# Franklin Township Comprehensive Plan

Citizens Advisory Committee Meeting #3

March 26<sup>th</sup>, 2024 6:00 PM – 7:30 PM

Franklin Township Administration Building





#### AGENDA



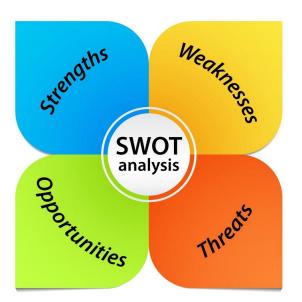
- Introductions
- Meeting #2 Recap
  - Information Sessions
- Information Session
  - Warren County Park District
  - Five River MetroParks
  - Warren County Water and Sewer Department
- SWOT Analysis Update
- Vision Exercise
- Next Steps
- Adjournment





# **MEETING #2 RECAP**

- Community Survey Results
- Information Sessions
  - Warren County Building and Zoning Department
  - Warren County Engineer's Office
- SWOT Analysis





186 Responses

As of March 19th, 2024







In 10 years, I would like the Township to....

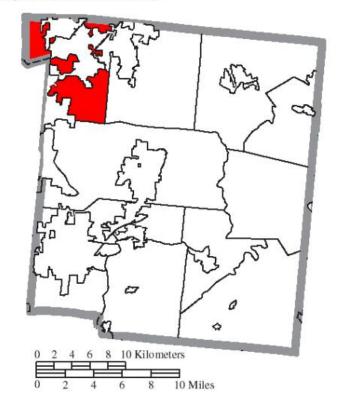
Please finish the statement.



#### Franklin Township Comprehensive Plan

Community Visioning Survey

Do you live or work in the Franklin Township?



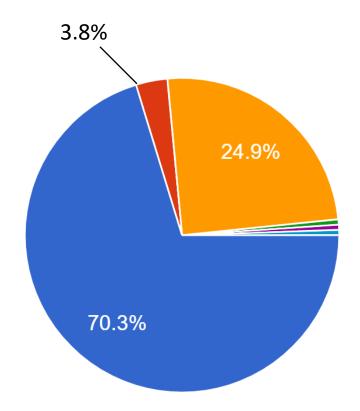


e image / reputation of the Township?



Do you live or work in the Franklin Township?

185 responses







Live

Work

Live and Work

Nearby

Other (1.8%)

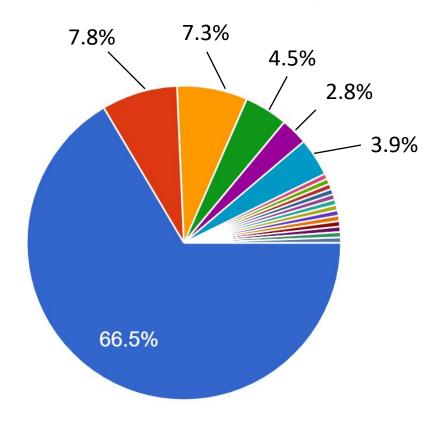






What primarily established the image / reputation of the Township?

179 responses

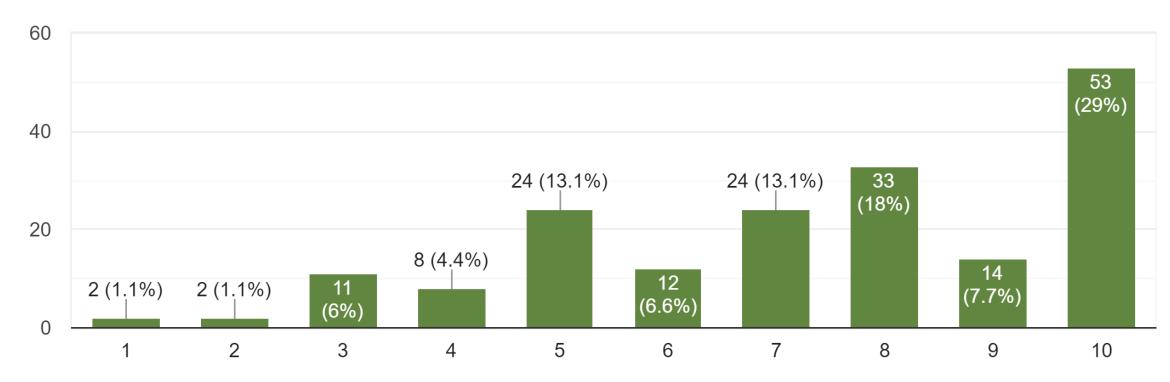


- Neighborhoods
- Parks and Cemeteries
- Schools
- Public Services
- Roads
- Infrastructure

Other (7.2%)

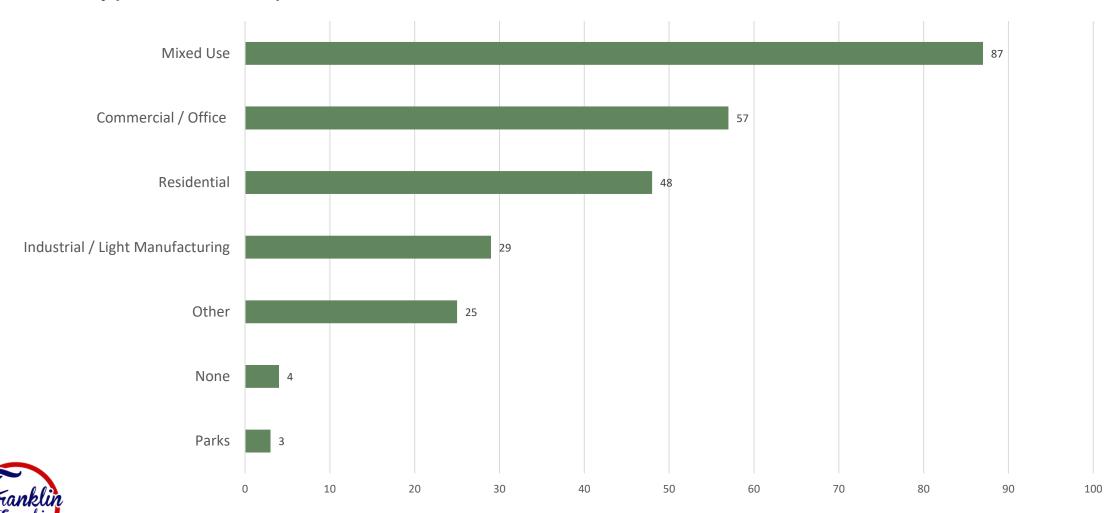


On a scale from 1 to 10, what is the level of importance to improve fire service in the Township? 183 responses



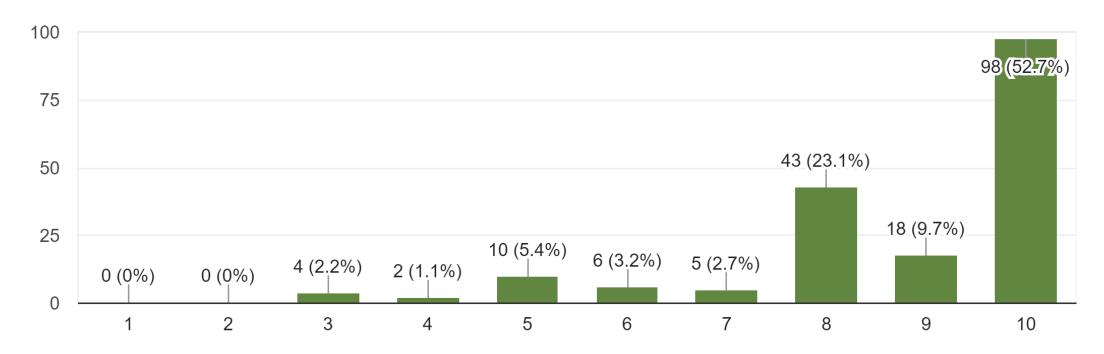


What type of development is needed? (176 responses)

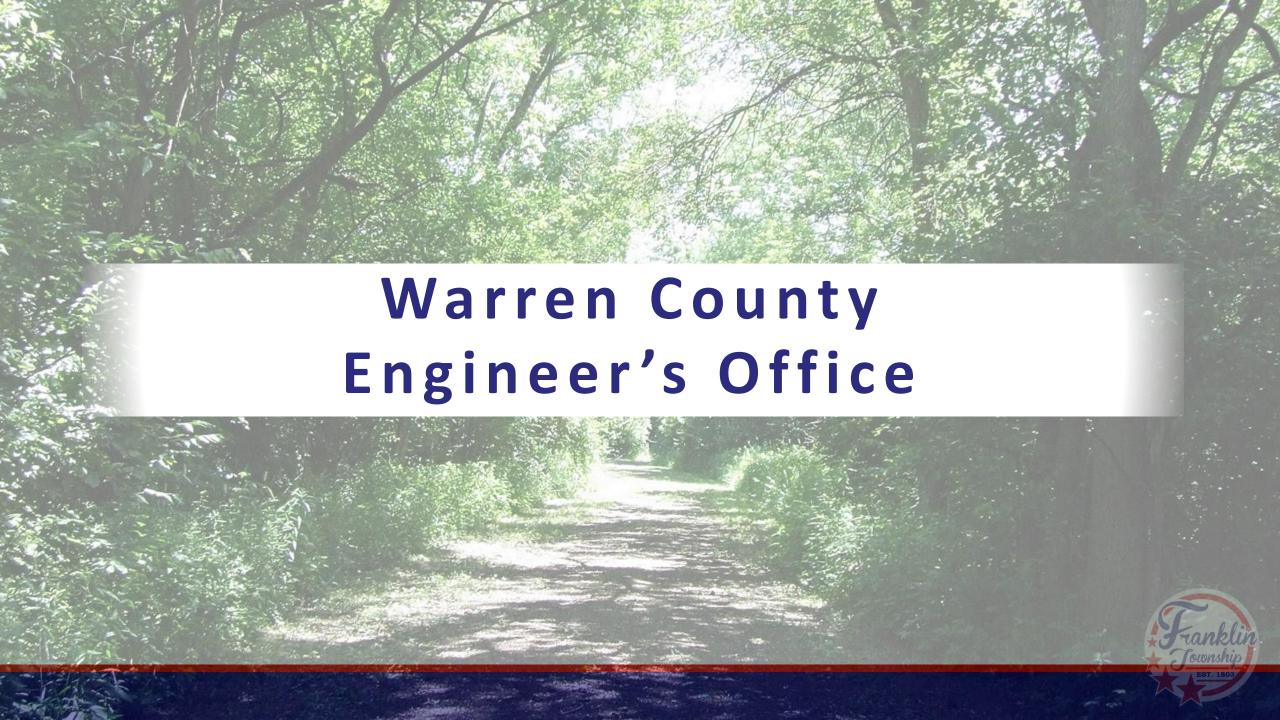


On a scale from 1 to 10, how important is it that residents of the Townships are able to have access to public parks and cemeteries?

186 responses







# STAKEHOLDER FINDINGS

- Address intersections and roadways:
  - Robinson Vail / State Route 122
  - Robinson Vail / State Route 123
  - Franklin-Trenton Road Underpass
  - Hendrickson Road / Union Road
  - Manchester Road / Union Road





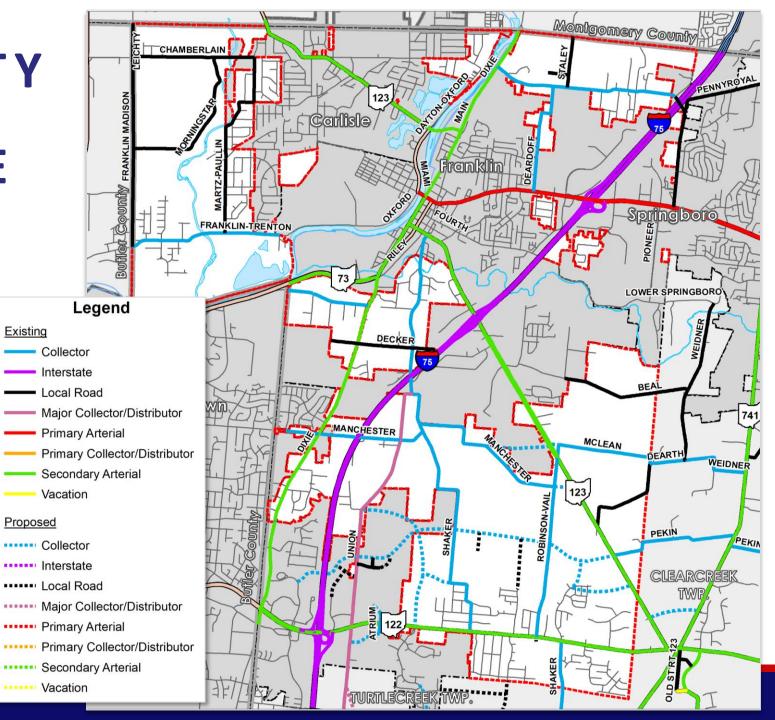


# WARREN COUNTY THOROUGHFARE

# PLAN

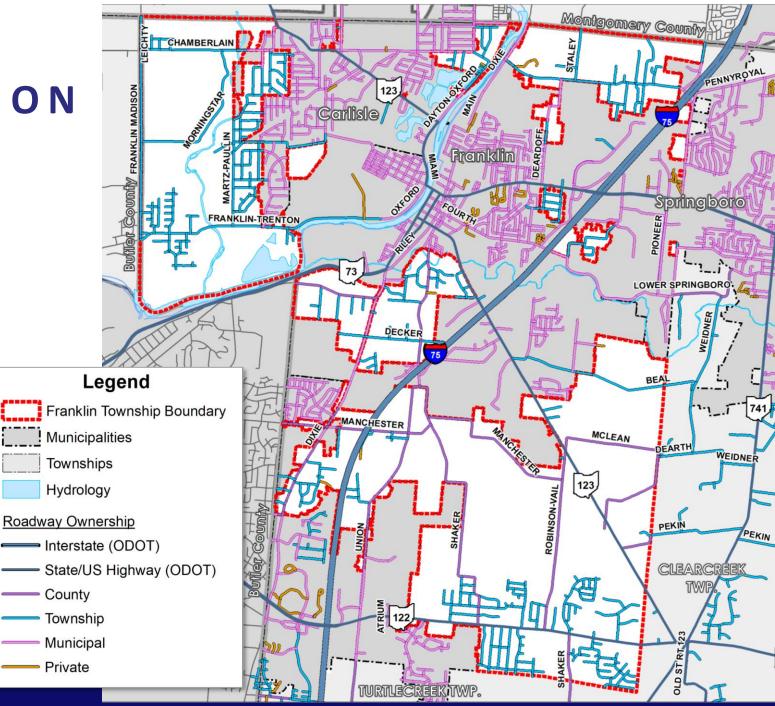


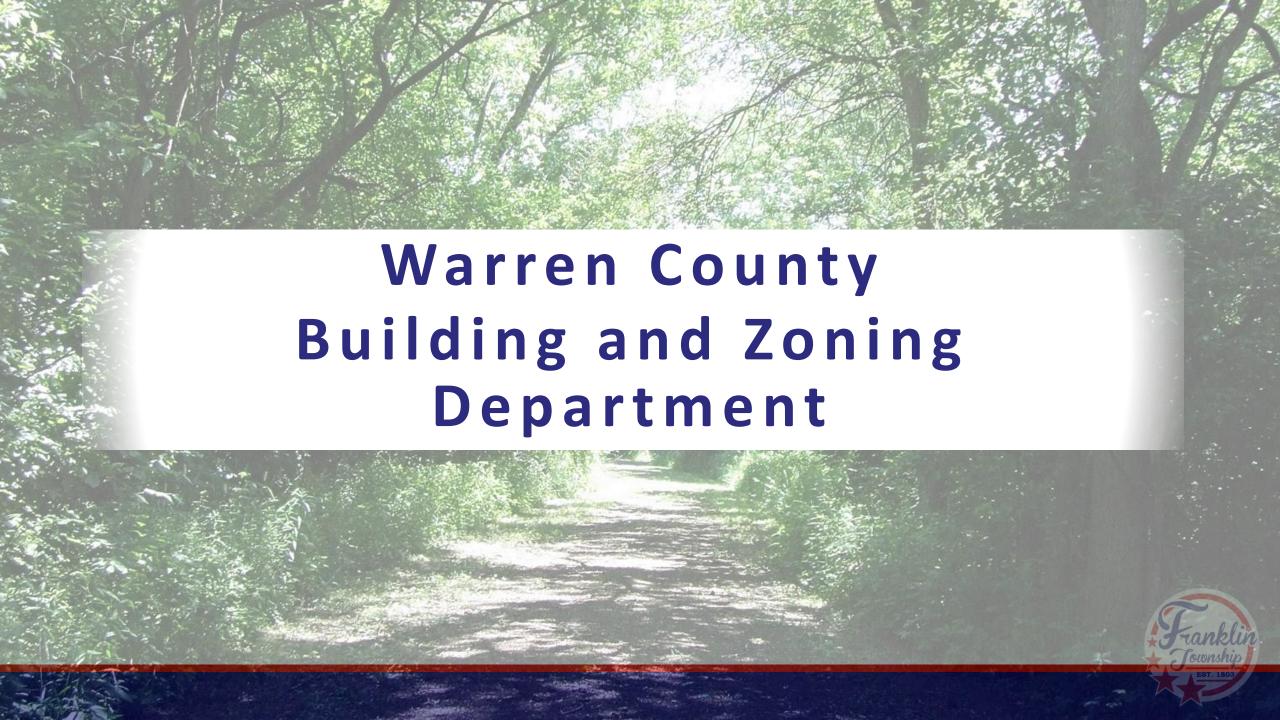




# WARREN COUNTY ROAD CLASSIFICATION







# **STAKEHOLDER FINDINGS**

#### O Housing:

- Great school district, and place to raise a family.
- New residential developments are only in Hunter area
  - Trails of Greycliff
  - Wilson Farms
- Would like to see greater diversity in housing, if done well with community support.
- There is not enough housing for families and first-time home buyers.
- Do not want to overpopulate the Township





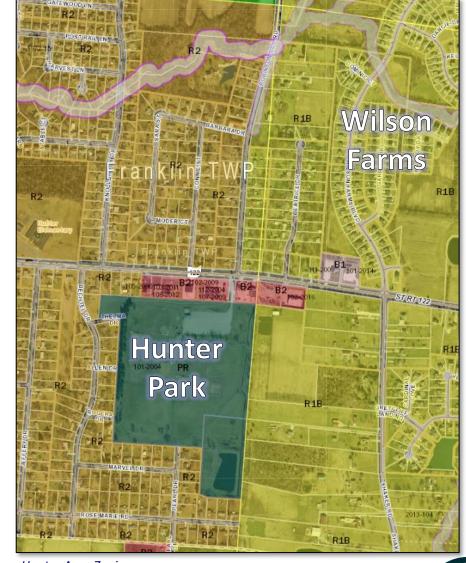




# STAKEHOLDER FINDINGS

#### Commercial:

- Township needs future commercial development growth and could utilize existing vacant buildings.
- Would like to see restaurants and more commercial along State Route 122, Hunter, and Pennyroyal Road.
- Northwest Franklin Township has one store, and limited commercial in northern half of Township.
- Future commercial is encouraged, with an adequate buffer



Hunter Area Zoning



### WARREN COUNTY

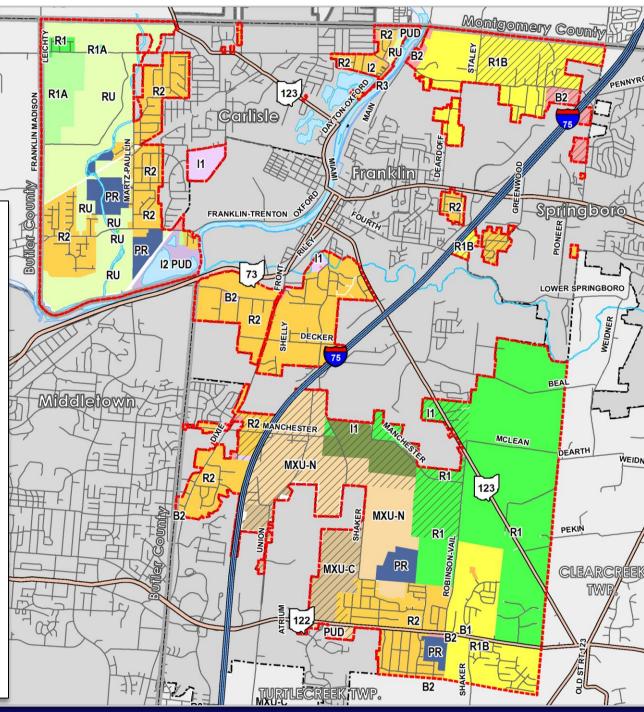
#### ZONING











# ZONING ENFORCEMENT

- SITE PLAN REVIEW
- CONDITIONAL USE
- VARIANCE
- REZONING
- PLANNED UNIT DEVELOPMENT
- VIOLATIONS AND PENALITIES
- O ADMINISTRATIVE APPEAL

[1] SITE PLAN REVIEW

(1) BOCC or BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

CONDITIONAL USE REVIEW

(1) BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

[3] VARIANCE

(1) BZA Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

[4] REZONING

(1) Regional Planning Commission (RPC) Public Meeting

(Recommendation with any Conditions)

(2) Rural Zoning Commission (RZC) Public Hearing

(Recommendation with any Conditions)

(3) BOCC Public Hearing

(Approval with any Conditions or Denial related to Code Requirements)

**BOCC** - Board of County Commissioners **BZA** - Board of Zoning Appeals

# **ZONING APPLICATION EXAMPLES**



Dollar General (Site Plan Review)



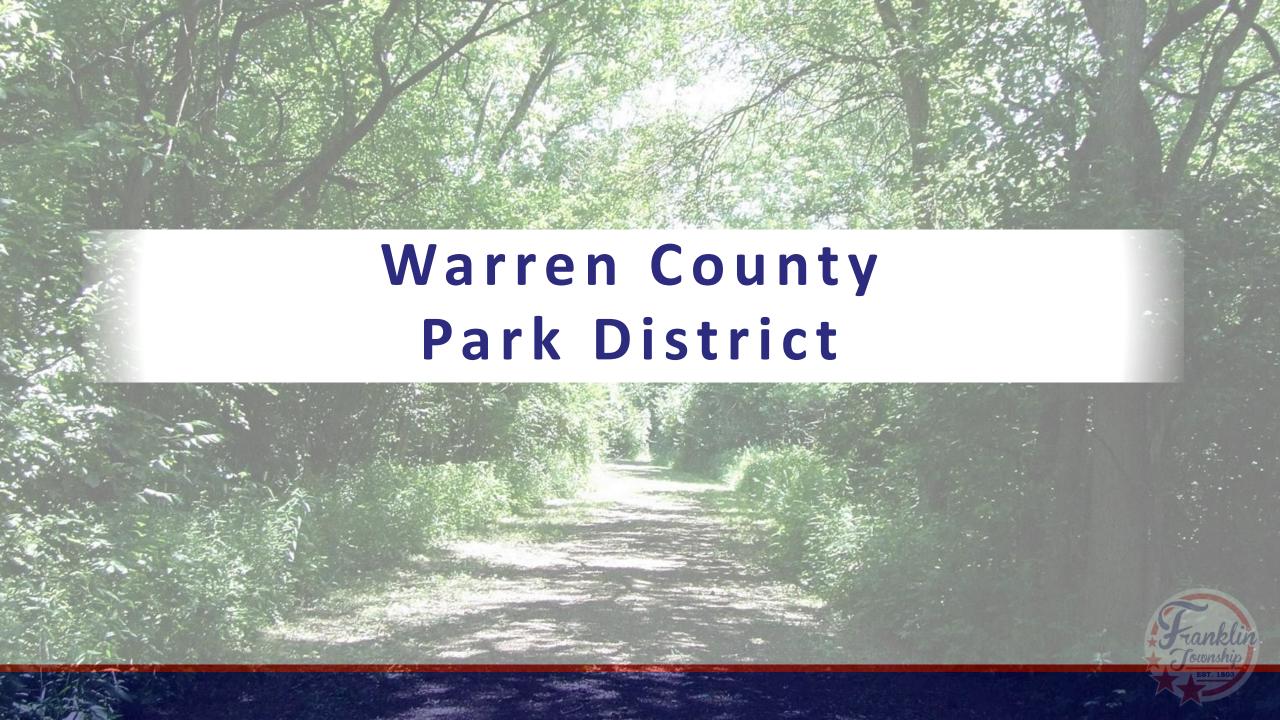


Middletown Cardiology Associates (Planned Unit Development)

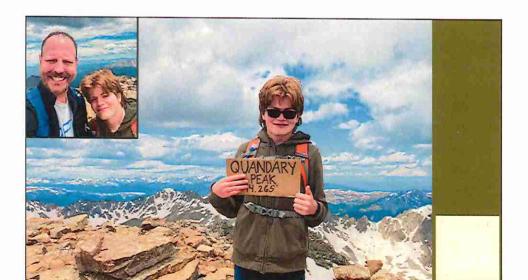


New Covenant Church / 12 Stones Coffee Shop (Conditional Use & Site Plan)

Stone Valley Meadows (Conditional Use & Site Plan)





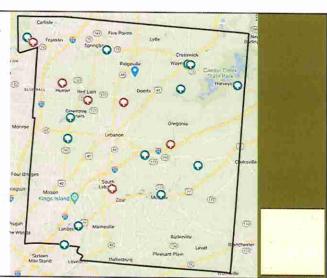


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#### Warren County Park District

- 1,721 acres
- 19 properties
  - 13 parks open to public
  - 6 undeveloped conservation areas (future parks)
  - · Armco Park, on 741 NW of Lebanon
  - · Landen-Deerfield Park, on 22-3 in Landen





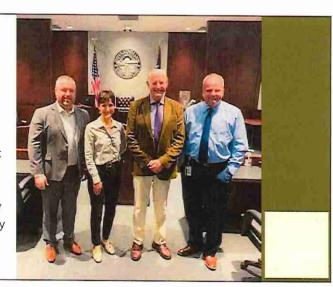
#### What We Offer

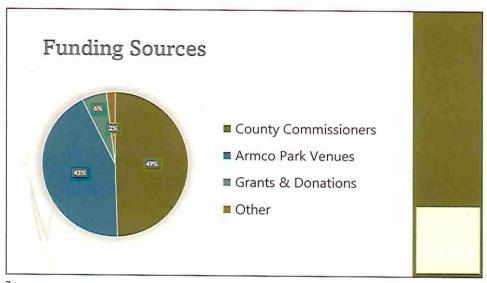
- · The Great Outdoors
- Nature Education Programs
- Trails / Walking / Jogging
- · Little Miami Scenic Trail Access
- · Fishing / Boating
- Canoe / Kayak
- Playgrounds / Nature Play
- Sports Fields
- · Executive Golf Course
- Disc Golf
- MORE

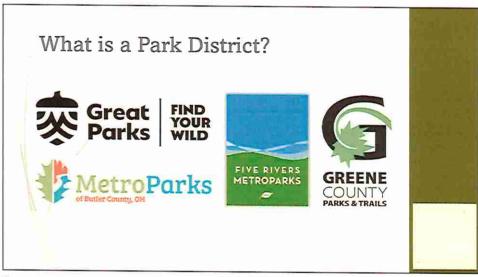
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#### Governance

- County-wide Park District
- Formed in 1970
- Political Subdivision
- Park Commissioners
  - · Ben Yoder, President
  - Jeff Blazey, VP
  - · Wendy Monroe
- Appointing Authority
  - Hon. Joseph W. Kirby Warren County Probate Judge





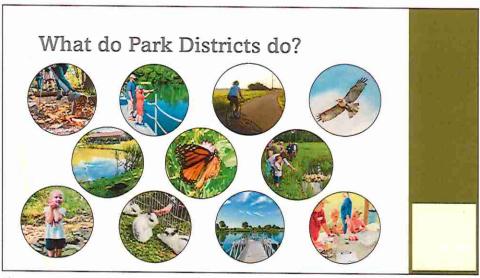


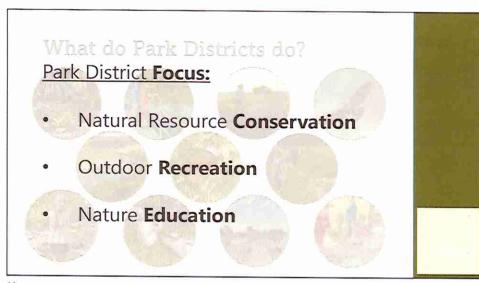
#### What is a Park District?

ORC 1545.11: The board of park commissioners may acquire lands...

...for conversion into forest reserves and for the conservation of the natural resources of the state... ...and to those ends may create parks, parkways, forest reservations, and other reservations and afforest, develop, improve, protect, and promote the use of the same.

0









#### Health

- 20-minute walk in nature reduces
   ADHD symptoms in children<sup>1</sup>
- 28% reduced stress level in children<sup>2</sup>
- 33% lower rate of depression in adults<sup>3</sup>
- \$3 in health care costs saved for every \$1 invested in trails<sup>4</sup>

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#### Economy

- Properties \$2,262 more valuable on average when near a park.<sup>8</sup>
- 75% want public hiking and biking trails close to home.<sup>7</sup>
- 84% seek high-quality parks when choosing where to live.<sup>6</sup>
- Quality of life second most important factor that companies consider when selecting where to locate. 5

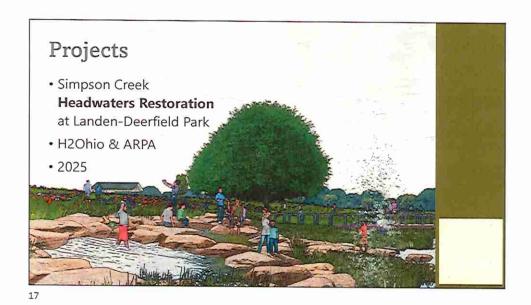






#### Projects

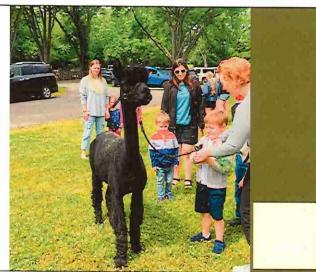
- Synthetic Turf Infields at Armco Park Softball Complex
- Made possible due to ARPA grant from Warren County Commissioners
- Ribbon Cutting Friday April 26, 3:00pm





#### Projects

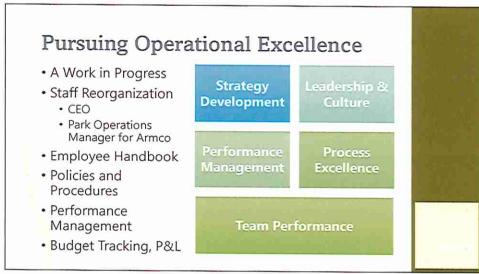
- New Website Coming! Summer 2024
- Online Reservation System (ongoing)
- Shelter
   Renovations
  - 2 completed
  - 5 in 2024

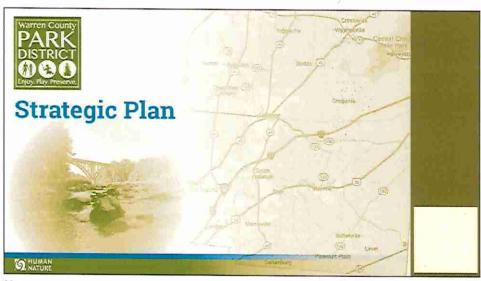


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#### 2023 Accomplishments

- Launched WCPD Charitable Fund
  - Managed by Warren County Foundation
  - Thanks to a \$50,000 gift towards a restroom at Morrow Veterans Park in honor of Carl & Verna Rae Oeder
- \$423,179 H2Ohio grant
  - for Simpson Creek Restoration at Landen-Deerfield Park
- 15% YOY revenue increase at Armco Park venues
  - 92% of Armco Park operational expenses covered through non-tax revenue in 2023
- Approx. 2,000 nature education program participants
- · Approx. 700,000 park visitor occasions





#### Strategic Planning Goals

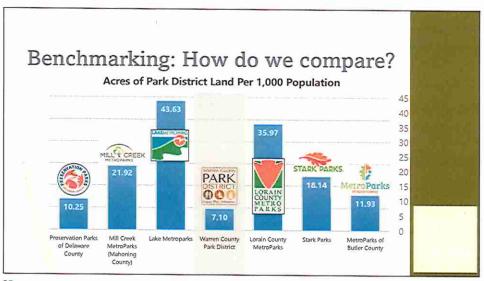
- Understand community needs and trends as they relate to parks, open space, and trails
- Craft the Park District's mission, vision, goals, and objectives
- Define the Park District's unique value proposition — i.e. what sets a Park District apart from municipal and township park providers?

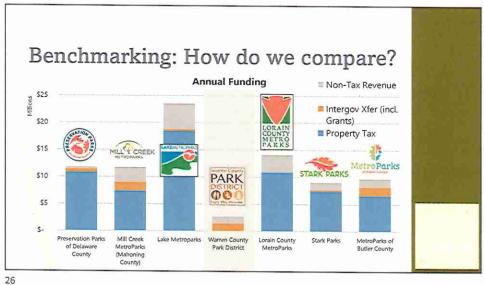


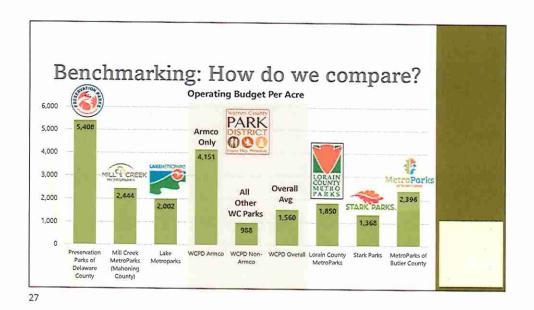
23

# Benchmarking: How do we compare? Six closest Ohio counties by population

	County	Park District	Population
SIAY10A	Delaware	Preservation Parks of Delaware County	214,120
LQ CREEK	Mahoning	Mill Creek MetroParks	228,621
	Lake	Lake MetroParks	232,524
PARK	Warren	Warren Co. Park District	242,338
	Lorain	Lorain Co. Metro Parks	312,974
ARK PARKS	Stark	Stark Parks	374,853
etroParks	Butler	MetroParks of Butler Co.	390,378

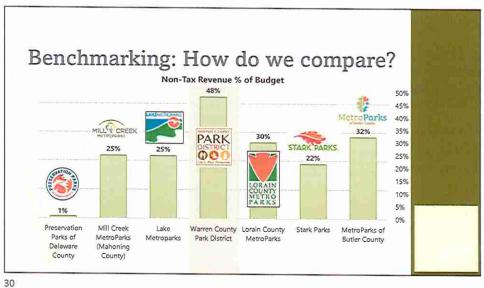






Benchmarking: How do we compare? **Operating Budget Per Acre** 6,000 PARK 5,000 Armco Only 00 4,000 4,151 3,000 MetroParks Overall All 2,000 2,396 Avg Other STARK PARKS WC Parks 1,000 1,363 Preservation Mill Creek Lake WCPD Armor WCPD Non-WCPD Overall Lorain County Stark Parks MetroParks of Parks of MetroParks Metroparks Armco MetroParks **Butler County** Delaware (Mahoning County County)





# Strategic Plan Process & Timeline

- Guided by a **Steering Committee** of ~20 individuals
  - · Representing different geographic areas of the County
  - Representing various stakeholder groups (health, business, trails, tourism, conservation, recreation, nonprofit etc.)
- Online surveys
- Open houses across the County
- Statistically valid survey
- Now through the end of 2024



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# FIVE RIVERS METROPARKS

# Five Rivers MetroParks Master Plans Stakeholder Presentation

March 2024



# FRMP Comprehensive Master Plan

- Trails are the #1 Amenity
- Take Care of What We Have
- Continue to Protect the Region's Natural Assets

www.metroparks.org/plan



# Twin Valley Themes

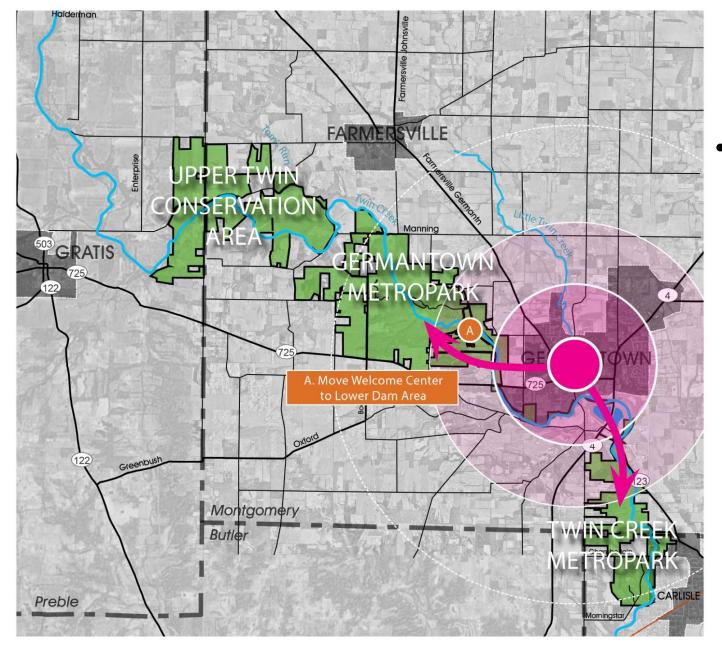
- The Primary Nature Based Recreation Destination in Greater Dayton
- Strengthening and Protecting the Linkages and Cohesiveness of the Land Areas Associated with the Water Resources Network
- Celebrating the "Wildness" of some of the Region's most Ecological Diverse Habitat
- Improving the Connective System of Trails to Better Link Major Assets and Accommodate Multiple Users and Experiences
- Enhancing Amenities and Major Use Areas
- Improving the Welcoming Experience



# Twin Valley Program

- Trails
  - Hiking, Day Use & Backpacking
  - Equestrian
  - Mountain Bike
  - Bicycling
- Use Hubs
  - Primary Use Area- Welcome Center at the Dam & Old Mill
  - Main Park
  - Outdoor Education and Recreation Center
  - High View
  - Camp Hook
- Connection to and Preservation of Nature
  - Reforestation, Prairies, Additional Conservation Easements
  - Nature Play
  - Nature Engagement Opportunities
  - Outdoor Adventure





- Big Ideas
  - Park Gateway



# FRMP Paved Multi-Use Trails - New Construction

# Multi-Use Trail New Construction

# Legend

FRMP Managed MU Trails

- Existing
- Proposed
- Proposed Assist

## Regional Trails Proposed Status

- Proposed
- --- Proposed Modified
- Regional Bikeways Existing
- FRMP Properties



# Five Rivers MetroParks Water Trail Access Points

# Water Trail Access Points- Status

### Legend

Water Trail Access Point Status



Existing



Modified



proposed

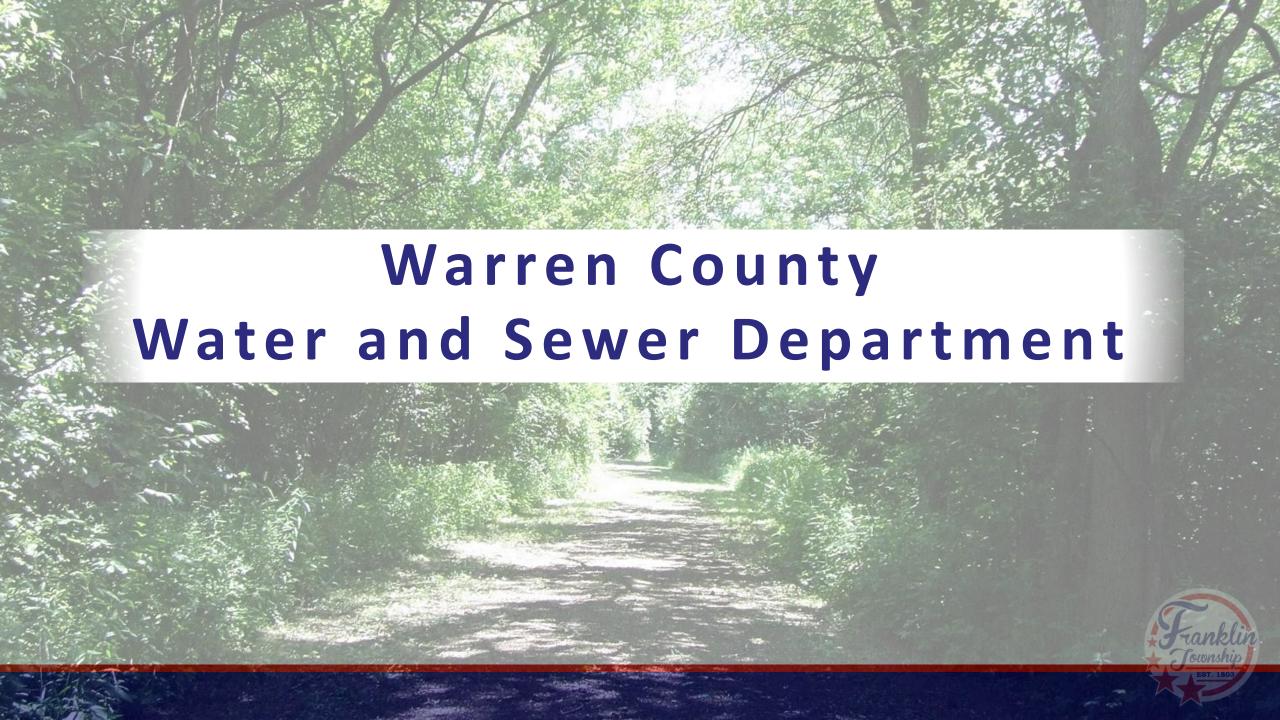


FRMP Properties



# Questions?



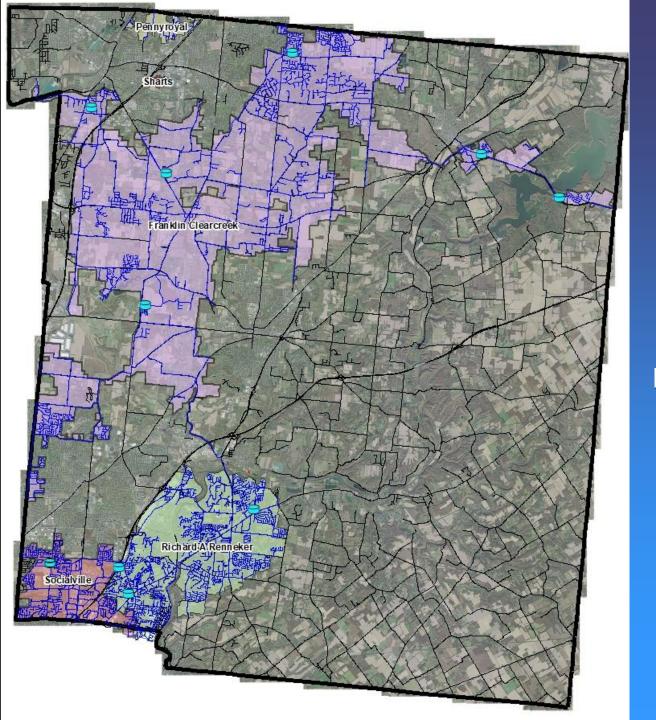


# Warren County is the largest water provider in the County, the 15th largest in Ohio, ..... and we are growing.

- 2022 Budget of \$22 Million
- 78 Employees
- 2 Water Treatment Plants
- 5 Booster Pump Stations
- 9 Elevated Water Towers
- 5 Public Water Systems

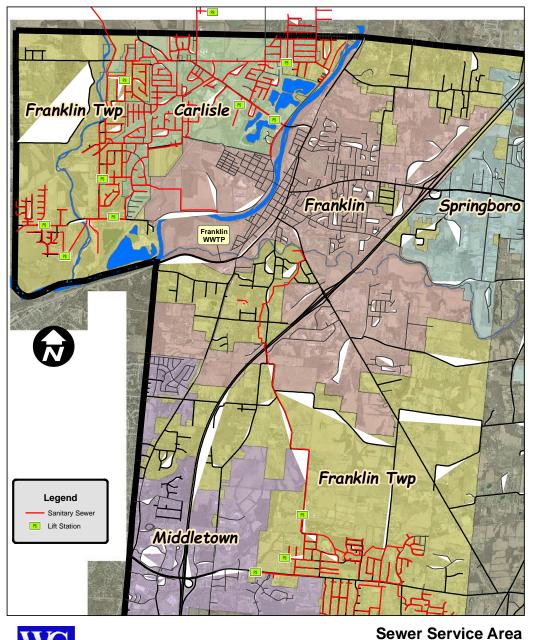
## 2016 Survey

		Customer	
Rank	Public Water System	Population	
1	City of Cleveland	1,262,955	
2	City of Columbus	1,159,817	
3	City of Cincinnati	749,000	
4	City of Toledo	360,000	
5	City of Akron	280,000	
6	Montgomery County	260,805	
7	Aqua Ohio	173,000	
8	City of Youngstown	148,000	
9	City of Dayton	142,000	
10	Del-Co Water Company	141,407	
11	Lake County	115,835	
12	Clermont County	113,000	
13	Butler County	109,988	
14_	City of Canton	98,260	
15	Warren County	77,000	
16	Lorain County	71,074	
17	City of Elyria	68,000	
18	City of Lima L	65,619	
19	City of Lorain	64,152	
20	City of Hamilton	62,477	
21	City of Springfield	59,357	
22	City of Lakewood	52,100	
23	City of Mansfield	51,000	
24	City of Cuyahoga Falls	49,652	
25	City of Middletown	48,694	



# Water Systems

We operate Five Ohio EPA regulated Public Water Systems (PWS) located throughout the County.

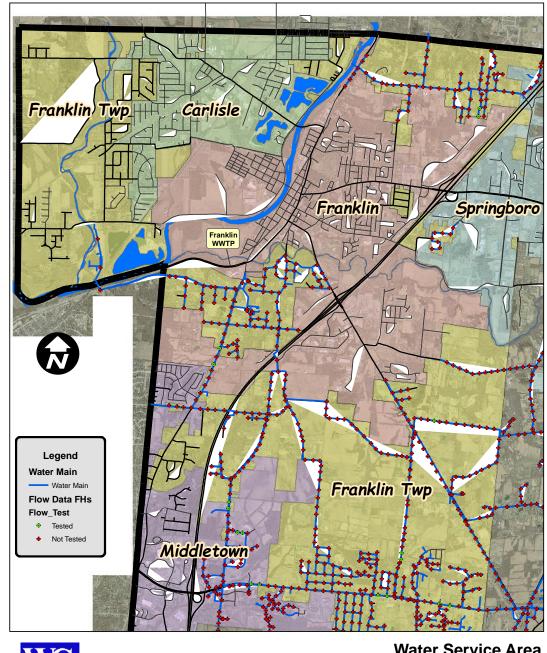




0.5

2 Miles

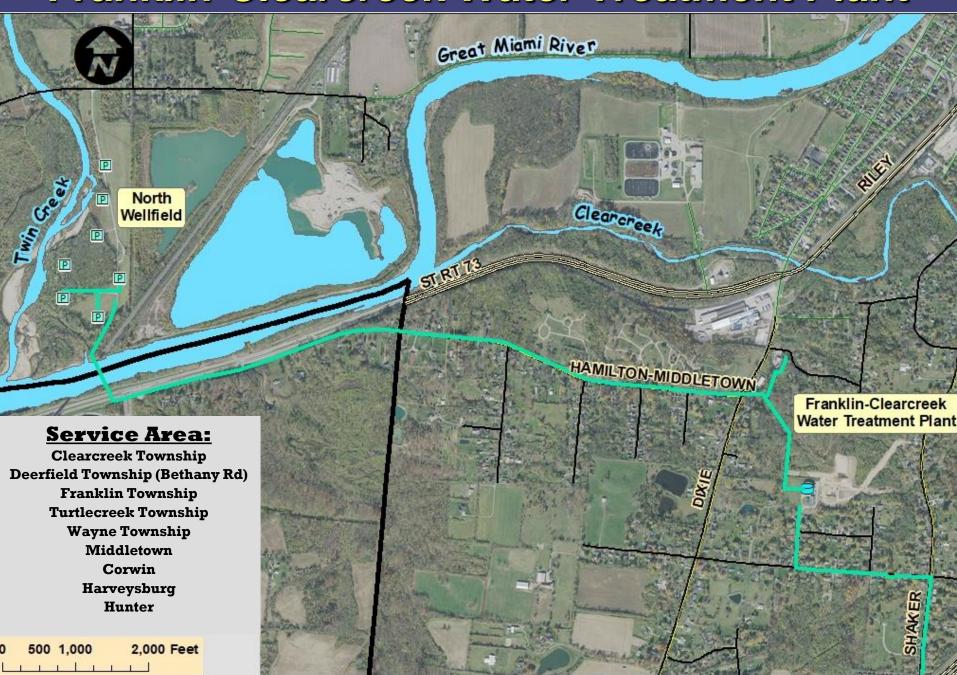
Sewer Service Area Franklin Township Area March 2023





0.5 1 2 Miles **F**I

Water Service Area Franklin Township Area March 2023





**Contractors: Peterson Construction & Larry Smith Inc.** 

**Construction Cost: \$15.1 Million** 

**Design Capacity: 9.7 MGD Expandable to 15.0 MGD** 

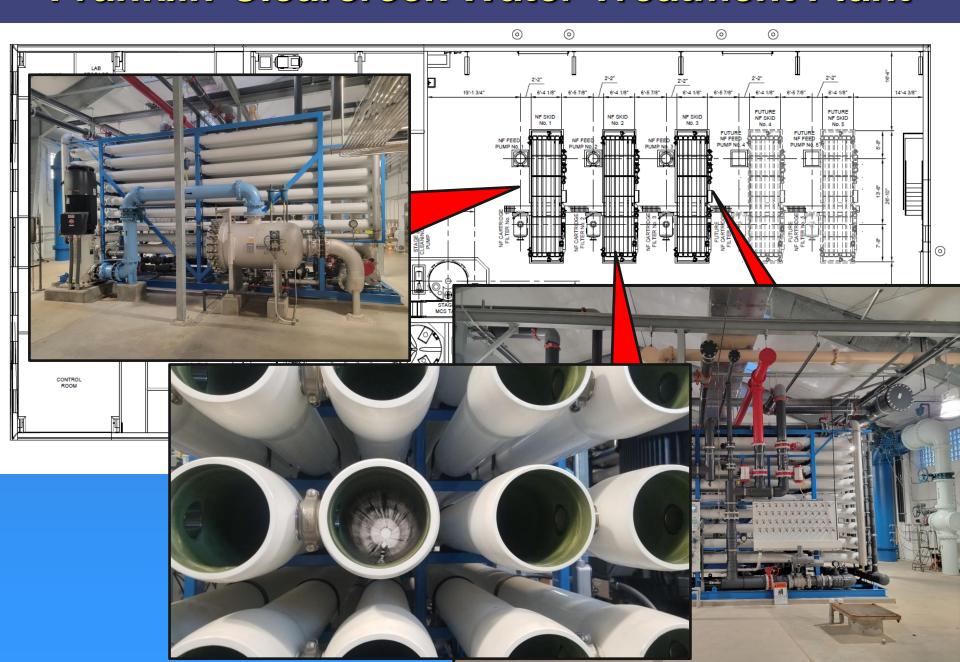
**Startup: February 2022** 

**Number of Customers: 13,500** 

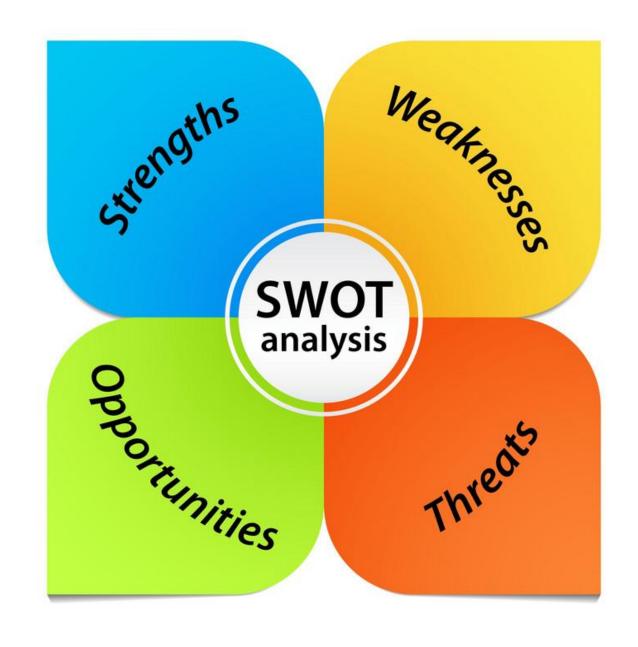
Raw Water Hardenss: 288 mg/L as CaCO<sub>3</sub> (17 grains)

Finished Water Hardness: 140 mg/L as CaCO<sub>3</sub> (8 grains)





- Strengths
- Weaknesses
- Opportunities
- Threats





**STRENGTHS** 

of the Township (internal)

**WEAKNESSES** 

of the Township (internal)

to the
Township
(external)

**THREATS** 

to the Township (external)



A SWOT ANALYSIS IS A STRATEGIC PLANNING TECHNIQUE WHICH IS USED

TO IDENTIFY AND CATEGORIZE SIGNIFICANT INTERNAL FACTORS

(<u>STRENGTHS</u> AND <u>WEAKNESSES</u>), AND **EXTERNAL** FACTORS

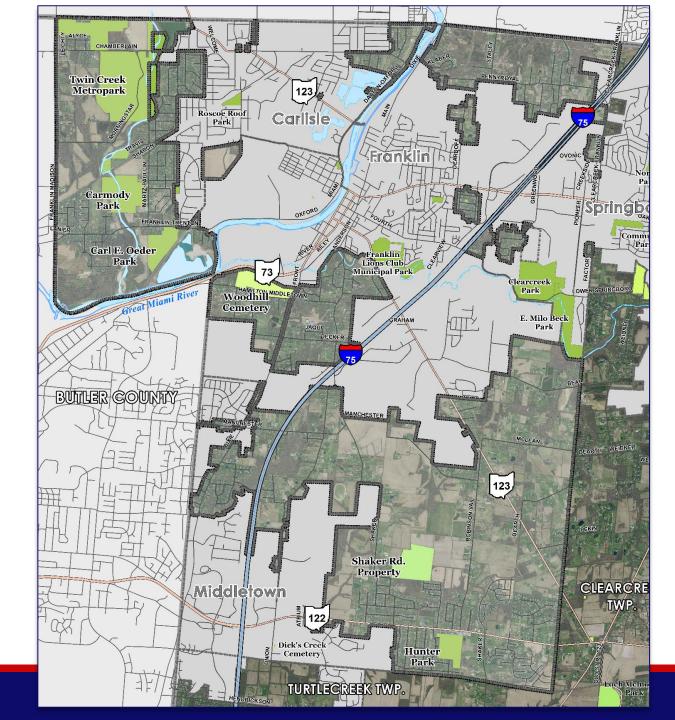
(OPPORTUNITIES AND THREATS) FACED IN A PARTICULAR REGION

OR TOWNSHIP.





<u>Strengths</u>	<del>-</del>	 	
<u>Weaknesses</u>			
Opportunities		 	
<u>Threats</u>			



# **STRENGTHS**

- Location along Interstate 75 Corridor
- Parks (Hunter Park, Carmody Park, Twin Creek MetroPark)
- School Districts
- Red Lion/Hunter Area
- Location along State Route 122 / State Route 123 Corridors
- Woodhill Cemetery and Dick's Creek Cemetery
- Franklin Township Senior Services Transportation
- Affordable Housing
- Roads Department (Maintenance and Snow Removal)
- Strong Sense of Community





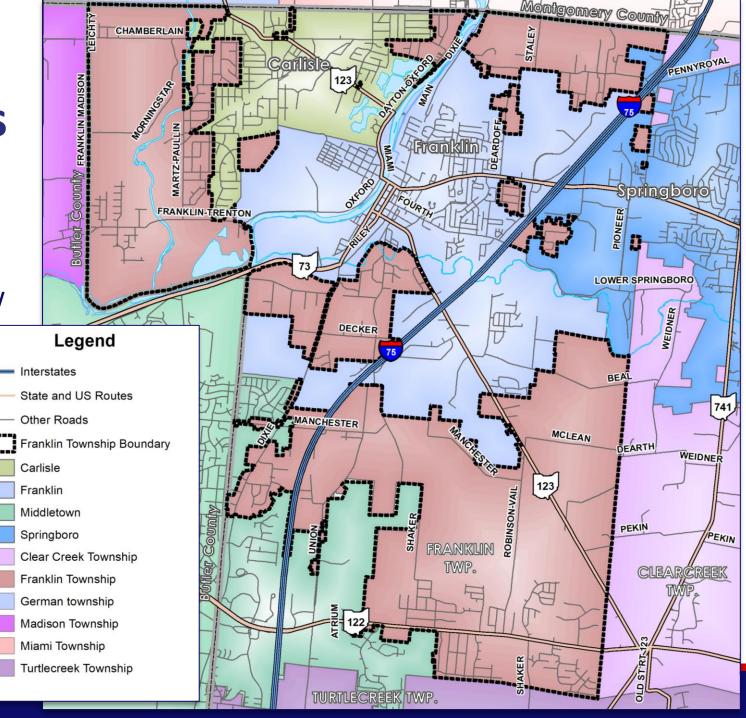
# STRENGTHS – Additional Comments

 Relationship with adjacent municipalities

Open property and room to grow within the Township

Leadership

Great neighborhoods



# **WEAKNESSES**

- **Vacant Properties**
- Limited Commercial (Retail, Restaurants and Entertainment)
- **Lack of Senior Housing**
- **Buildings Maintenance**
- **Limited Zoning Code Enforcement**
- **Limited Township Staffing**
- **Extensive Groundwater Protection Area**

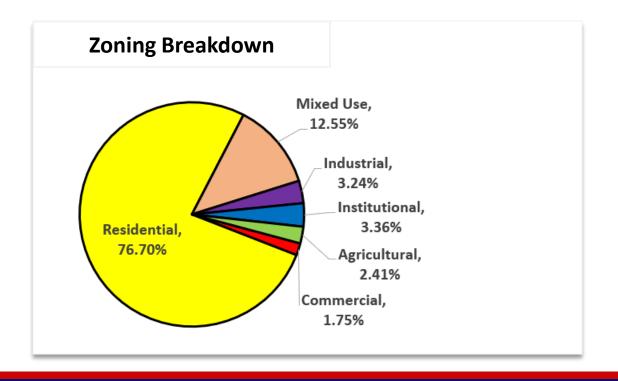




# **WEAKNESSES – Additional Comments**

- Lack of commercial for funding infrastructure
- Need for full time police and fire department
- Heavy traffic to major freeways (especially the western half)
- Imbalance of power through annexation compared to cities
- Lower income compared to other areas of the County
- Perception by residents of development





# **OPPORTUNITIES**

- Township and County-Owned Properties
- Grants
- Shaker Road Property (Future Park)
- Franklin Trenton Road Property (Future Park)
- New Residential and Commercial Developments
- New Trail Connections
- More Township Events
- Joint Economic Development Districts (JEDDs)
- Improve Fire Service
- Safer Roads and Efficient Road Service
- Upgraded Cemeteries
- Conduct a Capital Improvement Plan







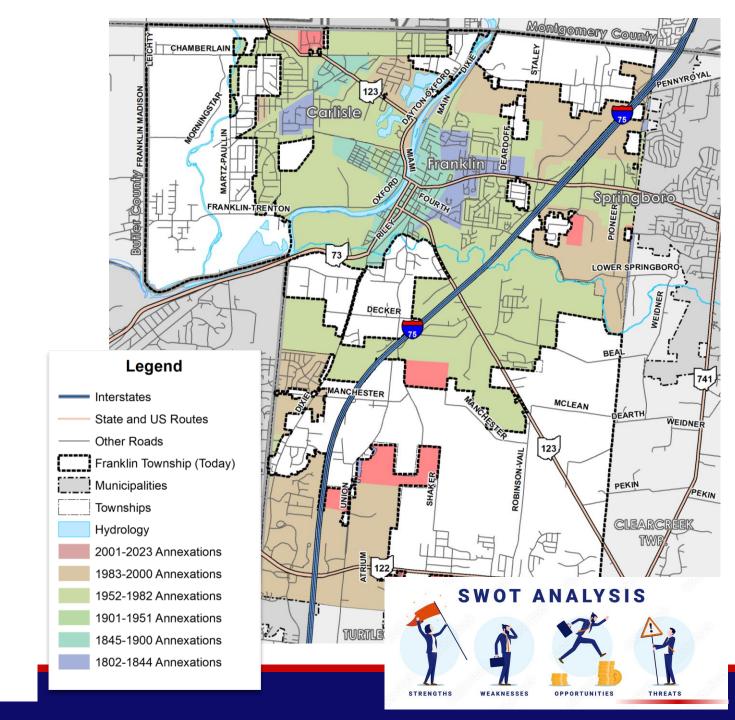
# **OPPORTUNITIES – Additional Comments**

- Zoning overlay to allow commercial uses in residential zones
- Potential JEDDs to prevent annexation
- Amtrak expansion in the region
- Expansion of sewer service
- State funding and opportunities



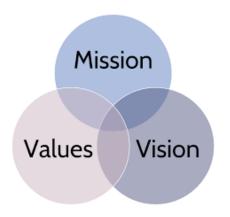
# **THREATS**

- Annexation
  - (From cities of Middletown, Franklin, Carlisle, and Springboro)
- National and Local Economy
- Lack of Grant Funding
- Incompatible Development in Adjacent Municipalities
- Limited Zoning Code Enforcement
- Perception of Franklin Township
- Lack of funding



### The vision should include:

- The common values of a community.
- The qualities or resources that make Franklin Township unique or describe its identity.
- The attributes people like and want to be sure to keep.
- The preferred future for subject areas such as land use, natural environment,
   parks, infrastructure, agriculture and quality of life.
- Transition issues between uses (i.e. landscape buffers, architectural mitigation, traffic management).





### WHAT IS A COMMUNITY VISION?

A community vision is an image of a community's future that describes values and aspirations over the next 10 to 20 years. The statement should address all aspects that make up a community, such as social, cultural and economic fabric. The community vision helps define the direction a plan will go.

The Vision	The Plan		
Future oriented	Present leading to future		
What to do	How to do		
Vision is possibilities	Plan is policies		



The Plan puts the Vision into motion.



# **Example Vision Statements**

"Union Township, Warren County, Ohio is defined by idyllic settings, friendly people, and a balance between the preservation of its rural character and accommodations for sustainable growth. The Township encourages low density residential development in a manner that maximized impact on areas devoted to farming or natural preservation. Residents enjoy the beauty of the Little Miami River and nearby cultural events, good schools, entertainment, and recreational opportunities."

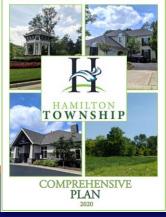
# **Union Township**



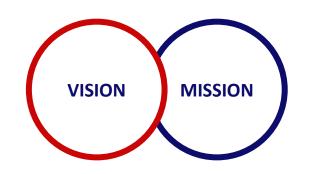
# **Example Vision Statements**

"Hamilton Township is the choice community to live, work, and shop because of its diverse lifestyle choices. We are a well-planned, safe, prosperous and a fiscally responsible Township where residents and businesses value education; families; health; the Little Miami River; public safety, working farms; and enjoy its natural beauty and rural character. Our Township consists of high-quality residential neighborhoods; vibrant and thriving commercial centers; diverse housing opportunities; inviting parks; accessibility to the Little Miami riverfront; excellence schools districts, and exceptional Township services."

# Hamilton Township



# **KEYWORDS / KEY THOUGHTS EXERCISE**

**See Handout** 

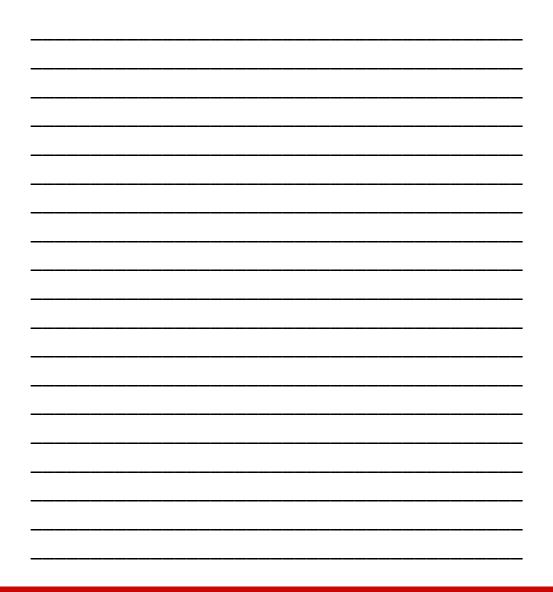
# **THOUGHTS EXPRESSED**

- Friendly township.
- Strong sense of community.
- A vibrant commercial hub (Hunter).
- Quality education.
- Senior services.
- Realize location as an asset (Location between Cincinnati and Dayton).
- Compatible forms of affordable housing (particularly for seniors).
- Balanced growth for financial stability.

- Access to quality parks (Improved parks and recreational amenities).
- Beautiful, accessible open spaces.
- Efficient public services and facilities.
- Safe neighborhoods.
- Neighborhood revitalization.
- Connected green spaces and trails.
- Strong intergovernmental cooperation.
- Preserve township boundaries.

- Strong, efficient leadership
- Increased communication (social media).
- Quality community amenities for families and the elderly.
- Well-maintained cemeteries.
- Efficient road maintenance and snow removal.
- Orderly and appropriate commercial/industrial growth.
- Safe roads.
- Enhanced fire service.

# **VISION STATEMENT EXERCISE**



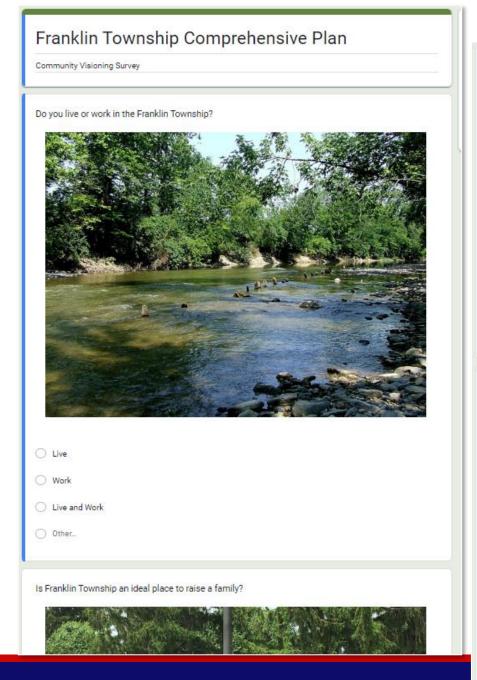


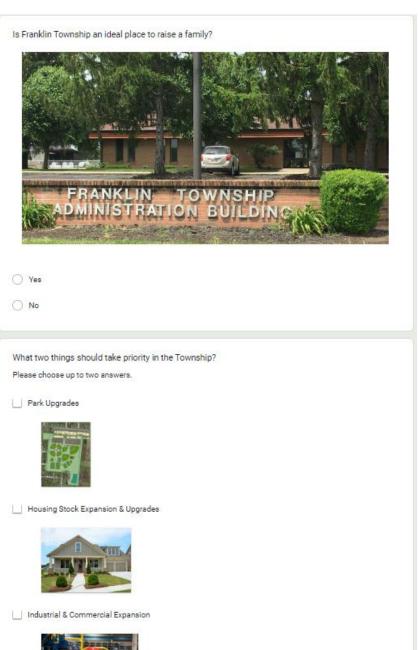
**See Handout** 

# VISIONING SURVEY

- O 10 Questions
- ~5 Minutes toComplete
- Accessible on Website







# **PUBLIC PARTICIPATION**





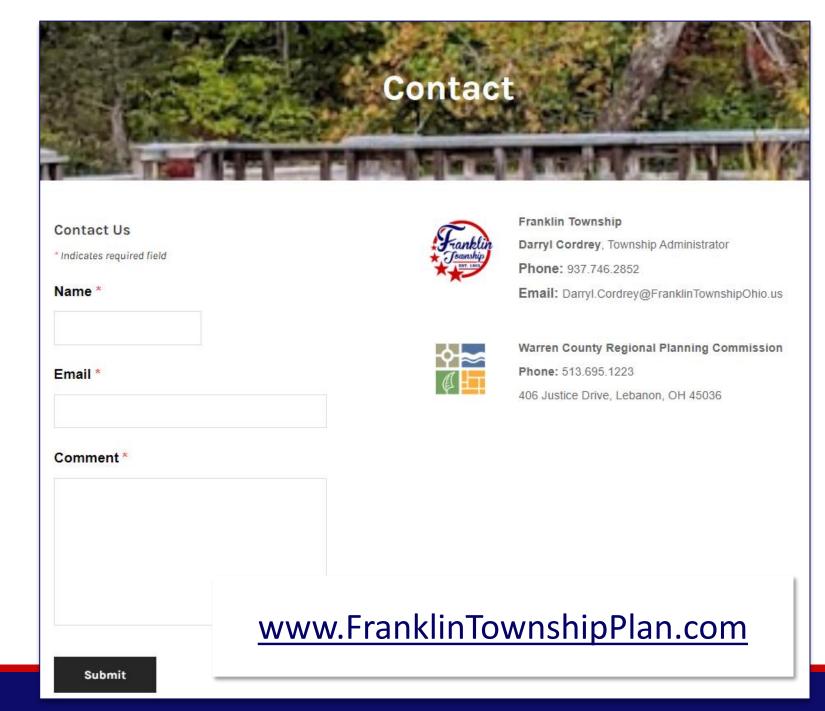


www.FranklinTownshipPlan.com

egional Planning Commission began a comprehensive planning effort for Franklin Township, y public meetings and require ample public input over the next year. Check this website nd newly added draft documents.

# PUBLIC PARTICIPATION

- Welcome
- Background
- PublicParticipation
- Learn More
- Contact



# **NEXT STEPS**

- Draft Vision Statement
- Future Land Use Exercise
- First Chapter Review





# **NEXT MEETING**

# **APRIL 2024**

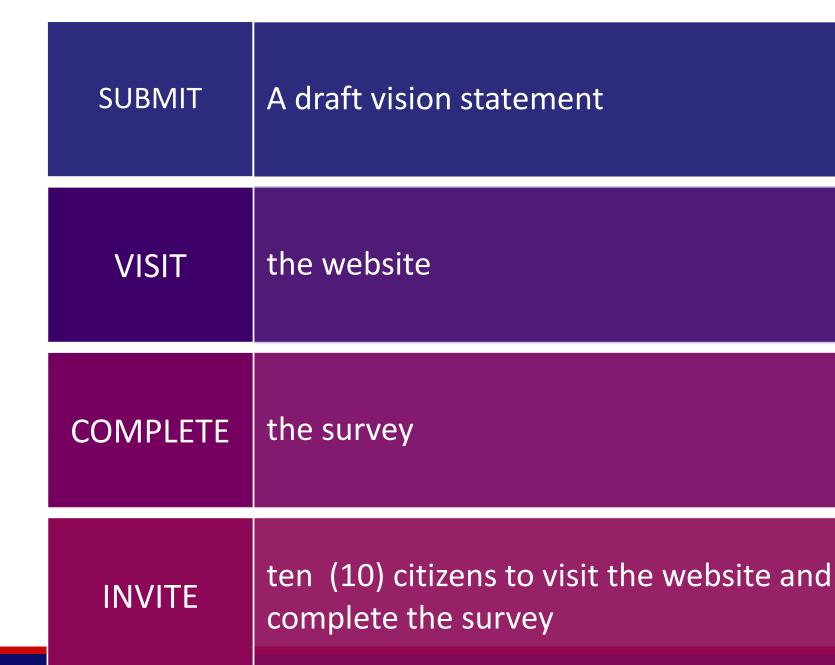
Location?

Time?

Date?

Sun	Mon	Tue	Wed	Thu	Fri	Sat
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30	1	2	3	4

# **ASSIGNMENTS**







# FRANKLIN TOWNSHIP COMPREHENSIVE PLAN





- · Conduct Stakeholder Interviews
- Existing Conditions
- Committee

- · Project Website
- · Community Advisory Committee Meetings
- SWOT Analysis
- Draft Vision Goals & Objectives

- First Draft of Comprehensive Plan
- Community Open House for Reviewing & Soliciting Feedback on First Draft
- · Final Draft of Comprehensive Plan

# THANK YOU!

Next Meeting: April ??, 2024

Franklin Township

**Administration Building** 

6:00PM - 7:30PM

Contact: Cameron Goschinski, Planner II

<u>Cameron.Goschinski@co.warren.oh.us</u>

Contact: Hadil Lababidi, Planner II

Hadil.Lababidi@co.warren.oh.us

### **Plan Website:**

https://www.FranklinTownshipPlan.com

