

MANTUA TOWNSHIP

**COMPREHENSIVE
LAND USE PLAN**

Prepared by the

**Mantua Township
CITIZEN'S ADVISORY
COMMITTEE (CAC)**

**With Technical Assistance Provided by
D.B. Hartt, Inc.**

July 9, 1999

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MANTUA TOWNSHIP

COMPREHENSIVE LAND USE PLAN

Recommended by the Citizens Advisory
Committee to the Mantua Township Zoning
Commission on June 24, 1999.

Recommended by the Zoning Commission
to the Mantua Township Board of Trustees
on 7-22-99.

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I. INTRODUCTION

Mantua Township is a rural community situated just outside the edge of development in the Northeast Ohio Region. As neighboring communities of Solon, Aurora, and Streetsboro and other communities in Summit and Cuyahoga Counties continue their development and approach build out capacity, the Township is expected to experience increased development pressures as the quest for "green" land continues outward. Two new interchanges: one at State Route 44 and the 422 Extension north of the Township and another at State Route 44 and the Ohio Turnpike south of the Township, have reduced commute times and increased the attractiveness of the Township for development. As these regional development patterns continue, the erosion of the Township's existing farmlands and other rural characteristics is occurring. The comprehensive planning process is an opportunity to develop a vision for the Township prior to expected growth so that the amount, type, and pattern of development can be guided to protect resources valuable to the Township while allowing economic development to occur.

A. SUMMARY OF PREVIOUS STUDIES

In 1994, Township Trustees conducted The Mantua Township Community Survey in cooperation with Kent State University in order to gauge the community's responses to a wide range of land use issues. The survey was mailed to each of the 1,612 households in the Township. Of the total number of surveys sent, 694 replies were received for a response rate of 43%. Ninety percent of those who responded to the survey were in favor of Mantua Township developing a land use plan "to encourage a balance between economic development and environmental protection."

In 1996, guided by the survey, the Mantua Township Land Use Committee compiled a conceptual land use plan for the Township that broadly addressed general land use issues. This initial planning effort was instrumental in the recognition that a more comprehensive and detailed description of the Township's policies and implementation strategies would be necessary in order to achieve a balance between economic development and the conservation of the Township's natural and cultural resources. In addition to Township efforts, the Portage County Regional Planning Commission has undertaken the State Route 44 Corridor Study. Currently in progress, this study focuses on the prominent corridor in the Township, but does not encompass an evaluation of the Township as a whole.

B. PURPOSE OF THE PLAN

In order to address the concerns expressed in the Township survey, build upon previous studies, and plan for the Township as a whole, the Township Trustees have undertaken another step in the planning process by initiating the formulation of a long-range township-wide comprehensive plan. This Comprehensive Plan establishes a vision for the future of Mantua Township. The policies and implementation measures in the Plan balance economic development with the conservation of natural and cultural resources for the ultimate benefit of all Township residents. Guidelines contained in this document are intended to aid the Township in making decisions regarding both land use development and preservation/conservation efforts. While the Comprehensive Plan does not change any laws or resolutions of the Township, it does outline policies against which the need for legislative (including zoning map and text amendments), administrative, and financial priorities should be evaluated.

The policies and implementation measures contained in this Plan encompass varying levels of difficulty, resources required by the Township, and resultant impacts to the Township. Many of the policies in the Plan are long-range policies, some of which may be difficult for the Township to achieve. Others involve relatively small changes that could be implemented over a shorter period of time. Some policies, including those related to the purchase of development rights and the transfer of development rights, will require further studies to determine more specific implementation strategies that go beyond the scope of this project.

In embarking on the formulation of this Plan, the Township believed that the process should achieve the following objectives:

- The Plan should comprehensively examine the community's strengths and weaknesses.
- The Plan should determine the critical issues facing the Township and then focus on action steps to realistically address these issues.
- The Plan's vision should be the consensus of a wide range of community interests by including broad community representation and meaningful citizen participation during the process.

C. THE PLANNING PROCESS

The key to carrying out these objectives was the formulation of the Citizens Advisory Committee. The committee was comprised of one Township Trustee, the Zoning Commission, the Zoning Inspector, two members of the Board of Zoning Appeals and 17 additional citizens. The additional citizen members were deliberately selected to represent a wide range of Township perspectives such as environmental, farming, mining, schools, and developers/homebuilders. The purpose of the diverse representation was to ensure that most (if not all) views that could be raised at public meetings would be represented on the Committee. In addition, the Township retained D. B. Hartt, Inc., Planning and Development Consultants to facilitate the CAC meetings and to provide professional planning expertise and guidance to the committee.

At the start of the planning process, each advisory committee member was interviewed in an informal manner in order for the consultant to gain a better understanding of the issues to be addressed in the Comprehensive Plan.

Through a series of regularly scheduled meetings that were open to the public, the Committee:

- Reviewed interview results,
- Selected issues to be addressed by the Plan,
- Brainstormed strategies to realistically address the issues,
- Formulated detailed policy recommendations, and
- Designed implementation measures to carry out policy recommendations.

In addition to the Citizens Advisory Committee meetings, the Preliminary Plan was presented jointly by the Committee and D.B.Hartt, Inc. to Township residents at a formal public meeting in January 1999. Also at this meeting Kirby Date of the Countryside Program gave a slide presentation on the principals of Conservation Development. Once the preliminary policies were fine-tuned, a second public meeting was conducted in May 1999. Comments from these public meetings were discussed at subsequent sessions with the Citizens Advisory Committee and appropriate modifications to the Plan's policies and implementation strategies were made.

As with any document that establishes guidelines for the future, the policies contained in this document should be periodically reevaluated since they are based on conditions existing at the time the policies were formulated. Changes in the tax structure for public education, development in the Township and surrounding communities, advances in technology and changes in utility service are all significant factors that would warrant a reevaluation of these policies.

D. ACKNOWLEDGMENTS

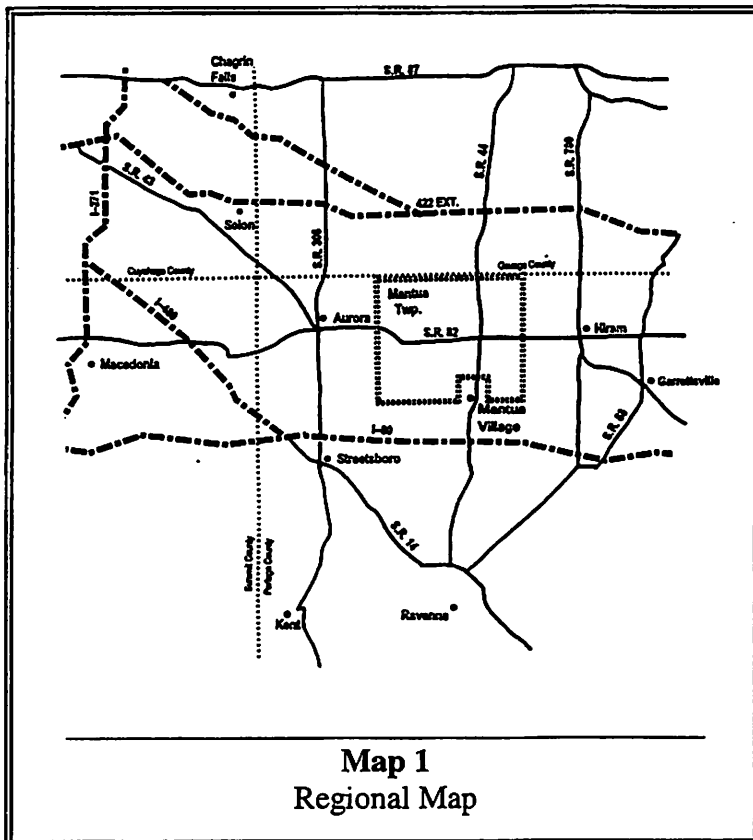
The Township is grateful for and acknowledges the extensive efforts of the members of the Citizens Advisory Committee who attended numerous meetings and participated in many hours of discussion to develop this Comprehensive Land Use Plan. These individuals, listed in Appendix E, provided diverse perspectives that resulted in a comprehensive understanding of issues and foresight that was vital in formulating this future vision for Mantua Township.

II. EXISTING CONDITIONS AND ASSESSMENTS

In order to direct the future of Mantua Township, it is first necessary to understand the existing conditions and trends that are the result of the Township's past growth and development. This analysis provides the foundation on which goals and objectives are formulated and policies and strategies established. Included in this analysis are an evaluation of the Township's location in the larger region, demographic trends and housing characteristics, current land uses, current zoning, characteristics of natural features and the proportion of property taxes derived from residential and non-residential development. The more noteworthy statistics are included below while the complete set of tables is attached as Appendices A and B.

A. REGIONAL CONTEXT

Mantua Township is located in the northwest quadrant of Portage County adjacent to Geauga County (See Map 1). Situated in proximity to Cleveland (27 miles to the northwest) and



Akron (18 miles to the southwest) the regional highway network system provides easy access to central and suburban metropolitan centers. The recent construction on State Route 44 of two key interchanges: Ohio Turnpike Exit 13A approximately 2 miles to the south, and a 422 Extension interchange approximately two miles to the north, has significantly decreased commute times to a multitude of employment, shopping, entertainment, educational, and cultural opportunities.

While Mantua Township continues to regard itself as a rural community, its residents benefit from the Township's

proximity to more developed urban areas. It is this same proximity that contributes to the Township's attractiveness for new development and generates many of the challenges that the Township is faced with regarding its future development.

B. NATURAL FEATURES

Mantua Township is comprised of approximately 17,370 acres, most of which are gently rolling except for steep slopes associated with the Cuyahoga River. Other significant waterways and drainage courses include the Blackbrook Ditch and associated floodplain and wetlands in the north-central portion of the Township, and the Aurora Branch of the Chagrin River located in the eastern section of the Township, which flows to Sunny Lake in Aurora. Map 2 illustrates many of the significant natural features existing in the Township.

Historically, agriculture has been the primary force that has impacted the Township's natural environment. Much of the land was been cleared for cultivation at some point in time. Woodlands are interspersed with fields and hedgerows resulting in a typical rural landscape – large open fields with woodlands behind.

The Cuyahoga River flows in a southwesterly direction through the southeast quadrant of the Township. Major tributaries extend north of State Route 82 between Sheldon Road and the Township's eastern border, northwest from the river just north of Mantua Village towards the intersection of State Routes 44 and 82, and north from the river just west of the Village between the Village and Infirmary Road. A limited amount of residential development has occurred in the Township adjacent to the river but a significant portion of the riparian corridor is undeveloped. The City of Akron owns approximately 86 acres along the west bank of the river just north of State Route 82 as part of its watershed management efforts. In addition, land in the State Nature Preserve, which is located east of Mantua Village, together with the adjacent State Bog located in the Village, contributes to the protection of the riparian corridor.

The Blackbrook Ditch and associated floodplain is located in the north-central area of the Township and is identified by the Federal Emergency Management Association's Flood Insurance Rate Maps (effective date September 18, 1987) as one of the major flood prone areas of the Township. The floodplains and wetlands drain into the Blackbrook Ditch, which flows northeasterly to the LaDue Reservoir. The Blackbrook Conservancy District was established in 1944 as an Ohio Conservancy District for the purpose of protecting these environmentally sensitive lands and their natural drainage capability. According to the Soil Survey of Portage County, Ohio these lands contain sedimentary peat deposits ranging from two feet to greater than four feet in depth. The unique muckland soils and vegetation of the area function as "natural infrastructure" system, which is very efficient at storing and filtering stormwater runoff. When the ecological system is left undisturbed to perform this vital function the frequency and intensity of flood events is lessened. Because of the geologic and

soil conditions present, development constraints can be severe primarily due to poor drainage and unstable soils. In addition, areas associated with this floodplain and lands north to the Geauga County border are identified by the Ohio Department of Natural Resources, Division of Ground Water as being highly susceptible to groundwater contamination.

C. HISTORIC AND CULTURAL FEATURES

Mantua Township is a community with a rich historic and cultural heritage. It contains structures of historic significance, including various public and community buildings and a number of century homes and farmsteads, as well as the common and enduring structures of rural life such as barns, silos, spring houses and outbuildings. Although many structures may not be designated as historically significant, they are important cultural documents of Mantua Township's history and development. With the expectation of new development, concerns are raised that a sense of place, permanence, and rural traditions will be lost as traditional structures and landscapes are replaced with more suburban development patterns.

Mantua Center at the intersection of State Route 82 and Mantua Center Road is the historic core of the Township. This area includes a number of historic structures:

- Mantua Center Christian Church (1840),
- Mantua Township Civic Center (1837),
- Mantua Center Town Hall (1867),
- Mantua Center School (1914), ✓
- West Lawn Cemetery (1854),
- East Lawn Cemetery (1835), and
- Several century homes.

Beyond the Mantua Center core area, there are a substantial number of historic structures scattered throughout the Township. The oldest cemetery in the Township is Pioneer Cemetery (1805) located at the intersection of Mantua Center Road and Pioneer Trail. In 1971, an inventory was conducted that identified approximately 80 Century Homes. The restoration and/or adaptive reuse of an older structure can require considerable investment of both time and money. The quality and condition of structures, as well as the degree of functional obsolescence (square footage, layout etc.) affect how worthwhile and realistic it is to restore or adapt older structures.

In addition to historic structures, there are other elements with historic and cultural value that exist across the Township's agrarian landscape. A landscape element that provides a sense of heritage can be structural (like the stone walls located on Sheldon Road and east of St. Joseph's) or living (like a tree that is centuries old standing in the midst of a field or a mature

evergreen or deciduous hedgerow). Mature maple trees with “sap cans” that line roads such as Diagonal Road, Vaughn Road and State Route 44 in the early spring represent a process that has been ongoing since early settlement of the Township.

D. POPULATION AND HOUSING CHARACTERISTICS

In order to understand the development pressures facing the Township, it is important to analyze the community’s growth in population and increase in the number of dwelling units over the past few decades. Tables 1 through 6 in Appendix A indicate the population and dwelling unit statistics for Mantua Township and adjacent communities.

According to the U.S. Census of Population and Housing, the population of Mantua Township has increased 9 percent from 4,051 in 1970 to 4,418 in 1990. The majority of this increase occurred between 1970 and 1980 when the population increased by 8 percent. (See Table 1) The population of Portage County as a whole increased by approximately 13 percent, but had a much more even rate of growth between the two decades. Mantua Township’s population

growth rate during these two decades was much lower compared to other communities located closer to Cuyahoga County and Summit County. For example, the growth rate between 1970 and 1990 for the City of Aurora and Bainbridge Township was 37 percent and for Streetsboro it was 25 percent. During this same twenty-year period, Cuyahoga County had a population decrease of 18 percent, while Summit County experienced a 6.9 percent decline.

<p align="center">Table 1 Population And Dwelling Units 1970 – 1997 Mantua Township</p>				
Year	Population ^(a)		Dwelling Units	
		% Increase		% Increase
1970	4,051		1,147	
1980	4,377	8.0%	1,457	27.0%
1990	4,418	0.9%	1,581	8.5%
1997 (Estimated)	4,755	7.6%	1,712	8.3%

^(a) U.S. Census of Population and Housing.
^(b) Based on the number of building permits issued between 1990 and 1997 as reported by the Portage County Building Department.

The 1997 estimate of the Township’s population was 4,755, indicating nearly an 8 percent growth rate since 1990.

Between 1970 and 1990, the number of dwelling units in Mantua Township increased 36 percent from 1,147 dwelling units to 1,581 units. Again, this is a considerably lower growth rate than for the adjacent, but more populated, communities of Aurora (99% increase), Bainbridge (109%) and Streetsboro (99%) during this same time period.

These figures are indicative of the regional pattern of outward migration of people from urban centers in Cuyahoga and Summit County to more rural areas in neighboring Geauga and Portage Counties. This type of growth has accelerated in the 1990s and is reaching further eastward, especially in communities with easy highway access. This is evident when examining the number of building permits that have been issued for Mantua Township and the surrounding communities.

Based on Portage County's summary of building permits issued by the County Building Department for Mantua Township, construction for 131 dwelling units was approved between 1991 and 1997. This is an average of 19 units per year. During the same time period, the annual average number of building permits issued for Aurora was 200, compared to 122 permits issued for Streetsboro and 65 permits for Auburn Township (see Table 2). With the adjacent communities of Aurora and Auburn Township experiencing about 40% growth rates,

	Total 1991 - 1997	Annual Average # of permits	% Increase from 1990 Units
Portage County			
<i>AURORA</i>	1,397	200	40.0%
<i>MANTUA TWP</i>	131	19	8.3%
<i>STREETSBORO</i>	852	122	22.3%
Geauga County			
<i>AUBURN TWP</i>	458	65	38.9%
<i>BAINBRIDGE TWP</i>	500	71	14.7%

it is likely that current rate of 19 units per year will increase over the next few decades.

In 1990, 80 percent of all housing units in Mantua Township were detached single-family dwellings. The housing type category with the second largest percentage was mobile homes at 16 percent; this is higher than the county average of 11%. Together, these two dwelling types account for 96 percent of all housing in the Township. Of all the dwelling units in Mantua Township, 90 percent

are owner occupied and 10 percent are rental units. This ratio is well below the County's 1990 breakdown of 70 percent owner-occupied to 30 percent rental units.

The predominance of single-family detached homes in the Township is an indicator of limited alternative housing options. Recent studies indicate that a growing percentage of people are interested in a greater range of housing options. As the population ages, more and more older adults are choosing housing options that feature low maintenance and quality construction. Another segment of the population that may benefit from increased housing options are young adults who have grown up in the Township and wish to remain but do not want or need a traditional single-family home on a large lot.

E. GENERAL LAND USE PATTERN AND ZONING

A number of land uses and the establishment of various residential, business and industrial zoning districts have shaped Mantua Township's general land use pattern. Generalized existing land uses and existing zoning districts are depicted on Maps 3 and 4.

Agriculture

Portage County is a significant farming community in Ohio and there are a number of active farms in Mantua Township. According to the Ohio Department of Agriculture 1997 County Profile, of the 88 counties in Ohio, Portage County ranks 17th for oat production, 29th for hay production and 22nd for milk cows. However, from 1992 to 1997 the amount of farmland in the county as well as the average size of farms decreased by 9 percent. Despite these declines, during the same time period, the market value of agricultural products sold (average per farm) increased 2 percent.

According to the Ohio Revised Code (ORC), the agricultural use of land is permitted in any area of a township regardless of its zoning classification. However, the ORC does give townships the authority to regulate agricultural uses on lots less than 5 acres when the lots are located in platted subdivisions or in any area consisting of 15 or more lots grouped together (as described by the ORC). Due to these ORC provisions, the Mantua Township Zoning Resolution has not established a zoning district specifically for agriculture.

Consequently, land used for the purpose of agriculture in the Township is, in most cases, in a residential zoning district, which means that residential development is permitted as well as agricultural uses. As both residential and non-residential development continues, it is expected that the Township will be confronted with issues regarding the inherent incompatibility between the agricultural and non-agricultural use of land.

The two primary mechanisms used to protect the agricultural use of land are the Current Agricultural Use Valuation Program (CAUV) and the Agricultural District Program. In 1998, 8,151 acres in the Township were enrolled in the Current Agricultural Use Valuation (CAUV) Program which bases land value on its agricultural use rather than on the speculative value of non-farm development, resulting in a reduced tax bill for farmers. These 8,151 acres are 47 percent of all the land in the Township, and 7 percent of all the land in Portage County that is enrolled in the CAUV program. These percentages are significant considering the Township's proximity to more developed communities. In addition to CAUV enrollment, 2,128 acres (12% of the total land in the Township) were enrolled in the Agricultural District Program for 1998. This program provides protection for farmers from nuisance suits, eminent domain proceedings, and utility extension assessments.

In 1997, the average size of a farm in Portage County was 132 acres. However, in Mantua Township it is not uncommon for farmers to own one or two hundred acres of land and rent several hundred additional acres to cultivate. This practice raises some concern regarding the ability of farmers to continue the current level of production in future years as rented land is more likely to be developed as rising land costs contribute to the economic considerations and decisions made by the landowners.

Residential Uses

As stated earlier, the predominant housing type in the Township is the single-family detached home on an individual lot. Most of the residential development in the Township has occurred along road frontage. There are only a few small subdivisions, and of these only 2 have been developed recently.

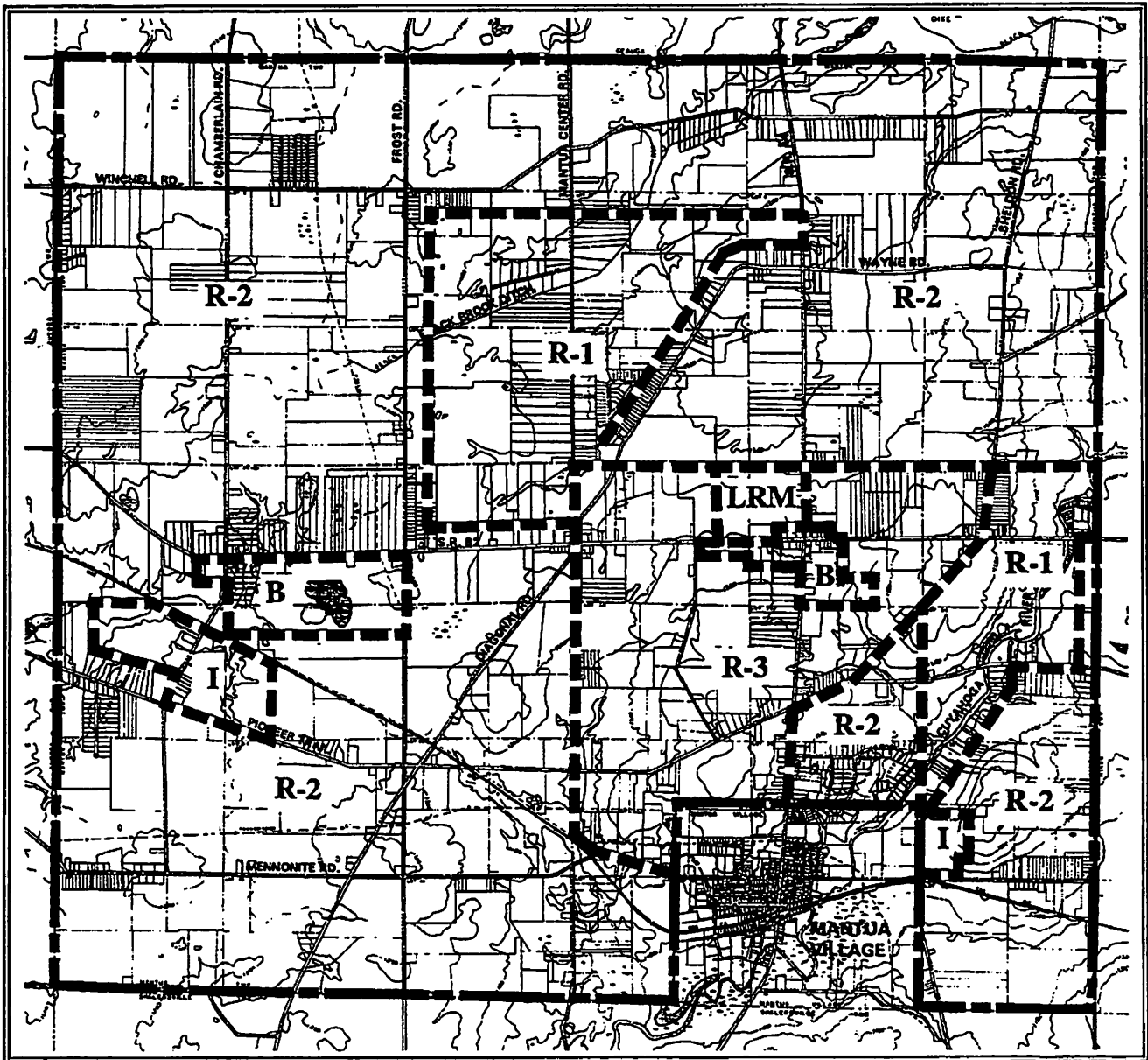
A majority of the Township is in the R-2 zoning district, which permits both single-family and two-family dwellings. The minimum lot size for a single-family dwelling is 2 acres (which is reduced to 1 acre when the lot is serviced with central sewer and water) and the minimum lot size for a two-family dwelling is 2-1/2 acres (which is reduced to 1-1/2 acre with central sewer/water). However, at this time only the area in the recent sewer improvement project area along State Routes 44 and 82 would be able to use the smaller lot size. The likelihood that the remainder of the R-2 District would be serviced by central sewer and water is remote for the foreseeable future.

Two areas are designated as R-1 zoning districts. The R-1 district permits only single-family dwellings with a minimum lot size of 3 acres (reduced to 1-1/2 acres with central sewer/water). This zoning classification is primarily used to protect environmentally sensitive areas surrounding the Cuyahoga River and the Blackbrook Ditch.

The R-3 zoning district is applied to a large area adjacent to the Village on either side of State Route 44 and extending north of State Route 82. This district permits single-family, two-family and multiple-family dwellings with minimum lot size beginning at 1 acre with central sewer and water facilities, and 1-1/2 acre without such facilities.

Currently there are no provisions in the Township's zoning regulation to permit flexible street and lot arrangements that allow for the conservation of natural resources and open space. If the current zoning regulations remain in place, residential development will continue to occur either as frontage lots or conventional subdivisions, and except for "unbuildable" areas, all land will be allocated to either house lots or streets with no provisions to protect the Township's natural or cultural resources.

The Township has one mobile home park southeast of the State Route 82 and Chamberlain Road intersection. This mobile home park is located in a Business District.



EXISTING ZONING

- R-1 Residential
- R-2 Residential
- R-3 Residential
- B Business
- I Industrial
- LRM Light Restricted Manufacturing

**COMPREHENSIVE
LAND USE PLAN
Mantua Township**

MAP
4



D.B. Hartt, inc.

July 1999

PLANNING AND DEVELOPMENT CONSULTANTS

Commercial Uses

Interviews conducted during the early phase of the planning process indicated that many residents travel outside of the Township to neighboring communities such as Solon, Aurora, Bainbridge, and Streetsboro to purchase household items and similar goods. Residents stated that the disadvantages associated with additional travel are offset by the advantage of keeping intensive commercial development out of the Township thereby maintaining the rural atmosphere. Current business and commercial uses located throughout the Township are not part of a unified development but have occurred through the process of individual lot development.

Historically, Mantua Corners, located at the intersection of State Routes 44 and 82, has been the center of commercial development in the Township with approximately 123 acres zoned for business. Of the 123 acres, approximately 50 acres are developed as commercial uses and 12 acres as residential. The remaining 60 acres are vacant.

In addition to Mantua Corners, there are approximately 17 acres south of State Route 82 at the Chamberlain Road intersection being used for commercial purposes. This area is part of a larger business district that includes a mobile home park and an extensive commercial campground. Although the commercial campground provides the Township with a natural, open environment, the approximate 250 acres has the potential to be developed as a more conventional commercial use due to the current zoning classification.

The Township Zoning Resolution also has established a Residential/Office District, however this classification has not yet been applied to any property in the Township.

Industrial Uses

Northwest of Mantua Corners there are approximately 98 acres zoned for Light Restricted Manufacturing. Recently, approximately 15 acres of new development have been constructed on Timber Pointe Trail, leaving a balance of roughly 80 acres for potential development. Although the potential for sanitary sewer expansion exists, the current sanitary sewer improvements under construction by the Portage County Regional Sewer District fall just short of Timber Point Trail.¹ (See Map 5).

Just east of and contiguous to Mantua Village and north of Mennonite Road is another Industrial District of approximately 50 acres. This area has tank farms and a few small businesses and has development limitations because it is not serviced by central sewer and water facilities. It also has environmental constraints due to the presence of steep slopes associated with the Cuyahoga River.

¹ See Section F. Infrastructure for more details on the sewer improvement project.

In the western portion of the Township there are approximately 250 acres zoned I Industrial District along Chamberlain Road between Pioneer Trail and the railroad tracks. This area is not serviced by central sewer and water facilities and utilizes decentralized systems (package plants) for wastewater treatment. Due to current anti-degradation standards and the absence of a qualified receiving stream in the vicinity, it is extremely unlikely that any additional decentralized systems (package plants) would be approved by the Ohio Environmental Protection Agency (OEPA) making large-scale development improbable in this area. Although the City of Aurora is just to the west, acquiring sewer or water services from the city is unlikely because this portion of Aurora adjacent to Mantua Township is zoned for low density single-family development and the City has no plans to extend water and sewer to this area. This district also has environmental constraints from the Aurora Branch of the Cuyahoga River and related floodplains.

Parks And Recreation

Mantua Township has one small park south of Mantua Township Civic Center, which is used for intensive recreation and field sports. The Mantua Bog State Nature Preserve is located just east of Mantua Village and south of Mennonite Road. Funding has been secured for the construction of a segment of the Headwaters Hike/Bike Trail that will connect this preserve with Birdena Marsh State Nature Preserve in Mantua Village. In addition to these facilities, Tinkers Creek State Park and Sunny Lake are just a few miles to the west in the City of Aurora. As noted earlier, there is a 250+ acre commercial campground located on State Route 82 in the Township.

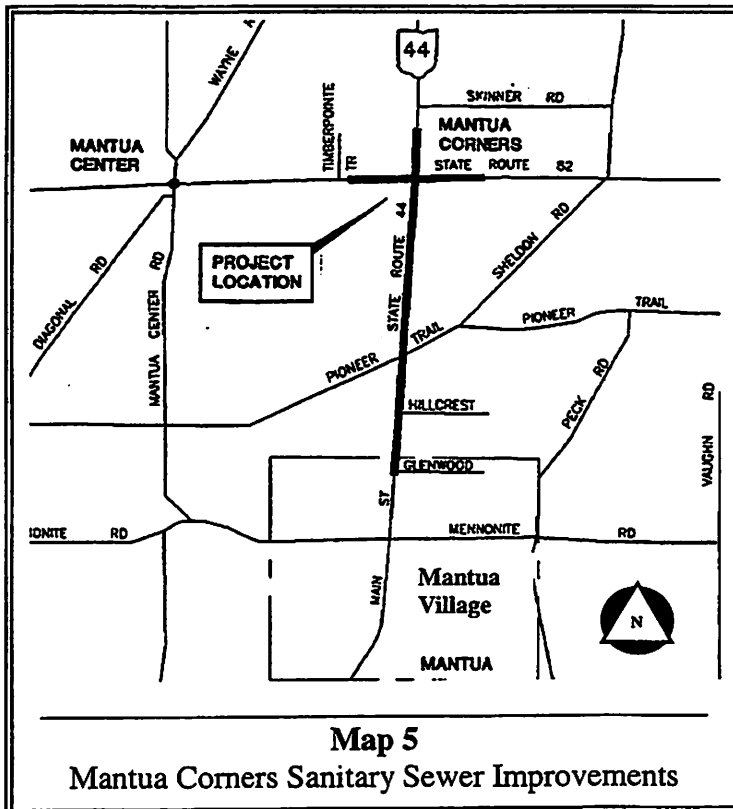
Mining – Sand And Gravel

Mantua Township has significant sand and gravel deposits. This natural resource has historically contributed to the economic base of the Township and products are used locally for construction materials, maintenance of septic systems, etc. Existing sand and gravel mines occur in a corridor running north and south through the Township bounded by Frost Road on the west and Mantua Center and Infirmiry Roads on the east.

F. INFRASTRUCTURE

Utilities

The majority of Mantua Township utilizes individual wells and septic systems. Currently, the Portage County Regional Sewer District is constructing sanitary sewer improvements for the Mantua Corners area (See Map 5). The construction of this project raises several questions regarding the capacity and expansion of central sewer services and the impact of these services upon future development.



Upon completion of the project (summer/fall of 1999), businesses within the immediate project area serviced by gravity will be able to tap into the sewer system. Gravity lines (8" in diameter) will extend from the intersection of State Routes 44 and 82 approximately 1,110 to the east, 1,500 feet to the west, and 1,200 feet to the north and south. A force main (6" in diameter) will run from a submersible pumping station west of Mantua Corners on State Route 82 to the force main on State Route 44 and treatment will occur at the Village of Mantua wastewater treatment facility. Residents in the area serviced by gravity will be required to tie into the sewer if their foundation is located within

200 feet of the line. Properties with foundations that are greater than 200 feet from the line will not be required to tie into the sewer until the Village of Mantua expands its wastewater treatment facility to accommodate the additional residential properties (expected upgrade to be completed by 2003 or 2004). Properties along the force main on State Route 44 that are not serviced by the gravity line will also not be able to tie into the line until the upgrade, and since they will not be serviced by a gravity line they will have to install their own pump and piping if they choose to connect to the system.

Possible long-term expansion of this system under consideration by the Portage County Regional Sewer District could include land east on State Route 82 to the crest of the hill, north along State Route 44 to Skinner Road and then east on Skinner Road and west to Bowen Road to allow areas north and south of State Route 82 to receive sanitary sewer service.

Transportation/Circulation

Regional development patterns and the additional exits constructed on the 422 Highway Extension and the Ohio Turnpike have contributed to increased traffic volumes along State Route 44 and State Route 82. As a result, the Ohio Department of Transportation (ODOT) has slated the intersection of State Routes 44 and 82 for the construction of turning lanes.

As the Township continues to grow, road improvements will need to be addressed, particularly with respect to inadequate road widths or capacity, road conflicts or bottlenecks, and unsafe intersections. However, road improvements such as widening and signal installation can potentially facilitate growth and change the Township's overall character from rural to suburban. Therefore, improvements and management techniques should be judiciously applied. Detailed studies may need to be conducted to determine the extent and type of improvements required.

Current traffic volumes in the Township fall significantly below threshold criteria set by ODOT for consideration of widening a road from 2 lanes to 4 lanes. Projects involving only the addition of turning lanes are more likely to occur, similar to the improvements planned for the intersection of State Routes 44 and 82. Traffic counts also fall below criteria that would warrant the installation of traffic signals, but conditions may change as development and the population of the Township increases. As change occurs, additional studies may be needed.

In previous years, ODOT considered and discussed plans for a State Route 44 Bypass. However, ODOT has recently confirmed that even though this may have been a subject of study in the past, currently there are no short or long-range plans for a bypass. Funding from the state for a bypass is not available, therefore the construction of a bypass would require the presence of a large corporate employer that would have a major economic impact on the region and be willing to partially fund such a project.

G. DEVELOPMENT CAPACITY

The Township has experienced a relatively slow rate of growth. Throughout the Township there is an extensive amount of undeveloped and underdeveloped property that has contributed to the Township's rural character. However, as the Township experiences growth, the level of environmental quality and rural atmosphere that residents have grown accustomed to will be more difficult to maintain.

The development potential of the Township's vacant land is greatly affected by the current zoning districts. It is estimated that there are approximately 12,310 acres of vacant land in the Township that are zoned for residential use. Included in this total are portions of existing large lots that from a review of aerial photographs appear to have the potential for being subdivided for future development.

To estimate the residential capacity of the Township, vacant land (which includes undeveloped and under-developed areas)² has been converted into dwelling units and population. Table 3 depicts the additional dwelling units that could be anticipated if the vacant land were to be developed according to existing zoning. The vacant land could

Table 3 Projected Units And Population at Build-Out Mantua Township		
	Dwelling Units	Population
1997 Estimate plus committed development	1,731	4,803
Total at Build-Out, based on zoning of vacant land		
Low estimate (without water and sewer)	6,740	17,670 ^(a)
High estimate (with water and sewer)	11,580	30,110 ^(a)
^(a) Estimated using 1997 statistics of persons per unit.		

theoretically accommodate 5,010 additional units without central water and sewer facilities and 9,850 with the support of central water and sewer. When added to the existing number of dwelling units, the total number would be 6,740 without central water and sewer, and 11,580 with central water and sewer facilities.

This is an unlikely scenario because it assumes that every acre of residentially zoned land will be developed according to the existing zoning, which is a rare situation even in primarily built-up communities. However, it is useful to illustrate the potential amount of

development that could happen in the Township if none of the current regulations are changed. This amount of growth would result in a substantial increase in population (See Table 3) and could greatly affect the overall atmosphere and character of Mantua Township.

H. ECONOMIC DEVELOPMENT CONSIDERATIONS

In order for the Township to evaluate the desirability of different kinds of land uses, it is necessary to understand various fiscal impacts for each type. Summarized below are a few key points concerning major land use categories.

Typically, economic development is considered the primary way to reduce the increasing tax burden on community residents. Office development generates more real estate tax revenue per acre than retail or industrial development because offices have more floor area per acre than either industrial or retail uses. Retail development typically generates the second highest amount of real estate tax revenue per acre. In addition to real estate taxes, commercial and industrial uses pay personal property tax on machinery and equipment, tools, supplies and inventory.

Another aspect of land use is the level of services required compared to the amount of taxes paid. The American Farmland Trust (AFT) conducted a study of the tax consequences of

² For the purpose of this study, agricultural land is determined to be underdeveloped because of its residential zoning classification.

various land uses in a growing community.³ The AFT concluded that, in the particular Northeastern Ohio township studied, for every \$1 of taxes paid by homeowners, \$1.40 of community services such as education, police and fire protection, and street maintenance were required. For industry and commercial uses, only about \$0.25 of every tax dollar paid was required for its support, while the figure is \$0.30 for agricultural uses. Therefore, not only do commercial and industrial uses pay more in taxes, they also require fewer services; and while agricultural uses do not generate nearly the tax revenue as commercial and industrial uses do, they at least provide a surplus when compared to their related service costs.

In 1997, the percentage of the total assessed real property value (35% of the market value) that can be attributed to residential and agricultural land use was 93%, with the remaining 7% attributed to commercial and industrial uses. This compares to the average ratio for Portage County of 81% residential/agricultural and 19% for non-residential uses.

In order to lessen the tax burden on residential landowners and achieve a more balanced tax base, a shift from the residential/ agricultural sector to the commercial/industrial sector would be needed. If all land currently zoned for Business and Light Restricted Manufacturing in the vicinity of Mantua Corners was developed (approximately 78 acres LRM and 60 acres Business)⁴, and the remainder of the Township was developed according to current residential

zoning, the ratio of residential/ agricultural to non-residential tax value would be 90% to 10%, which is a shift of 3 percentage points. However, if the policies recommended by this plan were implemented, the ratio of residential/agricultural to non-residential tax value would be 79% to 21%. This would be accomplished by controlling growth and development in the designated core while preserving open space and rural character in the remainder of the Township (See Table 4).

Use	1997 Tax Valuation	% Of Total	Tax Value at Build-out	% Of Total
Agriculture	6,749,320	10.7%	2,000,000	0%
Residential	51,896,760	82.3%	360,597,000	79%
Total Res/Ag	58,648,077	93.0%	362,597,000	79%
Commercial, Industrial, Public Utility	4,417,360	7.0%	93,878,000	21%
TOTAL	\$63,063,440	100%	\$456,475,000	100%

³ The Cost of Community Services in Madison Village and Township, Lake County Ohio, (October 1993).

⁴ Areas included in the calculation are those most conducive to commercial/industrial growth because of the location at the intersection of two major streets and the availability of central sewer and water.

III. KEY ISSUES

Based on a detailed review and discussion by the Citizens Advisory Committee of the existing conditions and general assessments summarized in Chapter II, the following key issues to be addressed by the Comprehensive Plan were identified:

- A. Can the Township achieve economic development and a balanced tax base while also preserving its rural character? A primary issue facing the Township is how to achieve two distinct goals that have the potential for conflict.
 - 1. To what extent do non-residential uses need to be developed to stabilize the tax base?
 - 2. Which locations are the most appropriate for future non-residential expansion, and what type, magnitude, and quality of commercial, business and industrial development is acceptable?
 - 3. To what extent should existing regulations be changed to ensure that new development maintains/reinforces the rural character of the Township?
- B. If all land zoned residential were developed as currently permitted, would the Township be satisfied with the outcome?
- C. Since the permitted development must occur somewhere, and not all open space and natural resources can be preserved, which areas should be designated for protection? What are high priorities for conservation efforts? What tools are appropriate for the Township to utilize?
 - 1. What specific natural features or characteristics should be protected? (i.e., wetlands; floodplains; river and stream corridors; steep slopes; fields, meadows, hedgerows, prime farmland, wildlife habitat areas; scenic views; and rural structures.)
 - 2. What alternatives to the typical "checkerboard" pattern of residential development are acceptable?
 - 3. Which supplemental tools for natural resource protection and farmland preservation would be acceptable, effective and realistic?
- D. What is "village development" and where are the most reasonable locations for it?

1. Since Mantua Village seems to be achieving what the township wants, is it realistic to expect that a mixed-use center will occur and be successful at Mantua Corners?
 2. Is Mantua Corners more suited to be developed as a "rural" crossroads development as opposed to achieving the "village" concept? What alternatives to Mantua Corners exist for the location of a village development pattern?
 3. What density is appropriate for residential uses in a village format? Also, what types of housing?
 4. What development standards are appropriate for "village" residential and commercial development?
- E. To what extent should mining be permitted/regulated in residential districts?
1. Should new mining operations be permitted? If so, under what development criteria? Standards? In which locations?
 2. What standards/criteria should govern existing operations?
 3. What approaches/standards should apply to reclamation?
- F. To what extent should historic structures be regulated in the Township?
1. Mantua Center has been identified as the primary historic area in the Township. To what extent should structures be regulated in this area?
 2. There are other historic and culturally significant structures scattered throughout the Township. What measures can be taken to preserve or readapt these structures? Would it be acceptable to expand the permitted uses from residential to offices, specialty retail stores, bed and breakfast accommodations, etc.?
- G. How much effort and resources should be devoted to the acquisition and development of parks and recreational facilities?
1. Are Township residents willing to tax themselves to generate funds to acquire and develop lands for park and recreation use?
 2. Is there a need to create a Township Parks & Recreation Board? Can joint projects be coordinated with other entities such as the school district or local and regional park districts?
 3. What type of recreational facilities are most needed or desired? Active or passive recreation, organized sports?

IV. STATEMENT OF OBJECTIVES

In order to evaluate the options available to the Township, it is first necessary to establish the basic direction desired for the community. From the evaluation of existing conditions and key issues, the following objectives have been formulated by the Citizens Advisory Committee to provide a foundation and general framework from which planning policies (Chapter V) and implementation measures (Chapter VII) have been developed.

- A. To maximize the maintenance of the rural character of the Township while at the same time providing locations which:
1. Promote non-residential development in order to increase the Township's tax base and reduce the tax burden on residential property owners.
 2. Provide a variety of supporting services to meet the needs of Mantua residents in all segments of their life cycle.

This shall be accomplished by concentrating economic development and higher density residential areas into designated areas.

- B. To develop strategies in the remainder of the Township that maintain "ruralness". This will be accomplished by:
1. Promoting a flexible pattern of residential development that conserves natural resources and open space while retaining the development rights on the land that are permitted under the current zoning regulations.
 2. Utilizing supplemental tools that will reduce the number of units permitted thus further achieving the preservation of natural and agricultural resources.
 3. Establishing mechanisms that minimize conflicts between agricultural and non-agricultural uses.
- C. To expand housing options in selected locations which includes quality housing to meet the needs of residents at various life-stage cycles such as: first-time home buyers, empty nesters, and seniors.
- D. To provide nearby supporting services for all residents of the Township such as convenient shopping, places of worship, community facilities, and public parks and open space.

- E. To achieve a standard of development (in the selected locations that are designated for more intensive development) that blends the best qualities of "rural design" and "village" development patterns. These are characterized by abundant landscaping, a strong vehicular and pedestrian tie among uses, cohesive architectural characteristics and a compatible mix of uses.
- F. To assure that existing and future mining operations and site reclamation have minimal adverse impact on the Township, particularly residential areas and sensitive natural areas.
- ↓ G. To preserve the historic integrity of areas in the Township that contribute significantly to the history of the Township with such preservation efforts focused on Mantua Center.

V. DEVELOPMENT POLICIES

During the course of the planning process the over-riding issue that emerged was the question of how to achieve economic development and a balanced tax base while preserving the Township's ruralness. The formulated objectives in the previous chapter stemmed from this basic issue, and the following development policies are intended to provide the Township with the "how" needed to accomplish these seemingly opposing goals.

The following general development polices are illustrated on Map 6.

A. FUNDAMENTAL DEVELOPMENT PRINCIPLES

In order to accomplish the dual objective of encouraging economic development to balance the tax base while preserving the rural character of the Township, the following two-tiered approach to development is recommended:

1. Identify a primary growth area where economic development is encouraged. Confine growth to the State Route 44 corridor from a point north of Mantua Corners and extending south to Mantua Village, and in selected areas surrounding the Village. Within this area encourage a compact development pattern of both non-residential uses and residential development in order to utilize central sewer facilities and increase economic development.
2. Identify and implement various strategies to preserve the remainder of the Township for rural residential development, agriculture, and open space conservation.

Throughout the entire Township, promote a unified development appearance that minimizes impact upon the rural character of the Township by modifying existing or establishing new development standards.

B. PRIMARY GROWTH AREA

In the primary growth area, concentrate non-residential and residential uses in compact, designated areas to make efficient use of infrastructure and minimize related costs, avoid a "strip" pattern of development, and provide convenient services to residents. The amount of land currently zoned non-residential in the Township is not sufficient to accomplish a significant shift in the tax base. The compact development pattern of residential uses and their concentration at increased densities in the primary growth area will "absorb market demand" and provide relief from development pressures for the remainder of the Township.

Development policies for the primary growth area include:

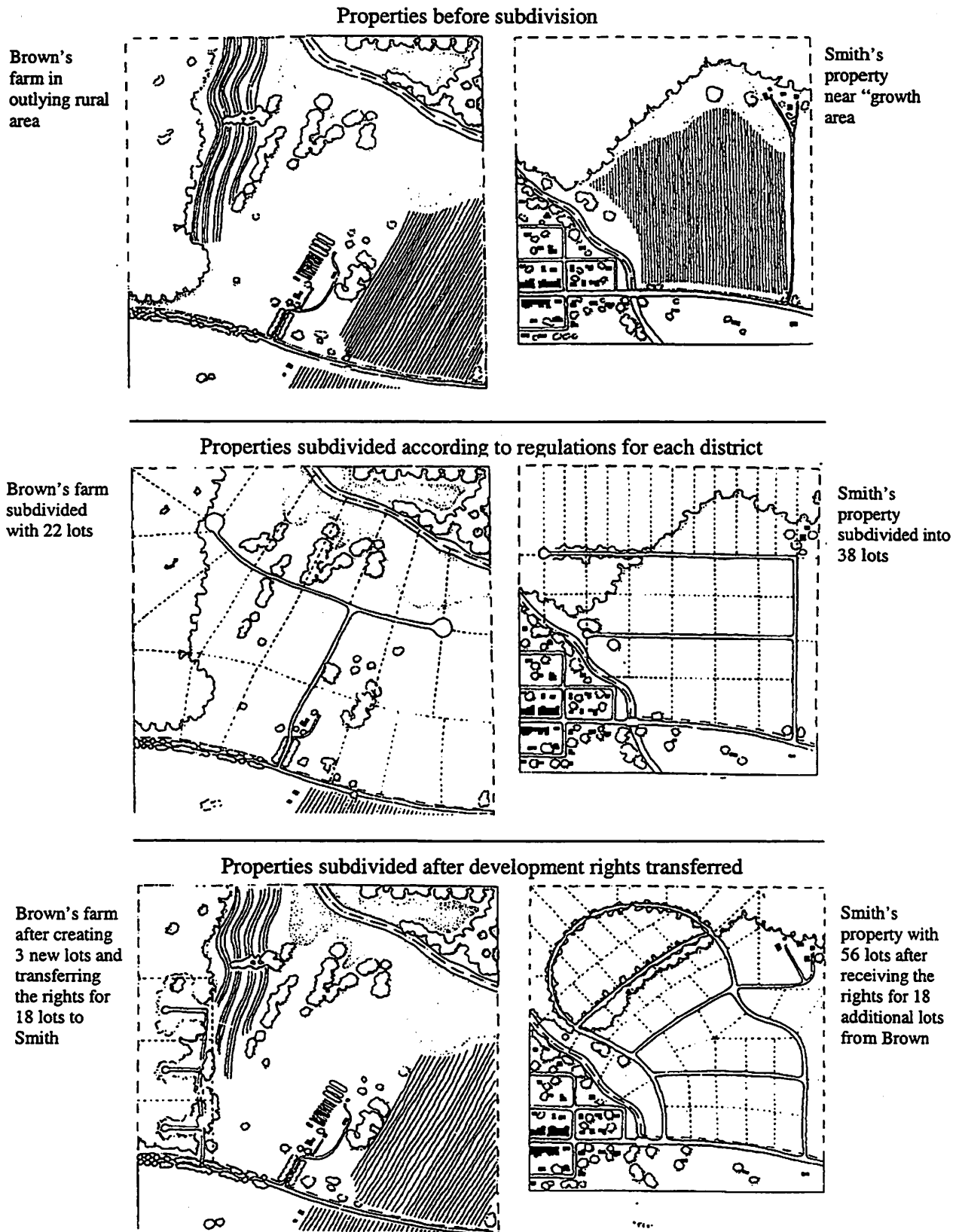
1. Concentrate and permit expansion of light industrial development west of State Route 44 both north and south of State Route 82 according to the following conditions.
 - a. Access for new development on the south side of State Route 82 will only be permitted on to State Route 82; no industrial development will front on or have access to Bowen Road.
 - b. In order to protect residential uses abutting the industrial development, significant buffering and screening will be required

A significant portion of this area is already zoned for light industrial development, and an industrial park was recently constructed in this zoning district. It is expected that expansion of the existing Limited Restricted Manufacturing (LRM) District will occur in stages. However, before implementing the policy for expanding the industrial area to the northwest and south by rezoning land from the R-3 and R-2 Districts to the LRM District, the Township should be assured that:

- wetlands will be adequately protected and/or mitigated;
 - there is sufficient demand for industrial land to warrant the rezoning; and
 - the industrial development will tie into the existing central sewer system.
2. Concentrate retail development at Mantua Corners:
 - a. Limit development along the frontage of State Route 44 and State Route 82 to retail stores and offices. "Behind" this frontage, residential uses and community facilities will also be permitted.
 - b. Establish development standards that retain the traditional rural and village atmosphere to the maximum extent possible.
 - 1) Limit impervious surfaces (buildings and parking) to 60% of the lot.
 - 2) Require a generous green area (50 feet) between the street and off-street parking and require landscaping within parking lots.

- 3) Encourage commercial structures to have small scale design characteristics.
 - 4) Require adequate screening/buffering from adjacent residential uses.
 - 5) Control signs.
- c. Encourage new interior streets to form an expanded "square" with small "clusters" of businesses.
3. In areas adjacent to the retail uses at Mantua Corners permit office development and residential development at four units per acre. Allow a variety of housing types to be permitted, including cluster homes, to meet the needs of young adults, empty nesters, and others who desire alternatives to the standard single-family home.
- Areas that are suitable for office/residential use overlap areas that are also suitable for the light industrial uses. Whenever there is an overlap in the recommended policy, either category of uses is appropriate.
4. Permit residential development at 1.75 units per acre along State Route 44 from Mantua Village to the parcels just north of Pioneer Trail and along Sheldon Road from State Route 44 to State Route 82.
5. Create a receiving zone for the transfer of development rights, for all residential property in the primary growth area. Within the receiving zone, an increase in the number of dwelling units permitted will be granted when the development rights are transferred from a property that is outside primary growth area. Figure 1 illustrates the concept of the transfer of development rights. (See also Map 6 for the boundaries of the primary growth area and page 33 for additional discussion.)

Figure 1
ILLUSTRATION OF TRANSFER OF DEVELOPMENT RIGHTS CONCEPT



Source: Saving America's Countryside, Second Edition, 1997.

C. SURFACE MINING – SAND AND GRAVEL

Mining has been, and still is, an important resource to the Township and to the region. Plus it can only occur where the natural resources are available. Therefore, since there are large deposits of sand and gravel in the Township, this Plan recognizes that the continued operation of existing mines and new mines are important. In order to ensure that such operation are acceptable to the community, the Township should:

1. Permit mining only in locations that meet the following conditions:
 - a. Where mining will have minimal adverse impact on natural resources—wetlands, riparian corridors, flood plains – and existing residential areas.
 - b. Where new residential (or other more intense development) is least expected, which includes areas outside the primary growth area.
 - c. When development, access and reclamation standards minimize adverse impacts on adjacent and nearby properties.
2. Regulate existing mines and permit new mines through:
 - a. The enactment of conditional use regulations similar to those being currently considered by the Zoning Commission (even though there may not be consensus on the specific standards); and/or
 - b. Identify areas on the zoning map where mining is clearly not appropriate, using the general location criteria in subsection C1 above.

D. PRESERVATION OF THE TOWNSHIP'S RURAL CHARACTER AND NATURAL RESOURCES

The Township can utilize two basic approaches to accomplish, to the maximum extent possible, the conservation of valuable natural, historic, or cultural resources and the preservation and maintenance of the existing rural character. The first approach is to reduce the overall development potential of the Township. The second is to allow flexibility in the arrangement of development that is currently permitted. Together, these two approaches can have a measurable impact on the Township that could not be achieved by using a singular approach. To be most effective, both approaches should employ regulatory measures as well as optional provisions that serve as incentives for rural conservation.

1. The reduction of the Township's overall development potential can be achieved by:
 - a. Encouraging residents to donate land and/or establish conservation easements on private property in priority areas identified by the Township.
 - b. Acquiring property via a tax levy. Priority areas for acquisition include environmentally sensitive lands such as floodplains, wetlands, and riparian corridors and/or lands that have a high value to the Township (i.e., scenic views, cultural/historic landscapes). (For further discussion, see Chapter VI, Conservation Priorities To Guide Development Decisions).
 - c. Purchasing development rights as a way of preserving farmland. The Township would "buy" the residential development rights of a parcel while allowing the owner to retain farming rights and ownership.
 - 1) According to Senate Bill 645, the purchase of development rights must occur in an Agriculture Security Area (ASA) as designated by a countywide comprehensive plan.
 - 2) To be included in an ASA land must be:
 - a) Within an agricultural district as defined by the Ohio Revised Code;
 - b) Enrolled in the Current Agricultural Use Value (CAUV) program; and
 - c) Located within an area in which agriculture is the primary land use for zoning purposes.
 - 3) The Township will take an active and cooperative role in the County's efforts to establish Agriculture Security Areas as part of a countywide comprehensive plan in order to facilitate the designation process and achieve ASA status for appropriate land in the Township.
 - d. Promoting the voluntary use of transfer of development rights (TDR) in which the residential development rights would be transferred from "rural" areas of the Township where limited growth is desired to areas of the Township that have been designated for concentrated growth. Currently, state legislation does not explicitly permit the voluntary transfer

of development rights. However, there is a vast distinction between regulations that make the transfer of development rights mandatory versus a voluntary program. Therefore it is unclear how the courts would view a voluntary TDR program, and it is worthwhile for the Township to pursue coordinated efforts regarding the voluntary transfer of development rights with County and State authorities and appropriate interest groups.

2. The management of development patterns to allow greater flexibility in the arrangement of units according to permitted development rights can be achieved by:
 - a. Permitting and encouraging the use of Residential Conservation Development in existing R-1, R-2 and R-3 districts at permitted density levels. The principles of Conservation Development include:
 - 1) 50% to 60% of the site to be set aside as restricted open space. This restricted open space is prohibited from further subdivision.
 - 2) The flexible arrangement of the houses in order to ensure that the open space requirement can be met.
 - 3) Significant features that should be preserved/conserved through the use of Conservation Development via the restricted open space requirement include:
 - a) Wetlands and floodplains,
 - b) Rivers and other riparian corridors, the width of the corridor being influenced by the size of the watershed,
 - c) Steep slopes,
 - d) Major wooded areas, and
 - e) The natural frontage along existing streets to a sufficient depth to protect rural views. (The depth is likely to differ for each road depending on the type and extent of natural vegetation occurring along each).
 - 4) It is important to recognize that not all of these important resources can be equally preserved. If they were – chances are - there would be little land left for the permitted development. Therefore the

Township must establish priorities for conservation (See Chapter VI, Conservation Priorities for further discussion.).

5) Regulations for the perpetual maintenance of restricted open space.

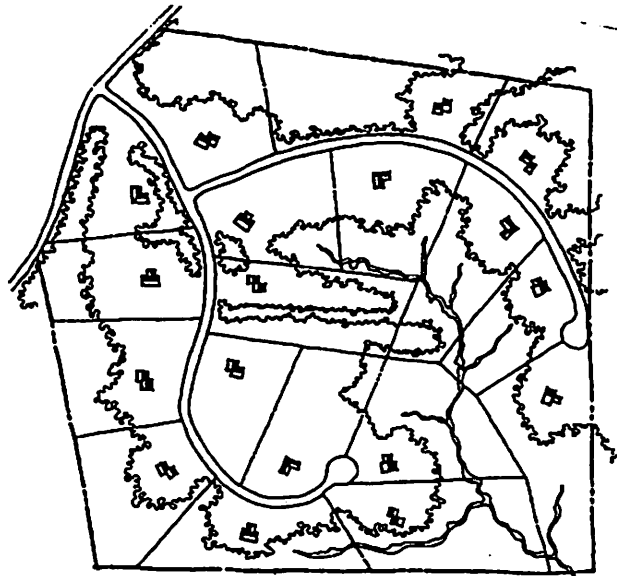
Figure 2 on the next page illustrates the differences between a conventional subdivision where all the houses are evenly distributed throughout the subdivision on lots that meet the minimum lot requirement and a conservation development where houses are located closer together in order to create larger areas of open space.

- b. Permitting residential development in this district at a density of one unit per every two acres (the same that is currently permitted in this district) but only when residential development is designed according to the Conservation Development regulations. Establish the requirement for lots in standard subdivisions in the R-2 district to be a minimum of three acres. This provides an incentive to choose the Conservation Development option. The difference in density is justified because of the reduced impact from Conservation Development – significant open space is conserved, there is less road and shorter utility lines, which means less of the site (e.g., natural areas) is disturbed.
3. Preserve farming as a viable industry in the Township. The policies to reduce the overall development potential of the Township also help to maintain the viability of the local agriculture industry. To further support the Township's agriculture industry:
- a. Permit restricted open space in Conservation Developments to continue to be farmed. Develop criteria for determining under what parameters agriculture would be appropriate in a Conservation Development and specific site design standards that are needed to minimize conflicts between agricultural and residential uses.
 - b. Encourage farmers to remain in Mantua Township by allowing them to operate limited commercial businesses to supplement their agricultural income. This flexibility for additional uses could delay or reduce the need to sell a farm for economic reasons. Examples of related businesses include food processing, equipment sales and service, large-scale composting, and possibly small, unrelated businesses. To ensure that adjacent neighbors are not adversely impacted:
 - 1) Restrict this provision to larger parcels, greater than 25 or 30 acres.

**Figure 2
COMPARISON OF
CONVENTIONAL DEVELOPMENT TO CONSERVATION DEVELOPMENT**

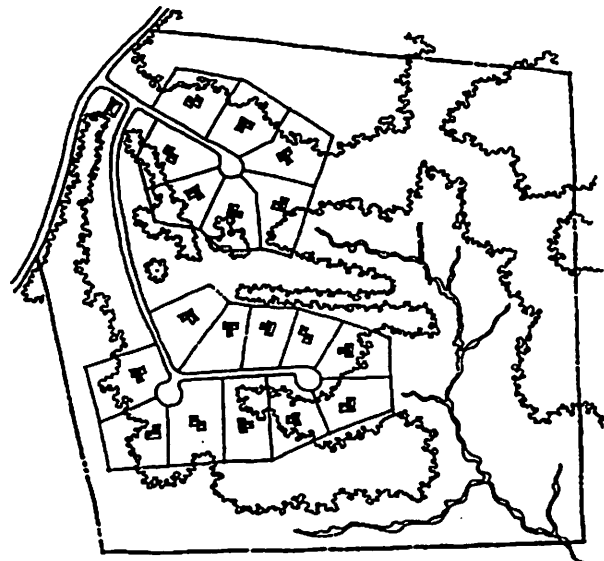
STANDARD SUBDIVISION

Area	36 acres
Lots	18 lots
Open Space	none
Road Length	3,808 feet



CONSERVATION DEVELOPMENT

Area	36 acres
Lots	18 lots
Open Space	53%
Road Length	2,072 feet



Source: The Countryside Program, Workbook Section II, Handbook Fact Sheet Graphics

- 2) Limit the size of buildings that could be utilized for nonagricultural use and establish large building setbacks from the street (300 ft) and from side and rear lot lines (200 ft.).
 - 3) Limit the hours of operation.
 - c. Promote the coexistence of agricultural and residential uses and recognize the economic viability of smaller farms and their contribution to the Township's agricultural sector.
 - d. Encourage and support local organizations to foster communication and build relationships between farmers and non-farmers. Consider providing administrative mechanisms to address conflicts (potential and current) between agricultural and residential uses (i.e., trespassing, theft, and vandalism).
4. Some existing nonresidential areas are located outside the primary growth area. If these areas were to be fully developed according to their current zoning classifications, the increased development would impact the traffic and the overall aesthetics in areas of the Township which otherwise have been identified to retain their rural character. In these areas, it is recommended that existing uses be maintained and/or limited to maintain their "status quo".
- a. Industrial District east of the Village and north of Mennonite Road. Maintain current uses and encourage the development of small-scale businesses, recognizing that large-scale expansion is undesirable and/or unlikely due to the following constraints:
 - 1) Central sewer and water do not service this area. However, future extensions may be possible. The Village water line crosses the Cuyahoga River and is approximately 1,200 feet from the Township border. The sewer line does not cross the Cuyahoga River, and is approximately 1,800 to 2,000 feet from the Township border.
 - 2) Steep slopes in the northern section of the district associated with the West Bank of the Cuyahoga River.
 - 3) Extensive wetlands and parklands are adjacent to the district just south of Mennonite Road.

- b. Industrial District along Chamberlain Road between Pioneer Trail and abandoned railroad tracks. Maintain current uses and encourage small-scale businesses that could be supported with a “domestic” level of infrastructure.
- 1) Large-scale expansion is limited and discouraged due to the following constraints:
 - a) The district is not now, nor is expected to be, serviced by central sewer or water facilities.
 - b) Due to the absence of a qualified receiving stream in the vicinity of the district and current Anti-Degradation standards it is extremely unlikely that any new decentralized systems for industrial waste (package plants) would be approved by the Ohio Environmental Protection Agency (OEPA).
 - c) The City of Aurora is unlikely to extend central sewer and water services to this area within the foreseeable future (10-20 years). The portion of Aurora that borders Mantua Township is zoned for low density, single-family residential units with no future sewer/water extensions planned.
 - d) However, this area could support small businesses with no more than 30-35 employees by utilizing a traditional septic tank and leach field for wastewater treatment. Domestic waste could be treated, but no processing of industrial waste would be approved for treatment. This would limit operations to small assembly or machine shops (machine shops would need to have certain waste materials hauled off-site). Therefore, rezone portions of the existing I District to the LRM District to restrict the types of uses permitted.
 - 2) Establish requirements for increased building and parking setbacks and screening to be imposed on new industrial development that is located across the street from a residential zoning district in order to protect the residential uses. Require landscaping within the parking setbacks and within parking lots.
 - 3) Control access points to minimize impacts on the surrounding residential areas.

- c. The Business District located on State Route 82 east of Chamberlain Road. This area is composed of various uses including retail development, a mobile home park and a commercial campground. In order to accommodate the existing uses while ensuring that any proposed development will have minimal impact on the surrounding area, the recommendations are to:
- 1) Confine the Business District zoning at the Chamberlain Road and State Route 82 intersection to the area where commercial development (e.g., retail, marine sales, etc.) already exists.
 - 2) Maintain the current use of the mobile home park by rezoning the park to the R-2 district, which would establish it as a nonconforming use due to the density of development.
 - 3) Accommodate the existing commercial campground facility by rezoning it to the R-2 District and modifying the R-2 District regulations to allow campgrounds as a conditional use.

E. HISTORIC PRESERVATION

Historic structures and traditional patterns of development contribute greatly to the Township's identity and sense of place. The following policies have been formulated to protect and preserve existing historic elements, as well as integrate new development in a manner that will complement and build upon past traditions.

1. Encourage the continued development of Mantua Center as the historic core of the Township and center of community activities. To this end the Township will:
 - a. Develop design (site and building) standards to maintain the historic integrity and character of Mantua Center. These standards should address:
 - √ 1) The preservation or adaptive reuse of existing historic structures.
 - 2) The integration of new infill development in a manner that is compatible with and reflects the historic pattern of development in terms of :
 - a) Lot sizes, lot widths, and building setbacks.

- b) Parking areas located to the rear or side of structures with appropriate screening and landscaping to focus on historic structures and community grounds.
 - b. Create a formalized park in the Mantua Center area that would emphasize and reinforce the historic structures and setting.
 - ✓ c. Encourage public uses and community organizations to maximize use of structures in this area and explore adaptive reuse options for public structures (such as Mantua Center School) if they are no longer used for current purposes.
 - d. Permit limited non-residential uses (i.e., multi-family, bed-n-breakfast, "specialty" retail, offices, etc.) within significant historic homes if (or when) it is demonstrated that the structures are no longer marketable for single-family purposes as a way to minimize the likelihood that they would be torn down.
2. Encourage the preservation of significant century homes and other historic sites that are scattered throughout the Township. In order to best preserve these areas, the Township should:
- a. Update the 1971 inventory of century structures and expand the inventory to include significant historic/cultural landscape elements such as stone wall, spring houses, heritage trees, etc.
 - b. Encourage and permit flexible design standards for new development (i.e., setbacks and road placement) to allow the preservation of historic/cultural structures and landscape elements.

F. PARKS AND RECREATION

Mantua Township is rich in natural areas and has an abundance of undeveloped land from which sites could be chosen, acquired and developed as parklands. Currently, the Township has only one small public park that is located in the southeast quadrant of Mantua Center. The timely acquisition of land for park purposes prior to the expected increased growth and development of the Township would secure optimal sites for both active and passive recreation opportunities for present and future residents. Once land is secured through acquisition, improvements and development can occur according to available resources and a timeframe set by the Township. The following are recommended as priority areas for park acquisition and dedication:

1. Create a public park with active recreation areas within the primary growth corridor (as identified in these policies), since a majority of the Township's future population is expected to be located within this area. It is recommended that the park be located just west of Sheldon Road and north of the Cuyahoga River tributaries to serve as a transitional buffer area between more intense uses and the ecologically sensitive areas of the Cuyahoga riparian corridor.
2. Create a park in the Mantua Center area as an integral part of the existing historic community facilities. Ensure that strong linkages are provided to the existing Township Green and ballfields.
3. Promote open space corridors in the following areas:
 - a. Extension and development of the proposed Headwaters Hike/Bike Trail Project along the abandoned railroad corridor.
 - b. Establish a linkage between the Township Green at Mantua Center and the proposed Headwaters Hike/Bike Trail along Diagonal Road corridor
 - c. Establish a link from the Headwaters Hike/Bike Trail east of Mantua Village to the proposed park location along Sheldon Road.
4. Encourage passive recreation in natural areas of the Cuyahoga River riparian corridor which would encompass land on both the east and west banks of the river.
5. Encourage the State of Ohio to expand the State Nature Preserve south of Mennonite Road, east of Mantua Village.
6. Encourage the creation of a small naturalized park along the proposed Headwaters Hike/Bike Trail in wetlands/woodlands area just east of Chamberlain Road
7. Promote the utilization of previously mined sites for public and commercial lake/park recreational uses.

G. WIRELESS TELECOMMUNICATION TOWERS

When considering the future installation of wireless telecommunication towers, the preferred location for such towers is in non-residential districts.

VI. CONSERVATION PRIORITIES TO GUIDE DEVELOPMENT DECISIONS

One of the fundamental goals of this Plan is to preserve the rural character of the Township. The primary method for achieving this goal is to preserve and conserve those natural features and resources that contribute to the rural character. Because not every natural and cultural resource can be protected through conservation efforts and permitted development must be allowed to occur, it is vital for the Township to identify priorities for conservation. This section provides the Township with a general inventory of resources and a set of priorities to guide development decisions regarding the amount and pattern of development so that the resources most valuable to the Township can be protected. Preservation policies and conservation priorities are depicted on Map 7.

A. PRIMARY CONSERVATION AREAS

The following are extensive natural areas that significantly contribute to the environmental quality and overall "rural" character of the Township and have a high priority for preservation/conservation.

1. The Cuyahoga River Corridor:
 - a. Along the west bank/valley of the river to Sheldon Road from Mantua Village north to State Route 82.
 - b. Along the east bank of the river and associated lands from just north of State Route 82 south to Mennonite Road
2. The Blackbrook Ditch and related floodplains/wetlands running southwest to northeast through the north-central area of the Township.

B. SECONDARY CONSERVATION AREAS.

The following natural areas are targeted as secondary conservation areas that should be conserved primarily through the use of conservation development.

1. Areas that have a high potential for ground water pollution; primarily the area just north of the Blackbrook Ditch to the Township border.

2. Wetlands, woodlands and floodplains associated with the Blackbrook Ditch in the area bounded by State Route 82, Frost, Chamberlain and Winchell Roads.
3. Tributaries of the Cuyahoga River and associated lands located east of Sheldon Road.
4. Mature woodlands (Beech, Oak and Hickory) to the north and south of Winchell Road bounded by State Route 44, Wayne Road and Sheldon Road. This area drains into the Blackbrook Ditch and the LaDue Reservoir.
5. Wetlands and natural areas just north of the Cuyahoga River and west of Mantua Village bounded by the abandoned railroad corridor and Infirmary Road.
6. Woodlands/floodplains south of State Route 82 and west of Chamberlain Road

C. ELEMENTS THAT SIGNIFICANTLY CONTRIBUTE TO RURAL CHARACTER.

The following elements are found in various areas of the Township. These natural and cultural features are important contributors to the character of the Township. Whenever development is proposed, the design and layout of such development should seek to conserve these elements to the extent possible.

1. Views.
 - a. View along Diagonal Road over the valley to the west, south of Mantua Center.
 - b. View eastward to Cuyahoga River from Derthick's Hill on State Route 82 and Sheldon Road.
 - c. Open views of fields and meadows from roads where frontage lot development has not occurred. In these areas, frontage development is discouraged; instead future development should be located in clusters back from the road, along the existing treelines.
2. Historic homes and farm structures: Protect their "setting" by allowing the flexible arrangement of development, ensuring that historic homes, especially in the Mantua Center area are buffered with significant spatial separation from newer development.

3. Landscape elements.

- a. Stone walls – locations include: on Sheldon Road between Pioneer Trail and State Route 82; between St. Joseph's and State Route 44 in the woods along the boundaries of lot 35; and east of State Route 44 along Hillcrest Drive.
- b. Mature maple trees lining roadside with "sap cans" in spring – locations include: along Diagonal Road between Pioneer Trail and Mennonite Road; along Vaughn Road between State Route 82 and Pioneer Trail; and along State Route 44 between Pioneer Trail and Mantua Village.

VII. IMPLEMENTATION STRATEGIES

This portion of the Comprehensive Land Use Plan identifies specific actions to implement the policy recommendations contained in Chapter V. These implementation measures range from minor amendments to the Township Zoning Resolution to more elaborate measures involving further study and deliberation.

These implementation measures fall into the following categories:

- Zoning Text Amendments,
- Suggested Zoning Map Amendments, and
- Administrative Measures.

A. ZONING TEXT AMENDMENTS

Zoning is the Township's fundamental tool to be used to bring about many of the land use policies stated in this Plan. The following text amendments to the Township Zoning Resolution are necessary to ensure that the regulations enable development to occur according to the policies stated in this Plan.

1. Zoning text amendments necessary to implement the growth area policies.

- a. Modify the existing development standards for the B Business, LRM Light Restricted Manufacturing, and I Industrial Districts to ensure that development maintains an open, rural character:

- 1) Establish a 50-foot parking setback adjacent to any public street. This is in addition to the building setback. This area would be required to be landscaped as outlined below.
 - a) Within every front yard require a minimum of 5 major shade trees and 20 shrubs for every 100 feet of lot frontage.
 - b) In addition, establish specific landscaping requirements to screen the parking lots from the street. Screening must be within 10 feet of and effectively screen a minimum of 50% of the parking lot. This should be accomplished using vegetation, trees, and/or walls with a minimum height of 3 feet. This would apply to any lot with 5 or more parking spaces when the lot is located in a front yard or side yard.

- 2) Require a minimum of 10% of the interior of parking lots to be planted with landscaped islands. Each island must have:
 - a) A minimum of 10 feet for each dimension.
 - b) At least one major shade tree.
- b. Establish a new R-4 Residential District. This is intended to be applied adjacent to Mantua Village and Mantua Corners. Permitted uses are to include the following:
 - 1) Single-family detached units with a minimum lot size of 20,000 square feet and a lot width of 100 feet.
 - 2) Planned Residential Development as a permitted use.
 - a) The maximum density would be 1.75 dwelling units per acre. This is about the same as the density of a standard subdivision designed with 20,000 sq. ft. lots, with an allowance for the area devoted to roads and inefficient lot layout.
 - b) Permit single-family detached homes on subdivided lots, cluster single-family units, and attached single-family units with no more than 4 units attached in one building.
 - c) Require a minimum of 25% to 30% of the project area to be devoted to restricted open space.
 - d) Allow for the flexible arrangement of units within the project site while ensuring that there is a minimum setback along the perimeter of the project in order to create an adequate buffer yard.
 - e) Require the establishment of a homeowners association or similar entity to be responsible for the maintenance of the open space.
 - f) Establish a procedure where the Zoning Commission approves PRDs. The approval process requires the submission and review of development plans to ensure that the PRD is designed and constructed in a manner that is compatible with the surrounding development.

This new R-4 district would become the underlying district for any area within the growth area that is not proposed to be, or is not already, zoned for business or industrial. In conjunction with this district, the following two overlay districts would be applied in specific areas to accomplish the policies for the State Route 44 corridor area.

- c. Create a Business PUD Overlay District. The purpose of this district is to take advantage of the PUD regulations authorized by the ORC and the greater review authority granted to the Zoning Commission. The district is intended to overlay residential areas that are adjacent to the Business District (expanded as shown on Map 8, Suggested Zoning Amendments), and would allow new commercial development only when it is an expansion of the commercial development in the Business District.
 - 1) Retail uses would be permitted by right when proposed as part of a PUD. The development plan would be reviewed and approved by the Township Zoning Commission.
 - 2) All development would be subject to design criteria that are intended to enhance the open, rural character of the area.
 - 3) The development standards proposed in subsection 1.a. above would apply to all nonresidential development in this district.

- d. Create a Residential/Office PUD Overlay District for application along the State Route 44 Corridor, north and south of Mantua Corners. This district is intended to provide a transition from the commercial development at Mantua Corners. As with the Business PUD Overlay District, this district would also grant the Zoning Commission the authority to review and approve the PUD plans.
 - 1) When proposed as part of a PUD, development could include any combination of the following:
 - a) Residential development at 4 dwelling units per acre.
 - b) Office uses.
 - c) Senior citizen retirement community at more than four units an acre. A range of related senior facilities would also be permitted.

- 2) For all development the front setback from an existing public street would be 50 feet. The setback on new internal streets would be 25 feet.
- 3) Require any new office development to be constructed in a "residential design style and form."
- 4) Require parking for any non-residential use to be located behind the building.

This district may eliminate the need for the existing RO District.

- e. In all districts, limit the lot coverage of impervious surfaces (both building and pavement) to 60%. The current regulations only regulate the building coverage.
 - f. Establish regulations for the Transfer of Development Rights to allow an increase in the allowable density for each of the receiving areas. Any development utilizing the TDR bonus density would be required to be developed as a Planned Residential Development. The receiving areas and the increased density would include the following:
 - 1) In selected areas of the R-2 District, the density could increase from 1 unit per every 2 acres to 1.75 or 2 units per acre.
 - 2) In the R-3 District, the density could increase from 1 unit per acre to 2 or 3 units per acre.
 - 3) In the new R-4 District, the density could increase from 1.75 units per acre to 4 units per acre, however no receiving areas would be permitted within 450 feet of the State Route 44 right-of-way between Pioneer Trail and Mantua Village.
 - 4) In the new Residential/Office PUD Overlay District, the density could increase from 4 units per acre to 6 units per acre.
- 2. Zoning text amendments necessary to maintain and preserve rural character outside the growth area.**
- a. Eliminate the different minimum lot size requirements for lots with centralized water and sewer facilities verses lots without. Instead, maintain only one minimum lot size for the district. In Table 5, below is the comparison of the existing and proposed minimum lot sizes.

Table 5			
Existing and Proposed Minimum Lot Sizes			
	R-1	R-2	R-3
Existing Minimum Lot Size			
a. Without water and sewer	3 acres	2 acres	1.5 acres
b. With water and sewer	1.5 acres	1 acre	1 acre
Proposed Minimum Lot Size	3 acres	See 2.b. below	1 acre

- b. Revise the R-2 District to increase the minimum lot size for lots in a standard subdivision to three acres from two acres. As a way to preserve the existing development rights, establish the maximum density for conservation development in the R-2 District at one unit for every two acres. This provides an incentive for choosing the conservation development option.
- c. Allow Conservation Development as a permitted use in the R-1, R-2 and R-3 Districts. Establish regulations that include the following provisions:
 - 1) Establish the maximum density of a conservation development based on the district in which it is located. The density of a conservation development should be similar to the actual density of a standard subdivision, as currently permitted in the Mantua Township Zoning Resolution. Table 6 includes a comparison of the statistical density of the R-1, R-2 and R-3 districts (based on the existing minimum lot size for lots without centralized water and sewer in the R-1 and R-2 districts) compared to the actual density, and the proposed density for conservation development:

Table 6			
Maximum Density and Minimum Open Space for Conservation Developments			
	R-1	R-2	R-3
Existing Minimum Lot Size	3 acres	2 acres	1 acre
Statistical Density (units per acre)	0.33	0.50	1.0
Actual density ^(a)	0.26	0.40	0.80
Maximum Density for a Conservation Development	0.26	0.40	0.80
Minimum Restricted Open Space	60%	60%	50%
^(a) 80% of the effective density – includes ½ the road right-of-way and a factor for inefficient design layout.			

- 2) Require a minimum of the project area to be designated as restricted open space. See Table 6 above.
 - 3) Calculate the total number of permitted dwelling units for a particular project by multiplying the total project area by the permitted density.
 - 4) However, establish regulations that recognize that the presence of large areas of wetlands and floodplains can reduce the development potential of a project. Therefore, the regulations would state that whenever a wetland, floodplain, or combination of the two, exceeds the area required to be set aside as restricted open space the excess is to be deducted from the total project area and no density credit given for the area deducted.
 - 5) Allow for the flexible arrangement of units within the project site while ensuring that a sufficient setback is maintained along existing streets and the perimeter of the project in order to create an adequate buffer yard.
 - 6) Require the establishment of a land trust, homeowners association or similar entity to be responsible for the maintenance of the restricted open space.
- d. Modify the residential district regulations to permit limited business uses when associated with a primary agricultural use.
- 1) The limited business use would be permitted as a conditional use that must meet the general conditions contained in the zoning resolution.
 - 2) To be considered, uses must be accessory to an active farming operation.
 - 3) The minimum lot size would be 25 to 30 acres.
 - 4) The use must be conducted in a building that is located a minimum of 300 feet from the street and 200 feet from a side or rear property line. The maximum size of the building that could be occupied by this use is 3,000 square feet.

- 5) The area between the building and the lot lines must be planted with a sufficient number of trees and shrubs so that the view of the building from the lot lines is totally obscured.
 - 6) Truck traffic that exceeds the level normally associated with agriculture uses would not be permitted.
- e. Establish regulations that protect various natural resources throughout the entire Township:
- 1) Establish Wetland Buffer Regulations to ensure that no development occurs within 25 feet of identified wetlands that are required by the Army Corps of Engineers to be retained.
 - 2) Strengthen the Floodplain Regulations to prohibit building construction within a floodplain.
 - 3) Establish Tree Preservation Regulations that restrict the percentage of woodlands that can be cleared for development.
 - 4) Establish Riparian Buffer Regulations to impose a building setback from riverbank and streams in order to protect the riparian areas adjacent to waterways.
3. **General zoning text amendments.**
- a. Establish criteria for all new dwelling units so that, regardless of their place of construction, all buildings meet the regulations for density, site development etc. This eliminates the need to specifically address manufactured homes in the district regulations, or regulate them differently than site-built homes. Factory built housing is permitted to be located on a lot or in a PRD or Conservation Development in compliance with the residential district regulations.
 - b. Modify the Business District regulations to eliminate manufactured home parks.
 - c. Modify the R-2 District regulations to allow campgrounds as a conditional use. This would accommodate the existing facility on State Route 82 and ensure that any proposed development will have minimal impact on the surrounding area by requiring that new campgrounds comply with following conditions:

- 1) Require a minimum of 150 acres – this is approximately the size of the existing campground.
 - 2) Require any new site to have frontage on either State Route 82 or State Route 44.
 - 3) Limit the amount of coverage by buildings and pavement to a specific percentage of the site.
 - 4) Require generous setbacks from the property lines and street rights-of-way and require maximum preservation of natural features to serve as a buffer for the surrounding areas.
 - 5) Limit the types of accessory uses (i.e., retail store, commercial recreation, etc.) that would be permitted.
- d. Increase the development standards in the Industrial District for parcels that are located adjacent to or across the street from residential districts.
- 1) Increase the building setback from 50 feet to 75 feet when the lot is across the street from a residential district.
 - 2) Establish a front parking setback that is the same as the front building setback: 50 feet for lots across the street from nonresidential districts and 75 feet for lots that are across the street from a residential district.
 - 3) Establish parking setbacks from the side and rear lot line; there are currently no such standards for the I Industrial District.
 - 4) Expand the landscaping and screening requirements for lots adjacent to residential districts to ensure that there is adequate and sufficient buffering between the different types of uses. This would include the regulations specified in A1a. subsections 1) and 2).
- e. Establish procedures to guide the Zoning Commission in their review of development plans for planned developments, as permitted by Ohio Revised Code §519.021. The same process would apply to all planned unit developments including planned residential developments discussed in Section A1b and conservation developments discussed in Section A2c.

B. SUGGESTED ZONING MAP AMENDMENTS

The following zoning map amendments are recommended in order to implement the development policies established in Chapter V. Map 8, Suggested Zoning Map Amendments, identifies the areas where these suggested map amendments are located.

1. The following amendments are the minimum necessary in order to prevent new development from occurring when such new development, though currently permitted, would not be permitted according to the proposed amendments. This is especially important when such new development will increase the difficulty of achieving the Plan's objectives.
 - a. Expand the Business District zoning at Mantua Corners, by rezoning land now in the R-3 District, to enable and reserve the area for future commercial development.
 - b. Rezone the commercial campground and the manufactured home park along State Route 82 to the R-2 District from the B District.
 - c. Rezone the eastern portion of the I Industrial District that is located in the Pioneer Trail and Chamberlain Road area to the Light Restricted Manufacturing LRM District.
2. The following map amendments expand the development potential currently allowed by the existing zoning. Therefore, there is not the immediate need to apply these amendments as there is for the amendments summarized in subsection B.1. above.
 - a. Rezone to the new R-4 Residential District, from R-3, the areas that are adjacent to the Village and extending north along State Route 44 just beyond the intersection of State Route 44 and State Route 82. This district is the underlying district for both the new Business PUD and new Residential/Office Overlay Districts. (See items 2b and 2c below).
 - b. Rezone to the new Business PUD Overlay District the area immediately surrounding the expanded Business District at the intersection of State Route 44 and State Route 82.

- c. **Rezone to the new Residential/Office PUD Overlay District the frontage along State Route 44 south to Mantua Village and the east side of State Routes 44 north of State Route 82.**
- d. **Rezone to the R-3 District, from R-2, the land area that is west of Mantua Center Road, north and south of State Route 82.**
- e. **Create a receiving area for the Transfer of Development rights to be depicted on the Zoning Map.**

VIII. APPENDICES

- A. POPULATION AND HOUSING TRENDS**
- B. TAX COMPARISONS**
- C. DEVELOPMENT CAPACITY**
- D. COMPARISON OF ZONING DISTRICT REGULATIONS**
- E. ROSTER OF CITIZENS ADVISORY COMMITTEE**

A. Population and Housing Trends

TABLE 1
TOTAL PERSONS: 1970, 1980, 1990; 1997 Estimate
Mantua Township and Adjacent Jurisdictions

	1970	1980	Change 1970 - 1980		1990	Change 1980 - 1990		Estimate 1997
			#	%		#	%	
Portage County								
Aurora City	6,549	8,177	1,628	25%	9,192	1,015	12%	11,584
Freedom Township	1,649	2,398	749	45%	2,530	132	6%	2,723
Hiram Township	1,400	1,681	281	20%	1,888	207	12%	2,044
Hiram Village	1,484	1,360	-124	-8%	1,330	-30	-2%	1,341
Mantua Township	4,051	4,377	326	8%	4,418	41	1%	4,755
Mantua Village	1,199	1,041	-158	-13%	1,178	137	13%	1,216
Ravenna City	11,780	11,987	207	2%	12,069	82	1%	9,643
Ravenna Township	8,836	9,195	359	4%	8,961	-234	-2.5%	
Shalersville Township	4,967	5,268	301	6%	5,270	2	0%	5,651
Streetsboro City	7,966	9,061	1,095	14%	9,932	871	10%	10,905
Geauga County								
Auburn Township	1,587	2,351	764	48%	3,298	947	40%	3,505
Bainbridge Township	7,038	8,207	1,169	17%	9,694	1,487	18%	10,302
COUNTY SUMMARY								
Portage County	125,868	135,856	9,988	8%	142,585	6,729	5%	150,792
Geauga County	62,977	74,474	11,497	18%	81,129	6,655	9%	87,913

SOURCE: 1980 and 1990 U.S. Census, 1997 estimate - U.S. Census

TABLE 2
TOTAL DWELLING UNITS: 1970, 1980, 1990; 1997 Estimate
Mantua Township and Adjacent Jurisdictions

	1970	1980	Change 1970 - 1980		1990	Change 1980 - 1990		Estimate 1997 ^(a)
			#	%		#	%	
Portage County								
Aurora City	1,749	2,772	1,023	58%	3,478	706	25%	4,875
Freedom Township	441	801	360	82%	902	101	13%	1,038
Hiram Township	412	588	176	43%	647	59	10%	775
Hiram Village	198	257	59	30%	220	-37	-14%	223
Mantua Township	1,147	1,457	310	27%	1,581	124	9%	1,712
Mantua Village	377	409	32	8%	477	68	17%	495
Ravenna City	3,980	4,792	812	20%	5,203	411	9%	5,547
Ravenna Township	2,672	3,475	803	30%	3,581	106	3%	3,822
Shalersville Township	1,241	1,579	338	27%	1,671	92	6%	1,893
Streetsboro City	1,920	2,863	943	49%	3,827	964	34%	4,679
Geauga County								
Auburn Township		880			1,176	296	34%	1,634
Bainbridge Township	1,626	2,646	1,020	63%	3,398	752	28%	3,898
COUNTY SUMMARY								
Portage County	35,038	47,530	12,492	36%	52,299	4,769	10%	58,010
Geauga County	17,865	24,286	6,421	36%	27,922	3,636	15%	

(a) 1997 Estimate based upon 1990 Census with the addition of number of housing units from 1990 to 1997. See also Table 4 for yearly details on housing construction rates.

SOURCE: 1980 and 1990 U.S. Census

TABLE 3
CHARACTERISTICS OF HOUSING: 1990
Mantua Township and Adjacent Jurisdictions

	1-unit detached		1-unit attached ^(a)		2-4 units per building		5 or more units per building		mobile home, other	
	#	%	#	%	#	%	#	%	#	%
Portage County										
Aurora City	2,734	79%	372	11%	184	5%	148	4%	40	1%
Freedom Township	569	63%	8	1%	14	2%	0	0%	311	34%
Hiram Township	611	94%	3	0%	22	3%	0	0%	11	2%
Hiram Village	117	53%	4	2%	26	12%	72	33%	1	0%
Mantua Township	1,265	80%	21	1%	48	3%	0	0%	247	16%
Mantua Village	320	67%	15	3%	95	20%	40	8%	7	1%
Ravenna City	2,949	57%	215	4%	948	18%	1,034	20%	57	1%
Ravenna Township	1,820	51%	75	2%	208	6%	52	1%	1,426	40%
Shalersville Township	1,373	82%	17	1%	64	4%	3	0%	214	13%
Streetsboro City	2,275	59%	207	5%	248	6%	614	16%	483	13%
Geauga County										
Auburn Township	1,047	89%	102	9%	19	2%	0	0%	8	1%
Bainbridge Township	2,950	87%	287	8%	83	2%	59	2%	19	1%
COUNTY SUMMARY										
Portage County	33,009	63%	1,723	3%	4,677	9%	7,158	14%	5,732	11%
Geauga County	23,459	84%	882	3%	1,025	4%	1,037	4%	1,519	5%

^(a) A unit where the walls separating the unit from another unit extend from the ground to the roof.

SOURCE: 1980 and 1990 U.S. Census

TABLE 4
HOUSING CONSTRUCTION RATES^(a): 1990 - 1997
Mantua Township and Adjacent Jurisdictions

	1981 thru 1990	1991	1992	1993	1994	1995	1996	1997	Total 1991 - 1997	Annual Average # of permits
Portage County										
Aurora City	873	152	172	149	179	133	339	273	1,397	200
Freedom Township	41	15	6	17	24	24	24	26	136	19
Hiram Township	94	30	14	19	20	17	14	14	128	18
Hiram Village	4 ^(b)	3	0	0	0	0	N/A	N/A	3	0
Mantua Township	198	19	17	18	24	14	20	19	131	19
Mantua Village	15 ^(c)	8	2	3	1	0	1	3	18	3
Ravenna City	164 ^(d)	22	36	7	17	139	93	30	344	49
Ravenna Township	96	20	31	43	56	30	28	33	241	34
Shalersville Township	172	39	30	29	52	37	11	24	222	32
Streetsboro City	874	19	15	35	107	124	219	333	852	122
Geauga County										
Auburn Township	286	44	53	64	57	83	92	65	458	65
Bainbridge Township	587	60	63	61	82	84	74	76	500	71
COUNTY SUMMARY										
Portage County	4,694	608	579	596	870	843	1,055	1,160	5,711	816

^(a) Based on the number of building permits issued in each community.

^(b) Data includes 1989 and 1990.

^(c) Data includes years 1985 and 1986 and 1988-90.

^(d) Data includes years 1984-1990.

N/A Not available.

SOURCES: Portage County Regional Planning Commission.

TABLE 5
AVERAGE HOUSING CONSTRUCTION COSTS: 1996 & 1997
Mantua Township and Adjacent Jurisdictions

	1996 Average Cost Per Unit	1997 Average Cost Per Unit	% Increase 1996-1997
Portage County			
Aurora City	\$146,776	\$158,453	8%
Freedom Township	\$67,093	\$71,079	6%
Hiram Township	\$114,997	\$140,403	22%
Hiram Village	--	--	--
Mantua Township	\$100,738	\$130,624	30%
Mantua Village	--	--	--
Ravenna City	\$60,071	\$72,133	20%
Ravenna Township	\$73,286	\$99,273	35%
Shalersville Township	\$89,845	\$110,475	23%
Streetsboro City	\$69,950	\$59,512	-15%
COUNTY SUMMARY			
Portage County	\$104,286	\$103,266	-1%

Statistics indicated only for communities with 5 or more units constructed in a year. See Table 4 for yearly housing construction rates.

SOURCES: Portage County Regional Planning Commission.

TABLE 6
HOUSING AND OCCUPANCY CHARACTERISTICS: 1990
Mantua Township / Portage County

	UNITS		PERCENT OF TOTAL		Average PERSONS PER UNIT	
	Twp	County	Twp	County	Twp	County
Owner-occupied	1,372	34,505	90%	70%	2.93	2.87
Rental	155	14,724	10%	30%	2.61	2.37
TOTAL OCCUPIED UNITS	1,527	49,229	100%	100%	2.90^(a)	2.72^(a)
Vacant	54	3,070	3.4% of total units	5.9% of total units		
TOTAL	1,581	52,299	100%	100%	2.80^(b)	2.56^(b)

(a) Persons per occupied unit is the same as persons per household; does not include persons living in group quarters.

(b) Persons per unit is based on both occupied and vacant units. This figure therefore contains a realistic vacancy factor that is necessary when estimating future population based on projected housing units.

SOURCE: 1990 U.S. Census; calculations of persons per occupied unit

B. Tax Comparisons

TABLE 7
COMPARISON OF ASSESSED TAX VALUATIONS: TAX YEAR 1997
Mantua Township and Adjacent Jurisdictions

COMMUNITY	REAL PROPERTY		TOTAL ^(a)
	Agricultural/ Residential	Comm/ Ind/ Public Utility	
Portage County			
Aurora, City	\$249,588,120 82%	\$56,049,670 18%	\$305,637,790 100%
Freedom Township	\$22,820,200 95%	\$1,321,690 5%	\$24,141,890 100%
Hiram Township	\$32,363,640 99%	\$270,920 1%	\$32,634,560 100%
Hiram, Village	\$5,026,680 76%	\$1,562,410 24%	\$6,589,090 100%
Mantua Township	\$58,646,080 93%	\$4,417,360 7%	\$63,063,440 100%
Mantua, Village	\$10,587,550 74%	\$3,638,290 26%	\$14,225,840 100%
Ravenna, City	\$80,994,320 67%	\$39,694,780 33%	\$120,689,100 100%
Ravenna Township	\$58,927,640 80%	\$14,835,020 20%	\$73,762,660 100%
Shalersville Twp	\$56,384,920 93%	\$3,944,990 7%	\$60,329,910 100%
Streetsboro, City	\$99,633,240 66%	\$50,914,520 34%	\$150,547,760 100%
Geauga County			
Auburn Township	\$101,387,780 95%	\$5,600,760 5%	\$106,988,540 100%
Bainbridge Twp	\$238,424,950 88%	\$31,579,970 12%	\$270,004,920 100%

COMMUNITY	REAL PROPERTY		TOTAL ^(a)
	Agricultural/ Residential	Comm/ Ind/ Public Utility	
County Summary			
Geauga County	\$1,267,244,540 92%	\$102,830,420 8%	\$1,370,074,960 100%
Portage County	\$1,408,444,320 81%	\$326,069,310 19%	\$1,734,513,630 100%

(a) Categories may not total to 100% because of rounding.

SOURCE: Portage and Geauga County Auditors.

TABLE 8
COMPARISON OF TAX RATES: TAX YEAR 1997
Mantua Township and Adjacent Jurisdictions
(Ranked from highest to lowest by effective residential tax rate.)

Taxing Jurisdiction	Full Tax Rate	Effective Rate	
		Residential/ Agricultural	Other
Portage County			
Ravenna Township - Ravenna CSD	87.06	54.16	60.45
Streetsboro, City - Kent CSD	103.44	52.81	66.69
Aurora, City - Aurora CSD	92.45	51.08	55.00
Shalersville Township - Ravenna CSD	83.50	50.93	57.05
Streetsboro, City - Streetsboro CSD	79.00	50.32	51.83
Ravenna, City - Ravenna CSD	77.56	47.57	53.38
Hiram Township - Crestwood LSD	87.57	46.62	56.50
Hiram Township - Garfield LSD	86.72	45.09	53.28
Mantua Township - Crestwood LSD	85.71	44.60	52.52
Mantua, Village - Crestwood LSD	84.21	43.33	51.12
Shalersville Township - Crestwood LSD	84.21	43.33	51.12
Freedom Township - Garfield LSD	82.92	42.73	49.02
Hiram, Village - Crestwood LSD	84.17	41.82	50.40
Geauga County			
Bainbridge Township - Kenston LSD	113.25	64.66	75.45
Auburn Township - Kenston LSD	102.92	57.99	68.19

LSD Local School District
CSD Consolidated School District

SOURCE: Portage and Geauga County Auditors

TABLE 9
DETAILED BREAKDOWN OF 1997 REAL PROPERTY TAX VALUE
Mantua Township

Use	Tax Valuation	% Of Total
Agriculture	6,749,320	11%
Residential	51,896,760	82%
Total Agriculture/ Residential	58,646,080	93.0
Commercial	3,042,988	4.9%
Industrial	1,148,514	1.9%
Minerals	220,868	0.1%
Public Utilities	4,990	0.1%
Total Non-residential	4,417,360	7.0%
Grand Total	\$63,063,440	100%

TABLE 10
DETAILED BREAKDOWN OF 1997 REAL PROPERTY TAX VALUE
Compared to TAX VALUE AT BUILD-OUT
(According to Proposed Policies)
Mantua Township

Use	Tax Valuation	% Of Total	Additional Tax Valuation*	Value at Build-out	% Of Total
Agriculture	6,749,320	10.7%	(4,749,320)	2,000,000	0.4%
Residential	51,896,760	82.3%	308,700,000	360,597,000	79.0%
Total Agriculture/ Residential	58,646,080	93.0%		362,597,000	79.4%
Commercial	3,042,988	4.9%	50,400,000	53,443,000	11.7%
Industrial	1,148,514	1.9%	39,060,000	40,209,000	8.8%
Minerals	220,868	0.1%	0	221,000	0.0%
Public Utilities	4,990	0.1%	0	5,000	0.0%
Total Non-residential	4,417,360	7.0%		93,878,000	20.6%
Grand Total	\$63,063,440	100%		456,475,000	100%

* The following figures were used to determine added tax value:

Residential: 4,900 du/ @ $\$180,000/\text{unit}$ = 379,080,000 x .35 = \$308,700,000

Commercial: 180 ac @ $\$800,000/\text{ac}$ (10,000 sq. ft./ac x \$80/sq. ft. including land value) x .35 = \$50,400,000

Industrial: 310 ac @ $\$360,000/\text{ac}$ (8,000 sq. ft./ac x \$45/sq. ft. including land value) x .35 = \$39,060,000

C. Development Capacity

TABLE 11
PROJECTED INCREASE IN DWELLING UNITS
Mantua Township

Zoning District	Under and Undeveloped Acres ^(a)	Effective Density (Units/Acre)		Potential Units	
		Without central water and sewer	With central water and sewer		
R-1	1,290	0.25 (3 ac lots)	0.55 (1.5 ac lots)	320	710
R-2	9,740	0.41 (2 ac lots)	0.83 (1 ac lots)	3,990	8,080
R-3	1,280	0.55 (1.5 acre lots)	0.83 (1 ac lots)	700	1,060
TOTAL (according to existing zoning)	12,310			5,010	9,850

- (a) Includes acres devoted to farming, horse farms, wooded areas, but not areas devoted to mining.
- (b) Effective density includes area for street and inefficient lot layouts.

TABLE 12
POTENTIAL DWELLING UNITS

		Total Units		Total Population
1990 Census		1,581		4,418
	<i>Additional</i>		<i>Additional</i>	
1997 Estimate	131	1,712	337	4,755^(a)
Committed Development	19	1,731	48 ^(b)	4,803
Total at Build-out based on Table 10A				
Low estimate (without water and sewer)	5,010	6,740	12,870 ^(b)	17,670
High estimate (with water and sewer)	9,850	11,580	25,310 ^(b)	30,110

- (a) Estimated by the U.S. Census Bureau, as reported by the Portage County RPC.
- (b) Estimated using 1997 statistics of persons per unit.

D. Comparison of Zoning District Regulations

Table 13
Permitted Uses in Residential District

Permitted Uses	R-1	R-2	R-3
A. RESIDENTIAL			
1. Single-family dwellings	P	P	P
2. Two-family dwellings	-	P	P
3. Multi-family dwellings	-	-	P
4. Mobile homes	C	C	C
B. COMMUNITY FACILITY/ INSTITUTIONAL			
1. Cemetery	-	C	C
2. Churches & related buildings	-	C	C
3. Publicly owned and/or operated buildings & facilities	C	C	C
4. Hospitals, clinics, nursing homes	-	C	C
5. Parks, playgrounds & golf courses	C	C	C
6. Recreational uses such as swimming pools, riding academies, recreational areas, camping/assoc. dining	C	C	C
7. Schools	-	C	C
8. Public utility ROW & pertinent structures	C	C	C
C. COMMERCIAL/ INDUSTRIAL			
1. Agriculture	P	P	P
2. Hotels, motels and indoor dining	-	C	C
3. Oil & gas wells	P	P	P
4. Strip/open pit mining or extracting for sand, clay, stone, gravel, coal and other natural resources (No new facilities after 4/98)	C	C	C
D. ACCESSORY USES			
1. Accessory storage buildings/uses	P	P	P
2. Home occupations	C	C	C
3. Roadside stands	P	P	P
4. Signs	P	P	P

P = Principal Use Permitted by right

C = Conditional Use

**Table 14
Summary of Development Standards
Residential District**

	R-1	R-2		R-3		
Lot Requirements	Single-family	Single-family	Two-family	Single-family	Two-family	Multi-family
1. Min. Lot Size						
a. without centralized water/sewer	3 acres	2 acres	2-1/2 acres	1-1/2 acre	1-3/4 acre	30,000 sf./1 bed. unit*
b. with centralized water/sewer	1-1/2 acre	1 acre	1-1/2 acre	1 acre	1-1/2 acre	15,000 sf./1 bed. unit*
2. Min. Lot Width/ Frontage**						
a. without centralized water/sewer	250 ft.	200 ft.	200 ft.	150 ft.	150 ft.	200 ft.
b. with centralized water/sewer	150 ft.	125 ft.	150 ft.	100 ft.	125 ft.	150 ft.
Yard Requirements						
1. Front Yard Depth **	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.	50 ft.
2. Side Yard Width	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.
3. Rear Yard Depth	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
Maximum Building Height						
1. Principal building	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
2. Accessory building	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.

* Additional lot area required for bedrooms.

** Reductions are allowed for lots fronting on a cul-de-sac.

TABLE 15
Permitted Uses in Business and Industrial Districts

	R-O Residential Office	B Business	LRI Light Restricted Industrial	I Industrial
Permitted Uses				
A. Residential				
1. Single-family dwellings	P	-	-	-
2. Two-family dwellings	P	-	-	-
3. Apartments in office buildings	P	-	-	-
4. Mobile home parks	-	C	-	-
B. Offices				
1. Executive, administrative, professional offices	P	P	P	-
2. Financial establishments, banks	-	P	-	-
3. Medical and dental offices	-	P	-	-
C. Retail/Services				
1. Funeral home or mortuary	-	P	-	-
2. Hotels, motels	-	P	-	-
3. Personal services such as barber/beauty shop, shoe repair, tailor, copy/print shop, cleaners	-	P	-	-
4. Restaurants, lunchrooms, cafeterias, etc.	-	P	-	-
5. Retail sales	-	P	-	-
6. Theaters, assembly halls, club/lodge	-	P	-	-
7. Veterinary hospital, clinic	-	-	P	P
D. Auto Oriented				
1. Automotive service stations	-	P	-	-
2. Motor vehicle, farm implement sales rooms	-	P	-	-
3. Parking garages	-	-	-	P
4. Vehicle repair services: i.e. motor, body & fender, radiator, muffler shops, tires	-	-	-	P
E. Business Services & Equipment Sales				
1. Blacksmith, welding or other metal workshop, carpentry, cabinet making, etc.	-	-	-	P
2. Building materials, sales/lumber yard including millwork	-	-	-	P
3. Carpet/rug cleaning	-	-	-	P

P= Principal use permitted by right

C = Conditional use

	R-O Residential Office	B Business	LRI Light Restricted Industrial	I Industrial
4. Contractor's equipment; storage & rental	-	-	-	P
5. Laundry, cleaning and dyeing plant	-	-	-	P
6. Repair shops for machinery, appliances, tools, motors, pumps, wood products, plumbing, heating, air conditioning, etc.	-	-	P	-
F. Storage/Distribution				
1. Motor freight garage, truck or transfer terminal	-	-	-	P
2. Storage/sale of grain & livestock feed	-	-	-	P
3. Warehousing/storage	-	-	P	P
4. Wholesale establishments	-	-	P	P
G. Manufacturing/Processing				
1. Assembly and manufacturing of products from previously prepared materials	-	-	-	P
2. Foundry casting light weight non-ferrous metal	-	-	-	P
3. Horticulture, including plants/greenhouses	-	-	P	P
4. Laboratories and processing	-	-	P	P
5. Shops for making small articles for retail	-	C	-	-
6. Stamping presses or hammer mills	-	-	C	-
7. Stone or monument works	-	-	-	P
H. Other				
1. Gas & oil wells	P	P	P	P
2. Salt brine injection wells	-	-	-	C
3. Strip/open pit mining or extracting for sand, clay, stone, gravel, other natural resources	-	C	-	C
I. Community Facilities				
1. Governmentally owned/operated buildings & facilities	P	C	C	-
2. Parks, playgrounds, golf courses	-	C	-	C
3. Public utility ROW & pertinent structures	C	C	C	C
4. Recreational uses such as: swimming pools, riding academies, recreational areas, camping	-	C	-	-

P= Principal use permitted by right

C = Conditional use

TABLE 16
Summary of Development Standards
Business And Industrial Districts

	R-O Residential Office	B Business	LRI Light Restricted Industrial	I Industrial
Lot Requirements				
1. Minimum size of district	-	-	50 ac.	-
2. Minimum lot size				
a. without central water/sewer	2 acres	2 acres	2 acres	2 acres
b. with central water/sewer	1 acre	1 acre	1 acre	1 acre
3. Minimum street frontage/ lot width	150 ft.	150 ft.	150 ft.	150 ft.
4. Maximum lot coverage by bldg.	20%	20%	40%	40%
Yard Requirements for Buildings				
1. Front Yard	50 ft.	75 ft.	50 ft.	50 ft.
2. Side / rear yard adjacent to a non-residential district	25 ft.	25 ft.	25 ft.	25 ft.
3. Side/ rear yard adjacent to a residential district	50 ft.	(a)	50 ft.	100 ft. (a)
Parking Setback from:				
1. Front lot line	None	none	50 ft.	None
2. Side/ rear lot line adjacent to a non-residential district	None	none	5 ft.	None
3. Side/ rear lot line adjacent to a residential district	20 ft.	none	20 ft.	None
Maximum Building Height	35 ft.	35 ft.	35 ft.	35 ft.

(a) All lot lines abutting residential districts along side or rear shall be screened with a 6 ft. high fence with no more than 15% openings.

E. Roster of Citizens Advisory Committee

NAME	STREET	AREA	PHONE
Randy Alger	3413 Mennonite Road	(330)	274-3463
Tim Benner	4474 Pioneer Trail	(330)	274-3187
Cal Brant	4336 Wayne Road	(330)	274-3538
John Brook	12721 SR 44	(330)	274-3266
Darrel Cobb	4491 Wayne Road	(330)	274-2685
Bonnie Crowder	10925 Ambler Lane	(330)	274-8957
Philip Derthick	5182 SR 44	(330)	274-2191
Sandy Englehart	11009 SR 44	(330)	274-8160
Charles English	10636 Main Street	(330)	274-2746
Richard Fedor	11488 Sheldon Road	(330)	274-8000
Mark Hall	11234 Loris, Aurora	(330)	562-8127
Lynn Harvey	3851 Mennonite Road	(330)	274-3012
Marlene Jones	4976 Coldbrook	(330)	274-2450
Kathy Kelley	11715 Mantua Center Road	(330)	562-4630
Connie Leedom	12517 SR 44	(330)	274-2821
Joe Leslie	10358 Infirmary Road	(330)	274-2297 x 218
Joan Martin	4053 Mennonite Road	(330)	274-8732
Marie Mirsadshanow	11859 Sheldon Road	(330)	274-2061
Steve Oros	4522 Wayne Road	(330)	274-2360
Dave Pollard	3692 SR 82	(330)	562-8389
Pat Pratt	12846 Vincent Drive	(330)	562-2714
Tammy Sadowski	4225 Woodhollow	(330)	562-7826
Jim Sargiovanni	12170 Sheldon Road	(330)	274-3354
Mary Schmotzer	4410 Wayne Road	(330)	274-2995
Joy Teslovich	5528 Mennonite Road	(330)	274-5479
John Vechery	10872 Mantua Center Rd	(330)	274-2975
Terri Vechery	10872 Mantua Center Rd	(330)	274-2975

C. ADMINISTRATIVE MEASURES

Some of the policies summarized in Chapter V cannot be addressed solely through zoning. Therefore, in addition to the various zoning text and map amendments recommended in Sections A and B, the following administrative measures should be pursued to further implement the policies included in this Plan.

1. Coordinate with the County to identify the areas where the purchase of development rights will be permitted. According to recently passed state legislation, the purchase of development rights can only occur in Agricultural Security Areas that are designated on a county-wide comprehensive plan.
2. Establish a Township Parks and Recreation Board. Recruit and coordinate residents to volunteer time/skills for parks/open space management. The Park Board would then set priorities for acquisition of priority areas for local public parks.
3. Establish a program for Scenic Corridor Management.
4. Coordinate "rural living" seminars or other programs intended to educate new residents about country life and the normal operations of active farms.
5. Continue to explore the possibility of establishing a program that would implement and coordinate the transfer of development rights from one parcel to another.
6. Maintain the Citizens Advisory Committee as an advisory board to the Zoning Commission to meet one or two times a year to provide citizen input to the Zoning Commission on matters related to zoning and the Comprehensive Plan.

