
FINAL

SOUTHINGTON TOWNSHIP COMPREHENSIVE PLAN

VISION 2060



"A SMALL TOWN WITH A BIG HEART"

**PREPARED BY THE CITIZENS OF SOUTHINGTON TOWNSHIP
IN PARTNERSHIP WITH:**



Cleveland State University
engaged learning

10 JULY 2012

Dedication of this Comprehensive Plan

This Comprehensive Plan is dedicated to the memory of **Mr. Richard (Rich) Kasunic**, former Chairman of the Southington Township Zoning Commission. A true visionary, Rich's dedication and hard work over a number of years resulted in the partnership of Cleveland State University (CSU) planners and community members to prepare this Plan, beginning in June 2009. Although Rich passed away unexpectedly in April 2009, his spirit lives on within our community and within this visionary Plan for the future of our Township.

Executive Summary

This Comprehensive Plan has been prepared by the residents of Southington Township in partnership with Cleveland State University's Center for Community Planning and Development, Maxine Goodman Levin College of Urban Affairs (CSU). **The Plan has a simple goal: Provide a clear vision for the future of Southington, aligned with the desires of our citizens, and based on our past, present, and expected future.**

Change and growth will come to Southington Township, perhaps more quickly than expected. This will be especially true when public water and sewer infrastructure comes to our Township, expected during the life of this Plan. The only way to ensure that we do not lose what makes our community unique is through careful planning, as directed by the community.

The subtitle of this Plan is "**Vision 2060.**" As the subtitle indicates, this Plan is intended to serve and guide the residents of Southington through the year 2060, or 50 years from the start of this project (2010). A lot of change can happen in 50 years.

This Plan has three primary parts: the Executive Summary, five main sections that make up the body of this Plan, and several Appendices. Also included are visual aids such as maps, graphs, and tables to convey information quickly and meaningfully. Below is a brief overview of each of the five main sections in this Comprehensive Plan.

SECTION 1. INTRODUCTION AND COMMUNITY VISION

This section discusses why this planning process was undertaken, and what was discovered about the Township during the preparation of this Plan. As stated previously, change is inevitable. In an effort to preserve Southington's character and our residents' quality of life while allowing for inevitable, managed growth, the Township Trustees and the Southington Zoning Commission determined that a Comprehensive Plan was necessary. However, it was acknowledged early on that this Plan would only be meaningful if the residents of Southington led, and significantly contributed to, the Plan's development.

The Township Trustees contracted CSU to provide experienced, technical support to Southington residents during this process. CSU provided an initial training session to interested residents of Southington in March of 2010; attended numerous meetings with the Plan's Core Working Group and Citizen Advisory Committee (comprised entirely of Southington residents) along the way; helped conduct two public meetings in Southington (on September 15, 2010 and November 8, 2010); aided in the creation and distribution of a Community Questionnaire to all residents of Southington in October of 2010 (with over 200 responses); and provided technical assistance with this Plan's preparation.

Throughout this planning process, the common voice of all Southington's residents was clear and simple: "We want some growth in residential, commercial, industrial, and public sectors, but in a very controlled manner, without losing the heart of what Southington is." This Plan captures that voice and vision in written form. The residents of Southington spoke, and this Comprehensive Plan is our Community Vision.

SECTION 2. INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

This section of the Plan was prepared by Southington residents through the collection of data from a number of sources. This section paints a picture of the existing conditions within Southington Township; the components that make up Southington as a whole. To briefly summarize the findings in each area:

- **Population:** Southington has an aging population. Though generally steady in growth at approximately 1 percent per year, younger residents are now leaving, generally in order to find employment.

- **Land Use and Zoning:** The primary land uses in Southington are agriculture and residential, despite the fact that a large portion of land is presently zoned for commercial and industrial uses. The Township zoning codes are out of date, and re-writing them will be an important step in moving forward for our community.
- **Housing:** Southington is predominantly composed of single-family, owner-occupied housing. That housing stock is aging, and lack of adequate public sewer and water infrastructure is limiting the construction of new housing.
- **Local Economy and Employment:** The median income in the Township is higher than that of Trumbull County or the State of Ohio. Southington has ample room for growth and development in the commercial and industrial sectors, but this growth is limited by a lack of adequate public infrastructure.
- **Agriculture:** Farm crop production has increased in recent years, providing green space in Southington. However, dairy production and owner-operated farms have decreased, and former farmland is being converted to residential uses.
- **Transportation:** Southington includes portions of three major highways (US Route 422 and State Routes 305 and 534) that provide ample service and future capacity, but lacks other amenities, such as sidewalks and bike paths.
- **Utilities:** Southington has ample electric, telecommunications, and natural gas services to accommodate growth. However, the lack of public sewer and water infrastructure currently restricts the managed growth that the Community desires.
- **Community Facilities and Services:** Southington has an adequate sports complex and fire protection. There is also a new K-12 school facility. However, the community does lack senior housing, social services, and day care. It must also rely upon the County and State for local law enforcement.
- **Natural Resources and Environmental Quality:** Southington is relatively flat and generally free of environmental hazards. The soil in the Township is not suitable for onsite sewage disposal, and Southington has limited potable water resources.
- **Historical, Cultural, and Scenic Resources:** The Township has a variety of historical resources including the Chalker Building, Civil War monument, and several century (100-year old) homes. The recently formed Southington Community Trust is serving in both a historical and cultural capacity. Southington lacks adequate space for community gathering.

Lastly in this section, the summary results of a Community Questionnaire are discussed, based on responses from over 200 residents, or 17% of our citizens, in October of 2010. **Appendix B** provides a copy of the questionnaire and a complete, detailed summary of the questionnaire's results.

SECTION 3. FUTURE LAND USE PLANNING

Based on the data contained in this Comprehensive Plan, an initial *Future Land Use Map* for Southington Township was developed. This section presents that map, which depicts the general pattern of planned future development in Southington Township, and provides a description of specific planning areas, including Rural Areas, the Historic Core, the Community Core, Industrial Development Areas, and Residential Development Focus Areas. These areas would be the focus of development consistent with this Plan, our collective Goals, and the wishes of our residents. The Plan and map also dovetail specifically with the Western Trumbull County Comprehensive Plan.

This section also presents a scientific analysis of growth, trends, projections, and future land use in Southington Township under various future scenarios, including with and without public water and sewer infrastructure. Based on this analysis, and using defensible data, more specific *Future Land Use Maps* for both a "No Sewer/Water" scenario and a "With Sewer/Water" scenario were developed and are presented. These maps reflect more accurate land projection (i.e., acreage) requirements under each future scenario.

Finally, methods to maintain the rural character of Southington Township are presented, as retaining our Township's rich rural heritage and character is a central aspect of this Plan.

SECTION 4. GOALS, OBJECTIVES, AND ACTION STRATEGIES

This section sets forth clear goals and objectives for the future of Southington Township, as well as action strategies to achieve these goals and objectives. In short, this section paints the picture of what our residents want Southington to become and, equally importantly, what our residents do not want Southington to become.

These components were carefully developed through an analysis of existing conditions, an analysis of future land requirements as discussed and analyzed in the preceding section, input from many members of the Community, and professional support from CSU.

Due to uncertainty of when public water and sewer infrastructure will come to Southington, this section was divided into two portions: our collective community goals and objectives, and those goals and objectives that can be achieved without the availability of public water and sewer infrastructure.

SECTION 5. A "LIVING" DOCUMENT

This section identifies that this Plan will require revision over time as changes inevitably occur. This Plan will be updated every five years, or more often as necessary. The process of updating and revising the plan will mirror the process that led to its initial creation, and will involve as many residents as possible to ensure the vision of Southington remains our community's collective vision.

We hope you will find this Plan informative and reflective of our Township residents' desires. The Core Working Group, the Township Trustees, and the Township Zoning Commission would like to thank you for your interest in our Community's future and for all of the great support and response that has been received throughout this planning process. We couldn't (and wouldn't) have done it without you!

Special Recognition of Key Contributors

A **special thank you** is extended to the many members of our Community who have dedicated their valuable time and efforts to the development of this Comprehensive Plan, making it a reality for us, as well as for future generations of Southington residents.

These include members of the **Core Working Group**, who were instrumental in gathering necessary data, writing various sections, and providing key Community knowledge and input into monthly brainstorming sessions between August 2009 and June 2011, with an initial training session in March 2010.

These also include members of the **Citizen Advisory Committee**, who provided additional critical input and "reality checks" at approximate quarterly meetings along the way.

Without the literally hundreds of person-hours selflessly dedicated by these individuals to the future of our Community, this Plan would not exist. Thus, we would like to recognize these individuals by name, as follows:

Core Working Group Members

Brian Boose	zoning commission
Jeffrey Cummins	resident
Phil Davis	zoning commission
Ron Davis	zoning commission
LaRue Harshman	community trust
Thomas Humes	resident
Dawn Rhodes	community trust
Marlene Russomanno	zoning inspector
Dan Tietz	township trustee
Ed Vystrcil	zoning commission

Citizen Advisory Committee Members

Bob Baugher	business owner
Pep Baugher	zoning commission
Mike Biery	township trustee
Al Conti	resident
Wayne Detwieler	resident
Levi Eicher	resident
Jim Farmer	business owner
Bill Horton	water/sewer district
Pam Houser	community trust
George Kirk	resident
Randy Kurnic	zoning commission
Rich Petrosky	business owner
Sam Plott	township trustee
Dale Roberts	resident
Terri Wagner	resident

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SECTION 1. INTRODUCTION AND COMMUNITY VISION

1.1 Introduction to the Comprehensive Plan

"Things alter for the worse spontaneously, if they be not altered for the better designedly."

~ Sir Francis Bacon

Change is inevitable. As stated by Sir Francis Bacon, change without proper planning can result in negative consequences. As such, a Citizen's Planning Committee, made up of Southington Township residents within a Core Working Group and a Citizens Advisory Committee has developed this Comprehensive Plan. This Plan was developed to carefully guide and control the unavoidable change to our Community and to direct that change towards a positive future for Southington and our residents.

This Plan was constructed through the concerted efforts of the Southington Citizen's Planning Committee, assisted by experienced professionals from Cleveland State University (CSU). More importantly, this Plan was carefully shaped by the voice of Southington's residents.

The Township Trustees contracted CSU to provide experienced, technical support to Southington residents during this planning process. CSU provided an initial training session to interested residents of Southington in March of 2010; attended numerous meetings with the Plan's Core Working Group and Citizen Advisory Committee (comprised entirely of Southington residents) along the way; helped conduct two public meetings in Southington (on September 15, 2010 and November 8, 2010; see **Appendix A**); aided in the creation and distribution of a Community Questionnaire to all residents of Southington in October of 2010 (with over 200 responses received; see **Appendix B**); and provided technical assistance with this Plan's preparation.

Throughout this planning process, the common voice of all Southington's residents was clear and simple: "We want some growth in residential, commercial, industrial, and public sectors, but in a very controlled manner, without losing the heart of what Southington is." This Plan captures that voice and vision in written form. The residents of Southington spoke, and this Comprehensive Plan is our Community Vision.

Southington is a small, rural community set in a prime location for future development, primarily due to our proximity to major roadways, cities, and airports. Southington is within easy driving distance to some of the largest cities in the region, including Cleveland, Akron, and Youngstown. This prime location provides the residents of Southington with direct access to main interstates, world-recognized hospitals, a wide variety of colleges and learning institutions, as well as employment in major industries and small businesses. Southington's rural attributes make it an ideal location for families looking for a small-town feel, while still providing quality education and easy access to the amenities of the city.

Future development will, of course, lead to change. This Plan provides the framework for controlled growth that best meets the vision of Southington's residents. With this look to the future, we have also examined Southington's past and incorporated necessary protection measures to ensure that future generations will continue to enjoy the quality of life and rich history of Southington that has defined and shaped our Community.

This Plan is intended to support the priorities and vision of the residents of Southington. The needs of our aging community members and also of our youth present challenges that can be addressed through sound planning. By having a "blueprint" in place, Southington can offer services, housing, recreation, and culture, while maintaining a small-town feel and overall balance in the community.

Growth that is carefully planned can concentrate on the desires of Southington's residents, without changing the character of the Township. Change and growth can be controlled through zoning and local ordinances implemented as a result of this Plan.

One of the largest obstacles to the future growth of Southington Township, however, is the lack of public water and sewer infrastructure. This Plan is largely based upon the future installation of these services, without which growth within our Township will continue to be minimal. Southington's Water and Sewer Board, formed in 2009, continues to work towards achieving this goal for the betterment of the community. However, this Plan also discusses future land use plans and strategies that should be implemented until this new infrastructure is developed.

This Plan, therefore, in large part is a look at what could happen to Southington after public water and sewer infrastructure is installed, as well as how we can manage future change and growth within our community (i.e., growth that will be enabled and accelerated through the provision of these public utilities) in a way that is most beneficial to our residents.

Development of this Comprehensive Plan, coupled with our input into the broader Western Trumbull County Comprehensive Plan (2011), is a key component of the three-fold mission of the Southington Township Zoning Commission:

1. To apply planning, vision, and proper controls to ensure the orderly, intelligent, and managed growth of Southington Township, in consonance with the values, needs, expectations, and desires of our residents.
2. To set forth a clear vision that articulates our community's values, ensuring a cooperatively defined future development path, as enforced through our Zoning Resolutions and codified in Southington's Comprehensive Plan.
3. To ensure our residents maintain and improve the quality of life they currently enjoy through proper zoning controls and the development of this Comprehensive Plan for Southington Township.

This Comprehensive Plan closely aligns with, but is significantly more detailed than, the Western Trumbull County Plan. This Plan focuses exclusively on our Township at the micro-level. This Comprehensive Plan, built from critical and meaningful input from multiple Southington residents and stakeholders, sets forth a collective vision for Southington's future.

Southington's Township Trustees and Zoning Commission, using this Plan as their basis, will revise our Zoning Resolutions and local ordinances to implement the vision captured in this Plan.

SECTION 2. INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

This section paints a picture of the existing conditions and trends within Southington Township based on data gathered from a variety of sources by the Citizen’s Planning Committee. By understanding local conditions and trends, a more sound, justifiable path for our future can be planned. From these data, as well as input from many Southington residents throughout this planning process (see **Section 2.11**, which includes the results of a Community Questionnaire), key strengths and weaknesses (or assets and challenges) of Southington Township were identified. A list of the current assets and challenges of the Township, by technical area, is presented at the end of each corresponding subsection.

2.1 Population

Southington is a small, residential community located in northeast Ohio near the City of Warren, in Trumbull County. According to the US Census Bureau’s 2010 Census, Southington’s population was 3,717 persons, Trumbull County’s population was 210,312 persons, and the total population for the State of Ohio was 11,536,504 persons.

While many nearby communities have experienced a population reduction over the past 40 years (1970-2010), Southington Township’s population has decreased by only 5 residents. This is a remarkably steady population over such a lengthy period. **Table 1** (below) shows Trumbull County has had a higher percentage population decrease between 1980 and 2010 than Southington, but Ohio has actually experienced a population increase.

Table 1. Regional Population Trends								
Area	1980	1990	Change	2000	Change	2010	Change	30-yr Trend
Southington	3,728	3,610	-3.2%	3,817	5.7%	3,717	-2.6%	-0.3
Trumbull County	241,863	227,813	-5.8%	225,116	-1.2%	210,312	-6.6%	-13.0%
Ohio	10,797,630	10,847,115	0.5%	11,353,140	4.7%	11,536,504	1.6%	6.8%

Source: U.S. Census Bureau 2010.

US Census Bureau 2010 Census data indicates the median age of Southington’s residents was 43.1 years in 2010, up from 39.1 years in 2000. Similarly, a rise in the median age of Trumbull County residents from 38 years in 2000 to 42.8 years in 2010 has also occurred. These data show that Trumbull County’s median age is increasing at twice the State of Ohio’s pace. One reason for this change is an exodus of younger residents. Unable to find jobs in this region, younger residents are seeking employment elsewhere. This exodus outweighs the relatively few younger residents that have moved into the area.

Information available (see **Table 2**, page 4) shows that the current population of 3,717 residents grew 5.7% from 1990 to 2000, and then shrank 2.6% from 2000 to 2010. The percent of the population under age 18 decreased from 40% in 1970 to 26.34% in 1990, and continued its decline to 23.56% in 2000 and 22.7% in 2010. The percent of the population over age 65 increased, from 5.6% in 1970 to 11.11% in 1990, 12.58% in 2000, and 15.42% in 2010. The population of wage-earners, age 18-64, has also declined from 62.55% in 1990 to 63.87% in 2000 and 61.87% in 2010.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

In summary for the last 10 years, Southington's population decreased from 3,817 in 2000 to 3,717 in 2010, or 2.6%. Likewise, the population of preschool children decreased 20%, from 217 to 173, during the same period, and the school-aged children's population decreased 1.6%, from 682 to 671. The population of wage-earners decreased 5.66% from 2,438 to 2,300. However, the total number of seniors over 65 increased 20% in the last 10 years, from 480 in 2000 to 573 in 2010.

Age (years)	1990	% of population	2000	% of population	10 year change (%)	2010	% of population	10 year change (%)	20 year change (%)
0-4	209	5.79%	217	5.69%	-0.10%	173	4.65%	-1.03%	-1.14%
5-17	742	20.55%	682	17.87%	-2.69%	671	18.05%	0.18%	-2.50%
<i>Under 18</i>	951	26.34%	899	23.55%	-2.79%	844	22.71%	-0.85%	-3.64%
18-34	850	23.55%	788	20.64%	-2.90%	622	16.73%	-3.91%	-6.81%
35-59	1,262	34.96%	1,457	38.17%	3.21%	1,417	38.12%	-0.05%	3.16%
60-64	146	4.04%	193	5.06%	1.01%	261	7.02%	1.97%	2.98%
18-64	2,258	62.55%	2,438	63.87%	1.32%	2,300	61.88%	-1.99%	-0.67%
65+	401	11.11%	480	12.58%	1.47%	573	15.42%	2.84%	4.31%
Total	3,610	100.00%	3817	100.00%		3,717	100.00%		

Source: U.S. Census Bureau 2010.

A "family" household is defined as two or more related persons living together in one dwelling unit. A "non-family" household is therefore a household with non-related persons living in one dwelling unit; a single person household is also considered a "non-family" household.

In Southington, the total number of households increased steadily from 1,259 in 1990, to 1,408 (+11.83%) in 2000, and to 1,414 (+0.46%) in 2010. The average household size decreased from 2.87 people per household in 1990, to 2.71 in 2000, to 2.63 in 2010 (see **Table 3**).

Of interest, the total "family" households increased 6.7% between 1990 and 2000 (1,046 to 1,116), but decreased 4.7% between 2000 and 2010 (1,116 to 1,063). During the same period, "non-family" households increased 37.1% between 1990 and 2000 (213 to 292), and 20.2% between 2000 and 2010 (292 to 351) (see **Table 3**).

Clearly, the substantial increase in non-family households, along with the increase in population over the age of 65 in the Township, can be attributed to seniors becoming single as they age in place. The result is an overall decrease in population, with an overall increase in the number of households, particularly dramatic for the increase in non-family households.

The average household size in Southington was 2.63 persons per household in 2010, which is down from 2.71 persons in 2000. Comparatively, Ohio's average household size was 2.44 (2010) persons per household, down from and 2.47 (2000), and the average household size in the United States was 2.59 (2010) persons per household, down from 2.62 (2000) (see **Table 3**).

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Table 3. Regional Household Trends								
Southington Township	1970	1990	Change	2000	Change	2010	Change	Overall Trend
Family HH	-	1046	-	1116	6.7%	1063	-4.8%	1.6%
Non-Family HH	-	213	-	292	37.1%	351	20.2%	64.8%
Total Households	1015	1259	24.0%	1408	11.8%	1414	0.4%	39.3%
Ave. HH Size	3.66	2.87	-5.6%	2.71	-2.6%	2.63	-2.6%	-28.2%
Trumbull County	1970	1990	Change	2000	Change	2010	Change	Overall Trend
Family HH	-	63,512	-	61,648	-2.9%	56,874	-7.7%	-10.5%
Non-Family HH	-	22,544	-	27,372	21.4%	29,137	6.4%	29.2%
Total Households	-	86,056	-	89,020	3.4%	86,011	-3.4%	-0.1%
Ave. HH Size	-	2.65	-	2.53	-4.5%	2.45	-3.2%	-7.5%
Sources: US Census Bureau 2010, NEOCANDO (www.neocando.case.edu).								

The US Census Bureau 2000 census data also show that, of the population in Southington over the age of 25, 84.8% have a high school degree or GED equivalent and 10.0% have a Bachelors degree or higher. While Southington has a higher percentage of high school graduates, we are below the County and State levels in terms of college graduates (see **Table 4, below**). Kent State University - Trumbull Campus and the Trumbull Career and Technical Center currently provide opportunities for job training in the area. In addition, Eastern Gateway Community College recently opened in the Atrium Building in downtown Warren.

Table 5 (below) identifies a declining enrollment in the Southington Local School District over the past 30 years.

Table 4. Regional Education Attainment			
Educational Attainment	Southington (%)	Trumbull County (%)	Ohio (%)
High school graduate (incl. equivalency)	84.8	82.5	83.0
Bachelor's degree	10.0	14.5	21.1
Source: US Census Bureau 2000.			

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

** Due to reduced funding, a pay-to-play (\$350/sport) policy needed to be implemented by the local Board of Education, resulting in families utilizing their available open enrollment options.*

Table 5. Enrollment Trends: Southington Schools		
School Year	Enrollment	Change
1980/1981	799	-
1990/1991	708	-11.4%
2000/2001	665	-6.1%
2001/2002	656	-1.4%
2002/2003	677	3.2%
2003/2004	662	2.2%
2004/2005	687	3.8%
2005/2006	677	-1.5%
2006/2007	688	1.6%
2007/2008	677	-1.6%
2008/2009	684	1.0%
2009/2010	662	-3.2%
2010/2011 *	591	-10.7%
2011/2012 *	585	-1.0%
31-yr Trend	-	-26.8%

Source: Board Offices-Southington Local School District

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to POPULATION were identified for Southington:

Assets

- Small community.
- The overall population has remained steady.

Challenges

- School age population is declining (see **Table 2, page 4** and **Table 5, page 6**).
- Young adult population is declining. (see **Table 2, page 4**).
- Township population is aging. (see **Table 2, page 4**).

Summary

Based on US Census Bureau data gathered over the past 40 years for Southington, the Township has maintained a remarkably consistent population. However, the population is aging. This is indicated by the percentage of population increase of those individuals age 65 and above. Combining that statistic with the increased number of “non-family” households, it can be reasoned that the population is aging in place. We are not only seeing an increased percentage of the population aged 65 and over, but we are also seeing a comparable decrease in the percentage of school-aged children.

Therefore, in order to address the noted challenges, the community needs to identify the reasons for these trends. There is a need to attract families with school-aged children and keep them in the local school system. In addition, as modernization of Zoning Resolutions is considered, provisions need to be established for attracting the development of affordable, low-maintenance housing options for our aging population.

2.2 Land Use and Zoning

The main land uses in Southington are agricultural, commercial, industrial, and residential, with residential being the most prevalent land use. Although there are no discernible patterns of development, some locations within the Township have higher concentrations of development than others (see **Map 1, pg. 9**).

Most residential development within the Township is typical of rural areas in Ohio: single-family homes on large lots along established roads. However, there are two existing, planned residential developments in Southington: Janice Drive and Kaiser Allotment (i.e., Anna Avenue, Williams Court, and Will-Anna Court). Both developments were limited in scope when originally platted in the 1950s and early 1960s, and both have been fully developed. The lot sizes on Janice Drive average 1.5 acres each. Kaiser’s lot sizes are more varied, ranging from 0.5 acre to 4 acres. Housing stock on Janice Drive was predominantly built during the 1960’s. Though the majority of homes in the Kaiser Allotment date from the early 1950’s, the latest was built in 2000.

Commercial development in the Township is centered around the triangle comprised of US Route 422 and State Routes 305 and 534. The highest concentration occurs at what is known as “The Center,” at the intersection of State Route 305, State Route 534, and Warren-Burton Road. This area also contains government buildings (i.e., a fire station and post office) and the Chalker School site.

The northeast corner of the Township has the largest concentration of agricultural use. There are several Amish residences in this location. Existing industrial land uses are at the corner of Hoffman-Norton Road and State Route 305 (TRIAD) and along State Route 534 near its intersection with Doty East (Quality Matchplate). Open space in the Township consists of a mix of agricultural lands, forests, open fields, and wetland areas (see **Map 1, pg. 9**).

The majority of land in the Township is owned by private individuals. “Pyramid zoning” exists in the Township. This permits lower uses within higher districts. For example, residential development can occur on commercially zoned lands and commercial development can occur in industrially zoned lands. Southington Township’s existing zoning map is presented as **Map 2 (pg. 10)**.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

As shown in **Map 2** (pg. 9), lands currently zoned for Industrial Use in the Township include two large parcels along the former Baltimore & Ohio Railroad right-of-way (no longer used with no tracks present) extending from the Southington–Champion Township line on the east to the Southington–Farmington Township line on the north and bounded on the south by State Route 305 and County Highway 306. This area includes 1,540 acres.

As also shown in **Map 2** (pg. 10), lands currently zoned for Commercial Use in Southington are located from Countyline Turnpike south along State Route 534 to Herner-Countyline Road, and west to east along State Route 305 from just west of Phalanx Mills Road to approximately 0.5-mile east of State Route 305. This area includes approximately 2,700 acres. There are several other, smaller commercially zoned areas scattered throughout the Township. The remainder of the Township is zoned for Agricultural/Residential Use (see **Map 2**, pg. 10).

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to LAND USE AND ZONING were identified for Southington:

Assets

- Agriculture and residential are primary land uses.
- Limited industrial means limited conflicts with residential uses.
- Small areas of existing commercial use.
- Room for growth.
- Great proximity to major cities and airports.

Challenges

- Limited existing commercial and industrial uses = low commercial and industrial tax revenue.
- Zoning is outdated and not planned out for future growth.
- Difficult to enforce zoning laws.
- Too much land zoned industrial and commercial.

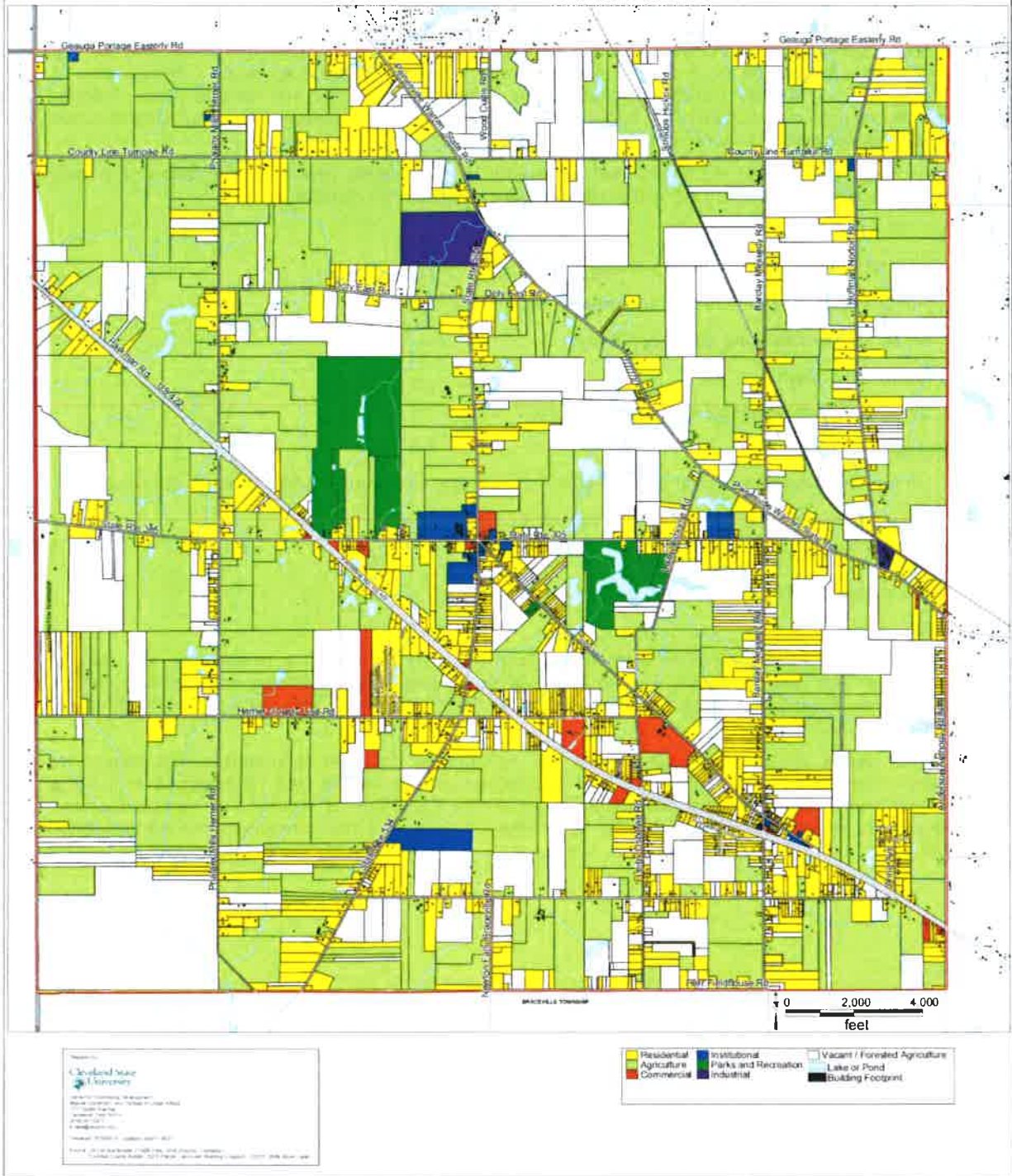
Summary

Based on survey data collected from Southington Township residents relative to land use and zoning, it is suggested that current Zoning Resolutions and maps should be rewritten and reconfigured to responsibly allow for future growth in a manner that is both enforceable and helps maintain the rural character of the community.

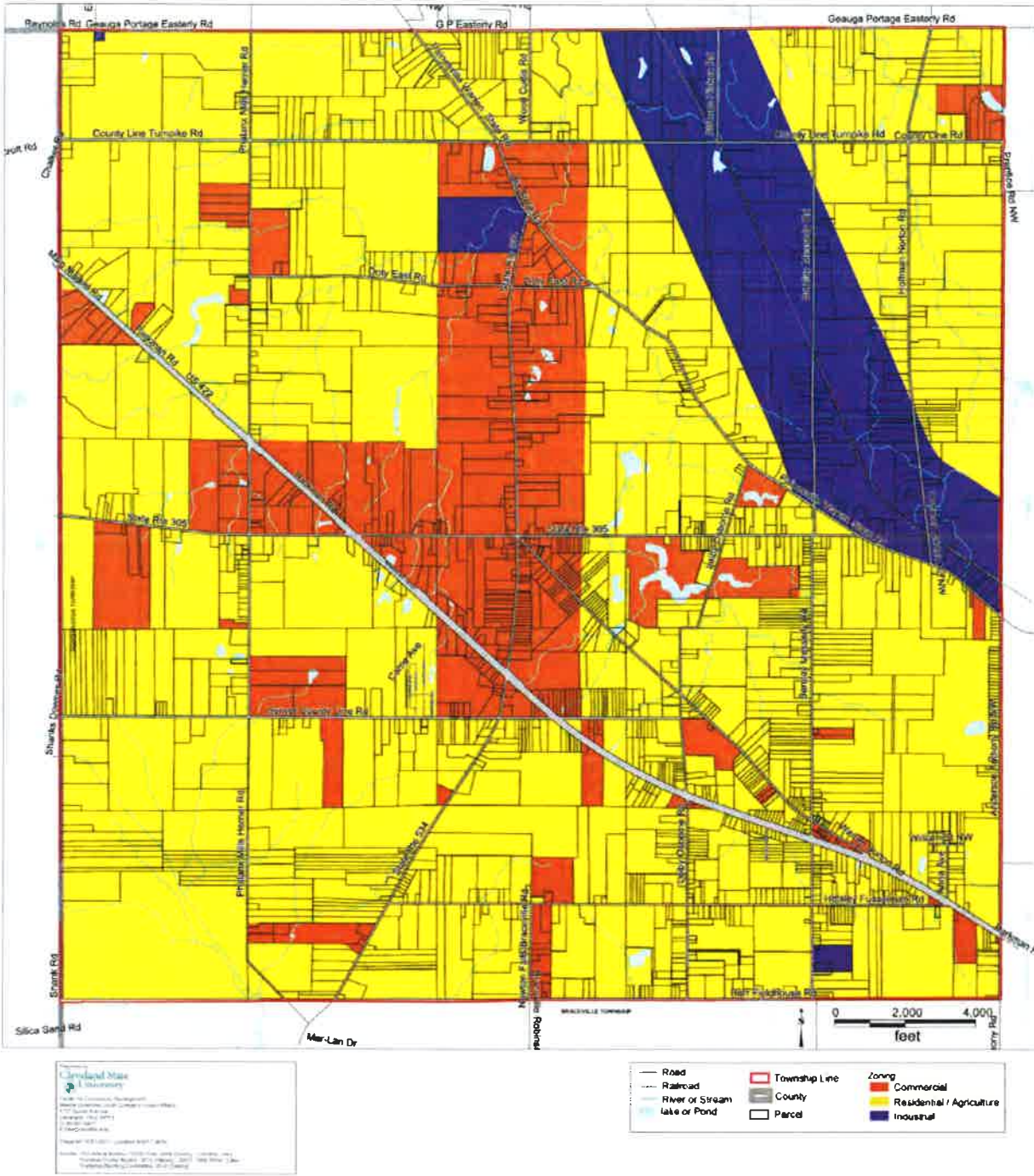
Current land use is predominantly residential and agricultural. In order to maintain that character, recommendations are that zoning maps and resolutions are re-written and re-designed in such a manner that concentrates commercial development, limits the scope of industrial development, and encourages future residential development be conducted in a way that preserves our community's character.

Southington Township Comprehensive Plan - Vision 2060

Map 1 Existing Land Use



Southington Township Comprehensive Plan - Vision 2060 Map 2 Existing Zoning Districts



2.3 Housing

From 1980 to 1990, there was a 5% increase in the number of housing units in Southington Township. Starting at 1,240 units in 1980, this number increased to 1,302 units in 1990, for a net increase of 62 units. From 1990 to 2000, Southington saw an additional increase of 12%, for a total of 151 new housing units, or 1,453 total housing units in 2000. During the past decade, an additional 83 units were added bringing the total to 1,536 units. This is an increase of nearly 6%.

Southington Township experienced a nearly 24% increase in the number of housing units from 1980 through 2010, for a total of 296 new housing units or an average of 9.87 new housing units per year. In comparison to Trumbull County, the State of Ohio, and the United States as a whole, Southington has grown in a slow, but consistent manner. This would also appear to be the case for many similar communities in Trumbull County (i.e., Braceville, Bristolville, and West Farmington).

Of the 1,453 housing units in Southington in 2000, 1,236 (85.1%) were single family, detached units; 26 (1.8%) were single family, attached units; 11 (0.7%) were 2-4 family, multi-family units; 12 (0.8%) were 5 or more family, multi-family units; and 168 (11.6%) units were mobile homes.

Unfortunately, this data was not gathered during the 2010 Census. It is now included as part of the U.S. Census Bureau's 2006-2010 American Community Survey (A.C.S.). The data is not hard data, but rather an estimate over a five-year period. Therefore, some discrepancies may be noticed when comparing it with data in other areas of this document. According to the 2006-2010 ACS, of Southington's 1,489 housing units, 1346 (90.4%) were single family, detached units; 17 (1.1%) were single family, attached units; 20 (1.3%) were 2-4 family, multi-family units, 0 (0.0%) were 5 or more family, multi-family units; and 106 (7.1%) were mobile homes.

Of the 1,302 housing units existing in 1990, 1,120 (86%) were owner-occupied, 139 (10.7%) were renter-occupied, and 43 (3.3%) were vacant. Of the 1,453 housing units existing in 2000, 1,295 (89.1%) were owner-occupied, 113 (7.8%) were renter-occupied, and 45 (3.1%) were vacant. More recently, of the 1,536 housing units existing in 2010, 1,266 (82.4%) were owner-occupied, 148 (9.6%) were renter-occupied, and 122 (7.9%) were vacant. Over this 20-year period, Southington has experienced a 3.6% decrease in the percentage of owner-occupied units, a 1.0% decrease in the percentage of renter-occupied housing units, and a 4.6% increase in the percentage of vacant housing units. These statistics show that Southington averages higher than the county, state, and national levels for owner-occupied units, much lower for renter-occupied units, and much lower for vacant units. Due to the ongoing housing crisis during the creation of this document, a 271% increase in the number of vacant units to 122 occurred between 2000 and 2010 in Southington. In Trumbull County, Southington has the highest percentage of owner-occupied units and the lowest percentage of renter-occupied units.

Table 6, page 12, provides a summary of housing occupancy trends since 1990. These numbers show a substantial increase in vacancy from 2000-2010, which is characteristic of the county and the region due to current economic conditions.

The average median age of the housing stock in Southington is 44 years (built in 1967). This compares to 54 years (built in 1960) for Trumbull County. While Southington's housing is "younger", it is aging. This will have an effect on housing conditions and the diversity of housing stock over the next 50 years.

In 1990, the median value of a home in Southington was \$61,000. In 2000, the median value was \$103,500, for a change of 70%, or a 7% increase per year. The county average in 1990 was \$53,300 and increased by 60% through 2000 to \$85,280. The median gross rent for Southington in 2000 was \$550.

At this time, Southington Township does not contain housing specifically for our senior citizens or government-subsidized housing.

The location of the Township (i.e., approximately equal distances from Akron, Cleveland, and Pittsburgh) has led to a slow, steady growth of residential housing throughout Southington's history. This pattern is likely to continue into the future, and is expected to escalate once public water and sewer infrastructure is available.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Table 6. Housing Occupancy Trends

Southington Township	1990	%	2000	%	10-yr % change	2010	%	10-yr % change	20-yr Cumulative % change
Owner Occupied	1,120	86.0	1,295	89.1	3.1	1,266	82.4	-6.7	-3.6
Renter Occupied	139	10.7	113	7.8	-2.9	148	9.6	1.8	-1.0
Total Occupied	1,259	96.7	1,408	96.9	0.2	1,414	92.1	-4.8	-4.6
Vacant Units	43	3.3	45	3.1	-0.2	122	7.9	4.8	4.6
Total Housing Units	1,302	100.0	1,453	100.0	0.0	1,536	100.0	0.0	0.0

Trumbull County									
Owner Occupied	62,899	69.5	66,105	69.5	0.0	62,396	64.9	-4.6	-4.6
Renter Occupied	23,157	25.6	22,915	24.1	-1.5	23,615	24.5	0.4	-1.1
Total Occupied	86,056	95.1	89,020	93.6	-1.5	86,011	89.4	-4.2	-5.7
Vacant Units	4,477	4.9	6,097	6.4	1.5	10,1525	10.6	4.2	5.7
Total Housing Units	90,533	100.0	95,117	100.0	0.0	96,163	100.0	0.0	0.0

State of Ohio									
Owner Occupied	-	-	3,072,522	64.2	-	3,111,054	60.7	-3.5	-
Renter Occupied	-	-	1,373,251	28.7	-	1,492,381	29.1	0.4	-
Total Occupied	4,087,546	93.5	4,445,773	92.9	-0.6	4,603,435	89.8	-3.1	-3.7
Vacant Units	284,399	6.5	337,278	7.1	0.6	524,073	10.2	3.1	3.7
Total Housing Units	4,371,945	100.0	4,783,051	100.0	0.0	5,127,508	100.0	0.0	0.0

United States									
Owner Occupied	-	-	69,815,753	60.2	-	75,980,074	57.7	-2.5	-
Renter Occupied	-	-	35,664,348	30.8	-	40,730,218	30.9	0.1	-
Total Occupied	91,947,410	89.9	105,480,101	91.0	1.1	116,716,292	88.6	-2.4	-1.3
Vacant Units	10,316,268	10.1	10,424,540	9.0	-1.1	14,988,438	11.4	2.4	1.3
Total Housing Units	102,263,678	100.0	115,904,641	100.0	0.0	131,704,730	100.0	0.0	0.0

Source: U.S. Census Bureau 2010.

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to HOUSING were identified for Southington:

Assets

- Predominantly single family housing.
- Diversity of housing stock age.
- Increased demand for housing from Amish community.

Challenges

- Housing stock is aging and more homes need repair.
- Lack of adequate water and sewer limits housing.
- No senior housing.
- Increase in foreclosures.
- Tighter septic regulations in the last decade have restricted not only new construction and remodeling, but also home sales in the county.

Summary

Though the average house age in Southington Township is “younger” than its Trumbull County counterpart, it is still old enough to be in need of repair and upgrades.

A combination of the current housing crisis (i.e., which has led to a recent spike in vacancies) and tighter septic regulations (i.e., which has led to a reduction in the number of new homes as well as remodeling projects) have had a negative impact on the community’s housing stock. Both have combined to have a negative impact on the local real estate market, as well. The ability to bring public water and sewer to Southington is the ideal means for countering the effects of the septic regulations.

Even though this Plan has identified a need to address senior housing, an otherwise diverse housing stock exists throughout the community, from affordable to high-end, and historic to new construction. Therefore, interested “move-in” households have a variety of options.

2.4 Economy and Employment

Southington and Trumbull County have been significantly adversely affected by the recent economic downturn. Local and regional unemployment levels are near historic highs. There are several small businesses in Southington, but a large majority of the working population commutes over 10 miles to work every day. There is no clustering of businesses in sectors or zones in Southington Township.

Median household income and per capita income for Southington are higher than that of the rest of Ohio and Trumbull County. Additionally, both unemployment rates and number of citizens below the poverty level are lower for Southington than for Trumbull County as depicted in **Table 7** (page 14).

Map 3 (pg. 15) presents the regional context of Southington Township, including major employers and retail centers within this region. Please note that the table following **Map 3** (pg. 15) provides the key to the numbers identified on the Map.

Table 7. Regional Income Levels				
Area	Median Household Income (\$)	Per Capita Income (\$)	Population Below Poverty Level (%)	Unemployment Rate (%) 2009
Southington	53,000	n/a	n/a	13.7
Trumbull County	41,566	19,188*	15.5	14.5
Ohio	47,988	21,003*	13.4	11.0
Sources: 2009 US Census Bureau, Profile of Selected Economic Characteristics n/a – Data unavailable from US Census Bureau. *1999 data				

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to ECONOMY AND EMPLOYMENT were identified for Southington:

Assets

- Ample room for growth and development.
- Median income in Southington is proportionally higher than that of Ohio and Trumbull County.
- Local businesses are sustainable.
- Potential economic core at the center of town.

Challenges

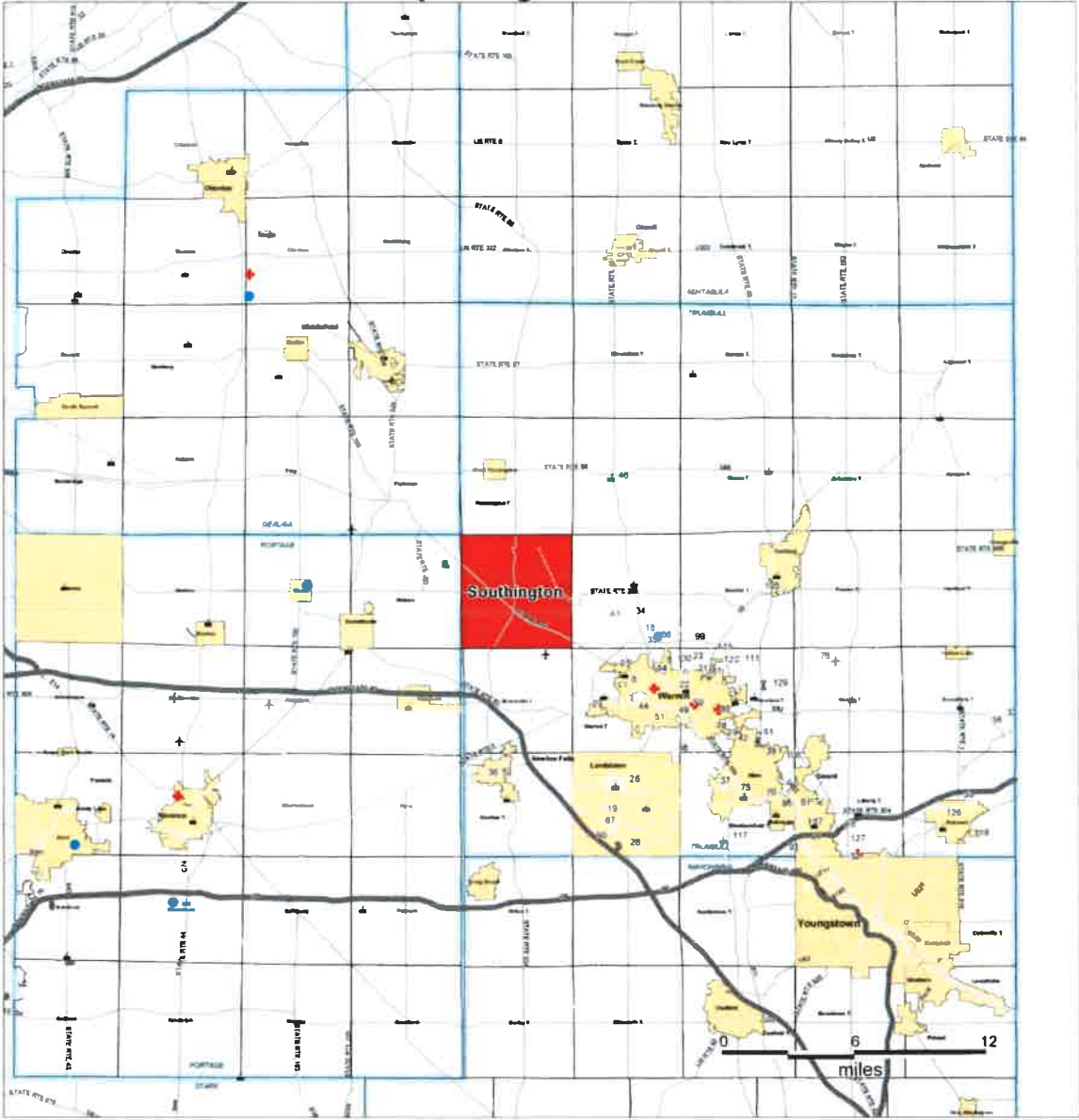
- No large employers within Southington.
- Competition with neighboring communities.
- Historically residential (bedroom/agricultural) community.
- Perceived high unemployment.

Summary

On average, Southington is faring better than Trumbull County and Ohio economically, even though there are no large employers within the Township. It was determined, by survey, that Southington’s residents wish to maintain a rural character throughout the community. Therefore, future planning should concentrate commercial development, and do so with consistent design strategies and standards that will promote maintaining our rural character.

The majority of the community’s employed residents commute to work, and will likely continue to do so. With commercial properties in surrounding communities available for development, it is likely that future commercial development will occur outside of Southington. That being said, creating a concentrated commercial development “zone” should be considered in Southington, thereby maintaining our overall rural character through residential and agricultural development in the majority of the Township.

Southington Township Comprehensive Plan - Vision 2060 Map 3 Regional Context



Prepared by:
Woodward Clyde
 10000 University, Indianapolis, IN 46240
 317.576.1000
 www.woodwardclayde.com

- University
- ⚕ Hospital
- ⚙ High School
- ✈ Airport
- Interstate
- State Route
- Rail Road
- County
- Township
- Neighbors Ledges
- City / Village

Map 3. Regional Context Key			
Map ID Number	Facility Name	Map ID Number	Facility Name
1	Union Square Plaza	24	Trumbull County Auditor
2	Liberty Plaza	25	Delphi Electric Safety
3	Eastwood Mall	26	FedEx Supply Chain Services
4	Giant Eagle Liberty	27	Section of Reimbursement Services
5	Warren Plaza	28	Interior Seating Systems Lordstown
6	Elm Road Plaza	29	Callos Group
7	Austin Village Plaza	30	Trumbull County Auditor
8	Trumbull Plaza	31	AVI Food Systems
9	Super K-Mart	32	Target Corporation
10	Howland Corners Plaza	33	Omni Manor
11	Plaza	34	Windsor House
12	Village Plaza	35	Kent State University Trumbull
13	McKinley Heights Plaza	36	Bar Processing Corporation
14	Finest Niles	37	RMI Titanium
15	Burlington Niles	38	Ellwood Engineered Casting Company
16	WalMart	39	Consumer Support Service
17	Mahoning Avenue Plaza	40	GE Lighting Inc.
18	Champion Township Plaza	41	Tube City
19	Con Way Transport Service Inc.	42	West Telemarketing
20	Prevue Employment Services	43	Warren G. Harding High School
21	Ajax Tocco Magnethermic Inc.	44	Warren Western Reserve Middle School
22	Delphi World Headquarters	45	Hubbard High School
23	Seven Seventeen Credit Union	46	Bristol High School

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Map 3 Regional Context Key (continued)			
Map ID Number	Facility Name	Map ID Number	Facility Name
47	JC Penney's	69	Trumbull County Auditor
48	Glenn View Manor	70	Shepherd of the Valley
49	Ohio Security System	71	Community Skilled Health Care
50	Dietrich Industries	72	Diocese of Youngstown
51	Trumbull Community Action Program	73	Cadle Company
52	Youngstown Area Goodwill	74	Excel Extrusions
53	Western Reserve Care System	75	Dinesol Plastics
54	Alphabet Division of Stoneridge	76	Lexington Connector Seals
55	Leaseway Motorcar Transport	77	Ryan Alternative Staffing
56	Lowes Home Centers	78	Ultimate Building Maintenance
57	Giant Eagle	79	MVI
58	Essex Healthcare	80	Bhc Belmont Pines Hospital
59	Labor Ready Mid-Atlantic	81	Leeda Northeast
60	Macy's Department Store	82	WCI Steel
61	Syro Steel Company	83	McKinley High School
62	Venture Plastics	84	Jaro Transportation Services
63	Olive Garden	85	Omni Manor
64	Giant Eagle	86	McDonald Steel Corporation
65	Warren Fabricating Corporation	87	Tamarkin Company
66	Tamarkin Company	88	Trumbull Career & Technical Center
67	Taylor Steel	89	St. Joseph Health Center
68	Trumbull County Auditor	90	Lear Operations Corporation

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Map 3 Regional Context Key (continued)			
Map ID Number	Facility Name	Map ID Number	Facility Name
91	Home Depot	113	US Postal Service
92	Sam's Club	114	AC Health Care Services
93	Ohio Springs	115	Wal-Mart
94	Indalex	116	Forum Health Ventures
95	GE Lighting Inc.	117	Reinnovations Contracting
96	MJ Employment Services	118	Industrial Labor
97	Concord Steel	119	K-Mart
98	ISG Warren	120	Thi of Ohio at Horizon Village
99	K-Mart	121	Sears Roebuck & Company
100	Bristol Elementary	122	Metal Fab Division Lordstown
101	Howland High School	123	Macalis Deluxe Supermarkets
102	Dillards Department Stores	124	Thomas Steel Strip Corporation
103	United Parcel Service	125	Nescor Plastics Corporation
104	Altronic	126	United State Can Company
105	Service Guide	127	Columbiana Foods
106	Dietrich Industries	128	Trumbull Memorial Hospital
107	Ron Joy Nursing Home	129	Hillside Rehabilitation Hospital
108	Autumn Hill Care Center	130	Forum Health At Home
109	Trumbull County Educational Service	131	Kohls Department Store
110	Warren-Trumbull County Public Library	132	Petro Stopping Center
111	Shepherd of the Valley	133	Corptemps
112	Forum Health	Retail Centers	Major Employers

2.5 Agriculture

The majority of Southington Township is underlain by soils designated as Prime Farmland or Farmland of Local Importance. These soils are generally excellent for agriculture, if drained (see **Map 4**, *pg. 21*).

Farms in Southington are scattered throughout the Township, with most of the working farms located in the northern section of the Township, as well as around the Township's perimeter, serving as green space and promoting a rural atmosphere. There are relatively fewer farms within 2 miles of the Township's center.

The average farm size in Trumbull County is 131 acres. The number of large-sized farms is increasing and the number of farmer-operated farms is decreasing. There are fewer farms than there have been in years past, but the farms are larger in parcel size than they have ever been (see **Map 1**, *pg. 9*). Current zoning classifications permit farming operations on residential, commercial, and industrial-zoned lands in Southington (see **Map 2**, *pg. 10*). Some former farmland has been converted to residential use over the last two decades.

Grain, hay, chicken, horse, and beef cattle farming are the main types of farming. Dairy farming has been reduced to one farm with 30 milking cows. Beef cattle farming has increased along with hay and grain.

The median farm operator age in 1997 was 53.2 years old, and data trends show the farm operator is aging. Tenure of operator-tenants "acres" has decreased in Trumbull County according to the 1997 census. However, in Southington it has increased. The age group that has the largest proportion of farm operators according to the Trumbull County census in 1997 was 55 – 64. According to Township information, the age group with the largest proportion of farmers is currently 44 – 50. This indicates that the farming population is aging at a lower rate than the County population.

Southington farmers need to go outside of the community to obtain seed, fertilizers, equipment, and other necessary farming products. Hay and sawdust are being sold by farmers to farmers within the community. Southington does not have any agribusinesses that support the farming community on a regional basis. One farm, Cooper & Sons, does sell sawdust to farms for animal bedding. Local eggs and beef products are sold at Hurd's Market. Charlanne Farms processes/packages local beef and Allenway Farms raises chickens for Case Farms, and has recently started producing/selling fertilizer.

There is no area that is specifically zoned Agricultural within the Township. However, due to the "pyramid zoning" discussed in **Section 2.2**, any land in Southington can be used for agricultural purposes. As such, there is no minimum or maximum lot size for agricultural use. Any property that is 5 acres or greater that is being used for an agricultural purpose is not regulated by the Southington Township Zoning Resolutions.

The current Township ordinance regarding subdivision limitations is superseded by the County regulations. The ordinance does not require clustering of residences in agricultural districts; however, it does permit this. Southington's zoning does not require any buffering provisions for agricultural uses.

Current zoning allows for the use of roadside stands, pick-your-own operations, nurseries, and other agricultural operations to market their products directly to their customers. Southington Township does not have any regulations supporting agri-tourism, nor does it have any regulations that protect farmland. Future changes to the Southington Township Zoning Resolution that include specified areas of agricultural-zoned districts would serve to protect existing farmlands. This would also serve the purpose of sustaining green space throughout the Township.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to AGRICULTURE were identified for Southington:

Assets

- Farm crop production has increased.
- Leased farm acreage has increased.
- Rural country atmosphere.
- Present day agriculture is serving as green space.

Challenges

- Dairy production has decreased.
- Owner-operated farms have decreased.
- No protected agricultural zoning in Southington.
- Former farmlands have been converted to new housing over the last two decades.

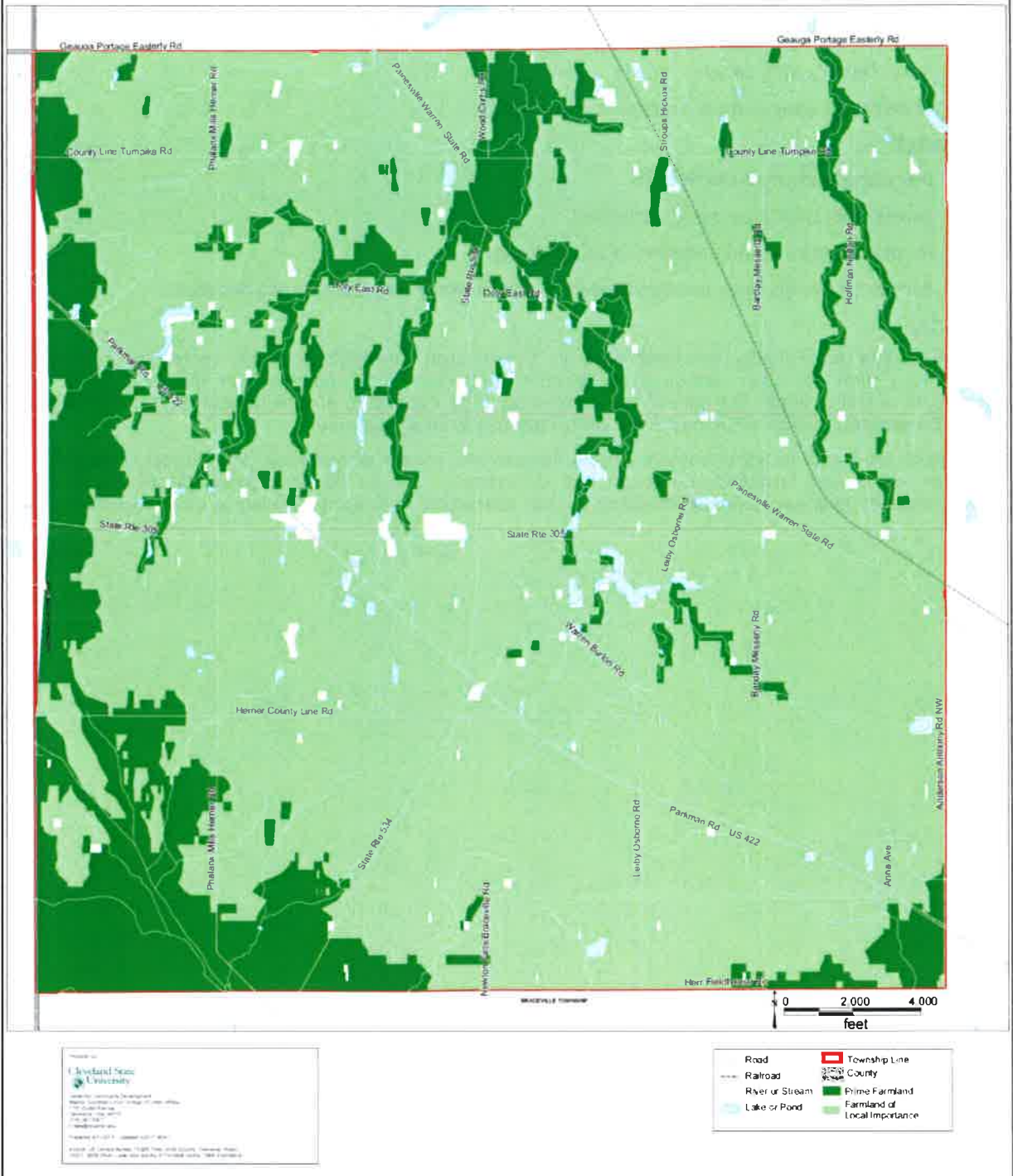
Summary

Agriculture and high-quality farmland soils in Southington Township strongly contribute to the community's rural character. Although the business of farming has changed over the past several decades, it is still a significant part of the community. The expansion of agri-tourism in Southington should be explored, which could positively contribute to the local economy.

As changes are made in Southington's Zoning Resolutions, means of buffering (via setbacks) as well as green space and farmland protection and preservation should be considered, discussed, and incorporated to help preserve Southington's rural character, important farmlands, and agricultural history.

Southington Township Comprehensive Plan - Vision 2060

Map 4 Agriculture



2.6 Transportation

Residents of Trumbull County and Southington Township are largely dependent on personal automobiles. The commuting time of Southington residents typically ranges from 10 to 50 minutes due to the distance to larger regional cities such as Akron, Cleveland, and Youngstown.

Southington has three major highways (i.e., State Route 305, State Route 534, and U.S. Route 422) which run through the community. U.S. Route 422 is a major highway artery through Trumbull County. Characteristics of these highways are shown in **Table 8** (pg. 24).

Map 5 (pg. 23) shows the transportation corridors of Southington, as well as the following key data:

- Daily traffic counts (2009) on several local roads.
- The potential location for a scenic bike route in the Township.
- The location of existing traffic control signals/signs.
- Areas of high vehicular accident rates.
- Locations of planned future transportation improvements.

Traffic in Southington and Trumbull County is managed by the Ohio Department of Transportation (ODOT), Akron District. Under current conditions, the three major highways in Southington are operating at an acceptable level of service.

Southington Township maintains 21 miles of road in the Township. Approximately 32.6% of the 2011 Township budget appropriations (i.e., motor vehicle license tax fund, gasoline tax fund, and road and bridge fund) were dedicated to road maintenance; see **Table 9** (pg. 25).

There are no sidewalks to speak of in Southington. Therefore, minor concerns regarding pedestrian safety, specifically children near the Township center, have been expressed by our residents. Should the community experience growth, or larger areas of land be developed for parks and recreation, sidewalk or bike paths should be considered. In addition, vehicular and pedestrian traffic to and from the new school site along State Route 534 is of concern to some Southington residents (see **Map 5** (pg. 23)).

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to TRANSPORTATION were identified for Southington:

Assets

- Good infrastructure/design.
- Abandoned railroad has potential to be reused for another purpose.
- Three (3) major state highways provide good connection to outside communities.
- Low traffic – ample capacity for growth.

Challenges

- No public transportation (busing).
- No sidewalks.
- No bike paths.

Summary

Residents in Southington Township are dependent on personal transportation. Three major highways with relatively low traffic volumes bisect the Township and provide excellent and ready access to international and regional airports, larger cities, and employment centers. There are no sidewalks to speak of in the Township, resulting in concerns regarding pedestrian and children safety. Future planning should consider incorporation of sidewalks and bike paths to provide safer conditions and community recreational amenities in Southington. Reuse of the railroad right-of-way and improved, safer pedestrian access to the new school site on State Route 534 should be primary areas of focus.

Southington Township Comprehensive Plan - Vision 2060

Map 5 Transportation

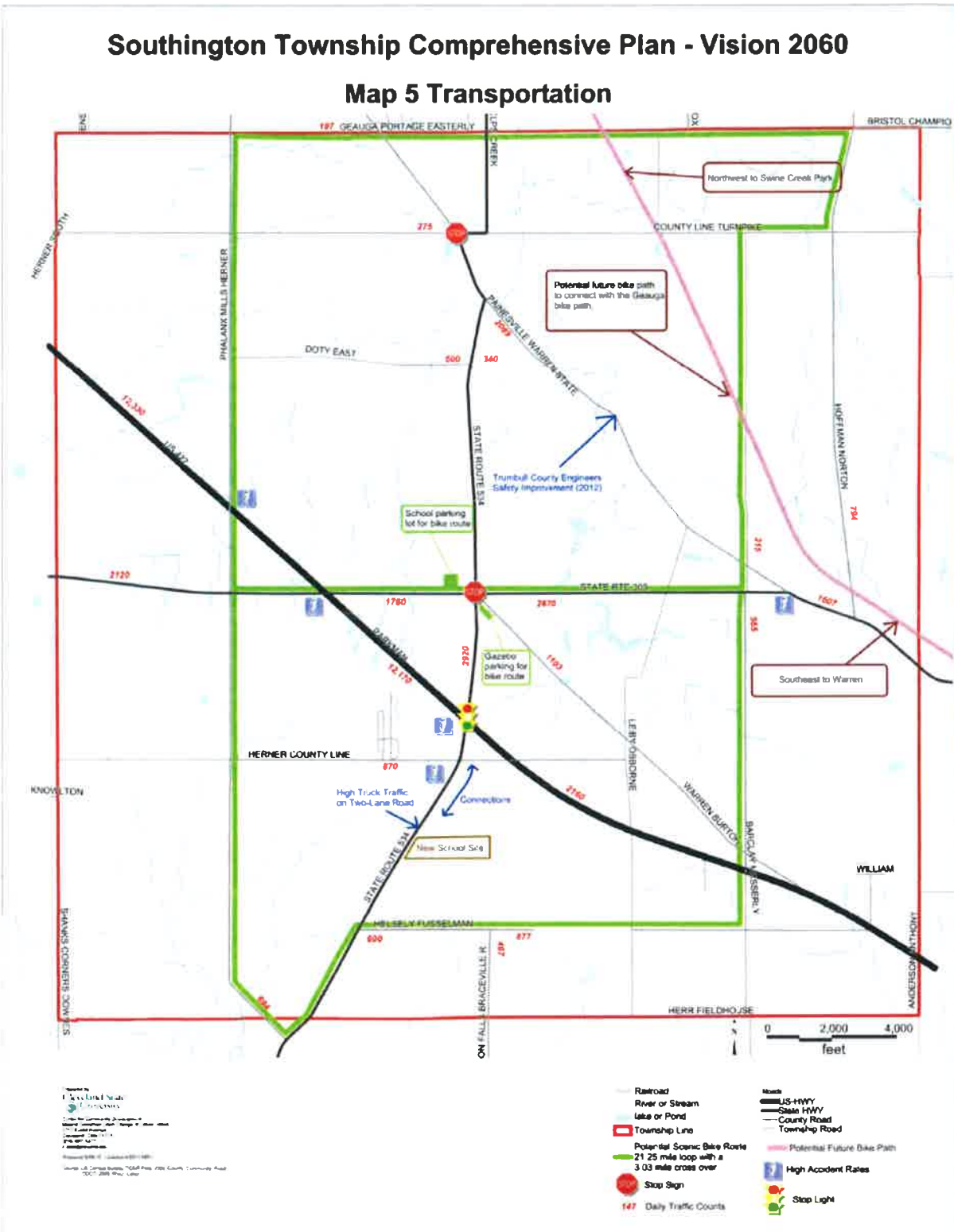


Table 8. Major Southington Roadways						
Type	Route	Direction	Road Width (feet)	Lane s	Average Daily Traffic (vehicles)	Level of Service
Hwy.	422	East-West	125	4	12,000	B
Hwy.	305	East-West	50	2	2,000	A
Hwy.	534	North-South	50	2	3,000	A

Source: Ohio Department of Transportation (ODOT), 2010 data.

2.7 Utilities

In 2009, Southington Township established a Water and Sewer District, and by Court Decree formed a Water and Sewer Board. In addition to working through some water distribution issues created by the relocation of the school (i.e., fire station, Post Office, and Town Hall), the Board is currently exploring (with the Ohio EPA) the reuse of the sewer/septic plant at the Chalker school site in a residential capacity. It has been indicated that, with proper modifications, the plant could have the capacity to support up to 50 households.

The Board is working to bring public water and sewer infrastructure to the Township. However, the timeframe for installation is not presently known. To date, the Board has developed initial plans to provide water (August 1995) and sanitary sewer (March 2008) services to Southington Township. The first phase of the project would extend water service from the City of Warren line on U.S. Route 422, westerly through Warren and Champion Townships, to the State Highway Patrol Station in Southington. The cost of this phase is estimated at \$3 million. At present, the Board is aggressively seeking funding for the project from a number of agencies. Therefore, it is difficult to establish a timetable. Once funds are obtained, a budget would be computed, final engineering plans would be completed, and construction would follow. The Board is currently in negotiations with the City of Warren to provide water and sanitary services, and is meeting with Warren and Champion Township officials to obtain their commitments to the District, thereby providing their respective land owners along the project route with services.

As further explained in **Section 2.9** Natural Resources and Environmental Quality (pg. 26), clay soils in Southington are not suitable for leach field septic systems, and do not lend themselves well to either basement or road construction. In addition, groundwater quality and quantity are poor and low respectively. Each of these factors restricts additional, future development. **Map 6** (pg. 26) and **Map 7** (pg. 27) identify the proposed locations of various phases of water and sewer infrastructure in the Township, based on current planning data.

Currently, the residents of Southington obtain their drinking water from groundwater/surface water or have water brought in from outside sources. As shown on **Map 9B** (pg. 35), groundwater is limited in certain portions of the Township. Residents use a variety of septic systems for sewage treatment and disposal. However, as shown on **Map 8B** (pg. 33), large areas of the Township are unsuitable for septic systems. As such, the state of these utilities in Southington Township is below acceptable levels.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Recycling in the community is provided through placement of a "recycling bin" (courtesy of the Geauga-Trumbull Solid Waste Management District) at the Southington Town Hall. There are multiple waste removal companies located in the area that are used by residents of Southington. Time Warner Cable and CenturyLink provide telecommunications to the Township. Ample electric, oil, and natural gas resources/utilities are available within the Township.

Table 9. 2011 Southington Township Budget Summary		
Account/Fund	Appropriation	Portion of Budget
General Fund	\$203,660.00	23.0%
Motor Vehicle License Tax Fund	\$13,431.82	1.5%
Gasoline Tax Fund	\$130,639.29	14.8%
Road and Bridge Fund	\$143,871.95	16.3%
Cemetery Fund	\$6,198.40	0.7%
Cemetery Bequest Fund	\$3,284.40	0.4%
Fire District Fund	\$105,410.19	11.9%
Fire Equipment and Building Fund	\$62,395.24	7.0%
General (bond)(note) Retirement Fund	\$60,288.12	6.8%
Fire Department (paramedics) Fund	\$155,712.81	17.6%
Capital Equipment Fund	\$224.07	0.0%
Total all Funds	\$885,116.29	100.0%
Source: Southington Township Trustees 2011.		

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to UTILITIES were identified for Southington:

Assets

- Natural gas available.
- Ample electric available.
- Telecommunications available.
- Township formed a Water and Sewer Board to plan for improvements.

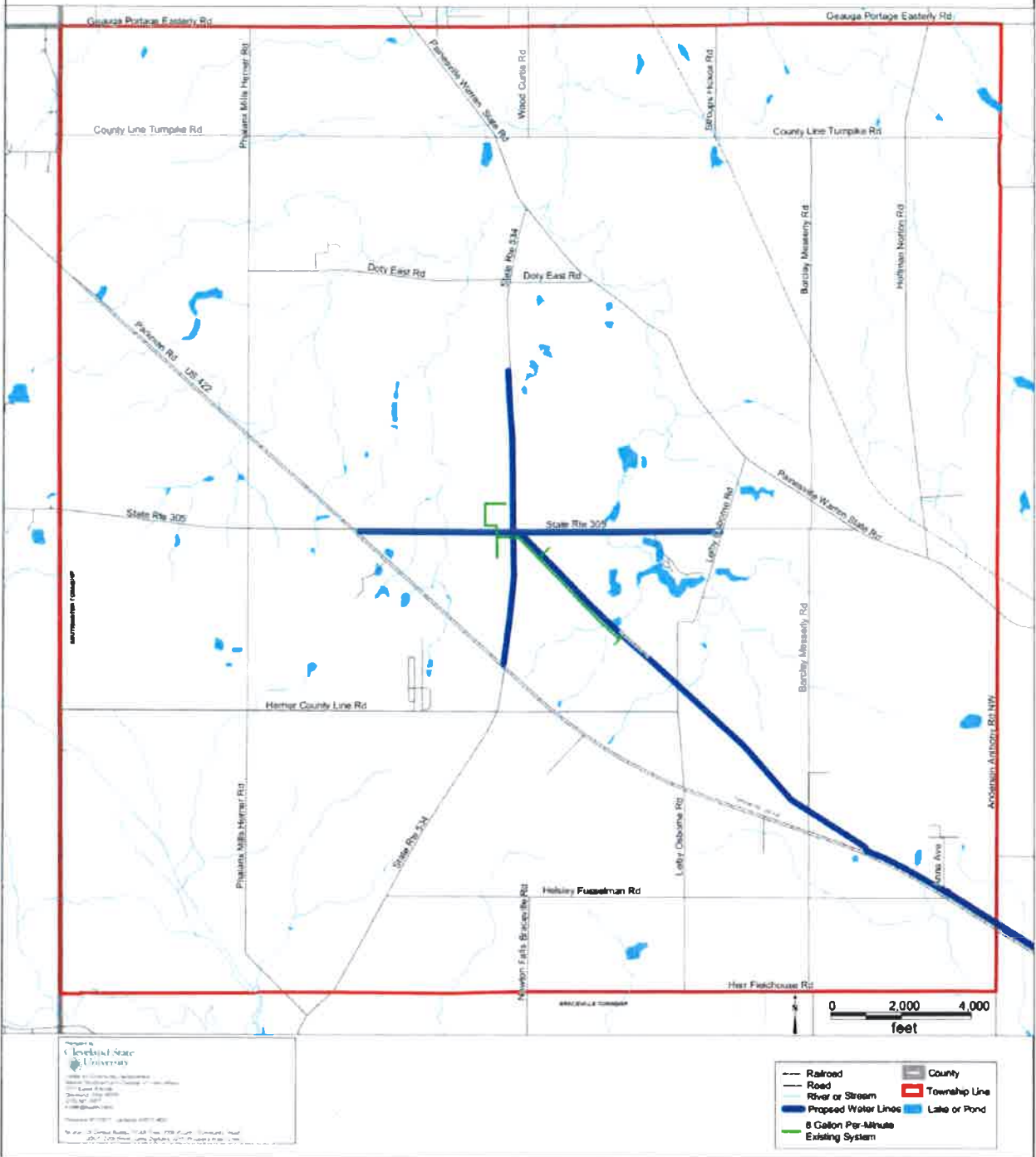
Challenges

- No public water system.
- No public sewer system resulting in odor/sanitation issues.
- No renewable energy facilities/systems.
- Limited funding/financing for public projects.

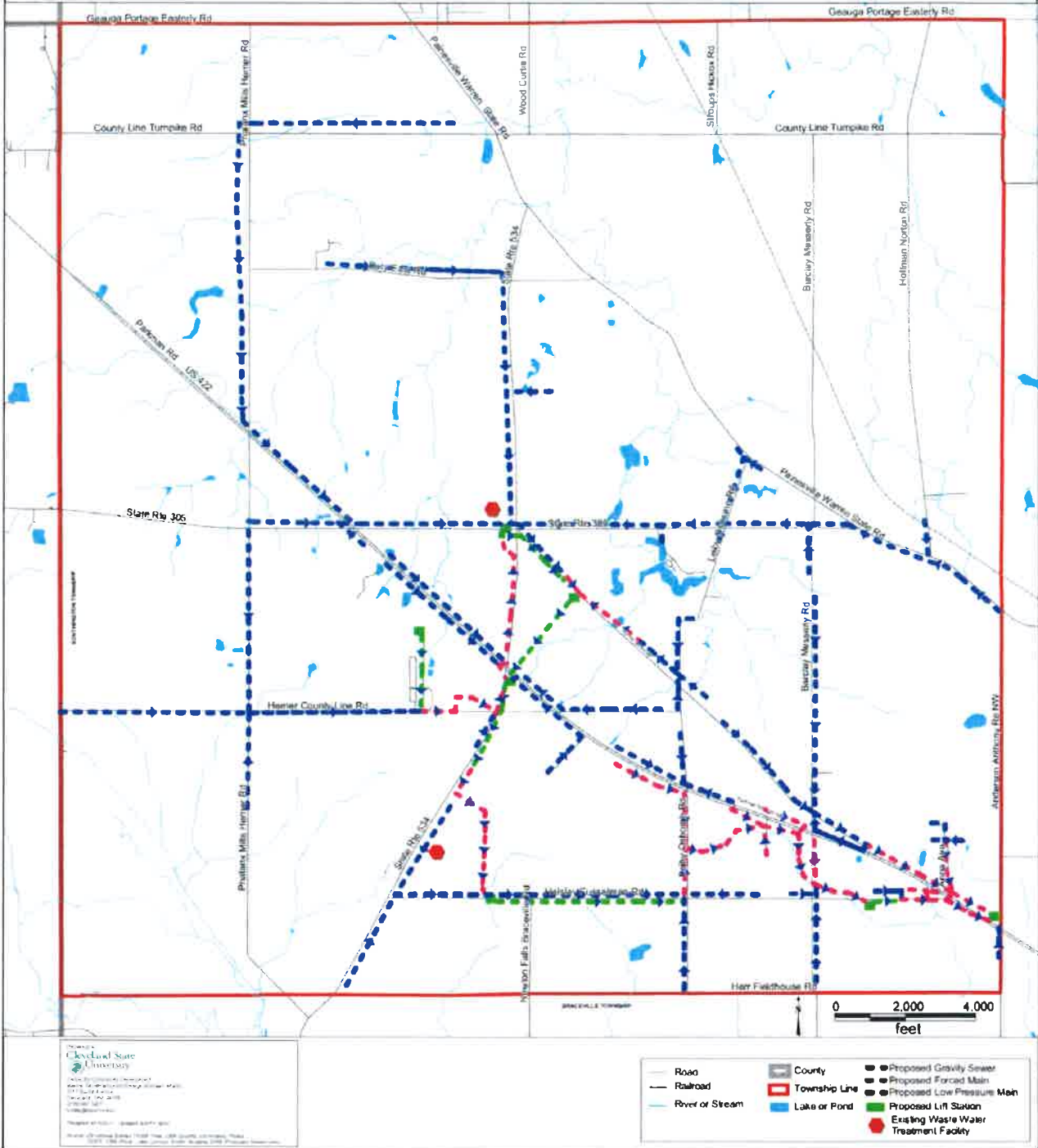
Summary

The Water and Sewer Board is currently working to bring public water and sewer infrastructure to the Township. This is necessary since local groundwater resources are limited, and clay soils in the Township are generally not suitable for leach field septic systems. Unfortunately, funding is limited. Natural gas is available in the Township along with ample electricity and telecommunications services.

Southington Township Comprehensive Plan - Vision 2060 Map 6 Proposed Water Distribution System



Southington Township Comprehensive Plan - Vision 2060 Map 7 Proposed Sanitary Sewer



2.8 Community Facilities and Services

Currently, Southington Township does not have its own police force and is dependent upon Trumbull County Sheriff patrols. Southington Township is, however, the location of a State Highway Patrol Barracks at the intersection of US Route 422 and Warren-Burton Road.

The Southington Volunteer Fire Department, located in the center of the Township at the intersection of State Routes 305 and 534, provides fire protection and emergency medical services to the community. Currently, there are 30 people that work for the volunteer fire department. The fire chief and the assistant fire chief are the only paid employees of the department. The fire department works with other local units that respond through the 911 operator service.

In 2011, the Southington Volunteer Fire Department responded to 375 calls with response times ranging from 11.8 minutes (with mutual aid) to 10.9 minutes (without mutual aid). Of these, 210 calls (56%) were for emergency medical services. See **Table 10** for more information.

Type of Run	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD Totals
EMS	16	17	16	17	14	26	21	19	25	8	11	20	210
MVA	6	6	6	2	2	3	2	5	2	4	20	7	65
Structure Fire	3	3	3	5	1	2	2	2	1	2	4	2	30
Vehicle Fire	1				1			1					3
Brush Fire	1		1			1					4		7
Service Call	1	7	1	6	3	5	7	3	2	1	2	2	40
False Call				2		2	6	2		4	1	3	20
Totals for Month	28	33	27	32	21	39	38	32	30	19	42	34	375
Total MA Given	5	2	3	4	2	2	2	2	1	1	4	3	31
Total MA Received	12	13	16	13	11	24	13	16	16	7	28	13	182
EMS MA Given	1				1							1	3
EMS MA Received	10	11	13	11	10	24	13	15	15	3	9	13	147
MVA MA Given	1						1	1			1		4
MVA MA Received	2	1	2	1	1					4	17		28
Structure MA Given	3	2	2	4	1	2	1	1	1	1	2	2	22
Structure MA Rec'd.		1	1	1				1	1		2		7
MVAPatientTransport	1	1	1		1			2	1				7
MVA No Transport	5	5	6	2		3	2	3		4	20	7	57
Brush MA Given			1								1		2
Brush MA Received													0

Source: Fire Chief, Southington Volunteer Fire Department

EMS = Emergency Medical Services

MVA = Motor Vehicle Accidents

MA = Mutual Aid

Upon inquiry in February 2012, Fire Chief Thomas E. Strock identified the following needs for the Southington Volunteer Fire Department station:

Within the Next One (1) year.

- New Roof, windows, and exterior paint.
- Resurfacing of the squad bay and turnout gear area.
- New commercial refrigerator.
- New paint for siren and the tower.
- Ability to interface with the new 911 computer system.

Within the Next Five (5) Years.

- Turnout gear washer and dryer.
- Replacement standard washer/dryer.
- Resurfacing of remaining areas of station.
- New paint for interior.
- NFPA-complaint exhaust removal system.
- New computers.

Within the Next Ten (10) Years.

- Station manned with personnel for around-the-clock township coverage.
- Plan A: New Fire Station.
- Plan B: New ceiling in current building.
 - Replace bay doors and openers.
 - Remodel kitchen and appliances.
 - Remodel bathrooms.
 - Dedicated radio room.
 - Secured record storage area to comply with HIPAA.
 - Secured EMS storage.

Within the Next Fifteen (15) Years.

- New roof on current building if not in a new building.
- New furnace in current building.
- Exhaust system for bays.

Within the Next Twenty (20) Years.

- Revisit 10-year plan for unachieved needs.

The Southington Local School District is located within the community. At the time this plan was initiated in 2010, the School District was comprised of the Southington Elementary School, Southington Middle School, and Chalker High School, all located at the same site (in multiple structures) near the intersection of State Routes 305 and 534. These school structures vary in date of construction from 1906-1979. Enrollment during the 2010-2011 school year was 608 students.

The Southington Local School District, in partnership with the Ohio School Facilities Commission, has built a new K-12 facility approximately 1.5 miles south of the center of Town on State Route 534 (see **Map 5**, *pg. 23*). The new school is a one-level, single structure. Construction of the new school building was completed in 2011, and opened for the 2011-2012 school year.

Prior to the Chalker Building's construction in 1906, Southington had 11 separate school "districts" and some Southington children attended classes in Farmington, Ohio. A proposed use for the Chalker Building is as a library/museum for artifacts from the Southington area. There is a small Civil War park, which includes a Civil War monument, two cannons and two mortars, located immediately east of the Chalker Building.

Currently, plans are being developed and proposed to re-use the existing school site on State Route 305 as a public recreational area. A preliminary diagram of the proposed project is presented in **Appendix C**.

There is a small community park with a gazebo in the center of Southington at the intersection of State Routes 305 and 534. A community ballpark is located on the school property on State Route 305, and a State-recognized roadside rest area was once located at the Southington Town Hall, just north of State Route 305 on State Route 534. No other parks are present within Southington. Trumbull County and the surrounding areas have numerous parks and historic sites available to Southington residents.

Southington has five churches, five community cemeteries, and a number of century homes, including one home on the National Register of Historic Places. A United States Postal Service office is also located at the center of Town (see **Map 10**, *pg. 37*).

There are no medical facilities located within Southington Township. Hospitals and other healthcare facilities are located in the City of Warren (see **Map 3**, *pg. 15*). Major hospitals in Warren include Trumbull Memorial Hospital and St. Joseph's Medical Center. These hospitals provide medical care for the majority of the citizens of Trumbull County, including Southington Township.

Map 10 (*pg. 37*) depicts the locations of community facilities and services described in this section.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to COMMUNITY FACILITIES AND SERVICES were identified for Southington:

Assets

- School sports complex provides adequate recreational opportunities.
- Adequate fire protection.
- New school complex opened in the fall of 2011.
- Hospitals within a 20-minute driving distance.
- Most publically owned buildings are centrally located.

Challenges

- Need to improve recreational, social, and cultural opportunities.
- Limited funding for improving or expanding Township facilities and services.
- Reliance on County and State for law enforcement.
- Aging fire facility.
- Fire department is volunteer-based.
- No central day care or pre-school.

Summary

The current fire station is not only in need of repairs and remodeling internally and externally, but is also in need of some technological updates. The Chalker Building and previous school site are historically significant and a potential location for public recreation. With no police force or hospitals, we rely on neighboring communities for such assets.

2.9 Natural Resources and Environmental Quality

Soils within Southington Township pose a limitation to future development, notably in absence of public sewer infrastructure. These soils consist mostly of heavy clays. Therefore, local soils generally are not suitable for septic systems, structures with basements, or roads (see **Map 8A**, *pg. 32* and **Map 8B**, *pg. 33*).

Southington Township is primarily flat land. There are no steep slopes preventing and/or limiting development. There are no geologically significant features, such as active fault lines or areas prone to sinkhole formation (i.e., karst terrain) in the Township.

Due to its flat topography, Southington Township contains many streams, ponds, and wetland areas (see **Map 9A**, *pg. 34*). Several lakes are located throughout the Township, most notably "Valley Lake," which is privately owned but open to the public. Southington Township has multiple artesian wells and spring-fed lakes. The portion of Southington Township north of U.S. Route 422 lies within the Grand River Watershed, which ultimately drains to Lake Erie. The portion of the Township generally south of U.S. Route 422 lies within the Eagle Creek Watershed, which ultimately drains to the Gulf of Mexico.

The southwestern portion of the Township contains a large wetland complex and is a designated 100-year floodplain area (see **Map 9A**, *pg. 34*). This means that this area has a 1% chance of flooding each year. Most of the land in this area is not suitable for development.

Groundwater in Southington Township is limited in both quality and quantity throughout the Township, but most notably in the central and northern portions of the Township (see **Map 9B**, *pg. 35*). The quality of groundwater in most areas is poor and the quantity of potable groundwater is generally extremely low. The lack of groundwater resources within Southington Township poses a limitation to future development, notably in absence of public water infrastructure. In addition, the effects of proposed drilling methods used for extracting the Marcellus/Utica Shale natural gas reserves on regional groundwater reserves are yet to be determined.

INVENTORY AND ANALYSIS OF EXISTING CONDITIONS

There are four (4) "Brownfield" sites (i.e., environmentally contaminated sites) in Southington Township. These are all former gas stations located within the Township: two at the corner of U.S. Route 422 and State Route 534 (former owners Tom Chaffee and William Callahan); one at the corner of U.S. Route 422 and Barclay-Messerly Road (owner Perrine); and one at the corner of U.S. Route 422 and Anderson-Anthony Road (former owner Charles Plott).

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to NATURAL RESOURCES AND ENVIRONMENTAL QUALITY were identified for Southington:

Assets

- Relatively flat land.
- Limited wetlands.
- "Clean" Land (i.e., few environmentally contaminated sites).

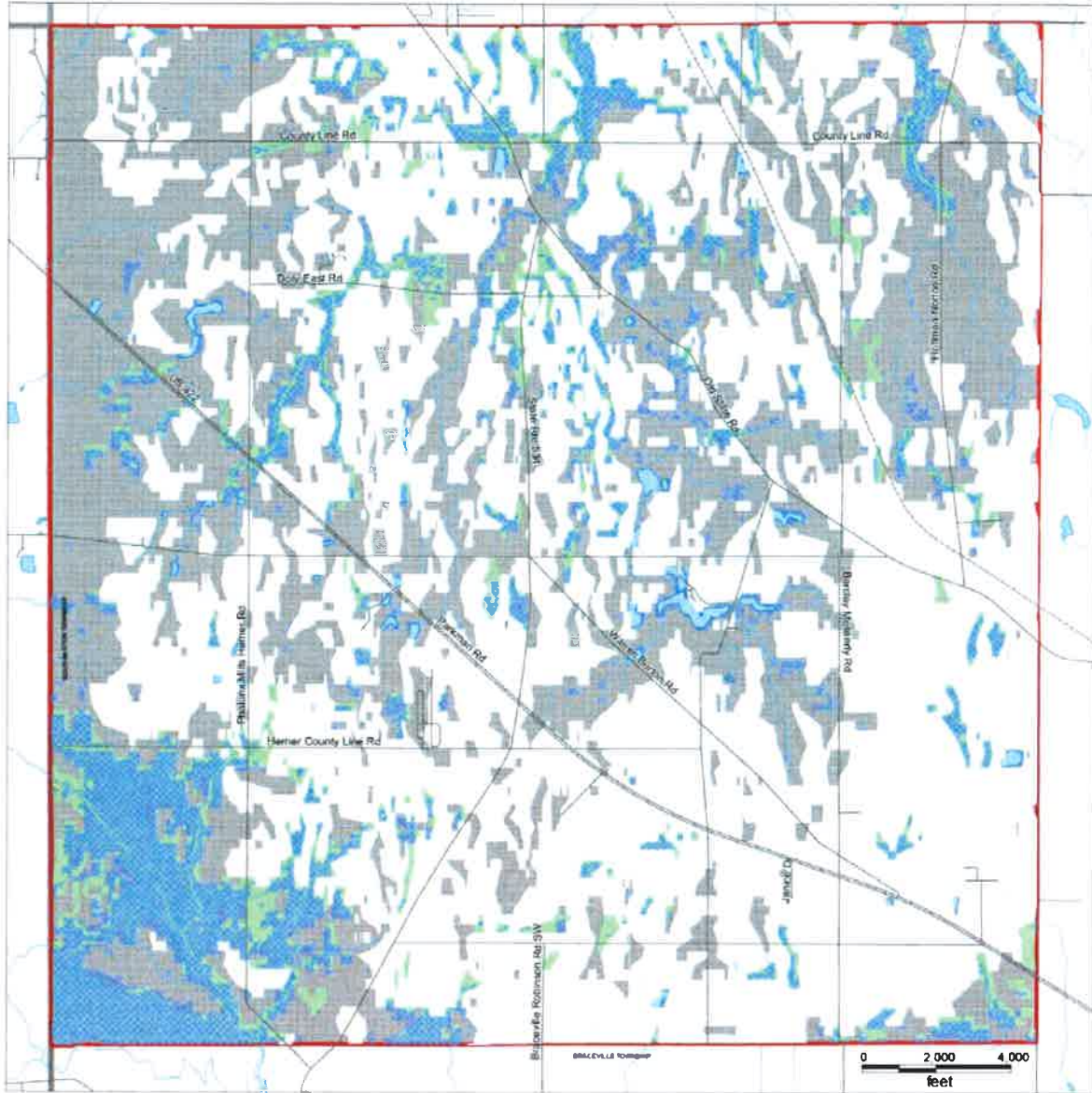
Challenges

- Soils not suitable for on-site sewage disposal/septic systems.
- Very limited well water/groundwater supplies.
- Wetlands in the southwest corner of Southington limit development in that area.

Summary

Southington has many streams, ponds, and wetland areas. Unfortunately, groundwater throughout the Township is limited in both quality and quantity. In addition, Southington is predominately flat with soil that is not conducive to leaching septic. Such conditions limit Southington's development potential. Therefore, public water and sewer infrastructure is vital to future growth and expansion in the Township.

Southington Township Comprehensive Plan - Vision 2060
Map 8A Development Constraints
Non- Suitable Soils for Dwellings with a Basement

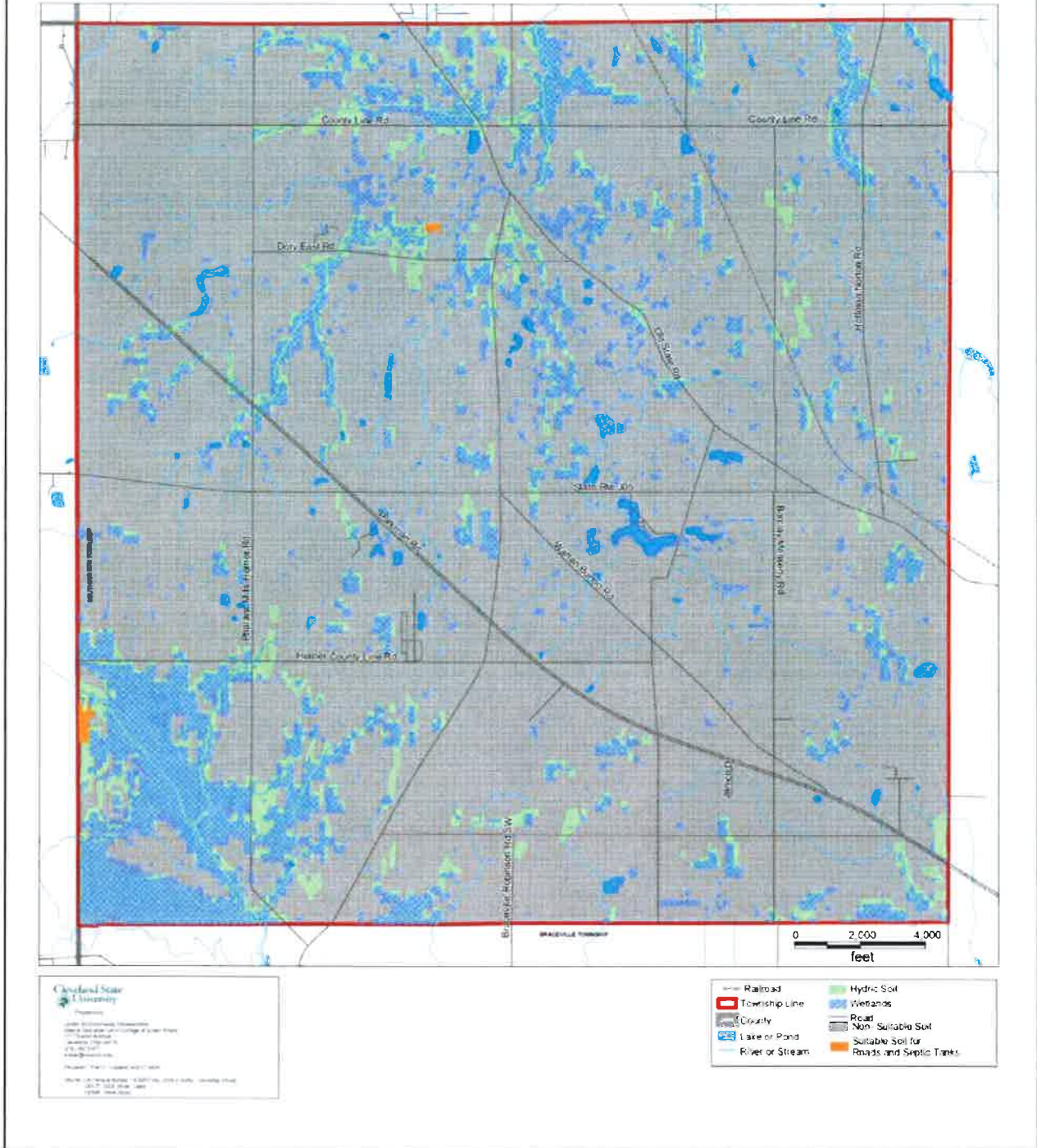


Prepared by
Cleveland State University
 Center for Environmental Management
 2100 East 17th Street, Room 200
 Cleveland, OH 44115
 Tel: 216.321.3321
 Fax: 216.321.3321
 E-Mail: csm@csu.edu

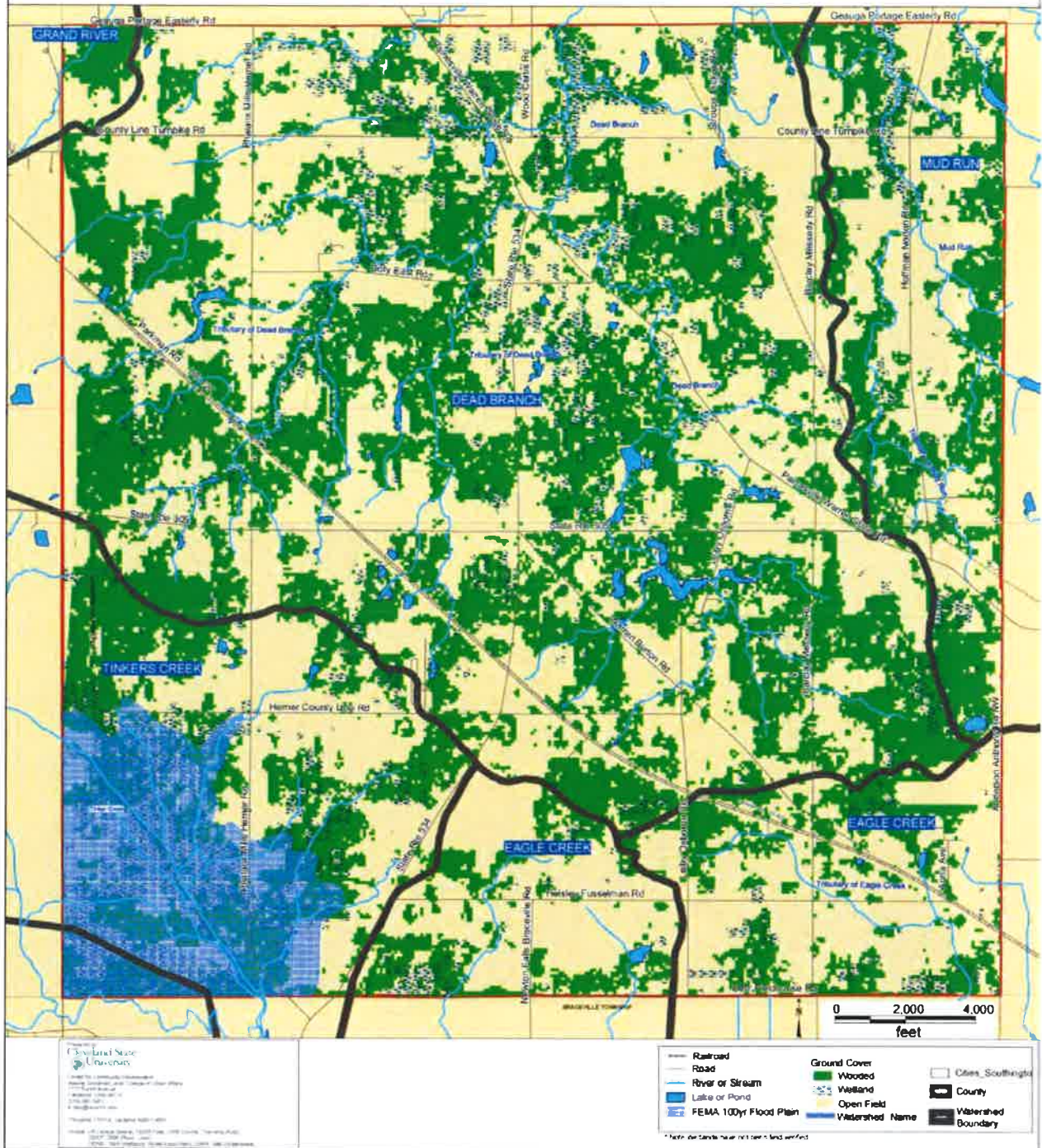
Project #: 11-012 - Update 2011-2012
 File #: 11-012-01 - Map 8A - Non-Suitable Soils for Dwellings with a Basement
 Date: 07/2012
 Scale: 1:25,000

- Railroad
- Township Line
- County
- Road
- Lake or Pond
- River or Stream
- Hydric Soil
- Wetlands
- Non-Suitable Soil for Dwellings with a Basement
- Suitable Soil for Dwellings with a Basement

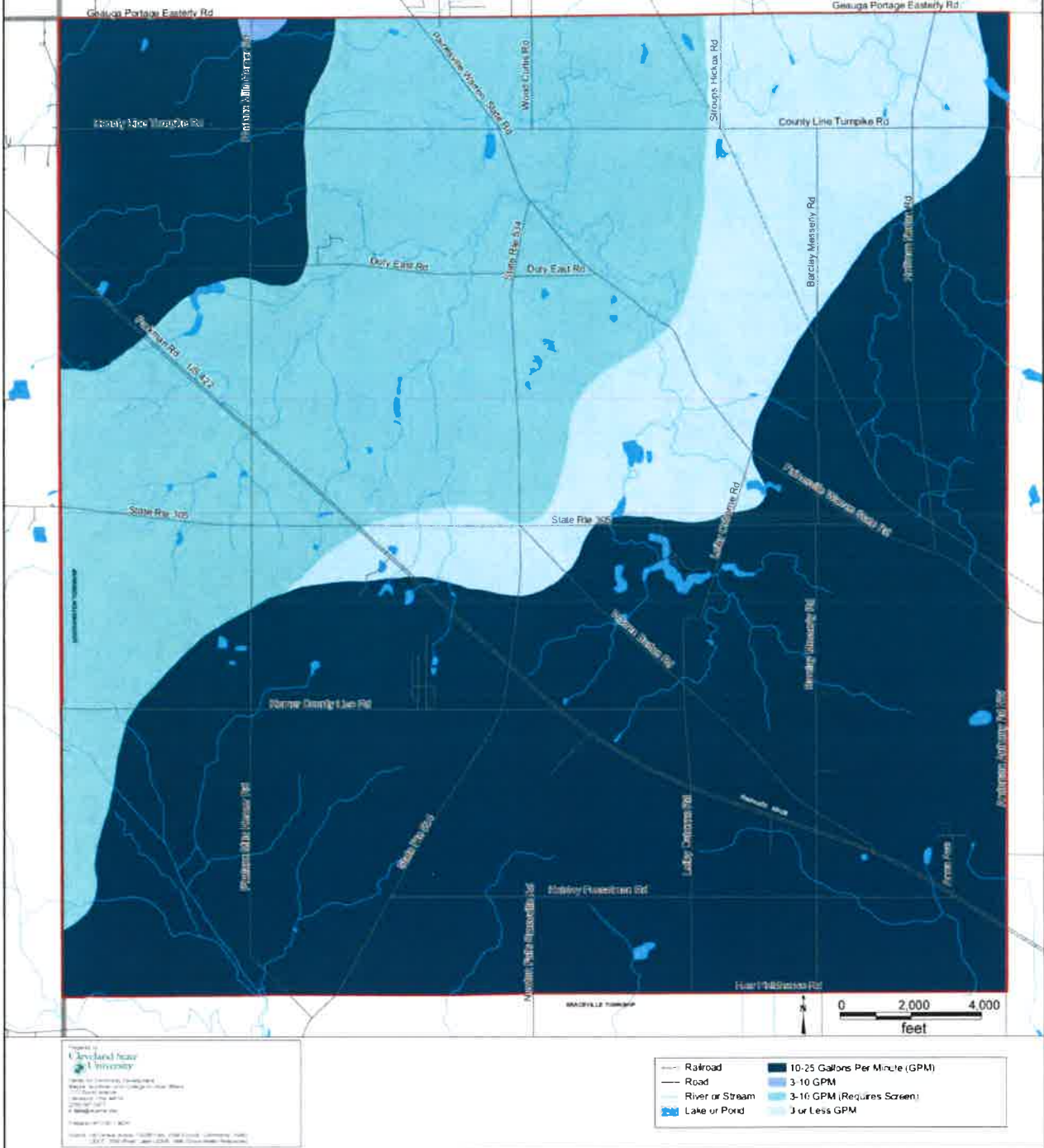
Southington Township Comprehensive Plan - Vision 2060
Map 8B Development Constraints
Non- Suitable Soils for Roads and Septic Tanks



Southington Township Comprehensive Plan - Vision 2060
Map 9A Natural Resources
Ground Cover and Surface Water Resources



Southington Township Comprehensive Plan - Vision 2060 Map 9B Natural Resources Groundwater Resources



2.10 Historical, Cultural, and Scenic Resources

Several historical maps of Southington Township are located in the Trumbull County Archives. These maps identify the first settlements of the 1800's, as well as settlements in the early 1900's. These maps outline the early years of wilderness and the families that first purchased the land in Southington Township (i.e., located within the historic Western Reserve) and helped develop the area.

Most buildings within the Township are privately owned and are long standing. Ages of local structures range from recently built to those that are over 200 years old. The most notable historical buildings are primarily located close to the center of the Township with most of them being homes and churches. The Chalker Building (circa 1906), currently being utilized by the School District, is made of brick and is ornate in design.

Significant historical places in Southington include the Harshman Homestead, which was the first Township site listed on the National Register of Historic Places. In 2010, the Chalker Building (circa 1906) was also added to the National Register. This ornately designed brick structure, which was built by the community with the financial support of Mr. Newton Chalker, continues to be used by the local school district. Efforts to add the 1907 building, located immediately east of the Chalker Building, to the National Register are currently underway. The American Legion Hall (on Warren-Burton Road) was hand-built by members of the community in 1948. A more recent item of interest, a sign commemorating the 2005 bicentennial celebration, has been placed at the gazebo in the center of the Township. Prior to construction of the Chalker Building, Southington's Town Hall served as one of the one room schoolhouses in the community.

There are four churches located within the Township that have historical value. They include the Southington United Methodist Church (on State Route 305), the Southington Christian Church (on State Route 534), the Southington Baptist Church (on State Route 534), and the Delightful Evangelical Congregational Church (on Barclay-Messerly Rd).

Cemeteries within the community include: the Lutheran-German Reformed, Graham, Baptist Hill-Joy, Delightful, Maltby Stroup, and the Pinecrest-Center Cemeteries. Additional historic resources in Southington include a variety of century old homes that still stand throughout the community. **Map 10** (pg. 37) identifies many of the community facilities and cultural resources identified above.

As part of our rich history and tradition, every year the community celebrates Memorial Day with a parade and observance at the monument at the Pinecrest-Center Cemetery on State Route 305.

Based on collected data and input provided by Southington Township residents, the following assets and challenges related to HISTORICAL, CULTURAL, AND SCENIC RESOURCES were identified for Southington:

Assets

- Chalker Building.
- Many historic places (i.e. Civil War monument).
- Many cultural events/traditions.
- Southington Community Trust.

Challenges

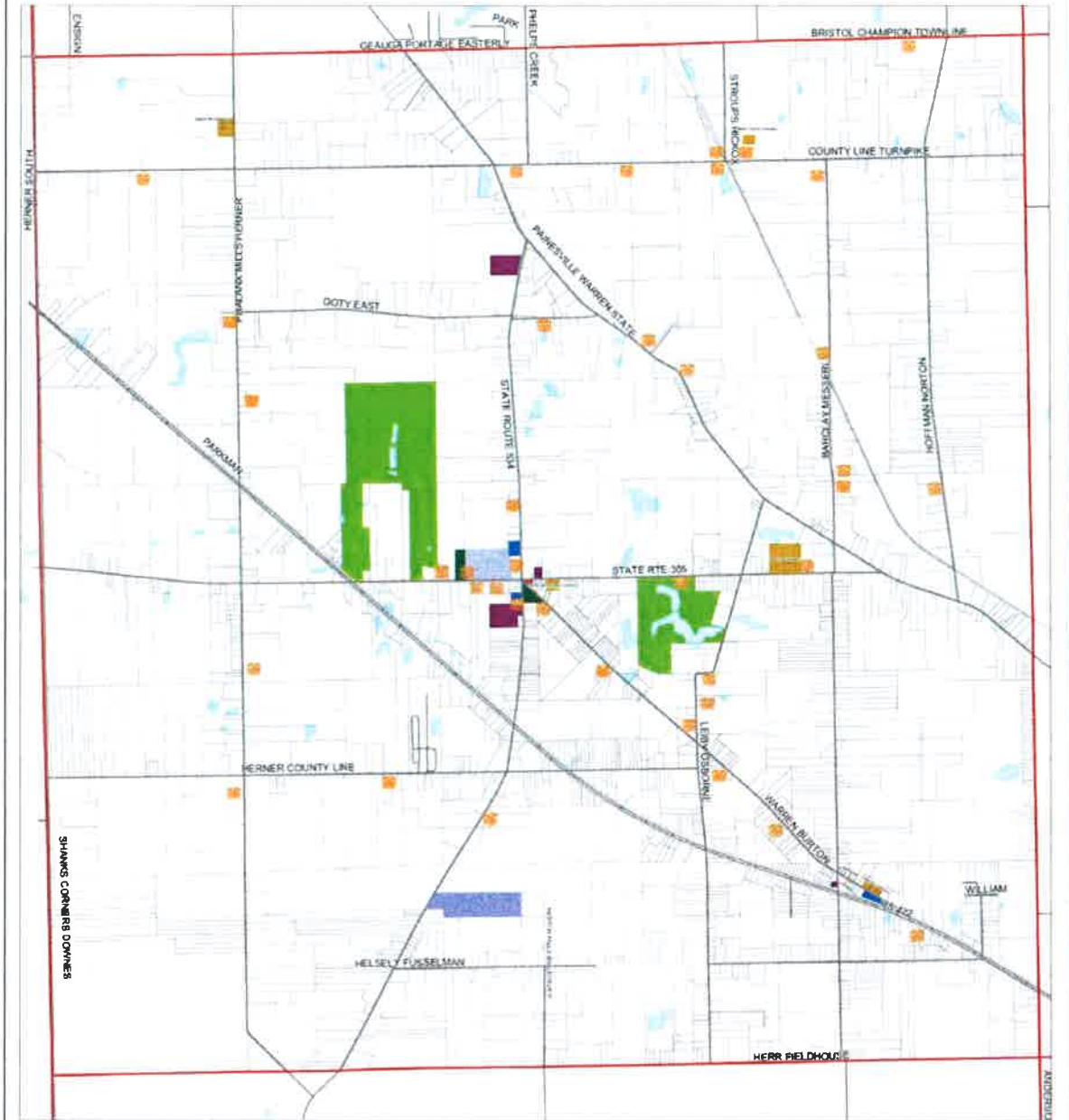
- Need to identify, preserve, and protect resources.
- Need education about historic, cultural, and scenic resources.
- Need an improved space for community gathering.

Summary

There are many historical buildings and sites throughout Southington, with the Chalker Building being the most notable. Others include the Town Hall, churches, another school building, and cemeteries. In addition, a Memorial Day parade is held each year to remember those residents lost while serving our country. A strong grassroots effort has developed via the Southington Community Trust for the purpose of identifying, preserving, and protecting these resources. Future planning efforts should focus on preserving these resources and providing improved space for community gatherings.

Southington Township Comprehensive Plan - Vision 2060

Map 10 Community Facilities + Cultural Resources



	Parcel		New School Site		Church (Per Google Earth)
	Government		Old School Site		Fire Department
	Park		Cemetery		Lake or Pond
	Private Open Space		River or Stream		
	Century Building (100+ Years)				

2.11 Community Input (Questionnaire Overview)

As identified in **Section 1.1**, a two-page Community Questionnaire related to the development of this Comprehensive Plan was sent to all Southington residents in October of 2010. Over 200 responses were received from the approximately 1,200 questionnaires mailed. This represents a strong return rate of approximately 17%, and indicates that the questionnaire collected solid, representative data from our community. The results of this questionnaire were reviewed, tabulated, and analyzed (see **Appendix B**). This questionnaire was specifically designed to collect valuable input from the community and to gain a better understanding of what the residents of Southington, as a whole, thought about the community in its current state. Residents were asked to evaluate the condition or status of various aspects of our community, and to share what future changes/improvements they desired or needed. The following is a summary of the responses received. **Appendix B** provides a copy of the questionnaire and a complete, detailed summary of the questionnaire's results.

Excellent Rating.

- *Emergency Medical Services (EMS).*

Good Rating.

- *Housing.*
- *Small town atmosphere.*
- *Safety.*
- *Access.*
- *Streets.*
- *Housing appearance.*
- *Schools.*

Fair Rating.

- *Development potential.*
- *Tax rates.*
- *Street lighting.*
- *Cultural activities (fair to poor).*
- *Parks (fair to poor).*
- *Child recreation (fair to poor).*
- *Roads.*

Poor Rating.

- *Jobs.*
- *Shopping.*
- *Water and sewer.*
- *Teen recreation.*
- *Adult recreation.*

Overall services needed.

- *Small plaza/stores.*
- *Restaurant and banquet facilities/fast food.*
- *Grocery/gas stations.*
- *Pharmacy.*
- *Bank.*

Overall needs of the community.

- *Jobs.*
- *Public water.*
- *Public sewer.*

Composition of respondents.

- *80% of respondents do not have children 18 or under living with them.*
- *Most respondents are 35 and older.*
- *Most respondents have lived here over 20 years.*
- *Most respondents that work commute 11-25 miles.*

SECTION 3. FUTURE LAND USE PLANNING

3.1 Conceptual Future Land Use Plan

Based on the data contained in this Comprehensive Plan, an initial (conceptual) *Future Land Use Map* for Southington Township was developed (see **Map 11**, *pg. 41*). This Map graphically depicts the general pattern of planned future development in Southington Township - areas that would be the focus of development consistent with this Plan, our collective Goals (see **Section 4**), and the wishes of our residents. This Plan dovetails specifically with the Western Trumbull County Comprehensive Plan. The following provides a description of the specific areas identified on **Map 11** (*pg. 41*).

3.1.1 Rural Areas

The overall recommendation of this Comprehensive Plan is that the majority of the Township retains a rural character pattern, remaining true to our heritage and the vision of our residents. Rural character will be reflected in land use, as well as building and lot sizes and spatial relationships between buildings. In these areas, the main land uses should be single-family residential and agriculture. Development within these areas should preserve the natural environment, including soils, streams, wetlands, and forests. While each individual may have a different perception of what rural character is, the following elements are usually present in rural areas:

- Lot sizes of 3 or more acres, with many lots over 20 acres.
- Open space created by large proportions of undeveloped land.
- Woodlands, wetlands, natural grasslands, and shrub meadows.
- Farmland / tilled fields and pastures.
- Clusters of buildings set in wide open spaces.
- Lot setbacks of 200 feet or more.
- Low building height (no more than two-story structures).
- Utilitarian farm outbuildings, fences, and other structures.
- Natural road edges on open road frontage with ditches, field vegetation, and trees.
- Streams, ponds, and small lakes with natural edges.

As shown in **Map 11** (*pg. 41*), approximately 10,700 acres of Southington Township's 16,640 acres, or about 64%, could be designated as RURAL AREAS.

3.1.2 Historic Core

The Historic Core would be centered on the historic center of Southington Township, generally at the intersection of Warren-Burton Road, State Route 305, and State Route 534. There should be a pedestrian focus in this area, with sidewalks and streetscape to promote pedestrian traffic. This will be most important with the further development of the Township's center. Care will be taken to preserve and promote the existing historic buildings within this Historic Core. This area may contain a variety of land uses (i.e., commercial, residential, institutional, recreational). While building density may be higher in this area, maximum building size should not. Commercial land use within this area should be either neighborhood or tourist oriented. The zoning code and design guidelines should ensure that new construction is compatible with older structures in materials, massing, window design and layout, roof design and angle, landscaping, and lot layout.

As shown in **Map 11** (*pg. 41*), approximately 500 acres of Southington Township's 16,640 acres, or about 3%, could be designated as HISTORIC CORE.

3.1.3 Community Core

This area is mainly defined by the main transportation arterials within Southington Township – U.S. Route 422, State Route 305, and State Route 534. This Community Core is also referred to as the "Golden Triangle," and is specifically identified in the Western Trumbull County Comprehensive Plan as an area prime for development due to its location. The main land uses within this area should be commercial and possibly residential. Development within this Community Core could be at a higher density and may include a small shopping center. Because of its proximity to State Route 422, land uses within this area may be more automobile-oriented versus pedestrian-oriented (see http://www.preservationnation.org/issues/smartgrowth/additionalresources/toolkit_retailcaps.pdf for guidance on commercial development in rural and semi-rural areas). Residential density within this area may also be higher and could include multi-family housing and senior housing. Given the importance of the Community Core in creating a "gateway" to the Historic Core, it may be desirable to develop design guidelines to ensure a harmonious and substantial appearance in new construction.

As shown in **Map 11** (pg. 419), approximately 1,300 acres of Southington Township's 16,640 acres, or about 8%, could be designated as COMMUNITY CORE.

3.1.4 Industrial Development Areas

Currently, the Township has a large area zoned for industrial development (see **Map 2**, pg. 10). This area was zoned many years ago and was based on the area's proximity to an active railroad. This railroad is no longer active and the tracks have been removed. This Comprehensive Plan recommends locating any new industrial development along the State Route 422 corridor. New industrial development should be less than 100 acres and will need to be sensitive to the adjacent rural character, residential, and Community Core areas. Permitted uses should be carefully considered, and buffers (i.e., uses, structures, or landscape) provided where appropriate.

As shown in **Map 11** (pg. 41), approximately 2,500 acres of Southington Township's 16,640 acres, or about 15%, could be designated as INDUSTRIAL DEVELOPMENT AREAS.

3.1.5 Residential Development Focus Areas

Residential development is recommended for this area, which is generally defined by State Route 534, Warren-Burton Road, Leiby Osborne Road (Township Highway 211), and Helsey-Fusselman Road (County Highway 208). Residential development in this area could take advantage of the location of the new school, existing large lot sizes, and proximity to State Route 422. This area's proximity to the new school and to the Community Core creates an excellent area to promote Planned Unit Development (PUD) - type housing. Lot sizes should be medium-density (1/8-1/4 acre) and neighborhoods should be carefully laid out to encourage a sense of community. Open space could be provided as part of the development design to provide opportunities for natural area establishment, neighborhood recreation, and social interaction.

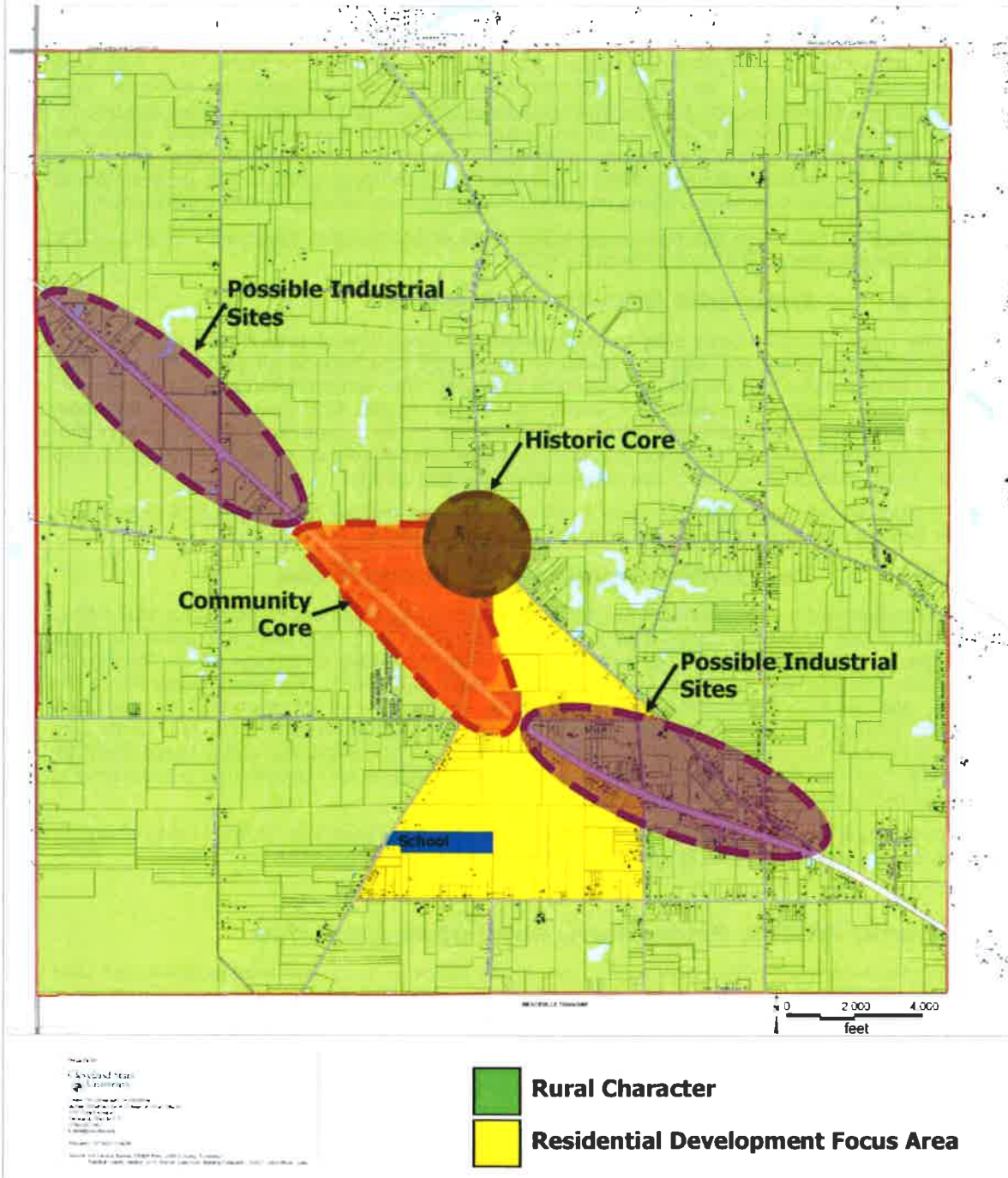
As shown in **Map 11** (pg. 41), approximately 1,700 acres of Southington Township's 16,640 acres, or about 10%, could be designated as RESIDENTIAL DEVELOPMENT FOCUS AREAS.

3.2 Growth, Trends, Projections, and Future Land Use

Utilizing the information presented above as a conceptual planning basis, a more specific future land use plan was developed. Growth projections and relative land use requirements for Southington Township are based on actual population and housing growth trends. This analysis is presented below, and is based on tables of information taken from NEOCANDO (www.neocando.case.edu) and the U.S. Census Bureau (www.factfinder2.census.gov). Acreage analysis was calculated in combination with Future Land Use Maps (**Maps 12A**, pg. 49 and **12B**, pg. 50) created by CSU.

Southington Township Comprehensive Plan - Vision 2060

Map 11: Potential Land Use Patterns



3.2.1 Population/Age

Available information indicates that Southington's current population of 3,717 is representative of a 5.7% growth trend between 1990 and 2000, with a subsequent 2.6% loss between 2000 and 2010.

The portion of the population under age 18 was 40% in 1970, and has declined continually since. It was 26.34% in 1990, 23.56% in 2000 and in 2010, only 22.7%. Though the portion of wage-earners, ages 18-64, has decreased over the past 10 years, there has been an overall increase in this segment of the population since 1970 when it was 54.4%. It increased to 62.55% in 1990, and again to 63.87% in 2000. But in 2010, it receded a bit to 61.87%. During that same period, the portion of the population over age 65 increased from 5.6% in 1970 to 11.11% in 1990, 12.58% in 2000, and in 2010, up to 15.42%.

In conclusion, over the past 10 years, Southington's overall population decreased 2.6%, from 3,817 in 2000 to 3,717 in 2010. Likewise, the population of preschool children decreased 20% from 217 to 173, the population of school-aged children decreased 1.6% from 682 to 671, and the population of wage-earners decreased 5.66% from 2,438 to 2,300. However, the number of residents over age 65 increased 20%, from 480 in 2000 to 573 in 2010.

3.2.2 Households

In Southington, the total number of households increased steadily from 1,259 in 1990, to 1,408 in 2000 (+11.83%), and 1,414 in 2010 (+0.46%). In contrast, the average household size declined from 2.87 people per household in 1990, to 2.71 in 2000, and 2.63 in 2010.

A "family" household is defined as two or more related persons living together in a single dwelling unit. Conversely, a "non-family" household is defined as either an individual or two or more non-related persons living in a single dwelling unit. Of interest, the total number of "family" households increased from 1,046 in 1990, to 1,116 in 2000 (+6.7%), but decreased to 1,063 in 2010 (-4.8%). In the same period, the number of "non-family" households increased from 213 in 1990, to 292 in 2000 (+37%), and to 351 in 2010 (+20.2%). Clearly, the substantial increase in "non-family" households coupled with the increase in Township population over age 65 can be attributed to seniors becoming single as they age in place. The result is an overall decrease in population, with an overall increase in the number of households. Particularly dramatic is the increase in "non-family" households.

3.2.3 Housing Units

The total number of housing units in Southington increased from 1,302 in 1990 to 1,453 in 2000 (+11.6%), and 1,536 in 2010 (+5.7%). Of these, in 2000, 1,236 (85%) were single-family detached, and 26 (15%) were single-family attached. Occupancy changed from 1,408 occupied (96.9%) and 45 vacant (3.1%) in 2000, to 1,414 (92%) occupied and 122 (8%) vacant in 2010. In conclusion, since there are 351 "non-family" households, many with a single occupant, and only 26 single-family attached units in Southington, it makes sense that demand for attached housing (smaller, less maintenance, higher security, etc.) exists.

3.2.4 Population Projections

Table 12 outlines current population, household, and housing unit trends for the decade 2000-2010, and projects those same trends into future decades (2020 and 2030). If trends of the last decade hold true, the overall population would decrease by about 96 people each decade, resulting in a total population of 3,527 in 2030. The total number of residents over 65 (574 currently) would increase by 114 people (688) through 2020 and by another 138 people (826) through 2030. The total number of households would increase slightly, by 6 households each decade, to 1,426 by 2030. However, the total number of "family" households (1,063 currently) would decrease by 50 households (1,013) in 2020, and by another 48 households (965) in 2030. The number of "non-family" households (351 currently), on the other hand, would increase by 70 households (421) through 2020, and by another 84 households (505) through 2030. Similarly, the average household size can be expected to decrease, from 2.63 in 2010, to 2.55 in 2020 and to 2.47 in 2030, if current trends continue.

Following trends from the past decade, the total number of housing units (1,536 currently) could be expected to increase, at a 5.7% rate, by 88 households (1,624) through 2020 and by another 93 households (1,717) through 2030. This number is the most unpredictable due to the current economic climate's effect on the housing market. While the current population's aging trends can be expected to continue, it is difficult to forecast the number of housing units that will be built.

In summary, **Table 12** (below), the projection of current growth trends, shows a slight overall decrease in population. It also shows an increase in the number of people over age 65, and a corresponding increase in the number of "non-family" households, offsetting a decrease in the number of "family" households.

Table 12. Current Growth Patterns Continue (most recent 10-year trend)						
Characteristic	% change	2010	Increase/ Decrease	2020	Increase/ Decrease	2030
Total Population	-2.6	3,717	-96	3,621	-94	3,527
Total Households	0.43	1,414	6	1,420	6	1,426
Seniors over age 65	20	573	114	688	138	826
Family Households	-4.75	1,063	-50	1,013	-48	965
"Non-family" Households	20	351	70	421	84	505
Household Size	-2.9	2.63	-	2.55	-	2.47
Total Number of Units	5.7	1,536	88	1,624	93	1,717
Number of Vacant Units (8%)	-	122	-	129	-	137
Source: Cleveland State University						

Table 13 (page 44) illustrates a "Zero Growth" scenario. Since the most recent 10-year trend shows a slight population decrease, but the most recent 30-year trend indicates a very stable population, **Table 13** (page 44), simply assumes we are able to offset population losses by attracting new residents.

In this scenario, as well as the two following, it is assumed that new residents will likely come in the form of "family" households. At the projected household size for each decade, it would take 38 new "family" households by 2020, and an additional 39 "family" households by 2030, to offset currently trending population losses (96 by 2020 and 94 more by 2030).

However, it should be noted that if new single-person housing is made available to accommodate the increasing number of new "non-family" households (additional 70 by 2020, and another 84 by 2030), existing "non-family" homes could be made available for incoming families. Similarly, as previously noted, there are currently a high number of vacant homes available to absorb new "family" households. In this scenario, it is highly unlikely that many new single-family homes will need to be built in Southington, particularly if new single-person (mature adult) housing is made available.

Table 13. Assume Zero Growth Per Decade
Senior population remains consistent, additional population is "family" households

Characteristic	% change	2010	Increase/ Decrease	2020	Increase/ Decrease	2030
Total Population	0	3,717	0	3,717	0	3,717
Total Additional Population needed to Maintain 2010 levels	-	-	-	96	-	190
Resultant Total Additional Households Over 2010	-	-	-	38	-	77

Source: Cleveland State University

Table 14 (below), on the other hand, projects population increases of 5% per decade over 2010 levels. In this scenario, there would be an increase of 186 people by 2020, and another 195 people by 2030, for a Township total population of 4,098 by 2030. Assuming, as above, that any new residents would come in the form of "family" households, we can project a need to house 73 new families by 2020, and an additional 81 by 2030. If some new housing units for single persons were built, their homes would be available for "family" move-ins. In this scenario, however, it is possible by the 2020-2030 decade that additional single-family housing would be needed.

Table 14. Assume 5% Growth Per Decade
Senior population remains consistent, additional population is "family" households

Characteristic	% change	2010	Increase/ Decrease	2020	Increase/ Decrease	2030
Total Population	5	3,717	186	3,903	195	4,098
Total Population Increase Over 2010	-	-	-	186	-	381
Total Household Increase Over 2010	-	-	-	73	-	154

Source: Cleveland State University

Table 15 (page 45) goes one step further, imagining a 10% population increase each decade, or a 20% increase over 20 years. (Of note, the Southington wastewater facilities plan used 25% total population increase in projecting their needs. The number of years was not given). The total population would increase from 3,717 in 2010, to 4,089 in 2020, and to 4,498 in 2030. Assuming again that most of these new residents would be "family" households, the number of single-family housing units needed to accommodate them is estimated at 146 units by 2020, and another 170 units by 2030.

Table 15. Assume 10% Growth Per Decade						
<i>Senior population remains consistent, additional population is "family" households</i>						
Characteristic	% change	2010	Increase/ Decrease	2020	Increase/ Decrease	2030
Total Population	10	3,717	372	4,089	409	4,498
Total Population Increase Over 2010	-	-	-	372	-	781
Total Household Increase Over 2010	-	-	-	146	-	316
Source: Cleveland State University						

3.2.5 Land Projections

Table 16 (page 46) shows potential land need projections for housing for each of the above scenarios. For all scenarios, the most recent 10-year trend for the demographic, including residents age 65 and above, is used.

As indicated above, there is demand for single-person (senior) housing. A typical density for such senior housing is 10 units per acre. Should such development occur, the need could range from 15 acres (housing for the projected increase of 138 seniors by 2030) to 50 acres (housing for 500 of the projected 826 total seniors living in Southington by 2030).

For all growth scenarios, it is assumed that all new households would be families, requiring single-family housing. Projections are given for each scenario at 2 units per acre (with sewers) and at 2 acres per unit (with no sewers). A range is also given, because some existing housing will be useful for new families, especially if new housing for seniors is built. =

For the current growth scenario, it is anticipated that currently vacant housing and properties sold by seniors will provide adequate supply to meet "incoming" family housing needs. For the zero-growth scenario, up to 60 acres (with sewers) or 230 acres (with no sewers) could be needed, depending on the market. For the 5% growth scenario, up to 110 acres (with sewers) or 450 acres (with no sewers) could be needed. For the 10% growth scenario, up to 230 acres (with sewers) or 900 acres (with no sewers) could be needed.

The ranges provided result by giving consideration to the idea that not all the homes built will adhere to minimum lot sizes, land could be needed for the installation of additional roads, public facilities may be needed, etc.

The purpose of these projections is not to determine the actual needs for the future of Southington. It is to provide Township leaders with a sense of the amount of land potentially needed. A variety of scenarios is provided for use in analyzing actual conditions as they occur over the next several years. Additional variables that will impact Southington's actual housing needs, and therefore land needs, include but are not limited to: the housing market, the impact of gasoline prices on the demand for rural "family" housing, the presence of public sewer and water infrastructure, and the demand for and feasibility of new senior housing.

Table 16. 2030 Land Need Projections
All scenarios-Tables 13, 14, and 15.

Growth Scenario	No Sewer/Water		Sewer/Water	
	Single Family <i>2 acres per unit</i>	Multi-Family (senior) <i>10 units per acre</i>	Single Family <i>2 units per acre</i>	Multi-Family (senior) <i>10 units per acre</i>
Current (slight loss)	0 acres	15 to 50 acres	0 acres	15 to 50 acres
0% Growth-Table 13	up to 230 acres	15 to 50 acres	up to 60 acres	15 to 50 acres
5% Growth-Table 14	up to 450 acres	15 to 50 acres	up to 110 acres	15 to 50 acres
10% Growth-Table 15	250 to 900 acres	15 to 50 acres	75 to 230 acres	15 to 50 acres

Source: Cleveland State University 2012.

3.2.6 Future Land Use

Two more specific “Future Land Use” maps have been developed by combining community desires with the potential range of land needs identified above. The community desires were identified through a series of public meetings and by administering the Community Questionnaire discussed in **Section 2.11** and presented in **Appendix B. Map 12A** (pg. 49) illustrates a no sewer/water scenario, **Map 12B** (pg. 50) illustrates a potential scenario should public water and sewer infrastructure be extended to the Township. **Table 17** (page 47) presents the anticipated acreage requirements for an array of uses as they apply to each of these maps.

As presented on **Map 12A** (pg. 49)[no sewer/water scenario], it is likely that the majority of Township development would remain low-density residential, which equates to approximately 16,755 acres, or 98% of Township land. Low-density residential/agricultural development is envisioned to continue at the existing minimum 2+ acre lot size, and will remain dependent upon onsite wastewater treatment.

However, in the Historic Core, comprised of 88 acres, or 0.5% of Township land, the sewer treatment plant located on the Chalker school site could potentially be retrofitted to accommodate the sewage disposal needs of a limited number of new commercial and/or multi-family (senior) housing structures. If ultimately feasible, this would be especially useful in the creation of housing and living opportunities for seniors. A typical scenario might involve either a small apartment or condominium development, or an assisted living facility. Supporting commercial development could provide important services such as a library, convenience grocery/pharmacy, or post office. The old school site provides an opportunity for a museum or community center; other buildings, along with the gazebo, help to support the small town, traditional feel of the Historic Core. Regardless of future use, it is a good idea to incorporate zoning standards that protect the character of the Historic Core. Community leaders should consider establishing Historic Core design standards that provide for review of proposed changes to existing historic structures, as well as the construction of new structures in this Core to ensure new development is compatible with the historic character of the Township center. The Township could also explore becoming certified as a CLG (Certified Local Government) through the Ohio Historic Preservation Office. Certification would make the community eligible for funding, technical assistance, and training for activities related to preservation of the Historic Core (see **Map 12A**).

In the “no sewer/water scenario”, a small area of neighborhood commercial development is provided, including approximately 92 acres, along State Route 534 south of the Historic Core, and across U.S. Route 422. Any development here would be low-density, supported by a well and onsite sewer, but would provide the opportunity for a small amount of services supporting Southington residents, such as restaurants, a hardware store, etc. (see **Map 12A**).

Table 17. Future Land Use Proportions				
	Map 12A (pg. 49)		Map 12B (pg. 50)	
	No Sewer/Water		Sewer/Water	
	Acres	%	Acres	%
Historic Core	88	0.5	88	0.5
Agriculture/Low Density Residential	16,755	98.7	15,724	92.6
Neighborhood Commercial	92	0.5	22	0.1
School	44	0.3	44	0.3
Mixed use Commercial/ Medium Density Residential	0	0.0	218	1.3
Suburban Residential	0	0.0	687	4.0
Possible Industrial	0	0.0	196	1.2
TOTAL	16,979	100.0	16,979	100.0
Source: Cleveland State University 2012.				

As presented on **Map 12B (pg. 50)** [sewer/water scenario], development of the Historic Core (88 acres, or 0.5% of Township land), would be similar to that presented in the no sewer/water scenario. However, due to the availability of infrastructure, the intensity of development could be greater. It will be important, however, to ensure that design guidelines protect the historic character of new construction in this Historic Core, and a historic district could protect existing buildings from significant non-conforming alterations. It is important to note that the economic benefit of historic preservation and historic districts is well-documented. Communities with a strong historic character that is protected and reinforced enjoy increased commercial activity, private investment, and desirable land use change over time (see **Map 12B**).

Due to the availability of supporting public water and sewer infrastructure in this scenario, commercial development is expanded to provide a mixed use commercial core with medium-density residential on the north side of U.S. Route 422 (218 acres, or 1.3% of Township land). Opportunities for providing appropriate housing for seniors, young couples, and singles starting out are expanded, as well as opportunities for commercial development to serve Township residents and travelers along U.S. Route 422. South of U.S. Route 422, there is an opportunity for a new residential area with suburban densities and character, to create a walkable family neighborhood surrounding the school (687 acres, or 4% of Township land). Lot sizes here should be a maximum of 0.5 acre in order to create a neighborhood feel and the ability for children to navigate within the neighborhood. Densities of 4 to 6 units per acre are even more successful at creating a "front porch" walkable character (see **Map 12B**).

A small neighborhood commercial area along U.S. Route 422 on the south side would provide the opportunity for the suburban neighborhood residents to access conveniences without having to cross the busy highway (22 acres, or 0.1% of Township land). Connections from this area to the mixed use commercial core and the Historic Core will be especially important for tying this neighborhood to the Township center(see **Map 12B**).

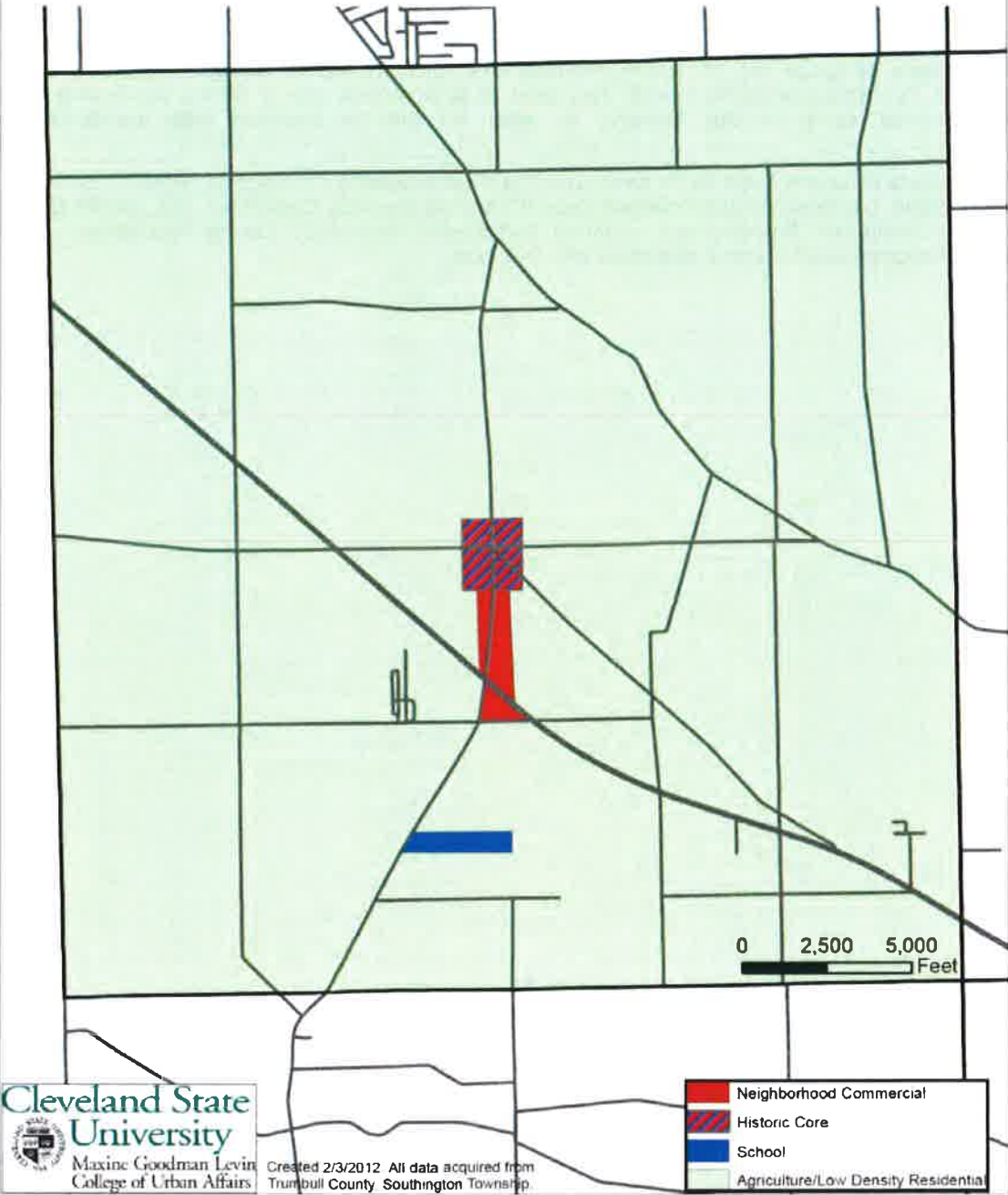
Finally, an area for possible industrial development is identified west of the commercial core along U.S. Route 422 (potentially 196 acres, or 1.2% of Township land). This area was identified due to transportation access, adequate infrastructure, and parcel sizes large enough to accommodate new business without the need for extensive lot assembly. However, it is recognized that there are ample industrial/business opportunities throughout Trumbull County, and the demand for sites may remain very low (see **Map 12B**).

In the "sewer/water" scenario, even if all the above-mentioned areas are built out, the area of low-density residential/agricultural property would still be 15,724 acres, or 92.6% of Township land. As identified in **Table 16** (page 46), the aforementioned areas of more intense development will more than meet the Township's projected needs. This level of development should satisfy the Township residents identified desire for the Township to retain its rural in character with low-density development.

Using these Future Land Use Maps as its basis, the Southington Zoning Commission, working closely with the Township Trustees and the Trumbull County Citizen's Planning Committee, will initiate the process of re-zoning the Township and updating Southington Township's Zoning Resolutions, as necessary and appropriate, in careful alignment with this Plan.

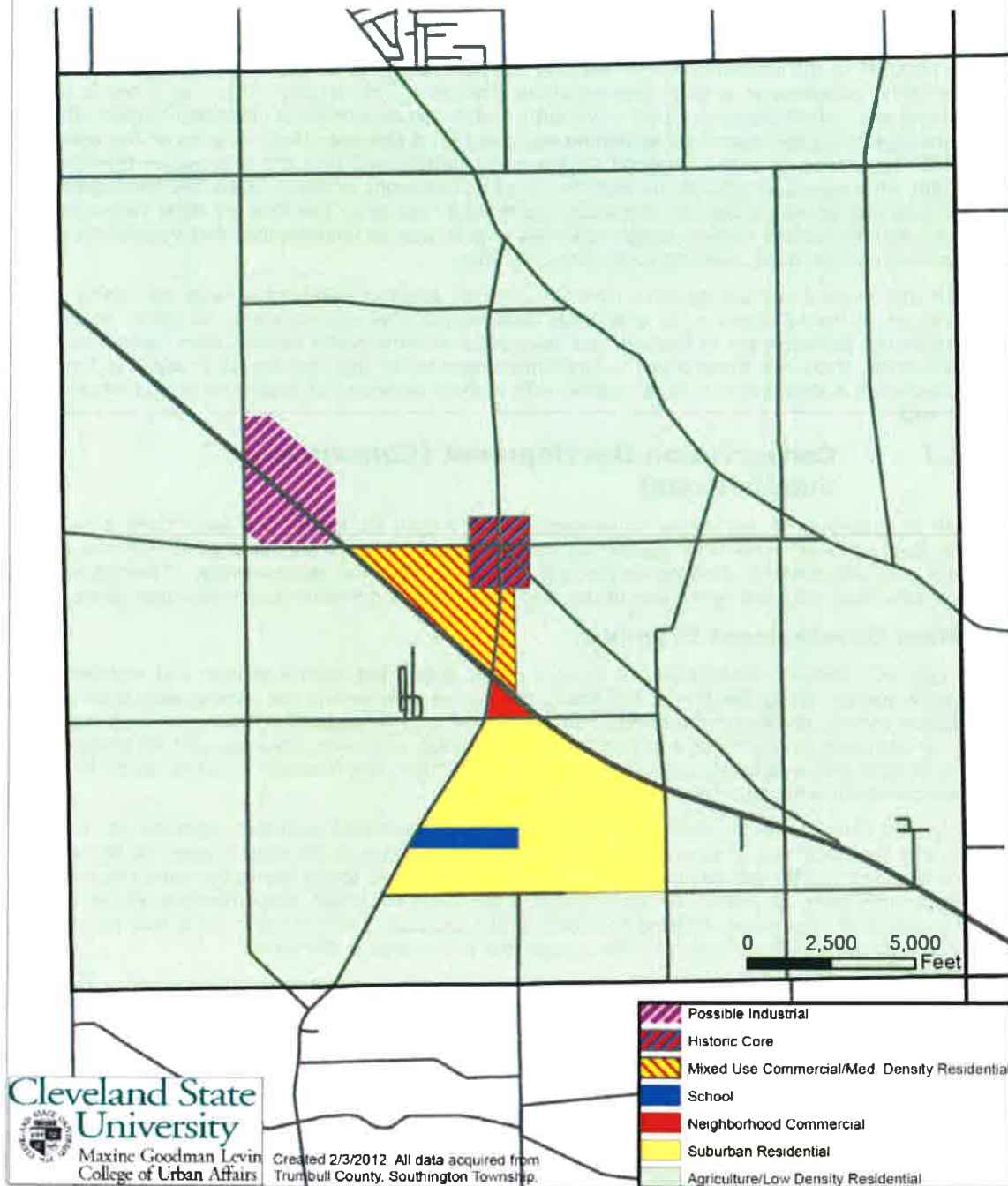
Southington Township Comprehensive Plan - Vision 2060

Map 12A: Future Land Use - No Sewer/Water



Southington Township Comprehensive Plan - Vision 2060

Map 12B: Future Land Use - With Sewer/Water



3.3 Maintaining Our Rural Character

As identified in throughout this Plan, retaining Southington Township's rich rural heritage and character is a central aspect of this Plan. This is critical to our future Plan, to control growth and development, and to implement the expressed desire of our residents. In order to retain our rural character, this Plan identifies below some "implementation tools" that can help Southington Township retain our rural heritage while allowing for managed, controlled growth.

Policies and strategies in this Comprehensive Plan call for continuation of Rural Character land use patterns in a majority of the Township. Under existing zoning, steady erosion of rural character can be expected over time, resulting in a sprawling suburban character. This largely occurs as a result of frontage development, which closes up rural views with continuous expansion of individual homes with landscaped lawns, leaving the open spaces behind inaccessible to the eye. Three-fourths of the open land can remain undeveloped, but a frontage development pattern will give the impression that the area is built-out with suburban growth. In addition, large subdivisions of equal-sized lots have great potential to replace rural with suburban character, no matter how large the lots, as rural views are broken up with equally-spaced homes, rough road edges give way to landscaping, and vegetation is removed to accommodate roads, building pads, and amenities.

One approach that some communities have used is to create areas of agricultural large lot zoning – minimum sizes of 25 to 40 acres – to encourage true agricultural development. In other areas, continued residential development is desired, but tailored to accommodate natural open spaces and views. In such cases, there are three primary "implementation tools" that can be put in place to help retain rural character. A description is given below, with a short summary of feasibility in Southington Township for each.

3.3.1 Conservation Development (Conservation Subdivisions)

This approach is applicable to any major subdivision of more than 25 acres. It is essentially a PUD (Planned Unit Development) code with special standards tailored to the Township's goals. Instead of the typical development scheme, dividing up the land into equal lots, the same number of homes are provided on smaller lots, with the remainder of the land dedicated as permanent, private open space.

Conservation Development Examples.

Diagram A (pg. 52) shows a 64-acre parcel along a public rural road, with a stream and woodland crossing its back quarter. **Diagram B** (pg. 52) shows the typical approach to developing such a parcel with conventional zoning, dividing the property into 18, 3-acre lots. When built in a non-sewered area, this spread-out approach would require substantial tree removal, a stream crossing, and no resident access to the stream and woodland areas that remain. In addition, the frontage is taken up by lots, replacing rural character with suburban character.

Diagram C (pg. 52) shows one possibility for a conservation development approach, locating 18, 1.5-acre lots in a way that retains a large area of woodland and open space in the stream area. No stream crossings are required due to the flexibility of lot layout; ample open space weaves around the lots, adding value to individual lot prices. An open space area along the main road frontage allows for retention or planting of vegetation, helping to retain rural character. There is room for a trail for use by residents to wind around the property to the stream and picnic area in the back.

Diagram D (pg. 52) shows an alternative scenario where onsite wastewater requirements may require houses to be spaced as far apart as if the lots were 3 acres. Here, 1.5-acre lots are spaced out along the property to allow for placement of leach fields or mounds on the lots, with expansion areas on legally defined easements in the common open space area. This approach is less desirable than that shown in **Diagram C** (pg. 52) from a site development standpoint, as the same amount of road, tree removal, and stream crossings are required. However, its flexible layout is an improvement over the conventional approach, allowing site-by-site decisions about tree removal, open space with a resident trail system, buffering of views along the main road, and more natural vegetation areas for low-impact, cost-effective storm water management.

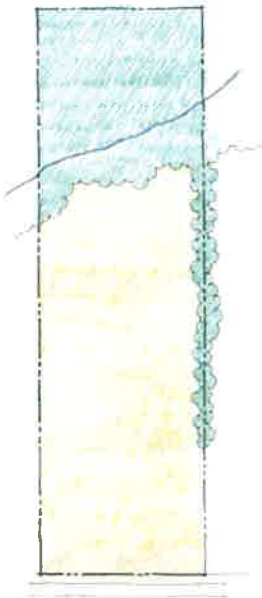


Diagram A. Standard 64-acre development parcel.



Diagram B. Typical development approach.



Diagram C. Conservation Development - Option 1.

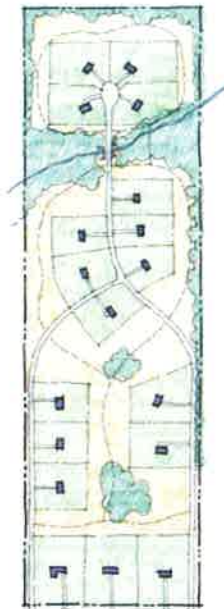


Diagram D. Conservation Development - Option 2.

Analysis has shown that such a Conservation Development approach retains substantially more vegetation and rural views, while providing a premium on each lot, usually resulting in the same or greater financial return to the landowner and developer. Property and resale values have been shown to be strengthened, and maintenance and management costs to the community are reduced, due to reduced roads and storm water facilities.

In absence of public sewer infrastructure, Conservation Development implementation in Southington Township would require agreement with the Trumbull County Health Department on the minimum lot size necessary to accommodate septic leach fields/off-lot systems, and adjusting the zoning accordingly. For example, if leach fields/off-lot systems require 1.5 acres, the zoning would be set at 3 acre lots, in order to permit 1.5-acre lot sizes and a 50% open space ratio. An alternative is to permit expansion areas of individual leach fields/off-lot systems to be placed on the open space. For example, in an area with 1.5-acre lots permitted, lots would be reduced to 0.75-acre, and the other half set aside in open space, with leach field/off-lot system expansion areas located in the open space. Other considerations involve working with the County to identify areas of conflict in the subdivision regulations, providing incentives to encourage conservation development, and drafting PUD zoning code language tailored to the conservation development goals of the Township. Utilizing this tool will require consideration of these and other details during the zoning update process.

3.3.2 "Common Access Drive" Subdivisions

Open rural views are critical to rural character, and are often eliminated by strings of homes developed along existing road frontages. The "common access drive" approach works to retain open rural frontage along existing roads, and has been used extensively in Wayne County, where it is also seen as a safety feature that eliminates flag lots and multiple-driveway confusion in emergencies. The number of lots that would be permitted along any stretch of frontage are grouped along shared driveways (i.e., up to 5 lots per drive, plus two along the actual road frontage). A 30-foot common accessway is created and all lots face on the accessway. Lot owners participate in an agreement for common ownership and use of the accessway. While Wayne County does not require protection of the remaining frontage, a common-sense approach would involve the placement of a conservation easement along the remaining frontage, held by the Township or a community land trust created for this purpose.

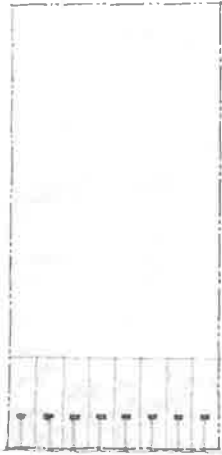
Common Access Drive Subdivision Examples.

In **Diagram E** (pg. 54), a typical frontage development is shown. Eight lots of 2 acres, about 150 feet wide each, are split off along 1,300 feet of frontage. As shown, the entire frontage along the public road is taken up by lots, giving a suburban appearance, even though 60 acres remain open in the back of the property. In addition, eight separate driveways front on the public road, creating a hazard both for ingress/egress, and also for distinguishing addresses by emergency personnel.

The Common Access Drive approach is shown in **Diagram F** (pg. 54). The same eight lots are clustered along a 30-foot wide easement, with a common private driveway that is shared by all of the lots. This approach leaves about 500 (out of 1,300) feet open for rural views to the back of the property. Breaking up the line of lots along rural frontage helps to retain rural character. It also simplifies emergency access along the public road, and reduces driveway access hazards. In Wayne County, where this approach is used frequently, it is classified as a minor subdivision, with a limit of five lots (plus lots along the frontage) along the common access drive.

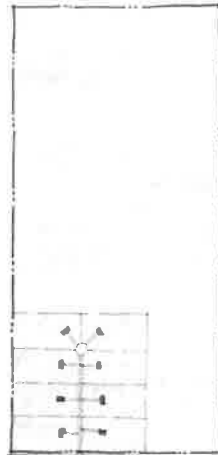
Another option associated with this approach is to place a conservation easement, held by the Township or County, along the 500 feet of frontage, to ensure open rural views are retained. A right-of-way for a future road to access the back of the property could be permitted.

Implementation of "Common Access Drive" subdivisions in Trumbull County would require revision of the County subdivision regulations to permit this approach. However, it has been used with great success in Wayne County, and would be a good addition to the tools available to our Township. Please refer to the Wayne County subdivisions, <http://www.wayneohio.org/planning/pdf/subdivision.pdf>, for details.



1

Diagram E. Typical frontage development.



2

Diagram F. Common Access Drive approach.

3.3.3 Stream Setbacks

The presence of tree-lined streams is a significant aspect of rural character. Views across a landscape laced with lines of tall trees along stream corridors creates a sense of openness and proximity to nature, while protecting habitat, water quality, community property values, and reducing property damage from flooding. Many communities have opted to protect their stream corridors for the long term through setback regulations located in their zoning code or floodplain regulations. Similar to a front or side yard setback, a line is determined based on the stream's capacity (i.e., the smaller the stream, the smaller the setback – setbacks for typical streams range from 30 to 120 feet), and regulations are written defining what can occur within the setback line. Typically, construction within the line is limited, while passive uses such as trails and landscaping are permitted. Some communities have additional provisions to encourage trees and vegetation to be retained in their natural state, enhancing the rural-character-protecting characteristics, as well as habitat/flood water management characteristics, of the stream corridor. Examples of stream setback protection codes include many communities in the Chagrin Watershed; examples of stream setback protection in floodplain codes include Licking County in central Ohio.

In Southington Township, stream areas thread throughout the Township and would be a significant landscape feature, enhancing water quality, reducing flood hazards, enhancing property values, and contributing to rural character, if protected and allowed to remain wooded into the future. While Trumbull County has a floodplain regulation in place, it does not address stream corridor protection. Protection could be done by including stream protection provisions in the Township Zoning Resolutions. An alternative would be to create a floodplain protection regulation at the Township level which would aim to go beyond the Federal Emergency Management Agency (FEMA)-required standards to cover all streams with a defined bed and bank.

SECTION 4. GOALS, OBJECTIVES, AND ACTION STRATEGIES

Based on the results of the two public meetings, Community Questionnaire responses, and data gathered in preparing this Comprehensive Plan, the following distinct and specific set of Goals, Objectives, and Action Strategies was developed. These elements were developed looking at Southington holistically - based on a careful analysis and integration of existing conditions, married with the resident-identified Community assets and challenges and other opinions expressed by our residents through the public meetings and Community Questionnaire. The Community spoke, and this Plan captures their vision.

The ultimate purpose of this Comprehensive Plan was to establish these common goals and objectives for our Community - to guide our Township's future in a planned, coordinated way - our Vision 2060.

As identified below, each Goal/Objective has one or more Action Strategies that provide the details necessary for its implementation and achievement - in other words, the who, where, when, how, cost to the Township, and measure of success for each. Through implementing the Action Strategies, we will achieve our Goals and Objectives - in accordance with what the residents of the Community have stated and as the collected data indicate.

Below are the six (6) main Goals, as well as related Objectives and Action Strategies to achieve each goal, developed for the future of Southington Township as a result of this planning process.

Of course, funding is always a concern. Our Township budget is approximately \$1M per year (see **Table 9** on pg. 25). For each Action Strategy, a general cost level was identified, using the following as a guide:

- **Low** = Can be funded through existing resources, fund raisers, volunteer efforts, or donations. An example of this would be maintenance of the Township gazebo and park. Generally, a cost level of around \$10,000 or less.
- **Medium** = Would require grant money or a short-term loan. An example of this would be the recent repairs to the Township building. Generally, a cost level of around \$250,000 - \$500,000.
- **High** = Would require a bond or levy. Examples of this would be new fire trucks or the recent school levy (\$28M). Generally, a cost level in excess of \$1M.

GOAL 1: Maintain the small-town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires.

- ✓ **Objective 1A: Designate and develop the Southington Community Core with desired services (i.e., the triangle bounded by State Routes 422, 305, and 534) and establish a Southington Historic Core in the center of Southington (i.e., centered on the intersection of State Routes 305 and 534).**

Strategy 1A-1: Attract a small shopping plaza to Southington (possible uses: grocery store, restaurant, bank, hardware store).

Who: Trumbull County Chamber of Commerce, NE Ohio real estate developers and property management firms, Southington Civic Group

Where: Along SR 422, within Southington Community Core

When: After sewer and water (next 5-10 years)

Cost Level: Low

Indicator of Success: Successful shopping center.

Strategy 1A-2: Attract a tourist-friendly business to Southington.

Who: Southington Civic Group

Where: Southington Historic Core

When: After sewer and water (next 5-10 years)

Cost Level: Low

Indicator of Success: New, Unique Businesses in the Community Core.

Strategy 1A-3: Contact Heritage Ohio about creating a "historic" core and implement measures to reinforce historic character in Southington Historic Core.

Who: Southington Civic Group, Heritage Ohio

Where: Southington Historic Core

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Plan for Southington Historic Core, including design guidelines and zoning changes.

- ✓ **Objective 1B: Manage tax load by increasing shops and services revenue base within Southington Community Core and in a small, pre-determined, designated industrial area(s).**

Strategy 1B-1: Create a small (approximately 50-100 acres), designated industrial area(s) in Southington.

Who: Southington Civic Group, Township Trustees

Where: Along SR 422

When: Begin re-zoning now, develop after water & sewer (Phase I: 2-3 years; Phase II: 5-10 years)

Cost Level: Low

Indicator of Success: Industrial district.

- ✓ **Objective 1C: Maintain agricultural and open space land uses/preserves broadly throughout Southington Township, outside of the Community Core. This includes maintaining scenic, rural, and open space vistas throughout the Township.**

Strategy 1C-1: Update the Zoning Code to include conservation measures / tools.

Who: Township Zoning Commission, Trumbull County Citizen's Planning Committee

Where: Area outside of the Southington Community Core

When: Within 2-3 years as zoning code is updated

Cost Level: Low

Indicator of Success: New zoning code with conservation / agriculture protection measures.

- ✓ **Objective 1D: Dovetail planning in Southington within the context and framework of the overall Western Trumbull Comprehensive Plan.**

Strategy 1D-1: Create a Civic Group to assist in implementing the Western Trumbull County Plan and the Southington Township Comprehensive Plan.

Who: Southington Civic Group, Township Trustees, Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Final Comprehensive Plan and Updated Zoning.

- ✓ **Objective 1E: Develop stronger connections with Amish community and encourage incorporation into Southington activities.**

Strategy 1E-1: Make sure that there is an Amish representative on the Southington Civic Group.

Who: Southington Civic Group

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Amish representative on the Southington Civic Group.

- ✓ **Objective 1F: Develop and implement stream setbacks and encourage "conservation" development to preserve unique natural and cultural resources, including streams, wetlands, agricultural land, and historic properties.**

Strategy 1F-1: Put in place new regulations regarding stream setbacks and preservation of natural and cultural resources.

Who: Township Trustees, Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Regulations are put in place and enforced.

- ✓ **Objective 1G: Limit industrial development to along State Route 422 (change from along former railroad alignment).**

Strategy 1G-1: Restructure zoning to only allow industrial development along State Route 422.

Who: Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: New zoning regulations.

- ✓ **Objective 1H: Limit commercial development to along State Route 422, within Community Core, and within Historic Core (change from throughout Township).**

Strategy 1H-1: Restructure zoning to only allow commercial development within the above-specified areas.

Who: Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: New zoning regulations.

- ✓ **Objective 1I: Create a well-planned system of trails and parkland to provide a pedestrian-friendly recreational amenity, connecting key developed areas.**

Strategy 1I-1: Work with local landowners to develop use agreements to establish a network of recreational trails and parkland.

Who: Southington Civic Group, Township Trustees, Township Zoning Commission

Where: Southington Township

When: Within 5-10 years

Cost Level: Medium

Indicator of Success: Establishment of trails and parkland within the Township.

- ✓ **Objective 1J: Establish a secondary development area to the south of State Route 422 to connect the new school site, Community Core, Historic Core, and trails.**

Strategy 1J-1: Restructure zoning to designate a secondary, higher intensity development zone in this location.

Who: Township Trustees, Township Zoning Commission

Where: Southington Township

When: Within 5-10 years

Cost Level: Medium

Indicator of Success: Establishment of a secondary development area.

- ✓ **Objective 1K: Make necessary traffic improvements to ensure safe vehicular and pedestrian traffic between the new school site, Community Core, Historic Core, and trails.**

Strategy 1K-1: Work with local and State transportation authorities to improve circulation within and between the new school site, Community Core, and Historic Core in a safe manner.

Who: Township Trustees, Township Zoning Commission, ODOT, Trumbull County Engineers Office

Where: Southington Township

When: Within 5-10 years

Cost Level: Medium

Indicator of Success: Improved road signs, traffic controls, installation of sidewalks and crosswalks.

GOAL 2: Bring Water and Sewer Service to Southington to accommodate managed, long-term growth and to improve current conditions.

Strategy 2-1: Bring water and sewer to the Southington Township Community Core.

Who: Water and Sewer District Board

Where: Southington Community Core/Township

When: Within 5 years

Cost Level: HIGH (\$6M for Phase 1 Water Lines).

Indicator of Success: Public water and sewer infrastructure.

Strategy 2-2: Examine potential to utilize Chalker school site sewer plant to support the Southington Community Core growth.

Who: Water and Sewer District Board, School, OEPA (permitting), Township Trustees

Where: Southington Community Core

When: Within 5 years

Cost Level: Low

Indicator of Success: Decision on use of Chalker school site sewer plant made.

Side Note: The possibility of 40-50 homes utilizing this sewer plant is being considered by the OEPA.

GOAL 3: Maintain and improve community facilities and services.

Strategy 3-1: Conduct quarterly (every 3 month) joint meetings with ALL Southington decision-makers, with Community involvement.

Who: Township Trustees, School Board, SVFD, Southington Community Trust, American Legion, Baseball Organization, Zoning Commission, Amish Rep., Sewer and Water Board

Where: Possibly the New School

When: Now

Cost Level: Low

Indicator of Success: Quarterly Meetings between all interested parties in the Township

Strategy 3-2: Improve SVFD building and structure within Southington Community Core.

Who: SVFD, Township Trustees

Where: SVFD

When: Next 5-10 years

Cost Level: Medium

Indicator of Success: Improved SVFD structure.

Strategy 3-3: Work with County Sheriff and Ohio State Patrol (OSP) for increased patrols.

Who: Township Trustees, Trumbull County Sheriff, OSP

Where: Throughout Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Increase in patrols, decrease in crime.

Strategy 3-4: Strengthen and expand Community Watch Group/Patrols in Southington.

Who: Southington Civic Group

Where: Throughout Southington Township

When: Now

Cost Level: Low

Indicator of Success: Creation of a Unified Watch Group.

GOAL 4: Maintain population and grow population in a manageable, focused manner.

- ✓ **Objective 4A: Develop a mix of housing types - affordable homes, higher income homes, assisted living (with minor manufactured homes and clustered homes). Growth will be slow and controlled, incorporating open space.**

Strategy 4A-1: Identify potential sites for new single-family housing in Southington Township.

Who: Township Zoning Commission

Where: Areas designated in the Comprehensive Plan Future Land Use Map

When: Now

Cost Level: Low

Indicator of Success: Final Comprehensive Plan with Future Land Use Map.

Strategy 4A-2: Identify potential sites for senior housing in Southington Township.

Who: Township Zoning Commission

Where: Areas designated in the Comprehensive Plan Future Land Use Map

When: Now

Cost Level: Low

Indicator of Success: Final Comprehensive Plan with Future Land Use Map.

Strategy 4A-3: Implement new zoning regulations specifying minimum lot sizes, by specific area.

Who: Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: New regulations clearly defining minimum lot sizes, by area.

- ✓ **Objective 4B: Leverage proximity to major cities, airports, and transportation thoroughfares to attract new residents and businesses to Southington.**

Strategy 4B-1: Create a Marketing Campaign for Southington Township.

Who: Southington Civic Group

Where: Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: Marketing Campaign (flyers, news releases, brochures).

- ✓ **Objective 4C: Reduce quantity of land zoned for commercial and industrial development and focus such development in specific areas as identified under Objectives 1G and 1H.**

Strategy 4C-1: Restructure zoning to only allow commercial and industrial development within specific areas.

Who: Township Zoning Commission

Where: Southington Township

When: Within 1-2 years

Cost Level: Low

Indicator of Success: New zoning regulations.

GOAL 5: Improve Recreational and Community Gathering Opportunities.

Strategy 5-1a: Create bike paths within the Southington Community Core.

Who: Southington Civic Group, Township Trustees, Township Zoning Commission

Where: Southington Community Core

When: After core area is developed or planned for development

Cost Level: Medium (possible easements, engineering costs, paving and signage)

Indicator of Success: Bike path.

Strategy 5-1b: Establish opportunities for bike trails throughout Southington Township, including links to regional bike trails.

Who: Southington Civic Group, Township Trustees, Township Zoning Commission

Where: Throughout Southington Township

When: After core area is developed or planned for development

Cost Level: Medium (possible easements, engineering costs, paving and signage)

Indicator of Success: Bike paths throughout the Township linking to regional trails.

Strategy 5-2: Prepare and Implement Plan to re-develop Chalker school site for cultural and recreational use (see Appendix C).

Who: School District, Southington Community Trust, Township Trustees

Where: Former school site

When: Within 10 years (in phases)

Cost Level: Medium - High

Indicator of Success: New Park/Community Center at former school site.

Strategy 5-3: Create a pedestrian-friendly area with sidewalks, lighting, and parking within Southington Community Core.

Who: Township Trustees, potential state grant sources (TBD)

Where: Southington Community Core

When: Planning should begin now as part of the Comprehensive Plan

Cost Level: Low – Medium

Indicator of Success: Pedestrian-friendly area at Southington Community Core

GOAL 6: Eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

Strategy 6-1: Develop and implement clear, enforceable criteria and zoning resolutions to eliminate these situations, including penalties for non-compliance.

Who: Township Zoning Commission

Where: Southington Township

When: Next 2-3 years

Cost Level: Low

Indicator of Success: New zoning resolutions and implementation by the Zoning Inspector.

Strategy 6-2: Coordinate with Trumbull County to implement an improved enforcement program for objectionable septic systems (odors).

Who: Township Trustees, Trumbull County Health Board

Where: Southington Township

When: Next 5 years

Cost Level: Low

Indicator of Success: New enforcement program and implementation.

Strategy 6-3: Create a Community Task Force for monitoring and implementation of Program.

Who: Township Trustees, Township Zoning Commission

Where: Southington Township

When: Next 2-3 years

Cost Level: Low

Indicator of Success: Enforcement of Program and decrease in community eyesores.

Several of the above elements require the availability of public water and sewer infrastructure in Southington Township as a precursor to their implementation. As the current timeline for availability of public water and sewer infrastructure is unknown, **Table 11** (page 63) provides as list of those Strategies that can be implemented *without this infrastructure in place*.

Table 11. Strategies That Can Be Implemented Without Public Sewer and Water Infrastructure.

Strategy	Task	Responsible Organization(s)	Location	Time Frame	Relative Cost	Indicator of Success
1-41	Formation of Community Civic Group (SOLC)	volunteers	Southington Township	As Soon As Possible	Low	if ongoing organization with small board and advisory committee consisting of cross-section of all stakeholder types (including Amish representatives)
3-1	Conduct quarterly (every 3 months) joint meetings with ALL Southington decision-makers, with Community Involvement	Community Civic Group, SVID, American Legion, Baseball Organization, Twp. Zoning Commission, Amish Community, Sewer and Water Board, Township Trustees	To be determined	As Soon As Possible	Low	Public meeting being conducted quarterly communicating recent and ongoing activity within each of the represented organizations.
3-4	Strengthen and extend community watch groups/detrols	Community Civic Group	Southington Township	As Soon As Possible	Low	Creation of a unified watch group
1A-3	Create a "Historic Core" and implement measures to reinforce its historic character	Community Civic Group Township Zoning Commission Heritage Ohio	Southington Historic Core	1-2 years	Low	Existence of plan for the Historic Core including design guidelines and necessary zoning changes
1B-1	Establish regulations regarding stream setbacks and preservation of natural and cultural resources	Township Zoning Commission Township Trustees	Southington Township	1-2 years	Low	New regulations in place and being enforced
3-3	Work with County Sheriff and Ohio State Highway Patrol (OSHP) for increased patrols	Township Zoning Commission Franklin County Sheriff Ohio State Highway Patrol	Southington Township	1-2 years	Low	Increased patrols, decreased crime
6A-3	Implement new regulations regarding minimum setbacks for specific sites	Township Zoning Commission	Southington Township	1-2 years	Low	New regulations clearly defining minimum lot sizes by area
1C-1	Update zoning to include conservation measures and tools	Township Zoning Commission Franklin County Citizen's Planning Committee	Southington Township beyond community core	2-3 years	Low	Updated zoning regulations that include conservation and agricultural protection measures
6-1	Develop and implement clear, enforceable criteria and zoning resolutions to minimize community "eyesores", including penalties for non-compliance	Township Zoning Commission	Southington Township	2-3 years	Low	New zoning resolutions that are enforceable by the zoning inspector
6-3	Create a community task force for the monitoring and implementation of strategy 6-1	Township Zoning Commission Township Trustees	Southington Township	2-3 years	Low	Task force assessing zoning inspector and reducing number community "eyesores"
2-1	Explore potential to utilize Chalkier school site sewer plant sewer treatment plant to support growth within Southington's Community Core	Water and Sewer District Board Southington School Board Township Trustees Ohio EPA	Southington Community Core	within 5 years	Low	Decision on use of Chalkier school site sewer plant made Site later. Possible approval for 40-50 home utilization of the sewer plant being considered by the Ohio EPA
6-2	Coordinate with Trumbull County to implement an improved enforcement program for objectionable septic system odors	Township Trustees Trumbull County Health Board	Southington Township	within 5 years	Low	New program implemented and enforceable
11-1	Establish use agreements with township landowners to establish a network of recreational trails and parkland	Community Civic Group Township Zoning Commission Township Trustees	Southington Township	5-10 years	Medium	Plans and use agreements in place for the formation of a community wide park and recreational trail system
1B-1	Work with local and State transportation authorities to improve circulation within and between the new school site and the community/historic core	Community Civic Group Township Zoning Commission Ohio Dept. of Transportation	Along State Route 534 from the new school site to the Chalkier school site	5-10 years	Medium	Installation of sidewalks with crosswalks and improved way-finding signage
3-2	Improve SVID facilities	SVID Township Trustees	To be determined	5-10 years	Medium	Improved SVID facilities
6-2	Prepare and implement a plan to re-develop the Chalkier school site for cultural and recreational use	Southington School Board Southington Community Trust Township Trustees	Chalkier school site	opened up to 10 yrs.	Medium-high	New Park/Community Center exists
6-3	Create a pedestrian-friendly Community Core with sidewalks, lighting and parking	Township Trustees political grant source TBD	Southington Community Core	opened up to 10 yrs.	Medium-high	pedestrian-friendly community core exists
6-1a	Create bike paths within Southington Community Core	Community Civic Group Township Zoning Commission Township Trustees	Southington Community Core	Upon completion of strategy 1-11	Medium	Community core bike path exists
6-1b	Expand bike paths throughout township with links to regional trails	Community Civic Group Township Zoning Commission Township Trustees	Southington Township	Upon completion of strategy 1-11	Medium	bike paths throughout township with links to regional system

SECTION 5. A "LIVING" DOCUMENT

5.1 Evaluating and Updating the Comprehensive Plan

This Comprehensive Plan is a "living" document that is expected to require revision over time as changes occur.

As such, this Plan will be updated every five years, or more often as necessary. The process of modifying the Plan will be similar to the process that led to its initial creation and adoption.

The purpose in evaluating the Southington Township Comprehensive Plan is to determine whether the Plan has moved the community toward achieving the type and rate of development that local officials and citizens want. The Comprehensive Plan describes the way Southington Township will develop and grow, lists goals and objectives for different aspects of the community, and lists the Township's action strategies that will direct programs, budgets, and decisions.

Over time, communities change. Some changes will be consistent with growth that has been anticipated and planned. Other circumstances may bring changes to Southington Township that were not anticipated. The Comprehensive Plan will be relevant in guiding growth and development if it is brought up to date to reflect changes and new circumstances.

The process of preparing an evaluation and update provides an organized way to look at the Plan and determine how well it fits Southington Township's current and future needs and desires.

The Township will address the subjects within the Plan that are important for the community. Involving many groups in a discussion of the Plan's evaluation and update will be a very useful and important step in the process.

The evaluation and update will be most useful when it focuses on subject matter of local importance in the context of:

- The Township's existing and projected population and rate of population growth;
- The geography and size of the Township's jurisdiction, and the extent or existence of undeveloped land;
- The existence of natural resource features including environmentally sensitive lands, such as wildlife habitats and areas subject to flooding;
- The scale of public facilities and services the Township provides or is projected to provide as it relates to the level of capital improvements planning required; and
- The Township's planning and implementation resources, and associated local and regional public and private institutions.

5.2 Conclusions

With implementation of this Comprehensive Plan, we have provided the framework for the preservation of our rich heritage while allowing for controlled, managed future growth consistent with the needs and desires of our residents. Implementation of this Plan will be especially critical once public water and sewer infrastructure are available, but will begin well in advance, laying a strong, considered, and planned foundation for our community - allowing Southington to be exceptionally proactive rather than reactive.

We hope you have found this Comprehensive Plan informative and reflective of our Township residents' desires. The Core Working Group, the Township Trustees, and the Township Zoning Commission would like to thank you for your interest in our Community's future and for all of the great support and response that has been received throughout this planning process. We couldn't (and wouldn't) have done it without you! Thank you.

APPENDIX A

Public Meetings

*Please Join and Help Us Plan Southington's
Future, Our Community's Future - Together!*

PUBLIC MEETING

on the development of the

Southington Comprehensive Plan

When: 15 September 2010 (Wednesday)
6:00 pm - 9:00 pm

Where: Chalker School Multi-Purpose Room

Duration: Open House Format - please come
as you can

Who: All Southington Twp. Residents

**** Refreshments Will Be Served ****

The Southington Comprehensive Planning Committee
invites *Your Input and Ideas* to develop a solid, long-range
Plan for our Community's Future.

We very much hope you can attend at least a portion of
this important public meeting, provide us your input, and
fill out a brief Questionnaire.

5 September 2010

Contact: Brian W. Boose, Zoning Chairman

Southington Township

Township Hall; 3419 State Route 534

Southington, Ohio 44470

(330) 553-0269; brian.boose@earthlink.net

FOR IMMEDIATE RELEASE
SOUTHINGTON TOWNSHIP IS PREPARING ITS FIRST
COMPREHENSIVE PLAN

Southington Township is embarking on the process of preparing its first Comprehensive Master Plan. This citizen-driven effort is being accomplished along with professional expertise from Cleveland State University's (CSU) Maxine Goodman Levin College of Urban Affairs. This Plan will be distinguished as the first pilot program in CSU's Small Communities Planning Initiative.

A **Community Open House** will be held to introduce the public to this project, which is in the early stages. The meeting is designed to engage citizens in developing a vision for the Township. The meeting will be held at the **Chalker (Southington Public) School**, 4432 State Route 305, Southington, Ohio on **September 15, 2010 at 6:00 pm**. The meeting will last until 9:00 pm. The open house format of the meeting will allow citizens to attend for any duration they like; a brief Community Questionnaire will be provided for each citizen to complete.

Southington Township Zoning Chairman Brian W. Boose states: "We are very excited to engage our Community in this ground-breaking planning process. This citizen-driven effort will tap into the talent, knowledge, experiences, ideas, desires, and good energies of the Community, building our capacity for making better decisions for our collective future. Effectively, we will, together, paint the picture of what we want our Community to become, and equally what we do not want it to become."

The Plan will be completed over the course of the next several months and will serve as a framework for the development of Township policy decisions. Issues to be addressed include land use, economic development, rural and farmland preservation, environmental conservation, public infrastructure, transportation, and community resources, among others. The Plan will provide a Southington-wide vision, as well as a clear and defined set of policies, objectives, and strategies for implementing that vision. Throughout the planning process, numerous other opportunities will be provided for local residents, land owners, and business owners to participate in this important process. These opportunities include additional public meetings and workshops, focus groups, and a project website for reviewing draft documents and submitting feedback. People can visit <http://www.southingtontownship.com> for more information or to review current Plan progress.

Southington Township is located in Trumbull County, Ohio approximately 50 miles east of the City of Cleveland. Southington Township has approximately 3,700 residents.

*Please Join and Help Us Plan Southington's
Future, Our Community's Future - Together!*

2nd PUBLIC MEETING

on the development of the *VISIONS* within the
Southington Comprehensive Plan

When: 8 November 2010 (Monday)

6:30 pm - 9:00 pm

Where: Chalker School Multi-Purpose Room

Duration: Open House Format - please come
as you can (7:00 pm briefing)

Who: All Southington Twp. Residents

**** Refreshments Will Be Served ****

The Southington Comprehensive Planning Committee
invites *you to provide your input* into the development of
a solid, long-range Plan for our Community's Future.

We very much hope you can attend at least a portion of
this important public meeting, and provide us your input.

8 October 2010

Contact: Brian W. Boose, Zoning Chairman
Southington Township
Township Hall; 3419 State Route 534
Southington, Ohio 44470
(330) 553-0269; brian.boose@earthlink.net

FOR IMMEDIATE RELEASE
SOUTHINGTON TOWNSHIP IS PREPARING ITS FIRST
COMPREHENSIVE PLAN - 2nd Public Meeting

Southington Township is continuing the process of preparing its first Comprehensive Master Plan. This citizen-driven effort is being accomplished along with professional expertise from Cleveland State University's (CSU) Maxine Goodman Levin College of Urban Affairs. This Plan will be distinguished as the first pilot program in CSU's Small Communities Planning Initiative.

A **Community Open House** was held on September 15, 2010 to introduce the public to this project, which is in its early stages. Approximately 40 community members attended this meeting and provided valuable input to the process. In addition, a questionnaire is being mailed to each home within Southington to gather additional data. Based on the input provided during that meeting and from the completed questionnaires, the Comprehensive Plan Working Group is developing a preliminary set of collective Township *priorities and visions*, as articulated by our community.

A second meeting will be held to review these collective priorities and visions with the community to provide further refinement. The meeting will be held at the **Chalker (Southington Public) School**, 4432 State Route 305, Southington, Ohio on **November 8, 2010 at 6:30 pm**. The meeting will last until 9:00 pm. The open house format of the meeting will allow citizens to attend for any duration they like. A general summary briefing will be provided by the Community Plan Work Group.

Southington Township Zoning Chairman Brian W. Boose states: "We are excited about the very positive Community response that we have received. This input is extremely valuable to this planning process. We look forward to continuing this good momentum through this process to its successful conclusion. We are now painting the picture of what we want our Community to become, and equally what we do not want it to become. That picture, that vision, is materializing very nicely."

The Plan will be completed over the course of the next several months and will serve as a framework for the development of Township policy decisions. Issues to be addressed include land use, economic development, rural and farmland preservation, environmental conservation, public infrastructure, transportation, and community resources, among others. The Plan will provide a Southington-wide vision, as well as a clear and defined set of policies, objectives, and strategies for implementing that vision. Throughout the planning process, numerous other opportunities will be provided for local residents, land owners, and business owners to participate in this important process. These opportunities include additional public meetings and workshops, focus groups, and a project website for reviewing draft documents and submitting feedback. People can visit <http://www.southingtontownship.com> for more information or to review current Plan progress.

Southington Township is located in Trumbull County, Ohio approximately 50 miles east of the City of Cleveland. Southington Township has approximately 3,700 residents.

SOUTHINGTON TOWNSHIP
Comprehensive Plan
Community Open House
NOVEMBER 8, 2010



TONIGHT'S AGENDA

- Introductions
- Why Plan?
- The Comprehensive Planning Process & Schedule
- Creating a Vision for Southington Township
- Plan Goals and Objectives
- Community Input

BASIC PLANNING CONCEPTS

- Why Plan?
- Benefits of Planning
- Legal Basis

Why Plan?

- To protect the public health, safety and welfare
- To ensure quality of life for future generations
- To balance private needs with the public good
- To protect and enhance environmental resources

Planning Does:

- Set development and conservation goals in an organized fashion
- Establish the factual foundation for decisions
- Provide for predictable decision-making in the future
- Engage the community

Planning Does Not:

- Produce immediate change – planning requires a long-term commitment
- Ensure consensus with every decision
- Mean Zoning!

Steps to Creating a Comprehensive Plan

- PHASE 1: Where are we?
Research & Analysis of Existing Conditions
- PHASE 2: Where do we want to be?
Creating a Community Vision and Goals
- PHASE 3: How will we get there?
Developing Action Strategies
- PHASE 4: Plan Preparation

Southington Township is the pilot community in Cleveland State University's Small Communities Planning Initiative

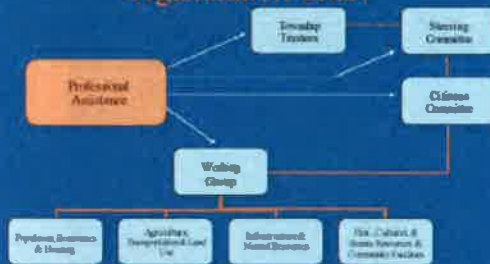
Small Communities Planning Initiative

- Make comprehensive planning accessible and affordable
- Create sustainable communities that balance conservation and development
- Improve the capacity for making better planning decisions

Main Components of the Initiative

- Small Communities Planning Tool Kit
- Training Workshops
- Professional Technical Assistance

Organization Chart




Project Timeline

- Project began in March 2010
- Plan expected to be completed by April 2011
- One Training Workshop
- Six Citizens Committee Meetings thus far
- Three Community Open Houses
Sept. 25 2010
Nov. 8 2010
Early March 2011

Taking the Pulse of the Community

- Citizens Committee
- Community Questionnaire
- Interviews with Key Stakeholders
- Community Open Houses



PHASE 1: Data Collection and Analysis

Existing Conditions and Trends

Planning Elements

- Population
- Land Use
- Housing
- Economics
- Infrastructure
- Agriculture
- Transportation
- Natural Resources
- Community Facilities
- Historical, Cultural, & Scenic Resources

PHASE 2: Visioning & Goal Setting

Community Open House #1

September 15, 2011

- Review Planning Process
- Present Analysis of Planning Elements
- Receive Input on Community Assets and Challenges
- Begin Creating Township Vision

PHASE 3: Developing Action Strategies

Prioritization & Implementation

Community Open House #2

- Review Community Vision
- Present Planning Goals and Objectives
- Begin Prioritizing Goals & Objectives

PHASE 4: Plan Preparation

VISION STATEMENT

- *Preserve and enhance Southington Township's character as a safe and friendly place to grow up, live well, raise and educate children, and retire.*
- *Create a unique area within northeastern Ohio that will enhance our quality of life, increase our property values, leverage our regional location and access, while maintaining a small town feel with manageable growth.*
- *Southington Township will be a community rich in history, with a developed core area, preserved agriculture and open space, stronger planning and connectivity among all decision-makers, strong schools, increased jobs, and relatively low congestion.*

GOAL


Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Designate and develop Community Core with desired services (triangle bounded by State Routes 422, 305 and 534)

COMMUNITY CORE AREA

(shaded yellow)



Designate and develop Community Core with desired services (triangle bounded by State Routes 422, 305 and 534)

Along SR 422 - attract light retail, such as restaurants, banquet facilities, hardware, fast food, gasoline, grocery store, pharmacy, bank (Southington Business District)

within historic core - maintain historic character by developing, implementing and enforcing a clear design guide, including signage, architecture (Southington Center)

GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Provide increased recreational and cultural opportunities for citizens of all ages within the Community.

GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Manage tax load by increasing shops & services revenue base within Community Core and in a small, pre-determined, designated industrial area.

GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Create a pedestrian friendly area with sidewalks lighting and parking within Southington Center



GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Maintain agricultural and open space land uses/preserves broadly throughout the Township, outside of the Community Core. This includes maintaining scenic, rural, open space vistas throughout the Community.



GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

- Dovetail planning within Southington within the context and framework of the overall Western Trumbull Comprehensive Plan

GOAL: Maintain the small town feel of Southington, while allowing manageable, focused growth and development aligned with the Community's expressed desires

Maintain population and grow population in a manageable, focused manner



GOAL: Maintain population and grow population in a manageable, focused manner

- Develop a mix of housing types - affordable homes, higher income homes, assisted living (with minor manufactured homes and clustered homes). Growth will be slow and controlled incorporating open space.

GOAL: Maintain population and grow population in a manageable, focused manner

- Retain residents and children in the community as well as attract new residents and small businesses

GOAL: Maintain population and grow population in a manageable, focused manner

- Develop stronger connections with Amish community and encourage incorporation into Southington activities



GOAL: Maintain population and grow population in a manageable, focused manner

- Leverage proximity to major cities/airports & transportation thoroughfares to attract new residents.

GOAL

Bring Water and Sewer Service to Southington to accommodate managed, long-term growth and to improve current conditions

GOAL: Bring Water and Sewer Service to Southington to accommodate managed, long-term growth and to improve current conditions

- Focus on bringing water and sewer to the Community Core development area as a priority

GOAL: Bring Water and Sewer Service to Southington to accommodate managed, long-term growth and to improve current conditions

- Examine potential to utilize School's sewer plant to support the Community Core growth

GOAL

Improve recreational and community gathering opportunities in the Township



GOAL: Improve recreational and community gathering opportunities in the Township

- **Re-Use Former School Site -**
Explore potential to develop Recreational facilities; Senior housing; Cultural activities and/or Community Center (like Niles)

GOAL: Improve recreational and community gathering opportunities in the Township

- **Explore converting former railroad to recreational use.**

GOAL: Improve recreational and community gathering opportunities in the Township

- **Establish and encircle Community Core with recreational open space, including bike trails. Establish opportunities for bike trails elsewhere in the Township**

GOAL: Improve recreational and community gathering opportunities in the Township

- **Establish opportunities for bike trails throughout the Township**

GOAL

Attract business to the area to promote local job growth and support the local economy

GOAL: Develop a larger employer in the area to promote local job growth and support the local economy.

- Create an industrial zone in Southington.

GOAL: Develop a larger employer in the area to promote local job growth and support the local economy.

- Work to attract a major employer to Southington.

GOAL

Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

GOAL: Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

- Develop and implement clear, enforceable criteria and zoning resolutions to eliminate these situations.

GOAL: Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

- Establish and enforce penalties for non-compliance.

GOAL: Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

- Work with Trumbull County to implement an improved enforcement program for objectionable septic systems (odors).

GOAL: Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

- Develop a Community Task Force for monitoring and implementation.

GOAL: Work to eliminate "eyesores" in Community, such as accumulated junk cars, debris, or poor maintenance.

- Develop and implement clear, enforceable criteria and zoning resolutions to eliminate these situations.

GOAL: Maintain and improve community facilities and services

Maintain and improve community facilities and services

GOAL: Maintain and improve community facilities and services

- Improve SVFD building and structure within Community Core.



GOAL: Maintain and improve community facilities and services

- Work with Sheriff and OSP for increased patrols.

GOAL: Maintain and improve community facilities and services

- Strengthen and expand Community Watch Group/Patrols.

GOAL: Maintain and improve community facilities and services

- Strengthen connections between all Southington organizations (school, trustees, safety services, etc.) for better communication

GOAL: Maintain and improve community facilities and services

- Conduct quarterly (every 3 month) joint meetings with ALL Southington decision-makers, with Community involvement.

QUESTIONS?

For more information or if you would like to be contacted about upcoming Citizens Committee meetings, please contact

APPENDIX B

Summary of Community Questionnaire

**SOUTHINGTON TOWNSHIP COMMUNITY QUESTIONNAIRE
8 October 2010**

Instructions: (1) This questionnaire should be completed by one (1) adult member in your household, though the respondent should feel free to consult with other family members; (2) Please return the completed questionnaire either via hand delivery to the Southington Township Zoning Office Door Slot on State Route 534 or via US Mail to Southington Township Trustees, PO Box 266, Southington, Ohio 44470; (3) Please return by no later than **22 October 2010**. Should you wish to remain anonymous, please do not include a return address. Please add additional pages to your response if you wish. **Your input into our Community's Future Planning process is essential - Please take the time needed to accurately complete this form and return to us!!**

1. How would you rate Southington Township on the following:

	Excellent	Good	Fair	Poor
Housing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Small town atmosphere	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Development potential	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sanitary sewer service	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Drinking Water	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Regional accessibility	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Diversity of retail	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tax rates	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

2. Please rate the following municipal services. If you do not know or wish to share your opinion, leave it blank. Space is provided at the end of this section for any comments.

	Excellent	Good	Fair	Poor
EMS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Public school system	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage removal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of streets	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Condition of sidewalks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adequacy of street lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Availability of cultural activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Access to parks and playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for teens	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreational activities for adults	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Comments (Use additional paper or back side of page as needed): _____

SOUTHINGTON TOWNSHIP COMMUNITY QUESTIONNAIRE
8 October 2010

3. Please indicate how you feel about the overall appearance of housing in your community.
 Poor Fair Good Excellent No Opinion
Comments (Use additional paper or back side of page as needed): _____
-
4. Please indicate how you feel about the purchase price of housing in your community.
 Poor Fair Good Excellent No Opinion
5. Please indicate what type of housing is most needed in your community (check all that apply).
 Rental units Affordable housing Manufactured housing
 Clustered housing with open space Public housing
 Higher-income housing Assisted living housing
6. For those items/services you consistently purchase outside of your community, which ones would you most like to be available in your community? (in priority order)
-
7. Please rate from 1 to 5 which of the following your community needs the most (1 = high priority / 5 = low priority).
 New stores / commercial development New / improved schools
 Improved streets/sidewalks Parks and recreation
 Improved police/fire service Jobs in the community
 Improved water & sewer service
 Other (please specify) _____
-
8. How many children under the age of 18 years live in your home?
 None 2 4
 1 3 5 or more
9. How long have you been a resident of your community?
 Less than 1 year 6-10 years 20 or more years
 1-5 years 11-20 years
10. Which category best describes your age group?
 Under 18 18-34 35-64 65 and older
11. If you are employed, please indicate where you work.
 Within the Township Within 2-10 miles of the Township
 Within 2 miles of the Township Within 11-25 miles of the Township
 Greater than 25 miles from the Township

1. How would you rate Southington Township on the following:

		Excellent	Good	Fair	Poor
Housing		5	20	11	1
		2	18	4	1
		8	23	14	2
		1	36	10	1
		0	26	11	2
		1	14	5	3
	Totals	17	137	55	10
		8%	63%	25%	5%

Housing is Good.

219

Small town atmosphere	Excellent	Good	Fair	Poor	
	12	26	9	2	
	10	14	3	0	
	9	16	8	2	
	15	29	6	0	
	6	21	12	0	
	8	7	1	0	
	Totals	60	113	39	4
		28%	52%	18%	2%

Small town is Good.

216

Development potential	Excellent	Good	Fair	Poor	
	2	7	7	8	
	7	19	15	8	
	9	17	11	0	
	7	8	16	8	
	8	19	13	4	
	6	4	3	0	
	Totals	39	74	65	28
		19%	36%	32%	14%

Development potential is Good to Fair

206

Safety	Excellent	Good	Fair	Poor	
	7	29	9	3	
	2	12	10	1	
	7	26	13	3	
	9	17	11	0	
	1	27	7	4	
	2	7	6	1	
	Totals	26	111	50	11
		13%	56%	25%	6%

Safety is Good.

198

Sanitary sewer service	Excellent	Good	Fair	Poor	
	1	1	11	29	
	0	2	2	20	
	0	1	8	22	
	0	5	7	32	
	1	2	3	30	
	0	0	1	15	
	Totals	2	11	32	148
		1%	6%	17%	77%

Sewer is Poor.

193

Drinking Water	Excellent	Good	Fair	Poor
	2	6	8	24
	1	5	8	11

			0	12	12	26
			3	8	7	18
			1	7	8	24
			1	0	1	14
		Totals	8	38	44	117
			4%	18%	21%	57%

Water is Poor.

207

Regional accessibility			Excellent	Good	Fair	Poor
			7	13	5	0
			10	29	5	0
			8	21	7	3
			10	30	8	0
			15	12	6	2
			5	8	2	1
		Totals	55	113	33	6
			27%	55%	16%	3%

Access is Good.

207

Diversity of retail			Excellent	Good	Fair	Poor
			0	3	7	12
			3	10	11	18
			0	3	7	25
			1	3	13	29
			0	1	4	11
			0	3	13	16
		Totals	4	23	55	111
			2%	12%	28%	58%

Shopping is Poor.

193

Tax rates			Excellent	Good	Fair	Poor
			1	7	12	5
			2	11	18	13
			0	9	17	10
			2	10	27	8
			1	8	19	8
			0	5	10	1
		Totals	6	50	103	45
			3%	25%	50%	22%

Tax Rates are Fair.

204

Employment opportunities			Excellent	Good	Fair	Poor
			0	0	4	14
			1	2	3	38
			0	1	3	33
			0	0	4	44
			0	5	1	28
			0	0	2	14
		Totals	1	8	17	171
			1%	4%	9%	87%

Jobs are Poor.

197

7. Please rate the following municipal services:

	Excellent	Good	Fair	Poor
EMS	10	11	8	0
	10	23	4	1
	19	19	7	0
	14	15	4	1
	0	8	7	0
Totals	53	78	20	2
	47%	68%	17%	1%

160

EMS is Good to Excellent

	Excellent	Good	Fair	Poor
Public school system	3	11	8	1
	7	22	8	5
	1	15	13	2
	8	19	7	4
	0	8	5	4
Totals	22	75	44	17
	14%	48%	28%	11%

159

Public schools are good to fair

	Excellent	Good	Fair	Poor
Sanitary removal	7	11	4	3
	10	17	5	4
	4	22	2	5
	5	19	8	2
	1	5	2	1
Totals	37	71	21	15
	20%	52%	11%	11%

154

Sanitary is Good

	Excellent	Good	Fair	Poor
Condition of streets	5	12	8	2
	4	28	8	2
	3	20	11	5
	8	14	13	2
	0	4	3	2
Totals	18	78	40	13
	12%	52%	27%	9%

149

Streets are Good

	Excellent	Good	Fair	Poor
Availability of sidewalks	0	2	2	15
	1	0	2	24
	0	0	8	24
	2	1	4	19
	0	0	0	16
Totals	1	3	14	90
	1%	3%	10%	87%

114

Sidewalks are Poor

	Excellent	Good	Fair	Poor
Condition of sidewalks	0	1	1	15
	0	0	4	17
	0	0	0	18
	1	0	4	13
	1	1	1	17
	0	0	1	9
Totals	2	2	11	84
	2%	2%	11%	85%

99

Sidewalks are Poor

	Excellent	Good	Fair	Poor
Adequacy of street lighting	1	9	8	11
	2	7	10	14
	0	4	11	5
	0	3	2	8
	1	6	9	14
	1	7	10	11
Totals	5	34	50	64
	8%	22%	32%	48%

155

Street lighting is Fair to Poor

	Excellent	Good	Fair	Poor
Availability of cultural activities	0	5	5	0
	0	5	12	20
	0	4	9	9
	2	6	5	15
	1	8	5	18
	0	1	4	10
Totals	3	28	48	60
	3%	20%	30%	47%

147

Cultural activities are Fair to Poor

	Excellent	Good	Fair	Poor
Access to parks and playgrounds	2	9	11	13
	2	9	20	10
	0	9	0	5
	1	0	8	0
	0	3	6	6
	4	7	9	15
Totals	9	37	54	49
	6%	25%	36%	23%

149

Parks are Fair to Poor

	Excellent	Good	Fair	Poor
Recreational activities for children	1	8	8	18
	1	9	16	15
	1	2	12	7
	1	7	7	15

Child recreation is Fair to Poor

Comments:

I would like to see a community center that can accommodate activities such as a volleyball league or rental possibilities for parties or events very reliable VFD

Township trustees/maintenance workers great to work with Southington is a rural community that is the way that I would like it to stay if you are from the city and it's amenities then you can move to the city where you came from.

Camelot center could be benefiting so many more with the right grants. Volunteers, veterans are able to use the facility now. This needs to be promoted. The church pews need filled each week. We do have a variety thank God. The Amv's have a school house and very little owed on the facility. Sure not ideal but we have a big problem with our school. Our children are being taught and then go home and hear the criticism of the system. Need a quilting or sewing retreat. Several leave for Ryley, WV because they are so reasonably priced. We need Federal money to run sewer and water from Warren to 305. It would be about 20 M we can get grants for 500,000-1M.

We need focused core development, based on new water and sewer. Retain open space outside of the core, more recreation. Very controlled development and very improved school not new buildings-new staff.

Want to see Southington stay similar to Holmes County. Stores, hardware, crafts, things that may attract more Amish. We have a good base, but no commercial. We enjoy living here. Need more planning about the entire community of the school. The school system is good for the amount of money we have, taxes need to pass to keep them operating. If not they will close. We prefer the quiet country life. I don't want to live near a downtown area. Always happy to get away from work in Youngstown. Progress shouldn't take away from a quiet place to raise a family.

How did the new school get water service to a hydrant when no one else does? (Answer: the new school has a self contained under ground tank that serves as a distribution water tank) (see a survey that actually is for Southington i.e. sidewalks, culture, garbage removal etc.) I lived in Howland my entire life and watched it go from a small community to a commercial town. I live in Southington now. I watched all the farms be replaced by condos and commercial buildings in our town are needed such as water, sewer, small stores. Green energy is also needed such as turbines to power the fire station, schools, etc. We need to progress without losing our small town atmosphere.

Three things necessary for growth are: Good school system, taxes must be passed, water, sewer. Need more clean up days for tires, chemicals, etc. We don't need sidewalks. More activities for toddlers.

Love the back to school and Halloween buses at the gunbo. Need more activities like this. We need good drinking water and a sewer service. Develop killer paths, community park, water sewer and entertainment needed. Monitor PUD but allow 4 so that it will attract young families. We need more business for jobs and to help the tax base. Senior obtain housing too.

We do not need sewer lines. Should have thought twice before allowing chicken farms. No public housing until you get a full time police force.

I would like to see Southington get it. It is impossible without good sewer and water. Relying on county police is like not having one. Hundreds of cars and trucks go through here if we had businesses we could meet their needs and gain tax dollars. Would like to see old school site turned into a park with walking paths, skate park, playground, etc. Make it a positive space for our community.

Would like to see township park. Need a community center with availability for everyone. I think it's a disgrace that people do not have to have their septic tanks fixed that have fallen in Southington location gives easy access to retail, parks, cultural activities, while remaining rural in fact.

Don't change anything! We love the small community & country atmosphere. Need rural water here!

We should have more activities in the park for adults and less. Music hayrides, volleyball. Just moved here two years ago. Had to update our septic. We understand that the township is its own district now. If water and sewer came through we would have to spend 10-15,000. Is there a grandfather clause? If it weren't for the churches there wouldn't be anything for the kids to do outside of school activities. What is the purpose of this survey? Improved water and sewer would be great if it were affordable. I wanted to live in Champion if I could have moved there. The school should be open to the public for using P.E. equipment. I feel the gas form good to excellent a too wide therefore my opinion is very good.

We are fine the way we are. We live in the country because it is quiet. Southington Twp. Needs water and sewer badly. Especially the center of town. Our water is good. Affordable septic. The school system in the community is an excellent one. It needs our total support to continue. We have a new building under construction which should be the absolute pride of this community. Others take pride in theirs. Without our school the questionnaire is useless. I want to thank the trustees for all their hard work. I than an exit/entrance to the turnpike at 534 would open up the corridor on 422 for a lot of business. Of course water and sewer are needed. Southington is a rural community which is why I moved here.

Surrounding communities have libraries that their residents have access to. We have no available places for our children to enjoy or safely ride bikes or play on a playground. What happens to getting our sewer and water? Water is horrible this is 2010 not 1910. Do not have children do not put cost on me. Sewer system in Champion much better than the one proposed here. 4 vs. 1 1/2 inch pipe. When you look at the cheap that is what you get. Less maintenance for the homeowner.

APPENDIX B

	2	5	9	17
	1	1	10	4
Totals	7	32	67	76
	4%	28%	25%	42%

Street lights and sidewalks are a/a.

177

Recreational activities for teens	Excellent	Good	Fair	Poor
	0	8	8	18
	0	5	12	20
	0	2	10	10
	1	4	8	17
	0	3	6	20
	0	0	8	8
Totals	1	20	52	91
	1%	22%	37%	35%

Teen recreation is Fair

184

Recreational activities for adults	Excellent	Good	Fair	Poor
	0	4	12	19
	0	3	15	17
	0	3	6	12
	1	0	8	24
	1	1	5	13
	0	3	6	13
Totals	2	14	50	98
	1%	8%	30%	60%

Adult recreation is Fair to Poor

184

3. Please indicate how you feel about the overall appearance of housing in your community							
				Excellent	Good	Fair	Poor
				1	26	11	2
				2	28	15	1
				4	15	4	2
				2	31	11	1
				3	14	7	2
				0	17	13	2
Totals				12	131	61	10
				6%	61%	29%	5%

Housing appearance is Good.

214

Comments:
 I live on ST RT 422 and housing is excellent in my area.
 laws need to be enforced controlling junk and cars. Abandoned houses need to be torn e torn down.
 Most is well but some are unexcusable.
 keep things small town. We moved here to get away form development and large tax base.
 Zoning laws make for a spotty appearance.
 Some areas of housing are close to the road. Or on small lots Poorly planned
 Property owners need to clean up there property.
 Too many homes with junk and old cars. What happened to zoning regulations?
 Certain sections need to be cleaned up.
 Most are kept cleaned up. We having zoning to keep us in compliance.
 Too many residents allowed to have junk on their property.

4. Please indicate how you feel about the purchase price of housing in your community.							
				Excellent	Good	Fair	Poor
				2	18	9	6
				2	19	18	4
				1	13	8	0
				2	13	11	2
				5	15	12	3
				2	7	4	0
Totals				14	85	62	15
				8%	48%	35%	9%

Purchase price is Good to Fair.

176

5. Please indicate what type of housing is most needed in your community.				
				Totals
Rental units			21	21
Clustered houses with open space			34	34
Higher-income housing			52	52
Affordable housing			101	101
Public Housing			3	0
Assisted Living House			65	65
Manufactured housing			34	34

7%
11%
17%
33%
0%
21%
11%

Housing needed includes higher income, affordable, and assisted living.
 Overall, results show a mix is desired!

6. For those items/services you consistently purchase outside your community, which ones would you most like to be available in your community?			
Small Plaza/retail	17	8%	
restaurants/banquet facilities	30	14%	
convenient store	1	0%	
hardware store	17	8%	
sewers	2	1%	
fast food	13	6%	
water	11	5%	
gas	16	7%	
grocery	47	22%	
pharmacy	3	1%	
trash collection	1	0%	

APPENDIX B

scope center		2	1%		
beverage tunnel		1	0%		
out patient clinic		2	1%		
pharmacy		9	4%		
car wash		4	2%		
laundromat		4	2%		
assisted living		1	0%		
feed mill		1	0%		
bank		7	3%		
auto parts		1	0%		
pizza shop		6	3%		
farm market		2	1%		
walmart		5	2%		
movies		1	0%		
library		4	2%		
garbage		1	0%		
Day care		1	0%		
gym		2	1%		
bus		1	0%		
coffee shop		1	0%		
TOTAL		214	100%		

7. Please rate from 1 to 5 which of the following your community needs most (1=high priority/5=low)

	Rating of Importance	1	2	3	4	5
New stores/commercial development		3	0	3	2	3
		11	2	7	3	5
		12	6	7	3	13
		14	7	6	2	12
		7	1	4	3	3
		1	0	0	2	5
	Totals	48	16	27	15	41
		33%	11%	18%	10%	28%

New Commercial Development
Either Really want or don't

	Rating of Importance	1	2	3	4	5
Improved streets		2	1	1	2	2
		3	3	3	6	5
		6	3	6	5	12
		5	1	3	4	3
		3	7	6	3	7
		2	1	4	3	5
	Totals	21	16	17	23	24
		17%	13%	14%	19%	20%

Improved streets are low

	Rating of Importance	1	2	3	4	5
Improved police/fire		1	1	2	2	3
		9	8	2	4	6
		6	5	11	4	9
		4	5	2	4	4
		5	5	7	6	8
		3	5	6	1	2
	Totals	28	31	38	21	32
		20%	22%	28%	16%	24%

Police/Fire - all over!

	Rating of Importance	1	2	3	4	5
Improved water & sewer service		11	1	1	0	1
		15	4	1	1	4
		28	6	1	3	8
		15	2	0	1	4
		19	3	5	3	6
		19	5	6	3	3
	Totals	113	21	10	18	26
		62%	12%	6%	10%	14%

Water/sewer are #1!

	Rating of Importance	1	2	3	4	5
New/Improved schools		4	3	0	1	0
		12	4	4	3	5
		10	5	6	4	8
		7	1	4	0	5
		8	2	2	2	8
		4	1	1	1	2
	Totals	45	16	17	11	28
		32%	12%	13%	10%	23%

Schools are tied for #2!

	Rating of Importance	1	2	3	4	5
Parks and recreation		2	3	1	2	2
		3	1	11	12	4
		3	3	10	6	10
		2	2	5	2	4
		2	4	5	10	13
		4	7	2	3	5
	Totals	16	20	34	33	38
		11%	14%	24%	24%	27%

Parks are #4 or so

	Rating of Importance	1	2	3	4	5
Jobs for the community		4	3	2	1	2
		8	2	11	4	5
		15	11	3	5	3
		7	3	5	2	2
		9	6	4	2	6
		9	4	3	1	3
	Totals	52	27	38	15	23
		36%	19%	26%	10%	13%

Jobs are tied for #2!

Other:
 comments: No water or sewer
 Comments: Property taxes too high
 Enforce zoning
 We need police and no new taxes
 We need commercial dev. For jobs
 need more zoning
 fire service needs more training and a new station.
 without water and sewer-no jobs
 no Wal-Mart
 more publicity for the recycling program, small retail businesses
 too many break-ins
 Best case scenario is to bring water to southington. Develop and area for commercial/industry also an area for cluster homes. By just developing the set two things you can still maintain a small town feel.
 people who care about the community. The old forgot what it is like to be young.
 water/sewer availability should help area grow
 with development should come jobs. We must be very careful how we develop to maintain the character of a small town
 water, water, water, sewer
 fine with the way things are
 jobs in the area will be good

8	How many children under the age of 18 years live in your home					
	None	One	Two	Three	Four	Five or more
	13	0	2	0	1	0
	33	2	4			
	39	4	2	4	0	0
	15	4	2	2	0	1
	29	3	1	2	0	0
	40	2	6	0	1	0
Totals	169	15	17	8	2	1
	80%	7%	8%	4%	1%	0%

Most residents have no children (of those responding)

212

9	How long have you been a resident of your community?				
	Less than a year	1-5 years	6-10 years	11-20 years	20 or more years
	0	1	1	1	13
	1		2	3	34
	1	4	2	4	40
	0	3	1	5	14
	0	0	2	5	30
	1	3	5	8	32
Totals	3	11	13	26	163
	1%	5%	6%	12%	75%

Most residents have been here a long time (of those responding)

216

10	Which category best describes your age group?			
	Under 18	18-34	35-64	65 and older
	0	1	9	7
	0	2	22	15
	0	2	30	18
	0	2	14	9
	0	1	25	11
	0	3	25	19
Totals	0	5	115	79
	0%	2%	60%	38%

Most residents are 35-64, or older (of those responding)

209

11	If you are employed, please indicate where you work.					
	In the township	2 miles of the township	greater than two miles	2-10 miles within the twp.	11-25 miles within the twp.	greater than 25 miles
	2	0	1	11	15	4
	5	0	0	9	11	5
	2	0	0	6	5	4
	1	0	0	3	11	7
	0	0	1	3	5	1
	2	0	0	3	12	6
Totals	12	0	2	35	59	27
	9%	0%	1%	26%	44%	20%

Most residents commute 11-25 miles (of those responding)

135

APPENDIX C

Future Plans – Chalker School Site

PROPOSED LAYOUT FOR RE-USE OF THE CHALKER SCHOOL SITE PHASE I

