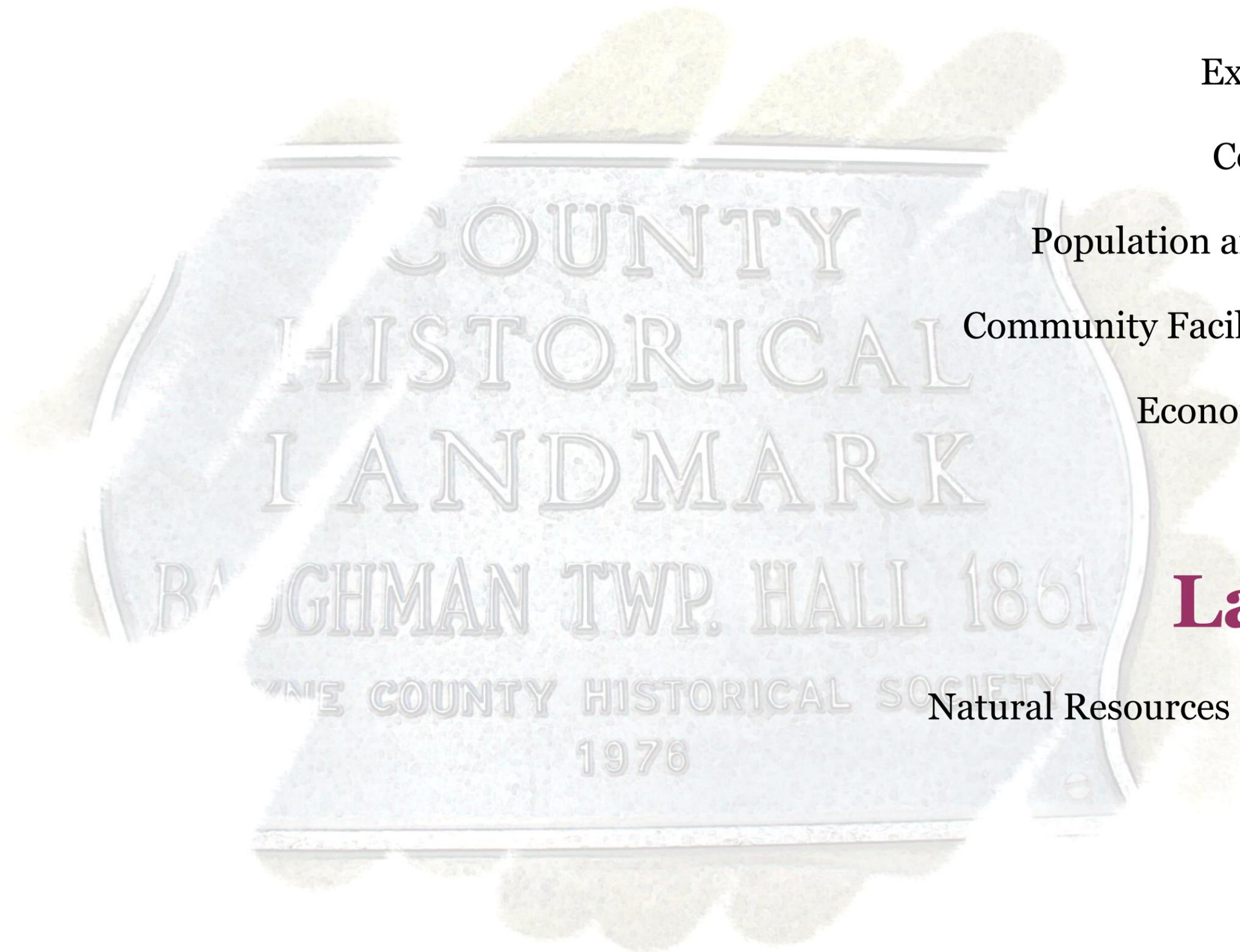
Careful design, with particular attention to enhancing compatibility with surrounding buildings, parking, and traffic problems, will help to increase neighborhood acceptance.

Township officials could encourage infill development, if and when necessary, by:

- Preparing an inventory of potential infill sites and making it available to developers, area real estate agencies and residents;
- Sponsoring a workshop for developers to demonstrate infill development opportunities and

tour potential sites. The type of development required on small infill parcels may be unfamiliar to some developers;

- Adopting flexible zoning and building regulations which allow development of irregular or substandard infill lots;
- Allowing mixed uses for infill developments which may enhance the economic feasibility of projects;
- Assisting in the consolidation of infill lots into larger, more easily developed sites. Assembling large parcels can be difficult if there are different owners who may be holding out for higher prices; and,
- Allowing sufficient density to induce housing development



Executive Summary

Community Survey

Population and Demographics

Community Facilities and Services

Economic Development

Housing

Land Use

Natural Resources and Environment

Transportation

Implementation

7.0 Introduction

The Land Use chapter is a primary component of this Comprehensive Plan. It is based upon an analysis of existing conditions, a review of previous planning policies for community and regional development, results of the community survey, and other issues that surfaced during the development of this entire Comprehensive Plan and its several components.

The Land Use chapter helps to set the tone for future growth and development, not only in pattern of development, but development type, density, and flavor. The recommendations that are highlighted here, while ultimately implemented through tools such as the zoning ordinance and subdivision regulations, should also become incorporated into the much larger scope of daily activities of Baughman Township's public and private sectors.

The intent of this Land Use section is to provide a basis upon which sound decisions can be made concerning future growth and development, and zoning updates and amendments. Collaboration and coordination between Baughman Township, Marshallville, Orrville, county and state agencies, and property owners will be needed to ensure a smooth process of growth resulting in a successful outcome.

The manner by which land develops has a profound implication on the numerous environmental variables that comprise the Township's way of life. It is important that future land use and

zoning decisions be decided broadly rather than daily. The most desired growth occurs most often when the decision-making process is planned, transparent, and consistent. Consistency is especially important with land use issues, as a majority of any community's growth and financial well-being often occurs through private sector investment decisions that involve property transactions, either for agricultural, residential, commercial, or industrial development. It is imperative to realize that widespread consistency in land use decisions will promote a better growth pattern in Baughman Township. Land use decisions should be made in conjunction with the most current information possible.

With Baughman Township having a strong economic base deriving from agriculture and agricultural-related businesses, the proper use of land has become a primary concern over the past several years. This concern is founded upon data and land use trends, all which indicate heightened residential development in areas once- and still- primarily dominated by agriculture. Developing a strategy that still allows for residential development in a manner "user-friendly" to local residents and property owners and area farmers has been identified as a major concern.

7.1 Goals and Objectives

Goals: Promote orderly development and redevelopment in designated future growth areas of the township in a manner that creates a sense of place and is sensitive to both property rights and the public good by:

- Raising the importance of land use planning to new levels throughout the township through technical and other methods of assistance.
- Pursuing the feasibility of enacting township zoning and/or property maintenance regulations to promote private property values, to minimize incompatible land uses and to maximize agricultural land resources.
- Sponsoring annual meetings that focus on the issues pertaining to land usage and other planning issues.
- Promoting the townships ability to enforce nuisance abatements.
- Encouraging compact and infill development in areas best suited to accommodate various land uses through the extension and/or upgrading of utilities and infrastructure.
- Clustering new land uses in, near, or contiguous to similar land uses in situations where mixed uses are not feasible.
- Minimizing incompatible land uses and modifying as to comply with future land use plans.

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- Encouraging a variety of design techniques to buffer incompatible land uses.
- Requiring landscape plans for special developments. The plans should address buffering/screening, drainage, erosion prevention, glare/lighting, sound and other nuisances.
- Ensuring that all new development provides adequate landscaped buffers in order to limit adverse visual impacts on the surrounding area.
- Pursuing the feasibility of developing new incentives and innovative methods that assist in streamlining the development approval process for unique and special projects.

Conserve farmland and green space by:

- Discouraging sprawl by redirecting development to population centers.
- Recognizing production farming as a vital and necessary land use.
- Supporting a landowner's decision to participate in a farmland preservation effort.

- Concentrating development patterns that maximize land resources and minimize sprawl and encroachment on our natural and pristine resources.
- Encourage open space design development that preserves greenway corridors and other critical environmental resources.

7.2 Existing Conditions and Trends

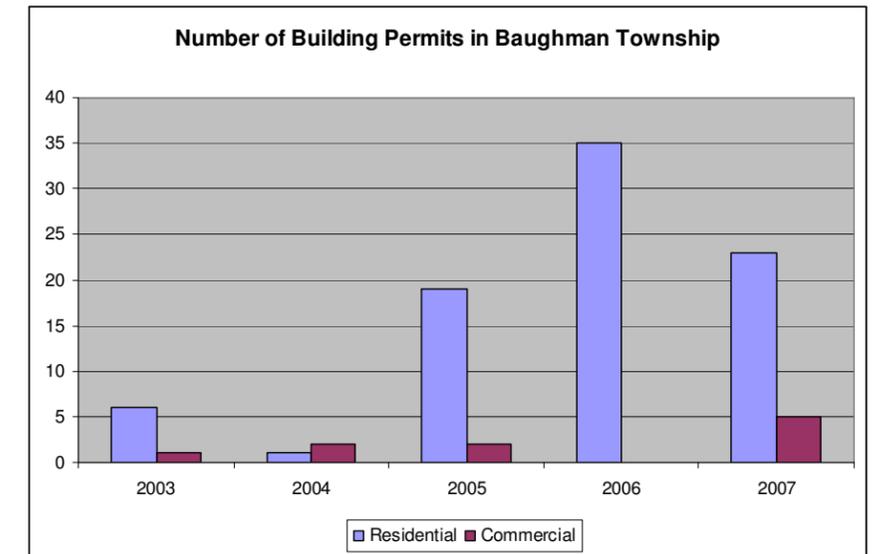
The Steering Committee had the following comments/concerns regarding land use in Baughman Township:

- Gravel pit at Fox Lake
- Increase average residential lot sizes
- Chippewa has good zoning code
- Different agri-business' examples; green houses
- We need more info on landfills and zoning
- Strategies to get the community involved
- Land and homes with junk piled up and around
- Need to protect the township against adult shops and clubs

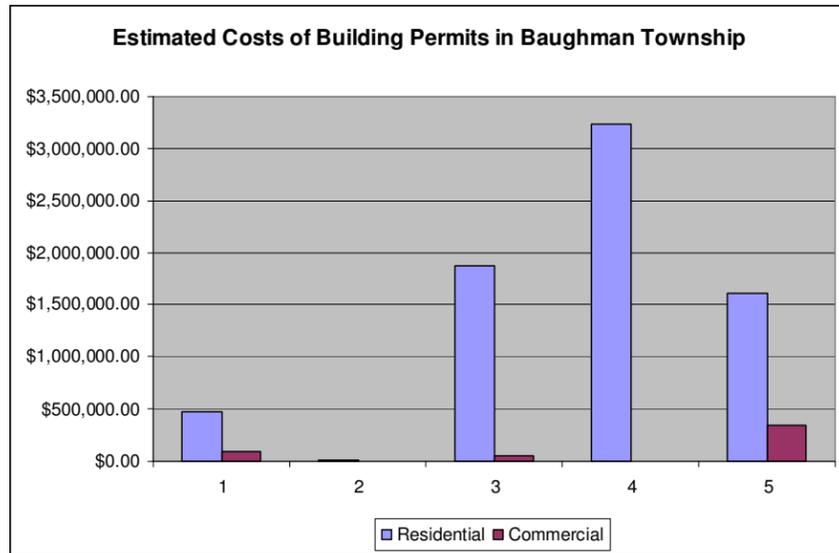
7.2.1 Development Trends

Over the past five years, the intensity of development within the unincorporated areas of Baughman Township has been sporadic. Commercial development has been virtually nonexistent and residential development increased in the past two years. Residential building

permits averaged approximately \$1.4 million per year at approximately \$86,000 each in the past five years.



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In general, the current landscape of Baughman Township is approximately 85.5% agricultural and 10% residential. Mineral, commercial, and industrial uses account for less than 1%, 1%, and 2%, respectively. Institutional and utility related land uses are less than 1.5% of the overall total (Reference: Existing Land Use map, Page 42).

Some land uses are more valuable in terms of valuation. The average parcel value by land use is as follows:

Land Use	Number of Parcels	Total Value	Average Parcel Value
Agriculture	559	\$26,021,370	\$46,550
Commercial	33	\$661,780	\$20,054
Industrial	2	\$57,200	\$28,600
Mineral	126	\$142,870	\$1,134
Residential	1006	\$36,965,280	\$36,745
Institutional-Exempt	76	\$1,997,990	\$26,289
Utility	34	\$1,527,530	\$44,927

7.3 Future Land Use

The Baughman Township Future Land Use map, provided at the end of the chapter, was designed by the Steering Committee with the assistance of the Wayne County Planning Department. The map was developed taking into consideration the Township’s pattern of existing land use, environmental and physical constraints, and infrastructure limitations (water, sewer, and transportation).

7.4 Strategies and Recommendations

To help attain land use objectives, the following approaches could be examined to help facilitate better development and land use practices.

7.4.1 Follow the Future Land Use Plan

The future land use map should be consulted on an as-needed basis when growth and development issues are discussed or when capital improvements are being considered. The future land use map consists of various land use categories, and they have been defined by the local planning committee in the following manner:

Medium Density Residential: cluster homes, cul de sacs, conservation developments, and curvilinear streets. Serviced by central sewer and water. 2-4 units/ per acre

Low Density Residential: Areas of single-family housing on separate well and septic. Rural lots (now Wayne County has 1.25 acre minimum/150 feet frontage), conservation developments, and common access drives.

Commercial: Mall, shopping center and big-box retail, offices uses, auto dealerships, fast food restaurants and no residential. Requires access to regional transportation routes and central water and sewer.

Industrial: Areas of manufacturing, processing and other activities that may have off-site impacts. This includes agri-manufacturing and processing. Sites should be placed adjacent to appropriate infrastructure.

Public (park space): Areas that should be set aside for future green space. Maybe areas of sensitive environmental nature that need protection from development.

Agriculture: Areas exempt from zoning. Residential development should be limited, commercial and industrial (other than farming operations) should not be permitted.

7.4.2 Encourage Low Impact Development

Low Impact Development (LID) is a relatively new, comprehensive land planning and engineering design

approach with a goal of maintaining and enhancing the pre-development hydrologic regime of urban and developing watersheds. LID site planning strategies and techniques provide the means to achieve stormwater management goals and objectives; facilitate the development of site plans that are adapted to natural topographic constraints; maintain lot yield; maintain site hydrologic functions; and provide for aesthetically pleasing, and often less expensive stormwater management controls.

Growth management strategies that emphasize the saving of green space and the redevelopment of existing urban regions, can utilize LID to promote in-fill and redevelopment in areas that would otherwise be inappropriate for conventional site design. In addition, the full LID process starts with many of the same conservation and impact minimization principles inherent in other strategies.

The LID approach includes five basic tools:

- Encourage conservation measures;
- Promote impact minimization techniques such as impervious surface reduction;
- Provide for strategic runoff timing by slowing flow using the landscape;
- Use an array of integrated management practices to reduce and cleanse runoff; and

- Advocate pollution prevention measures to reduce the introduction of pollutants to the environment.

The LID approach will ensure that the township engages in comprehensive and coordinated storm water management. This includes insuring that storm water impacts of individual developments are properly mitigated. In addition, local storm water management efforts should be coordinated with countywide efforts.

7.4.3 Encourage Conservation Easements

A conservation easement is a legal document that granted, and sometimes sold to a non-profit conservation organization. When a conservation easement is in place, the landowner retains ownership of the land and has the ability to control access to the property. Conservation easements permanently restrict the type and amount of development that could occur on the land. Some conservation easements allow a limited number of new structures, although buildings may be restricted to specific locations on the property. A Conservation easement does not require that public access be granted to the property. Donation of a portion or all development rights to a conservation development organization usually qualifies as a charitable contribution on the donor's federal income tax returns. A benefit for some landowners could include

estate tax benefits, which would enable heirs to retain lands within a conservation easement.

Easements can be used for many public purposes such as: the protection of open space for greenways, parks, trails and riparian corridors, and the preservation of scenic vistas through the appropriate location of telecommunication towers, and improved control of billboards.

7.4.4 Pursue the Feasibility of Adopting Township Zoning

Zoning is often labeled as an intrusive government regulation, and to some extent it might be especially if everyone on the planet was a team player. However, in today's global economy economic interests often trump local preferences. This point is especially valid when the community has no documented preference as to what their local landscape should look like. This is where the township zoning resolution plays a vital role by protecting individual property owners from harmful or undesirable uses of adjacent and nearby properties. Zoning can also prevent Baughman Township from becoming dumping grounds for businesses which are trying to avoid municipal regulations

It's the only tool, other than self-action, conservation easements and deed restrictions that can preserve farmland, open space, unique natural resources, scenic

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vistas, and natural terrain features. The zoning resolution can minimize complaints from new residents that move into agricultural areas.

Lastly, and most importantly, the adoption of zoning will help to ensure the longevity of economic growth in the township by helping reserve adequate acreage for industrial and commercial uses.

This is done because the zoning helps to partially indemnify present and future industry from harassment by residential neighbors. Owners of commercial and industrial enterprises often only expand into zoned communities because they too, like township residents, like clarity and rarely make economic decisions based in ambiguity. An unzoned community is often too risky in the eyes investors of meaningful developments.

There are several things that zoning is not or cannot do, such as change or correct past land uses. The only exception is if a use is made "non-conforming". A nonconforming use can be eliminated if that use is voluntarily discontinued for a certain period of time after the adoption of the current zoning resolution. The zoning also cannot prohibit farm buildings or farming decisions or establish higher development standards than the community desires. Zoning is also not building code and therefore only affects the density, placement and use of the intended land.

When developing zoning districts, the township should respect planning processes of surrounding and/or adjacent jurisdictions, and should work collaboratively with those jurisdictions.

The following zoning districts could be developed to clearly focus on the intended land use in that area.

- Agricultural District
Preserve and protect prime agricultural land. Control the indiscriminate infiltration of urban development in agriculture areas which adversely affect agriculture operators. Primarily use groundwater and septic system.
- Residential District – One or Two family dwelling
Accommodate existing built up areas and allow land for projected non-farm residential growth. May be served by public water or central sewer.
- Multi-family Residential District – Three or more family dwelling
Permit the development of multi-family dwellings and planned neighborhoods having a variety of dwelling types. Public or community water supply and sewage disposal facilities are required in high density development of this type.
- Commercial District – General

Encourage integrated groupings of retail stores and personal and professional services.

- Commercial District – Highway
Highway oriented business.
- Industrial District
Provide for certain non-retail commercial uses, warehousing and storage, manufacturing, assembling, and fabricating activities.
- Floodplain District
Protect and minimize public and private losses due to flood conditions in specific areas.
- Planned Unit Development
Encourage flexibility in design, look and feel of one or more integrated land uses. Provide more planning flexibility and review discussion than traditional zoning districts. Buildings are often clustered on smaller lots, permitting the conservation of natural features in common areas or open park-like areas. The development maintains the same or slightly greater density than is permitted by conventional zoning methods.

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7.4.5 Ensure Future Growth is Consistent with Existing Community Character

All types of development- residential, commercial, agribusiness, and light industrial- should be encouraged. However, it is recommended that before each particular use and project are embraced, that each can be sufficiently serviced without reducing the flow of services and quality of life to existing residents and businesses. New infrastructure should be planned to be adequate for both existing and planned growth. Level of service standards should be developed to insure that adequate public facilities are provided in both the short term and long term. To ensure these projects are compatible with the existing built environment and infrastructure, current infrastructure and utility demands, and potential nuisances should be ascertained. Prior planning and forethought should be incorporated into all future development decisions.

Throughout the development of Plan there was a strong public desire to ensure that future residential development meshes well with existing housing stock. Although few new single family homes are constructed within the township each year, a good job has been done to ensure lot sizes remain consistent. To ensure this desire is met, it is recommended that this type of low-medium residential density be applied- where applicable- to future residential development.

The development of single family units should be discouraged contiguous to commercial and/or industrial uses, unless adequate buffering and screening is provided. Land uses such as those for parks, offices, or institutional uses provide suitable buffers.

7.4.6 Promote the Use of New Technologies to Guide Development

Several new tools exist that may be beneficial in the land use and development arena. Seeing land-use changes over years and decades helps citizens understand the repercussions of unplanned growth. Impacts of development over time can be significant. By using geographic information system (GIS) applications and analyzing land-use data collected over time, elected officials, township staff, and residents may

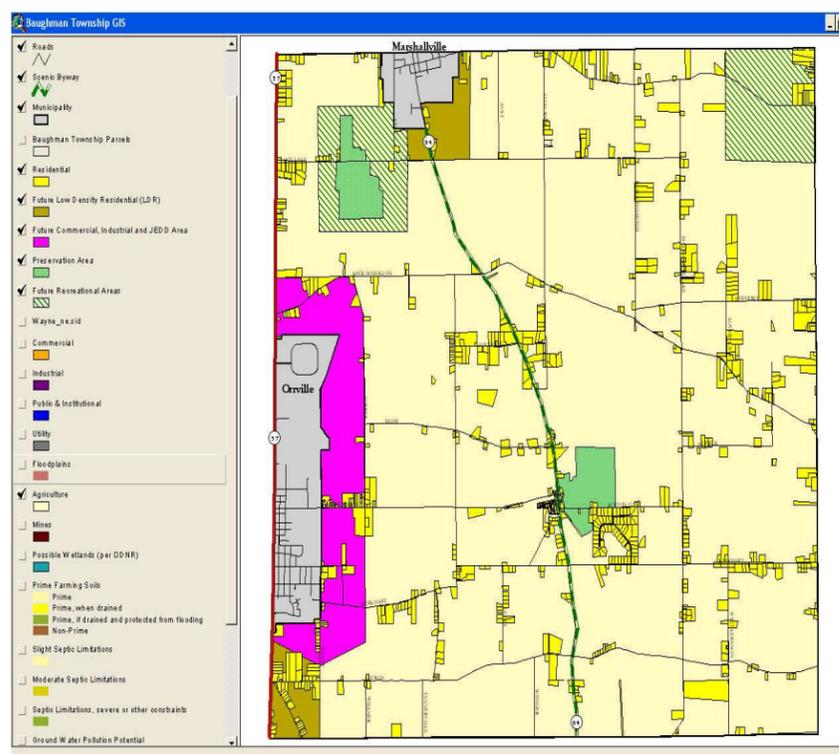
be more apt to support quality growth and the necessity for holistic and comprehensive planning.

The Wayne County Auditor's Office currently utilizes GIS technology to perform a variety of tasks such as parcel editing and mapping. The use of this technology could be incorporated into township activities so that residents and other individuals and groups can use the systems to access specific information concerning their property, school districts, soil types, and other information.

Data such as existing land use, environmental constraints (floodplains, wetlands, groundwater pollution potential-DRASTIC Index), specific soils data (prime soils, soil productivity, septic constraints, etc.) could be very important in minimizing development constraints and making the development process visual.

7.4.7 Encourage Farmland and Open Space Preservation Measures

Township officials should encourage other means to protect open space and viable prime farmland. Environmentally sensitive areas should be respected during farming operations and preserved as much as possible. In particular, stream corridors and ground water resources should be protected.



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This could be accomplished in many ways and several organizations exist that can provide valuable information of “best practices” used in other States and communities throughout the United States. It is recommended that the methods other communities use to facilitate better land usage be considered even if such method may not be justified or authorized under Ohio Revised Code. If such methods do not violate the property owner’s 5th, 6th or 14th amendment rights, devalue property value, or are considered capricious or arbitrary, they can be legally upheld.

7.4.8 Encourage Rural Development Form

The Rural Development Form is characterized primarily by agricultural uses, homesteads associated with agricultural uses, and agricultural service businesses. It is also characterized by large lots and little availability of water, sewer, or other municipally oriented services. Single family homes not associated with farms have been built in the Rural Areas, generally on larger lots ranging from two acres and larger. Road infrastructure largely consists of paved roads without curbs and gutters, with ditch drainage and culvert access.

The Rural Development Form is a desirable development pattern that should be preserved, while allowing reasonable opportunities for new growth. The challenge will be to balance the pressure for growth with

a desire to maintain agriculture viability and a rural character.

Keystones

- Agricultural uses are recognized as economically desirable businesses, not “vacant” land. Agricultural uses are encouraged to remain, and agricultural preservation is an important goal, but this goal should be balanced with respect for the property rights of farmers, and the potential economic need for farmers to sell property for development purposes.
- The desired character for this area is a continuation of the historic rural and agricultural patterns, including farms and farm-service businesses. New residential development is encouraged to occur in the closest to developed areas or in locations supported in the Future Land Use Map.
- Farm drainage design should be coordinated as much as possible with existing drainage.
- Rural commercial land uses and agricultural support businesses are encouraged to exist. Examples of rural commercial uses are commercial nurseries, feed and seed stores,

farmers markets, farm implement sales and supply stores, and community supported agriculture, and other farm support businesses.

- It is recognized that as new residential development occurs in this area, land use conflicts between farming and residential uses may occur. This plan acknowledges that the primary use in this area is agriculture, and that new residents must recognize the primacy of this use, and understands that there are often negative impacts of farms related to hours of operation, odors, pesticides, farm equipment on roads, and others. “Right to farm” measures are encouraged, such as deed declarations that acknowledge that encroachment of residential uses into the Rural Area will be subject to noise, odors and dust typical to the agricultural industry.
- As new residential development is proposed in this area, it will be reviewed to discourage inappropriate or incompatible encroachment into viable agricultural areas. New non-farm development should be reviewed and designed so as to minimize impact on agricultural drainage.
- Rural Areas and residents that move in to Rural Areas should not expect urban services. Rural levels of service will typically not include public

water, sanitary sewer, and storm water drainage facilities other than ditches.

- The environmental integrity of stream corridors should be preserved and protected to the maximum extent feasible through regulatory measures such as stream setback standards, and through initiatives such as acquisition of property or development rights (i.e. scenic easements), as discussed in the open space element of this plan.
- This Plan recognizes, that for the sustainability of agriculture to occur within the township, agriculture related service industries are necessary, and that adequate provisions are needed to support these land uses.

7.4.9 Ensure Healthy Public Debate

Land use and zoning are simply emotional issues. But beyond personal emotions of property owners, is the responsibility of both political subdivisions to ensure the proper usage of resources.

To ensure a win-win situation it is extremely important that a good level of communication exist amongst all parties with a stake in land use. This can either occur through additional public meetings, community forums, educational newsletters, or by other means. Property

owners should be made aware of all land use tools available at their level that can help promote better land usage.

7.4.10 Encourage Hamlet Development Form

Hamlets are typically communities with a small residential population in housing stock built in the early part of the 1900's. The communities typically formed around the intersection of transportation facilities, such as highways and railroads. The street layout tends to be in the grid format. Hamlets are also characterized by at least one significant non-residential use, often agriculturally based. Schools and churches are not uncommon uses within Hamlets.

While Hamlets typically date from the early part of the twentieth century, they are a viable development pattern that can either be expanded or that can be created with new development. The challenge with Hamlets is to accommodate an amount of new development that does not alter the basic small scale of the Hamlet Form, and a type of development that is compatible with the unique character of the Form. Burton City is one Hamlet in this township

Keystones

- When new development occurs, it should respect the existing pattern of development. Specifically,

grid pattern streets should be extended to accommodate new development.

- New development in a Hamlet should be "pedestrian friendly", with sidewalks and trails.
- New non-residential uses are encouraged to locate in Hamlets, but only if they respect the scale and character of the Hamlet and are designed to primarily serve the Hamlet and surrounding agricultural areas.
- While Hamlets can and should accommodate new growth to maintain their vitality, this growth should be limited so as not to overpower the scale of the Hamlet. While there is no precise amount of population that can be targeted, each Hamlet should be monitored as new development is proposed.
- The historic heritage and character of Hamlets should be considered, respected, and preserved in new development. New development can be designed with modern amenities and features, and can be designed to "look new"; however it should respect the scale, configuration, building orientation, density, pattern, materials, building relationship to street and general character of the existing Hamlet.

Hamlets should be linked to alternative transportation modes, such as mass transit and bicycle trails wherever feasible.

7.4.11 Encourage Neighborhood Commercial Development

Neighborhood Commercial Uses are intended to serve nearby residential areas with basic personal and retail services. Such uses are generally located in stand-alone buildings or in small commercial centers and may include uses such as convenience stores and “general stores”. These uses are appropriate in many areas of the community and can help to minimize car traffic and conserve resources by providing services near homes. On the other hand, they can be obtrusive and have negative impacts on homes if they do not respect the neighborhood scale or are not properly located and designed.

General Principles

- Neighborhood Commercial Uses typically require a site of between one and five acres to accommodate buildings and parking areas, supporting a floor area of between 10,000 and 50,000 square feet. Major tenants may include a small grocery or drug store.
- The Neighborhood Commercial shopping area should be located along a connector street or

arterial street, easily accessible from the area it is intended to serve by all types of transportation.

- Generally, it will serve an area approximately one to two miles in radius.
- Adequate landscape buffering should be provided adjacent to any residential properties.
- Building design should be compatible with surrounding residential areas with regard to materials, building scale, building massing, and relationships to streets.
- Mixed-use structures are encouraged. Small commercial structures with attached residences or other attached uses in the Town Form are a prime example.
- Connections should be provided to any adjoining sidewalk or trail system that exists.
- Parking should be encouraged to the rear of buildings, and/or to the side where rear parking is not feasible.
- Impervious surface ratios should be established to provide green space on site.

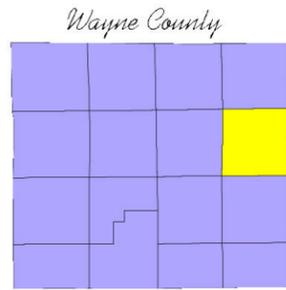
- Access should be limited to minimize impacts on surrounding residential areas.

Signage and lighting should be limited to avoid visual impacts on homes.

7.11.12 Monitor the Marshallville Sewer Issue

The Village of Marshallville came under “Findings and Orders” with the Ohio EPA for not meeting sanitary sewer standards. Over the last ten years, this issue has been discussed and yet still not addressed. Several solutions have been discussed and two solutions emerged: update and expand the Marshallville Waste Water Treatment Plant, or link Marshallville to Orrville’s WWTP via a sewer line. This option was not preferred by the Wayne County Commissioners for fear that this sewer line would spur growth in rural areas of the township with limited services. The current solution is for Marshallville to build a new WWTP upon finding suitable funding.

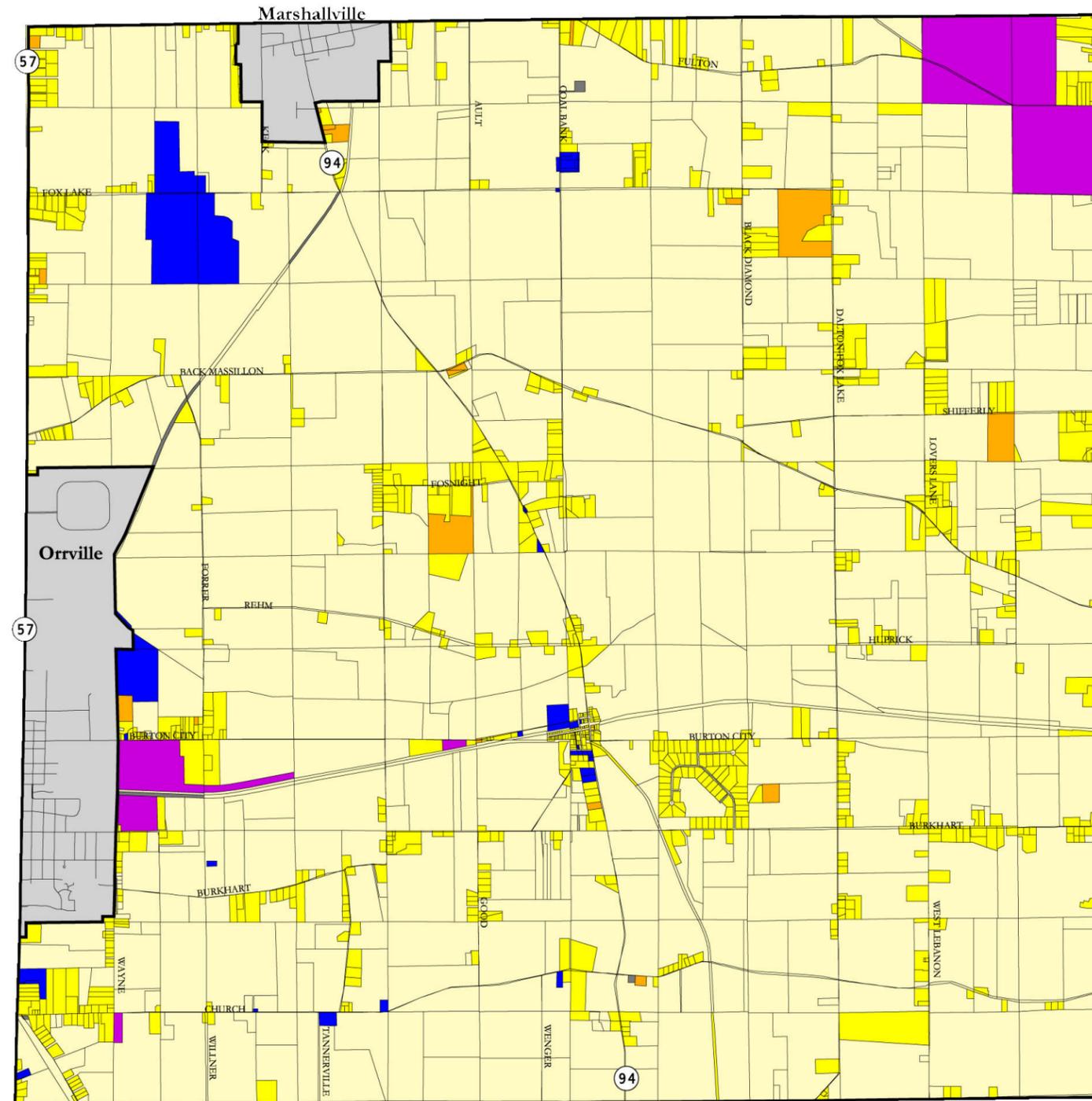
Baughman Township, Wayne County



Legend

- Boundary
- Roads
- Municipality
- Baughman Township Parcels
- Residential
- Commercial
- Industrial
- Public & Institutional
- Utility
- Agriculture

Disclaimer: Land uses are determined by taxed use from the Wayne County Auditor. Maps are only as accurate as the data used. The accuracy of this map has not been completely verified and it should be used for informational purposes only.



0 2 Miles

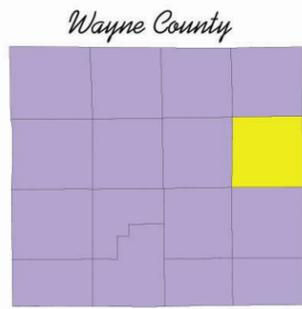
Source: ODNr, Wayne County Auditor



Baughman Township Comprehensive Plan

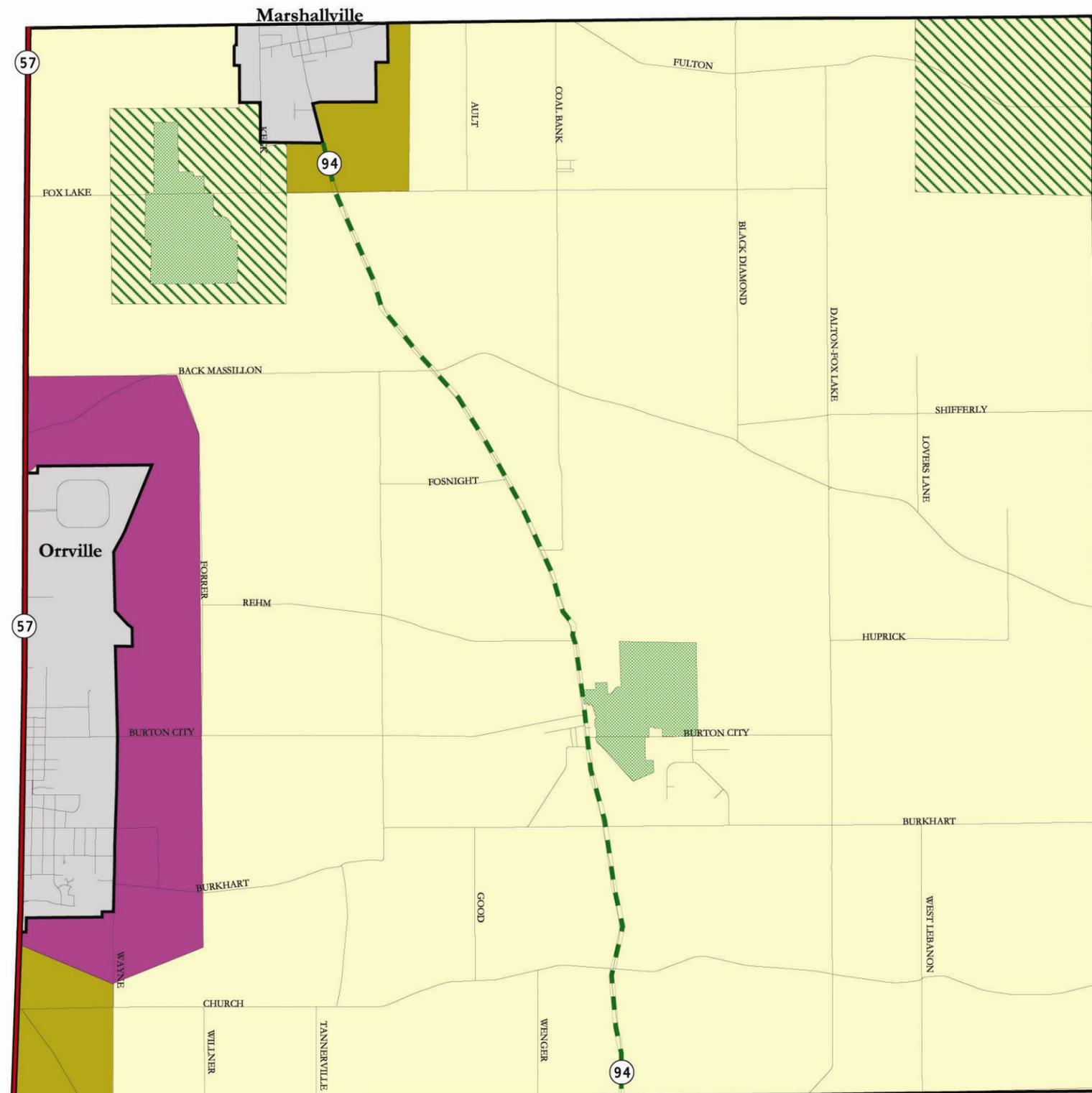
Existing Land Use

Baughman Township, Wayne County



Legend

- Major Corridor
- Boundary
- Roads
- Scenic Byway
- Municipality
- Future Low Density Residential (LDR)
- Future Commercial, Industrial and J.E.D. Area
- Preservation Area
- Future Recreational Areas
- Agriculture



Baughman Township Comprehensive Plan

Future Land Use

Source: Wayne County Auditor

Executive Summary

Community Survey

Population and Demographics

Community Facilities and Services

Economic Development

Housing

Land Use

Natural Resources and Environment

Transportation

Implementation

Baughman Township, Wayne County

8.0 Introduction

The diverse natural resources that exist within Baughman Township are important components of the quality of life. The various types of prime soils that helped to perpetuate the economic vitality of area farmers are, in particular, an invaluable resource. The Natural Resource Section within this Comprehensive Plan focuses on further identifying these natural resources and should provide public and private officials a general framework by which to perpetuate their continued existence and use.

8.1 Goals and Objectives

Goal: Promote the preservation and conservation of the township's environmental quality and vast array of natural resources by:

- Promoting the use of Current Agricultural Use Value and Agricultural District programs as well as other programs that promote the conservation of natural resources.
- Utilizing existing federal and state programs and incentives to conserve and promote significant natural resource areas.
- Discouraging development in the 100-year base floodplain as well as minimizing the affects of development within the existing floodplain boundaries

- Maintaining a compatible agricultural buffer surrounding Johnson Woods.
- Preparing overlay guidelines to minimize the impact development may have on existing woodlands, wetlands, floodplains, watersheds, other significant natural areas and the township's overall environmental quality.
- Encouraging the use of natural and man-made riparian buffers along waterways and tributaries in accordance with the local conservation departments and agencies (Soil and Water Conservation District- SWCD and the Natural Resource Conservation Service- NRCS)

8.2 Existing Conditions and Trends

8.2.1 Watersheds



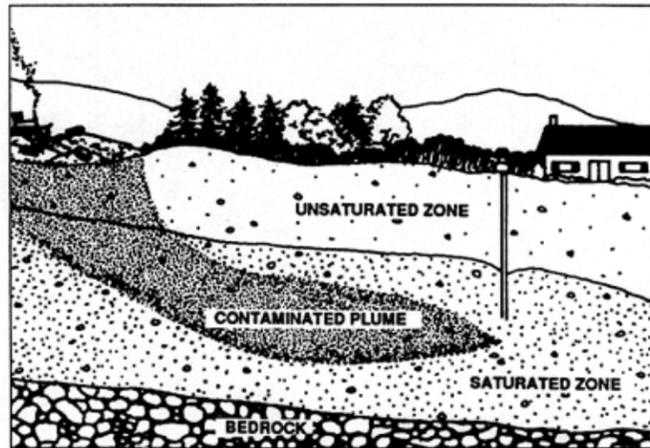
Wayne County is part of the Muskingum Watershed, part of which is the Chippewa Subdistrict. The Chippewa Creek Watershed Project is a flood control project that began in 1956 and was completed in 1980 with the construction of eight dams. It encompasses 188 square miles (120,320 acres) in northern Wayne and southern Medina counties.

The watershed project was established to reduce the acreage prone to flooding, and to reduce the actual time periods of inundation. Today, properties, either directly or indirectly located within the flooding areas, are assessed with the taxes collected for the purpose of flood reduction.

The Chippewa Creek runs through Medina and Wayne counties to the Tuscarawas River, which is a tributary of the Muskingum River. Much of the flooding over the years in the Chippewa Creek Watershed region was related to debris and sediment clogging the creek and tributaries, making them unable to handle increased drainage loads during heavy rains and spring thaws. Residential and commercial development increased runoff rates to this already overburdened drainage system.

To carry out the flood control project, the Chippewa Subdistrict of the Muskingum Watershed Conservancy District was formed. The MWCD serves as the administrative arm of the watershed project, handling its business and financial affairs. The Subdistrict is governed by a Conservancy Court of two common pleas judges.

Baughman Township, Wayne County



Surface and Ground Water Terminology, fact sheet AEX-460.

8.2.2 Surface Water Resources

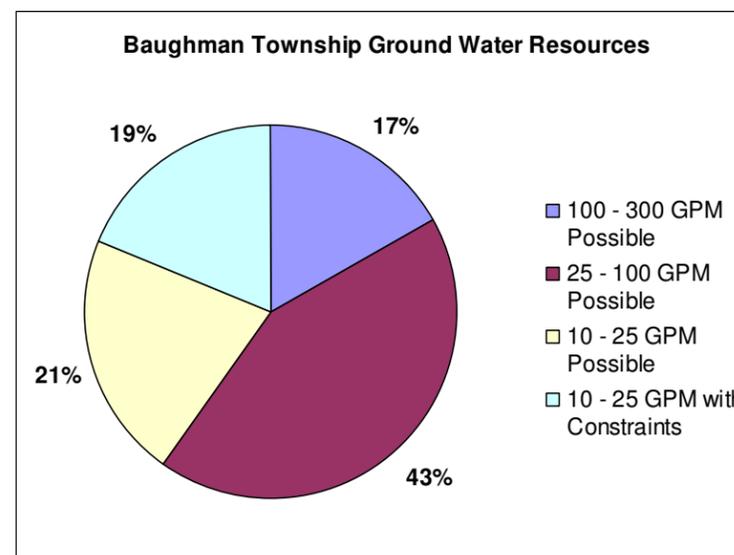
Wayne County is part of the Muskingum watershed. With the largest drainage area in Ohio, the Muskingum drains 8,051 square miles, or about 20% of the state. The Muskingum River watershed is regulated throughout its length by reservoirs, which are located mainly on its tributaries.

Seven watersheds make up more than 90% of the Wayne County drainage. The most extensive of these is the Killbuck Creek drainage system, which crosses the western half of the county from north to south, and drains about 73,300 acres. A major tributary of Killbuck Creek, Apple Creek and its tributaries drain about 35,200 acres. The Chippewa Creek and Newman Creek systems in the northeastern part of the county drain about 68,000 and 26,600 acres, respectively. Sugar Creek drains a 67,200 acre area, which extends from

the north central part of the county to the southeast corner. Salt Creek, draining an area of about 16,700 acres, lies between the Killbuck Creek watershed and the headwaters of Apple Creek and little Sugar Creek. Muddy Fork Creek, mainly in Ashland County, drains about 43,500 acres in Wayne County along its western border. The Kiser Ditch, a major tributary in Clinton and Plain townships, flows north and northwest into the Muddy Fork. About 28,400 acres along the county boundaries, or almost 8% of the county, flows into surrounding counties.

8.2.3 Ground-Water Resources

The primary ground-water sources in the township are the sandstone, and unconsolidated sand and gravel aquifers. These serve as water supplies for both individual wells and for several county villages, such as Creston, Doylestown, Shreve, Smithville and West Salem. Three major unconsolidated sand and gravel



aquifers serve the cities of Wooster, Orrville and Rittman. Well yields of 100 to 1,000 gallons per minute (gpm) can be developed from the sand and gravel aquifers within the major river valleys in the county.

The majority of ground water is obtained from sandstone aquifers. These aquifers are fine- to medium-grained, and often are interbedded with shale, coal, clay and thin limestone. Well yields from sandstone aquifers range from 10 to 100 gpm. In a few isolated areas, ground-water yields are poor, and wells must be drilled more than 300 feet deep to obtain yields of 10 gpm.

The yield of a well will vary considerably depending upon the age and depth of the well, well construction, diameter of the casing, pump capacity and age and more importantly, properties of the geologic formation.

Human activities, such as agricultural production, domestic waste disposal, and lawn and turf care, may have some influence on ground-water quality in Wayne County.

Another aspect of water quality in Wayne County is sediment loading in the streams and rivers. Over 7,000 tons of sediment per day are carried by Wayne County streams, amounting to about 550,000 tons per year. These sediments are detrimental because they fill in the channels of the streams. Runoff and sediment from

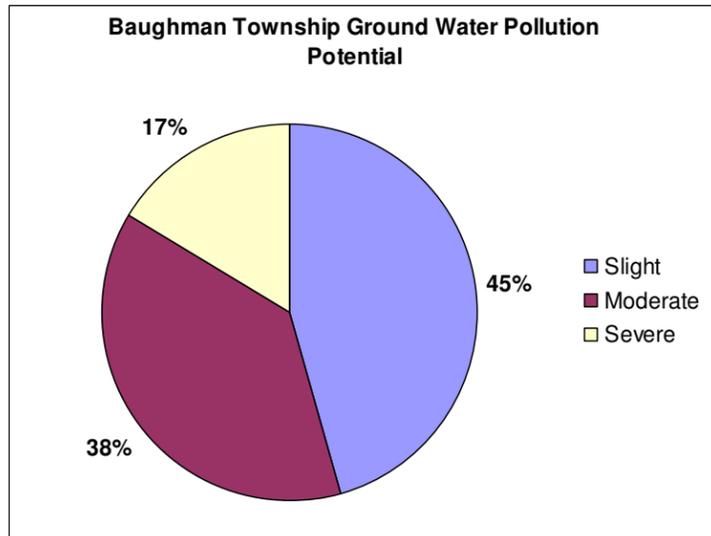
Baughman Township, Wayne County

residential development, construction sites and agricultural lands, which may enter streams and rivers, also may carry other pollutants, such as lawn and agricultural chemicals (pesticides and fertilizers), septage, oil and gas from spills, and industrial wastes. Wayne County citizens have a major challenge to reduce soil erosion and to protect water resources from pollutants that could affect the quality of the water supply.

Specific information on ground-water availability and wells can be obtained by contacting Wayne County Health Department or the Ohio Department of Natural Resources (ODNR), Division of Water.

8.2.4 Ground Water Pollution Potential

Groundwater is diffuse, vulnerable, and potentially affected by almost all types of land uses and activities. Water becomes contaminated when recharge water carries pollutants down into the water table. For example, chemicals on the soil surface or incorporated into the soil can become groundwater contaminants if they are carried by the recharge water. Once the recharge water reaches the aquifer, it travels in a more horizontal direction in response to pressure gradients within the aquifer. Chemicals in the recharge water move with the groundwater, forming a region of contaminated water called a plume.



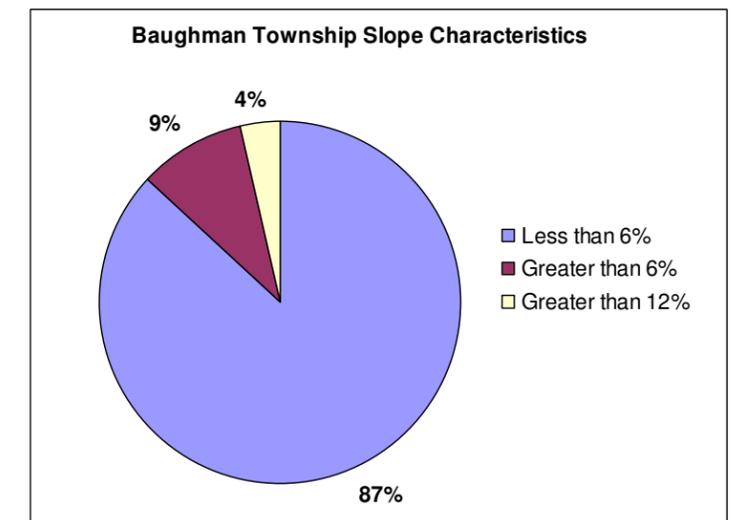
This plume may flow with the groundwater until it eventually resurfaces, thus contaminating springs, wells, streams, wetlands, or other bodies of surface water.

A DRASTIC model (developed by the US Environmental Protection Agency) for evaluating ground water pollution was used for purposes of estimating the township's groundwater pollution potential.

The DRASTIC Pollution Potential Index (DPPI) is based on seven characteristics: D - Depth to recharge R - Net Recharge A - Aquifer media S - Soil media T - Topography I - Impact of the Vadose Zone (Vadose is type of wetland soil) C - Hydraulic Conductivity of aquifer. The higher the DPPI, the higher the pollution potential.

8.2.5 Topography

When development takes place on or near steep slopes, vegetative cover is greatly reduced. Loss of this vegetative cover on steep terrain significantly increases soil instability, and thus the risk of erosion. Soil erosion and sedimentation into waterways poses several threats to public health and safety, which are difficult and expensive to correct. Property damage is commonly associated with development on steep slopes. Soil erosion and sedimentation into nearby waters increase the potential for flooding.



Consequently, steep slopes along stream valleys should be maintained with a vegetative cover to prevent soil loss and siltation. The need to protect these slopes is site specific. It should be subject to criteria based on percent slope, the length of that slope, soil erosion, percent of vegetation, and proximity to streams or wetlands. Depending on the site, mitigation plans should be prepared to describe proposed additional

protective measures. The maximum retention of natural topographical features such as natural drainage swales, slope ridge lines, and trees or other natural plant formations should be encouraged. This protection should focus on influencing the design of new subdivisions and the location of soil disturbing activities.

Steep slope protection will conserve and promote public health and safety by minimizing problems due to water runoff and soil erosion incurred in adjustments of topography to meet developmental needs. In addition to public health and safety concerns, protecting steep slopes preserves the unique scenic resources and vistas.

8.2.6 Floodplains

Floodplains are areas adjacent to rivers and streams that are subject to periodic or regular flooding. The Federal Emergency Management Agency (FEMA) provides maps indicating the 100-year flood zone, an area where there is theoretically a 1% chance that a flood will be equaled or exceeded in any given year.

The floodplain map gives a general location of the floodplains and represents areas most likely to flood during the most severe storms. Flood insurance rates paid by property owners are based on risk levels determined by their location relative to a mapped 100-year floodplain boundary.

Under FEMA regulations, communities are required to develop appropriate standards for development in floodplains and floodways, and may restrict development there, to minimize safety hazards and preserve flood storage capacity.

8.2.7 Woodland Resources

Woodland resources are aesthetically pleasing and contribute significantly to the rural and scenic character of township. Severe problems can arise when natural woodland is developed without proper planning.

Woodlands and wooded areas on or contiguous to riparian are especially important for stream or river system protection. Riparian woodlands provide many benefits to the nearby waterways, including absorption and removal of pollutants from runoff, reduction in temperature extremes, and a source of organic matter.

8.2.8 Riparian Corridors

Riparian corridors include stream banks and associated areas adjacent to a flowing waterway. Protection of existing natural riparian corridors is critical to the township's overall stream and water quality.

If a riparian area is developed or farmed to the water's edge, water quality degradation may occur. Flooding, erosion, sedimentation of surface waters, increased storm water runoff, loss of wetlands and riparian areas,

increased pollution, and wildlife habitat losses are some of the problems that occur if riparian corridors are not protected.

In addition to environmental importance, riparian corridors may possess significant economic value, recreational and health benefits, cultural enhancement, increased property values, and an improved quality of life.

Acquiring or protecting riparian corridors with conservation easements is recommended. This standard should be integrated into all community zoning review provisions. The width of setback or buffer zone can vary according to the characteristics of the floodplain and adjacent steep slopes. The Ohio Department of Natural Resources (ODNR) recommends a minimum buffer of 120 feet; this guideline is based on the minimum width needed to establish a mature forest – the most effective vegetative buffer.

8.2.9 Wetlands

Wetlands are defined as those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, fens and similar areas.

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Wetlands provide valuable environmental functions that include filtration and purification of water, flood storage, ground water recharge, minimizing erosion, supporting diverse communities of flora and fauna, recreation (hunting and fishing) and commercial use (fur and fish harvesting).

ODNR provides data on wetlands in its Ohio Wetlands Inventory (OWI), which is a map depicting the general locations and concentrations of wetlands based on analysis of satellite data and existence of hydric soils. Maps were prepared for this study, however, the accuracy and current relevance of the data is questionable. Most of the wetlands in Baughman are scattered near adjacent flood areas. Some wetlands are an invaluable natural resource and should be preserved and protected.

8.2.10 Soils

Thirty-nine different soil types are present in Wayne County, which are well-drained and poorly-drained with a majority being somewhat poorly drained. Each soil type has unique characteristics that may make it better accommodating to specified land uses. Each soil also has features that have moderate or severe limitations to various types of development. These ratings and the limitations are helpful in land use planning, although today's engineering practices-when used properly- may

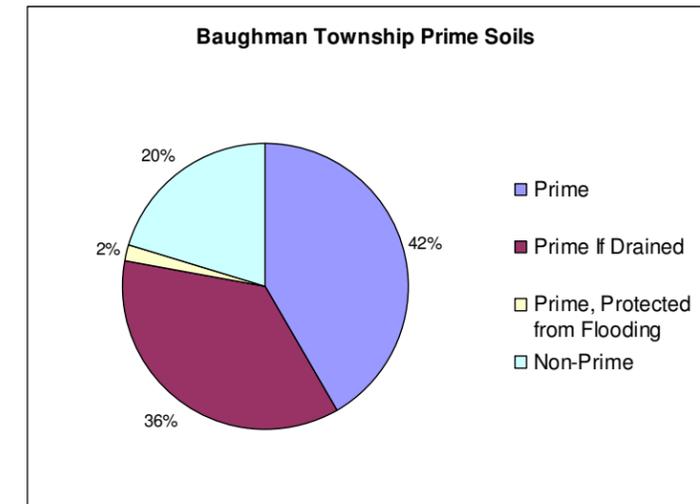
mitigate any problems affiliated with each of the soil's limitations. Most of the nearly level soils have other properties that are limitations to development.

The ability or inability of soils to support a variety of development types, a recreational park or campsite, or handle on-site sewage disposal are major concerns to address in land use planning and zoning. The purpose of understanding development constraints of each soil type is to encourage development in areas with properly-suited soils, while recognizing that additional construction preparations may be necessary in areas with high water tables or other development constraints (hydric soils, floodplains, wetlands, etc). In sum, developing in areas most suitable for development can offset a variety of health and safety risks that often occur when development occurs on ill-suited soils.

8.2.11 Prime Soils

The soils have been rated based upon soil productivity by the United States Department of Agriculture (USDA) and the Natural Resources Conservation Service (NRCS). The rating is based on such limitations as slope, erosion, wetness, and droughtiness. The use of the soils for cultivated crops is rated in this table to aid land-use planners who are considering farming as a sound land use to promote the local and regional economy.

Identifying the most productive soils could also give the township trustees and residents the visual tool necessary to help preserve prime soils and possible guide growth, if and when necessary to less fertile soils. (See Prime Soils Map at the end of the chapter.)



Prime soils are those soils that defined by the United States Department of Agriculture (and the National Conservation Service) and meet all the following criteria:

I. The soils have:

- a. Aquic, udic, ustic, or xeric moisture regimes and sufficient available water capacity within a depth of 40 inches (1 meter), or in the root zone (root zone is the part of the soil that is penetrated or can be penetrated by plant roots) if the root zone is less than 40 inches deep, to produce the commonly grown cultivated crops (cultivated crops include, but are not limited to, grain, forage, fiber, oilseed, sugar beets, sugarcane,

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vegetables, tobacco, orchard, vineyard, and bush fruit crops) adapted to the region in seven or more years out of 10; or

b. Xeric or ustic moisture regimes in which the available water capacity is limited, but the area has a developed irrigation water supply that is dependable (a dependable water supply is one in which enough water is available for irrigation in 8 out of 10 years for the crops commonly grown) and of adequate quality; and

c. Aridic or torric moisture regimes and the area has a developed irrigation water supply that is dependable and of adequate quality.

II. The soils have a temperature regime that is frigid, mesic, thermic, or hyperthermic (pergelic and cryic regimes are excluded). These are soils that, at a depth of 20 inches (50 cm), have a mean annual temperature higher than 32 degrees F (0 degrees C). In addition, the mean summer temperature at this depth in soils with an O horizon, the mean summer temperature is higher than 59 degrees F (15 degrees C).

III. The soils have a pH between 4.5 and 8.4 in all horizons within a depth of 40 inches (1 meter) or in the root zone if the root zone is less than 40 inches deep.

IV. The soils have either no water table or have a water table that is maintained at a sufficient depth during the cropping season to allow cultivated crops common to the area to be grown.

V. The soils can be managed so that, in all horizons within a depth of 40 inches (1 meter) or in the root zone if the root zone is less than 40 inches deep, during part of each year the conductivity of the saturation extract is less than 4 mmohs/cm and the exchangeable sodium percentage (ESP) is less than 15.

VI. The soils are not flooded frequently during the growing season (less often than once in two years).

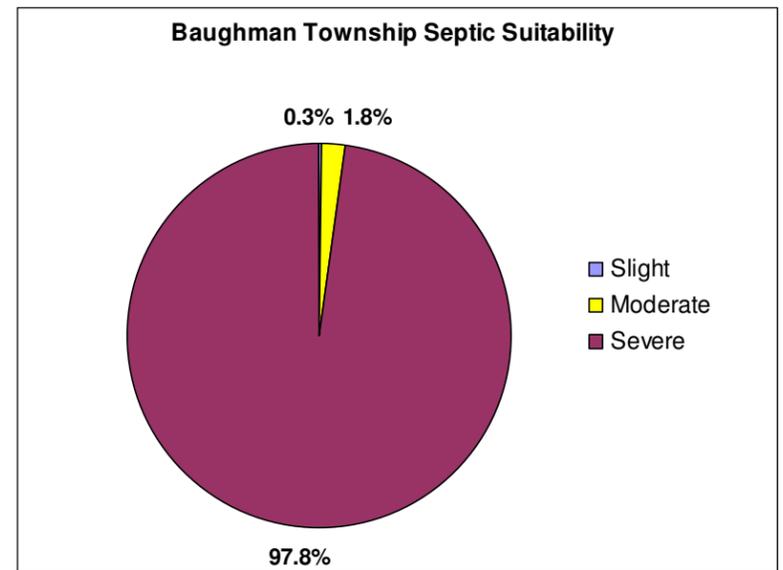
VII. The product of K (erodibility factor) x percent slope is less than 2.0, and the product of I (soils erodibility) x C (climatic factor) does not exceed 60.

VIII. The soils have a permeability rate of at least 0.06 inch (0.15 cm) per hour in the upper 20 inches (50 cm) and the mean annual soil temperature at a depth of 20 inches (50 cm) is less than 59 degrees F (15 degrees C); the permeability rate is not a limiting factor if the mean annual soil temperature is 59 degrees F (15 degrees C) or higher.

IX. Less than 10% of the surface layer (upper 6 inches) in these soils consists of rock fragments coarser than 3 inches (7.6 cm).

8.2.12 Soils and Septic Suitability

The suitability of soils for disposal of effluent from septic tanks depends on permeability, slope, natural drainage, depth to the water table, and the hazard of flooding. The permeability of each soil in the county is shown in Septic Suitability Map at the end of the Chapter. If filter fields for septic tanks are located on slopes of more than 12%, erosion and seepage downslope can be a hazard or the soil may be unstable when saturated. A severe limitation is imposed by a restrictive layer, such as solid bedrock, a layer of dense, compact material, or a layer of clay that interferes with adequate filtration and the removal of the effluent from the soil.



Some soils have a gravelly and sandy substratum through which effluent that is inadequately filtered can contaminate ground water or nearby springs, lakes, or streams. Before a septic tank system is installed, an onsite investigation should be made at the proposed site to evaluate related site factors other than the soil properties discussed in this section.

Sewage lagoons are shallow ponds that are built to dispose of sewage through oxidation. They may be needed in an area if septic tanks or a central sewage system is not feasible or practical. Among the features that control the degree of limitation is the hazard of flooding, percent of slope, and permeability of the soil.

8.2.13 Hydric Soils

Hydric soils are formed over time under conditions of inundation and/or saturation. Hydric soils are generally limited to areas along larger streams and drainage ways, and generally correspond with wetland areas. On soils that are subject to flooding, there is a special hazard to life and property if the soils are used for building sites (See Environmental Considerations Map). Buildings on flood plains tend to restrict the flow of floodwater and can result in higher flood crests upstream.

Non-hydric soils with hydric inclusions are scattered throughout the township, especially on the relatively

level, higher ground above the streams. Small, isolated wetlands can be expected to occur in these areas. Hydric soils are often found in the lowest landscape positions in conjunction with wetlands and are thus prone to flooding. These soils tend to collect and pond runoff from adjacent areas due to their poorly drained nature.

Hydric soils and non-hydric soils with hydric inclusions are often not suitable for building due to stability concerns, permeability characteristics that preclude septic tank use, frequent association with wetlands, and septic system problems. Soils that are poorly drained or that have high water tables are usually unsuitable for septic systems. Hydric soils affect development by their poor drainage.

Drainage can be a result of land use, such as tiling and dredging of stream channels, or natural causes such as the natural down cutting of stream channels over long periods of time. Some non-hydric soils contain small wetlands and “inclusions” of associated hydric soils in depressions, along drainage ways, and in other areas, that are too small for mapping on the soil survey maps.

However, these soils can be developed if proper drainage is provided. Ditching and tiling are usually necessary. Most of these soils will pond surface water, so proper grading is also important. Heavy clay soils

tend to swell when wet and shrink during dry periods. This can result in cracks and settling in foundations and concrete roads and driveways.

8.3 Strategies and Recommendations

8.3.1 Utilize Best Management Practices

A wide variety of management practices can minimize the threat of groundwater contamination from agricultural and other manmade activities

8.3.2 Protect Floodplains

Development within a watershed can change flooding characteristics. Flooding in the middle or lower reaches of a watershed may be influenced by changes that occur upstream. Downstream flooding can be reduced by a sufficient presence of upstream woods, wetlands, vegetative cover, and permeable soils. Flooding increases when storm water runs directly off the land and into streams, especially where woodlands, wetlands, and vegetation have been replaced with impermeable building and parking lot surfaces.

8.3.3 Protect Woodland Resources

Township Officials should protect and manage its rural woodlands and urban forest resources for future generations, and consider adopting a Tree Resolution. A Tree Protection Resolution would provide the basis for tree management and preservation strategy. The

components of a tree preservation resolution should include provisions for protecting the remaining forest by requiring tree evaluation and preservation during site design review; and for mitigation of lost canopy cover on development sites. The resolution could also make provisions for the protection of the remaining forest stands by requiring their evaluation and preservation during site design review. Tree preservation measures could also be embraced for public road and other civic improvement projects.

Other tree preservation methods that can be embraced could include:

- Encourage the township to participate in being a Tree City as recognized by the National Arbor Day Foundation.
- Create a tree commission for the township, which would be active in planting and tree maintenance projects, and educating the public.

8.3.4 Protect Wetlands

Wetlands should be protected from development through mitigation, isolated wetlands and/or riparian wetlands. To protect wetlands, the township could enact legislation to establish wetland setbacks of its remaining wetlands. Wetlands, floodplain areas, and other natural habitats could also be protected by

acquiring them, if and when possible, and converting them to park land.

Wetland setbacks are recommended as part of a community's management program for flood control, erosion control, groundwater recharge, and water quality protection.

For preservation purposes, further analysis of the existing government conditions should be conducted prior to development. Additional research will be needed to more accurately determine the location of wetlands.

8.3.5 Minimize Slope Development

The Township could consider adopting steep slope protection resolution as part of official zoning resolution.

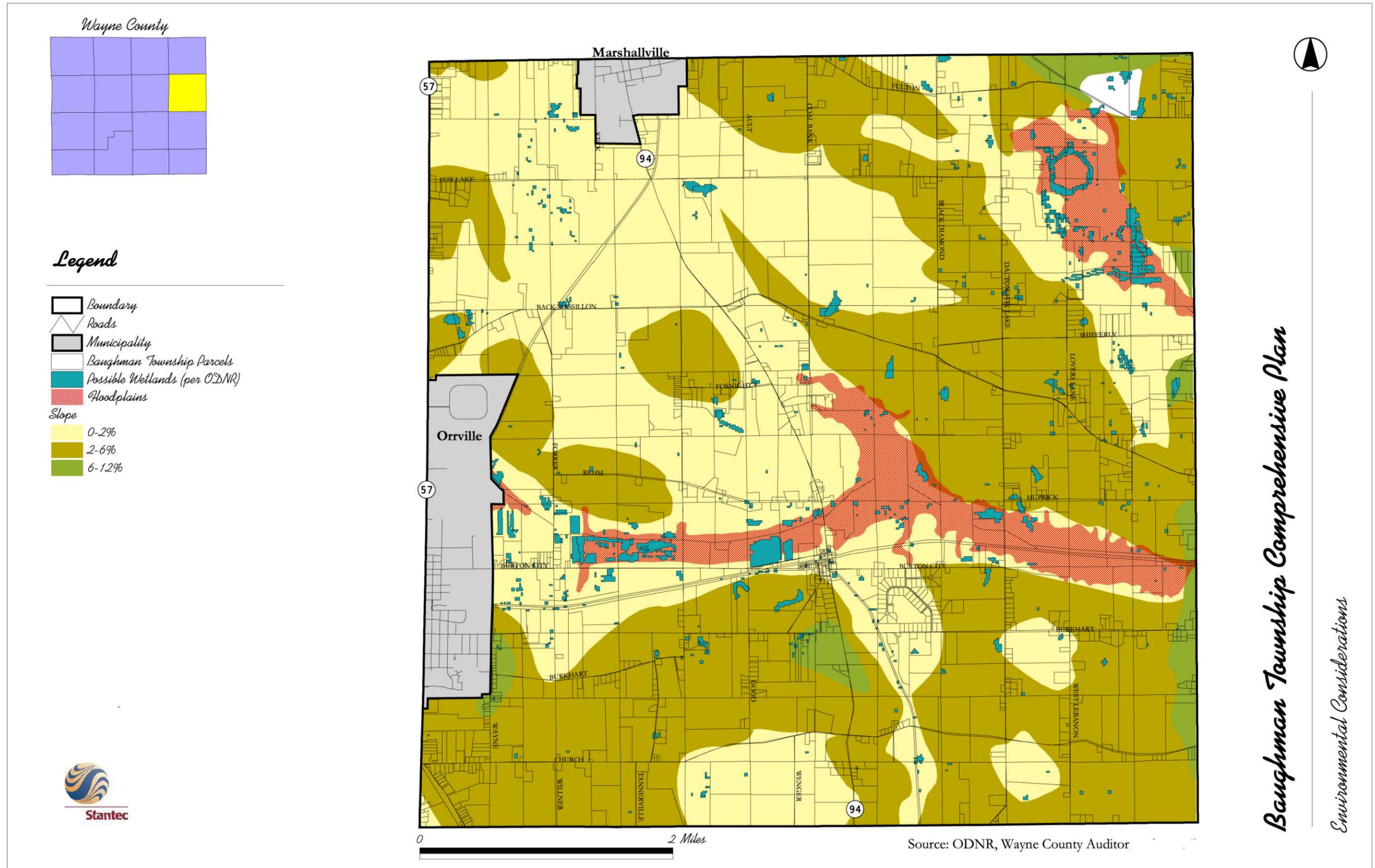
One approach to dealing with the problem of development on steep slopes could be to make any construction of a principal use on property with natural slopes greater than 12% a conditional use through local zoning. Conditional use approval could be used to review proposed developments in steep slope areas, with the applicant required to submit a detailed site plan whereas addressing both environmental and structural issues.

Clearing and grading of forest and natural vegetation on slopes over 30% could be prohibited and on slopes over 12% should be avoided and permitted only conditionally.

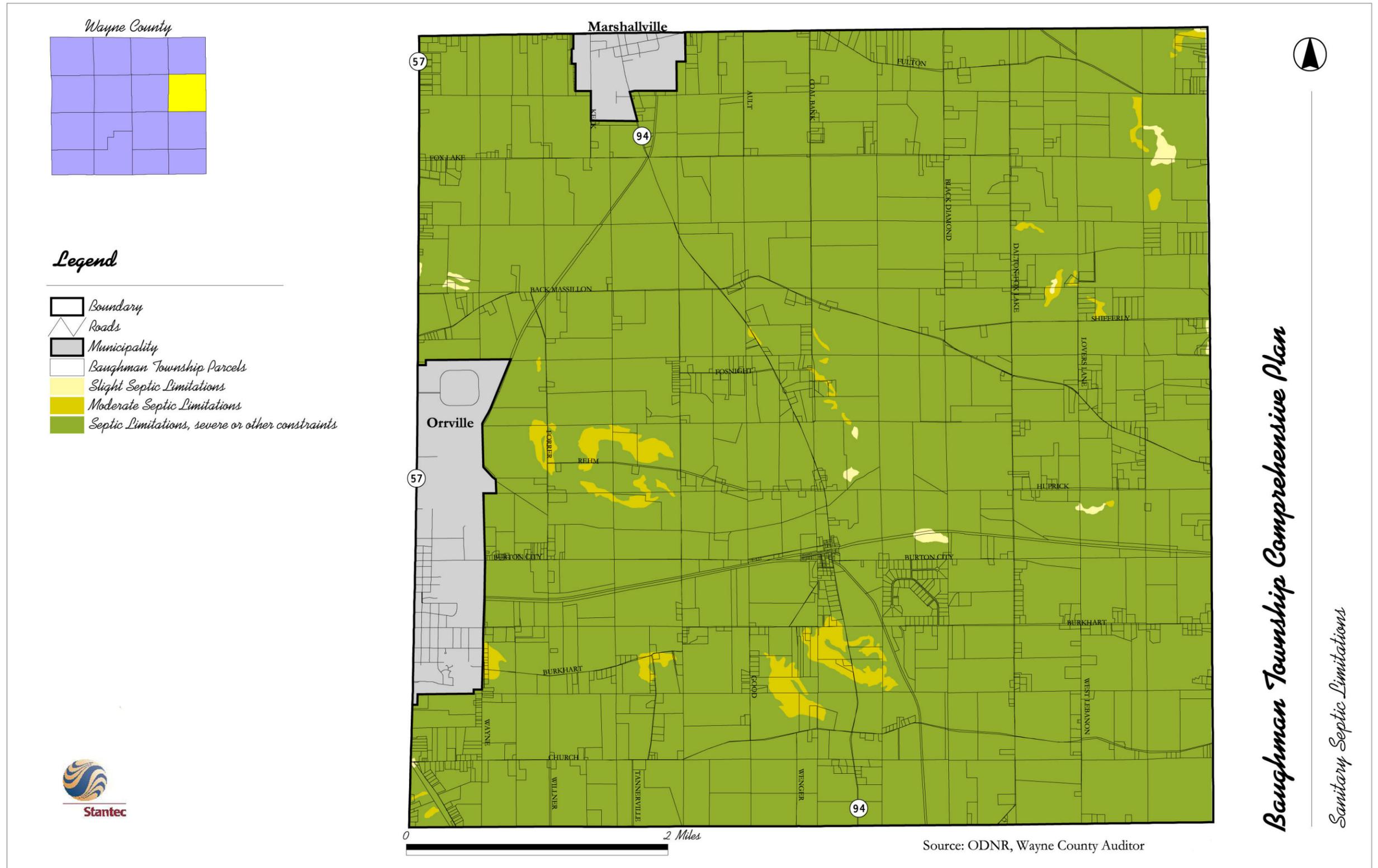
In situations where slopes are considerably steep, the zoning resolution could require evidence that erosion and sedimentation issues are addressed. This could include imposing the requirement that a Storm Water Pollution Prevention Plan (SWP3) be submitted when construction of a principal use on slopes greater than 12% is proposed.

Evidence that structural issues are adequately addressed could include the requirement that the applicant provide foundation plans approved by a Professional Engineer. This could verify that the foundation and structure will be stable and will not slide down to adjacent property.

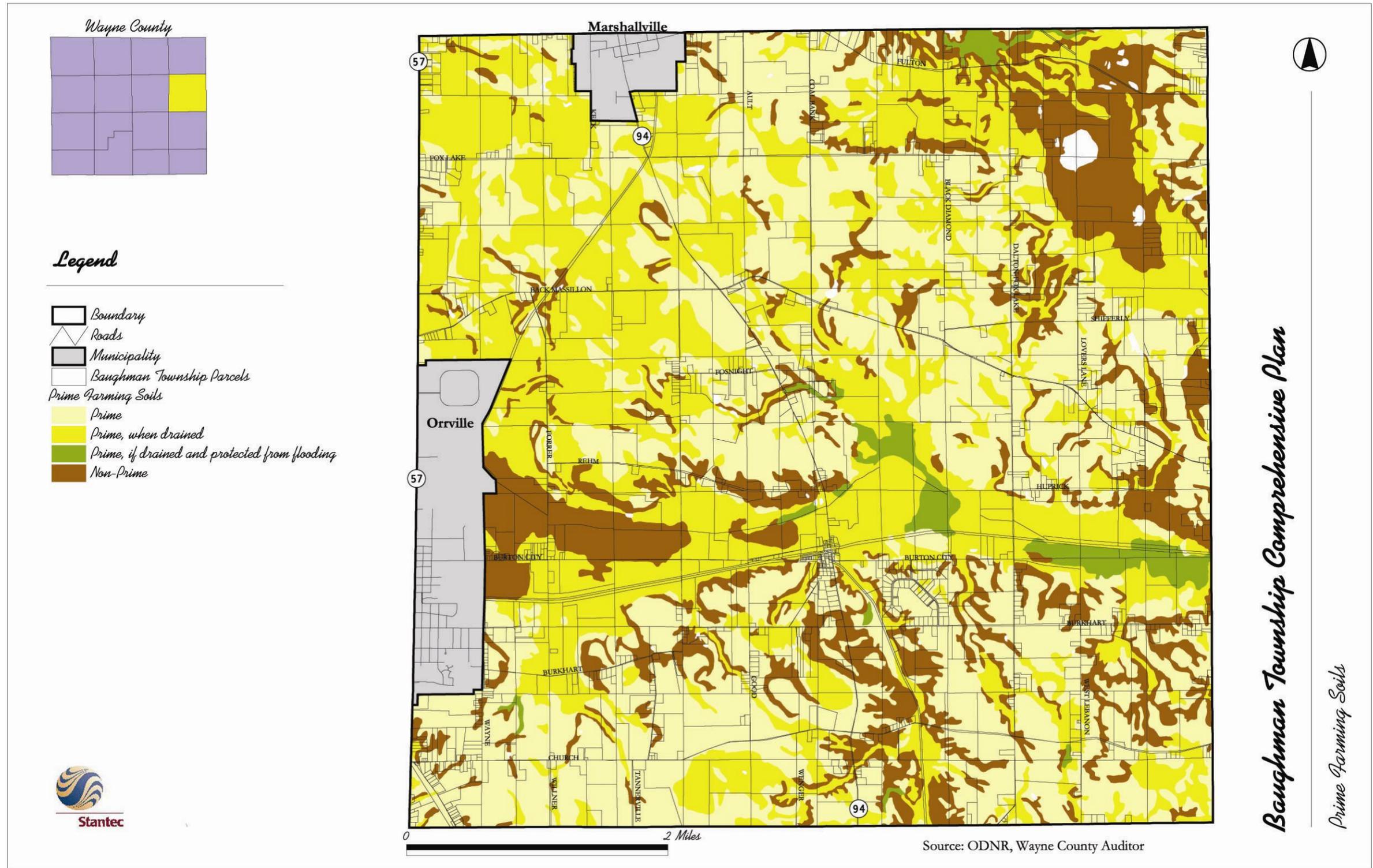
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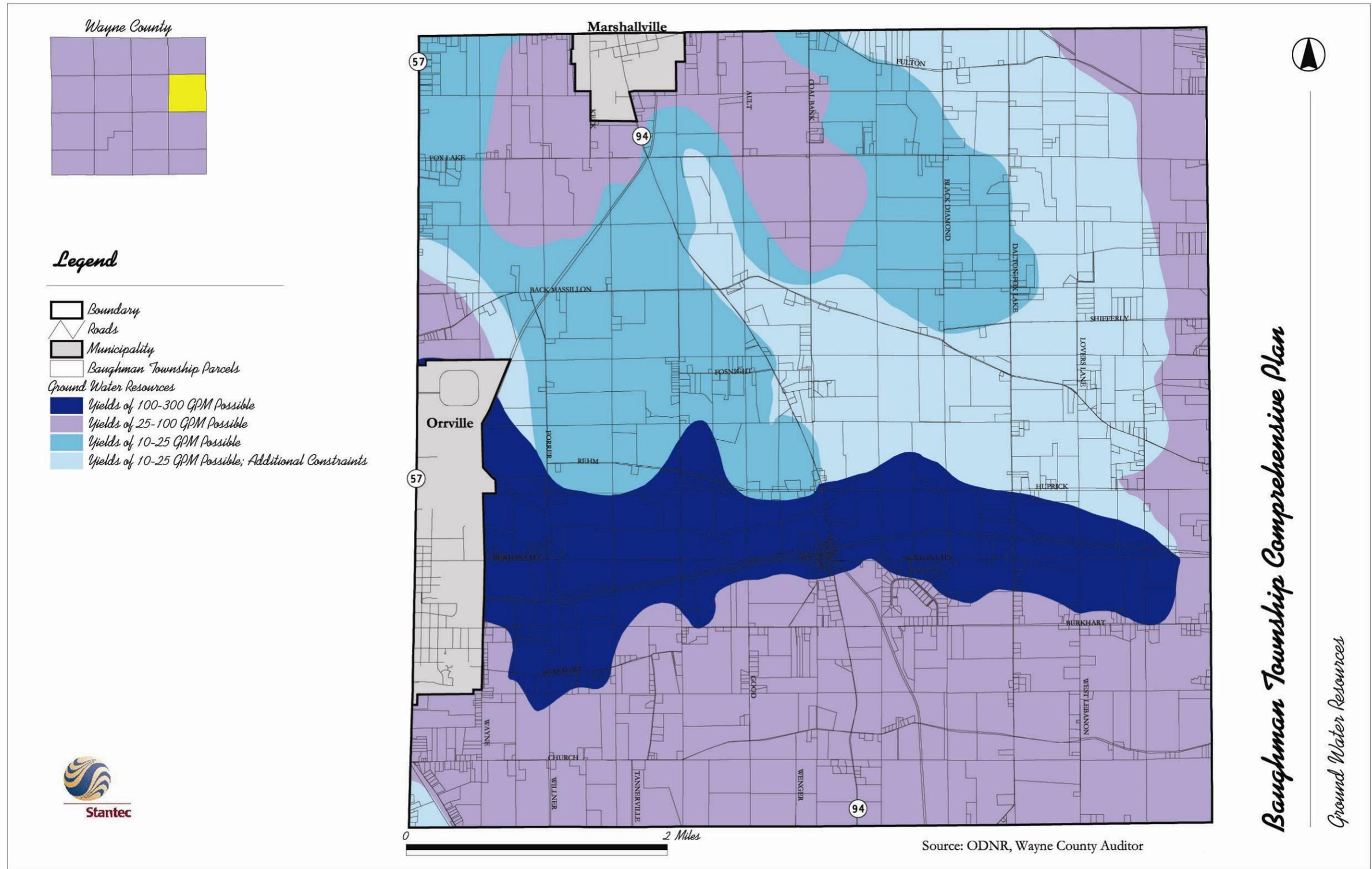
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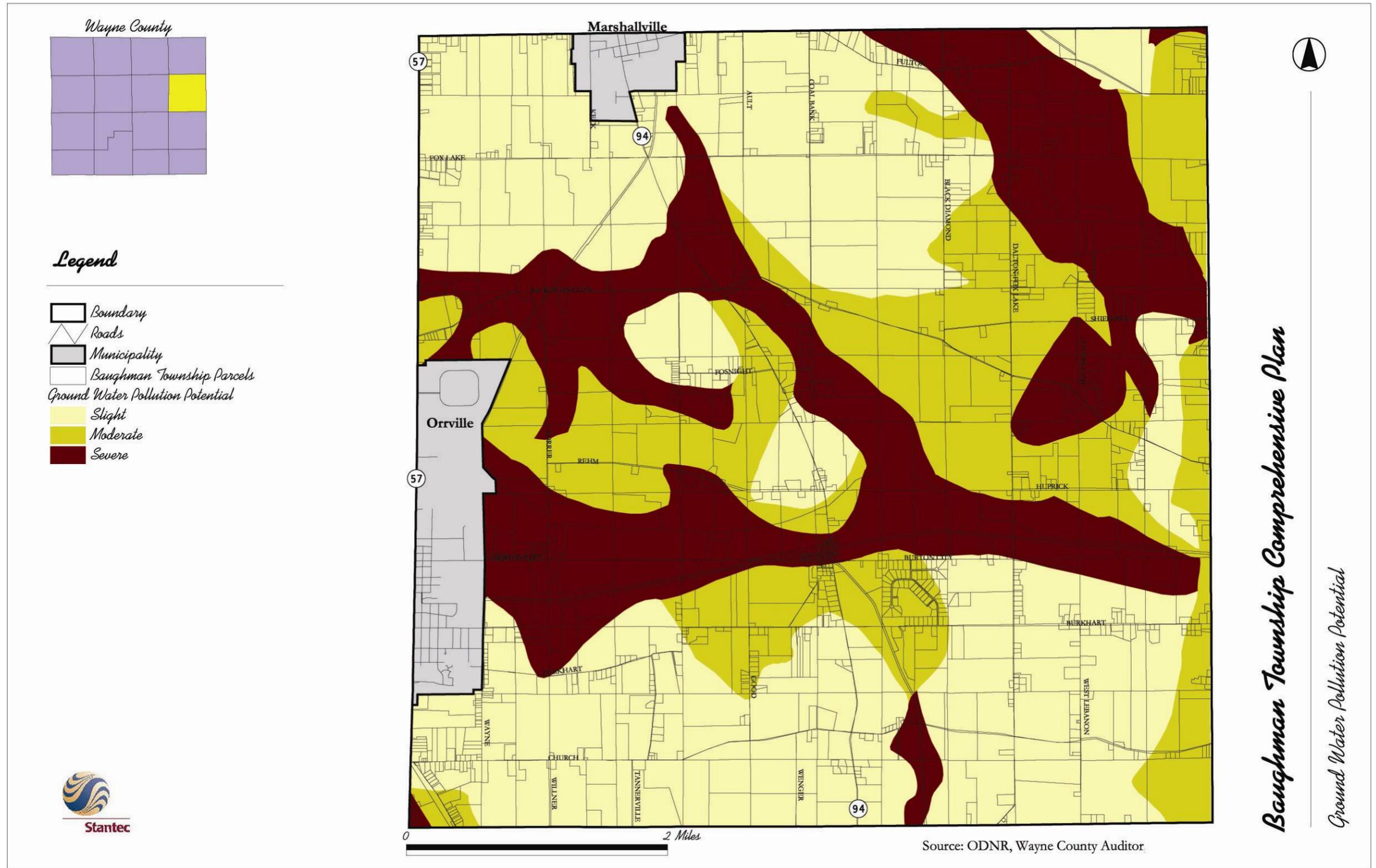
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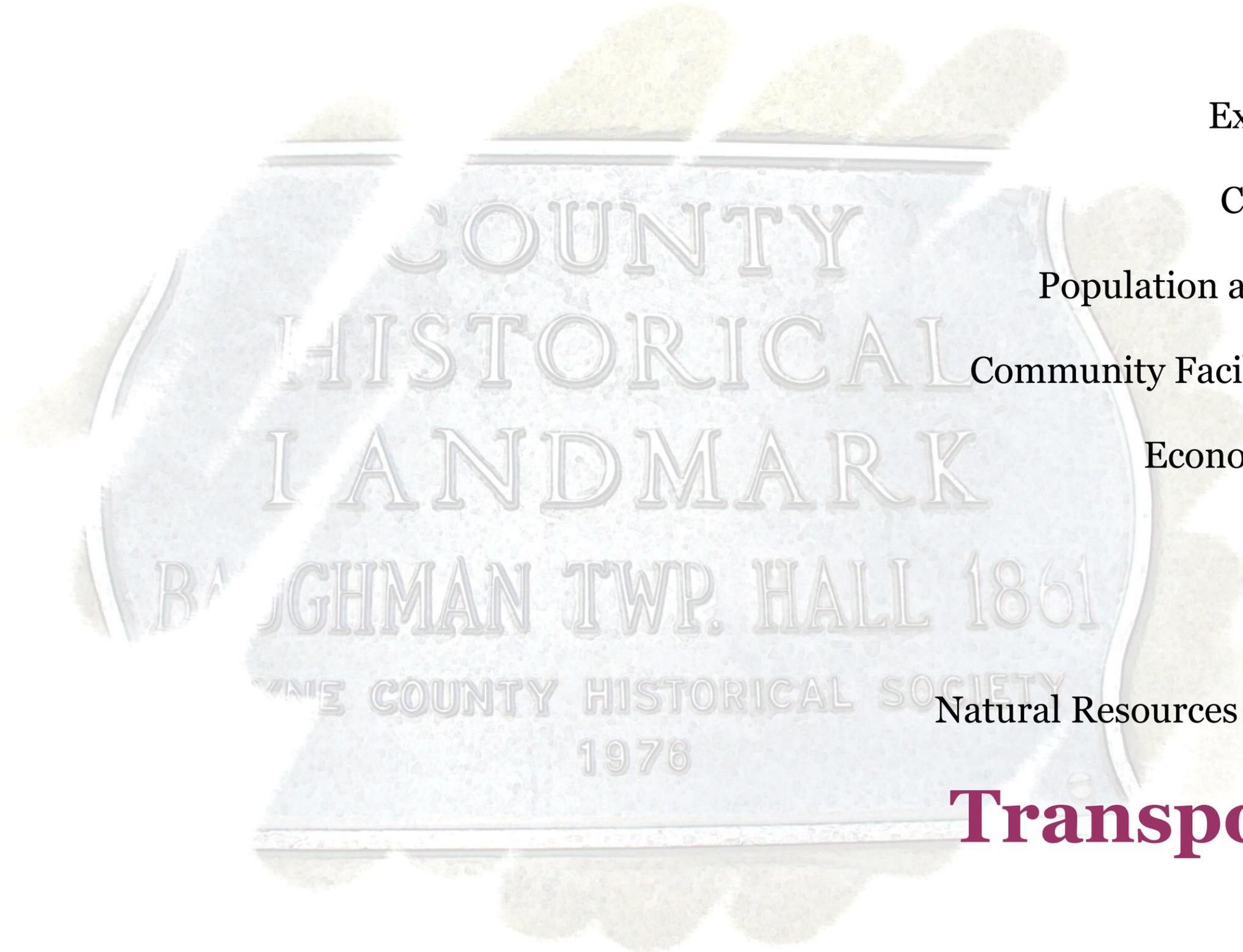


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9.0 Introduction

Often at times, transportation planning stems far beyond the planning ability of small and local governments. Insofar as ensuring the mobility to goods and services in a free market, Federal and state transportation authorities can impose higher interests on local governments. This could involve adding new lanes, new interchanges, or the development of other projects that could affect local land usage or overall quality of life. Because of this potential outside influence, local officials should have an open dialogue with state transportation officials to stay abreast with any current or future transportation projects that could directly or indirectly have an effect on the village or township.

The adequate maintenance and proper placement of roads is extremely important to the safety of residents, the conservation of land resources, and overall quality of life. Transportation is crucially-linked to both land use and economic development. Ensuring the necessary road quality exists to improve local business operations in a manner sensitive to the agricultural nature of Baughman Township, both political subdivisions must work collectively to achieve success. This success with also require a collaborative effort with county, state, and federal sources, which also have a vested interest and authority over transportation-related affairs.

In addition, geographic location plays a vital role in intensity by which roads affect land usage and other quality of life variables. For the most part, Baughman Township is located

on or near state highways, such as SR 94 and SR 57. These roads have the ability of carrying large volumes of traffic into the area and onto other collectors or local streets, which may also raise future planning and health and safety concerns.

Transportation is a key concern of both residents and employers of Baughman Township. People travel where they want to, when they want to, and how they want to. As the Township grows in population and size, meeting all those needs becomes more challenging.

Growth in Baughman Township has generally impacted specific areas. This mild growth, however, is not the only factor that has impacted traffic movement. National and local trends have also significantly added to traffic. These trends include an increase of cars and drivers per household, major shifts in employment distribution, and increased residential developments in new areas of the Township.

Although transportation and land use are discussed in separate chapters, they are very interrelated. Improvements to increase highway capacity tend to encourage land use changes that result in increased trips until traffic congestion returns to the level it was prior to the improvements. Conversely, changes in land use can increase traffic demand on existing roadways, resulting in the need for roadway improvements. The policies, goals, and objectives of both the Transportation and Land Use chapters should underlie

decision-making regarding either transportation or land use issues.

This Chapter describes a range of transportation choices addressing the efficient movement of automobile and pedestrian mobility, flow, and safety. While automobiles are expected to continue as the predominant means of transportation, all transportation modes need enhanced standing, and efforts by township officials in the future will be made to ensure mobility across all modes. Access will be maintained to each part of the Township by all modes in order to ensure safe and convenient access for all residents, employers, employees, and visitors. Baughman Township residents will be offered greater mobility to travel to their destinations by offering a diverse and well functioning transportation system.

This Chapter was developed with three basic premises:

- Any solutions or recommendations must address and ever-changing future traffic demand, not just present problems.
- Many traffic issues and solutions are regional in scope and cooperation with state and regional transportation planning agencies is essential

Baughman Township, Wayne County

- The interaction between transportation systems and land use patterns must be recognized and addressed in both transportation and land use policies.

9.1 Goals and Objectives

Goal: Ensure safe and adequate traffic flow throughout the township by:

- Improving the quality and availability of township roads.
- Continuing to monitor and correct (if economically feasible) unsafe township roads and bridges.
- Studying the existing traffic flows and patterns.
- Developing mechanisms to alleviate traffic flows and patterns in problematic areas.
- Pursuing the feasibility of requiring traffic impact studies for selective land use developments and projects.
- Encouraging pedestrian mobility through the development of bicycle networks, atv lanes, enhancement of existing trails or other options.
- Promoting traffic calming mechanisms to ensure safety.

- Encouraging traffic safety relationships between non-agricultural vehicles and slow moving vehicles.
- Encouraging the agricultural community to keep the roadways clean and safe.

9.2 Existing Conditions and Trends

At most levels of government, transportation policy and transportation infrastructure, such as road and bridge condition, affects land usage. The age, type, condition, and capacity of roads and bridges can also highly determine the level of economic activity in any given area. When part of a comprehensive plan, the transportation portion of the plan should highlight general goals and objectives and examine all possible problems that often work to promote planning failure. The general outcome should be a broad framework by the township that helps promote a transportation system that maximizes the public's desire to promote better land usage, directs future growth closer to developed areas, and minimizes environmental problems. This desire should be incorporated into the appropriate government policies, including the zoning resolution, in order to properly promote good transportation planning.

The map at the end of the chapter illustrates that there are currently no bridges in Baughman Township with load limits.

For more information concerning transportation planning and current/future projects, please the Wayne County Engineer's Office.

A primary use of the functional classification system is to identify those streets and roads eligible for federal funds, in addition to assisting access management and being a prerequisite to the development of a thoroughfare plan. By classifying streets according to their function- whether the movement of vehicles, access, level of service, or a combination of thereof- permits the proper coordination of planning design, and helps public officials to set capital improvement priorities according to public need.

FUNCTION	CLASSIFICATION
MOBILITY	ARTERIAL
	COLLECTOR
ACCESS	LOCAL

FIGURE A: Relationship of Roadway Function and Classification
SOURCE: Adapted from the State Highway Commission of Wisconsin

Functional classification is broken into two categories, rural and urban. However, the classification concepts generally apply in both urban and rural settings. Because all roads and streets in Baughman Township lay outside urban areas, they fall under the rural functional classification system. The characteristics of each class are the following:

Baughman Township, Wayne County

9.2.1 Rural Arterial Streets

There are two types of rural arterial streets: principal arterials and minor arterials:

- A principal arterial is a multi-lane road that's often divided with a center median. It is designed to carry large volumes of traffic over intermediate distances with a minimum number of intersections at grade. It may include some grade separations and provides limited access to adjacent properties. Limited or partial control of access means that although the authority to control access is exercised to give preference to through traffic, there may be some access connections with selected public roads, some crossing at grade and some private driveway connections. According to the Ohio Department of Transportation (ODOT) there are no principal arterials in the Township.
- A minor arterial is a multi-lane road designed to carry medium volumes of traffic over shorter distances with street intersections at grade and of traffic over shorter distances with street intersections at grade with a minimum of 600 feet distance between intersections. To achieve the design capacity of this facility, access to the arterial will be partially controlled. A center median will be used where design and operating

conditions dictate. State Route 57, north of Orrville to C-27 is listed as minor arterial.

9.2.2 Rural Collector Streets

There are two types of rural collectors: major collectors and minor collectors. Collector streets provide for traffic movement between major and local streets at moderate travel speeds and provide direct access to abutting property.

- Major collector streets help to penetrate neighborhoods or rural areas with some common identification and provide access to abutting property more so than arterials. They are relatively short, usually not more than three miles in length. They also do not connect major activity centers but tend to direct traffic out of several areas or neighborhoods, distributing it to two or more arterials. According to the Ohio Department of Transportation, the following roads are considered major collectors: SR 94, Back Massillon Road (C-29), and Burton City Road (East of Orrville to SR 94).
- Minor collector streets help to collect traffic from local streets and distribute it to arterials. The travel characteristics can be described as a balance between providing mobility, on the one hand, and access to abutting land on the other.

The streets are relatively short, usually a mile or less in length, have speeds that vary from 25 to 35 mph, and maintain a right-of-way of 66 feet. The spacing is often at half-mile intervals and its course usually curves or is offset and discontinues to discourage through traffic continuity. According to the Ohio Department of Transportation, Township Road 119, sections of C-7 and C-27 are minor collectors.

9.3 Strategies and Recommendations

The following strategies could help further the transportation goals and objectives established during the planning process. As with any strategy, they should be revised in the future to correlate with changes in traffic, land use, and population growth.

9.3.1 Promote the Transportation Infrastructure Near Growth Areas

To help guide growth to selected areas designated in the Future Land Use Map, it is necessary that transportation infrastructure is capable of doing so. Therefore, not only should future growth areas be served by adequate road infrastructure, but it should ideally be served via public facilities.

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9.3.2 Develop or Heighten Street Access Control/Management Standards

Although many factors influence transportation capacity and effectiveness, the most important considerations are the number of lanes, width of lanes, and the degree of marginal and intersectional interference. Because of the present emphasis on the arterial street system, much attention has been given to access control & management standards to help guide these important factors. In order to promote effective land usage, general human health and safety, and sustain reasonable economic development activity, it is necessary to establish, implement, and enforce sound access control policies. It is vital that there be standards on street access that are clearly solidified in the zoning resolution.

9.3.3 Identify Substandard Roads, Culverts, Sidewalks, and Bridges and Prioritize Improvements

To help minimize public health concerns and help facilitate a smooth process of necessary improvements, an inventory of all insufficiencies with the aforementioned structures should be developed. It should assist public officials when reviewing and implementing the capital improvement program or when utilizing capital improvement funds.

9.3.4 Identify Potential Accident “Hotspots”

Several routes servicing increased traffic patterns exist within the Township. Due to the actual and proposed nature of these routes, they may draw heavy usage, especially truck and commercial carrier usage.

However, while traffic usage of most township roads is largely stratified toward residential traffic, the general diversity, alignment and overall number of “curb cuts” of these roads have been the source of accidents in the past. An inventory of these potential “hotspots” should be developed and identified in conjunction with the Fire and EMS department, contiguous police departments and possibly the Wayne County Sheriff’s Department.

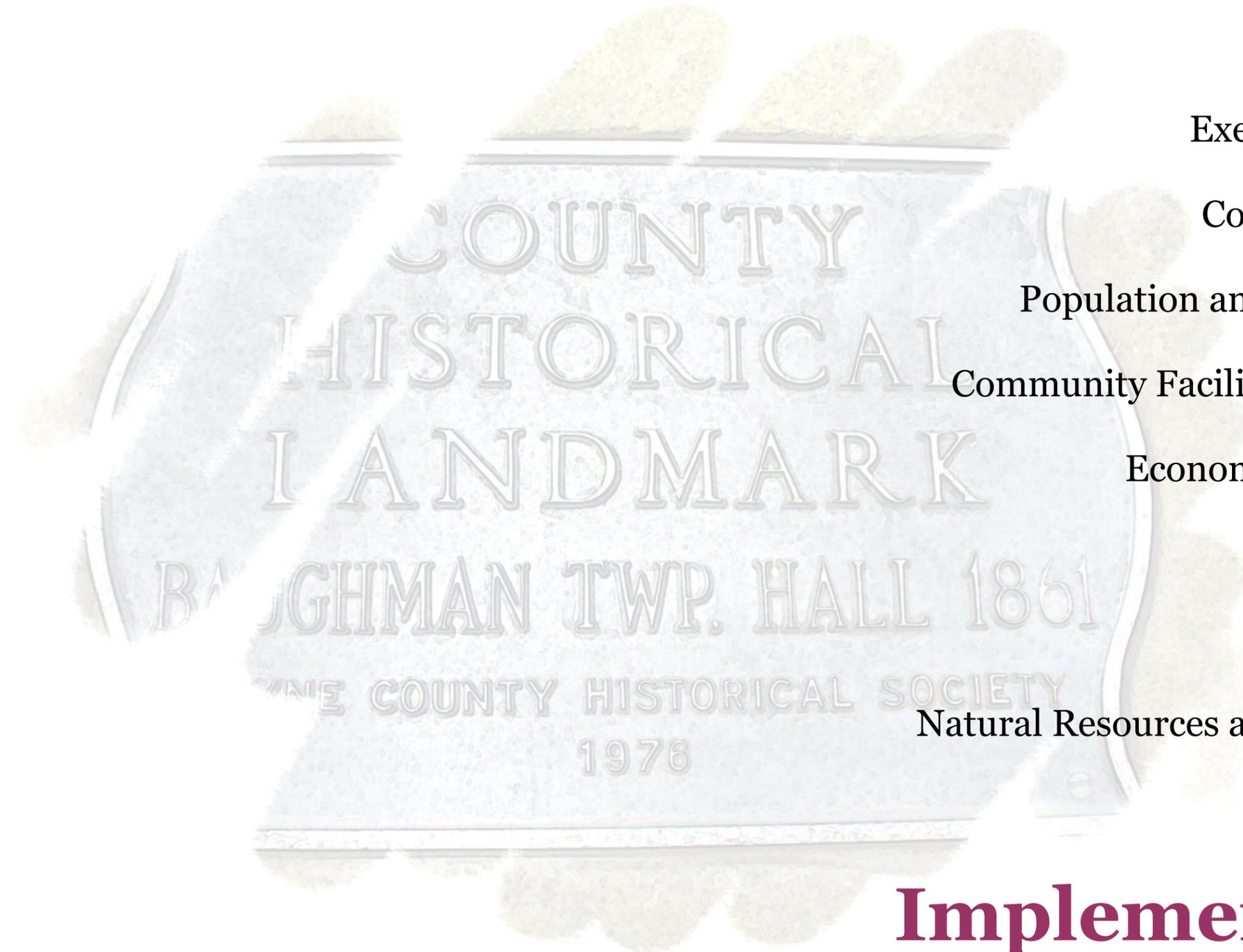
9.3.5 Coordinate with the Wayne County Engineer

The Wayne County Engineer is responsible for much of the county’s thoroughfare infrastructure, including all bridges and all county roads. This office is also responsible for the coordination of regional and state agencies that are clearinghouses for transportation grant funding. Therefore, it is imperative the township leadership keep open the lines of communication with the County Engineer to ensure transportation issues in the township are clearly understood.

9.3.6 Minimize Development Along Scenic Byways

Scenic byways, as defined by both the Federal Highway Administration and the Ohio Department of Transportation, are roads that possess one or more of the identified intrinsic qualities – archaeological, cultural, historic, natural, recreational or scenic.

Large-lot minor lot splits should be strongly discouraged along these routes, and it recommended that more planned and compact development tools be utilized over conventional subdivision methods.



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10.0 Introduction

This Comprehensive Plan includes an ambitious list of goals and objectives. Given the large number of recommendations and strategies highlighted herein, and given the resources that are available to the Township annually, it will not be possible to address every action and program in the Plan at once.

Effective implementation of this Comprehensive Plan will require a periodic process to prioritize the actions and programs to determine the priority of implementation each year over the effective life of this Plan.

A comprehensive plan is only as effective as the existing level of communication that exists between local government officials and community residents. This Plan will only be as effective as the level of interaction between the Township Trustees, their contiguous political subdivisions, and their respective constituencies.

During the planning process, residents of the Township voiced a strong preference to work together in defining a collective future and developing measures to manage what the future may bring. How this Plan will work specifically to help Baughman Township attain a better future is something only answered by those responsible for its success and implementation. It is encouraged that the Plan's implementers use the information and strategies defined throughout this document. However, these strategies are by no means completely comprehensive. Over time, each strategy may

need to be revised or amended to reflect the current environment.

Furthermore, planning success may be attained not through one strategy or another. Successful implementation will require a dedication toward each planning area's goal not its strategies. Therefore, if success can be attained using other means, it should be encouraged and incorporated in this document in the correlating area.

10.1 Goals and Objectives

Goal: To ensure the proper utilization and update of Baughman Township's Comprehensive Plan by:

- Administering an Audit or Update every ten years.
- Monitoring the applicability and optimal utilization of the comprehensive plan.

10.2 Strategies and Recommendations

This Plan provides public and private officials with a blueprint to encourage and manage growth- when and if it should ever occur (see Table at the end of the Chapter). To ensure a type and level of growth consistent with the public's preferences, it is encouraged the Plan be used during the following situations:

10.2.1 Critical Review

Because many variables that affect community growth- and ultimately a comprehensive plan- may change

every three to five years, it is recommended above all else that the political leadership take the necessary steps to review the Plan in five years. Variables that could have major effects on this Plan could be: new housing developments or excessive foreclosures, new industrial or agribusiness growth, the extension of water and sewer services, increased water and sewer capacity, rezonings, new state legislation affecting planning and zoning authority, and transportation-related projects to name a few. In addition, growth throughout the region can have a profound effect on the quality of life of residents. Because of this "trickle-down" effect, it is highly recommended that the Plan be amended to reflect regional trends if necessary.

10.2.2 New Data Development

New data, such as demographic, population, and economic data, is generated over time. This data plays a vital role in the development of any comprehensive plan and the public policy decisions that derive from it. For public and private officials to make rational and correct decisions, it is necessary that they have current information at their side when making these decisions.

While windshield surveys and local field work was done to generate land use and population data, sections using housing, demographics, and employment data relied on sources with "lag" periods. This is especially true for US Census data, which was predominately

outdated when this planning endeavor began. However, the current Census 2010 is currently underway and expected to be formalized in 2012. Once completed, it is recommended that new data be reviewed in specific areas of housing, demographics, and employment, and compared with existing Plan data. When and where applicable, the Plan should be updated to reflect major changes and data trends.

10.2.3 Capital Improvement Projects

This Plan assists in highlighting areas that were identified throughout the planning process as those most preferred or suitable for future development. Whether it be the extension of public utilities, the resurfacing of roads, or any other improvement, it should be done in accordance with the Plan's goals and objectives, especially in specific areas like Land Use.

10.2.4 Planning and Zoning Affairs

Land Use and Housing goals and objectives will be affairs primarily delegated to zoning boards. After public approval and adoption of township zoning (if and when this occurs), zoning decisions should be made in accordance with the comprehensive plan (as well as in accordance with other adopted regulations and ordinances). Rezoning, variances, etc., should be reviewed and judged through clearly defined standards and on their specific impact upon the public and publicly-formulated Plan goals and objectives.

10.2.5 Economic Development

Expanding economic opportunities in accordance with the public's desires will require the assistance of a variety of public and private organizations like the Wayne Economic Development Council. These organizations should be privy to the Plan and its preferred outcomes. Areas deemed most suitable for development- as well as the type of growth affiliated with these selected areas- should be clearly defined so that these organizations may help facilitate this growth. Once the above variables are established, smooth and efficient zoning and permit procedures – as well as correlating incentives (if and where applicable) – should be implemented to help private developers facilitate this growth.

10.2.6 Annual Review

The Township Trustees should have an annual meeting where they review all development and governmental activities in light of the Plan. In situations, where the Plan assisted progress it should be noted. It should also be noted in what areas, if any, the Plan failed to assist public and private officials facilitate Plan goals and objectives. These areas should then be revised to accommodate these remarks.

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**TABLE 10-1
BAUGHMAN TOWNSHIP: PLAN IMPLEMENTATION BY OBJECTIVE AND IMPLEMENTER/COLLABORATING ORGANIZATION**

SECTION	OBJECTIVE	TWP TRUSTEES	WC PLANNING	WEDC	TWP PLANNING STEERING COMMITTEE	OTHER	OTHER	OTHER	OTHER
Population and Demographics	Periodically updating this datum through federal, state and local sources.								15 US Census, Ohio Dept. of Development
Population and Demographics	Making population and demographic information available to the public and private officials.	x	x						US Census, Ohio Dept. of Development
Economic Development	Pursuing the feasibility of utilizing cooperative economic development agreements with contiguous political subdivisions as a method to encourage economic development and revenue sharing.	x		x					
Economic Development	Encourage small business development and supporting ag-related activities, such as ag-product processing and livestock agriculture.	x		x		5			
Economic Development	Addressing the issues related to the increasing size of agricultural operations in our township.	x				5			
Economic Development	Utilize new sources of energy.	x		x		Ohio Dept. of Development			
Economic Development	Encourage the rehabilitation and reuse of blighted or vacant commercial and industrial facilities (brown fields).	x	x	x					
Economic Development	Nurture the existing base of businesses and industries.	x		x		6			
Economic Development	Educate the existing employers on financial and tax incentives available for business expansion and improvements.	x		x		10 WCSCC			

- 1 County Engineer
- 2 County Health Department
- 3 County Park Board
- 4 Area Historical Society
- 5 Wayne County AG Success Team
- 6 County Commissioners
- 7 OSU Extension
- 8 Convention and Visitors Bureau

- 9 Board of Public Affairs
- 10 Local School Board or School District Official
- 11 NRCS or SWCD
- 12 Private Consultant
- 13 City of Orrville
- 14 Village of Smithville
- 15 Other State or Federal Agency

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SECTION	OBJECTIVE	TWP TRUSTEES	WC PLANNING	WEDC	TWP PLANNING STEERING COMMITTEE	OTHER	OTHER	OTHER	OTHER
Economic Development	Promote the township's agriculture sector through policies and strategies that assist farmers in making their farming operations more profitable.	x				5	6		
Economic Development	Promote the utilization of federal and state incentives that help to facilitate healthy economic development.	x		x					
Housing	Promote the current county housing programs that are available.	x	x			6			
Housing	Assist in the rehabilitation of distressed neighborhoods and housing areas through a combination of housing and infrastructure related improvement programs.	x	x			6			
Housing	Encourage the buffering of residential land uses from other incompatible land uses.	x	x						
Housing	Pursue the feasibility of establishing policies, incentives, and programs that promote the availability of a wide range of housing types, densities and costs both within the existing neighborhoods and new developments.	x							
Housing	Promote the restoration of historic homes or homes with unique historic or aesthetic worth and bank barns.	x				4			
Housing	Develop a rapport with area and local developers in their pursuit to develop innovative housing projects.	x	x		x	6			
Housing	Establish building and development standards.	x							
Land Use	Discourage sprawl by redirecting development to population centers.	x	x			13			
Land Use	Recognize production farming as a vital and necessary land use.	x	x	x		5			
Land Use	Support a landowner's decision to participate in a farmland preservation effort.	x			x	5	6		
Land Use	Concentrate development patterns that maximizes land resources and minimizes sprawl and encroachment of natural and pristine resources.	x							

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SECTION	OBJECTIVE	TWP TRUSTEES	WC PLANNING	WEDC	TWP PLANNING STEERING COMMITTEE	OTHER	OTHER	OTHER	OTHER
Land Use	Encourage open space design development that preserves greenway corridors and other critical environmental resources.	x							
Land Use	Raise the importance of land use planning to new levels throughout the township through technical and other methods of assistance.	x			x				
Land Use	Investigate the feasibility of adopting and enforcing property maintenance regulations.	x							
Land Use	Sponsor annual meetings that focus on the issues pertaining to land usage and other planning issues.	x	x						
Land Use	Pursue the feasibility of enacting township zoning to promote private property values, to minimize incompatible land uses and to maximize agricultural land resources.	x							
Land Use	Promote the townships ability to enforce nuisance abatements.	x							
Land Use	Encourage compact and infill development in areas best suited to accommodate various land uses through the extension and/or upgrading of utilities and infrastructure.	x				13	14		
Land Use	Cluster new land uses in, near, or contiguous to similar land uses in situations where mixed uses are not feasible.	x	x			13	14		
Land Use	Minimize incompatible land uses and modifying as to comply with future land use plans.	x							
Land Use	Encourage a variety of design techniques to buffer incompatible land uses.	x							
Land Use	Require landscape plans for special developments.	x							
Land Use	Ensure that all new development provides adequate landscaped buffers in order to limit adverse visual impacts on the surrounding area.	x							
Land Use	Pursue the feasibility of developing new incentives and innovative methods that assist in streamlining the development approval process for unique and special projects.	x							
Natural Resources and Environment	Promote the use of Current Agricultural Use Value and Agricultural District Programs as well as other programs that promote the conservation of natural resources.	x				15 Auditor			

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SECTION	OBJECTIVE	TWP TRUSTEES	WC PLANNING	WEDC	TWP PLANNING STEERING COMMITTEE	OTHER	OTHER	OTHER	OTHER
Natural Resources and Environment	Utilizing existing federal and state programs and incentives to conserve and promote significant natural resource areas.	x	x			11			
Natural Resources and Environment	Discourage development in the 100-year base floodplain and minimize the alteration of existing floodplain boundaries.	x	x			11			
Natural Resources and Environment	Prepare overlay guidelines to minimize the impact development may have on existing woodlands, wetlands, floodplains, watersheds, other significant natural areas and the township's overall environmental quality.	x	x			11			
Natural Resources and Environment	Encourage the use of natural and man-made riparian buffers along waterways and tributaries.	x				11			
Transportation	Improve the quality and availability of township roads.	x				1			
Transportation	Continue to monitor and correct (if economically feasible) unsafe township roads and bridges.	x				1			
Transportation	Study the existing traffic flows and patterns.	x				1	12		
Transportation	Develop mechanisms to alleviate traffic flows and patterns in problematic areas.	x				1	12		
Transportation	Pursue the feasibility of requiring traffic impact studies for selective land use developments and projects.	x				1	12		
Transportation	Encourage pedestrian mobility through the development of bicycle networks, atv lanes, enhancement of existing trails or other options.	x	x		x	RTWC	6		
Transportation	Promote traffic calming mechanisms to ensure safety.	x				1			
Transportation	Encourage traffic safety relationships between non-agricultural vehicles and slow moving vehicles.	x				1			
Community Services and Facilities	Ensure the effectiveness of police, fire and EMS through effective staffing and placement of sub-stations, if and when necessary.	x				6			

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SECTION	OBJECTIVE	TWP TRUSTEES	WC PLANNING	WEDC	TWP PLANNING STEERING COMMITTEE	OTHER	OTHER	OTHER	OTHER
Community Services and Facilities	Encourage open levels of communication between public officials and the public to assist in the facilitation of identifying, prioritizing and the funding of capital projects and community facilities.	x			x	6			
Community Services and Facilities	Maintain the existing level of services during times of economic and residential growth.	x				6			
Community Services and Facilities	Promote the health and fitness of residents through a diverse array of active and passive recreational facilities and opportunities.	x			x				
Community Services and Facilities	Pursue the feasibility of encouraging senior citizens' facilities and programs to correlate with the township's growing senior population.	x							
Community Services and Facilities	Identify land areas of special natural qualities and pursue the feasibility of retaining these areas as open space, nature preserves or recreational uses.	x				11			
Community Services and Facilities	Assist school officials in developing policies and facilities that promote an excellent learning environment.	x			x				
Community Services and Environment	Encourage environmental friendly methods of hauling manure and farm waste.	x				5			
Plan Implementation	Monitor the applicability and optimal utilization of the comprehensive plan.	x			x				
Plan Implementation	Administer an Audit or Update every 10 years.	x			x				

- 1 County Engineer
- 2 County Health Department
- 3 County Park Board
- 4 Area Historical Society
- 5 Wayne County AG Success Team
- 6 County Commissioners
- 7 OSU Extension
- 8 Convention and Visitors Bureau

- 9 Board of Public Affairs
- 10 Local School Board or School District Official
- 11 NRCS or SWCD
- 12 Private Consultant
- 13 City of Orrville
- 14 Village of Smithville
- 15 Other State or Federal Agency

Glossary

ASA	Agricultural Security Area
BEA	Bureau of Economic Analysis
CAUV	Current Agricultural Use Value
CEDA	Cooperative Economic Development Agreement
CRA	Community Reinvestment Area
DRASTIC	D - Depth to recharge R - Net Recharge A - Aquifer media S - Soil media T - Topography I - Impact of the Vadose Zone (Vadose is type of wetland soil) C - Hydraulic Conductivity of aquifer.
DPPI	DRASTIC Pollution Potential Index
EMS	Emergency Medical Services
ESP	Exchangeable Sodium Percentage
FEMA	Federal Emergency Management Agency
GIS	Geographic Information System
GPM	Gallons Per Minute
GWPP	Ground Water Pollution Potential
JEDD	Joint Economic Development District
MWCD	Muskingum Watershed Conservancy District
LID	Low Impact Development
NRCS	Natural Resources Conservation Service
OARDC	Ohio Agricultural Research and Development Center

Baughman Township, Wayne County

ODOT	Ohio Department of Transportation
ODNR	Ohio Department of Natural Resources
ORC	Ohio Revised Code
OWI	Ohio Wetlands Inventory
PUD	Planned Unit Development
SWCD	Soil and Water Conservation District
SWP3	Storm Water Pollution Prevention Plan
SWOT	Strength Weaknesses, Opportunities, and Threats
SBA	Small Business Administration
TIF	Tax Increment Financing
TIRF	Tax Incentive Review Council
USDA	United States Department of Agriculture

