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EXECUTIVE SUMMARY

Franklin Township's entire culture has evolved from the farmers who settled the region after the building of the Erie and Miami Canals. As a new recreation and tourism industry has more recently taken hold, newcomers are being drawn to Grand Lake St. Marys and the pastoral rural area.

The northern Franklin Township area, with its more than six miles of shoreline of Grand Lake St. Marys, has experienced a rapid change in the residential construction for both residences and second homes.

The area was always a resort-oriented area. However when the central wastewater system was installed in the middle 1980's, which eliminated a building ban that was in effect since the early 1970's, the residential development accelerated at a tremendous pace.

The township officials were unprepared for such a massive building spree and as a result, were somewhat overwhelmed with all the changes taking place.

The resulting clashes of land developers, existing property owners and the desire by the majority to preserve the greenland and wetland area, began to surface.

This plan is drawn up to balance the competing but equally important interests of wetland and open space preservation with residential community growth and development and the revenues and vitality they can bring.

The green areas and wetlands appear to be the most sensitive resource at risk. Its preservation is necessary for the survival of the culture of the recreation-tourism industry. While it may not be necessary or desirable to preserve every acre under greenland and wetland today, it is extremely important through the measures outlined in this plan to ensure that the green areas and wetlands in large tracts survive and can remain sufficiently removed from development allowing all citizens full enjoyment of their property and the peaceful lifestyles of Franklin Township.

As Franklin Township is experiencing the changing development patterns, a land use plan becomes critical to the preservation of existing resources. This plan represents the

work of the Township Trustees, Zoning Boards of Franklin Township and other county offices who have participated in this effort.

The plan begins with a mission and public involvement. Planning cannot be done in a vacuum and citizen participation is crucial to the success of any plan. The citizens and property owners in Franklin Township have participated in several events throughout the course of the planning process. This input has proved invaluable to the planning effort. Results of these events can be found in the appendix.

Second, the plan contains a policy statement. Upon adoption of the plan, the Franklin Township Zoning Boards and Franklin Township Trustees shall be bound by this policy statement. The plan strategies supplement the policy statement. These strategies detail objectives and supporting principles that provide a base for preserving Franklin Township's resources.

Thirdly, an action plan is included. The action plan discusses critical items based on urgency. A timeline is also established in the action plan.

Franklin Township Community Plan

Introduction

Mission

To produce a community land use plan that will articulate the vision of the community, serve as the basis for revision and updating of the Franklin Township Zoning Code, and guide the Franklin Township Board of Trustees, Board of Zoning Appeals, Zoning Commission and Zoning Administrator as they undertake their respective duties.

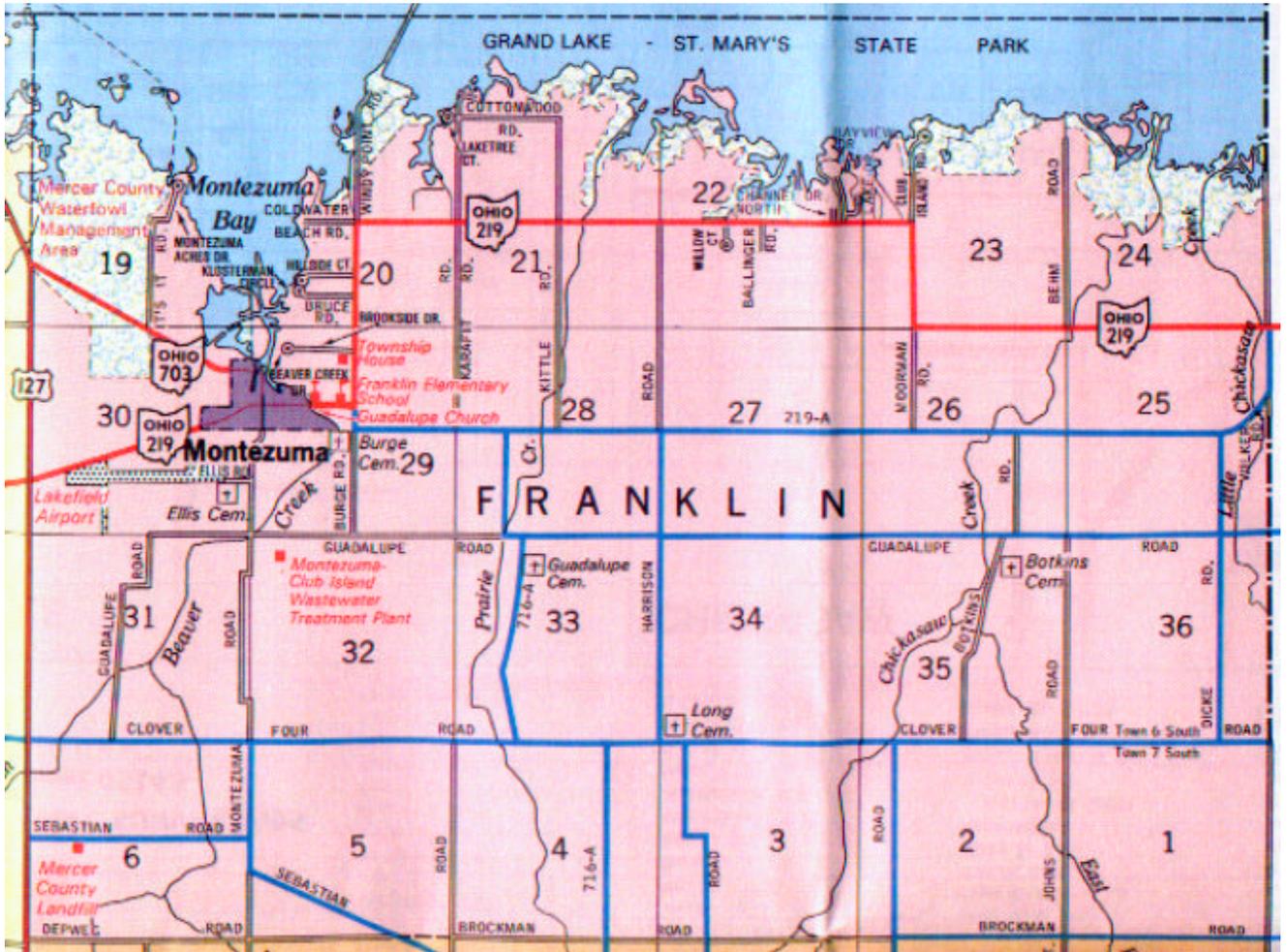
Study Process

- Public participation through focus groups and surveys conducted by the Township
- Extensive dialogue with the Zoning Commission Board of Appeals, Township Trustees, and Zoning Administrator
- Determination of Objectives from public meeting discussing survey results
- Assessment of land use trends and strategies
- Land use recommendations and recommended policies
- Recommendation of revisions to Zoning Resolution to implement the plan

Study Products

This plan and its recommendations were developed with the primary intent of articulating a framework for decision making for the Committees and Boards that serve the Township. This framework is the product of the future vision held by the community, its possibilities and opportunities. The framework emphasizes active steps toward preservation of farming, scenic areas and lake front lands while also actively promoting development that will enhance and strengthen the social and economic fabric of the community.

Figure 1. Franklin Township Community Plan Area



Franklin Township

The planning area encompasses the entire unincorporated portion of Franklin Township of Mercer County Ohio. The Village of Montezuma in the northwest quadrant of the township was not included.

General Discussion

Location

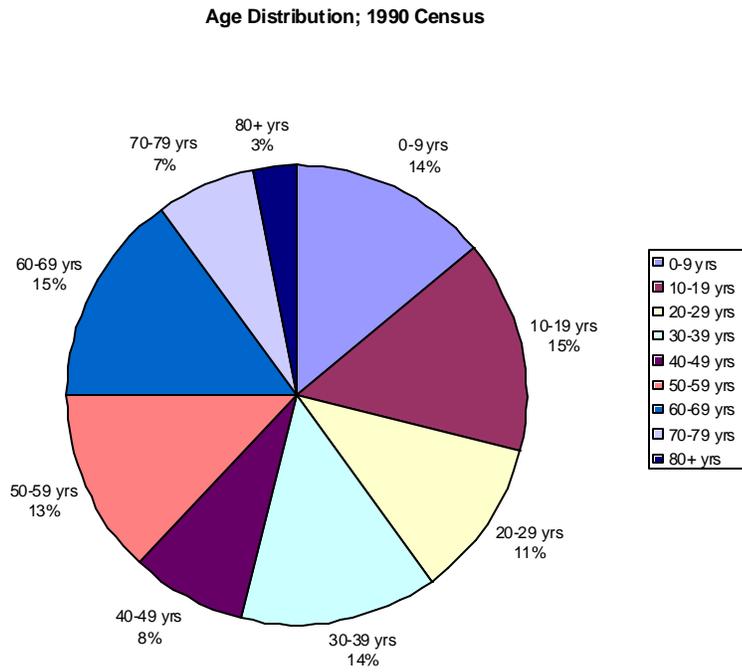
Located on the south shore of Grand Lake, Franklin Township is a highly diverse area comprised of prosperous farms and a rapidly developing resort/residential area. It is served by three major highways, US Route 127, SR 219 and SR 703. Mercer County's Lakefield Airport is located on the western border of the township at the intersection of US Route 127 and SR 219. The Township's industrial park is located adjacent to the airport. The county's solid waste landfill, the only such landfill in a five-county area, is located at the southwestern corner of the Township. The Village of Montezuma, in the northwest corner of the Township is excluded from the planning area, and all of the following discussion and projections.

Demographics

In 1990, the township population was 1,927, comprising approximately 5% of Mercer County's total population at that time. Of the 752 households, median household income was \$21,835, which is less than the County median income of \$29,618. Census tract 7800 in Franklin Township had over 40% of its population earning less than the Mercer County median income. Of householders age 65 or older, 100 were living alone and 253 were in family households. Of households with children, 181 were two parent households, and 33 were single parent households. There were 209 households with neither children nor elderly residents. The age distribution of the township across ten-year sized cohorts is relatively even compared to more urbanized communities.

Although more definitive data at the township level will not be available for a year or more, the number of new home starts over the last few years indicate that both the population and average household income of the Township are on the rise.

Figure 2. Franklin Township, Population Distribution by Age



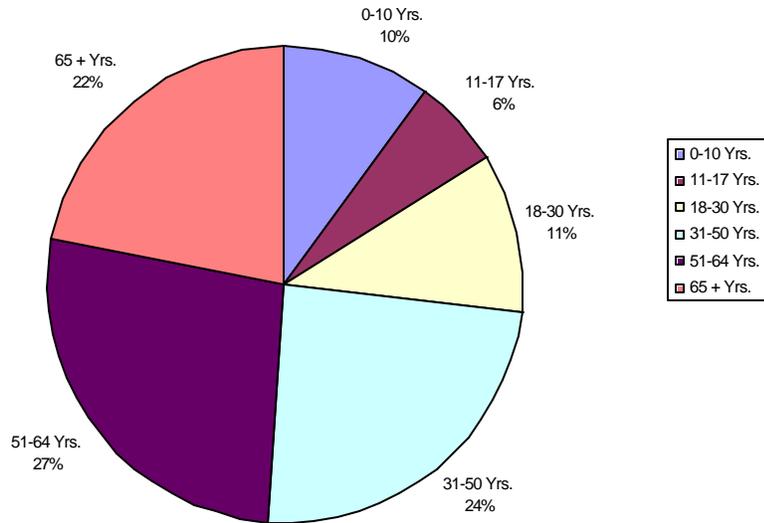
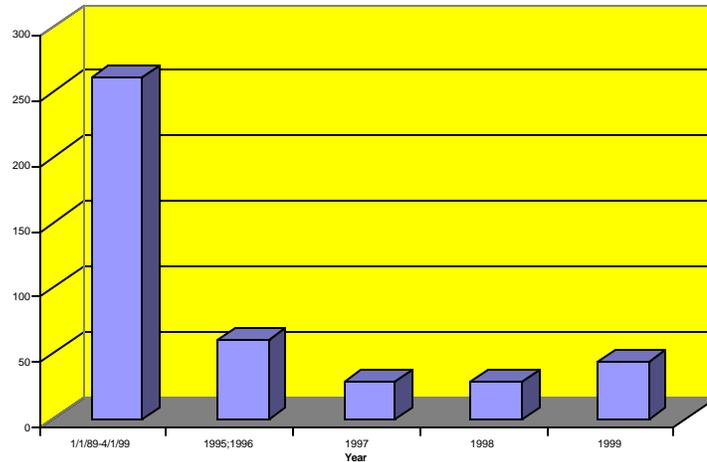


Figure 3. The 1999 Township survey showed the following results

Currently, Franklin Township shows some of the highest home building activity in the County. In the period of 1989 through the first quarter of 1999, the Township has approved 24 applications for rezoning of land usually to greater density or intensity of use. Nine of those rezonings occurred just in 1995-1996. During the last decade, 261 new homes were built, including 1998 and 1999, when there were 29 and 43 new home starts respectively. Many of these new homes are in use as second homes and may not contribute significantly to permanent population growth. However, they do provide a seasonal swell in the number of residents in the area and contribute to the overall economy of the region as well as increasing demands on public services.

Figure 4. New Home building Permit Activity: 1989-1999



Soils and Natural Features

Most of the land in the township has been cleared and drained, originally for agricultural use. The rich soils and the relatively level terrain qualify a significant proportion of the land as “prime” agricultural land. A system of streams carry water received from extensive drain tile systems under the cultivated fields. When new construction interrupts this drain tile system, or ties into and overloads the system, flooding problems tend to worsen.

The land is equally well suited for building. This combined with the attraction of lake front property, and the building of channels providing boating access to the lake, has contributed to a building boom of residential property, particularly in the area of the lake.

A county administered sanitary sewer system, constructed in the middle 1980’s, runs east from the Montezuma area. It serves the developments primarily north of SR 219 expanding the capacity of this facility is currently underway thus providing additional building opportunities.

Grand Lake, Ohio’s largest inland body of water, is 17,000 acres in size. Franklin Township encompasses approximately six miles of shoreline. Several parcels of state owned land surround the lake, providing public parkland and wildlife refuges. These undeveloped, heavily treed areas contribute to the recreational attraction this part of the township holds. A separate planning effort by the Soil Conservation Service is focusing on protecting the water quality of the lake and its major tributaries, including Chickasaw Creek and Little Chickasaw Creek in Franklin Township. The water quality of these bodies of water will be important factors in the environmental safety of the region and preserving the recreation and tourism industry that is developing.

Agriculture

The vast majority of land in the Township is in agricultural use. The farming operations in the area are slowly evolving to include confinement operations for livestock. These operations are gradually increasing in size, adding numbers of animals and buildings, yet few have reached the size that triggers the need for EPA permits. Odors from these operations, roadway spills of hauling manure, as well as the potential for manure spills from storage lagoons or runoff from fields during heavy storms provide potential health problems and a point of conflict between the denser residential developments and the farming operations.

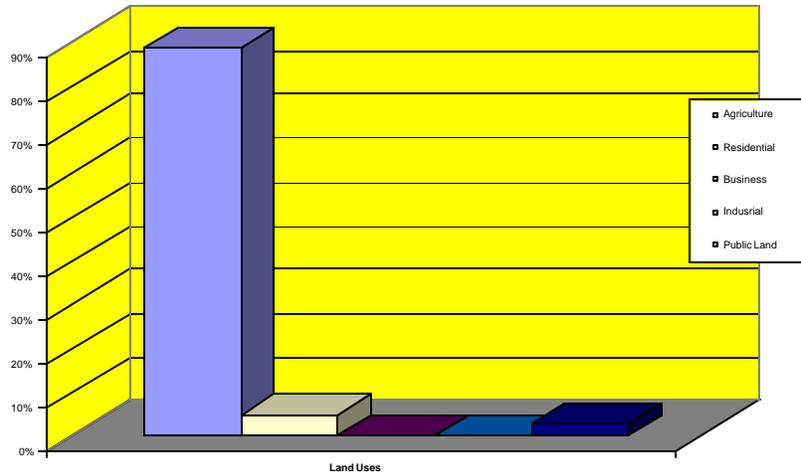
Estimation of Future Land Use Needs

When planning future land uses, two major general criteria must be considered. First the issue of what are appropriate types and intensities of development based upon what now exists and the sustainable capacity of the land, must be determined. Secondly, fiscal impacts of types and intensities of development, not only costs, but improvements in the tax base become a factor. While very complex fiscal impact models may be employed, the following discussion represents a simplified way of assessing the issue of fiscal impacts.

Existing Zoned Land Use

Existing Zoned Land Use (not including the Village of Montezuma)		
	Approximate Acres	Percent of Total
Agriculture	12,750	89
Residential (all)	750	5
Business & Commercial	95	<1
Industrial	260	<2
Public Lands & Parks	425	3
Land Fills	95	<1
Approximate total	14375	

Figure 5: Land Use Mix; Franklin Township



In land use mix analysis, agricultural land, which if used strictly for agricultural, and not housing, "pays its way" in terms of use of services compared to taxes generated. In which case, agriculture land contributes to the positive side of the balance sheet, as does commercial and industrial land. Residential land tends to consume \$1.22 in services for every \$1.00 in taxes generated. This holds true until home values reach the neighborhood of \$300,000. Therefore, as land is converted from agriculture to other uses, the community needs to be mindful of the need for some continued development of commercial and industrial uses, and the concurrent need to plan to offset the impacts of all development.

One way of analyzing land use for the purpose of optimizing tax base to provide needed services would be to look at the current proportions of Commercial/Industrial land per resident. This approach assumes agricultural land to be neutral in terms of service demand and tax generated.

In Franklin Township:
 Estimated 1999 population = 2590
 Commercial/Industrial land per person in 1998 = .14 acres
 Township currently has a good balance of service expenditure with
 revenue 1998 National Average Household size = 2.4 persons per
 household

Population & Land Use Projections: (holding most recent growth rates steady)					
Year	1999	2000	2005	2010	2020
Population	2680	2887	3260	3640	4400
#Households	1121	1203	1358	1516	1833
Acres of Residential	750	781	819	859	938

Using the above information, the estimated commercial/industrial land needed (in acres) to maintain proportional tax level: (based upon population growth, and no increases in tax rate) from property tax:

Estimated Land Needed to be Zoned Commercial/Industrial:					
Year	1999	2000	2005	2010	2020
Acres	355	363	404	456	608

Using this rather simplistic model it is projected that the township will need to increase its commercial/industrial acreage by approximately 261 acres, a 57% increase, over the next twenty years to accommodate the anticipated population growth. Although population densities can vary greatly, using the national average household size of 2.4 persons per household, the projected increase in population to 4400 people by the year 2020, would require approximately 754 new housing units in the township. This does not include housing that would be used on a seasonal basis. Using an average density that is typical of suburban development, four units per acre, would yield a minimum of 188 additional acres needed in permanent residential use, again, not including housing used for purely seasonal purposes.

Maintaining the current ratio of 0.14 acres of Commercial/Industrial land per person, it is estimated that an additional 253 acres, or at least 608 acres total, will be needed in commercial/industrial zoning to maintain an appropriate level of tax income. The Community Plan provides for this needed level of additional development acreage.

Community Vision

The Community Plan for Franklin Township reflects a vision for the community that has culminated from the diversity of land uses and economic activities within its borders. Part of the community culture is a respect for the agrarian roots of the community and the special life style offered by the prospect of lakefront living.

The Township sees its future and strength in its ability to coordinate and balance the needs of its multifaceted assets and diverse and unique population, while sustaining community interactions for the best interest of the entire Township. Franklin Township will preserve and enhance its natural beauty, cultural institutions, neighborhood life, and economic opportunities, to enrich the lives of all who live, work and play here.

The Community Plan articulates goals for the Township's future, strategies for maintaining a pleasant, prosperous and safe community development policies, for managing wise use of its resources and making its future vision a reality.

Community Plan Goals

-  Preservation of Agriculture
-  Promote Attractive and Clean Residential Neighborhoods
-  Promote a Trails System for Non-motorized Transportation and Recreation Alternatives

- 🌍 Promote an Interconnected System of Open Space and Greenways
- 🌍 Foster Improvements in the Local Recreation and Tourism Industry
- 🌍 Provide for Employment Centers and Enhanced Tax Base Through Needed Commercial Establishments and Appropriate Industrial Development
- 🌍 Provide for Meeting Minimum Safety Standards for all Public Roadways

Community Plan Strategies

I. Preservation of Agriculture

A. **Purpose:** To preserve adequate land for agriculture; to minimize conflicts with other uses and to avoid undue hardships to farmers.

B. **Principles:**

1. *Establish an agriculture zone* with required home lot building sizes that are practical for the practice of farming
2. *Guide non-farm development* into more dense areas served by public infrastructure; i.e. sewer
3. *Guide residential uses* away from areas of intensive farming operations like animal confinement operations
4. *Discourage proliferation of lot splits* for solely residential use in prime agricultural areas
5. *Require a high standard of buffering* between conflicting land uses

II. Promote Livable Residential Neighborhoods

A. **Purpose:** To promote safety and health. To preserve the rural ambiance; to preserve access to the Lake and natural features; to enhance the visual appeal of developed areas.

B. **Principles:**

1. *Guide residential uses* into medium or higher density developments where public sewer is available
2. *Permit a rate of residential growth* which does not exceed the ability of the Township to provide adequate services, so as to avoid undue congestion or undesirable conditions brought on by high-density, overcrowding, and or too rapid development
3. *Ensure lot and development requirements* are adequate for light, air, scenic views, access by safety equipment and safe access and egress for residents
4. *Promote use of landscaping and natural materials* for buffering between uses and to enhance the environment

principles
completed

5. *Encourage well-engineered and attractive communities* that will preserve visual open space, enhance property values and stimulate tourism through Conservation Design
6. *Reduce motor vehicle orientation* by requiring paths/trails to be within and between new developments and encouraging the use of other pedestrian/bikeway linkages within and between developments.

III. Promote a Trails System for Transportation and Recreation Alternatives

- A. **Purpose:** To provide a signature recreational system that enhances the quality of life for residents and visitors through safer, non motorized oriented travel; to strengthen the emerging tourism industry with a transportation/recreational system that enhances a relaxed resort style community.
- B. **Principles:**
1. *Provide easy access* from neighborhoods to all public facilities particularly schools and parks.
 2. *Reduce motorized vehicle orientation* by requiring pedestrian paths/trails to be completed within and between new developments and encouraging the use of other pedestrian/bikeway linkages within and between existing residential, retail developments and commercial areas.
 3. *Use of private roads and easements* may be considered as an alternative to dedicated public right-of-way when developing the Conservation Concept.
 4. *Promote and encourage the dedication and development of bicycle* and pedestrian linkages between parks and other recreational and trail areas.

IV. Promote an Interconnected Greenway and Open Space System

- A. **Purpose:** To cluster development and maintain open spaces to preserve the rural character of the area, while still allowing development to occur naturally in response to the market. To provide and protect Franklin Township's natural features in keeping with the vision.
- B. **Principles:**
1. *Provide an interconnected open space system* to permanently maintain visual and functional linkages between parks and other open spaces.

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2. *Promote the conservation concept through the acquisition of property or development rights and easements* as development occurs and preserve open space, scenic views, woodlands, wetlands and flood plains.
3. *Preserve natural features* such as woodlands and ravines through enforcement of flood plain, wetland, and county storm drainage management regulations.
4. *Avoid erosion and sedimentation* by encouraging preventative during the development process.
5. *Support and encourage*, to the extent feasible, the the Grand Lake St. Mary's Watershed Action/protection Plan.
6. *Develop streetscapes* as attractive and integral parts of public paces, including setbacks from the centerlines of all major thoroughfares as a natural buffer.

V. *Foster Improvements in the Local Recreation and Tourism Industry*

A. **Purpose:** To protect and enhance Franklin Township's rural, pastoral atmosphere, scenic beauty, unique features and local heritage; to stimulate quality development of recreational opportunities that will increase the community's standing as a recreational destination.

B. **Principles:**

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1. *Maintain high standards* in public and private building design and landscape site design.
2. *Promote building and site designs* that are of good scale and in harmony with permanent neighboring buildings and natural surroundings.
3. *Promote site planning* in which setbacks and yards are in excess zoning restrictions to provide an interesting relationship
4. *Assure that the streams, ravines and wooded areas are preserved* very important environmental elements within the
5. *Develop an open space and trail system* which protects critical areas such as floodways and drainage corridors, against encroachment; preserves significant vistas and views; provides relief from expanses of development and of greenways and sites for outdoor recreation.
6. *Maintain and enhance the visibility* of those elements that build

of the Township, lake access, active farms, pastoral views and the natural landscape.

VI. *Provide for Employment Centers and Enhanced Tax Base through Needed Commercial Establishments and Appropriate Industrial Development*

A. **Purpose:** To assure that the development of commercially and industrially zoned land is appropriate in location, character, and extent; to assure it is clean, attractive safe, and contributes to the overall economy of the Township and region; to assure it serves the residents, workers and visitors of the area in a safe and convenient manner with the goods and services they require.

B. Principles:

1. *Assure logical access to goods and services* by encouraging planned, integrated commercial areas of compatible size with surrounding uses, and in proper locations to serve the residents. Assure local access to employment by encouraging planned, integrated industrial areas that do not conflict with surrounding uses, and in proper locations for best logistical access.
2. *Encourage desirable, productive commercial and industry development* by creating sites with street access that can be developed in harmony with surrounding land uses in the area.
3. *Encourage attractiveness* by incorporating standards within the development process which will result in well-designed commercial and industrial areas. Such areas should integrate parking, shops, landscaping and adequate buffering as well as the screening or enclosing in structures, of equipment, materials and other visual clutter.
4. *Pay special attention to quality of frontage development* especially along US Route 127.
5. *Assure compatibility of style and scale* of commercial, office and industrial development with adjacent development through such means as the establishment and retention of adequate buffer areas and control of access to the site.
6. *Preserve privacy for abutting and nearby properties* by requiring appropriate setback from streets and internal property lines in keeping with adjacent development and prohibiting noise, light and other pollution.

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7. *Ensure harmonious relationships* with traffic ways and other land uses by locating commercial and office areas on improved major thoroughfares, and requiring adherence to sound principles.
8. *Reduce traffic hazards* and preserve investments by avoiding spot commercial development and the intrusion of commercial residential or industrial area.
9. *Small-scale commercial developments* may be considered as part of neighborhood development if such development is "nested" and oriented to the residents.

VII. Provide for Meeting Minimum Safety Standards for all Public Roads

A. Purpose: To assure that all new streets and roadways are designed to meet minimum safety requirements for the residents and visitors of the Township. Continue to upgrade all existing streets and roads to meet minimum safety requirements.

B. Principles:

1. *Assure the construction* is satisfactory to the needs of the area.
2. *Maintain all right-of ways* and prevent and remove any obstacles creating a safety concern.
3. *Assure the width of roadway and side ditches* are of proper size and slope to provide for safe travel.
4. *Maintain proper drainage* in reference to size, ditch or culvert, etc. as may be needed.

Community Plan Land Use Policy Statement

Subject to its power to act, the Franklin Township Board of Trustees and Zoning Commission shall adopt and be bound by this Policy Statement. Modifications of this statement shall follow the resources used in the initial adoption of the Land Use Plan and Policy Statement, thereby offering the opportunity for discussion and change.

Land Use Policy Statement

Purpose: The purpose of this land use planning policy statement is to:

1. **Ensure Consistency.** Promote the legal requirement of reasonableness by avoiding arbitrary decisions and furthering the uniform application of the various planning producers.

2. **Promote Efficiency.** Simplify the preparation of materials for Township Zoning Commission action through the provision of guidelines and criteria. This will promote expeditious disposition in the interest of both the public and the petitioner.
3. **Establish a Public Record.** Provide a clear statement of policies upon which the community may rely.
4. **Maintain a Basis of Planning.** Assure the judicious use of resources. Planning decisions, such as zoning actions, need to be founded upon adopted principles and objectives. This will assist in accomplishing the intended purpose and avoid the legal problems of arbitrary and capricious actions.
5. **Develop a Planning Method.** Promote the rational utilization of land and the economical provision of required facilities and services both for the individual, and collectively in the public interest. This is accomplished through the allocation of land to a variety of uses based upon desired community objectives and intensity criteria.
6. **Ensure Adoption, Amendment and Binding Effect.** Establish formal procedures for the adoption and amendment of this Land Use Plan and Policy Statement recognizing that there is a need for continuity and community support.

Policies with General Applicability

Total Community Interest

Planning loses its vitality as well as its credibility if it: (1) becomes a mere composite of neighborhood desires; (2) is abused to advance the interest only of certain individuals or special interest groups; (3) is implemented whimsically or arbitrarily; or (4) becomes unreasonable or confiscatory in its application to private properties.

It is our policy that the general welfare of the area, in its entirety, must be served by all planning measures. Therefore, general public interests, rather than individual interests will be furthered.

Economic benefit to individuals shall be subordinate to the community economic considerations. Implementation of planning shall not be conducted solely for the purpose of increasing value.

Reasons for Actions

The Township Zoning Commission Board of Appeals and, where appropriate, the Board of Township Trustees, shall list its findings of fact and reasons for recommendations and actions.

By-Passed Land

In order to prevent development inconsistent with the plan, requests for development must demonstrate to the Commission that all adjacent land could be developed consistent with existing zoning and/or an approved overall development plan.

Check List Analysis

To promote a systematic review of major development, and all rezoning amendments, considerations shall be analyzed by answering the following questions. "No" answers may provide a basis for more critical scrutiny of a proposal.

Development Proposal Check List

1. Is the proposed development consistent with the Township's vision?
2. Is the proposed development consistent with the future land use plan?
3. Will the development (change) enhance the established land use pattern?
4. If the change creates a seemingly isolated, unrelated district, is there a compelling public interest to do so?
5. If the change alters the planned population density pattern, is there a compelling public interest to do so?
6. Are the capacities of public facilities adequate to serve the proposed development (water, sewers, streets, schools, fire and police protection, etc.)?
7. Are the proposed development boundaries logically drawn in relation to existing conditions?
8. Does the proposal contain adequate provisions to minimize adverse influences on living conditions in the surrounding area?
 - a) Control traffic congestion or conflicts;
 - b) Not produce unacceptable noise levels, or otherwise create a nuisance;
 - c) Not seriously affect the natural character of the land to the point of creating potential hazards or harming the rural character of the township.
9. Have the basic surrounding land use conditions changed?
10. If approved, will the improvement or development of adjacent property in accordance with existing plans and regulations still be feasible?
11. Could others be granted similar changes without sacrificing the general welfare?
12. Are there reasons why the property cannot be used as it is presently planned or zoned?
13. Is the change in scale with the area's needs? The neighborhood's needs? The Township's needs? The region's needs?
14. Were alternative undeveloped sites for the proposed use(s) not feasible.

Community Choice Policies

Right to farm and farmland preservation

Franklin Township residents have identified the preservation of farmland, the right to farm and the rural and natural character of the land as high priority concerns. Proper care for these are of economic as well as the aesthetic benefit to the citizens, present and future. The desire to preserve and protect the area in an attractive manner should continue to be an important determinant for development approaches.

Buffering

The diversity of uses in the Township means that physical separation of uses through transitional areas, open space fencing, and/or planting areas will be required. The extent of the application of this effort will be determined by the degree of incompatibility between specific uses.

Pedestrian orientation

As the Township continues to develop, there is an increasing need to have a people oriented, pedestrian environment. It is Franklin Township's intention to encourage bicycle and pedestrian linkages through a trail system.

Traffic

The tremendous public investment in traffic-carrying facilities including streets and highways must be protected by preventing indiscriminate access and strip development. Development requests, including rezoning requests of land abutting major streets, will be denied if the right-of way width is not adequate as determined by the Mercer County Planning Commission and County Engineer.

All non-residential developments shall be located with direct access to an improved designated major highway.

Development and natural drainage ways

Among the most striking attributes of the Township are its many natural drainage ways and Grand Lake St. Marys. It is the Township's intention to continue to preserve and protect natural drainage ways and, where possible to incorporate land for the use and enjoyment of its citizens into park and recreation facilities.

Conservation developments

In keeping with planning principles, Conservation Developments, for all land uses, will be encouraged.

Coordination with county agencies

The Township will coordinate with the Mercer County Engineer, the Mercer County Regional Planning Commission and the Mercer County Health Department:

1. To upgrade and enforce ditch and drainage standards
2. To ensure new roadways are built to durability standards appropriate to development use and soil conditions
3. To monitor need for development of a public water system
4. To improve enforcement of sewer regulations and proper hook ups

5. To monitor traffic control and safety of intersections, especially at the intersections of US 127 and SR 219, and US 127 and SR 703.

ACTION PLAN

The Franklin Township Community Plan contains a number of recommendations aimed at implementing planning policies and objectives. One section of the plan identifies principles and strategies to deal with specific issues and opportunities. This Action Plan, on the other hand, focuses upon some of the more urgent activities which Franklin Township should concentrate.

The results of the early interviews, survey results and community meetings suggest that citizens and officials want to see a more rational housing growth pattern. Such a pattern should reflect clearer definition of types and quality of housing; preservation of prime farm land; the preservation of natural features such as wetlands and greenspace that contribute to the positive image of Franklin Township and the implementation of those guiding development decisions.

It is noted that several of the Actions of the Action Plan address more than one area of community concern as described in the Community Plan Strategies Section.

Action Plan Items

1. Draft zoning regulations that include a hierarchy of agricultural districts. These should range from intensive agricultural districts to the agriculture/residence districts currently in place. Intensive agricultural districts would discourage the encroachment of residential development in our prime agricultural areas through the use of a large minimum lot size and permitting new residences only as accessory uses to farms.
2. Promote the voluntary use of "Livestock Facility/Lagoon/Holding Pond Site Evaluation Scoring Sheet" in Appendix within the agricultural community. Only those sites scoring in the "Good" range should be developed.
3. Draft other zoning guidelines that support and implement the initiatives of the Community Plan that lead to greater consistency in development regulations.

ECONOMIC DEVELOPMENT AND TOURISM

1. Create a development “one stop shop”. This will be an office that serves as a central clearing house with information regarding the township’s zoning and building regulations. It will also provide information on water and septic requirements from the Health Department and sewer and water tap in requirements. All permits and applications that might be needed by a developer may be obtained at this location with instructions and timetables. The “shop” will make the development process smoother and more user friendly while minimizing inter-jurisdictional conflicts and misunderstandings. This “shop” should be implemented with cooperation of the county.
2. Draft and adopt landscaping, buffering, lighting and sign regulations to encourage good quality industrial and commercial developments and parking lots. These will minimize conflicts with adjacent uses, contribute to the aesthetic appeal of the community and maintain the rural character of the Township.
3. The Township shall be closely affiliated with the development of the “one stop shop” sharing information on available sites, their attributes and local jurisdictional requirements and concerns.
4. Develop and adopt building codes. Assist and work with the county to begin this process.

NATURAL RESOURCE ACTIONS

1. Amend the zoning regulations requiring that all wetlands, woodlands, and streams be identified within pre-plat material. Such a requirement will permit the Zoning Commission to identify areas which should be preserved in the development process.

Institute a process which requires that wetlands and natural streams be preserved through the establishment of a mandatory set-back (no build) zone of not less than 100 feet.

2. Require well/septic inspections, by the county Health Department, prior to the transfer of ownership of property; and the assurance that such systems are not linked to farm drainage systems and have no discharge off lot.

DEVELOPMENT OF A TOWNSHIP OPEN SPACE, GREENWAYS, PARKS AND TRAILS

1. Develop prototype Conservation Development regulations for township zoning codes. Such regulations may include suggested new classification standards or the development of a township wide overlay district.
2. Establish a park/trail Committee to develop specific implementation steps targeted at the creation of more parkland, greenspace and trails. Explore the inclusion of the creation of a land trust for public and non-public lands.

ACTIONS AIMED AT INCREASING CITIZEN PARTICIPATION

1. The Franklin Township Trustees shall sponsor a newsletter aimed at informing citizens and property owners of all activities of the township area.
2. Develop and maintain an interactive web-page providing up-dated information on Franklin Township activities including meeting times, agenda items and actions. Such a system should also be utilized to solicit citizen views on public issues.

ACTIONS AIMED AT CLEANING UP LITTER, MISC. JUNK AND RUN DOWN PROPERTIES.

1. Implement zoning requirements that would address any of above items.
2. Develop a system of how and where junk items can be disposed of and a method to inform the citizens.
3. Promote and develop a routine clean-up of roads, public places and over all community.

PRIORITIZATION

- Year 1 (2000)
- Web Page Development
 - Newsletter Development
 - One Stop Shop
 - Building Codes
 - Zoning Changes
 - Select a Greenland/trail Committee
 - Community Clean-up

All items listed above have been identified as top priorities.